

WORTHINGTON CITY COUNCIL

AGENDA

REGULAR MEETING

**7:00 P.M. - MONDAY, MAY 11, 2020
VIA VIDEO CONFERENCE CALL**

- A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
- B. INTRODUCTIONS AND OPENING REMARKS**
- C. AGENDA ADDITIONS/CHANGES AND CLOSURE**
 - 1. Additions/Changes
 - 2. Closure
- D. PUBLIC HEARING FOR WAGNER ADDITION STREET AND WATER IMPROVEMENTS - ENGINEERING (BLUE) CASE ITEM 1**
 - 1. Open Hearing
 - 2. Hearing Presentation
 - 3. Testimony
 - 4. Close Hearing
 - 5. Action on Hearing
- E. CONSENT AGENDA**
 - 1. CITY COUNCIL MINUTES (WHITE)
 - a. City Council Minutes of April 27, 2020
 - 2. MINUTES OF BOARDS & COMMISSIONS (PINK)
 - a. Water & Light Commission Minutes May 4, 2020
 - b. Economic Development Authority Minutes of April 27, 2020
 - c. Water & Light Commission Minutes of April 20, 2020
 - d. Housing & Redevelopment Authority Minutes of March 19, 2020
 - 3. BILLS PAYABLE (WHITE)

PLEASE NOTE: All utility expenditures are listed as 601, 602, and 604, and are approved by the Water and Light Commission

F. CITY COUNCIL BUSINESS - ADMINISTRATION (WHITE)

Case Item(s)

1. Permission of Local Churches to hold Worship Services

G. CITY COUNCIL BUSINESS - PUBLIC WORKS (GREEN)

Case Item(s)

1. Phase One Sales Tax - Slater and Ludlow Parking Lot Plans Approval and Authorization to Advertise for Bids
2. Beach Nook Trail Change Order Approval
3. Phase One Park Shelter Change Orders Approval

H. CITY COUNCIL BUSINESS - ENGINEERING (BLUE)

Case Item(s)

2. Review of Draft ADA Transition Plan for Public Rights-of-Way
3. Receive Report and Order Hearing for Glenwood Heights 2nd Addition Public Improvements

I. CITY COUNCIL BUSINESS - COMMUNITY/EC. DEVELOPMENT (GRAY)

Case Item(s)

1. Conditional Use Permit - 1207 and 1209 South Shore Drive Duplex (Rodney Obermoller)
2. Conditional Use Permit - 1220 Oslo Street Video Scoreboard (ISD 518)
3. Proposed EDA Reforms
4. Housing Development Memorandum of Understanding (Community Asset Development Group)

5. Authorization to Proceed with Preliminary Plat Application for Dugdale Property

J. COUNCIL COMMITTEE REPORTS

1. Mayor Kuhle
2. Council Member Janssen
3. Council Member Oberloh
4. Council Member Cummings
5. Council Member Ernst
6. Council Member Harmon

K. CITY ADMINISTRATOR REPORT

L. ADJOURNMENT

**WORTHINGTON CITY COUNCIL
REGULAR MEETING, APRIL 27, 2020**

The meeting was called to order at 7:00 p.m. via conference call by Mayor Mike Kuhle with the following Council Members present: Chad Cummings, Amy Ernst, Alan Oberloh, Larry Janssen, Mike Harmon.

Staff present: Participating via conference call, Steve Robinson, City Administrator; Jason Brisson, Assistant City Administrator/ Economic Development Director; Todd Wietzema, Director of Public Works; Dwayne Haffield, Director of Engineering; Mindy Eggers, City Clerk.

Others present: Participating via conference call, Justine Wettschreck, Radio Works, Ryan McGaughey.

The Pledge of Allegiance was recited.

AGENDA CLOSED / APPROVED

Council Member Oberloh stated that he would like to have conversation regarding The Thompson Hotel to the agenda. Steve Robinson, City Administrator stated it could be added under the City Administrator's report. A motion was made by Council Member Ernst, seconded by Council Member Harmon and unanimously carried to approve the agenda as presented by roll call vote: Ayes: Cummings, Ernst, Janssen, Harmon, Oberloh. Nays: None.

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 presented by roll call vote: Ayes: Cummings, Ernst, Janssen, Harmon, Oberloh. Nays: None.

- City Council Minutes of Special Meeting of April 22, 2020
- City Council Minutes of Regular Meeting of April 13, 2020
- Bills payable and totaling \$1,615,958.46 be ordered paid

**PUBLIC HEARING AND RESOLUTION NO. 2020-04-19 ADOPTED APPROVING
NOBLES HOME INITIATIVE APPLICATION FOR TAX ABATEMENT- 1881 AND 1883
FIRST AVENUE SOUTHWEST**

Pursuant to published notice this was the time and date for a public hearing on a Nobles Home Initiative application for tax abatement.

The motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to open the hearing by roll call vote: Ayes: Cummings, Ernst, Janssen, Harmon, Oberloh. Nays: None.

Jason Brisson, Assistant City Administrator/Director of Economic Development, presented

background on the request, noting that a Nobles Home Initiative (NHI) application had been submitted by Dan Krueger who was seeking approval of tax abatement for the construction of a two-family duplex at 1881 and 1883 First Avenue Southwest. The duplex consists of two approximately 1,291 square foot units with approximately 588 square foot attached garages. The estimated value of the project is \$350,000, which would generate approximately \$3,725 in annual taxes utilizing the 2019 tax rate. The City's share would be approximately \$1,772. Mr. Brisson said staff had reviewed the application and determined that it met all the parameters of the NHI guidelines. The public hearing was required by State Statute to allow for public comment on the proposed abatement. Staff reviewed the application and finds that it meets all the parameters of the NHI Guidelines.

Mayor Kuhle asked if there was anyone who wished to present testimony. None was received.

The motion was made by Council Member Harmon, seconded by Council Member Janssen and unanimously carried to close the hearing with a roll call vote: Ayes: Cummings, Ernst, Janssen, Harmon, Oberloh. Nays: None.

The motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to adopt the following resolution approving the Nobles Home Initiative application submitted by Dan Krueger by a roll call vote: Ayes: Cummings, Ernst, Harmon, Janssen, Oberloh. Nays: None.

RESOLUTION NO. 2020-04-19

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

(Refer to Resolution File for complete copy of Resolution)

2020 PRIVATE DOCK APPLICATION APPROVED

Todd Wietzema stated staff received a private dock on public property permit application from Brian Standafer who resides at 713 May Street. Mr. Standafer has been a dock permit holder since 2015. Mr. Wietzema explained staff received a letter from the resident at 719 May Street, questioning our authority, to issue a permit to Mr. Standafer. After consulting with our City Attorney, it was determined that the City could issue a dock permit for this location.

Council Member Oberloh stated that Council made the decision to not vacate the street and has issued dock permits to the applicant in the past and feels it should be left as is.

A motion was made by Council Member Oberloh, seconded by Council Member Harmon and unanimously approved to issue the dock permit to 713 May Street by roll call vote: Ayes:

Cummings, Ernst, Janssen, Harmon, Oberloh. Nays: None.

AWARD CONTRACT FOR THE 2020 SANITARY AND STORM SEWER IMPROVEMENTS

Dwayne Haffield, Director of Engineering explained two bids were received for the 2020 Sanitary and Storm Sewer Improvements Project on April 22, 2020. The bids were:

Duininck, Inc.: \$268,266.00
Ideal Landscape and Design, Inc.: \$276,461.00
Engineer's Estimate: \$252,687.46

He said staff recommends award of the contract to the low qualified bidder, Duininck, Inc. of Prinsburg, MN. This year's bid compares to the reject bid of \$348,125.50 received last year. This year's bid does include minor work added to the project estimated at about \$5,300.

The project includes storm sewer repairs in four locations:

Eighth Avenue - 13th Street to 185 feet southwest: replace main and manhole
At 12th Street and 4th Avenue: replace 2 catch basins & lead, add manhole
Ninth Street at 6th Avenue: replace catch basin, lead & manhole
4th Avenue at 11th Street: install catch basin lead
The project also includes sanitary sewer repairs in two locations:
Doratha Boulevard: replace 330 feet of main
Fourth Avenue - 10th to 11th Street: Two spot repairs

The motion was made by Council Member Oberloh, seconded by Council Member Janssen and unanimously carried to approve the 2020 Sanitary and Storm Sewer Improvements by roll call vote: Ayes: Cummings, Ernst, Janssen, Harmon, Oberloh. Nays: None.

AWARD CONTRACT FOR AIRPORT TAXIWAY B & C PAVEMENT MAINTENANCE PROJECT

Dwayne Haffield, Director of Engineering, stated that three bids were received for the Airport Taxiway B & C Pavement Maintenance Project. The bids were:

Fahrner Asphalt Sealers, LLC: \$57,247.60
Asphalt Surface Technologies Corp.: \$75,704.55
American Road Maintenance : \$102,205.00
Engineer's Estimate: \$142,897.50

Staff is recommending that Council award the contract to Fahrner Asphalt Sealers, LLC, the low

qualified bidder, subject to receipt of a Federal Aviation Administration (FAA) grant. Fahrner Asphalt Sealers, LLC has completed similar projects for the City. He said the project includes maintenance work on Taxiway B east of Runway 18/36 and on Taxiway C north of Runway 11/29. Maintenance includes necessary crack repairs prior to providing a slurry seal.

The motion was made by Council Member Cummings, seconded by Council Member Harmon and unanimously carried to approve the Airport Taxiway B & C Pavement Maintenance Project by roll call vote: Ayes: Cummings, Ernst, Janssen, Harmon, Oberloh. Nays: None.

AIRPORT SOUTH CONCRETE APRON RECONSTRUCTION PROJECT

Dwayne Haffield, Director of Engineering, stated three bids were received for the Airport South Concrete Apron Reconstruction Project. The bids were as follows:

Henning Construction, Inc.: \$480,787.25

Duininck, Inc.: \$522,892.25

K & M Concrete: \$530,084.20

Engineer's Estimate: \$592,948.00

Staff is recommending that Council award the contract to the low qualified bidder, Henning Construction, Inc. of Adrian, MN. This award should also be subject to receipt of an FAA grant. Mr. Haffield stated that K&M Concrete had a substantial bid error and withdrew their bid as allowed in the project specifications.

The project involves the reconstruction of the south part of the concrete Apron A. This portion of the concrete Apron A (located in the terminal area) abuts the majority of the FBO Hangar and provides access to the jet fueling.

Mr. Haffield said, at the May 13, 2019 City Council meeting, Council approved a master services agreement with the firm of Bolton and Menk for identified airport projects that are initiated within five years of that date. He explained the approval of the master agreement followed an open consultant selection process as required by the Federal Aviation Administration (FAA). The master services agreement establishes the terms and conditions that may be common to all airport projects undertaken by the firm. Work Orders address the scope of services and any other specific terms relating to specific projects.

The first work order under the master services agreement for design and bidding services for the South Concrete Apron Reconstruction Project were also approved at the May 13, 2020 meeting. Mr. Haffield explained that work order did not include construction and close out phase services. The construction administration services of \$43,238.00 are proposed as hourly (actual) plus a fixed fee. He said although the City's preference for fees is hourly not to exceed, current application of FAA requirements directs the use of hourly plus fixed fee for services such as those for construction

phases. The hours and rates assigned to derive the fee are found to be reasonable. Mr. Haffield explained the City will have adequate federal entitlement funds for the two airport projects as a result of the favorable bids and will not need to advance funds or borrow from another community. The Coronavirus Aid, Relief, and Economic Security (CARES) Act adds funding to increase the federal funding to 100% of eligible costs. He said the apron reconstruction project continues to have costs that are not eligible due to areas of the apron being under the departure surface.

The motion was made by Council Member Janssen, seconded by Council Member Cummings and unanimously carried to approve the Airport South Concrete Apron Reconstruction Project by roll call vote: Ayes: Cummings, Ernst, Janssen, Harmon, Oberloh. Nays: None.

APPROVED REBUILDING TOGETHER LETTER OF SUPPORT

Jason Brisson, Assistant City Administrator/Director of Economic Development, stated Rebuilding Together Twin Cities, an affiliate of Rebuilding Together, Inc., has been preserving homes and revitalizing communities in the 7-county metropolitan area since 1997. They work year-round to sustain healthy neighborhoods and ensure that people in need can live independently and safely in their homes. Mr. Brisson explained Rebuilding Together has recently worked with Worthington, Jackson, and Windom City staff on establishing a pilot project in Southwest Minnesota.

He said the City and Rebuilding Together staff recently hosted a community event to learn about community housing needs and recruit volunteers for a Nobles County project. Rebuilding Together is now applying for funds to move forward with the project and has requested a letter of support from the City of Worthington for their applications. Each of them includes a component in Nobles County.

The list of projects and applications are below:

- Affordable Housing for Rural Veterans Initiative (via the Housing Assistance Council). \$7,000 (committed) for two Safe at Home (ramp) projects for low-income veterans in qualifying rural areas of Cottonwood, Jackson, and Nobles Counties.
- MN Department of Human Services. Amount to be determined for accessibility modifications and program staff in Cottonwood, Jackson, and Nobles Counties.
- USDA Housing Preservation Grant Program. Amount to be determined for critical repairs and/or accessibility modifications in qualified rural areas of Cottonwood, Jackson, and Nobles Counties.

A motion was made by Council Member Cummings, seconded by Council Member Janssen and unanimously carried to approve the Rebuilding Together letter of support by roll call vote: Ayes: Cummings, Ernst, Janssen, Harmon, Oberloh. Nays: None.

APPROVED NOBLES HOME INITIATIVE GUIDELINES AMENDMENT

Jason Brisson, Assistant City Administrator/Director of Economic Development stated, the Nobles Home Initiative program has been successful in increasing the amount of new single family homes built in Nobles County since its creation and adoption in 2014. The current Nobles County Auditor-Treasurer discovered that some past payments hadn't been calculated correctly and that there were numerous scenarios that weren't anticipated when the program was created.

Mr. Brisson explained to improve the program's effectiveness and reduce the staff time required to administrate it, the City, County, and School District committee met to discuss proposed amendments to the existing Nobles Home Initiative program guidelines. Staff from each entity have also provided comments on the proposed changes. He said the guidelines were first adopted in May 2014 and have been revised five times between August 2014 and April 2020. The most recent version as revised in March 2016.

The new proposed changes are as follows:

- Formally modified the end date to December 31, 2022
- Changed the language in the 'Eligible Participants' section from "100% tax abatement" to "tax abatement from the County, appropriate City and School District"
- Added number 6 to the 'Eligible Participants' section requiring 'Construction must commence within 6 months of application approval'
- Removed the language for multifamily projects to seek longer abatement in the 'Eligible Participants' section
- Clarified the language of how the abatement will be calculated in the 'Eligible Participants' section
- Added language in the 'Eligible Participants' section defining the base value
- Added the 'Calculation of the Abatement' section that defines how abatement calculations are performed. This section also includes language that provides that these changes are retroactive
- Added language in the 'Application' section similar to number 6 in the 'Eligible Participants' section requiring application approval before the start of construction
- Changed the programs administrative agency from the Worthington Regional Economic Development Corporation to the Nobles County Government Administration
- Added language in the 'Application' section encouraging applicants to attend the public hearings on the abatement and clarified that each entity will conduct separate hearings on the application

Mr. Brisson said the last change is the addition of a submittal sheet that lists the required documentation for applications. This will need to be filled in or submitted before Nobles County will disburse any abatement funds. This is intended to ensure that the Nobles County Auditor-Treasurer has all the required documentation for auditing purposes. The Nobles County

Board approved the amendment to adopt the program guidelines at its April 21, 2020 meeting.

A motion was made by Council Member Cummings, seconded by Council Member Janssen and unanimously carried to approve the Nobles Home Initiative Guidelines by roll call vote: Ayes: Cummings, Ernst, Janssen, Harmon, Oberloh. Nays: None.

COUNCIL COMMITTEE REPORTS

Mayor Kuhle - Thanked City Staff for helping get everything ready for the COVID-19 testing at the Nobles County Fairgrounds.

Council Member Janssen - No report.

Council Member Oberloh - No report.

Council Member Cummings - Thanked the Worthington Hockey Association and the Nobles County Fair Association for their help in the testing that was held at the fairgrounds. The Certificates of Stability Program Auction will be held in conjunction with the Chamber of Commerce on May 1st. A matching fund of 25% has been built by businesses to aid the businesses that cannot be open at this time.

Council Member Ernst - No report.

Council Member Harmon - Has been getting calls on the trash pick-up and when it will be rescheduled.

CITY ADMINISTRATOR'S REPORT

There are very few people paying rent at the Thompson Hotel at this time. The Governor's order went into effect that placed a moratorium on evictions. Cannot identify at this time which units are being lived in and the Police Department cannot act unless there is a complaint. Jason Brisson stated that some folks do have a lease but some do not and are squatting and the owners have been unable to identify who is and who isn't.

Council Member Oberloh stated that the City had a court order that deemed the building unsafe and that the building needed to be emptied. He suggested that Steve reach out to the Governor's office, there has to be something that can be done to help the new owners so the project can move forward. Council Member Janssen stated that the city will have to be careful as squatters have rights. Mr. Robinson stated that he will find out what our legal options are.

The masonry on the exterior of the movie theater is moving along. The Centennial Park shelter construction is also moving along.

ADJOURNMENT

The motion was made by Council Member Oberloh, seconded by Council Member Cummings and unanimously carried to adjourn the meeting at 7:39 p.m.

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Mindy L. Eggers, MCMC
City Clerk

PINK
UNAPPROVED

WATER AND LIGHT COMMISSION MINUTES

REGULAR MEETING

MAY 4, 2020

The regular meeting of the Water and Light Commission was called to order at 3:00 P.M. by President Deb Weg with the following members present: Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson. Commission members participated remotely.

Scott Hain, General Manager, and Deb Scheidt, Secretary to the Commission, participated and were located at the Worthington Public Utilities Conference Room.

Others participating remotely: None

AGENDA ADDITIONS/CLOSURE

A motion was made by Commissioner Thompson and seconded by Commissioner Nixon to close the agenda as presented.

Upon a roll call vote, the following Commission members voted aye: Deb Weg, Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson

Voting nay: none

Absent and not voting: none

CONSENT AGENDA APPROVED

A motion was made by Commissioner Nixon and seconded by Commissioner Hayenga to approve the consent agenda as follows:

- Water and Light Commission minutes of the regular meeting held on April 20, 2020
- Utility bills payable totaling \$74,185.46 for April 24 and May 1, 2020

Upon a roll call vote, the following Commission members voted aye: Deb Weg, Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson

Voting nay: none

Absent and not voting: none

AWARD BID FOR WEST LAKE AVENUE CONCRETE RESTORATION

At their April 6, 2020, regular meeting, the Commission approved plans and authorized advertising for bids for the West Lake Avenue Concrete Restoration Project to be received on May 1, 2020, and considered for award at their May 4, 2020, meeting. Scott Hain, General Manager, presented the five bids that were received.

Water and Light Commission Minutes

May 4, 2020

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<u>Company</u>	<u>Amount</u>
Ideal Landscape & Design, Inc.	\$198,409.00
LT1 Construction, LLC	\$198,512.50
McCuen Construction, Inc.	\$219,133.00
Duininck, Inc.	\$262,990.00
Hoffman Concrete, Inc. (dba Minneopa Concrete)	\$411,098.12

Mr. Hain reported that a total of \$319,000 is included in the 2020 water fund budget. At the time the Commission authorized advertising for bids the estimated total project cost was \$270,000 based on an estimated construction amount of \$207,762.40.

A motion was made by Commissioner Harmon and seconded by Commissioner Hayenga to award the bid for the West Lake Avenue Concrete Restoration Project to the low qualified bidder, Ideal Landscape & Design, Inc., in the amount of \$198,409.

Upon a roll call vote, the following Commission members voted aye: Deb Weg, Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson

Voting nay: none

Absent and not voting: none

APPROVE PLANS AND AUTHORIZE ADVERTISEMENT FOR BIDS FOR THE 2020 SEWER AND WATER RECONSTRUCTION PROJECT

Scott Hain, General Manager, presented plans for the 2020 Sewer and Water Reconstruction Project.

The water portion of the project includes reconstruction of the main on 2nd Avenue from near 10th Street to 13th Street and on 11th Street from 6th Avenue through 4th Avenue. The total estimated cost for the water main reconstruction, including engineering and contingencies, is \$1,108,000. The 2020 water fund budget includes a total of \$1,010,210. It is proposed to finance the overrun totaling \$97,790 through use of water fund reserves.

The sanitary sewer portion of the project includes reconstruction of the main on 2nd Avenue from near 10th Street to 13th Street. The estimated total project cost is \$400,000. The amount included in the 2020 wastewater fund budget is \$416,000.

Mr. Hain reported that the 2nd Avenue sewer and water projects will extend through two areas of contamination and that additional expenses are anticipated for disposing of contaminated soil and trench water encountered and for environmental professional services.

A motion was made by Commissioner Nixon and seconded by Commissioner Hayenga to approve the plans and specifications and authorize advertisement for bids to be received on May 29, 2020, and considered for award at the June 1, 2020, Water and Light Commission meeting.

Upon a roll call vote, the following Commission members voted aye: Deb Weg, Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson

Voting nay: none

Absent and not voting: none

WATER AND LIGHT COMMISSION UPDATED 2020 MEETING SCHEDULE

Scott Hain, General Manager, reported that the 2020 schedule of regular meetings approved by the Commission at their December 16, 2019, meeting did not include a regular meeting date on June 1, 2020. Since the Commission will consider bids for the 2020 Sewer and Water Reconstruction Project on June 1, 2020, the Commission was asked to schedule a regular meeting for June 1.

A motion was made by Commissioner Harmon and seconded by Commissioner Thompson to schedule a regular Water and Light Commission meeting for June 1, 2020.

Upon a roll call vote, the following Commission members voted aye: Deb Weg, Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson

Voting nay: none

Absent and not voting: none

CONSUMER CONFIDENCE REPORT

The 1996 Safe Drinking Water Act included a requirement that all public water suppliers provide their customers with an annual report on water quality known as a Consumer Confidence Report (CCR). Customers must be notified by mailing or emailing a notification that the report is available via website or by mailing or emailing the report. Distribution of the report must be completed by July 1 each year.

Scott Hain, General Manager, reported that utility staff has opted to mail the proposed notification provided to the Commission informing our customers that the CCR is available on WPU's website. The notification will be mailed with the May 2020 utility billing and posted on our website prior to the notice being mailed.

A motion was made by Commissioner Nixon and seconded by Commissioner Thompson to approve the notification to be distributed with the May 2020 utility billing informing customers that the CCR is posted on Worthington Public Utilities website.

Upon a roll call vote, the following Commission members voted aye: Deb Weg, Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson

Voting nay: none

Absent and not voting: none

MISSOURI RIVER ENERGY SERVICES 55th ANNUAL MEETING

Due to the coronavirus pandemic, the Missouri River Energy Services (MRES) 55th Annual Meeting will be held via webinar from 1:00 p.m. to 3:00 p.m. on Wednesday, May 6. The webinar will include a showing of the “Year In Review” video, recognition of two Community Leader Award recipients, one Maurice A. TePaske Public Official Award recipient and comments from the MRES CEO and the MRES Chairman of the Board. Commissioners Weg and Thompson requested registration for the webinar.

GENERAL UPDATE

Scott Hain, General Manager, provided a general update on the following items:

- Due to the current pandemic situation, the Department of Commerce and the Public Utilities Commission requested in mid-March that municipal utilities voluntarily extend the Cold Weather Rule (CWR) customer protections from April 15, 2020, to May 15, 2020. Mr. Hain reported that Worthington Public Utilities agreed to extend the protections and also included municipal water service. Mr. Hain reported that WPU is currently also waiving application of late fees and is also working with commercial customers not normally covered under the CWR. During discussion, Mr. Hain proposed extending the protections currently in place to June 15, 2020, or until the end of the peacetime emergency declaration, whichever occurs first. The Commission was in concurrence with Mr. Hain’s proposal.
- Provided an update on the anticipated impacts of the JBS shutdown noting that the biggest impact will be noticed in the Water Department.
- Since Worthington Public Utilities (WPU) is the only office open to the general public in the Nobles County Government Center the 9th Street entrance to the facility must be monitored during WPU business hours to prevent access to the remainder of the building. Since the busy season for the electric, water and wastewater departments is approaching it is becoming more difficult to provide utility staff to monitor. Public Works has part time employees they are bringing back for the summer months and have offered their part time employees to assist in monitoring the 9th Street entrance from 12:30 p.m. to 3:30 p.m. A Customer Service employee will continue to monitor from 3:30 p.m. to 4:30 p.m.
- Provided an update on the JBS freezer expansion plan. The plan would require the expansion of Substation #2 or the construction of a new Substation #3. The Substation #2 expansion would require additional property to accommodate the expansion. The adjacent property owner has been contacted and discussions have been initiated.
- Discussed holding future Water and Light Commission meetings via Zoom instead of conference calling as we have for the April 20 and May 4 regular meetings. Mr. Hain reported that we have the capability to move to Zoom and there are some items he would present to the Commission via screen share using Zoom. The Commission was in favor of moving forward with Zoom.

COMMISSION COMMITTEE REPORTS

Commissioner Thompson reported that the Housing Committee has received information on approving preliminary plats, completing construction documents and lot pricing for the Dugdale housing project and that the project will be moving forward in the coming months.

Commissioner Nixon added to Commissioner Thompson's report stating that the City Council is scheduled to receive a public improvement report on May 11, 2020, and an improvement hearing is scheduled for June 8, 2020. The Housing Committee is hoping to present a preliminary plat to the Planning and Zoning Commission on June 2, 2020, and to the City Council for consideration on June 8, 2020.

Commissioner Weg reported that the Worthington Regional Economic Development Corporation Steering Committee met a few weeks ago and discussed securing conversations with three or four organizations across greater Minnesota that have successful models that the Steering Committee could consider.

GENERAL MANAGER REPORT

The General Manager had nothing additional to report.

ADJOURNMENT

A motion was made by Commissioner Nixon and seconded by Commissioner Hayenga to adjourn the meeting at 4:10 P.M.

Upon a roll call vote, the following Commission members voted aye: Deb Weg, Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson

Voting nay: none

Absent and not voting: none

President Weg declared the meeting adjourned.

Deb A. Scheidt
Secretary to the Commission

WORTHINGTON ECONOMIC DEVELOPMENT AUTHORITY
APRIL 27, 2020

The Worthington Economic Development Authority meeting was called to order via conference call at 6:30 p.m. by Chairman Mike Kuhle with the following members present by roll call vote: Chad Cummings, Mike Harmon; Alan Oberloh; Amy Ernst and Larry Janssen (6:43 p.m.).

Staff present via conference call : Steve Robinson, City Administrator; Jason Brisson, Assistant City Administrator/Economic Development Director; Mindy Eggers, Secretary to the Authority.

Others present: Ryan McGaughey, Daily Globe, Justine Wettschreck, Radio Works.

MINUTES APPROVED

The motion was made by Chad Cummings, seconded by Amy Ernst and unanimously carried to approve the EDAu minutes of March 23, 2020 by roll call vote: Ayes: Cummings, Ernst, Janssen, Harmon, Oberloh. Nays: None.

PUBLIC HEARING - APPROVAL OF PROPERTY WEST OF HIGHWAY 59 NORTH OF INTERSTATE 90 (JB BROOKES PROPERTIES)

Pursuant to published notice, this was the time and date set for a public hearing regarding the sale of property west of Highway 59 north of Interstate 90.

The motion was made by Mike Harmon, seconded by Amy Ernst and unanimously carried to open the public hearing by roll call vote: Ayes: Harmon, Ernst, Cummings, Oberloh. Nays: None.

Jason Brisson, Assistant City Administrator/Director of Economic Development explained staff brought forward a request from Pat Janicek, a representative of JB Brooke Properties, to purchase 6,325 square feet of property west of US Highway 59 north of Interstate 90. The subject property is depicted as the additional 25 feet of 'Tract A (Modified)' on the area's proposed subdivision plan.

Mr. Brisson said the City EDA reviewed the appraised price of the property and future development plans for the area and passed a motion indicating their interest in disposing of the property in question at a price of \$1.31 per square foot, in excess of the appraised price of \$1.15 per square foot. The purchaser will assume special assessments attributable to the property on a frontage basis beginning with 2021 payable. The total amount is \$8,285.75 and the purchaser would need to execute a petition to reapportion special assessments on a frontage basis.

President Mike Kuhle asked if there was anyone present who wished to present testimony regarding the sale. None was received.

The motion was made by Alan Oberloh, seconded by Chad Cummings and unanimously carried to close the hearing by roll call vote: Ayes: Harmon, Ernst, Cummings, Oberloh. Nays: None.

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A motion was made by Alan Oberloh, seconded by Amy Ernst and unanimously carried to approve the sale of property west of Highway 59 north of Interstate 90 in the amount of \$8,285.75 by a roll call vote: Ayes: Harmon, Ernst, Cummings, Oberloh. Nays: None.

**PUBLIC HEARING APPROVAL OF SALE OF PROPERTY WEST OF HIGHWAY 59
NORTH OF INTERSTATE 90 (HHS, LLC)**

Pursuant to published notice, this was the time and date set for a public hearing regarding the sale of property west of Highway 59 north of Interstate 90.

The motion was made by Amy Ernst, seconded by Council Member Mike Harmon and unanimously carried to open the public hearing by roll call vote: Ayes: Harmon, Ernst, Cummings, Oberloh. Nays: None.

Jason Brisson, Assistant City Administrator/Director of Economic Development, explained, staff brought forward a request from Bret Harklau, a representative of HHS, LLC, to purchase 1.1 acres of property west of US Highway 59 north of Interstate 90. Mr. Brisson said after discussion, the Authority directed staff to prepare plans to subdivide the property leftover after additional property was sold to Patrick D. Janicek and Kimberly A. Janicek, Trustees of the Patrick D. Janicek and Kimberly A. Janicek Family Trust dated March 5, 2018 into two equal-sized lots. One was to be considered for disposal to HHS, LLC at the price of \$1.31 per square foot, in excess of the appraised price of \$1.15 per square foot, with the purchaser responsible for any costs incurred with the sale. The other was to be marketed for future development.

Mr. Brisson said the developer has submitted their development plans to City staff and staff is recommending EDA approve the sale of the subject property to HHS, LLC in the amount of \$1.31 per square foot, for a total of \$63,112.34, plus assumption of special assessments attributable to the property on a frontage basis beginning with 2021 payable, and any costs associated with the transaction. The purchaser would also need to execute a petition to reapportion special assessments on a frontage basis. The legal document will include the following conditions:

1. Completion of the land sale to the Janicek Family Trust so as to realign that property's east line to be the west line of the proposed sale;
2. The recording of a stormwater easement to limit the impervious coverage of 'Tract C',
3. The subdivision of the property to be disposed of;
4. The property is to be utilized for the development of an ag-related retail business;
5. The purchaser shall devote the property to its intended use or begin work on the property to devote it to that use within one year from the date of purchase unless the Authority extends the time based on good cause demonstrated by the purchaser pursuant to Minn. Stat. 469.105;
6. The sale must incorporate in the deed as a covenant running with the land the conditions

Worthington Economic Development Authority
April 27, 2020
Page 3

of Minn. Stat. Sections 469.090 to 469.108 relating to the use of the land pursuant to Minn. Stat. 469.105; and

7. The purchaser executing a petition to reapportion special assessments on a frontage basis.

President Mike Kuhle asked if there was anyone present who wished to present testimony regarding the sale. None was received.

The motion was made by Chad Cummings, seconded by Alan Oberloh and unanimously carried to close the hearing by roll call vote: Ayes: Harmon, Ernst, Cummings, Oberloh. Nays: None.

A motion was made by Alan Oberloh, seconded by Amy Ernst and unanimously carried to approve the sale of property west of Highway 59 north of Interstate 90 in the amount of \$8,285.75 by a roll call vote: Ayes: Harmon, Ernst, Cummings, Oberloh, Janssen. Nays: None.

EDA-OWNED ECONOMIC DEVELOPMENT PROPERTY DISCUSSION

Jason Brisson, City Administrator/Director of Economic Development stated that staff has had inquiries about purchasing City and EDA-owned property from businesses of varying types and sizes. He explained staff would like to know the EDA's expectations for sale of EDA-owned property for economic benefit of the City. He said staff would like to establish some reasonable benchmarks of job retention and creation for sale of EDA-owned property.

Alan Oberloh stated that the EDA runs the risk of running up against private developers. He thinks land should be reserved for purchasers that are looking to make a business.

Mayor Kuhle asked for staff to provide some scenarios, Mr. Brisson stated that he will contact some other cities and put together a recommendation and bring it back to the EDA.

ADJOURNMENT

The motion was made by Amy Ernst, seconded by Alan Oberloh and unanimously carried to adjourn the meeting at 6:51 p.m. by a roll call vote: Ayes: Harmon, Cummings, Janssen, Ernst, Oberloh. Nays: None.

Mindy L. Eggers
Secretary to the Authority

WATER AND LIGHT COMMISSION MINUTES
REGULAR MEETING
APRIL 20, 2020

The regular meeting of the Water and Light Commission was called to order at 3:00 P.M. by President Deb Weg with the following members present: Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson. Commission members participated remotely.

Scott Hain, General Manager, and Deb Scheidt, Secretary to the Commission, participated and were located at the Worthington Public Utilities Conference Room. Jeremy Braaksma, Wastewater Superintendent, participated remotely.

Others participating remotely: Kris Swanson, Bolton & Menk; Julie Buntjer, Daily Globe

AGENDA ADDITIONS/CLOSURE

A motion was made by Commissioner Hayenga and seconded by Commissioner Nixon to close the agenda as presented.

Upon a roll call vote, the following Commission members voted aye: Deb Weg, Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson

Voting nay: none

Absent and not voting: none

CONSENT AGENDA APPROVED

A motion was made by Commissioner Harmon and seconded by Commissioner Hayenga to approve the consent agenda as follows:

- Water and Light Commission minutes of the regular meeting held on April 6, 2020
- Staff reports for March 2020
- Utility bills payable totaling \$161,475.68 for April 10 and April 17, 2020

Upon a roll call vote, the following Commission members voted aye: Deb Weg, Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson

Voting nay: none

Absent and not voting: none

FINANCIAL STATEMENTS AND SALES REPORTS

A motion was made by Commissioner Nixon and seconded by Commissioner Harmon to accept the financial statements and sales reports for March 2020.

Upon a roll call vote, the following Commission members voted aye: Deb Weg, Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson

Voting nay: none

Absent and not voting: none

WASTEWATER FACILITY PLAN

On June 19, 2017, the Commission approved entering into Amendment #3 to the Master Agreement for Professional Services with Bolton & Menk for continued development of a facility plan for the municipal wastewater treatment facility. At Monday's regular meeting, Kris Swanson, consulting engineer from Bolton & Menk, provided the Commission with a review of the completed facility plan.

The improvements considered in the plan include rehabilitation of the existing control building, pretreatment and main lift station; construction of a biological nutrient removal activated sludge facility with clarifiers; biosolids storage and treatment improvements and demolition of old structures that would no longer be used. Mr. Swanson also had a brief discussion with Commission on potential low interest loans or grant funding that may become available.

RESOLUTION TO RECEIVE AND ACCEPT WASTEWATER FACILITY PLAN

Following a review of the wastewater facility plan, a resolution to receive and accept the wastewater facility plan was presented to the Commission for consideration.

A motion was made by Commissioner Harmon and seconded by Commissioner Thompson to approve Resolution No. 2020-1 receiving and accepting the Wastewater Facility Plan and directing that the plan be submitted to the Minnesota Pollution Control Agency.

Upon a roll call vote, the following Commission members voted aye: Deb Weg, Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson

Voting nay: none

Absent and not voting: none

SET DATE FOR PUBLIC HEARING

In accordance with Minnesota Rule 7077.0272, Subpart 3, prior to formally adopting a wastewater facility plan, the applicable governing body must hold a public hearing to discuss the proposed project.

A motion was made by Commissioner Nixon and seconded by Commissioner Hayenga to set May 18, 2020, as the date for a public hearing on the municipal wastewater facility plan.

Upon a roll call vote, the following Commission members voted aye: Deb Weg, Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson

Voting nay: none

Absent and not voting: none

PROPOSAL FOR PRELIMINARY ENGINEERING SERVICES FOR WASTEWATER TREATMENT FACILITY IMPROVEMENTS

A proposal dated April 15, 2020, from Bolton & Menk to conduct preliminary engineering services relating to the municipal wastewater treatment facility plan improvements was presented to the Commission for consideration. The six tasks included in the proposal would be completed on an hourly basis (approximately 900 hours) at a not-to-exceed of \$130,250 (not including geotechnical site evaluation). Mr. Hain reported that funding for the project is not included in the 2020 Wastewater Department budget and would be funded through the use of wastewater reserves.

After a review of the proposal, a motion was made by Commissioner Thompson and seconded by Commissioner Hayenga to authorize staff to accept the proposal for preliminary engineering services for the wastewater treatment facility improvements to be paid for through the use of reserve funds.

Upon a roll call vote, the following Commission members voted aye: Deb Weg, Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson

Voting nay: none

Absent and not voting: none

Kris Swanson and Jeremy Braaksma left the meeting

WATER AND LIGHT COMMISSION APPOINTMENTS TO COMMITTEES

Committees on which various Commissioners currently serve on were reviewed. During discussion, Commission members agreed to serve on the following committees:

Water and Light Commission Minutes

April 20, 2020

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<u>Committee</u>	<u>Commissioner</u>	<u>Appointed</u>	<u>Term Limit</u>
Compensation Committee	Thompson	04/20/20	No Limit
Compensation Committee	Hayenga	04/15/19	No Limit
E O Olson Board of Trustees	Weg	04/20/20	No Limit
Employee Advisory Committee	Hayenga	04/20/20	No Limit
Housing Committee	Thompson	04/20/20	No Limit
Housing Committee	Nixon	04/15/19	No Limit
Lewis & Clark Joint Powers Board (Delegate)	Harmon	04/15/19	12/31/20
Lewis & Clark Joint Powers Board (Alternate)	Weg	04/15/19	12/31/20
NEON (Delegate)	Hayenga	05/07/18	No Limit
NEON (Alternate)	Weg	05/07/18	No Limit
WREDC Ex-Officio	Weg	05/01/17	No Limit
APPA Association Business Meeting	Hain	02/17/15	No Limit
APPA Legislative & Resolutions Committee	Hain	02/17/15	No Limit

A motion was made by Commissioner Harmon and seconded by Commissioner Hayenga to approve the appointments.

Upon a roll call vote, the following Commission members voted aye: Deb Weg, Mike Harmon, Kathy Hayenga, Chad Nixon and Randy Thompson

Voting nay: none

Absent and not voting: none

BIOLOGICAL TREATMENT FEASIBILITY STUDY UPDATE

At their March 2, 2020, regular meeting, the Commission approved engaging the engineering firm WSB to proceed with conducting a study to determine the feasibility of converting to biological treatment at the water treatment plant as an alternative to our current treatment process.

Scott Hain, General Manager, reported that WSB is currently collecting data and anticipates a preliminary study to be available by mid to late June and a completed study available by mid July. Once completed, WSB will present the findings of the feasibility study to the Commission.

GENERAL UPDATE

Scott Hain, General Manager, provided a general update on the following items:

- Utility staff is working with DGR Engineering and Missouri River Energy Services on a potential large electrical expansion project at the JBS facility in Worthington. Options

being considered for the project include either an expansion of our existing Substation #2 or the construction of a new Substation #3.

- Utility staff has been working with SEH to development a concept for the Diagonal Road Shop remodel project. Staff and SEH have arrived at a suitable plan and SEH is developing cost estimates for the project. Those estimates will be presented to the Commission at a future meeting.
- Mr. Hain reported that he has had lengthy conversations with utility staff to reinforce the importance of the practices and procedures that Worthington Public Utilities is taking in both the office and in the field to minimize the spread of COVID-19. He also discussed additional measures that have been taken to limit employee exposure to the virus in an effort to ensure the safety of our employees and our customers.

COMMISSION COMMITTEE REPORTS

Commissioner Weg reported that the Steering Commissioner established to determine the future direction of Worthington Regional Economic Development Corporation (WREDC) met on April 8, 2020, via video conference. A SWOT (strengths, weaknesses, opportunities and threats) analysis was completed and discussed. The next step in the process will be to meet with businesses and government entities.

GENERAL MANAGER REPORT

The General Manager had nothing additional to report.

ADJOURNMENT

A motion was made by Commissioner Hayenga and seconded by Commissioner Nixon to adjourn the meeting at 4:44 P.M. President Weg declared the meeting adjourned.

Deb A. Scheidt
Secretary to the Commission

**Worthington HRA Regular Board Meeting
March 19, 2020
819 10th Street, Worthington, MN**

Board Members Present: Bridget Huber, Marty Rickers, Alan Oberloh, Lyle TenHaken (by Speakerphone), and Jason Brisson

Excused Absence: Lori Bristow

Staff Members Present: Randy Thompson, HRA Executive Director

Others Present: None

Chairperson Marty Rickers called the meeting to order at 6:00 P.M

APPROVAL OF THE AGENDA: A motion was made by Alan Oberloh to approve the agenda as proposed. The motion was seconded by Bridget Huber. The Motion Passed. Motion 03192020-A

APPROVAL OF MEETING MINUTES: A motion was made by Alan Oberloh to approve the minutes from the board meeting held on February 27, 2020. The motion was seconded by Bridget Huber. The Motion Passed. Motion 03192020-B.

CORONA VIRUS-COVID19 HRA ACTIONS: Director Thompson updated the board on actions that have been taken by the HRA staff at this time in regards to the COVID 19 Virus. Actions taken at this time include the following: The front door to the Atrium is locked at all times with entry by Electronic Key-Fob only. Access to the Atrium is being limited with locked doors and the only people entering are tenants, guests of tenants, meal delivery, and pharmacy delivery. If someone needs to see someone in the office they must call ahead. Maintenance is wiping down all common areas with sanitizer every couple of hours. Additional cleaning is also being done in common areas and the public bathrooms. Common area hallways and near the elevators are also being painted at this time. If a tenant calls in for a work order they are being asked if anyone is sick in the household and if anyone has traveled outside of the United States in the last 30 days. Maintenance is only handling emergency type work orders. Items that can wait are being delayed to a later date. Maintenance is wearing gloves and sanitizing areas in apartments before maintenance tasks are performed. The community room is now locked at all times. Many signs have been posted for hand washing and covering coughs. Additional information about the symptoms of the virus have also been posted on bulletin boards. "Social Distancing" signs have been posted in the commons area and near the mailboxes. Additional steps that may be taken include locking all offices to the public and not accepting rent payments in person. All rent payments will need to be deposited in the drop-box by the front door to the office. All interviews will be done by telephone, no more in person interviews. Section 8 briefings will be done by telephone and Section 8 inspections will be delayed to a later date.

LYON COUNTY SECTION 8 UPDATE TO THE BOARD: Director Thompson updated the board in regards to the Lyon County Board of Commissioners meeting which was held on March 17, 2020. Section 8 Coordinator Deb Thompson and two staff members from United Community Action Group did have the opportunity to go before the Lyon County Board on March 17, 2020 to again request payment of Section 8 administrative funds from Lyon County. A Request was made in April of 2019 to request \$13,326 from Lyon County. Lyon County informed the HRA that the request would not be paid as of December 31, 2019. As result of this, new Section 8 services to include applications and port ins to Lyon County did stop being served as of March 1, 2020. The meeting and request of the Lyon County Commissioners on March 17, 2020 was successful and the Lyon County Board did approve a payment of \$13,326 to be paid to the

Worthington HRA Section 8 program effective immediately. Director Thompson did request that the HRA Board take action to reinstate all Section 8 program services to Lyon County effective immediately. A Motion was made by Alan Oberloh to reinstate all Section 8 HCV program services to Lyon County effective immediately as a result of the approval of the funding. The motion was seconded by Bridget Huber. The Motion Passed. Motion 03192020-C

BILLS PAYABLE: The bills payable for the period of February 22, 2020 thru March 19, 2020 were presented for approval. The bills paid included: Prairie Acres Account \$4,382.82, Management/Levy Account \$256.88, The Rising Sun Estates Account \$37,615.72, The Public Housing Account \$28,594.97.

FINANCIAL STATEMENT REVIEW: The board reviewed the Prairie Acres, Rising Sun Estates, and Management/Levy Account statements for February 29, 2020. These statements are prepared in-house by HRA staff. The Board also reviewed the finalized year-end 12/31/2019 statements for Public Housing and Section 8. These statements were prepared by Hawkins-Ash CPA firm.

A Motion was made by Lyle TenHaken to Approve the Bills Paid from all accounts as presented and to approve The Finalized year-end 12/31/2019 statements for Public Housing and Section 8 Housing Choice Voucher as prepared by Hawkins-Ash CPA firm, and also the February 29, 2020 statements for Prairie Acres, Rising Sun Estates, and the Management/Levy Account. The Motion was seconded by Bridget Huber. The Motion Passed. Motion- 03192020-D.

** The First Quarter 2020 statements for Section 8 and Public Housing are being prepared by Hawkins-Ash CPA Office. These statements will be reviewed at the April Board Meeting. **

HRA BOARD MEMBER CANDIDATES: A discussion was held regarding Names of individuals to be brought forward as perspective new HRA Board member candidates. There were four names brought forward as potential board member candidates. The names included: Paul Hoffman, Mike Johnson, Steve Scheidt, and Andy Johnson. Marty Rickers indicated that he would follow-up with each of the four individuals and see what interest level they each may have in serving on the HRA Board. Marty said he would report back his findings at the next HRA board meeting.

Board Member Lyle TenHaken did give the board an update on his situation in preparing to resign from the board. His resignation will be due to an upcoming move from the City of Worthington. Board Member TenHaken reported that at this time it should be anticipated that he would resign from the board in June of 2020.

EXECUTIVE DIRECTOR'S ANNUAL REVIEW: The Board did review and discuss the results of the annual performance review of Director Thompson. The review was favorable and the board did approve a \$3,000 annual wage increase for Director Thompson effective January 1, 2020. Marty Rickers and Lori Bristow did meet with Director Thompson in early March to review the performance evaluation and discuss the annual salary increase which the board had approved at their February 27, 2020 HRA board meeting. Based on a favorable annual review it was approved to provide Director Thompson with a \$3,000 annual salary increase for 2020.

A Motion was made by Alan Oberloh to approve the annual salary increase for Director Thompson based on the satisfactory annual performance review. The Motion was seconded by Bridget Huber. The Motion Passed. Motion 03192020-E.

** The Board Also requested that Director Thompson have an agenda item on the April Board meeting agenda to discuss the following topic: That a portion of the Executive Directors Salary be charged to the Section 8 administrative budget. As a portion of the Director's time is spent on Section 8 Business **

EXECUTIVE DIRECTORS UPDATES: Director Thompson provided the following information to the board:

- Thompson informed the board that he has been appointed to the Public Utilities Commission effective April 1, 2020.
- Thompson informed the board that there was a fire alarm at the Atrium on Saturday March 7, 2020. A tenant did have a situation in their apartment that involved a cooking accident that created lots of smoke in the apartment from the heat. There was no fire, but the amount of smoke did cause the main fire alarm to go off and the Worthington fire department was dispatched to the Atrium. The matter was taken care of by HRA maintenance staff and the fire department. No one was injured and there was no property damage to the building.
- Thompson informed the board that there will be two apartments coming open at Prairie Acres. One in April and one in May. This is unusual at this location. It does appear as both units are already spoken for with people on the waiting list for units at Prairie Acres. Both of the apartments are in the 8-Plex building.

FUTURE BOARD MEETING DATES: The board discussed future board meeting dates. The board did set the meeting dates for the April and May Board Meetings. The April Board Meeting will be held on Tuesday April 28, 2020. The meeting will be held at 5:15 p.m. at the Atrium Community Room. The May Board Meeting was tentatively scheduled for Wednesday May 27, 2020 at 5:15 p.m. at the Atrium Community Room.

Having No Further business to discuss Chairperson Marty Rickers declared the meeting adjourned. The meeting was adjourned at 7:40 p.m.

Approved By: _____ Date: _____

Respectfully Submitted by: Randy Thompson Signed: _____

ADMINISTRATIVE SERVICES MEMO

DATE: MAY 8, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL

SUBJECT: ITEMS REQUIRING CITY COUNCIL ACTION OR REVIEW

CASE ITEMS

1. PERMISSION OF LOCAL CHURCHES TO HOLD WORSHIP SERVICES

Pastors from local churches are requesting permission from City Council to hold worship services. Churches would be required to establish guidelines including distancing, attendance limit, wearing of masks and other measures intended to enhance the safety of parishioners.

Council action is requested.

PUBLIC WORKS MEMO

DATE: MAY 7, 2020

TO: HONORABLE MAYOR AND CITY COUNCIL

SUBJECT: ITEM REQUIRING CITY COUNCIL ACTION OR REVIEW

CASE ITEM

**1. PHASE ONE SALES TAX – SLATER AND LUDLOW PARKING LOT PLANS
APPROVAL AND AUTHORIZATION TO ADVERTISE FOR BIDS**

The State Legislature at their 2019 legislative session approved a half percent, local option sales tax for the City of Worthington. One of the approved uses of this new sales tax, was for Park Improvements. We have started construction on Phase One Park Improvements, these include; a new shelter at Centennial Park, bathroom and shelter at Slater Park, and a new restroom and storage facility at Buss Field. We are now ready to move on with a second set of park improvement projects. These projects include a new parking lot and sidewalks at Slater Park, along with new parking and sidewalks at Ludlow Park. Our engineer with Midwest Engineering, have finalized our plans and the construction documents for these projects and we are now ready to advertise for bids. These plans have been reviewed and endorsed by the Park and Recreation Advisory Board. Staff is proposing Council approve the proposed designs and authorize staff to advertise for bids. Included in your packet as (*Exhibit 1*) are the plans and layouts of each of these projects. The proposed bidding schedule, if approved by council, would be as follows:

- May 13, 2020 – Advertisement for Bids
- June 4, 2020 - Bid Opening
- June 8, 2020 – Council consideration of awarding contract

It is staff's recommendation to approve the Slater and Ludlow plans and authorize advertisement for bids. Council action is requested.

2. BEACHNOOK TRAIL CHANGE ORDER APPROVAL

Duininck Inc., our contractor for the Trails and Utilities portion of the Beachnook, has proposed a change order for the project. This proposed change order (Exhibit 2) would change paving material on 315 feet of bike trail from bituminous to concrete. The proposed cost of this change would be \$10,000.00. The reason they are proposing this change, is because of some unfavorable soil conditions in the trail area. City staff feels that we will also get a longer life expectancy and a better overall project with concrete instead of bituminous. This change order will increase our contract price from \$194,721.45 to 204,721.45.

Council action is requested to approve the change order as shown in *Exhibit 2*.

3. PHASE ONE PARK SHELTER CHANGE ORDERS APPROVAL

On March 6, 2020, the City entered into a contract with Van Grouw Construction, to construct our Phase One Park sales tax projects. These projects include a new Centennial Park shelter house, Slater Park restroom and shelter, and a new restroom at Buss Field Soccer complex. Van Grouw Construction has proposed a first set of change orders for these projects. They are as follows:

1.) Add 2' of foam to foundation walls at Buss Field:	Add	\$1,140.00
2.) Add electrical heater at Buss Field mechanical room:	Add	\$2,393.00
3.) Change from 4" to 6" concrete floor at Centennial:	Add	\$2,400.00
4.) Change 5 GFI 240 volt outlets:	Add	\$4,770.00
5.) Change bathroom partition types:	Deduct	\$-4,250.00
Total change amount:	Add	\$6,453.00

Included in your packet is the signed change orders document (Exhibit 3) and also a letter from Van Grouw Construction and a quote explaining the change in bathroom partitions. With our current contract sum at \$1,125,000. Adding these change orders will increase our current contract amount to \$1,131,453. The original architects estimate for this project was \$1,625,000.

Council Action is requested to approve the change orders listed above.

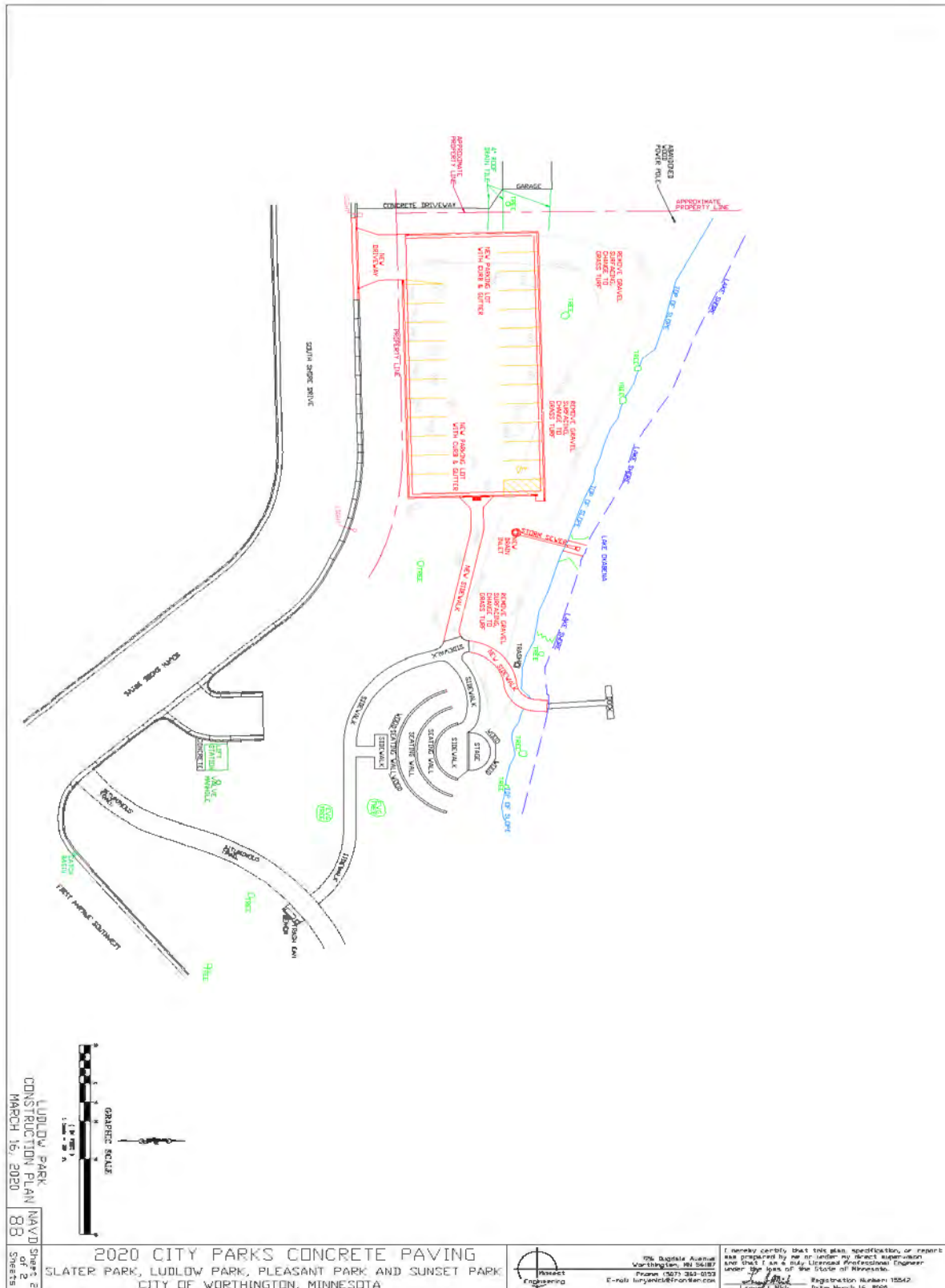


Exhibit1b

Date of Issuance:	May 4, 2020	Effective Date:	May 4, 2020
Owner:	City of Worthington	Owner's Contract No.:	
Contractor:	DL Irwin, Inc.	Contractor's Project No.:	
Engineer:	Boltan & Menk, Inc.	Engineer's Project No.:	F18-118088
Project:	Centennial Park Bathhouse	Contract Name:	Centennial Park Bathhouse

Attachments: None.

RECOMMENDED:		ACCEPTED:		AUS/ED:	
By: <u>James L. White</u>	By: _____	By: _____	By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Owner (Authorized Signature)	Owner (Authorized Signature)	Owner (Authorized Signature)	Owner (Authorized Signature)
Title: <u>Project Manager</u>	Title: _____	Title: _____	Title: _____	Title: _____	Title: _____
Date: <u>12/15/2023</u>	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____

By _____ Date: _____

Time: _____

AIA Document G701™ – 2017

Change Order

PROJECT: (Name and address)
Park Shelter Buildings
Worthington, MN

CONTRACT INFORMATION:
Contract For: General Construction
Date: March 16, 2020

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date: May 6, 2020

OWNER: (Name and address)
City of Worthington
303 Ninth Street
Worthington, MN 56187

ARCHITECT: (Name and address)
Short Elliott Hendrickson, Inc.
3535 Vadnais Center Drive
St. Paul, MN 55110

CONTRACTOR: (Name and address)
Clair Van Grouw Construction, Inc.
700 8th Avenue
PO Box 74
Worthington, MN 56187

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

- 1.) Add 2-inch thick foam insulation to the foundation at the Buss Field Restroom Building.
Added cost for labor and materials: \$1,140.00
- 2.) Add electric heater to Mechanical Room at Buss Field Restroom Building.
Added cost for labor and materials: \$2,393.00
- 3.) Increase thickness of concrete floor slab at center section of Centennial Park Shelter to 6-inches.
Added cost for labor and materials: \$2,400.00
- 4.) Provide five GFI 240 volt outlets (1 at Buss Field, 1 at Slater Park, 3 at Centennial Park)
Added cost for labor and materials: \$4,770.00
- 5.) Revise toilet partition material type at Slater Park and Buss Field from phenolic to HDPE.
Credit for labor and materials: \$4,250.00

The original Contract Sum was	\$ 1,125,000.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 1,125,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 6,453.00
The new Contract Sum including this Change Order will be	\$ 1,131,453.00
The Contract Time will be unchanged by Zero (0) days.	
The new date of Substantial Completion will be unchanged	

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Short Elliott Hendrickson, Inc.


Clair Van Grouw Construction, Inc.

City of Worthington

ARCHITECT (Firm name)

CONTRACTOR (Firm name)

OWNER (Firm name)



SIGNATURE

SIGNATURE

Brian Bergstrom

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

May 6, 2020

DATE

DATE

DATE

Clair Van Grouw Construction

General Contractor

Residential & Commercial & Ag

cvgconstruction@hotmail.com

700 8th Ave

Worthington, MN 56187

Telephone: (507) 360-6049

Fax: (507) 372-7825

April 7, 2020

Parks Project

Change order #1

Add 2" foam to foundation wall at Buss Field Material & Labor Increase \$1140.00

Add electric heater at Buss Field Mechanical room Material and Labor Increase \$2393.00

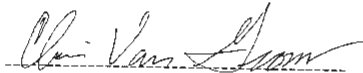
Change Centennial center section to 6" floor spec Material and Labor Increase \$2400.00

Correct GFI required on 5 240 volt outlets Material and Labor Increase \$4770.00

Total increase amount \$10,703.00

Original contract amount \$1,125,000.00

Respectively submitted



Clair Van Grouw

QUOTATION

BSC **BUILDERS
SUPPLY
COMPANY**3501 North Lewis Avenue
Sioux Falls, SD 57104
Phone: 605-336-2790
Fax: 605-336-0151

Date: 4-9-20

To: CLAIR VAN GROUW

Project: WORTHINGTON PARKS

Location: WORTHINGTON, MN

RE: OPTION TO CHANGE FROM PHENOLIC PARTITIONS TO SOLID PLASTIC (HDPE) TOILET PARTITIONS

PHENOLIC PARTITIONS: \$11,195.00 + TAX

SOLID PLASTIC (HDPE) PARTITIONS: \$6,945.00 + TAX

TOTAL DEDUCT: \$4,250.00 + TAX

HDPE features solid plastic with color throughout. When the 1-inch-thick panels are configured into a standard toilet partition, it weighs about 165 lbs. No glue or seams.

Phenolic, is resin-impregnated kraft paper core and comprised of a melamine sheet bonded to layers of resin impregnated kraft paper, featuring ¾- and ½-inch panels and pilasters. Phenolic partitions sheets are fused at high temperature and pressure.

HDPE is made of [high-density polyethylene](#) resin and pigments. Phenolic partitions, on the other hand, are made of a melamine sheet and many layers of resin-impregnated kraft paper. When it comes to the harsh conditions that can be found in commercial restrooms, HDPE offers additional performance in microbial resistance.

Sales Tax and Installation are not included in above prices.

=====

Accepted _____

BUILDERS SUPPLY COMPANY

Date _____

By: Pam Owen

ENGINEERING MEMO

DATE: MAY 7, 2020
TO: HONORABLE MAYOR AND COUNCIL
SUBJECT: ITEMS REQUIRING COUNCIL ACTION OR REVIEW

AGENDA CASE ITEMS

1. HEARING FOR WAGNER ADDITION STREET AND WATER IMPROVEMENTS

Should Council approve of the Wagner Addition Street and Water Improvements as proposed in the project feasibility report and at the hearing, staff recommends that Council pass the resolution Ordering Improvement and Preparation of Plans and Specifications for street surfacing, and the resolution Ordering Improvement for water distribution found in Exhibit 1.

A summary of the improvement costs and total estimated assessments for the projects are provided below:

STREET SURFACING

City share for non-assessable costs	\$0.00
City share of assessable costs	\$0.00
Total city share	\$0.00
Assessments receivable	\$61,000.00
TOTAL COST	\$61,000.00

The estimated assessment rate is \$63.147/ft

WATER DISTRIBUTION

Hydrant Costs	\$3,000.00
Trunk Assessments	\$5,555.63
Due to Trunk	\$2,555.63

Should Council order the improvement ahead, staff also recommends that Council pass the resolution in Exhibit 1 declaring the City's intent to bond for the surfacing improvement. The maximum amount that may be bonded as stated in the resolution is approximately 10% more than listed in the report.

Exhibit 1 also includes the preliminary assessment roll for the improvements.

2. REVIEW OF DRAFT ADA TRANSITION PLAN FOR PUBLIC RIGHTS-OF-WAY

The Americans with Disabilities Act (ADA), enacted on July 26, 1990, is a civil rights law prohibiting discrimination against individuals on the basis of disability. Title II of ADA provides that, "...no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity". As a provider of public services and programs, cities must comply with the requirements established pursuant to the Act, specifically as it applies to local public services and transportation. The initial transition plan was to have been completed by cities with more than 50 employees in 1992. While the removal of barriers in street rights-of-way such as curbs at crosswalks was undertaken early, more specific requirements for addressing accessibility in rights-of-way has evolved since that time. Particularly, the contemporary Public Right of Way Accessibility Guidelines (PROWAG) were published in 2011 and amended in 2013. These guidelines represent the best methods or practices for meeting the ADA but are not rules at this time. The Federal Highway Administration (FHWA) is working on ensuring that the requirements and expectations of the ADA law are being met on local transportation systems by ensuring ADA Transition Plans are being developed by local agencies. While withholding of FHWA funding may be an additional incentive, maintaining compliance with the ADA remains the primary purpose in development of the updated ADA Transition Plan for Rights-of-Way.

Exhibit 2 is a draft of the proposed ADA Transition Plan for Public Rights-of-way as developed by staff utilizing a standardized model. Council is encouraged to review the entire document. Attention is, however, specifically directed to that part of the report beginning with Self-Evaluation and continuing through Appendix B.

At this time staff is seeking Council's comments and input on the draft report, and requesting approval to post the report and advertise for solicitation of public comments. The comment period is proposed to end June 1, 2020 with Council's final approval tentatively scheduled for June 8, 2020.

3. RECEIVE REPORT AND ORDER HEARING FOR GLENWOOD HEIGHTS 2ND ADDITION PUBLIC IMPROVEMENTS

As Council is aware, the City and Worthington Public Utilities (WPU) are advancing the development of residential subdivision west of Glenwood Heights. The first phase of that subdivision includes 28 lots and 10 outlots. The 28 lots includes 6 R2 lots, which may be paired up for townhome development, and 22 R1 lots. The 10 outlots include one that

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will remain in city ownership for storm water management (J), and 8 (A-H) that will be conveyed to abutting property owners. The remaining outlot (I) is that part of the property to be held for further subdivision. The report introduced later in this case item includes the proposed preliminary plat of the first phase as Figure 2.

The City and WPU are acting as the developer of the subdivision and is, with certain exceptions, responsible for providing public infrastructure needed to support the lots being created. As with most subdivisions, one or more of the public improvements qualifies to be completed as an assessable public improvement. These are improvements that needed to be installed at a greater depth and/or of a larger size to service properties outside the planned development. Street surfacing is also allowed to be competed as an assessable public improvement and furnishing fire hydrants is a water trunk fund obligation. New subdivisions are often subject to additional assessments for trunk sewer and water improvements previously completed.

In the case of the proposed City and WPU subdivision (Glenwood Heights 2nd Addition) the storm water improvements will accommodate flows from upstream of the subdivision and therefore qualify to be completed as an assessable improvement. It is also proposed that surfacing be accomplished as an assessable improvement. All of the lots will be subject to additional assessments for prior trunk sewer and water improvements. Fire hydrants to be provided for from the water trunk fund are also required. While it is typical for the assessable public improvements to be petitioned for by the owner, the necessary assessable improvements are proposed to be Council initiated. Being Council initiated does mean that a 4/5's vote will be required following the public hearing on the improvements rather than a simple majority to order the improvements ahead.

Exhibit 3 includes two resolutions Ordering Preparation of Feasibility Report on Proposed Improvement. One resolution pertains to the extensions of the municipal wastewater collection, the municipal water distribution, and the storm water collection and management systems. The second resolution pertains to the surfacing of those parts of Aspen Drive, Campbell Boulevard, Sterling Avenue, and Sutherland Drive within the proposed plat of Glenwood Heights Second Addition.

Exhibit 3 also includes the feasibility report as prepared by the consulting firm of Bolton and Menk. The report excludes the soils and wetland reports otherwise included as an appendix. The full report is available at:

<http://www.ci.worthington.mn.us/sites/default/files/docs-forms/Glenwood Hgts 2 Feasibility Report .pdf>

The report not only addresses the proposed assessable public improvements pursuant to the resolutions identified above, but also provides information regarding all the improvements required for the subdivision. Council should note that the report

recommends that both the assessable public improvements and the developer installed improvements be completed under a single construction contract.

Staff recommends that Council pass the two resolutions ordering preparation of report, receive the report, and pass the two resolutions Receiving Report and Calling for Hearing on Proposed Improvement(s). The resolution calls for the hearing to be held on June 8, 2020.

Additional Information

At this time the proposed schedule for the development is as follows:

June 2, 2020 -	Preliminary Plat presented to the Planning Commission
June 8, 2020 -	Council Considers Preliminary Plat approval
June 8, 2020 -	Public Improvement Hearing. Council considers ordering preparation of plans and specifications for public assessable and developer installed improvements
Mid-July, 2020 -	Approve plans and specifications for public assessable and developer installed improvements
Mid-August, 2020 -	Bids received and award of contract for public assessable and developer installed improvements is considered ¹
September, 2020 -	Site grading, utility and drainage construction commences
Spring 2021 -	Street construction begins

¹ Prior to consideration of award of contract, it is proposed that lot values be appraised and a lot pricing evaluation based on bids will be completed in order to provide information as to any potential gaps.

RESOLUTION NO. 2020-05-

ORDERING IMPROVEMENT AND PREPARATION OF PLANS AND SPECIFICATIONS

WHEREAS, Resolution No. 2020-04-17 of the City Council of the City of Worthington, adopted on April 13, 2020, fixed a date for a council hearing on the proposed improvement of the following described street by necessary grading and base, and by bituminous surfacing:

Sterling Avenue from Sutherland Drive to its southerly terminus;
and

WHEREAS, ten days' mailed notice and two weeks' published notice of the hearing was given, and said hearing was held on May 11, 2020, at which all persons desiring to be heard were given an opportunity to be heard thereon.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WORTHINGTON, MINNESOTA:

- 1.*** Such improvement is necessary, cost-effective, and feasible as detailed in the feasibility report received on April 13, 2020.
- 2.*** Such improvement is hereby ordered as proposed in the council resolution adopted on April 13, 2020.
- 3.*** The City Council shall let the contract for all or part of such improvement no later than May 1, 2022.
- 4.*** The City Engineer is hereby designated as the engineer for such improvement and shall prepare plans and specifications for the making of such improvement.
- 5.*** The City Council declares its official intent to reimburse itself for the cost of the improvement from the proceeds of tax exempt bonds.

Adopted by the City Council of the City of Worthington, Minnesota, this the 11th day of May, 2020.

(SEAL)

Mike Kuhle, Mayor

Attest: _____
Mindy L. Eggers, City Clerk

RESOLUTION NO. 2020-05-**ORDERING IMPROVEMENT**

WHEREAS, Resolution No. 2020-04-18 of the City Council of the City of Worthington, adopted on April 13, 2020, fixed a date for a council hearing on the proposed improvement of the following described property, or parts thereof, by extension of the municipal water distribution system:

That part of the South Half of the Northeast Quarter and the North Half of the Southeast Quarter of Section 28, Township 102 North, Range 40 West, City of Worthington, Nobles County, Minnesota, described as follows:

Beginning at the southeast corner of Glenwood Heights First Addition, according to the recorded plat thereof; thence on an assumed bearing of South 89 degrees 37 minutes 02 seconds West, along the south line of said Glenwood Heights First Addition, a distance of 330.01 feet to the southwest corner of said Glenwood Heights First Addition; thence continuing South 89 degrees 37 minutes 02 seconds West a distance of 107.17 feet to an iron monument; thence South 0 degrees 24 minutes West a distance of 120.01 feet to a stone monument; thence continuing South 0 degrees 24 minutes West a distance of 671.74 feet to an iron monument; thence North 89 degrees 37 minutes 02 seconds East a distance of 443.18 feet to an iron monument located on the west right of way line of County State Aid Highway No. 10; thence North 0 degrees 02 minutes 04 seconds West, along said west right of way line, a distance of 791.70 feet to the point of beginning.

and

WHEREAS, ten days' mailed notice and two weeks' published notice of the hearing was given, and said hearing was held on May 11, 2020, at which all persons desiring to be heard were given an opportunity to be heard thereon.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WORTHINGTON, MINNESOTA:

1. Such improvement is necessary, cost-effective, and feasible as detailed in the feasibility report received on April 13, 2020.

2. Such improvement is hereby ordered as proposed in the council resolution adopted on April 13, 2020.

3. The City Engineer is hereby designated as the engineer for such improvement and shall procure the hydrant to be provided to the developer for the making of such improvement.

Adopted by the City Council of the City of Worthington, Minnesota, this the 11th day of May, 2020.

(SEAL)

Mike Kuhle, Mayor

Attest: _____
Mindy L. Eggers, City Clerk

RESOLUTION NO. 2020-**RELATING TO FINANCING OF CERTAIN PUBLIC IMPROVEMENT
BY THE CITY OF WORTHINGTON; ESTABLISHING COMPLIANCE WITH
REIMBURSEMENT BOND REGULATIONS UNDER THE INTERNAL REVENUE CODE**

WHEREAS, The Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the "Regulations") dealing with the issuance of bonds, all or a portion of the proceeds of which are to be used to reimburse the City for project expenditures made by the City prior to the date of issuance of the bonds.

WHEREAS, The Regulations generally require that the City, as issuer of the bonds, make a declaration of its official intent to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued series of bonds within 60 days after payment of the expenditures, that the bonds be issued and the reimbursement allocation be made from the proceeds of such bonds within the reimbursement period (as defined in the Regulations), and that the expenditures reimbursed be capital expenditures or costs of issuance of the bonds.

WHEREAS, The City desires to comply with requirements of the Regulations with respect to certain public improvement projects to be undertaken within the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL (THE "COUNCIL") OF THE CITY OF WORTHINGTON (THE "CITY"), MINNESOTA, AS FOLLOWS:

1. The City expects to make original expenditures with respect to the following described projects prior to the issuance of reimbursement bonds, and the City reasonably expects to issue reimbursement bonds for such projects in the maximum principal amount shown below:

<u>Project</u>	<u>Maximum Amount of Bonds Expected to be Issued for Project</u>
The improvement of Sterling Avenue from Sutherland Drive to its southerly terminus by necessary grading and base, and by bituminous surfacing.	\$66,000

2. Other than (i) de minimis amounts permitted to be reimbursed pursuant to Section 1.150-2(f)(1) of the Regulations or (ii) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, the City will not seek reimbursement for any original expenditures with respect to the foregoing projects paid more than 60 days prior to the date of adoption of this resolution. All original expenditures for which reimbursement is sought will be capital expenditures or costs of issuance of the reimbursement bonds.

Resolution No. 2020-
Relating to Financing . . .
Page 2 of 2.

3. As of the date hereof, there are no City funds reserved, pledged, allocated on a long term basis or otherwise set aside (or reasonably expected to be reserved, pledged, allocated on a long term basis or otherwise set aside) to provide permanent financing for the original expenditures related to the projects, other than pursuant to the issuance of the reimbursement bonds. Consequently, it is not expected that the issuance of the reimbursement bonds will result in the creation of any replacement proceeds.

4. The City's financial officer shall be responsible for making the "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the reimbursement bonds to reimburse the source of temporary financing used by the City to make payment of the original expenditures relating to the projects. Each reimbursement allocation shall be made within 30 days of the date of issuance of the reimbursement bonds, shall be evidenced by an entry on the official books and records of the City maintained for the reimbursement bonds and shall specifically identify the original expenditures being reimbursed.

Adopted by the City Council of the City of Worthington, Minnesota, this the 11th day of May, 2020.

(SEAL)

Mike Kuhle, Mayor

Attest: _____
Mindy L. Eggers, City Clerk

Estimated Assessment Roll
Wagner Addition
Paving Improvement
Water Main Trunk Improvement

April 13, 2020

Property Owner	Legal Description	Paving Improvement			Water Main Trunk Improvement			COMBINED TOTAL ASSESSMENT
		Units of Adjusted Frontage in Feet	Assessable Rate Per Foot	Assessment Amount	Assessable Area in Acres	Estimated Proportional Rate Per Acre	Assessment Amount	
	<u>Wagner Addition</u>							
Dan Wagner	Lot 1, Block 1	94.3 @	\$63.15	\$5,954.76	0.493 @	\$1,478.35	\$728.83	\$6,683.59
Dan Wagner	Lot 2, Block 1	85.0 @	\$63.15	\$5,367.50	0.441 @	\$1,478.35	\$651.95	\$6,019.45
Dan Wagner	Lot 3, Block 1	87.0 @	\$63.15	\$5,493.79	0.313 @	\$1,478.35	\$462.72	\$5,956.51
Dan Wagner	Lot 4, Block 1	134.6 @	\$63.15	\$8,499.59	0.626 @	\$1,478.35	\$925.45	\$9,425.04
Dan Wagner	Lot 5, Block 1	137.1 @	\$63.15	\$8,657.45	0.370 @	\$1,478.35	\$546.99	\$9,204.44
Dan Wagner	Lot 6, Block 1	126.7 @	\$63.15	\$8,000.72	0.549 @	\$1,478.35	\$811.61	\$8,812.33
Dan Wagner	Lot 7, Block 1	165.9 @	\$63.15	\$10,476.09	0.532 @	\$1,478.35	\$786.48	\$11,262.57
Dan Wagner	Lot 8, Block 1	135.4 @	\$63.15	\$8,550.10	0.434 @	\$1,478.35	\$641.60	\$9,191.70
Total Estimated Assessment:				\$61,000.00			\$5,555.63	\$66,555.63

**Wagner Addition
Paving Improvement
Summary of Estimated Cost
April 13, 2020**

Estimated Base Rate Determining Cost	\$61,000.00
Total Rate Determining Frontage	966.00
Estimated Assessable Rate Per Foot	\$63.147

Property Owner Share of Improvement Cost

Proposed Assessable Frontage	966.00
Estimated Assessments Receivable:	\$61,000.00

City Share of Improvement Cost

Non-Assessable

Total Estimated City Share of Non-Assessable Cost	\$0.00
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Assessable

Total Estimated City Share of Assessable Cost	\$0.00
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Estimated City Share of Improvement:	\$0.00
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Total Estimated Cost of Improvement:	\$61,000.00
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**Wagner Addition
Water Main Trunk Improvement
Summary of Estimated Cost
April 13, 2020**

ESTIMATED COST OF IMPROVEMENT

Estimated Cost of Trunk Improvement	\$3,000.00
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Trunk Rate Calculations

Assessable Trunk Units of Area in Acres		3.76
Contract Date:	Summer 2020	
Estimated Contract Date ENR Index:	11,624	
Base ENR Index, July 1975	2248	
Base Rate, July 1975	\$500	
Estimated Proportional Trunk Rate per Acre		\$1,478.35

DISTRIBUTION OF ESTIMATED COST

Property Owner Share of Improvement Cost

Trunk	
Assessable Units in Acres	3.76
Total Assessments Receivable	\$5,555.63

Water Main Trunk Account

Assessable Trunk Costs	\$5,555.63
Trunk Costs of Current Improvement	\$3,000.00
Due to Trunk Account for Prior Improvements	\$2,555.63

City Share of Improvement Cost

Non-Assessable

Total City Share of Non-Assessable Cost	\$0.00
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Assessable

Total City Share of Non-Assessable Cost	\$0.00
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Total City Share of Improvement	\$0.00
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Total Estimated Cost of Improvement	\$3,000.00
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ADA Transition Plan
for
Public Rights-of-Way

Introduction

Transition Plan Need and Purpose

The Americans with Disabilities Act (ADA), enacted on July 26, 1990, is a civil rights law prohibiting discrimination against individuals on the basis of disability. ADA consists of five titles outlining protections in the following areas:

1. Employment
2. State and local government services
3. Public accommodations
4. Telecommunications
5. Miscellaneous Provisions

Title II of ADA pertains to the programs, activities and services public entities provide. As a provider of public transportation services and programs, the City of Worthington must comply with this section of the Act as it specifically applies to public service agencies. Title II of ADA provides that, "...no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity." (42 USC. Sec. 12132; 28 CFR. Sec. 35.130)

As required by Title II of ADA, 28 CFR. Part 35 Sec. 35.105 and Sec. 35.150, the City of Worthington has conducted a self-evaluation of its facilities within public rights-of-way and has developed this Transition Plan detailing how the organization will ensure that all of those facilities are accessible to all individuals. This document serves as a supplement to the City of Worthington's existing Transition Plan covering buildings, services, programs and activities.

ADA and its Relationship to Other Laws

Title II of ADA is companion legislation to two previous federal statutes and regulations: the Architectural Barriers Acts of 1968 and Section 504 of the Rehabilitation Act of 1973.

The Architectural Barriers Act of 1968 is a Federal law that requires facilities designed, built, altered or leased with Federal funds to be accessible. The Architectural Barriers Act marks one of the first efforts to ensure access to the built environment.

Section 504 of the Rehabilitation Act of 1973 is a Federal law that protects qualified individuals from discrimination based on their disability. The nondiscrimination requirements of the law apply to employers and organizations that receive financial assistance from any Federal

department or agency. Title II of ADA extended this coverage to all state and local government entities, regardless of whether they receive federal funding or not.

Agency Requirements

Under Title II, the City of Worthington must meet these general requirements:

- Must operate their programs so that, when viewed in their entirety, the programs are accessible to and useable by individuals with disabilities (28 C.F.R. Sec. 35.150).
- May not refuse to allow a person with a disability to participate in a service, program or activity simply because the person has a disability (28 C.F.R. Sec. 35.130 (a)).
- Must make reasonable modifications in policies, practices and procedures that deny equal access to individuals with disabilities unless a fundamental alteration in the program would result (28 C.F.R. Sec. 35.130(b) (7)).
- May not provide services or benefits to individuals with disabilities through programs that are separate or different unless the separate or different measures are necessary to ensure that benefits and services are equally effective (28 C.F.R. Sec. 35.130(b)(iv) & (d)).
- Must take appropriate steps to ensure that communications with applicants, participants and members of the public with disabilities are as effective as communications with others (29 C.F.R. Sec. 35.160(a)).
- Must designate at least one responsible employee to coordinate ADA compliance [28 CFR Sec. 35.107(a)]. This person is often referred to as the "ADA Coordinator." The public entity must provide the ADA coordinator's name, office address, and telephone number to all interested individuals [28 CFR Sec. 35.107(a)].
- Must provide notice of ADA requirements. All public entities, regardless of size, must provide information about the rights and protections of Title II to applicants, participants, beneficiaries, employees, and other interested persons [28 CFR Sec. 35.106]. The notice must include the identification of the employee serving as the ADA coordinator and must provide this information on an ongoing basis [28 CFR Sec. 104.8(a)].
- Must establish a grievance procedure. Public entities must adopt and publish grievance procedures providing for prompt and equitable resolution of complaints [28 CFR Sec. 35.107(b)]. This requirement provides for a timely resolution of all problems or conflicts related to ADA compliance before they escalate to litigation and/or the federal complaint process.

This document has been created to specifically cover accessibility within the public rights-of-way and does not include information on City programs, practices, or building facilities not related to public rights-of-way.

Self-Evaluation

Overview

The City of Worthington is required, under Title II of the Americans with Disabilities Act (ADA) and 28CFR35.105, to perform a self-evaluation of its current transportation infrastructure policies, practices, and programs. This self-evaluation will identify what policies and practices impact accessibility and examine how the City implements these policies. The goal of the self-evaluation is to verify that, in implementing the City policies and practices, the City is providing accessibility and not adversely affecting the full participation of individuals with disabilities.

The self-evaluation also examines the condition of the City's Pedestrian Circulation Route/Pedestrian Access Route (PCR/PAR) and identifies potential need for PCR/PAR infrastructure improvements. This will include the sidewalks, curb ramps, bicycle/pedestrian trails, and traffic control signals that are located within the City's rights-of-way. For the purpose of this plan, City rights-of-way include those County State Aid Highways that the City is responsible for providing maintenance of pursuant to written maintenance agreement with Nobles County. Other County State Aid Highways and state highway rights-of-ways are not included. Trails located in parks or other city properties in lieu of being in a corresponding right-of-way are included as walks and trails within right-of-way. Any barriers to accessibility identified in the self-evaluation and the remedy to the identified barrier are set out in this transition plan.

Summary

In 2019, the City of Worthington conducted an inventory of pedestrian facilities within its public rights-of-way consisting of the evaluation of the following facilities:

- 47.8 miles of sidewalks
- 865 curb ramps
- 3.8 miles of trails
- 1 traffic control signal

Graphical presentation on how these facilities relate to ADA standards is found in Appendix A and will be updated periodically.

In addition to those pedestrian facilities located within City controlled rights-of-way, the following Minnesota Department of Transportation (MnDOT) and Nobles County walks and trails are located within the City. These are listed for informational purposes only and are not included in the City's transition plan.

Nobles County

- .04 miles of sidewalks
- 2.2 miles of trails

MnDOT

- 2.8 miles of trails
- 1.8 miles of sidewalks

Policies and Practices

Previous Practices

Since the adoption of the ADA, the City of Worthington has striven to provide accessible pedestrian features as part of the City's capital improvement projects. As additional information was made available as to the methods of providing accessible pedestrian features, the City updated their procedures to accommodate these methods.

After 1990 and prior to development of the current Accessible Public Rights-of-Way Guidelines (PROWAG), the City had replaced curbs at all identified street crosswalks with curb ramps in a manner found to be consistent with ADA requirements and guidance at the time of replacement. None of the initial replacements included truncated dome panels but typically included distinctively textured surfaces near the street edge. Curb ramps replaced after about 2001 included truncated panels; however, the ramps may not meet current PROWAG. At this time about 40% of curb ramps include truncated dome tactile warning panels. Only ramps completed in the past few years are expected to meet all current PROWAG. Abrupt vertical offsets and gutter inslope/backslope deficiencies are likely in all ramps except those recently replaced or constructed. Abrupt vertical offsets are seen as a possible deficiency developing in even recently constructed ramps except those constructed in compliance with contemporary MnDOT standards.

In general, past practices include replacing deficient curb ramps:

At the time a street improvement, including overlays, extends through a crosswalk.

At the time any portion of a ramp, including its landing, is removed and replaced due to ordinary deterioration.

At the time any portion of a ramp, including its landing, are removed and replaced as part of a utility installation. Private utilities are required to restore a ramp to PROWAG, however, the City provides necessary truncated dome panels. Ramp construction requiring a change in street geometry and/or additional right-of-way are only required to be restored as close to PROWAG as possible without the street or right-of-way changes.

Policy

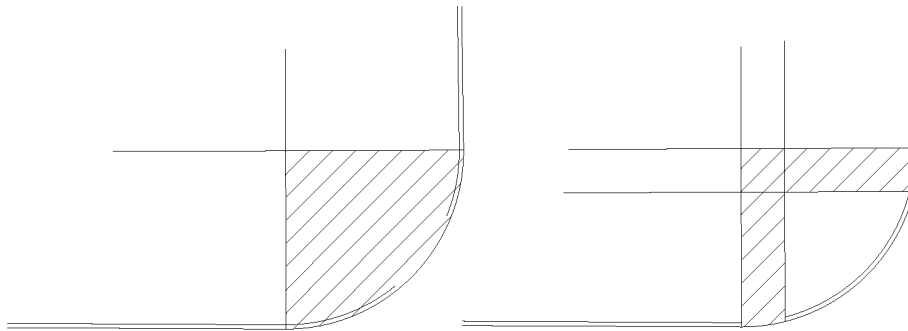
The City of Worthington's goal is to continue to provide accessible pedestrian design features as part of the City's capital improvement projects. The City has established ADA design standards and procedures as listed in Appendix F. These standards and procedures will be kept up to date with MnDOT standards unless other nationwide and/or local best management practices are found to provide better performance.

The City will consider and respond to all accessibility improvement requests. All accessibility improvements that have been deemed reasonable will be scheduled consistent with transportation priorities. The City will coordinate with external agencies to ensure that all new or altered pedestrian facilities within the City's jurisdiction are ADA compliant to the maximum extent feasible. Requests for accessibility improvements can be submitted to the City Engineer. Contact information for the City Engineer is located in Appendix E.

Maintenance of pedestrian facilities within the public right-of-way will continue to follow the policies set forth in the City's sidewalk inspection and repair policy as may be amended from time to time. A ramp shall be brought into compliance with PROWAG at the time any portion of the ramp, including its landing, is removed and replaced due to ordinary deterioration. Ramp construction requiring a change in street geometry and/or additional right-of-way are only required to be restored as close to PROWAG as possible without the street or right-of-way changes.

At the time any portion of a ramp, including its landing, is removed and replaced as part of a utility installation, private utilities will be required to restore a ramp to PROWAG; however, the City provides necessary truncated dome panels. Ramp construction requiring a change in street geometry and/or additional right-of-way are only required to be restored as close to PROWAG as possible without the street or right-of-way changes.

EXAMPLES OF RAMP DISTURBANCE Other Scenarios Exist



If hatched area is disturbed entire ramp and landing is to be brought to current ADA (PROWAG) standards. Additional walk and curb & gutter is to be removed and replaced as needed to bring ramp to standard.

Improvement Schedule

Priority Areas

The City of Worthington has identified specific locations as priority areas for planned accessibility improvement projects. These areas have been selected due to their proximity to specific land uses such as schools and public facilities, and are within a walkable distance of a significant population. The priority areas as identified in the 2019 self-evaluation are as follows:

- Central Business district generally bound by 5th Avenue, 2nd Avenue, 9th Street and 11th Street.
- Senior High/Memorial Auditorium area.
- Prairie Elementary School

The priority areas are depicted on Maps A and B in Appendix A.

Additional priority will be given to any location where an improvement project or alteration was constructed after January 26, 1991, and accessibility features were omitted.

External Agency Coordination

Many other agencies are responsible for pedestrian facilities within the jurisdiction of the City of Worthington. The City will coordinate with those agencies to track and assist in the facilitation of the elimination of accessibility barriers along their routes.

Nobles County has adopted the Nobles County Highway Department ADA Transition Plan dated December 2018. Pedestrian facilities within those County Highways being maintained by the City per a written maintenance agreement with the County and the City issues utility (excavation) permits for work within will be subject to both the County and City's transition plans.

Schedule

The City of Worthington has set the following goals for improving the accessibility of its pedestrian facilities within the City's jurisdiction:

- After 20 years, 75% of accessibility features within the priority areas would be ADA compliant.
- After 35 years, 75% of accessibility features within the jurisdiction of City would be ADA compliant.

ADA Coordinator

In accordance with 28 CFR 35.107(a), the City of Worthington has identified an ADA Title II Coordinator to oversee the City's policies and procedures. Contact information for this individual is located in Appendix E.

Implementation Schedule

Methodology

The City of Worthington will utilize three methods for upgrading pedestrian facilities to the current ADA standards. The first and most comprehensive of the three methods is through the scheduled street, sanitary sewer, water main and storm sewer improvement projects. All pedestrian facilities impacted by these projects will be upgraded to current ADA accessibility standards.

The second method is through the standalone sidewalk and ADA Transition projects. These projects will be incorporated into the Capital Improvement Program (CIP) on a case by case basis or funded through use of the budget for ADA Transition as determined by City of Worthington staff. The City's Street CIP is included in Appendix B.

The third method is through the restoration of pedestrian facilities impacted by private utility installations.

Public Outreach

The City of Worthington recognizes that public participation is an important component in the development of this document. Input from the community has been gathered and used to help define priority areas for improvements within the jurisdiction of the City of Worthington.

Public outreach for the creation of this document consisted of the following activities:

A draft of this document was submitted to the Worthington City Council on May 11, 2020 for preliminary review and comment. The draft was posted on the City web site for solicitation of public comment through June 1, 2020. Notice of solicitation of the opportunity to comment on the report was published in the official paper on May 13, 2020 and emailed to the members of the Active Living Plan Steering Committee. A summary of comments received are located in Appendix C. Final Council approval of the plan was given at its June 8, 2020 meeting.

This document will be continuously available on the City's web site.

Grievance Procedure

Under the Americans with Disabilities Act, each agency is required to publish its responsibilities in regard to the ADA. A draft of this public notice is provided in Appendix D. If users of the City of Worthington facilities and services believe the City has not provided reasonable accommodation, they have the right to file a grievance.

In accordance with 28 CFR 35.107(b), the City has developed a grievance procedure for the purpose of the prompt and equitable resolution of citizens' complaints, concerns, comments, and other grievances. This grievance procedure is outlined in Appendix D.

Monitor the Progress

This document will continue to be updated as conditions within the City evolve.

The appendices in this document will be updated periodically, while the main body of the document will be updated in or before 2025 with a future update schedule to be developed at that time. With each main body update, a public comment period will be established to continue the public outreach.

Appendices

- A. Self-Evaluation Results**
- B. Schedule / Budget Information**
- C. Public Outreach**
- D. Grievance Procedure**
- E. Contact Information**
- F. Agency ADA Design Standards and Procedures**
- G. Glossary of Terms**

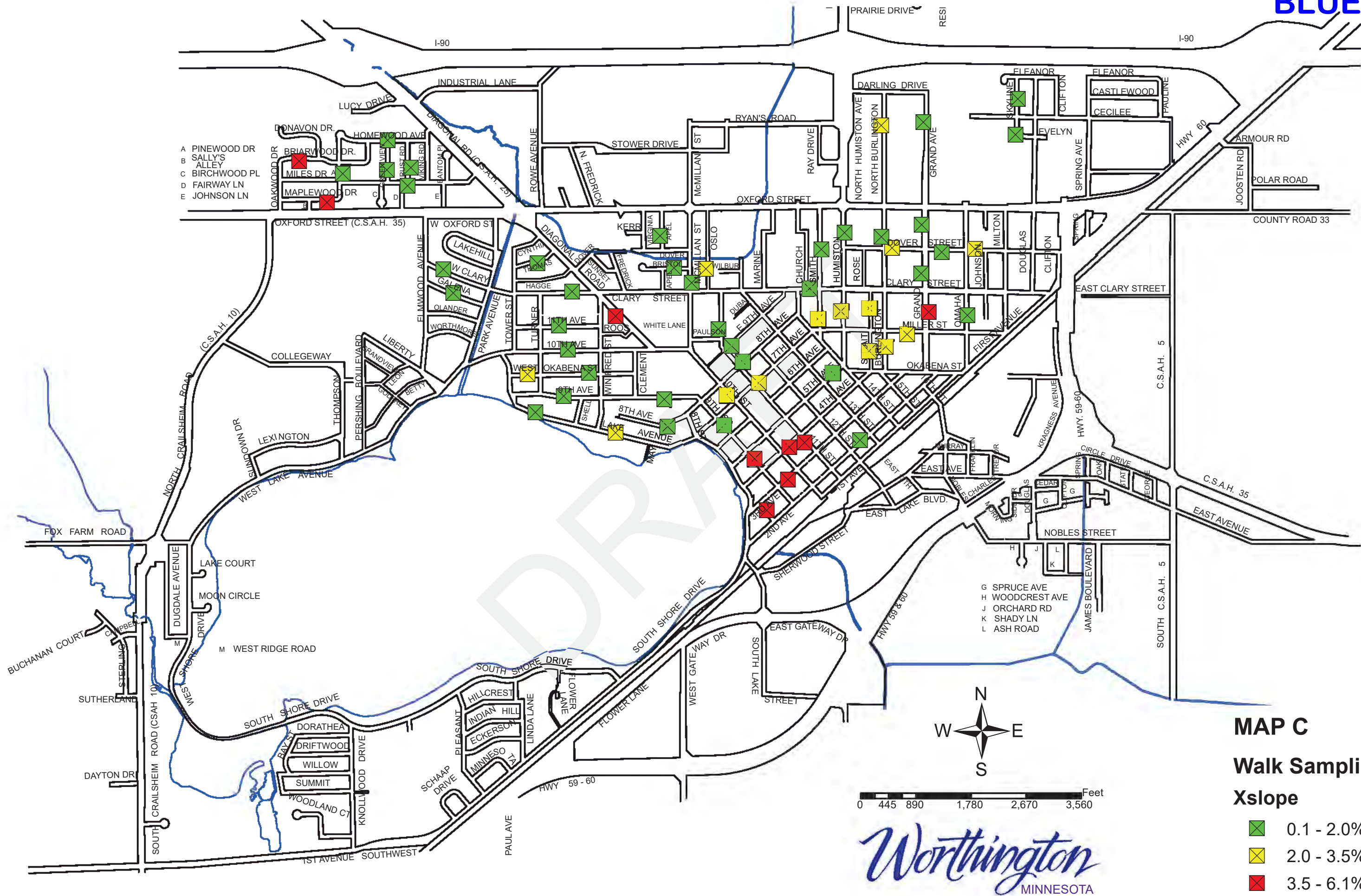
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Appendix A – Self-Evaluation Results

This initial self-evaluation of pedestrian facilities yielded the following results:

- Based on random sampling, 61% of sidewalks meet cross slope accessibility criteria
- 8.1% of curb ramps met accessibility criteria. An additional 5.7% are expected to be able to meet accessibility criteria by grinding off or otherwise repairing abrupt vertical changes at the curb interface.
- No intersections having no curb ramps were identified
- 100% of traffic control signals had push buttons that are accessible, or had the pedestrian indications on recall
- 100% of traffic control signals had APS

See Maps A and B for a graphical representation of the results of the self-evaluation. Those ramps identified as compliant or not compliant were surveyed and inventoried in detail. Those assumed to be non-compliant were not inventoried in detail. The assumption that these ramps are not compliant is based on not having found any ramp in compliance that was not constructed in the recent past.



Appendix B – Schedule / Budget Information

Cost Information

Unit Prices

Construction costs for upgrading facilities can vary depending on each individual improvement and conditions of each site. Costs can also vary on the type and size of project the improvements are associated with. Listed below are representative costs for some typical accessibility improvements based on an average cost incurred by the City.

Intersection corner ADA improvement retrofit: +/- \$5,250 per ramp

An estimated cost for grinding abrupt changes in contemporary ramps that otherwise meet PROWAG standards is \$500 or less.

Priority Areas

Based on the results of the self-evaluation, the estimate costs associated with eliminating accessibility barriers within the targeted priority areas is as follows:

- Central Business district: \$245,500
- Senior High/Memorial Auditorium area: \$288,750
- Prairie Elementary: \$32,500

Entire Jurisdiction

Based on the results of the self-evaluation, the estimate costs associated with providing ADA accessibility within the entire jurisdiction is \$3,941,000. This amount signifies a significant investment that the City of Worthington is committed to making in the upcoming years. A systematic approach to providing accessibility will be taken in order to absorb the cost into the City of Worthington's budget for improvements to the public right-of-way.

The following pages are the City's 2020 through 2024 Street CIP. Funding for ADA Transition projects will continue to be considered in each budget cycle.

CITY OF WORTHINGTON, MINNESOTA

CAPITAL IMPROVEMENT PROGRAM
FOR THE YEARS 2020 - 2024
(AMOUNTS IN DOLLARS)

C.	2020	PAVING / STREETS	PROPOSED BUDGETARY FUND/ACCOUNTS	PROJECT TOTALS	GENERAL TAX FINANCING	CAPITAL RESERVE FINANCING	UTILITY REVENUE FINANCING	SPECIAL ASSESSMENT FINANCING	G.O. BOND FINANCING	G.O. REV BOND FINANCING	STATE AID FINANCING	FEDERAL AID FINANCING	OTHER
	C1	CONTRACT MAINTENANCE FUTURE	401-26699-0000	292,600	292,600								
	C2	CONTRACT MAINTENANCE	401-48392-55XX	400,000	400,000								
	C3	PROJECT MATCHING/COMPLETION	401-48491-55XX	5,000	5,000								
	C4	OLSON PARK TRAIL REHABILITATION	401-48329-55XX	212,260	212,260								
	C5	1ST AVE SW & CENT PARK TRAIL RE	401-48331-55XX	76,990							76,990		
	C6	LAKE STREET TRAIL REHABILITATIO	401-48332-55XX	12,580	12,580								
	C7	ADA RAMPS	401-48336-55XX	25,544		25,544							
	C8	RYAN'S RD-MCMILLAN TO TH 59	401-48337-55XX	564,940							564,940		
	C9	ADA TRANSITION	401-48338-55XX	103,200		103,200							
	C10	NE ALLEY BLOCK 33	401-48344-55XX	71,850				24,680	47,170				
	C11	SW ALLEY BLOCK 33	401-48345-55XX	71,850				24,680	47,170				
	C12	ELEANOR ST-SPRING TO 860' EAST	401-48362-55XX	214,390				61,490	152,900				
	C13	10TH AVE BRIDGE & STREET RECON	401-48426-55XX	1,053,390							1,053,390		
	C14	APEL AVENUE-CLARY TO BRISTOL	401-48428-55XX	76,100				19,120	56,980				
	C15	TH 59 N COMM/IND PARK STREET	401-48454-55XX	650,510				650,510					
	C16	ALLEY BLK 19 (BTWN 9TH & LAKE)-41	401-48463-55XX	77,290				49,500	27,790				
	C17	CHURCH AVE-OXFORD ST TO 2ND C	401-48466-55XX	150,450				40,710	109,740				
	C18	SHELL ST-9TH AVE TO LAKE ST	401-48493-55XX	93,770				30,030	63,740				
	C19	CHURCH AVE-CLARY TO BEND	401-48582-55XX	249,010		221,340		27,670					
	C20	8TH AVE-9TH ST TO DEAD-END	401-48583-55XX	363,650				73,310	290,340				
2020		PAVING / STREETS	TOTALS	4,765,374	922,440	350,084	0	1,001,700	795,830	0	1,695,320	0	0

C. 2021 PAVING / STREETS

C1	CONTRACT MAINTENANCE	401-48392-55XX	400,000	400,000									
C2	MURRAY AVE-NOBLES TO E OF TRE	401-48326-55XX	300,400					101,330	199,070				
C3	SERVICE ROAD/DRIVE IMPROVEMEN	401-48327-55XX	721,420		587,370			134,050					

CITY OF WORTHINGTON, MINNESOTA

CAPITAL IMPROVEMENT PROGRAM
FOR THE YEARS 2020 - 2024
(AMOUNTS IN DOLLARS)

C.	2021	PAVING / STREETS	PROPOSED BUDGETARY FUND/ACCOUNTS	PROJECT TOTALS	GENERAL TAX FINANCING	CAPITAL RESERVE FINANCING	UTILITY REVENUE FINANCING	SPECIAL ASSESSMENT FINANCING	G.O. BOND FINANCING	G.O. REV BOND FINANCING	STATE AID FINANCING	FEDERAL AID FINANCING	OTHER
	C4	BANTAM PL-MILES DR TO CIRCLE	401-48342-55XX	71,730		71,730							
	C5	15TH ST-1ST AVE TO OKABENA	401-48346-55XX	159,140	136,870			22,270					
	C6	STERLING, CAMPBELL & BUCHANEN	401-48364-55XX	423,380				150,040	273,340				
	C7	ALLEY BLOCK 20 (BTWN 9TH & LAKE	401-48367-55XX	58,310				50,670	7,640				
	C8	W OXFORD-ELMWOOD TO PARK AVI	401-48379-55XX	302,920	233,100			69,820					
	C9	CHARLES AVE-NOBLES ST TO EAST	401-48386-55XX	140,760		132,980		7,780					
	C10	BRISTOL-APEL TO END	401-48393-55XX	121,400				31,860	89,540				
	C11	29TH ST (ELIM GRAVEL)	401-48415-55XX	115,860				63,990	51,870				
	C12	NORTH ROSE (ELIM GRAVEL)	401-48416-55XX	160,030				50,820	109,210				
	C13	CYNTHIA AVE-TOWER ST TO DIAGOI	401-48417-55XX	99,740				31,230	68,510				
	C14	ALLEY BLK 15 (BTWN 11TH & 12TH)-3	401-48427-55XX	33,770				22,920	10,850				
	C15	BLK 29 ALLEY (SW OF 10TH ST)-7TH	401-48446-55XX	51,810				51,810					
	C16	TOWER ST-10TH TO 11TH STREET	401-48449-55XX	139,670	125,570			14,100					
	C17	ALLEY BLK 2 MORFITT'S SUBD-MARI	401-48453-55XX	21,700				21,700					
	C18	ALLEY BLK 16 (BTWN 11TH & 12TH)-4	401-48461-55XX	67,810				62,270	5,540				
	C19	ALLEY BLK 18 (BTWN 9TH & 10TH)-5T	401-48462-55XX	72,770				62,010	10,760				
	C20	LAKEHILL DRIVE	401-48598-55XX	337,570	274,960			62,610					
	C21	CHERRY POINT ST RESURFACING		736,115	318,232	417,883							
	C22	OXFORD ST-MCMILLAN TO HUMISTON		5,199,440				515,000	515,000		1,030,000	3,139,440	
	C23	JAMES BLVD-SOUTH END RESURFACE		35,617		35,617							
	C24	10TH AVE-BRIDGE TO TOWER RECON		361,410							361,410		
	C25	TAP TRAIL PROJECTS		339,320	83,170	20,140						236,010	
	C26	CECILEE ST-SKYLINE TO 400 FT WEST		99,860				30,690	69,170				
	C27	DUBA STREET		68,740	56,720			12,020					
	C28	INDUSTRIAL LANE-WESTERLY SEGMENT		221,100	210,610			10,490					
2021		PAVING / STREETS	TOTALS	10,861,792	1,839,232	1,265,720	0	1,579,480	1,410,500	0	1,391,410	3,375,450	0

EXHIBIT 2-17

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CITY OF WORTHINGTON, MINNESOTA

CAPITAL IMPROVEMENT PROGRAM
FOR THE YEARS 2020 - 2024
(AMOUNTS IN DOLLARS)

C.	2022	PAVING / STREETS	PROPOSED BUDGETARY	PROJECT TOTALS	GENERAL TAX FINANCING	CAPITAL RESERVE FINANCING	UTILITY REVENUE FINANCING	SPECIAL ASSESSMENT FINANCING	G.O. BOND FINANCING	G.O. REV BOND FINANCING	STATE AID FINANCING	FEDERAL AID FINANCING	OTHER
	C1	CONTRACT MAINTENANCE FUTURE	401-26699-0000	315,273	315,273								
	C2	CONTRACT MAINTENANCE	401-48392-55XX	400,000	400,000								
	C3	PROJECT MATCHING/COMPLETION	401-48491-55XX	5,000	5,000								
	C4	POLAR RD-JOOSTEN RD TO DEAD-E	401-48449-55XX	432,600				108,340	324,260				
	C5	MCLEANS BLK 3 ALLEY		84,640				60,460	24,180				
	C6	3RD & 4TH-9TH TO 11TH		1,403,470				668,260	735,210				
2022		PAVING / STREETS	TOTALS	2,640,983	720,273	0	0	837,060	1,083,650	0	0	0	0
C.	2023	PAVING / STREETS											
	C1	CONTRACT MAINTENANCE FUTURE	401-26699-0000	400,000	400,000								
	C2	27TH ST (ELIM GRAVEL)	401-48414-55XX	187,820				126,240	61,580				
	C3	KNOLLWOOD DRIVE		909,120				301,630	607,490				
	C4	8TH AVE-11TH TO 14TH RESURFACE		128,125		128,125							
	C5	LAKEVIEW HEIGHTS STREET SURFACING		458,835	318,232	140,603							
2023		PAVING / STREETS	TOTALS	2,083,900	718,232	268,728	0	427,870	669,070	0	0	0	0
C.	2024	PAVING / STREETS											
	C1	CONTRACT MAINTENANCE	401-48392-55XX	400,000	400,000								
	C2	LAKE ST-3RD TO 4TH RESURFACE		137,870		137,870							
	C3	EAST AVE & CIRCLE DR AREA ST SURFACING		591,903	318,232	273,671							
	C4	OLANDER ST-ELMWOOD TO PARK		104,276	104,276								
	C5	12TH, EAST LAKE BLVD & 13TH RESURFACE		112,603	112,603								
	C6	SUNDOWN DRIVE RESURFACING		42,598	42,598								
	C7	8TH ST-7TH TO 8TH RESURFACE		32,117	32,117								
2024		PAVING / STREETS	TOTALS	1,421,367	1,009,826	411,541	0	0	0	0	0	0	0

EXHIBIT 2-18

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Appendix C – Public Outreach

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Appendix D – Grievance Procedure

As part of the ADA requirements the City has posted the following notice outlining its ADA requirements:

Public Notice

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990, the City of Worthington will not discriminate against qualified individuals with disabilities on the basis of disability in City services, programs, or activities.

Employment: The City does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the Americans with Disabilities Act (ADA).

Effective Communication: The City will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City's programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments.

Modifications to Policies and Procedures: The City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all City programs, services, and activities. For example, individuals with service animals are welcomed in City offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the office of the City Administrator as soon as possible but no later than 48 hours before the scheduled event.

The ADA does not require the City to take any action that would fundamentally alter the nature of its programs or services or impose an undue financial or administrative burden.

The City will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to persons who use wheelchairs.

City of Worthington
Grievance Procedure under
the Americans with Disabilities Act

This Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act of 1990 ("ADA"). It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of services, activities, programs, or benefits by the City of Worthington. The City's Personnel Policy governs employment-related complaints of disability discrimination.

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date, and description of the problem. The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than 60 calendar days after the alleged violation. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint, will be made available for persons with disabilities upon request.

Those wishing to file a formal written grievance with the City of Worthington may do so by one of the following methods:

Internet

Visit the City of Worthington website (<http://www.ci.worthington.mn.us/>) and click the "ADA" link to the ADA Grievance Form. Fill in the form online and click "Email Street or Walk Problem" or "Email Other City Facility Problem" as applicable. A copy of The ADA Grievance Form is included in this Appendix.

Telephone

Contact the pertinent City staff person listed in the **Contact Information** section of Appendix E to submit an oral grievance. The staff person will utilize the Internet method above to submit the grievance on behalf of the person filing the grievance.

Paper Submittal

Contact the pertinent City staff person listed in the **Contact Information** section of Appendix E to request a paper copy of the county's grievance form, complete the form, and submit it to the ADA Title II Coordinator (City Administrator) or Public Right-of-Way ADA Implementation Coordinator (City Engineer) or as indicated on the form. A copy of the form for mailing is also included on Worthington's website.

The ADA Grievance Form will ask for the following information:

The **name, address, telephone number, and email address** for the person filing the grievance

A **description and location of the alleged violation and the nature of a remedy sought**, if known by the complainant.

The City will acknowledge receipt of the grievance to the complainant within 10 working days of its submittal. City will also provide to the complainant within 10 working days of its submittal: 1) a response or resolution to the grievance; or 2) information on when the complainant can expect a response or resolution to the grievance.

If the grievance filed does not concern a City of Worthington facility, the City will work with the complainant to contact the agency that has jurisdiction.

3. Within 60 calendar days of receipt, the City Administrator or City Engineer, as applicable, will conduct an investigation necessary to determine the validity of the alleged violation. If appropriate as a part of the investigation, the staff person would conduct an engineering study to help determine the City's response. The City Administrator or City Engineer will be available to meet with the complainant to discuss the matter as a part of the investigation and resolution of the matter.

If the response by the City Administrator or City Engineer does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision within 15 calendar days after receipt of the response to the City Council.

Within 15 calendar days after receipt of the appeal, or the first regularly scheduled Council meeting thereafter, the City Council will meet with the complainant to discuss the complaint and possible resolutions. The City Council shall hear complaints, requests, or suggestions from individuals regarding the access to and participation in public facilities, services, activities, and functions of the City of Worthington only upon receiving a written request appealing the decision of the ADA Coordinator. The City Council shall hear such complaint in public, after adequate public notice is given. The City Council shall issue a written decision within 30 days of its hearing. The decision of the City Council shall be final.

The City will consider all specific grievances within its particular context or setting. Furthermore, the City will consider many varying circumstances including: 1) the nature of the access to services, programs, or facilities at issue; 2) the specific nature of the disability; 3) the essential eligibility requirements for participation; 4) the health and safety of others; and 5) the degree to which an accommodation would constitute a fundamental alteration to the program, service, or facility, or cause an undue hardship to the City of Worthington.

Accordingly, the resolution by the City of Worthington of any one grievance does not constitute a precedent upon which the City is bound or upon which other complaining parties may rely.

All written complaints and appeals received by the City and the City's responses will be retained by the City for at least three years.

Complaints of Title II violations may also be filed with the Department of Justice (DOJ) within 180 days of the date of discrimination. In certain situations, cases may be referred to a mediation program sponsored by the DOJ. The DOJ may bring a lawsuit where it has investigated a matter and has been unable to resolve violations.

For more information, contact:

U.S. Department of Justice
Civil Rights Division
950 Pennsylvania Avenue, N.W.
Disability Rights Section - NYAV
Washington, D.C. 20530

www.ada.gov

(800) 514-0301 (voice – toll free)

(800) 514-0383 (TTY)

Title II may also be enforced through private lawsuits in Federal court. It is not necessary to file a complaint with the DOJ or any other Federal agency, or to receive a "right-to-sue" letter, before going to court.

Complaint form is included on the following page.



City of Worthington
303 Ninth Street, PO Box 279
Worthington MN 56187
Telephone: (507) 372-8640
Fax: (507) 372-8643

ADA COMPLAINT FORM

Questions marked with an asterisk (*) require an answer to successfully complete this form.

Name*

First Name

Last Name

Email Address*

Street Address*

City*

State*

Zip Code*

Date of incident*

Month

Day

Year

Where is the location of the problem? Please include street name, intersection (if applicable), facility name and/or location if other than a street or walk (i.e. park, building, etc.)*

Detailed description of the problem*

Additional Comments*

Mail completed form to:

City of Worthington
c/o City Engineer (*Street or Walk concerns*)
c/o City Administrator (*All Other City Facility concerns*)
PO Box 279
Worthington MN 56187

Appendix E – Contact Information

ADA Title II Coordinator/City Administrator

Name: Steve Robinson
Address: P.O. Box 279
Worthington, MN 56187
Phone: 507-372-8622
Fax: 507- 372-8630
E-mail: ser@ci.worthington.mn.us

Public Right-of-Way ADA Implementation Coordinator/City Engineer

Name: Dwayne Haffield
Address: P.O. Box 279
Worthington, MN 56187
Phone: 507-372-8640
Fax: 507-372-8643
E-mail: d.haffield@ci.worthington.mn.us

Appendix F – Agency ADA Design Standards and Procedures

Design Procedures

Intersection Corners

Curb ramps or blended transitions will attempt to be constructed or upgraded to achieve compliance within all capital improvement projects. There may be limitations which make it technically infeasible for an intersection corner to achieve full accessibility within the scope of any project. Those limitations will be noted and those intersection corners will remain on the transition plan. As future projects or opportunities arise, those intersection corners shall continue to be incorporated into future work. Regardless if full compliance can be achieved or not, each intersection corner shall be made as compliant as possible in accordance with the judgment of City staff.

Sidewalks / Trails

Sidewalks and trails will attempt to be constructed or upgraded to achieve compliance within all capital improvement projects. There may be limitations which make it technically infeasible for segments of sidewalks or trails to achieve full accessibility within the scope of any project. Those limitations will be noted and those segments will remain on the transition plan. As future projects or opportunities arise, those segments shall continue to be incorporated into future work. Regardless if full compliance can be achieved or not, every sidewalk or trail shall be made as compliant as possible in accordance with the judgment of City staff.

Traffic Control Signals

Traffic control signals will attempt to be constructed or upgraded to achieve compliance within all capital improvement projects. There may be limitations which make it technically infeasible for individual traffic control signal locations to achieve full accessibility within the scope of any project. Those limitations will be noted and those locations will remain on the transition plan. As future projects or opportunities arise, those locations shall continue to be incorporated into future work. Regardless if full compliance can be achieved or not, each traffic signal control location shall be made as compliant as possible in accordance with the judgment of City staff.

Bus Stops

Currently the City has no permanent bus stops established. It will be attempted to construct any permanently designated bus stops to achieve compliance within all capital improvement projects. There may be limitations which make it technically infeasible for individual bus stop locations to achieve full accessibility within the scope of any project. Those limitations will be noted and those locations will remain on the transition plan. As future projects or opportunities arise, those locations shall continue to be incorporated into future work.

Regardless on if full compliance can be achieved or not, each bus stop location shall be made as compliant as possible in accordance with the judgment of City staff.

Other Transit Facilities

Additional transit facilities are present within the limits of City. Those facilities fall under the jurisdiction of Nobles County Joint Powers Transit Authority. The City of Worthington will work with the Nobles County Joint Powers Transit Authority to ensure that those facilities meet all appropriate accessibility standards.

Other policies, practices and programs

Policies, practices and programs not identified in this document will follow the applicable ADA standards.

Design Standards

The City of Worthington has PROWAG, as adopted by the Minnesota Department of Transportation (MnDOT), as its design standard. Current standards are available on MnDOT's website.

Appendix G – Glossary of Terms

ABA: See Architectural Barriers Act.

ADA: See Americans with Disabilities Act.

ADA Transition Plan: Mn/DOT's transportation system plan that identifies accessibility needs, the process to fully integrate accessibility improvements into the Statewide Transportation Improvement Program (STIP), and ensures all transportation facilities, services, programs, and activities are accessible to all individuals.

ADAAG: See Americans with Disabilities Act Accessibility Guidelines.

Accessible: A facility that provides access to people with disabilities using the design requirements of the ADA.

Accessible Pedestrian Signal (APS): A device that communicates information about the WALK phase in audible and vibrotactile formats.

Alteration: A change to a facility in the public right-of-way that affects or could affect access, circulation, or use. An alteration must not decrease or have the effect of decreasing the accessibility of a facility or an accessible connection to an adjacent building or site.

Americans with Disabilities Act (ADA): The Americans with Disabilities Act; Civil rights legislation passed in 1990 and effective July 1992. The ADA sets design guidelines for accessibility to public facilities, including sidewalks and trails, by individuals with disabilities.

Americans with Disabilities Act Accessibility Guidelines (ADAAG): contains scoping and technical requirements for accessibility to buildings and public facilities by individuals with disabilities under the Americans with Disabilities Act (ADA) of 1990.

APS: See Accessible Pedestrian Signal.

Architectural Barriers Act (ABA): Federal law that requires facilities designed, built, altered or leased with Federal funds to be accessible. The Architectural Barriers Act marks one of the first efforts to ensure access to the built environment.

Capital Improvement Program (CIP): The CIP for the Transportation Department includes an annual capital budget and a five-year plan for funding the new construction and reconstruction projects on the county's transportation system.

Detectable Warning: A surface feature of truncated domes, built in or applied to the walking surface to indicate an upcoming change from pedestrian to vehicular way.

DOJ: See United States Department of Justice

Federal Highway Administration (FHWA): A branch of the US Department of Transportation that administers the federal-aid Highway Program, providing financial assistance to states to construct and improve highways, urban and rural roads, and bridges.

FHWA: See Federal Highway Administration

Pedestrian Access Route (PAR): A continuous and unobstructed walkway within a pedestrian circulation path that provides accessibility.

Pedestrian Circulation Route (PCR): A prepared exterior or interior way of passage provided for pedestrian travel.

PROWAG: An acronym for the *Guidelines for Accessible Public Rights-of-Way* issued in 2005 by the U. S. Access Board. This guidance addresses roadway design practices, slope, and terrain related to pedestrian access to walkways and streets, including crosswalks, curb ramps, street furnishings, pedestrian signals, parking, and other components of public rights-of-way.

Right-of-Way: A general term denoting land, property, or interest therein, usually in a strip, acquired for the network of streets, sidewalks, and trails creating public pedestrian access within a public entity's jurisdictional limits.

Section 504: The section of the Rehabilitation Act that prohibits discrimination by any program or activity conducted by the federal government.

Uniform Accessibility Standards (UFAS): Accessibility standards that all federal agencies are required to meet; includes scoping and technical specifications.

United States Access Board: An independent federal agency that develops and maintains design criteria for buildings and other improvements, transit vehicles, telecommunications equipment, and electronic and information technology. It also enforces accessibility standards that cover federally funded facilities.

United States Department of Justice (DOJ): The United States Department of Justice (often referred to as the Justice Department or DOJ), is the United States federal executive department responsible for the enforcement of the law and administration of justice.

RESOLUTION NO. 2020-05-

***ORDERING PREPARATION OF FEASIBILITY REPORT
ON PROPOSED IMPROVEMENT***

WHEREAS, It is proposed to improve the following described streets by necessary grading and base, and by bituminous surfacing:

Aspen Drive, Campbell Boulevard, Sterling Avenue, and Sutherland Drive
within the proposed plat of Glenwood Heights Second Addition;

and to assess the benefitted property for all or a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429.

***NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF WORTHINGTON, MINNESOTA:***

That the proposed improvement will be referred to Bolton & Menk, Inc. for study, and they are instructed to report to the council with all convenient speed advising the council in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

Adopted by the City Council of the City of Worthington, Minnesota, this the 11th day of May, 2020.

(SEAL)

Mike Kuhle, Mayor

Mindy L. Eggers, City Clerk

RESOLUTION NO. 2020-05-**ORDERING PREPARATION OF FEASIBILITY REPORT
ON PROPOSED IMPROVEMENT**

WHEREAS, It is proposed to improve the following described area, or parts thereof, by extension of the municipal wastewater collection system, by extension of the municipal water distribution system, and by extension of the storm water collection and management system:

That part of the Northeast Quarter of Section 28, Township 102 North, Range 40 West, Nobles County, Minnesota, described as:

Commencing at the Northeast corner of said Section 28; thence South 89 degrees 22 minutes 48 seconds West, (Minnesota County Coordinate System - Nobles County Zone - HARN NAD83 - 1996), along the north line of the Northeast Quarter of said Section 28, a distance of 885.79 feet; thence South 00 degrees 39 minutes 16 seconds East, a distance of 856.00 feet to the west right-of-way line of South Crailsheim Road (County State Aid Highway No. 10); thence continuing South 00 degrees 39 minutes 16 seconds East, a distance of 450.96 feet to the northeasterly corner of Glenwood Heights First Addition, according to the plat thereof on file and of record with the Nobles County Recorder, Minnesota; thence South 89 degrees 20 minutes 44 seconds West, along the northerly line of said Glenwood Heights First Addition, a distance of 219.69 feet; thence North 45 degrees 39 minutes 16 seconds West, along said northerly line, a distance of 459.69 feet to the most northerly corner of said Glenwood Heights First Addition, said point being the point of beginning; thence South 44 degrees 20 minutes 44 seconds West, along said northerly line, a distance of 130.00 feet; thence South 19 degrees 15 minutes 07 seconds West, along said northerly line, a distance of 77.30 feet; thence South 42 degrees 53 minutes 58 seconds West, along said northerly line, a distance of 93.17 feet; thence South 57 degrees 21 minutes 04 seconds West, along said northerly line, a distance of 142.63 feet to the northwesterly corner of said Glenwood Heights First Addition; thence South 18 degrees 09 minutes 16 seconds East, along the westerly line of said Glenwood Heights First Addition, a distance of 130.84 feet; thence South 09 degrees 25 minutes 19 seconds West, along said westerly line, a distance of 78.97 feet; thence South 18 degrees 09 minutes 16 seconds East, along said westerly line, a distance of 132.99 feet; thence North 66 degrees 50 minutes 00 seconds East, along said westerly line, a distance of 185.98 feet; thence North 60 degrees 45 minutes 04 seconds East, along said westerly line, a distance of 164.63 feet; thence South 32 degrees 17 minutes 32 seconds East, along said westerly line, a distance of 120.25 feet; thence South 16 degrees 24 minutes 31 seconds East, along said westerly line, a distance of 72.67 feet; thence South 20 degrees 40 minutes 38 seconds East, along said westerly line, a distance of 156.13 feet;

thence South 00 degrees 39 minutes 16 seconds East, along said westerly line, a distance of 713.27 feet to the southwesterly corner of said Glenwood Heights First Addition; thence South 88 degrees 59 minutes 50 seconds West, along the westerly extension of the southerly line of said Glenwood Heights First Addition, a distance of 107.17 feet; thence South 00 degrees 13 minutes 12 seconds East, a distance of 120.01 feet to the southeast corner of the West Half of the Northeast Quarter of said Section 28; thence South 88 degrees 59 minutes 15 seconds West, along the East - West center line of said Section 28, a distance of 1325.82 feet to the Center of said Section 28; thence North 00 degrees 25 minutes 04 seconds West, along the North - South center line of said Section 28, a distance of 1775.28 feet to the southwest corner of the North 856.00 feet of the Northeast Quarter of said Section 28; thence North 89 degrees 22 minutes 48 seconds East, along the south line of the North 856.00 feet of the Northeast Quarter of said Section 28, a distance of 1085.48 feet to the point of intersection with a line which bears North 45 degrees 39 minutes 16 seconds West from the point of beginning; thence South 45 degrees 39 minutes 16 seconds East, a distance of 178.64 feet to the point of beginning.

and to assess the benefitted property for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes, Chapter 429.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WORTHINGTON, MINNESOTA:

That the proposed improvements be referred to Bolton & Menk, Inc. for study, and that they are instructed to report to the council with all convenient speed advising the council in a preliminary way as to whether the proposed improvements are necessary, cost-effective, and feasible, and as to whether they should best be made as proposed or in connection with some other improvement, and the estimated total cost of the improvements as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

Adopted by the City Council of the City of Worthington, Minnesota, this the 11th day of May, 2020.

(SEAL)

Mike Kuhle, Mayor

Attest:

Mindy L. Eggers, City Clerk



Real People. Real Solutions.

Feasibility Report for Glenwood Heights Second Addition Residential Development

April 2020

Project Number F18.118187



Submitted by:

Bolton & Menk, Inc.
1501 South State Street, Suite 100
Fairmont, MN 56031
P: 507-238-4738
F: 507-238-4732

Certification

Feasibility Report

For

Glenwood Heights Second Addition Residential Development

City of Worthington
Worthington, MN

F18.118187

April 2020

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

By:



Travis L. Winter, P.E.

License No. 46649

Date: April 20, 2020

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Appendix A: Wetland Delineation Report (Under Separate Cover)

Appendix B: Geotechnical Report (Under Separate Cover)

Appendix C: Figure C - Concept Plan #11B

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I. INTRODUCTION AND BACKGROUND

In response to concerns about a lack of buildable residential lots, the City of Worthington acquired a parcel of property west of the Glenwood Heights neighborhood. Bolton & Menk in collaboration with a group of community members and leaders held several meetings to discuss options for developing this property. From those meetings 11 concept lot layouts were developed and reviewed. The latest layout, Concept 11A, is the basis for the proposed improvements and related costs evaluated in this study. This feasibility report details the site conditions and the improvements needed to create buildable residential lots.

II. PROJECT NEEDS

The City of Worthington has a need to expand housing options for current and future residents of the City. The Comprehensive Housing Market Study recently completed by Maxfield Research and Consulting indicates a market gap in “executive” and “move up” lots.

III. EXISTING CONDITIONS

The proposed Glenwood Heights Second Addition residential development is located west of County Road 10, South Crailsheim Road, in the southwest corner of Worthington. The site consists of 51.45 acres which is currently utilized for agricultural purposes. It is bounded by Glenwood Heights First Addition on the east side, low density residential on the north and by agricultural land use on the other two sides.

Surface runoff from the west and northwest flows through the site. The major drainage course in the north portion of the site has been delineated as a Type 2 Fresh (wet) Meadow Wetland (Wetland 3). In addition, two Type 1 Seasonably Flooded Basin wetlands have been delineated in the southwest corner (Wetland 1) and east central portion of the site (Wetland 2). The Wetland Delineation Report dated July 23, 2019 is in the Appendix. The site drains generally northeasterly and ultimately into Lake Okabena.

The property is within an area identified as “Future Residential Growth Area” on the Worthington Future Land Use Map and is currently being annexed with R1 and R2 zonings. Street access and connections to sanitary sewer, watermain and storm sewers are available from Sutherland Drive, Campbell Boulevard, Buchanan Court and Sterling Avenue on the east side of the site.

Soil borings were performed in December 2019 to obtain general information on soil conditions. Borings show 1.5-feet to 7-feet of topsoil over sandy lean clay subgrade soils with some gravel and layers of sand. The Geotechnical Report is included in the Appendix.

IV. PROPOSED CONDITIONS

A. Subdivision

The site is proposed for subdivision into residential lots. Several concept site plans were prepared to address the City’s needs and goals for residential lots. The concepts were refined based on City direction and input. Concept Plan #11A, shown on Figure 1 is an accepted variation of the current plan and the basis for the Study. This includes a combination of Executive, Move-Up and Villa Single Family/Twin Home residential lots. The property will be developed in phases to meet market demand. Future phases may be based on other variations of Concept #11. Following is a summary of the lot types:

Lot Type	Phase 1	Future Phases	Total
Executive	14	21	35
Move-Up	8	35	43
Villa/Twin Home	6	9	15
Total	28	65	93

Figure 2 is the Preliminary Plat which shows the approximate lot dimensions and lot areas. The area with Executive and Move-Up lots will be rezoned to R-1 and the area with Villa/Twin Home lots will be rezoned to R-2. The specific lot requirements and setbacks for each are detailed on the Preliminary Plat. The proposed street right-of-way width is 70-feet.

The following table provides the range of lot areas and lot widths at the front property line for each lot type:

Lot Type	Area (Sq Ft)	Frontage (Ft)
Executive	15,321 - 38,530	83* - 228
Move-Up	11,576 - 26,877	71* - 120
Villa/Twin Home	7,801 - 9,313	65 - 78
<i>*cul-de-sac lot</i>		

The narrowest Executive and Move-Up lots are on cul-de-sacs and the width at the front set back is significantly greater. The largest lots are also cul-de-sac lots.

The Preliminary Plat also shows a series of 20-foot wide outlots between Block 3 and the adjacent lots in Glenwood Heights First Addition. These are intended as additions to the adjacent First Addition lots.

The concept plan allows flexibility for changing the mix of lot types in future phases if required by market conditions. Figure C in the Appendix shows Concept #11B which increases the Villa/Twin Home lots by 19, reduces the Move-Up lots by 2, reduces the Executive lots by 6 and increases the total number of lots by 8. Only the Phase 1 lots and related right-of-way will be included in the final plat. The balance of the area will become a large outlet that can be platted as need for the future phases.

B. Site Grading

1. Grading and Discharge Plan

Figures 3A and 3B show the generalized grading and drainage plan. This shows the proposed street and house pad elevations, the type of lot - walkout, lookout or full basement and the proposed stormwater basins. Walkout lots drop 8-feet in ground elevation from the front to rear of the house pad to allow for walkout basements. Lookout lots drop 5-feet in ground elevation to allow for standard height windows at the rear of the house. The grading plan is designed to maximize the number of walkout and lookout lots.

The site grading is designed to balance the volume of soil excavation with the volume of soil required to fill areas to the proposed elevations for the entire site. The northerly portion of Phase 1 has close to balanced earthwork volume. However, the southerly portion of Phase 1 has a shortage of soil which will require excavation of the storm basin in the future phase area. The graded elevation of the house pads will be held down to allow for disposal of the soil excavated for basements on each lot.

The requirements for drainage and stormwater management are discussed in Section

IV. C. Appropriate erosion control items will be placed prior to grading. Upon completion, all areas will be seeded.

2. Soil Conditions

Six soil borings were performed within the site to provide general information for the site grading and for estimating the related costs. Boring Nos. 1, 4, 5 and 6 show topsoil thickness ranging from 18-inches to 30-inches. Boring Nos. 2 and 3 were taken in wetland areas and show soil topsoil and fill to 7-feet and 4.5 feet, respectively. The topsoil and fill need to be excavated from all areas that require compacted structural fill, generally house pads and streets. Topsoil is not suitable for use as structural fill. The soil below the topsoil in general consists of sandy lean clay containing some gravel and layers of sand. This soil is suitable for use as structural fill after drying it to near optimum moisture. With the amount of topsoil stripping and soils correction in the wetland areas, the site grading has a significant excess of topsoil and a shortage of clay for use as structural fill. This will require excavation of clay from under the pond and park area and backfilling the excavation with excess topsoil. Areas available for on-site borrow of clay are shown on the Grading and Drainage Plan. A minimum of 6-inches of topsoil will be respread on all disturbed areas.

3. Wetland Impacts

The wetlands were delineated in Summer 2019 and the Wetland Delineation Report is in the Appendix. The wetland type and boundary application was submitted in September 2019 and has been approved through the LGU but has yet to be approved by the Army Corps of Engineers. This is normal and it may not be approved by the time the wetland replacement plan is submitted.

The subdivision plan proposes filling of Wetlands 1 and 2 as shown on the Grading and Drainage Plan. The portions of Wetland 3 under the proposed streets will also be filled. A section of Wetland 3 southwest of Sterling Avenue will be regraded and then restored to a wetland.

Based on prior review and discussions it is proposed that the wetland replacement be done by purchasing wetland mitigation credits from a wetland bank. Wetland replacement is typically at a 2 to 1 ratio of the impacted area. However, there are no banks within the watershed that are federally approved. There is a bank in Jackson County and in this case, credits would need to be purchased at a 2.5 to 1 ratio. The estimated cost to purchase credits is \$35,000 per acre.

Following is a tabulation of the impacted wetland areas:

Wetland	Proposed Wetland Fill Areas (Acres)	Proposed Wetland Grading & Restoration Areas (Acres)
1	0.69	-
2	0.79	-
3	0.12	0.05
Total	1.60	0.05

The wetland grading is also considered an impact so the total impacted wetland area is 1.65 acres. Based on a 2.5 to 1 ratio for mitigation credits and credit cost of \$35,000 per acre, the total estimated cost to purchase mitigation credits is \$144,375.

Obtaining a permit to impact the wetlands will require submittal of a Replacement Plan to the LGU and Corps for review. This Plan will include the quantified impacts,

avoidance and minimization discussion as well as the mitigation technique to be used. The LGU will review this document within 60 days. The Corps review period can be 90 to 120 days. Once approval of the application is gained, the purchase of credits can be completed and construction in wetlands can begin. Wetlands 1 and 2 are not impacted by Phase 1 construction except for sanitary sewer construction through Wetland 1.

At the time of the September 2019 submittal of the wetland type and boundary application, under the 2015 Waters of the United States (WOTUS), Wetlands 1 and 2 would not have been considered isolated. Since then, that rule has been rescinded and the 2019 WOTUS rule now applies which allows them to be considered isolated, and therefore not under the jurisdiction of the Corps. It is recommended to resubmit to the Corps requesting an Approved Jurisdictional Determination. This would allow fully impacting Wetlands 1 and 2 with mitigation by approved credits.

In the event approval to fill Wetlands 1 and 2 is not obtained, the site plan would need to be revised to protect them to the greatest extent possible. Figure D in the Appendix is Concept Plan #11C which shows adjustments to fully protect Wetland 1 and partially protect Wetland 2.

C. Drainage and Storm Sewer Improvements

1. Previous Studies

A Feasibility Report for storm sewer for the Dugdale Property was done in 1995. This was the basis for the storm sewer and storm water basin constructed with the Glenwood Heights First Addition project. The design of the existing storm water basin was based on servicing the majority of the property that will be in the Second Addition. However, the design criteria and regulatory requirements have changed significantly since 1995 so the existing pond is not adequate.

The project area is included in the City's 2011 Storm Water Master Plan as portions of Areas B2 and C2. This Plan shows a proposed storm basin on the drainage course immediately west of the Second Addition project. This would require acquisition of additional property. This Study proposes conveying the off-site runoff through the site without treatment or storage so the proposed storm basin would not be required.

2. Drainage Analysis

As previously discussed, the design criteria and requirements have been pro-actively changing to improve downstream water quality. Since the 1995 development, the design rainfall events have changed considerably, specifically the 100-year, 24-hour event which has increased from 6.05" to 7.40" which requires additional storage to manage runoff. The 2018 NPDES construction stormwater permit requires permanent stormwater treatment systems to be designed to treat the water quality volume equal to 1-inch over net increase in impervious surfaces created by the project. The permit also requires volume reduction practices to be implemented as a first measure for stormwater quality improvements. This project is also located in the Okabena Ocheda Watershed District and will require that a permit be obtained from them prior to construction.

The site is ultimately drains to Lake Okabena which is listed as impaired for nutrient loading on the MPCA's 2018 List of Impaired Waters. Also Lake Okabena has an approved TMDL which limits nutrient loading to the lake from upstream receiving waters. The NRCS soil classification for much of site is Hydraulic Soil Group C, while soil investigations indicate that the site is mostly Sandy Lean Clay (CL) which has limited hydraulic capacity to support an infiltration system.

Two stormwater filtration basins are proposed as part of the improvements to meet the required water quality improvements prior to discharging to the receiving waters. The Phase I filtration basin, Basin 1, will be constructed just west of the existing wet sedimentation basin and provide the filtration volume required to treat the new impervious area associated with the first phase. A pre-treatment forebay is proposed to remove large sediments and debris which will reduce maintenance requirements on the filtration system. This basin is intended to draw down and will not have a standing pool of water.

The Phase II filtration basin, Basin 2, will be a wet sedimentation basin with a filtration bench that will provide additional water quality improvements. The wet sedimentation basin will provide pre-treatment of the water quality volume but ultimately the improvements are provided by the filtration system. This basin has been designed to meet current permitting standards and future development may be subject to increased water quality standards.

While the basins deliver the necessary water quality improvements, they will also provide the necessary storage volume to offset the increase in downstream flow rates. They are designed to attenuate flow rates for up to a 100-year event, relative to the existing conditions. The immediate receiving water, an unnamed creek, is in the FEMA 100-year floodplain and is mapped as a Zone AE. Any increase in flow rates downstream is subject to approval from FEMA as it would likely increase downstream flood impacts. A summary of the flowrates leaving the site following the Phase I & II improvements is tabulated below.

Estimated New Impervious Area/Water Quality Volume

Phase I = 5.20 acres, $WQV_{Req} = 11,800 \text{ ft}^3$

Phase II = 11.2 acres, $WQV_{Req} = 40,660 \text{ ft}^3$

Event	Flow Rate (cfs)			
	Existing Conditions (Pre 1995)	Existing Conditions (2019)	Basin 1	Basin 2
2-Year (2.92")	99	84	83	88
10-Year (4.45")	199	170	166	196
100-Year (7.40")	405	344	358	396

It should be noted that while rates will increase relative to conditions today, ultimately, they are lower than what was historically leaving the site under a row crop land use condition. Following development, the stormwater management system will provide a net reduction in pollutant loading to the downstream receiving waters and provide a benefit to the impaired Lake Okabena.

3. Storm Sewer Improvements

The proposed storm sewer system is shown on Figures 3A and 3B. This consists of storm sewers and storm water basins that are required to convey storm runoff from the subdivision to the storm basins for treatment and volume reduction. Also included are culverts under streets which are required to convey runoff from the west through the development. This consists of four 42-inch culverts under Aspen Drive and two 54-inch culverts under Sterling Avenue.

The proposed storm sewer system for the development area is sized to convey the 5-year design storm event. It is expected that the hydraulic grade lines (HGL) may surcharge

the pipe in certain segments but will be below finish grade at all locations for the design rainfall event.

The runoff from the northwest portion of the development will be conveyed to Storm Basins 1 and 2 which will discharge to the existing storm pond at the northeast corner. The runoff from the southeast portion will be conveyed to existing storm sewers in Sutherland Drive and Campbell Boulevard. These existing storm sewers were sized to accommodate this flow. A 24-inch storm sewer will provide the outlet for Basin 2. An emergency overflow will be provided along the rear line of Lots 8, 9, and 10 of Block 2 on the north side of Campbell Boulevard. The emergency overflow is 2-feet below the lowest proposed basement floor on lots abutting Basin 2.

D. Street Improvements

Street access will be provided by extension of existing streets in the Glenwood Heights First Addition neighborhood. The proposed streets are shown on Figure 4. A 37-foot wide (curb back to curb back) urban section with surmountable concrete curb and gutter is proposed. The pavement design is the City's standard street section which consists of 9-inches of drainable stable base aggregate on geotextile fabric and 2.5-inches of bituminous pavement. Also included are underdrains under all curb and gutter for subsurface drainage. Figure 5 shows the typical street section. The cul-de-sac and partial cul-de-sac will have a 50-foot radius to the back of the curb. Two street stubs to the south boundary are included to allow for future street extensions. An Outlot north of Sterling Avenue is provided to allow a future street extension north. Temporary cul-de-sacs are included at the north end of Campbell Boulevard and west end of Sutherland Drive for Phase 1.

E. Trail Improvements

An 8-foot wide concrete trail is proposed on the north side of Sutherland Drive to provide a trail connection from the neighborhood to CSAH 10 as shown on Figure 4. The proposed trail will extend through Glenwood Heights First Addition and connect to the existing marked pedestrian crossing on CSAH 10. Concrete pedestrian ramps complying with ADA requirements will be constructed at all crossings of both proposed and existing street.

F. Sanitary Sewer Improvements

Sanitary sewer service to Glenwood Heights Second Addition will be provided by extension of 8-inch sewer from existing mains on Campbell Boulevard, Buchanan Court and Sterling Avenue as shown on Figure 6. Six-inch services will be constructed to each lot. Sewer will be extended south of Sutherland Drive to the boundary line to allow for future sewer extension. A sewer stub will also be provided to the north side of Sterling Avenue to allow for future sewer extension north.

The sanitary sewer for the south Phase 1 area needs to be extended from Campbell Boulevard through a Phase 2 area. This passes through Wetland 2 but the sewer invert is well below the wetland surface, so no filling is required as part of Phase 1. However, soil boring 2, which is in Wetland 2, shows 7 feet of topsoil and fill which will ultimately need to be excavated and replaced with compactible soil. This soils correction should be done with the sewer construction for the width of the sewer trench. Riser pipes will be constructed on the sewer main for services to the future Phase 2 lots.

G. Watermain Improvements

The proposed watermain consists of extension of 8-inch mains from existing mains on Sutherland Drive, Campbell Boulevard, Buchanan Court and Sterling Avenue also as shown on Figure 6. Similar to the sanitary sewer, watermain stubs will be included to provide for future extensions south and north of the Second Addition. One-inch services will be constructed to each lot.

V. PROJECT COST AND FINANCING

Site Grading

- A. The total estimated cost for site grading, including engineering and contingencies, is \$1,242,700 for the entire site and \$377,600 for the Phase 1 area. Table 1 is a detailed tabulation of the estimated costs. The estimated cost for purchase of wetland mitigation credits is included. The improvement benefits only the proposed lots within the proposed Second Addition. Site grading is an obligation of the developer and is not to be financed as an assessable improvement.

Drainage and Storm Sewer

- B. The total estimated cost of the necessary drainage and storm sewer improvement, including engineering and contingencies, is \$1,331,450.30 for the entire project and \$599,939.80 (\$599,940.00) for Phase 1 (sum of Tables 2A, 2A-1, 2A-2, 2A-3, 2A-4, 2B and 2C). The Phase 1 costs include the land acquisition costs of \$83,440.30 attributable to the 5.15 acres of the retention areas and waterway included as part of the drainage improvements needed for the entire development.

The drainage improvements required for the proposed development do need to be designed and constructed to accommodate existing runoff from a substantial amount of land lying upstream of the development. Although the drainage improvement is not designed to accommodate the additional runoff that would result from future development upstream of the proposed development, it is necessary to construct elements of the improvement of a larger size than needed for just the proposed development in order to convey the existing runoff from the upstream area. Therefore, the City Engineer has determined that the improvement may be completed as an assessable public improvement.

Special assessments for the Phase 1 improvement are to be levied in accordance with the City's Assessment Ordinance. Applicable provisions of the Assessment Ordinance are:

Project costs are to be assessed to the properties within the drainage district including those of the City. Due to the existence of a contemporary drainage systems serving Glenwood Heights that was financed by a combination of special assessments and/or the developer, the improvement district for the proposed improvement excludes Glenwood Heights lots and those properties (outlots) to be attached to those lots.

The City is able to only levy current assessments to those properties within the corporate limits. Whereas any development of the drainage area lying upstream of the proposed development could only occur with additional drainage improvements relying on the outlet condition that exists with or without the proposed improvement, that area is not to be considered within the improvement district although it is included in rate calculations.

The assessment rate is to be the project cost divided by the adjusted drainage area provided such a rate does not exceed a storm sewer assessment limit defined by a 1975 base rate of \$0.03 per square foot as brought forward to current value by use of a Construction Cost (ENR) Index. The base assessment rate limit projected to be applicable for this project is estimated at \$0.155 per square foot. The factors for adjusting the area of various parcels of land in determining the base rate and correspondingly used in determining the assessment rate for a given parcel are based on land use or potential land use. These factors are 0.75 for Open Space, 1.0 for Residential, 1.25 for Multi Family and Institutional, and 1.5 for Commercial. The assessment limit is proportional to these factors. The residential rate (land use factor of 1) will be applicable to all areas within the development. The residential factor is also proposed to be applied to the area upstream of the proposed development (also outside the City's planned growth area) for the purposes of rate calculation only.

The proposed improvement consists of various components serving different subbasins of the total improvement district. Improvement subdistricts have been created for rate calculations that match the actual subbasins except they exclude areas outside the improvement district and are adjusted to match property lines when reasonable to aid in administration of special assessments. The improvement district and subdistricts are shown on Figure 7. Rates were calculated for the various subdistricts as shown on Table 6. In all assessable subdistricts except 3 and 4 the calculated rate exceeds the assessment limit of \$.155/SF.

Subdistrict 6 is excluded from current assessments due to the extent of additional improvements needed in that subdistrict. Additional retention area improvements are needed to allow development in that subdistrict.

The costs and assessments for the Phase 1 improvement are listed below:

Rate Determination	
Contract Date	Summer 2020
Estimated Contract Date ENR Index	11,624
Base ENR Index, July 1975	2248
Base Rate, July 1975	\$0.03
Maximum Assessable Base Rate per Square Feet	\$0.1550
Actual Base Rate per Square Feet (See Table 6)	
Subdistricts 3 and 4	\$0.0487
Subdistricts 5 – 8	\$0.1550

"Private" Property Owner Share of Improvement Cost	
Lots to be Sold	
Assessable Area in Square Feet	499,434.4
Estimated Assessments Receivable	\$63,783.01
City/WPU Share of Improvement Cost	
Assessable Area in Square Feet (Outlot I)	775,878.1
Estimated Assessments Receivable	\$90,295.10
<i>Total Estimated Assessments Receivable</i>	<i>\$154,078.11</i>
Percent of Improvement Cost	25.68%

City Share of Improvement Cost - Non-Assessable	
Public Rights-of-Way	\$24,125.37
Above Rate Limit and Non-Assessable Subdistricts	\$413,673.18
Rounding Adjustment	-\$154.30
<i>Total City Share of Non-Assessable Cost</i>	<i>\$437,644.25</i>

City Share of Improvement Cost - Assessable	
Outlot J	\$8,217.64

Total Estimated City Share of Improvement	\$445,861.89
Percent of Improvement Cost	74.32%
<i>Total Estimated Cost of Improvement</i>	<i>\$599,940.00</i>

It would be proposed that the drainage and storm sewer project be initially financed by PIR bonding. Temporary use of 401 Construction Fund reserves may be needed until bond proceeds are received. Revenues from special assessments levied as a result of the project would be utilized for bond repayment.

C. Streets

The total estimated cost of the streets, including surfacing, engineering and contingencies, is \$1,837,199.52 for the entire project and \$641,328.78 for Phase 1 (sum of Tables 3A and 3B).

All the streets within the subdivision will serve only local residential properties and should therefore be constructed to not less than minimum residential standards by the developer. An exception to the subdivision requirement that street construction be installed by the developer is that surfacing may be completed as an assessable public improvement. The estimated costs for surfacing the streets in Phase 1 is \$171,948.00. Surfacing of the streets in Phase 1 is the only improvement addressed in the following.

In general, the City's Assessment Ordinance defines that the assessment rate for a street improvement is to equal the cost of the improvement divided by the sum of adjusted frontages abutting the improvement. The width of intersections and similar distances are added to the summation of adjusted frontages to yield assessment rates that are equitable, relatively consistent between similar projects, and best reflect benefit. The assessment as to any property is to be equal to the assessment rate multiplied by the adjusted frontage of that property. An adjusted frontage is defined to be the average width of the lot as it abuts the improvement. Certain lot allowances, which become a city share of the project, are provided for in the ordinance.

The following provides the estimated costs, city share, assessments receivable, and assessment rates for the street improvement (surfacing):

City Share for Non-Assessable Costs	\$13,996.12
City Share of Assessable Costs	\$15,235.12
<i>Total City Share</i>	<i>\$29,231.24</i>
Assessments Receivable	\$142,716.76
<i>Total Cost</i>	<i>\$171,948.00</i>

The estimated assessment rate is \$40.18/ft

It would be proposed that the surfacing project be initially financed by PIR bonding. Temporary use of 401 Construction Fund reserves may be needed until bond proceeds are received. Revenues from special assessments levied as a result of the project would be utilized for bond repayment.

D. Water Distribution

The total estimated cost of the water distribution system required for the development, including engineering and contingencies, is \$867,088.50 for the entire project and \$316,233.90 for Phase 1 as detailed on Table 5.

The master plan for meeting water distribution needs in the area of the proposed development

does not identify the need for a trunk water main to be constructed within the proposed development. The developer will therefore be required to install the lateral water mains, with services, along all streets created in the development.

As per the City's Assessment Policy, fire hydrants are to be considered as part of the trunk system. The fire hydrant units required within the proposed development should be supplied to the developer for installation on the lateral line as the trunk improvement required for the plat. The total estimated cost for furnishing the fire hydrant units (the trunk improvement) is \$15,000.00. Financing of the hydrant cost would be from the Trunk Fund.

Trunk water assessments are to be levied as additional assessments for prior improvements to each lot in the new subdivision at the current trunk assessment rate independent of the trunk project involved with the subdivision. Trunk assessments are defined by ordinance and are to recover trunk costs that have been or will be incurred throughout the system which allows for properties such as that being platted to be adequately served without redundant improvements. The trunk rates originate from a July 1975 determination of estimated costs for all trunk improvements needed at that time and the total area to be served by those improvements. An adjustment using a construction cost index maintains a current value of the trunk rate. The trunk fund receives all trunk assessments and is utilized to retire those debt costs attributable to trunk project costs. The trunk fund may receive more or less assessments than trunk costs for each project undertaken. The water trunk assessment rate projected to be effective at the time the subdivision is expected to be undertaken is \$2,585.41 per acre.

The estimated trunk assessments and trunk fund costs pertaining to Phase 1 of the development are as follows:

Hydrant Costs	\$15,000.00
Trunk Assessments	\$29,649.48
<i>Due to Trunk</i>	<i>\$14,649.48</i>

E. Sanitary Sewer

The total estimated cost of the sanitary sewer system required for the development, including engineering and contingencies, is \$850,507.80 for the entire project and \$402,849.60 for Phase 1 as detailed on Table 4.

None of the sanitary sewers to be constructed within the development need to be sized larger or buried at a depth greater than needed to serve the development. The developer will therefore be required to install the lateral sewer mains, with services, along all streets created in the development.

Trunk sanitary sewer assessments are to be levied as additional assessments for prior improvements to each lot in the new subdivision at the current trunk assessment rate independent of the trunk project involved with the subdivision. Trunk assessments are defined by ordinance and are to recover trunk costs that have been or will be incurred throughout the system which allows for properties such as that being platted to be adequately served without redundant improvements. The trunk rates originate from a July 1975 determination of estimated costs for all trunk improvements needed at that time and the total area to be served by those improvements. An adjustment using a construction cost index maintains a current value of the trunk rate. The trunk fund receives all trunk assessments and is utilized to retire those debt costs attributable to trunk project costs. The trunk fund may receive more or less assessments than trunk costs for each project undertaken. The sanitary sewer trunk assessment rate projected to be effective at the time the subdivision is expected to be undertaken is \$4,136.65 per acre.

The estimated trunk assessments and trunk fund costs pertaining to Phase 1 of the development are as follows:

Trunk Assessments Due to Trunk \$47,439.07

F. Trails and Walks

The total estimated cost of the trails and walks proposed for the development, including engineering and contingencies, is \$96,997.44 for the entire project and \$53,919.36 for Phase 1 as detailed on Table 3C.

Whereas none of the streets in the development are arterial or collector streets, the City's subdivision ordinance does not require the installation of walks along any of them. The costs are not proposed to be borne by the developer nor assessed to abutting properties which includes those outside the proposed development.

While it recommended that the proposed trails be ultimately constructed, their construction may be delayed until financing is identified. All street construction that is completed should include design and installation of the provisions needed for installation of the trails to ADA/PROWAG standards.

G. Estimated Project Cost Summary

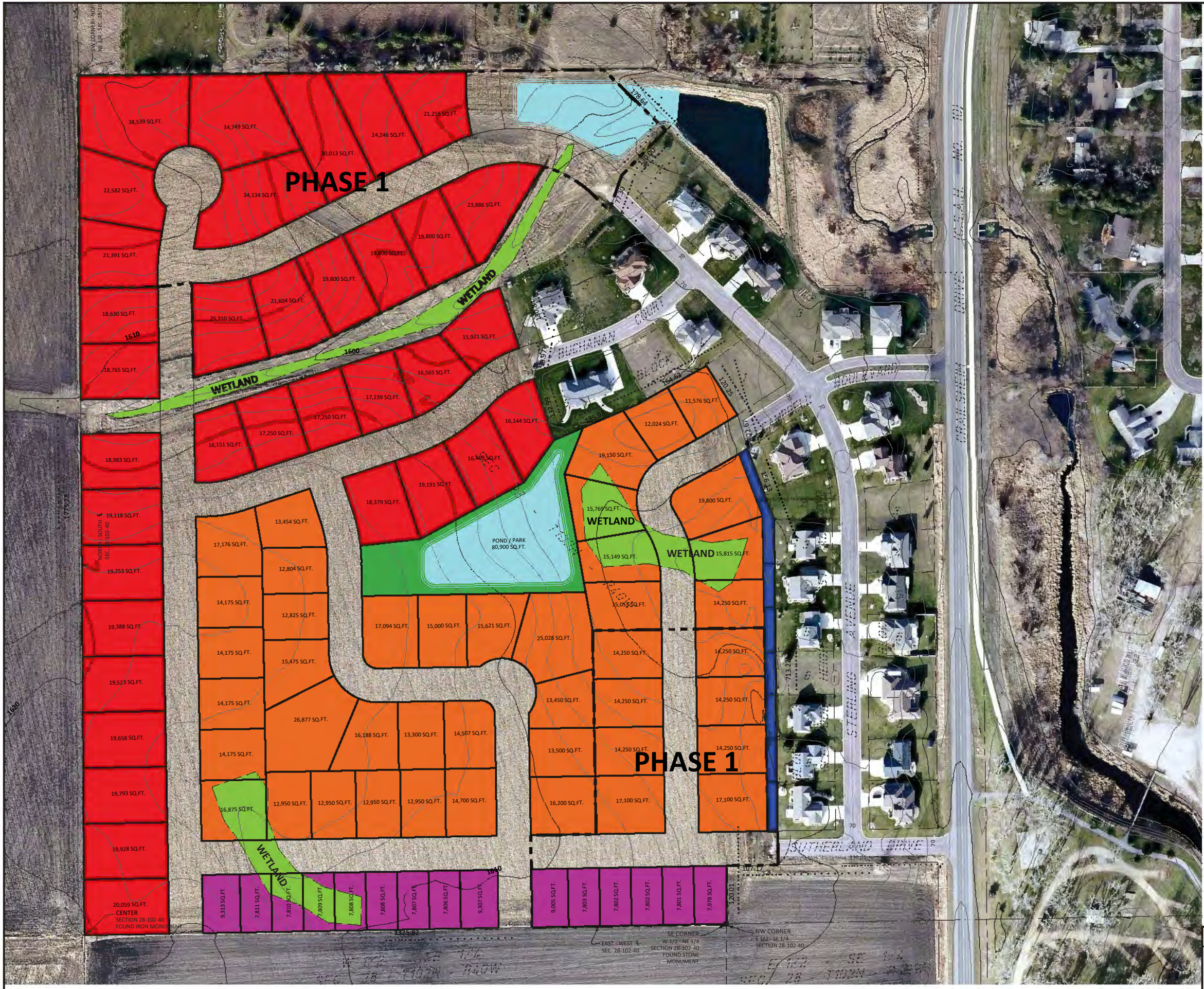
Following is a summary of the estimated project costs, including engineering and contingencies, for the proposed Glenwood Heights Second Addition improvements:

Table	Improvement	Phase 1	Future Phases	Entire Site
1	Site Grading	\$377,600	\$747,100	\$1,124,700
2A	Drainage Facilities - Phase 2	\$0	\$556,000	\$556,000
2A-1	Drainage Facilities - Sterling Ave Storm Sewer	\$109,000	\$0	\$109,000
2A-2	Drainage Facilities - Sterling Ave Culverts	\$170,200	\$0	\$170,200
2A-3	Drainage Facilities - Sutherland Dr/Campbell Blvd Storm Sewer	\$119,800	\$0	\$119,800
2A-4	Drainage Facilities - Block 3 Storm Sewer	\$27,400	\$0	\$27,400
2B	Storm Basin 1 & NE Pond Expansion	\$87,500	\$0	\$87,500
2C	Storm Basin 2	\$86,000	\$175,500	\$261,500
3A	Streets Aggregate Base & Curb	\$469,400	\$896,900	\$1,366,300
3B	Streets Surfacing	\$172,000	\$298,900	\$470,900
3C	Trail Construction	\$53,900	\$43,100	\$97,000
4	Sanitary Sewer	\$402,800	\$447,700	\$850,500
5	Water Facilities	\$316,200	\$550,900	\$867,100
Total		\$2,391,800	\$3,716,100	\$6,107,900

VI. CONCLUSIONS

From an engineering standpoint, this project, as proposed, is feasible, cost effective and necessary for the development of the proposed Glenwood Heights Second Addition in the City of Worthington. The proposed site grading and construction of streets and underground utilities described in this report can best be accomplished by requesting competitive bids for the project. It is recommended that the work be done under one contract with street construction to be completed in 2021 in order to complete the work in an orderly and efficient manner.

These preliminary estimated costs have been prepared based on current, average bidding prices and are subject to variation due to construction timing, contractor workloads, etc. The cost estimates include the estimated cost of engineering and contract administration, but do not include the cost of any fiscal fees related to the project financing.



LEGEND

- INDICATES EXECUTIVE SINGLE FAMILY LOTS (100'-120' WIDE LOTS & 14,000-18,000 SQ.FT.)
- INDICATES MOVE-UP SINGLE FAMILY LOTS (80'-90' WIDE LOTS & 11,200-13,500 SQ.FT.)
- INDICATES VILLA SINGLE FAMILY & TWIN HOME LOTS (60'-70' WIDE LOTS & 7,000-8,000 SQ.FT.)
- INDICATES OUTLOTS TO BE DEEDED TO THE ADJOINING OWNERS.

LOT BREAKDOWN

EXECUTIVE SINGLE FAMILY LOTS = 35 LOTS (38%)
MOVE-UP SINGLE FAMILY LOTS = 43 LOTS (46%)
VILLA SINGLE FAMILY/TWIN HOME LOTS = 15 LOTS (16%)

TOTAL LOTS = 93
1.81 UNITS PER ACRE
(51.45 ACRES)



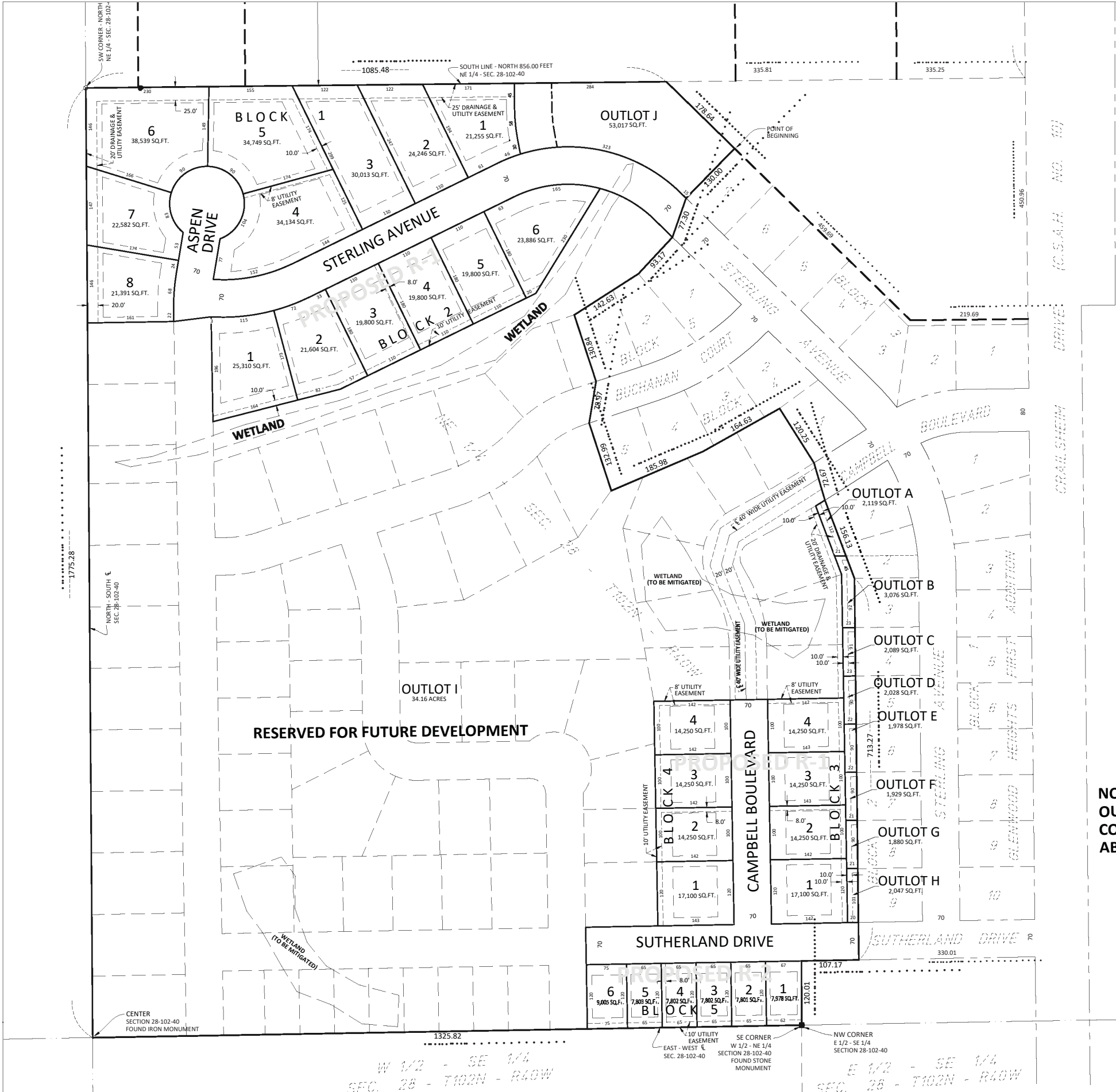
FIGURE 1
CONCEPT PLAN #11A


GLENWOOD HEIGHTS SECOND ADDITION
WORTHINGTON, MINNESOTA

BOLTON & MENK

PART OF SECTION 28, TOWNSHIP 102 NORTH
RANGE 40 WEST, NOBLES COUNTY, MN

FOR: CITY OF WORTHINGTON





0 100 200
SCALE IN FEET

LEGEND

- 3/4" IRON PIPE MONUMENT SET
 MARKED BY LIC. NO. 43909
- MONUMENT FOUND
- STONE FOUND

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:
Subject property – T, Transitional District
Proposed Re-zone to R-1 & R-2, Residential Districts

R-1 SETBACKS:	
Front	
Main and Accessory Building	30 feet
Street Side	
Main and Accessory Building	15 feet
Side	
Main and Accessory Buildings	10 feet
Rear	
Main and Accessory Building	30 feet
Lot Area (minimum) = 7,500 sq.ft.	
Lot Width (minimum) = 75 feet	
Maximum Ground Coverage = 30% by all structures	
R-2 SETBACKS:	
Front	
Main and Accessory Building	20 feet
Street Side	
Main and Accessory Buildings	10 feet
Side	
Main and Accessory Buildings	8 feet
Rear	
Main and Accessory Building	20 feet
Lot Area (minimum) = 6,000 sq.ft.	
Lot Width (minimum) = 60 feet	
Maximum Ground Coverage = 30% by all structures	


LEGAL DESCRIPTION
That part of the Northeast Quarter of Section 28, Township 102 North Range 40 West, Nobles County, Minnesota, described as:

Commencing at the Northeast corner of said Section 28; thence South 89 degrees 22 minutes 48 seconds West, (Minnesota County Coordinate System – Nobles County Zone – HARR VAD3 – 1995), along the north line of the Northeast Quarter of said Section 28, a distance of 855.79 feet; thence South 00 degrees 39 minutes 16 seconds East, a distance of 856.00 feet to an iron monument located on the west right-of-way line of Craileheim Drive (County State Aid Highway No. 10); thence continuing South 00 degrees 39 minutes 16 seconds East, a distance of 450.96 feet to the northeasterly corner of Glenwood Heights First Addition, according to the plat thereof on file and of record with the Nobles County Recorder, Minnesota; thence South 89 degrees 20 minutes 44 seconds West, along the northerly line of said Glenwood Heights First Addition, a distance of 215.69 feet; thence North 45 degrees 39 minutes 16 seconds West, along said northerly line, a distance of 459.69 feet to the most northerly corner of said Glenwood Heights First Addition, said point being the point of beginning; thence South 44 degrees 20 minutes 44 seconds West, along said northerly line, a distance of 130.00 feet; thence South 19 degrees 15 minutes 07 seconds West, along said northerly line, a distance of 77.30 feet; thence South 42 degrees 53 minutes 58 seconds West, along said northerly line, a distance of 83.17 feet; thence South 57 degrees 21 minutes 04 seconds West, along said northerly line, a distance of 142.63 feet to the northwesterly corner of said Glenwood Heights First Addition; thence South 18 degrees 09 minutes 16 seconds East, along the westerly line of said Glenwood Heights First Addition, a distance of 130.84 feet; thence South 09 degrees 25 minutes 16 seconds West, along said westerly line, a distance of 78.57 feet; thence South 18 degrees 09 minutes 16 seconds East, along said westerly line, a distance of 132.99 feet; thence North 66 degrees 50 minutes 00 seconds East, along said westerly line, a distance of 185.98 feet; thence North 60 degrees 45 minutes 04 seconds East, along said westerly line, a distance of 164.63 feet; thence South 32 degrees 17 minutes 32 seconds East, along said westerly line, a distance of 120.25 feet; thence South 16 degrees 24 minutes 31 seconds East, along said westerly line, a distance of 72.67 feet; thence South 20 degrees 40 minutes 36 seconds East, along said westerly line, a distance of 156.13 feet; thence South 00 degrees 39 minutes 16 seconds East, along said westerly line, a distance of 713.27 feet to the southwesterly corner of said Glenwood Heights First Addition; thence South 38 degrees 59 minutes 50 seconds West, along the westerly extension of the southerly line of said Glenwood Heights First Addition, a distance of 107.17 feet; thence South 00 degrees 13 minutes 12 seconds East, a distance of 120.01 feet to a stone monument designating the southeast corner of the West Half of the Northeast Quarter of said Section 28; thence South 88 degrees 59 minutes 15 seconds West, along the East – West center line of said Section 28, a distance of 1325.82 feet to the Center of said Section 28; thence North 00 degrees 25 minutes 04 seconds West, along the North – South center line of said Section 28, a distance of 1775.26 feet to the southwest corner of the North 856.00 feet of the Northeast Quarter of said Section 28; thence North 89 degrees 22 minutes 48 seconds East, along the south line of the North 856.00 feet of the Northeast Quarter of said Section 28, a distance of 1085.48 feet to the point of intersection with a line which bears North 45 degrees 39 minutes 16 seconds West from the point of beginning; thence South 45 degrees 39 minutes 16 seconds East, a distance of 178.64 feet to the point of beginning. Containing 51.45 acres.

NOTE:
OUTLOTS A-H TO BE CONVEYED TO OWNERS OF ABUTTING PROPERTIES.

FIGURE 2
PRELIMINARY PLAT
01/28/2020

SUBJECT PROPERTY
51.45 ACRES

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 Minnesota Surveyor under the laws of the State of Minnesota.

Joseph H. Haelin
License Number 43909
01/27/2020
Date

GLENWOOD HEIGHTS SECOND ADDITION

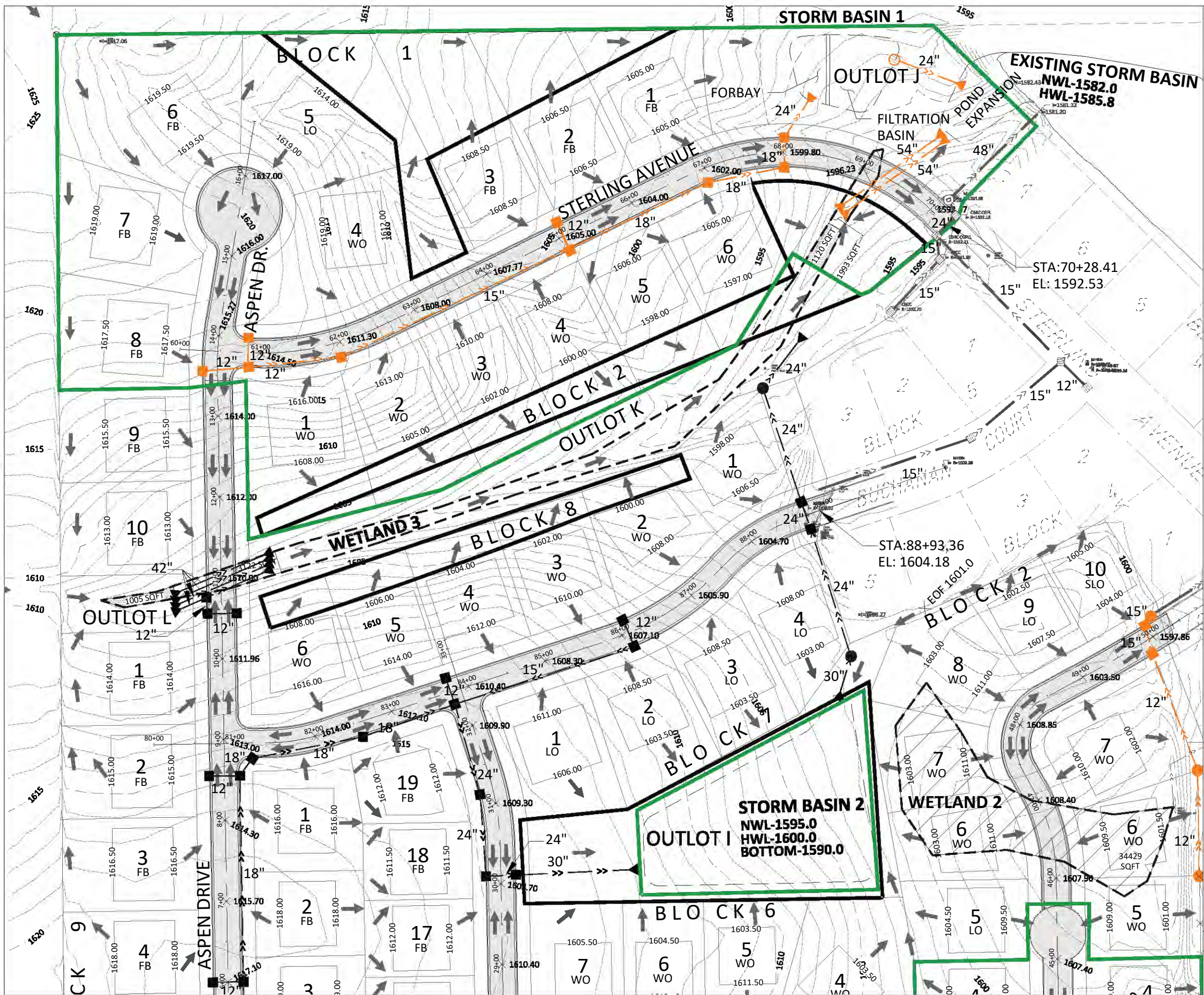


BOLTON & MENK
1501 SOUTH STATE STREET, SUITE 100
FAIRMONT, MINNESOTA 56031
(507) 238-4738

PRELIMINARY PLAT
WORTHINGTON, MINNESOTA

PART OF SECTION 28, TOWNSHIP 102 NORTH RANGE 40 WEST, NOBLES COUNTY, MN

FOR: CITY OF WORTHINGTON



LEGEND

- FB FULL BASEMENT LOT
- WO WALKOUT LOT
- LO LOOKOUT LOT
- SLO SIDE-LOOKOUT LOT
- 1605.00 PROPOSED SPOT ELEVATION
- 1605 EXISTING CONTOUR
- PHASE 1 GRADING LIMITS
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ON-SITE BORROW AREAS
- EXISTING DELINEATED WETLANDS
- PROPOSED WETLAND FILLING
- PROPOSED WETLAND GRADING
- EOF EMERGENCY OVERFLOW SWALE
- PROPOSED PHASE 1 STORM SEWER
- PROPOSED FUTURE STORM SEWER
- EXISTING STORM SEWER



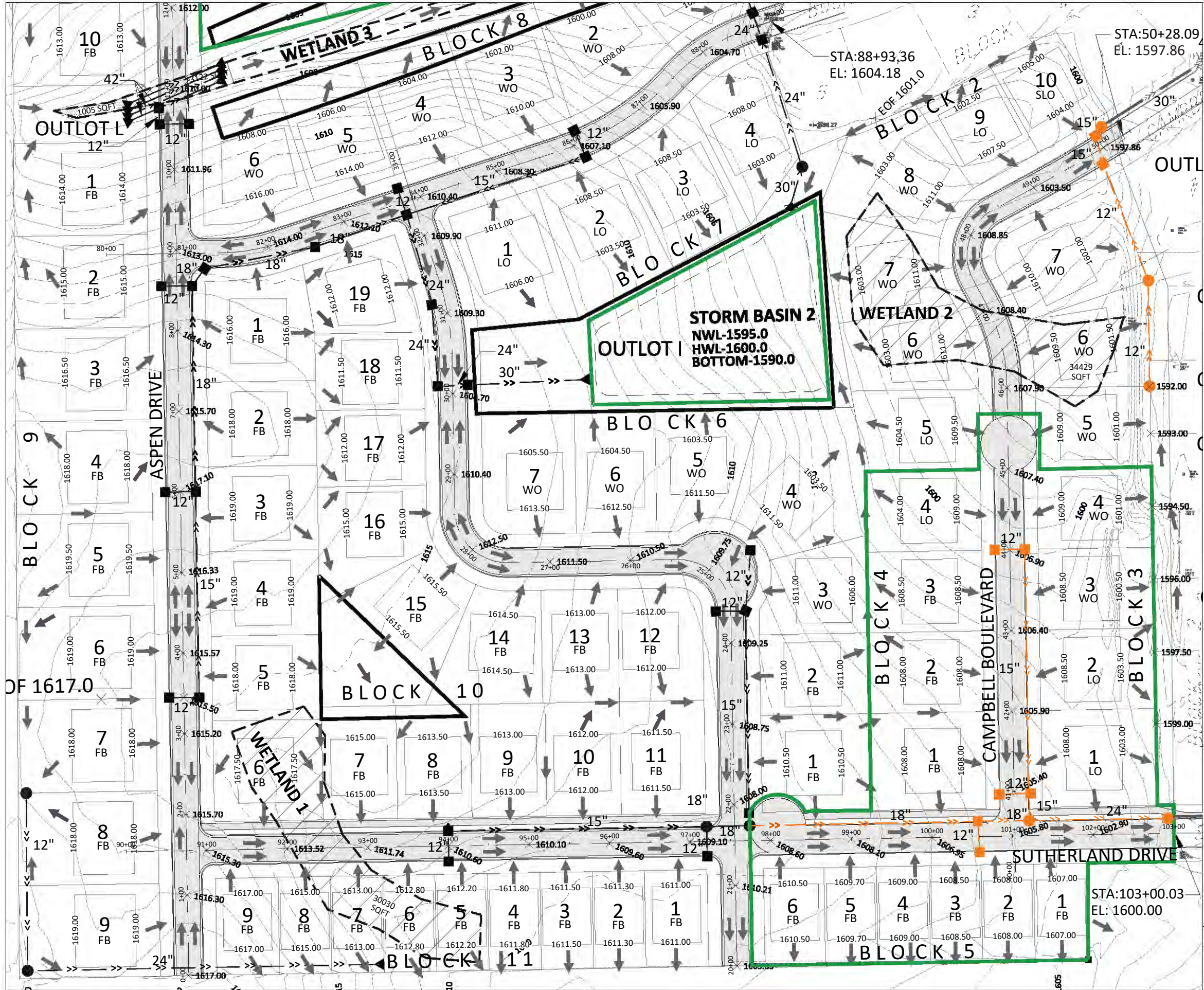
FIGURE 3A
PRELIMINARY GRADING & DRAINAGE PLAN
03/02/2020

GLENWOOD HEIGHTS SECOND ADDITION
WORTHINGTON, MINNESOTA



PART OF SECTION 28, TOWNSHIP 102 NORTH
RANGE 40 WEST, NOBLES COUNTY, MN

FOR: CITY OF WORTHINGTON



LEGEND

- FB FULL BASEMENT LOT
- WO WALKOUT LOT
- LO LOOKOUT LOT
- SLO SIDE-LOOKOUT LOT
- × 1605.00 PROPOSED SPOT ELEVATION
- 1605 — EXISTING CONTOUR
- PHASE 1 GRADING LIMITS
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ON-SITE BORROW AREAS
- EXISTING DELINEATED WETLANDS
- PROPOSED WETLAND FILLING
- PROPOSED WETLAND GRADING
- EOF EMERGENCY OVERFLOW SWALE
- PROPOSED PHASE 1 STORM SEWER
- PROPOSED FUTURE STORM SEWER
- EXISTING STORM SEWER



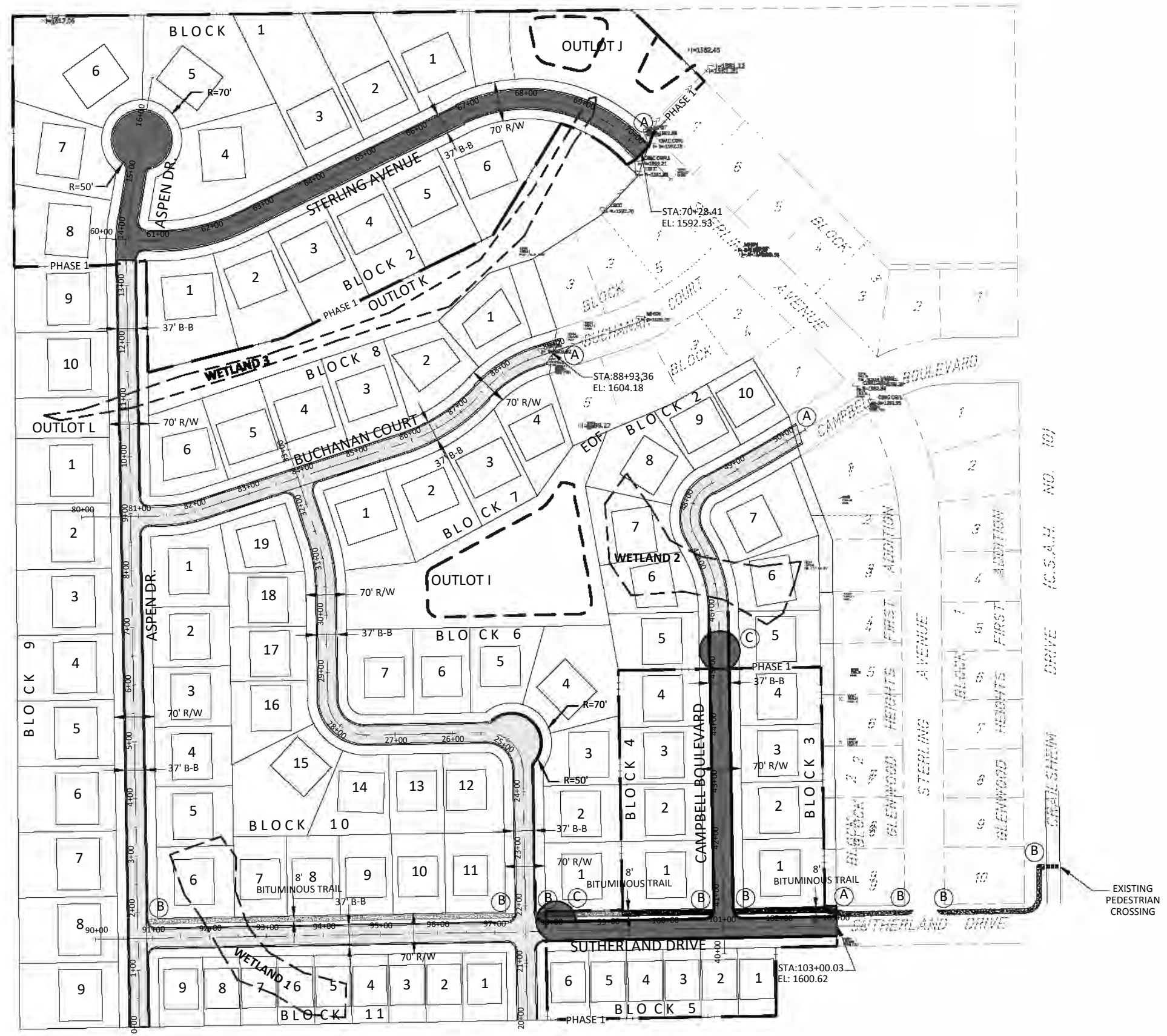
FIGURE 3B
PRELIMINARY GRADING & DRAINAGE PLAN
03/02/2020

GLENWOOD HEIGHTS SECOND ADDITION
WORTHINGTON, MINNESOTA

PART OF SECTION 28, TOWNSHIP 102 NORTH
RANGE 40 WEST, NOBLES COUNTY, MN



FOR: CITY OF WORTHINGTON



LEGEND:

	PHASE 1	FUTURE
PROPOSED STREET		
PROPOSED CONCRETE SIDEWALK		
PHASE 1 BOUNDARY		

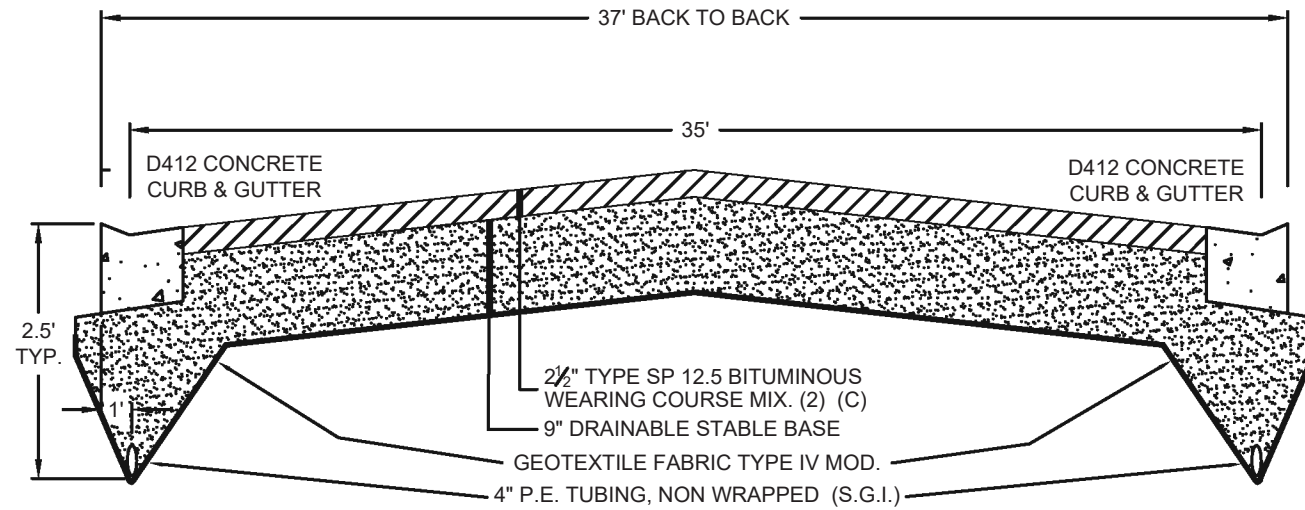
NOTES:

- (A) CONNECT TO EXISTING STREET
- (B) CONSTRUCT PEDESTRIAN RAMPS
- (C) TEMPORARY CUL-DE-SAC



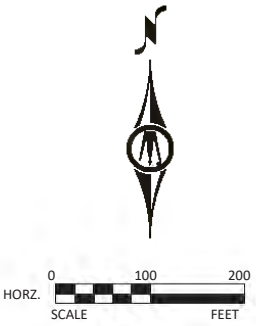
FIGURE 4
PRELIMINARY STREET & TRAIL PLAN
03/03/2020

GLENWOOD HEIGHTS SECOND ADDITION WORTHINGTON, MINNESOTA	PART OF SECTION 28, TOWNSHIP 102 NORTH RANGE 40 WEST, NOBLES COUNTY, MN
BOLTON & MENK	FOR: CITY OF WORTHINGTON



TYPICAL SECTION
NEW STREET CONSTRUCTION

FIGURE 5
TYPICAL CROSS SECTION



LEGEND:

EXISTING

- 8" SANITARY SEWER
- 8" WATERMAIN

PROPOSED

- | | PHASE 1 | FUTURE |
|---------------------|---------|--------|
| 8" SANITARY SEWER | | |
| SANITARY MANHOLE | | |
| 8" WATERMAIN | | |
| HYDRANT | | |
| WATER VALVE MANHOLE | | |
| PHASE 1 BOUNDARY | | |

NOTES:

- Ⓐ CONNECT TO EXISTING SANITARY SEWER MANHOLE
- Ⓑ CONNECT TO EXISTING SANITARY SEWER STUB
- Ⓒ CONNECT TO EXISTING WATERMAIN



FIGURE 6
PRELIMINARY SANITARY SEWER AND WATER PLAN
01/28/2020

GLENWOOD HEIGHTS SECOND ADDITION WORTHINGTON, MINNESOTA	PART OF SECTION 28, TOWNSHIP 102 NORTH RANGE 40 WEST, NOBLES COUNTY, MN
BOLTON & MENK	FOR: CITY OF WORTHINGTON

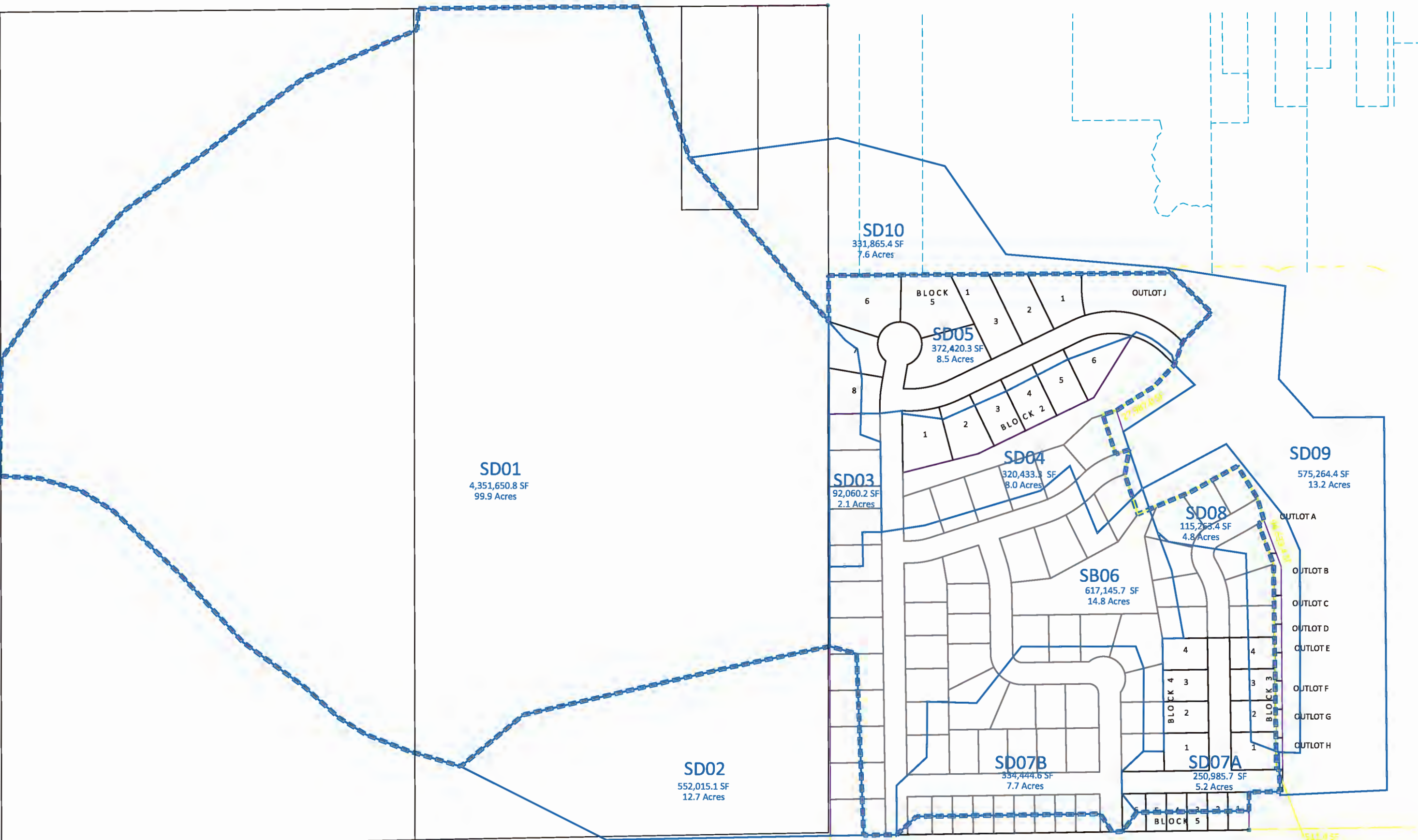


FIGURE 7
GLENWOOD HEIGHTS SECOND ADDITION
CITY OF WORTHINGTON
4/15/2020

PRELIMINARY ENGINEER'S ESTIMATE

GLENWOOD HEIGHTS SECOND ADDITION
CONCEPT 11A
CITY OF WORTHINGTON, MN
BMI PROJECT NO. F18.118187



Real People. Real Solutions.
Date: 4/15/20

ITEM NO.	ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY			ESTIMATED COST		
				PHASE 1 QUANTITY	PHASE 2 QUANTITY	TOTAL QUANTITY	PHASE 1 COST	PHASE 2 COST	TOTAL COST

TABLE 1 SITE GRADING									
1	MOBILIZATION	LUMP SUM		1	1	2	\$13,000.00	\$19,000.00	\$32,000.00
2	TRAFFIC CONTROL	LUMP SUM	\$5,000.00	1	1	2	\$5,000.00	\$5,000.00	\$10,000.00
3	COMMON EXCAVATION	CU YD	\$3.00	51,000	72,000	123,000	\$153,000.00	\$216,000.00	\$369,000.00
4	ON-SITE BORROW EXCAVATION, BACKFILL WITH EXCESS TOPSOIL	CU YD	\$3.00	22,000	41,000	63,000	\$66,000.00	\$123,000.00	\$189,000.00
5	SUBGRADE EXCAVATION	CU YD	\$4.00	1,500	6,500	8,000	\$6,000.00	\$26,000.00	\$32,000.00
6	TEMPORARY ROCK ENTRANCE	EACH	\$2,000.00	2	2	4	\$4,000.00	\$4,000.00	\$8,000.00
7	SILT FENCE, TYPE MACHINE SLICED	LIN FT	\$2.00	2,900	6,000	8,900	\$5,800.00	\$12,000.00	\$17,800.00
8	SEEDING	ACRE	\$500.00	16.8	31.0	47.8	\$8,400.00	\$15,500.00	\$23,900.00
9	DISC ANCHORED MULCH	ACRE	\$500.00	16.8	31.0	47.8	\$8,400.00	\$15,500.00	\$23,900.00
10	TURF REINFORCEMENT MAT	SQ YD	\$7.00	250	250	500	\$1,750.00	\$1,750.00	\$3,500.00
11	WETLAND SEEDING	ACRE	\$4,000.00	0.10	0.10	0.20	\$400.00	\$400.00	\$800.00

CONSTRUCTION SUBTOTAL: \$271,750.00 \$438,150.00 \$709,900.00

CONTINGENCIES (15%): \$40,762.50 \$65,722.50 \$106,485.00

TOTAL CONSTRUCTION COST: \$312,512.50 \$503,872.50 \$816,385.00

ENGINEERING (20%): \$62,502.50 \$100,774.50 \$163,277.00

ESTIMATED WETLAND MITIGATION COST: \$2,600.00 \$142,400.00 \$145,000.00

TOTAL PRELIMINARY ESTIMATED PROJECT COST: \$377,615.00 \$747,047.00 \$1,124,662.00

TABLE 2A DRAINAGE FACILITIES - PHASE 2 (SEE TABLES 2A-1, 2A-2, 2A-3 AND 2A-4 FOR PHASE 1)									
1	MOBILIZATION	LUMP SUM		-	1	1		\$18,000.00	\$18,000.00
2	12" RC STORM SEWER	LIN FT	\$45.00	-	646	646		\$29,070.00	\$29,070.00
3	15" RC STORM SEWER	LIN FT	\$50.00	-	1,059	1,059		\$52,950.00	\$52,950.00
4	18" RC STORM SEWER	LIN FT	\$55.00	-	611	611		\$33,605.00	\$33,605.00
5	24" RC STORM SEWER	LIN FT	\$65.00	-	697	697		\$45,305.00	\$45,305.00
6	30" RC STORM SEWER	LIN FT	\$90.00	-	151	151		\$13,590.00	\$13,590.00
7	24" RC APRON	EACH	\$2,200.00	-	2	2		\$4,400.00	\$4,400.00
8	30" RC APRON	EACH	\$2,350.00	-	1	1		\$2,350.00	\$2,350.00
9	42" RC APRON	EACH	\$2,500.00	-	8	8		\$20,000.00	\$20,000.00
10	42" RC CULVERT	LIN FT	\$200.00	-	448	448		\$89,600.00	\$89,600.00
11	48" STORM MANHOLE	LIN FT	\$400.00	-	97	97		\$38,800.00	\$38,800.00
12	60" STORM MANHOLE	LIN FT	\$500.00	-	20	20		\$10,000.00	\$10,000.00
13	CATCH BASIN, DESIGN G	LIN FT	\$350.00	-	41	41		\$14,350.00	\$14,350.00
14	STORM MANHOLE CASTING ASSEMBLY	EACH	\$700.00	-	3	3		\$2,100.00	\$2,100.00
15	CATCH BASIN CASTING ASSEMBLY	EACH	\$700.00	-	25	25		\$17,500.00	\$17,500.00
16	RIP RAP, CL. III	CU YD	\$100.00	-	113	113		\$11,300.00	\$11,300.00

CONSTRUCTION SUBTOTAL: \$402,920.00 \$402,920.00

CONTINGENCIES (15%): \$60,438.00 \$60,438.00

TOTAL CONSTRUCTION COST: \$463,358.00 \$463,358.00

ENGINEERING (20%): \$92,671.60 \$92,671.60

TOTAL PRELIMINARY ESTIMATED PROJECT COST: \$556,029.60 \$556,029.60

PRELIMINARY ENGINEER'S ESTIMATE

GLENWOOD HEIGHTS SECOND ADDITION
CONCEPT 11A
CITY OF WORTHINGTON, MN
BMI PROJECT NO. F18.118187



Real People. Real Solutions.

Date: 4/15/20

ITEM NO.	ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY			ESTIMATED COST		
				PHASE 1 QUANTITY	PHASE 2 QUANTITY	TOTAL QUANTITY	PHASE 1 COST	PHASE 2 COST	TOTAL COST
TABLE 2A-1 DRAINAGE FACILITIES - STERLING AVE. STORM SEWER									
1	MOBILIZATION	LUMP SUM		1	-	1	\$3,000.00		\$3,000.00
2	12" RC STORM SEWER	LIN FT	\$45.00	257	-	257	\$11,565.00		\$11,565.00
3	15" RC STORM SEWER	LIN FT	\$50.00	318	-	318	\$15,900.00		\$15,900.00
4	18" RC STORM SEWER	LIN FT	\$55.00	294	-	294	\$16,170.00		\$16,170.00
5	24" RC STORM SEWER	LIN FT	\$65.00	62	-	62	\$4,030.00		\$4,030.00
6	24" RC APRON	EACH	\$2,200.00	-	-	-			
7	48" STORM MANHOLE	LIN FT	\$400.00	42	-	42	\$16,800.00		\$16,800.00
8	CATCH BASIN, DESIGN G	LIN FT	\$350.00	12	-	12	\$4,200.00		\$4,200.00
9	CATCH BASIN CASTING ASSEMBLY	EACH	\$700.00	9	-	9	\$6,300.00		\$6,300.00
10	RIP RAP, CL. III	CU YD	\$100.00	10	-	10	\$1,000.00		\$1,000.00

CONSTRUCTION SUBTOTAL: \$78,965.00 \$78,965.00

CONTINGENCIES (15%): \$11,844.75 \$11,844.75

TOTAL CONSTRUCTION COST: \$90,809.75 \$90,809.75

ENGINEERING (20%): \$18,161.95 \$18,161.95

TOTAL PRELIMINARY ESTIMATED PROJECT COST: \$108,971.70 \$108,971.70

TABLE 2A-2 DRAINAGE FACILITIES - STERLING AVE. CULVERTS									
1	MOBILIZATION	LUMP SUM		1	-	1	\$4,000.00		\$4,000.00
2	54" RC APRON	EACH	\$3,500.00	4	-	4	\$14,000.00		\$14,000.00
3	54" RC CULVERT	LIN FT	\$250.00	296	-	296	\$74,000.00		\$74,000.00
4	RIP RAP, CL. III	CU YD	\$100.00	70	-	70	\$7,000.00		\$7,000.00

CONSTRUCTION SUBTOTAL: \$99,000.00 \$99,000.00

CONTINGENCIES (15%): \$14,850.00 \$14,850.00

TOTAL CONSTRUCTION COST: \$113,850.00 \$113,850.00

ENGINEERING (20%): \$22,770.00 \$22,770.00

LAND \$33,538.14 \$33,538.14

TOTAL PRELIMINARY ESTIMATED PROJECT COST: \$170,158.14 \$170,158.14

TABLE 2A-3 DRAINAGE FACILITIES - SUTHERLAND DR./CAMPBELL BLVD. STORM SEWER									
1	MOBILIZATION	LUMP SUM		1	-	1	\$4,000.00		\$4,000.00
2	12" RC STORM SEWER	LIN FT	\$45.00	100	-	100	\$4,500.00		\$4,500.00
3	15" RC STORM SEWER	LIN FT	\$50.00	330	-	330	\$16,500.00		\$16,500.00
4	18" RC STORM SEWER	LIN FT	\$55.00	376	-	376	\$20,680.00		\$20,680.00
5	24" RC STORM SEWER	LIN FT	\$65.00	181	-	181	\$11,765.00		\$11,765.00
6	48" STORM MANHOLE	LIN FT	\$400.00	29	-	29	\$11,600.00		\$11,600.00
7	60" STORM MANHOLE	LIN FT	\$500.00	16	-	16	\$8,000.00		\$8,000.00
8	CATCH BASIN, DESIGN G	LIN FT	\$350.00	12	-	12	\$4,200.00		\$4,200.00
9	STORM MANHOLE CASTING ASSEMBLY	EACH	\$700.00	2	-	2	\$1,400.00		\$1,400.00
10	CATCH BASIN CASTING ASSEMBLY	EACH	\$700.00	6	-	6	\$4,200.00		\$4,200.00

CONSTRUCTION SUBTOTAL: \$86,845.00 \$86,845.00

CONTINGENCIES (15%): \$13,026.75 \$13,026.75

TOTAL CONSTRUCTION COST: \$99,871.75 \$99,871.75

ENGINEERING (20%): \$19,974.35 \$19,974.35

TOTAL PRELIMINARY ESTIMATED PROJECT COST: \$119,846.10 \$119,846.10

TABLE 2A-4 DRAINAGE FACILITIES - BLOCK 3 STORM SEWER									
1	MOBILIZATION	LUMP SUM		1	-	1	\$1,000.00		\$1,000.00
2	12" RC STORM SEWER	LIN FT	\$45.00	287	-	287	\$12,915.00		\$12,915.00
3	15" RC STORM SEWER	LIN FT	\$50.00	49	-	49	\$2,450.00		\$2,450.00
4	48" STORM MANHOLE	LIN FT	\$400.00	-	-	-			
5	60" STORM MANHOLE	LIN FT	\$500.00	-	-	-			
6	STORM MANHOLE CASTING ASSEMBLY	EACH	\$700.00	3	-	3	\$2,100.00		\$2,100.00
7	CATCH BASIN CASTING ASSEMBLY	EACH	\$700.00	2	-	2	\$1,400.00		\$1,400.00

CONSTRUCTION SUBTOTAL: \$19,865.00 \$19,865.00

CONTINGENCIES (15%): \$2,979.75 \$2,979.75

TOTAL CONSTRUCTION COST: \$22,844.75 \$22,844.75

ENGINEERING (20%): \$4,568.95 \$4,568.95

TOTAL PRELIMINARY ESTIMATED PROJECT COST: \$27,413.70 \$27,413.70

PRELIMINARY ENGINEER'S ESTIMATE

GLENWOOD HEIGHTS SECOND ADDITION
CONCEPT 11A
CITY OF WORTHINGTON, MN
BMI PROJECT NO. F18.118187



Real People. Real Solutions.

Date: 4/15/20

ITEM NO.	ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY			ESTIMATED COST		
				PHASE 1 QUANTITY	PHASE 2 QUANTITY	TOTAL QUANTITY	PHASE 1 COST	PHASE 2 COST	TOTAL COST
TABLE 2B STORM BASIN 1 & NE POND EXPANSION									
1	MOBILIZATION	LUMP SUM		1	-	1	\$2,500.00		\$2,500.00
2	COMMON EXCAVATION	CU YD	\$3.00	1,900	-	1,900	\$5,700.00		\$5,700.00
3	EXISTING POND EXPANSION	CU YD	\$6.00	2,900	-	2,900	\$17,400.00		\$17,400.00
4	24" RC STORM SEWER	LIN FT	\$65.00	80	-	80	\$5,200.00		\$5,200.00
5	24" RC APRON	EACH	\$2,200.00	1	-	1	\$2,200.00		\$2,200.00
6	POND OUTLET STRUCTURE	EACH	\$4,000.00	1	-	1	\$4,000.00		\$4,000.00
7	6" INFILTRATION BASIN UNDER DRAIN, INCLUDES AGGREGATE & GEOTEXTILE	LIN FT	\$25.00	200	-	200	\$5,000.00		\$5,000.00
8	6" CLEANOUT	EACH	\$350.00	4	-	4	\$1,400.00		\$1,400.00
9	RIP RAP, CL. III	CU YD	\$100.00	32	-	32	\$3,200.00		\$3,200.00
10	SILT FENCE	LIN FT	\$2.00	500	-	500	\$1,000.00		\$1,000.00
11	SEEDING	ACRE	\$500.00	0.70	-	0.70	\$350.00		\$350.00
12	DISC ANCHORED MULCH	ACRE	\$500.00	0.70	-	0.70	\$350.00		\$350.00
13	WETLAND SEEDING	ACRE	\$4,000.00	0.20	-	0.20	\$800.00		\$800.00

CONSTRUCTION SUBTOTAL: \$49,100.00 \$49,100.00
CONTINGENCIES (15%): \$7,365.00 \$7,365.00
TOTAL CONSTRUCTION COST: \$56,465.00 \$56,465.00
ENGINEERING (20%): \$11,293.00 \$11,293.00
LAND \$19,766.44 \$19,766.44
TOTAL PRELIMINARY ESTIMATED COST: \$87,524.44 \$87,524.44

TABLE 2C STORM BASIN 2									
1	MOBILIZATION	LUMP SUM		-	1	1		\$8,000.00	\$8,000.00
2	COMMON EXCAVATION	CU YD	\$3.00	13,000	13,000	26,000	\$39,000.00	\$39,000.00	\$78,000.00
3	24" RC STORM SEWER	LIN FT	\$65.00	-	444	444		\$28,860.00	\$28,860.00
4	30" RC STORM SEWER	LIN FT	\$65.00	-	40	40		\$2,600.00	\$2,600.00
5	24" RC APRON	EACH	\$2,200.00	-	1	1		\$2,200.00	\$2,200.00
6	30" RC APRON	EACH	\$2,200.00	-	1	1		\$2,200.00	\$2,200.00
7	60" STORM MANHOLE	LIN FT	\$500.00	-	29	29		\$14,500.00	\$14,500.00
8	STORM MANHOLE CASTING ASSEMBLY	EACH	\$700.00	-	2	2		\$1,400.00	\$1,400.00
9	CATCH BASIN CASTING ASSEMBLY	EACH	\$700.00	-	2	2		\$1,400.00	\$1,400.00
11	6" INFILTRATION BASIN UNDER DRAIN, INCLUDES AGGREGATE & GEOTEXTILE	LIN FT	\$25.00	-	840	840		\$21,000.00	\$21,000.00
12	6" CLEANOUT	EACH	\$350.00	-	10	10		\$3,500.00	\$3,500.00
13	SEEDING	ACRE	\$500.00	1.5	1.5	3	\$750.00	\$750.00	\$1,500.00
14	DISC ANCHORED MULCH	ACRE	\$500.00	1.5	1.5	3	\$750.00	\$750.00	\$1,500.00
15	RIP RAP, CL. III	CU YD	\$100.00	-	10	10		\$1,000.00	\$1,000.00

CONSTRUCTION SUBTOTAL: \$40,500.00 \$127,160.00 \$167,660.00
CONTINGENCIES (15%): \$6,075.00 \$19,074.00 \$25,149.00
TOTAL CONSTRUCTION COST: \$46,575.00 \$146,234.00 \$192,809.00
ENGINEERING (20%): \$9,315.00 \$29,246.80 \$38,561.80
LAND \$30,135.72 \$30,135.72
TOTAL PRELIMINARY ESTIMATED COST: \$86,025.72 \$175,480.80 \$261,506.52

TOTAL DRAINAGE FACILITIES COST: \$599,939.80 \$731,510.40 \$1,331,450.20

TABLE 3A STREETS AGGREGATE BASE & CURB									
1	MOBILIZATION	LUMP SUM		1	1	2	\$16,000.00	\$31,000.00	\$47,000.00
2	GEOTEXTILE FABRIC TYPE IV MODIFIED	SQ YD	\$3.00	10,045	20,110	30,155	\$30,135.00	\$60,330.00	\$90,465.00
3	9" DRAINABLE AGGREGATE BASE TYPE DSB	CU YD	\$56.00	2,511	5,028	7,539	\$140,616.00	\$281,568.00	\$422,184.00
4	4" UNDERDRAIN WITH AGGREGATE	LIN FT	\$15.00	4,348	7,865	12,213	\$65,220.00	\$117,975.00	\$183,195.00
5	CONCRETE CURB & GUTTER	LIN FT	\$20.00	4,348	7,865	12,213	\$86,960.00	\$157,300.00	\$244,260.00
6	WOOD RAIL FENCE	LIN FT	\$30.00	40	60	100	\$1,200.00	\$1,800.00	\$3,000.00

CONSTRUCTION SUBTOTAL: \$340,131.00 \$649,973.00 \$990,104.00
CONTINGENCIES (15%): \$51,019.65 \$97,495.95 \$148,515.60
TOTAL CONSTRUCTION COST: \$391,150.65 \$747,468.95 \$1,138,619.60
ENGINEERING (20%): \$78,230.13 \$149,493.79 \$227,723.92
TOTAL PRELIMINARY ESTIMATED COST: \$469,380.78 \$896,962.74 \$1,366,343.52



PRELIMINARY ENGINEER'S ESTIMATE

GLENWOOD HEIGHTS SECOND ADDITION
CONCEPT 11A
CITY OF WORTHINGTON, MN
BMI PROJECT NO. F18.118187

Real People. Real Solutions.

Date: 4/15/20

ITEM NO.	ITEM	UNIT	UNIT PRICE	ESTIMATED QUANTITY			ESTIMATED COST		
				PHASE 1	PHASE 2	TOTAL	PHASE 1	PHASE 2	TOTAL
				QUANTITY	QUANTITY	QUANTITY	COST	COST	COST
TABLE 3B	STREETS SURFACING								
1	MOBILIZATION	LUMP SUM		1	1	2	\$5,000.00	\$10,000.00	\$15,000.00
2	2.5" BITUMINOUS PAVEMENT	TON	\$100.00	1,116	1,971	3,087	\$111,600.00	\$197,100.00	\$308,700.00
3	ADJUST MANHOLE CASTING	EACH	\$500.00	16	19	35	\$8,000.00	\$9,500.00	\$17,500.00

CONSTRUCTION SUBTOTAL: \$124,600.00 \$216,600.00 \$341,200.00

CONTINGENCIES (15%): \$18,690.00 \$32,490.00 \$51,180.00

TOTAL CONSTRUCTION COST: \$143,290.00 \$249,090.00 \$392,380.00

ENGINEERING (20%): \$28,658.00 \$49,818.00 \$78,476.00

TOTAL PRELIMINARY ESTIMATED COST: \$171,948.00 \$298,908.00 \$470,856.00

TOTAL STREETS COST: \$641,328.78 \$1,195,870.74 \$1,837,199.52

TABLE 3C TRAIL CONSTRUCTION									
1	MOBILIZATION	LUMP SUM		1	1	2	\$2,000.00	\$1,000.00	\$3,000.00
2	CONCRETE PEDESTRIAN RAMPS	SQ FT	\$15.00	200	120	320	\$3,000.00	\$1,800.00	\$4,800.00
3	TRUNCATED DOMES	SQ FT	\$55.00	80	48	128	\$4,400.00	\$2,640.00	\$7,040.00
4	4" CONCRETE TRAIL WITH 6" AGGREGATE BASE 8' WIDTH	SQ FT	\$4.00	5,746	6,324	12,070	\$22,984.00	\$25,296.00	\$48,280.00
5	CROSSWALK MARKING, LATEX	SQ FT	\$2.00	288	240	528	\$576.00	\$480.00	\$1,056.00
6	REMOVE CONCRETE CURB	LIN FT	\$10.00	40	-	40	\$400.00		\$400.00
7	TURF RESTORATION	SQ YD	\$4.00	228	-	228	\$912.00		\$912.00
8	GRADING FOR TRAIL IN FIRST ADDITON	LIN FT	\$12.00	400	-	400	\$4,800.00		\$4,800.00

CONSTRUCTION SUBTOTAL: \$39,072.00 \$31,216.00 \$70,288.00

CONTINGENCIES (15%): \$5,860.80 \$4,682.40 \$10,543.20

TOTAL CONSTRUCTION COST: \$44,932.80 \$35,898.40 \$80,831.20

ENGINEERING (20%): \$8,986.56 \$7,179.68 \$16,166.24

TOTAL PRELIMINARY ESTIMATED COST: \$53,919.36 \$43,078.08 \$96,997.44

TABLE 4 SANITARY SEWER									
1	MOBILIZATION	LUMP SUM		1	1	2	\$14,000.00	\$16,000.00	\$30,000.00
2	8" PVC SDR 35 SANITARY SEWER	LIN FT	\$40.00	1,140	3,304	4,444	\$45,600.00	\$132,160.00	\$177,760.00
3	8" PVC SDR 26 SANITARY SEWER	LIN FT	\$60.00	1,295	155	1,450	\$77,700.00	\$9,300.00	\$87,000.00
4	6" PVC SANITARY SEWER SERVICE	LIN FT	\$30.00	1,400	2,000	3,400	\$42,000.00	\$60,000.00	\$102,000.00
5	SANITARY MANHOLE	LIN FT	\$350.00	246	202	448	\$86,100.00	\$70,700.00	\$156,800.00
6	MANHOLE CASTING ASSEMBLY	EACH	\$780.00	14	16	30	\$10,920.00	\$12,480.00	\$23,400.00
7	8"X6" SERVICE WYE	EACH	\$350.00	36	55	91	\$12,600.00	\$19,250.00	\$31,850.00
8	CONNECT TO EXISTING SANITARY SEWER	EACH	\$1,500.00	2	3	5	\$3,000.00	\$4,500.00	\$7,500.00

CONSTRUCTION SUBTOTAL: \$291,920.00 \$324,390.00 \$616,310.00

CONTINGENCIES (15%): \$43,788.00 \$48,658.50 \$92,446.50

TOTAL CONSTRUCTION COST: \$335,708.00 \$373,048.50 \$708,756.50

ENGINEERING (20%): \$67,141.60 \$74,609.70 \$141,751.30

TOTAL PRELIMINARY ESTIMATED PROJECT COST: \$402,849.60 \$447,658.20 \$850,507.80

TABLE 5 WATERMAIN									
1	MOBILIZATION	LUMP SUM		1	1	2	\$11,000.00	\$19,000.00	\$30,000.00
2	8" PVC WATERMAIN	LIN FT	\$35.00	2,157	4,598	6,755	\$75,495.00	\$160,930.00	\$236,425.00
3	6" PVC WATERMAIN	LIN FT	\$30.00	160	195	355	\$4,800.00	\$5,850.00	\$10,650.00
4	8" GATE VALVE & MANHOLE	EACH	\$5,000.00	7	8	15	\$35,000.00	\$40,000.00	\$75,000.00
5	6" GATE VALVE & BOX	EACH	\$2,000.00	5	7	12	\$10,000.00	\$14,000.00	\$24,000.00
6	HYDRANT	EACH	\$4,000.00	5	7	12	\$20,000.00	\$28,000.00	\$48,000.00
7	WATERMAIN FITTINGS	POUNDS	\$10.00	860	1,260	2,120	\$8,600.00	\$12,600.00	\$21,200.00
8	1" WATER SERVICE PIPE	LIN FT	\$30.00	1,262	1,893	3,155	\$37,860.00	\$56,790.00	\$94,650.00
9	1" CORPORATION STOP	EACH	\$400.00	28	65	93	\$11,200.00	\$26,000.00	\$37,200.00
10	1" CURB STOP	EACH	\$400.00	28	65	93	\$11,200.00	\$26,000.00	\$37,200.00
11	CONNECT TO EXISTING WATERMAIN	EACH	\$2,000.00	2	5	7	\$4,000.00	\$10,000.00	\$14,000.00

CONSTRUCTION SUBTOTAL: \$229,155.00 \$399,170.00 \$628,325.00

CONTINGENCIES (15%): \$34,373.25 \$59,875.50 \$94,248.75

TOTAL CONSTRUCTION COST: \$263,528.25 \$459,045.50 \$722,573.75

ENGINEERING (20%): \$52,705.65 \$91,809.10 \$144,514.75

TOTAL PRELIMINARY ESTIMATED PROJECT COST: \$316,233.90 \$550,854.60 \$867,088.50

TOTAL PRELIMINARY ESTIMATED PROJECT COST: \$1,911,577.44 \$3,672,940.94 \$6,107,905.46

TABLE 6
DRAINAGE FACILITIES
RATE CALCULATION SUMMARY
GLENWOOD HEIGHTS SECOND ADDITION
CITY OF WORTHINGTON, MN
4/15/2020

RATE CALCULATION SUMMARY											
Subdistrict	1	3	4	5	6	7a	7b	8	Total Area	Cost	Calculated Rate by Imp.
Area in Improvement District	4,351,650.8	92,060.2	320,433.3	372,420.3	617,145.7	250,985.7	334,444.6	115,263.4	6,454,404.0		
DRAINAGE FACILITIES - STERLING AVE. STORM SEWER				372,420.3					372,420.3	\$108,971.70	\$0.29260
DRAINAGE FACILITIES - STERLING AVE. CULVERTS	4,351,650.8	92,060.2	320,433.3		617,145.7				5,381,290.0	\$170,158.14	\$0.03162
DRAINAGE FACILITIES - SUTHERLAND DR./CAMPBELL BLVD. STORM SEWER						250,985.7	334,444.6		585,430.3	\$119,846.10	\$0.20471
DRAINAGE FACILITIES -BLOCK 3 STORM SEWER								115,263.4	115,263.4	\$27,413.70	\$0.23784
STORM BASIN 1 & NE POND EXPANSION	4,351,650.8	92,060.2	320,433.3	372,420.3					5,136,564.6	\$87,524.44	\$0.01704
STORM BASIN 2					617,145.7				617,145.7	\$86,025.72	\$0.13939
CALC RATES BY SUBBASIN	\$0.0487	\$0.04870	\$0.04870	\$0.30960	\$0.17100	\$0.20470	\$0.20470	\$0.23780	Total Cost:	\$599,940	
ASSESSMENTS											
Total Area in Assessable Subbasin	-	92,060.2	320,433.3	372,420.3	-	250,985.7	334,444.6	115,263.4	Totals		
<u>Assessable</u>											
Rate to be Used	\$0.0000	\$0.0487	\$0.0487	\$0.1550	\$0.0000	\$0.1550	\$0.1550	\$0.1550			
Amount	\$0.00	\$4,483.33	\$15,605.10	\$57,725.15	\$0.00	\$38,902.78	\$51,838.91	\$17,865.83	\$186,421.10		
<u>Not Assessable/Above Rate Limit</u>											
Rate Differential	\$0.0487	0.0000	0.0000	0.1546	0.1710	0.0497	0.0497	0.0828			
Amount	\$211,925.39	\$0.00	\$0.00	\$57,576.18	\$105,531.91	\$12,473.99	\$16,621.90	\$9,543.81	\$413,673.18		
			Total 3- 4					Total 5 -8			
Assesable Area in GH 2nd Plat *			130,593.2					579,136.2			
Assessable Area in Outlot I	-		281,900.3					493,977.8			
Total Assessable Area*	-		412,493.5					1,073,114.0			
ASSESSMENT RATE	-		\$0.0487					\$0.1550			
Amount	\$0.00		\$20,088.43					\$166,332.67			

* Includes R/W: 90,505.8+64,394.8 + 2,377.4 = 157,278.0 SF

Appendix A: Wetland Delineation Report
(Under Separate Cover)

Appendix B: Geotechnical Report (Under
Separate Cover)

Appendix C: Figure C - Concept Plan #11B

COMMUNITY DEVELOPMENT MEMO

DATE: MAY 11, 2020
TO: HONORABLE MAYOR AND CITY COUNCIL
SUBJECT: ITEMS REQUIRING CITY COUNCIL ACTION OR REVIEW

CASE ITEMS**1. CONDITIONAL USE PERMIT – 1207 AND 1209 SOUTH SHORE DRIVE DUPLEX (RODNEY OBERMOLLER)**

Rodney Obermoller has submitted a request for a conditional use permit for the construction of a two-unit 1,654 square foot duplex with two 672 square foot attached garages at 1207 and 1209 South Shore Drive currently owned by V & O properties. The property is zoned 'R-1' – Single Family Detached. Two-family dwellings are permitted in the 'R-1' district through issuance of a conditional use permit. The legal description of the subject property under consideration is as follows:

Lots 4, 5, 10, 15, 16, and 17, Block 17, Ludlow Acres, City of Worthington, Nobles County, Minnesota.

A conditional use permit was obtained in July of 2018 allowing for the construction of two duplexes including the one under consideration here. In that original approved conditional use permit, the dimensions of the garages on the southern duplex were 24 feet by 24 feet as shown in Exhibit 1A. The applicant would like to increase the size of the garages to 24 feet by 28 feet.

The Planning Commission considered the conditional use permit at its May 5, 2020 meeting. After holding a public hearing, the Commission voted unanimously to recommend the City Council approve the conditional use permit subject to the following conditions:

1. The applicant received a variance for a 1% increase above the maximum 35% impervious coverage for the lot;
2. The property is developed in accordance with the submitted site plan in Exhibit 1B; and
3. The subject property maintain compliance with all applicable local, state, and federal requirements.

The Commission's recommendation was based on the following considerations:

1. The parcel currently has one duplex built on it already. The applicant is proposing to construct a new two-unit duplex on the subject property as shown in Exhibit 1B. According to the City's Zoning Ordinance, two-family and multi-family residential developments are permitted through the issuance of a conditional use permit in the 'R-1' – One Family Detached District, which is the zoning classification of the subject property as shown in Exhibit 1C. The need to obtain a conditional use permit allows the City to place conditions on any construction of a two-family or multi-family residence to assure its compatibility with the surrounding area.

2. As with any conditional use permit application, the proposed land use must be determined to be compatible with the land uses surrounding the property in question. The following is a brief description of the land uses surrounding the property in question as shown in Exhibit 1D:

North – Single family homes

South – Single family homes

East – Single family homes

West – Care center

The subject property has been identified as Medium Density Residential (up to 12 units/acre) by the Comprehensive Plan's Future Land Use Map as shown in Exhibit 1E. The subject property is also located in the West Residential District as defined by the Comprehensive Plan. The Plan states that the West Residential District contains good examples of how attached units can fit into the character of existing neighborhoods as shown in Exhibit 1F.

3. With each zoning application that is submitted, City staff reviews the proposed development's compliance with all applicable zoning requirements. Below is a summary of staff's review:

SETBACKS – According to the 'R-1' provisions outlined in the City's Ordinance, the proposed development must be setback a minimum of 30 feet from the front property line, 30 feet from the rear property line and 10 feet from the side property lines. In this case, South Shore Drive is the front property line. Exhibit 1B shows compliance with each of these requirements.

BUILDING COVERAGE – All residential property is subject to a maximum building coverage of 30%. The subject property is 36,603 square feet. Based on the 30% maximum coverage, the subject property may not have more than 10,981 square feet of building(s). The total square footage of the proposed development including the already built duplex and garages is 9,160 square feet.

IMPERVIOUS COVERAGE – The subject property is within the 'S-O' – Shoreland Overlay District. In the 'S-O' District, the maximum impervious coverage for development is 35%. Flower Lane, which overlaps onto the subject property, is considered public property. Once the public property is removed from the total parcel area, the resulting lot size is 35,077 square feet. Based on the 35% maximum impervious surface requirement, the subject property may not have more than 12,277 square feet of impervious coverage. The proposed development will include approximately 12,613 square feet of impervious surface for the entire lot.

Should Council concur with the findings of the Planning Commission, it may approve the requested conditional use permit by motion. A 4/5 majority will be required for approval Minnesota State Statute does require that any Council member voting against the land use application must state for the record their reasons for denial.

Council action is requested.

2. CONDITIONAL USE PERMIT – 1220 OSLO STREET VIDEO SCOREBOARD (ISD 518)

Independent School District 518 (ISD 518) has submitted a request for a conditional use permit for property they own at 1220 Oslo Street (a.k.a. “Trojan Field”) to place an approximate 905 square foot video scoreboard on the property. Any scoreboard containing a video display or exceeding 500 square feet is required to get a conditional use permit to allow construction and operation while meeting certain restrictions. The legal description of the property under consideration is as follows:

Lots 10 through 17, Block 2; Lots 1 through 16, Block 3; Lots 4 through 10, Block 4; Street Lots B, C, and E, and Street Lot D except the north 155 feet thereof; Alley Lot B; and Alley Lot C except the north 155 feet thereof; all in Auditor’s Plat of Chermak Sub-Division;

AND

Lots 5 through 14; Street Lot A abutting Lots 5 through 14; and Street Lot C; all in Roos’ Subdivision;

AND

The south one-half of:

That part of the alleys and 13th Street in and abutting Block 4, Auditor’s Plat of Chermak’s Sub-Division, City of Worthington, Nobles County, Minnesota described as follows:

That part of Alley Lot A lying between Lots 1 through 3 and Lot 4, in said Block 4,

Together with,

That part of Alley Lot C described as beginning at the southeast corner of Lot 3 in said Block 4; thence east along an easterly projection of the south line of said Lot 3 a distance of 20.00 feet to the east line of Alley Lot C; thence south along the east line of said Alley Lot C a distance of 18.00 feet to an easterly projection of the north line of Lot 4 in said Block 4; thence west along said easterly projection a distance of 20.00 feet to the northeast corner of said Lot 4; thence north to the point of beginning,

Together with,

That part of Alley Lot A and 13th Street described as beginning at the southwest corner of Lot 1 in said Block 4; thence west along a westerly projection of the

south line of said Lot 1 a distance of 23.00 feet; thence south and parallel with a projection of the west line of said Lot 1 a distance of 18.00 feet to a westerly projection of the north line of Lot 4 in said Block 4; thence east along said westerly projection a distance of 23.00 feet to the northwest corner of said Lot 4; thence north to the point of beginning.

EXCEPT

That part of Lots 10 through 17, Block 2 and Street Lot "D", described as commencing at the northwest corner of Lot 4, Block 4; thence west along a westerly projection of the north line of said Lot 4 a distance of 23.00 feet to the point of beginning; thence west to the northeast corner of Lot 17, Block 2; thence continuing west along the north line of Lots 10 through 17, Block 2 to the northwest corner of said Lot 10; thence south and perpendicular to the north line of Lot 10, Block 2 a distance of 7.50 feet; thence east and parallel with the north line of Lots 10 through 17, Block 2 to the east line of said Lot 17; thence continuing east along a projection of the last described line a distance of 47 feet; thence north and perpendicular to the last described line a distance of 7.50 feet, more or less, to the point of beginning.

AND ALSO

Lot 11, except the north 137 feet thereof, Block 4, Auditor's Plat of Chermak Sub-Division; all within the City of Worthington.

The Planning Commission considered the conditional use permit at its May 5, 2020 meeting. After holding a public hearing, the Commission voted unanimously to recommend the City Council approve the conditional use permit subject to the following conditions:

1. The scoreboard is constructed where it is shown on the site plan in Exhibit 2A;
2. The scoreboard does not exceed 45 feet in total height including supports;
3. The applicant plants and maintain trees as shown in Exhibit 2D within one year of approval;
4. The scoreboard and property comply with all applicable local, state, and federal requirements.

The Commission's recommendation was based on the following considerations:

1. Ordinance 1160 was recently passed that allowed scoreboards in residential, institutional, and natural features districts with certain conditions. Part of those conditions requires anyone constructing and operating a scoreboard over 500 square feet or a scoreboard that contains a video display to obtain a conditional use permit while following certain restrictions.

Scoreboards containing a video display or are over 500 square feet must be at least fifty (50) feet away from adjacent property lines. The proposed video scoreboard is at least 50 feet away from adjacent property lines as shown in the site plan in Exhibit 2A. The scoreboard also cannot exceed 45 feet in height of 1,000 square feet in surface area. The proposed total video scoreboard sign is only 905 square feet as shown in Exhibit 2B with only about 500 square feet

used for video capabilities. According to the applicant, the scoreboard is estimated to be around 30 feet tall. There are currently no other scoreboards at the park or proposed scoreboards known of at this time. If another scoreboard were to be installed, it could not exceed 250 square feet on the property.

Video displays also must comply with the following:

1. The video display can only be operated during games or events at the field
2. The brightness of the video display shall not exceed six thousand (6,000) nits after sunrise and before sunset or six hundred (600) nits after sunset and before sunrise each day.
3. The sign shall be equipped with an automatic dimmer control or other mechanism to comply with condition two (2).
4. The display must be designed and equipped to freeze the device in one (1) position if a malfunction of the video display occurs.
5. The display must also be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner must immediately stop and turn off the video display when notified by the City that it is not complying with the stipulations of this section.

The proposed video scoreboard has the functionalities to comply with these standards. The other standard that video scoreboards have to follow is that only 30% of the total scoreboard area can be used for commercial speech except for advertisements during games and events. With the current proposed scoreboard, there is no area currently being used off of the video display for commercial speech. There is only a proposed Sanford Health sign located at the top of the video scoreboard that is 48 square feet. This sign even if used for commercial speech would only be 5.3% of the maximum 30% total allowed.

All scoreboards regardless of their size must meet the following criteria:

1. The scoreboard must only face the field of play
2. The sound speakers of a scoreboard must only face the field of play
3. Limited operation hours from 10 AM to 10 PM for weekdays and 9 AM (8 AM for non-audio/video) to 10:00 PM on weekends (exceptions for weather delay or overtime until 11 PM)
4. No signage shall be affixed to the back of the scoreboard
5. Scoreboards must comply with Section 155.044 of the City Code regarding performance standards (This includes noise and glare).

The proposed video scoreboard and speakers do face the field of play and do not have any signage affixed to the back of the scoreboard. The applicant has said that they can work within the hours of operation allowed for the scoreboard.

2. The proposed video scoreboard is located at Trojan Field which is surrounded by single family homes to the south and west, with commercial uses to the north and the school district office and parking lot to the east as shown in Exhibit 2C. The scoreboard faces towards the

commercial businesses and grandstands along with some evergreen trees which should create somewhat of a buffer from people driving on Oxford Street being able to see the video scoreboard and easily creating a traffic hazard. While the existing trees have been cut down the applicant is planning on planting new trees west side of the property as shown in their landscaping plans in Exhibit 2D. Current photos of the site as of April 30, 2020 are shown in Exhibit 2E.

Should Council concur with the findings of the Planning Commission, it may approve the requested conditional use permit by motion. A 4/5 majority will be required for approval. Minnesota State Statute does require that any Council member voting against the land use application must state for the record their reasons for denial.

Council action is requested.

3. PROPOSED EDA REFORMS

At the January 22, 2020 City Council meeting, City staff brought forward some proposed Economic Development Authority (EDA) reforms aimed at encouraging additional economic development in the City, creating a workplan for the City's Director of Economic Development, and setting up a more nimble process to sell the residential lots to be created by the City and WPU's joint housing development. After discussion and further research, City staff has refined those proposed reforms and would like Council's feedback before moving forward. The proposed reforms are as follows:

- Increasing the EDA from five to seven members. The EDA will be comprised of the Mayor, the five sitting City Council members, and a representative of the Public Utilities Commission
- An Authority member resigns their seat if they lose an election or otherwise no longer serve in their Mayoral, Council, or Commission capacity
- The Mayor will serve as the permanent EDA Chair
- The Vice President and Treasurer positions will be elected by the Authority
- The City Clerk will serve as the Authority Secretary
- The City Finance Director will serve as the permanent Assistant Treasurer
- The EDA will establish a standing meeting time and date that permits adequate time for discussion
- The EDA will take over the role of the Revolving Loan Fund (RLF) Committee in considering City RLF applications
- The Authority will be staffed by the Assistant City Administrator/Director of Economic Development, City Administrator, and General Manager of Public Utilities. Meeting attendance will not be mandatory for the City Administrator or the General Manager of Public Utilities
- The City Council will transfer all EDA powers to the EDA with the exceptions that the EDA cannot establish a tax increment financing (TIF) district without approval of the City Council and the sale of all bonds or obligations issued by EDA must be approved by the City Council before issuance per Minnesota State Statute

City staff would also like to establish the preferred date and time for the regular EDA meetings and Council direction is requested for potential dates. The existing City committee dates and times for May 2020 are included as Exhibit 3A. The Worthington HRA and City, County, College, ISD 518 Committee May meeting dates are shown but the day varies by month based on member availability.

If Council is supportive of the reforms are proposed above, City staff will work on setting a public hearing at which the City Council will adopt a resolution that will affect the proposed changes. The EDA will meet shortly thereafter to adopt a set of bylaws for the Authority. Staff anticipates that an additional work session by the Authority will be required to give staff additional direction on the proposed bylaws before they are presented for consideration of adoption.

Council direction is requested.

4. HOUSING DEVELOPMENT MEMORANDUM OF UNDERSTANDING (COMMUNITY ASSET DEVELOPMENT GROUP)

City staff have been working with the Community Asset Development Group (CADG) on developing a multifamily housing project in the City of Worthington south of an easterly extension of Darling drive and north of a westerly extension of Cecilee Street (parcel number 31-3845-000). Representatives from CADG joined the April 22, 2020 City Council meeting to discuss their development plans with the City Council and get some feedback on their proposal. After discussion, City Council directed staff to work with the developer to draft a memorandum of understanding (MOU) to establish each party's responsibilities as the project moves forward. City staff worked with CADG to develop the MOU shown in Exhibit 4A based on the developer's original proposal and the discussion from the April 22, 2020 City Council meeting. The City Attorney has reviewed the proposed MOU and provided a set of comments that were addressed in the final draft.

Council action is requested to approve the MOU and authorize the Mayor and Clerk to execute the agreement.

5. AUTHORIZATION TO PROCEED WITH PRELIMINARY PLAT APPLICATION FOR DUGDALE PROPERTY

The next step in the project to proceed with the Dugdale property being platted into individual lots for sale is to go through the preliminary plat process. A preliminary plat shows where the lots are to be constructed along with utilities and other infrastructure. A zoning application is required for each preliminary plat that is to be brought forward. The City is the land owner of the property and must be the ones to sign off on the application. The application and required submittals are shown in Exhibit 5A.

Staff recommends to approve the preliminary plat application shown in Exhibit 5A and give the mayor the authority to sign and execute the application to move forward with the process.

July 28, 2018

Rodney Abner Miller Co.
South Shore Land
Site Plan

South Shore Drive

142.41

15' Setback

294.55 105
30' Setback

Impervious

4 units
@ 1654 sq. ft. = 6,616

3 Garages
@ 589 = 1767

1 Garage
@ 617 = 617

Concrete Paving
units 2+4
2 @ 264 = 528

5. double
3 @ 94 = 282
1 @ 110 = 110

Driveways

Unit 1
26 x 21 = 546

Unit 2
34 x 21 = 714

Unit 3
26 x 21 = 546

Unit 4
26 x 21 = 546

317.99

12212 Total
Impervious

Lot 5.24

298.63 x 103.73 = 30,976.89

25.12 x 43.48 = 1,105.26

123 x 19.42 = 2,389.66

123.91 x 18.86/2 = 1,163.76

Lot 5.24
36,605.57

x .35

12,811.95

10' Setback

103.73

Flower Land

Flower Land

1" = 30'



Land Use Plan Categories

Low Density Residential (up to 6 units/acre)	Neighborhood Commercial	Business Flex Overlay
Medium Density Residential (up to 12 units/acre)	Community Commercial	Commercial/Industrial Reserve
High Density Residential (7 or more units/acre)	Highway Commercial	Railroad
Downtown Mixed Use	Business Park	Park/Open Space
Downtown Core	General Industrial	Public/Semi-Public
	Special Industrial	Future Residential Growth Areas

Note: The available base mapping data does not include the entire extent of the city limits. For land use planning purposes, Worthington Regional Airport and the Industrial Waste Water Treatment Plant are considered Public.

- Entrance monumentation
- Interesting and useful directional signage.
- Streetscape improvements along Lake Street to better define a corridor leading to the Downtown.

Redevelopment at this intersection and the reconstruction of the highway will create opportunities to make these improvements.

This area also provides the opportunity to create a commercial area with goods and service to support the neighborhoods in the southern sections of Worthington. Neighborhood oriented commercial uses would also benefit from trail/bike lane connections to Lake Okabena, Downtown and residential neighborhoods on the west side of the tracks.

The Highway Commercial use in the northern portion of this District is part of the commercial node discussed in the East Industrial Growth District. The reconstruction of the Highway 59/60 Corridor creates a catalyst for redevelopment. Convenient highway access and supporting local streets are needed to sustain commercial development at this location.

The Plan shows an area of new Medium Density Residential development along Judson Street and Okabena Streets. This location combined with the existing wetlands makes the property ill-suited for nonresidential uses. Medium density housing fills a need while offering a good fit with the setting.

West Residential

At first glance, the West Residential District appears to be a collection of residential neighborhoods organized around Lake Okabena. These characteristics only partially described the area. In some respects, the West Residential District contains the widest range of land uses in Worthington.



Residential land uses define this district. Planning for this area must recognize the diversity of residential land uses.

- While the Land Use Map depicts areas as Low Density Residential, the actual use represents a range of single family homes. Many of the homes in the Tower/Diagonal/9th Street "triangle" were built before 1960. The District also contains some of the newest housing stock in Worthington.
- The medium density residential uses contain several styles of single family attached housing. The District contains good examples of how attached units can fit into the character of existing neighborhoods.

The housing stock in this District illustrates the range of housing issues facing Worthington:

- Promoting quality neighborhood design and housing construction from new development.
- Maintaining housing quality in older neighborhoods.
- Integrating new construction into existing neighborhoods as redevelopment projects.

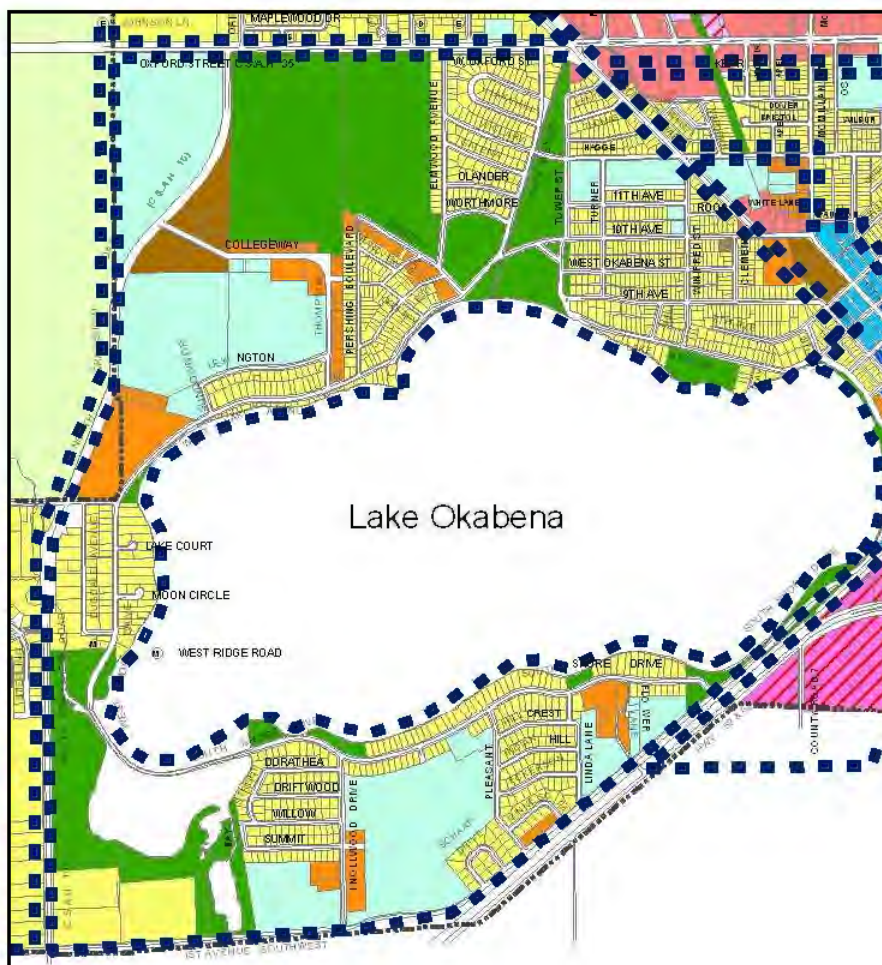


Figure 2-13
Land Use Plan - West Residential District

- Providing a range of housing options to meet the needs of older residents and to address the broader range of life cycle housing needs.
- Providing adequate housing for students attending Minnesota West.

The District has more park land than any other area of Worthington. The primary community parks (Centennial and Chautauqua) are located in West Residential. The District provides recreational facilities in the municipal swimming pool and the Worthington Country Club. Olson Park includes 62 campsites.

Public land uses are also important elements of this District. Prairie Elementary, Worthington Middle School and Minnesota West Community and Technical College are located in West Residential. The Worthington Area Learning Center occupies the former West Elementary building.

The park and public uses create a unique mixed use environment for this District. The Comprehensive Plan seeks to maintain a balance between these community-oriented uses and sustainable residential neighborhoods. A key to achieving this objective is the function of the local street system. Serving community uses with adequate collector and arterial streets provides access to the public and keeps traffic off of neighborhood streets. A supporting way-



Maintaining the use and quality of Lake Okabena is essential to this District and the community.



PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	----
PROPERTY LINE	-----
SUBMIT LINE (APPROX.)	- - - - -
BITUMINOUS PAVEMENT	
CONCRETE SIDEWALK	
CONCRETE PAVEMENT	
FLY CURB AND GUTTER	
FIELD SURFACE	
RESIDENT TRACK SURFACE	
CRUSHED AGGREGATE LIMESTONE	
TRACK RADIUS POINT	•

NOTE: THE CONTRACTOR IS TO EMPLOY THE SERVICES OF A REGISTERED LAND SURVEYOR TO PERFORM THE SPECIFIC LANDWORK AND TO PREPARE GRADE VERIFICATION SURVEYS. THE GRADE VERIFICATIONS SHALL BE SUBMITTED AFTER THE DATE OF SUBSTANTIAL COMPLETION, PRIOR TO PROJECT CLOSE OUT, AND PRIOR TO THE RELEASE OF RETAINAGE. DO NOT PROCEED WITH WORK UNTIL GRADE VERIFICATION SURVEYS HAVE BEEN PERFORMED.

CONTRACTOR SHALL REFER TO SPECIFICATION SECTIONS 32.12.16 - ASPHALT CONCRETE PAVING, 32.13.13 - EXTERIOR CONCRETE PAVING, 32.11.22 - CONCRETE BASES, AND 31.00.00 - EARTHWORK.

PHASED NOTE:
AS-BUILT SURVEY AND CONSTRUCTION TESTING RESULTS OF
EXISTING BASE COURSE AND FIELD EVENTS SHALL BE
PROVIDED TO OWNER PRIOR TO TRACK SURFACING CONTRACTOR. PRIOR
PAVING FOR TRACK AND FIELD EVENTS, INTENT IS FOR OWNER HIRER
TRACK CONTRACTOR TO REVIEW AS-BUILT AND TESTING REPORTS AND
VERIFY EXISTING SITE CONDITIONS ARE ACCEPTABLE FOR TRACK
INSTALLATION. TROWEL FIELD 2020 IMPROVEMENTS CONTRACTOR SHALL
BE RESPONSIBLE FOR ADJUSTMENTS IF AS-BUILT SURVEY AND
TESTING RESULTS SHOW DEFICIENCIES IN AGGREGATE PLACEMENT
PRIOR TO PLACEMENT OF ASPHALT.

[illegible]

7. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
8. ALL DRAIN AND GUTTER ARE TO BE IN PLACE CONCRETE CUREDS AND GUTTERS UNLESS NOTED OTHERWISE.
9. IT IS DESIRABLE TO HAVE A MINIMUM OF ONE FOOT CLEARANCE FROM THE SIDE OF AN UNPAVED DRIVEWAY.
10. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING AND SCHEDULED LAYOUT.
11. FOLLOW ALL CITY OF WASHINGTON RULES, REGULATIONS AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
12. THE CONTRACTOR IS TO CONTACT THE CITY OF WASHINGTON FIRE MARSHAL FOR THE EXACT PLACEMENT OF FIRE DEPARTMENT-RELATED EQUIPMENT ON THE PROPERTY.
13. REFER TO STRUCTURAL PLANS FOR STEEP SLOPES ALL WALLS ARE TO BE CENTERED ON THE DOOMS.
14. METAL REINFORCEMENT DISTRIBUTION, BARGE CONNECTION IS ADVISORY TO BUILDING FLOOR.
15. PROVIDE PROTECTIVE TOP COVERING THROUGHOUT. NO ABUSE OR CARE TRANSFERS OR POKING OF WATER WILL BE ALLOWED.
16. ALL CONCRETE CURBS ARE OUTSTANDING CEMENT. NO ABUSE OR CARE TRANSFERS OR POKING OF WATER WILL BE ALLOWED.
17. MATCH NEW CONCRETE INTO EXISTING CONCRETE. NO ABUSE OR CARE TRANSFERS OR POKING OF WATER WILL BE ALLOWED.
18. REMOVE EXISTING PAVEMENT, SIDEWALK, AND CURB AND CLIMATE TO NEAREST ADJACENT. COORDINATE NEIGHBORLY CONCERN WITH CITY ENGINEER.
19. NOTIFY TO SUPERVISORS FOR ANY CHANGES TO CURRENT QUALITY REQUIREMENTS PRIOR TO PLACEMENT OF FINAL-BASE COURSE.

- Overall Dimensions
28.3' high x 32' wide
- Sound System w/ Logo
SS-1500HD
6' high x 8' wide
(above Scoreboard)
- Arched Truss w/ Routed
Aluminum Letters
DA-1006-32
4' high x 12' wide @2
(beside Sound System)
- Multisport Scoreboard
(Football)
MS-2032-VV-PV
5.5' high x 32' wide
(above Video Display)
- Daktronics Video Display
VX-15HD-336x600
16.8' high x 32' wide
Active Area:
16.8' high 30' wide
Display Borders:
16.8' high x 12' wide @2
(beside Video Display)



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ALL DIMENSIONS ARE APPROXIMATE

WORTHINGTON ISD WORTHINGTON, MN

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INSTALLATION PHOTO

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ALL DIMENSIONS ARE APPROXIMATE

WORTHINGTON ISD WORTHINGTON, MN

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Exhibit 2C

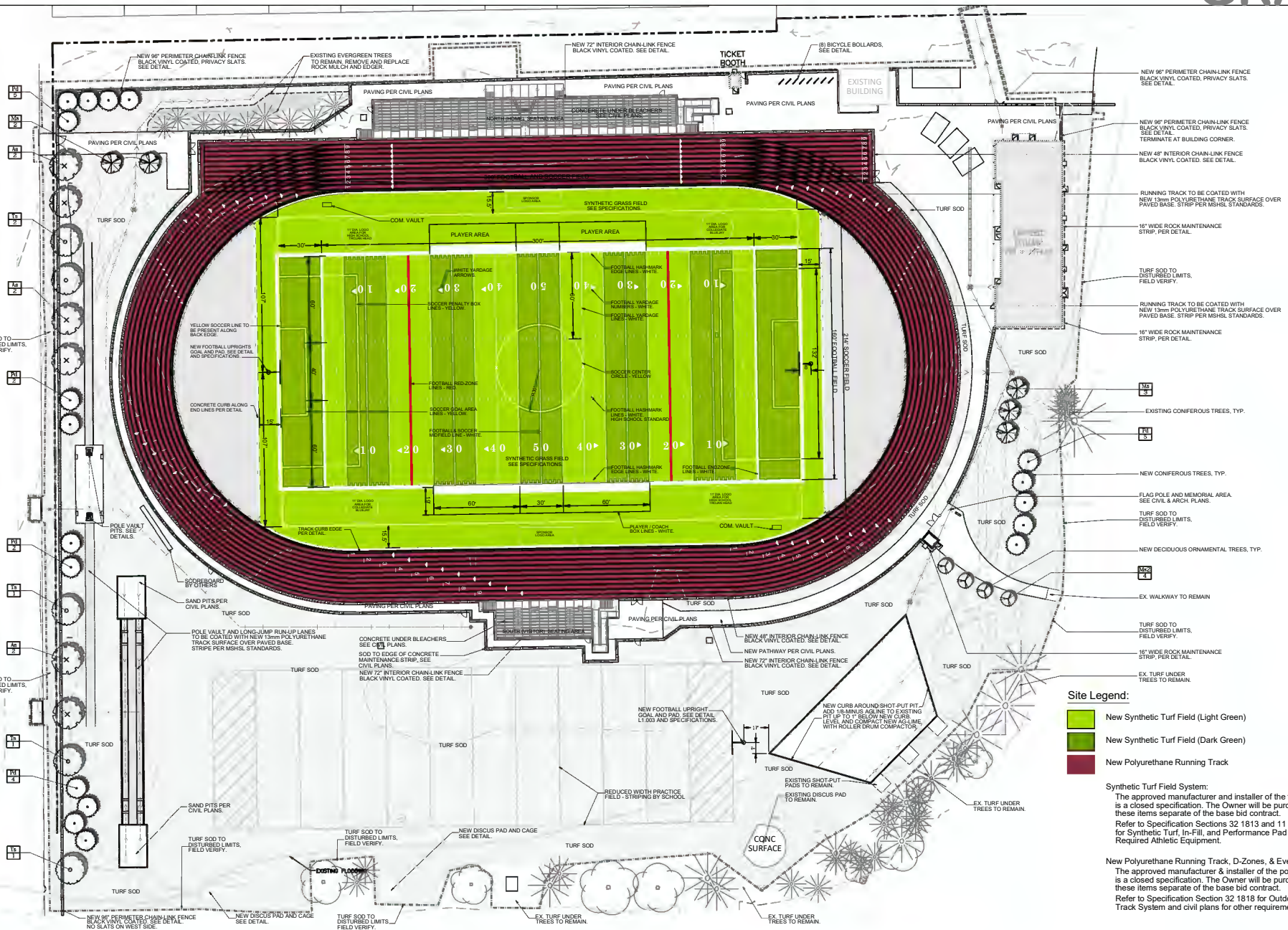
TROJAN FIELD 2020
IMPROVEMENTS1211 CLARY STREET
WORTHINGTON, MN 56187Independent School
District #5181117 MARINE AVENUE
WORTHINGTON, MN 56187WOLD ARCHITECTS
AND ENGINEERS152 Measure Street, Suite W3080
St. Paul, MN 55105

wold.com | 612.327.7773

ics CONSULTING, INC.

3800 Pleasant Ridge Drive NE, Suite 180
Blaine, MN 55449

ics-consult.com | 763.354.2670

BKBM
ENGINEERS6120 Erie Brown Dr., Suite 700
Minneapolis, MN 55430
Phone: (763) 843-0430
Fax: (763) 843-0421
www.bkbm.comCAIYX
DESIGN GROUPLandscape Architecture
Planning
415 N. Hennepin Avenue, Suite 307
St. Paul, MN 55103
(612) 782-2118 | cdesigngroup.com

Site Legend:

- New Synthetic Turf Field (Light Green)
- New Synthetic Turf Field (Dark Green)
- New Polyurethane Running Track

Synthetic Turf Field System:

The approved manufacturer and installer of the field is a closed specification. The Owner will be purchasing these items separate of the base bid contract.

Refer to Specification Sections 32 1813 and 11 6833 for Synthetic Turf, In-Fill, and Performance Pad plus Required Athletic Equipment.

New Polyurethane Running Track, D-Zones, & Event Lanes:

The approved manufacturer and installer of the polyurethane is a closed specification. The Owner will be purchasing these items separate of the base bid contract.

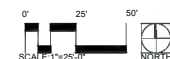
Refer to Specification Section 32 1818 for Outdoor Running Track System and civil plans for other requirements.

NOTES:

1. Refer to Sheets L1.003-L1.005 for Details, Notes, and Requirements.
2. Refer to Civil Engineer's plans for grading, drainage, and site plan information plus Concrete Specifications.
3. Contractor to coordinate all work with ISD 518 and Worthington High School Grounds Staff.
4. See written specifications for additional requirements.
5. Refer to Sheet L1.002 for new Polyurethane track coating + striping requirements.
6. Refer to Sheet L1.002 for Gate Call-Outs and Sheet L1.004 for Fence & Gate Details / Schedule.

SPORTS MARKINGS REQUIRED:




1. High School / Collegiate Football (White)
 2. High School Soccer (Yellow)
- >Refer to Specifications for line colors. Synthetic Turf field manufacturer is required to provide full-color striping and marking layout shop drawing for review and approval.

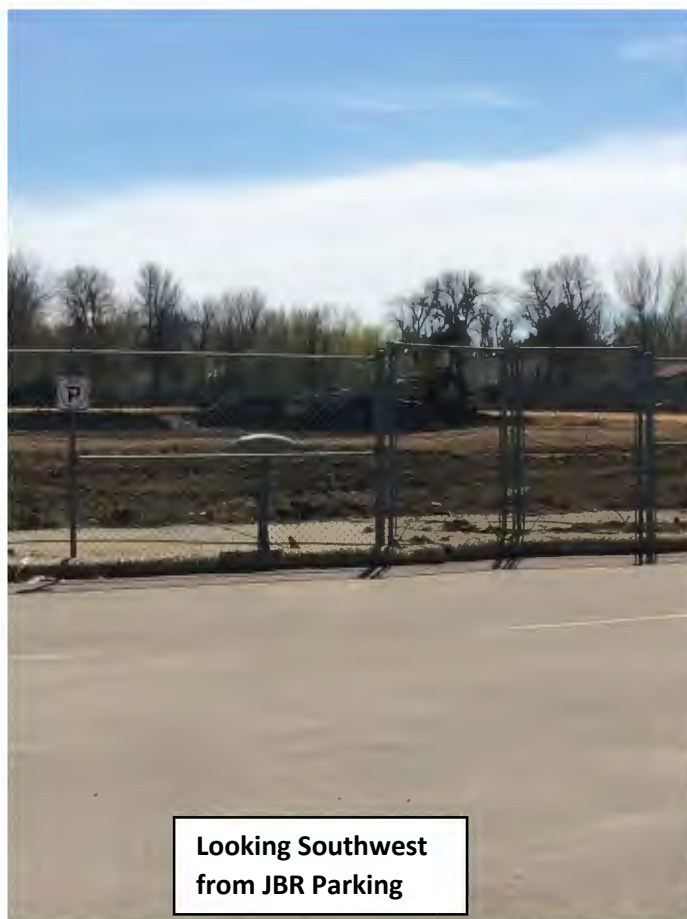
ATHLETIC FIELD
AND LANDSCAPE
LAYOUT PLAN

Sheet #:

L1.001

PLANT SCHEDULE

<u>TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>	
	An	Acer rubrum `Northwood`	Northwood Maple	2.5" Cal.	B&B	6	
	Ms2	Malus x `Pink Spires`	Pink Spires Crab Apple	1.5" Cal.	B&B	4	
	Ms	Malus x `Spring Snow`	Spring Snow Crab Apple	1.5" Cal.	B&B	5	
	Pd	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	18	
	Ts	Tilia cordata `Greenspire`	Greenspire Linden	2.5" Cal.	B&B	5	
<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>QTY</u>
	Pa	Poa pratensis `Admiral`	Kentucky Bluegrass	sod			139,356 sf



Looking Southwest
from JBR Parking



Looking Northeast
from Oslo Street



Looking Southeast
from Oslo Street

Trojan Field (1220 Oslo Street)

2020

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
26	27	28	29	30	1	2
3	4 3:00pm - Water and Light Commission	5 7:00pm - City Planning Commission	6	7	8	9
10	11 9:00am - Center for Active Living 7:00pm - City Council Meeting	12 5:15pm - Memorial Auditorium Advisory Board	13	14 5:15pm - Public Arts Commission	15 7:00am - City, County, College, ISD 518 Meeting (Varies)	16
17	18 3:00pm - Water and Light Commission	19	20 3:00pm - Council Work Session	21 7:00am - WREDC	22	23
24	25	26	27 5:15pm - HRA Meeting (Varies)	28 1:30pm - Traffic and Safety Committee	29	30
31	1	NOTES:				

**MEMORANDUM OF UNDERSTANDING
BETWEEN COMMUNITY ASSET DEVELOPMENT GROUP
AND CITY OF WORTHINGTON**

1. Parties. This Memorandum of Understanding (hereinafter referred to as “MOU”) is made and entered into by and between the Community Asset Development Group (hereinafter referred to as “CADG”), whose address is 1110 Yellow Brick Road, Chaska, MN 55318, and the City of Worthington (hereinafter referred to as “CITY”), whose address is PO Box 279, Worthington, MN 56187.

2. Purpose. The purpose of this MOU is to establish the terms and conditions under which the CADG will develop a 40-unit market rate housing project in the CITY.

3. Term of MOU. This MOU is effective upon the day and date last signed and executed by the duly authorized representatives of the parties to this MOU and the governing bodies of the parties’ respective counties or municipalities and shall remain in full force and effect provided the CADG complies with the schedule shown in EXHIBIT A. This MOU may be terminated, without cause, by either party upon 14 days written notice, which notice shall be delivered by hand or by certified mail to the address listed above.

4. Responsibilities of CADG. The CADG shall acquire the property shown in EXHIBIT B from the CITY; develop a market rate apartment on the site shown in EXHIBIT B consisting of a minimum of 40 units generally consistent with the site plan shown in EXHIBIT C; prepare, at its cost, architectural plans, obtain financing and complete all required pre development activities; develop the building generally consistent with the building elevations as shown on EXHIBIT D; pay all required CITY building and development fees; reserve a minimum of 20% of the units for renters with incomes of 50% or less of the area median income as defined by the Minnesota Housing Finance Agency (MHFA); obtain site and building plan approvals from CITY; execute a management agreement with an apartment management firm experienced in market rate rental operations for the ongoing operation of the facility; and initiate construction of the facility prior to June 1, 2021 completing construction within 11 months.

6. Responsibilities of CITY. The CITY shall provide community support for the project; establish a “pay-as-you-go” housing tax increment financing district to provide financial support for the project; enter into a development agreement whereby CITY rebates to the CADG ninety (90) percent of the annual tax increment generated by the project to achieve a reasonable rate of return for CADG, up to over a 25-year period; negotiate a purchase agreement for the property shown in EXHIBIT B in good faith to ensure the financial viability of the project; and assist CADG in preparing any necessary grant applications for the project.

7. General Provisions.

A. Amendments. Either party may request changes to this MOU. Any changes, modifications, revisions, or amendments to this MOU which are mutually agreed upon by and between the parties to this MOU shall be incorporated by written instrument, and effective when executed and signed by all parties to this MOU.

B. Applicable Law. The construction, interpretation and enforcement of this MOU shall be governed by the laws of the State of Minnesota. The courts of the State of Minnesota shall have jurisdiction over any action arising out of this MOU and over the parties, and the venue shall be the Fifth District Court of Nobles County, Minnesota.

D. Entirety of Agreement. This MOU, consisting of 7 pages, represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations, and agreements, whether written or oral.

E. Severability. Should any portion of this MOU be judicially determined to be illegal or unenforceable, the remainder of the MOU shall continue in full force and effect, and either party may renegotiate the terms affected by the severance.

G. Third Party Beneficiary Rights. The parties do not intend to create in any other individual or entity the status of a third-party beneficiary, and this MOU shall not be construed to create such status or inure to the benefit of any other party. The rights, duties and obligations contained in this MOU shall operate only between the parties to this MOU and shall inure solely to the benefit of the parties to this MOU. The provisions of this MOU are intended only to assist the parties in determining and performing their obligations under this MOU. The parties to this MOU intend and expressly agree that only parties signatory to this MOU shall have any legal or equitable right to seek to enforce this MOU, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this MOU, or to bring an action for the breach of this MOU.

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TO BOTTOM OF PAGE

8. Signatures. In witness whereof, the parties to this MOU through their duly authorized representatives have executed this MOU on the days and dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this MOU as set forth herein.

The effective date of this MOU is the date of the signature last affixed to this page.

Community Asset Development Group

David Pokorney, Date

Bob Roepke, Date

City of Worthington

Mike Kuhle, Mayor Date

Melinda Eggers, Clerk Date

EXHIBIT A

CADG and CITY agree that prior to June 30, 2020 they will enter into a development agreement which will remain in force provided the following schedule is met by CADG:

- Prior to July 30, 2020 has submitted concept plans to CITY for its review and approval
- Prior to September 30, 2020 CADG has obtained a preliminary financing commitment for the project
- Prior to September 15, 2020 CADG has obtained final CITY site plan approvals

EXHIBIT B

Approximately 1.79 acres located east of Grand Avenue south of an easterly extension of Darling Drive in the City of Worthington, Nobles County, Minnesota (a portion of Nobles County parcel number 31-3845-000) as illustrated below:



EXHIBIT C

Proposed development site plan:



EXHIBIT D

Proposed development elevation:



CITY OF WORTHINGTON PLANNING AND ZONING

APPLICATION FORM

Note to applicant: This is a comprehensive application form. You only need to complete those items related to your type of development. All items must be completed prior to acceptance of the application.

NAME OF APPLICANT City of Worthington PHONE 507-372-8600
 ADDRESS 303 9th St CITY Worthington STATE MN ZIP 56187
 LEGAL DESCRIPTION OF THE PROPERTY "See preliminary plat"

BRIEF DESCRIPTION OF REQUEST Preliminary Plat of 38 Lots for "Dugdale Property"

(attach additional sheets if necessary)

<u>TYPE OF APPLICATION</u>	<u>FEE</u>	<u>REQUIRED SUBMITTALS</u> (See reverse side.)
PRELIMINARY PLAT <u>X</u>	\$150 +\$2 PER LOT (38 Lots)	3
REZONING _____	\$200 +\$1 PER ACRE*	1
ZONING TEXT CHANGE _____	\$200*	7
CONDITIONAL USE PERMIT _____	\$200*	4
VACATION OF PUBLIC WAY _____	\$75*	5
PLANNED UNIT DEVELOPMENT _____	\$350*	1,3,4
AMENDED P.U.D. _____	\$150*	1,3,4
VARIANCE _____	\$200*	2,4
ADMINISTRATIVE APPEAL _____	\$30	6
APPEAL _____	\$30	6
VACATE EASEMENT NON-PLATTED _____	\$25*	8
VACATE EASEMENT PLATTED _____	\$100*	8

*A recording fee of \$46.00 (plus \$1.00 per page over 15) is required when the application is submitted; payable to Nobles County Recorder. If application is denied, the recording fee will be refunded.

I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Applicant's Name (Please Print) _____

Owner's Name (Please Print) _____

Applicant's Signature _____

Owner's Signature _____

(the following items will be completed by City staff)

DATE FILED _____ FEE PAID \$ _____ RECEIPT NO. _____ PARCEL NO. _____

DESCRIPTIONS OF REQUIRED SUBMITTALS:

1. A map drawn to scale of at least 200 feet to the inch showing the land in question with the length and location of each boundary thereof.
2. Statement why the refusal of a variance would involve unnecessary hardship for the applicant.
3. Three copies of the plat shall be submitted containing the following information:
 - a) The legal description of the property to be platted.
 - b) Contour intervals of not more than two (2) feet, and a profile of street grades.
 - c) The location of such surface features as property lines, buildings, railroads, utilities, water courses, and similar items affecting the development.
 - d) The location and size of such subsurface features as proposed and existing, such as the nearest available sanitary and storm sewers, water mains, culverts, drain pipes or ditches, road surfacing and similar items.
 - e) A Vicinity Sketch or Key Map at a scale of not more than 200 feet to the inch, showing all existing subdivisions, streets and tract lines of acreage parcels, together with parcels of land within 300 feet of the outer boundaries of the proposed subdivision. It shall also show how streets and alleys in the proposed subdivision are aligned with streets and alleys in neighboring subdivisions or undeveloped property to produce the most advantageous development of the entire neighboring area.
 - f) The title under which the proposed subdivision is to be recorded, with the name of the owner and the subdivider, the north point, scale, date, and the name of the landscape architect, surveyor or engineer. The scale shall be 100 feet to the inch.
 - g) Any sites proposed for schools, parks, playgrounds; provisions for major thoroughfares, etc., so that the time and manner of their dedication to the City or School District may be considered or determined.
 - h) The Zoning District in which the proposed subdivision is to be located, square footage of all lots included in the subdivision, and building setback lines.
4. A complete site plan, including but not limited to: location of proposed structures, driveways, parking areas, landscaping, and building elevations.
5. A petition of owners of more than 50% of the property fronting upon any portion of any street or public way together with a petition of the owners of more than 50% of the property within a distance of 300 feet in each direction from the ends of such portion so proposed to be vacated.
6. A statement as to why the action taken is not appropriate and should be overturned.
7. A statement and list of reasons as to why the Zoning Text should be amended.
8. A description of the easement area that is requested to be vacated.



GLENWOOD HEIGHTS SECOND ADDITION

PRELIMINARY PLAT
WORTHINGTON, MINNESOTA

 **BOLTON
& MENK** 1501 SOUTH
FAIRMONT
MINNEAPOLIS, MN 55404

PART OF SECTION 28, TOWNSHIP 502 NORTH
RANGE 40 WEST, NOBLES COUNTY, MN

FOR: CITY OF WORTHINGTON

INR NUMBER: FEB 1981 FIELDBOOK: DRAWN BY: NPM

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
NON-DEPARTMENTAL	GENERAL FUND	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH INS PREMIUM 49ERS	494.15
			HEALTH INS PREMIUM 49ERS	460.37
			HEALTH INS MAY FOR JUNE	256.16
			UNION DUES	239.67
			GARNISHMENT	39.22
			SUPPORT ORDER	119.52_
			TOTAL:	1,609.09
MAYOR AND COUNCIL	GENERAL FUND	VERIZON WIRELESS	WIRELESS SERVICE	41.57_
			TOTAL:	41.57
ADMINISTRATION	GENERAL FUND	VERIZON WIRELESS	WIRELESS SERVICE	51.07_
			TOTAL:	51.07
ENGINEERING ADMIN	GENERAL FUND	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	358.11
			HEALTH PREMIUM 49ERS	785.85
			VERIZON WIRELESS	92.32_
			TOTAL:	1,236.28
ECONOMIC DEVELOPMENT	GENERAL FUND	VERIZON WIRELESS	WIRELESS SERVICE	31.65_
			TOTAL:	31.65
POLICE ADMINISTRATION	GENERAL FUND	LIEPOLD RANDY	PLASTIC TARP, TAPE	29.71_
			TOTAL:	29.71
FIRE ADMINISTRATION	GENERAL FUND	ARNOLD MOTOR SUPPLY LLP	#4 SPARK PLUGS	13.55
			IUOE LOCAL 49 FRINGE BENEFIT FUND	9.09_
			TOTAL:	22.64
PAVED STREETS	GENERAL FUND	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	1,572.58
			HEALTH PREMIUM 49ERS	1,338.41
			HEALTH PREMIUM 49ERS	318.63
			MEDIACOM	242.08
			VERIZON WIRELESS	36.16
			WIRELESS SERVICE	102.14_
			TOTAL:	3,610.00
PUBLIC WORK SHOP	GENERAL FUND	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	524.18
			HEALTH PREMIUM 49ERS	165.19_
			TOTAL:	689.37
ICE AND SNOW REMOVAL	GENERAL FUND	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	468.35_
			TOTAL:	468.35
SIGNS AND SIGNALS	GENERAL FUND	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	215.05
			HEALTH PREMIUM 49ERS	87.09_
			TOTAL:	302.14
LAKE IMPROVEMENT	GENERAL FUND	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	318.64_
			TOTAL:	318.64
MEMORIAL AUDITORIUM	MEMORIAL AUDITORIUM	BRIAN POWERS	MONTHLY BOILER CHECK	310.00
			VERIZON WIRELESS	31.65_
			TOTAL:	341.65
NON-DEPARTMENTAL	RECREATION	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH INS PREMIUM 49ERS	197.61

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HEALTH INS PREMIUM 49ERS	287.07
			TOTAL:	484.68
SOCCKER COMPLEX	RECREATION	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	64.28
			TOTAL:	64.28
PARK AREAS	RECREATION	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	1,012.32
			HEALTH PREMIUM 49ERS	823.87
			HEALTH PREMIUM 49ERS	233.63
		TRACTOR SUPPLY CREDIT PLAN	SPRAYERS	10.97
		VERIZON WIRELESS	WIRELESS SERVICE	51.07
			WIRELESS SERVICE	36.57
			TOTAL:	2,168.43
OLSON PARK CAMPGROUND	RECREATION	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	53.76
		VERIZON WIRELESS	WIRELESS SERVICE	55.65
			TOTAL:	109.41
TREE REMOVAL	RECREATION	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	53.76
			HEALTH PREMIUM 49ERS	536.77
			TOTAL:	590.53
NON-DEPARTMENTAL	ECONOMIC DEV AUTHO	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH INS PREMIUM 49ERS	2.33
			TOTAL:	2.33
TRAINING/TESTING CENTE	ECONOMIC DEV AUTHO	MINNESOTA ENERGY RESOURCES CORP	GAS SERVICE	774.43
			TOTAL:	774.43
MISC HOUSING DEVELOPME	ECONOMIC DEV AUTHO	MINNESOTA OFFICE OF ADMIN HEARINGS	FILING FEE	50.00
			TOTAL:	50.00
BUSINESS DEVELOPMENT	ECONOMIC DEV AUTHO	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	13.19
			TOTAL:	13.19
NON-DEPARTMENTAL	IMPROVEMENT CONST	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH INS PREMIUM 49ERS	81.08
			HEALTH INS PREMIUM 49ERS	84.47
			TOTAL:	165.55
2019 HOMEWOOD HILLS ST	IMPROVEMENT CONST	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	121.25
			HEALTH PREMIUM 49ERS	119.11
			TOTAL:	240.36
RYANS RD-MCMILLAN TO 5	IMPROVEMENT CONST	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	280.29
			HEALTH PREMIUM 49ERS	240.82
			TOTAL:	521.11
EAST AVE-CSAH E ST. IM	IMPROVEMENT CONST	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	6.36
			TOTAL:	6.36
OVERLAY PROGRAM	IMPROVEMENT CONST	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	388.57
			HEALTH PREMIUM 49ERS	215.77
			TOTAL:	604.34
N CRAILSHEIM RD SAN.SE	IMPROVEMENT CONST	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	10.49
			TOTAL:	10.49

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
AQUATIC CENTER FACILIT	AQUATIC CENTER FAC	BTU INC	POOL BOILERS	6,100.00
			TOTAL:	6,100.00
NON-DEPARTMENTAL	WATER	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH INS PREMIUM 49ERS	406.03
			HEALTH INS PREMIUM 49ERS	404.23
			TOTAL:	810.26
O-PUMPING	WATER	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	165.32
			HEALTH PREMIUM 49ERS	165.02
			TOTAL:	330.34
O-PURIFY LABOR	WATER	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	508.06
			HEALTH PREMIUM 49ERS	483.61
			TOTAL:	991.67
O-DIST UNDERGRND LINES	WATER	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	1,564.51
			HEALTH PREMIUM 49ERS	1,031.46
			TOTAL:	2,595.97
O-DISTR METERS	WATER	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	26.39
			TOTAL:	26.39
O-DISTR MISC	WATER	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	134.40
			HEALTH PREMIUM 49ERS	208.48
			TOTAL:	342.88
M-SOURCE WELLS & SPRNG	WATER	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	34.95
			TOTAL:	34.95
M-TRANS MAINS	WATER	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	280.91
			HEALTH PREMIUM 49ERS	773.19
			TOTAL:	1,054.10
ADMIN OFFICE SUPPLIES	WATER	ONE OFFICE SOLUTION-WOUTIL RESERVE ACCOUNT-ACCOUNT#30233498	TONER	31.75
			POSTAGE BY PHONE	150.00
			TOTAL:	181.75
ACCTS-RECORDS & COLLEC	WATER	RESERVE ACCOUNT-ACCOUNT#30233498	POSTAGE BY PHONE	1,350.00
			TOTAL:	1,350.00
PROJECT #2	WATER	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	106.75
			HEALTH PREMIUM 49ERS	49.12
			TOTAL:	155.87
PROJECT #11	WATER	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	31.81
			HEALTH PREMIUM 49ERS	134.29
			HEALTH PREMIUM 49ERS	56.84
		MINNESOTA DEPARTMENT OF HEALTH	2020 WATER SCHEDULES 1&2	150.00
			TOTAL:	372.94
NON-DEPARTMENTAL	MUNICIPAL WASTEWAT	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH INS PREMIUM 49ERS	654.73
			HEALTH INS PREMIUM 49ERS	652.84
			HEALTH INS MAY FOR JUNE	165.84
			TOTAL:	1,473.41
O-SOURCE MAINS & LIFTS	MUNICIPAL WASTEWAT	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	134.34

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HEALTH PREMIUM 49ERS	183.04
			TOTAL:	317.38
O-PURIFY LABOR	MUNICIPAL WASTEWAT	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	1,053.92
			HEALTH PREMIUM 49ERS	1,161.32
			TOTAL:	2,215.24
O-PURIFY LABORATORY	MUNICIPAL WASTEWAT	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	565.86
			HEALTH PREMIUM 49ERS	562.99
			TOTAL:	1,128.85
M-SOURCE MAINS & LIFTS	MUNICIPAL WASTEWAT	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	829.80
			HEALTH PREMIUM 49ERS	749.02
			TOTAL:	1,578.82
O-PURIFY EQUIPMENT	MUNICIPAL WASTEWAT	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	1,126.44
			HEALTH PREMIUM 49ERS	1,043.23
			TOTAL:	2,169.67
ADMIN OFFICE SUPPLIES	MUNICIPAL WASTEWAT	ONE OFFICE SOLUTION-WOUTIL	TONER	31.74
		RESERVE ACCOUNT-ACCOUNT#30233498	POSTAGE BY PHONE	150.00
			TOTAL:	181.74
ACCT-RECORDS & COLLECT	MUNICIPAL WASTEWAT	RESERVE ACCOUNT-ACCOUNT#30233498	POSTAGE BY PHONE	1,350.00
			TOTAL:	1,350.00
NON-DEPARTMENTAL	ELECTRIC	MISCELLANEOUS V LING KRISTINE	REFUND OF CREDITS-ACCT FIN	86.16
		MANGELS MARY	REFUND OF CREDITS-ACCT FIN	87.69
			TOTAL:	173.85
O-DISTR SUPER & ENG	ELECTRIC	ONE OFFICE SOLUTION-WOUTIL	PAPER ROLLS	32.28
			TONER	75.89
			TOTAL:	108.17
O-DISTR MISC	ELECTRIC	AMARIL UNIFORM COMPANY	FR HI-VIS SHIRTS	1,129.67
		MINNESOTA OFFICE OF ADMIN HEARINGS	FILING FEE	50.00
		UNITED PARCEL SERVICE INC	UPS INTERNET SHIPPING CHAR	39.63
			TOTAL:	1,219.30
CUSTOMER INSTALL EXPEN	ELECTRIC	NOBLES COUNTY	REBATE	640.00
			TOTAL:	640.00
M-DISTR UNDERGRND LINE	ELECTRIC	RUNNINGS SUPPLY INC-ACCT#9502440	GRASS SEED	64.99
			GRASS SEED	158.98
			TOTAL:	223.97
ADMIN OFFICE SUPPLIES	ELECTRIC	ONE OFFICE SOLUTION-WOUTIL	TONER	63.50
		RESERVE ACCOUNT-ACCOUNT#30233498	POSTAGE BY PHONE	300.00
			TOTAL:	363.50
ACCTS-RECORDS & COLLEC	ELECTRIC	RESERVE ACCOUNT-ACCOUNT#30233498	POSTAGE BY PHONE	2,700.00
			TOTAL:	2,700.00
FA DISTR STATION EQUIP	ELECTRIC	BENTS TRUCKING	SUBSTATION ROCK	10,403.71
		DGR ENGINEERING	SUBSTATION 2 SCADA ENHANCE	2,250.00
			TOTAL:	12,653.71

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
FA DISTR ST LITE & SIG ELECTRIC		BORDER STATES ELECTRIC SUPPLY	FLOOD SEAL KITS, ST. LIGHT	204.85_
			TOTAL:	204.85
FA DISTR METERS	ELECTRIC	WALKER ELECTRIC LLC	DRU-1432 HILLCREST AVENUE	78.90_
			TOTAL:	78.90
NON-DEPARTMENTAL	INDUSTRIAL WASTEWA IUOE LOCAL 49 FRINGE BENEFIT FUND		HEALTH INS PREMIUM 49ERS	14.03
			HEALTH INS PREMIUM 49ERS	9.31_
			TOTAL:	23.34
PROJECT #7	INDUSTRIAL WASTEWA IUOE LOCAL 49 FRINGE BENEFIT FUND		HEALTH PREMIUM 49ERS	79.53
			HEALTH PREMIUM 49ERS	52.77_
			TOTAL:	132.30
NON-DEPARTMENTAL	STORM WATER MANAGE IUOE LOCAL 49 FRINGE BENEFIT FUND		HEALTH INS PREMIUM 49ERS	123.38
			HEALTH INS PREMIUM 49ERS	61.84_
			TOTAL:	185.22
STORM DRAINAGE	STORM WATER MANAGE IUOE LOCAL 49 FRINGE BENEFIT FUND		HEALTH PREMIUM 49ERS	66.17
			HEALTH PREMIUM 49ERS	63.81_
			TOTAL:	129.98
STREET CLEANING	STORM WATER MANAGE IUOE LOCAL 49 FRINGE BENEFIT FUND		HEALTH PREMIUM 49ERS	537.63
			HEALTH PREMIUM 49ERS	207.28_
			TOTAL:	744.91
PROJECT #6	STORM WATER MANAGE IUOE LOCAL 49 FRINGE BENEFIT FUND		HEALTH PREMIUM 49ERS	95.44
			HEALTH PREMIUM 49ERS	72.81_
			TOTAL:	168.25
PROJECT #28	STORM WATER MANAGE IUOE LOCAL 49 FRINGE BENEFIT FUND		HEALTH PREMIUM 49ERS	6.61_
			TOTAL:	6.61
O-GEN MISC	LIQUOR	BTU INC	HEATING SYSTEM SERVICE	86.80
		COMPUTER LODGE LLC	E-MAIL SERVICE	47.50_
			TOTAL:	134.30
NON-DEPARTMENTAL	AIRPORT	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH INS PREMIUM 49ERS	8.55_
			TOTAL:	8.55
O-GEN MISC	AIRPORT	IUOE LOCAL 49 FRINGE BENEFIT FUND	HEALTH PREMIUM 49ERS	48.45_
			TOTAL:	48.45

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
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===== FUND TOTALS =====

101	GENERAL FUND	8,410.51
202	MEMORIAL AUDITORIUM	341.65
229	RECREATION	3,417.33
231	ECONOMIC DEV AUTHORITY	839.95
401	IMPROVEMENT CONST	1,548.21
431	AQUATIC CENTER FACILITY	6,100.00
601	WATER	8,247.12
602	MUNICIPAL WASTEWATER	10,415.11
604	ELECTRIC	18,366.25
605	INDUSTRIAL WASTEWATER	155.64
606	STORM WATER MANAGEMENT	1,234.97
609	LIQUOR	134.30
612	AIRPORT	57.00

GRAND TOTAL:	59,268.04

TOTAL PAGES: 6

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
A & B BUSINESS SOLUTIONS	5/08/20	COPIER SERVICE-RICOH MPC45	GENERAL FUND	ENGINEERING ADMIN	77.82
	5/08/20	COPIER SERVICE-RICOH MPC45	GENERAL FUND	ECONOMIC DEVELOPMENT	77.81_
				TOTAL:	155.63
AMARIL UNIFORM COMPANY	5/08/20	FR FACE MASK	ELECTRIC	O-DISTR MISC	121.11_
				TOTAL:	121.11
AMERICAN BOTTLING COMPANY	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	171.00_
				TOTAL:	171.00
AMERICAN ENGINEERING TESTING INC	5/08/20	BUSS FIELD RESTROOMS	RECREATION	PARK AREAS	1,876.30
	5/08/20	SLATER PARK SHELTER	RECREATION	PARK AREAS	382.90
	5/08/20	CENTENNIAL PARK SHELTER	RECREATION	PARK AREAS	2,791.70
	5/08/20	ENTERTAINMENT SPEC BUILDIN	ECONOMIC DEV AUTHO	BUSINESS DEVELOPMENT	1,404.00_
				TOTAL:	6,454.90
ANDERSON ALIGNMENT	5/08/20	#436 POWER STEERING SERVIC	GENERAL FUND	PAVED STREETS	212.02
	5/08/20	#436 POWER STEERING SERVIC	GENERAL FUND	PAVED STREETS	256.50
	5/08/20	#408 SERVICE	STORM WATER MANAGE	STREET CLEANING	303.70
	5/08/20	#408 SERVICE	STORM WATER MANAGE	STREET CLEANING	100.15_
				TOTAL:	872.37
ARCTIC GLACIER USA INC	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	201.20_
				TOTAL:	201.20
ARIA ENTERPRISES LLC	5/08/20	COVID-19 TESTING SITE PREP	GENERAL FUND	PAVED STREETS	2,900.80_
				TOTAL:	2,900.80
ARNOLD MOTOR SUPPLY LLP	5/08/20	BATTERY CHARGER FOR 4-WHEE	GENERAL FUND	FIRE ADMINISTRATION	43.99_
				TOTAL:	43.99
ARTISAN BEER COMPANY	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	253.70
	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	246.85_
				TOTAL:	500.55
ATLANTIC BOTTLING COMPANY	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	165.99_
				TOTAL:	165.99
B & J OIL CO	5/08/20	SHELL MORLINA 54B 150 & 22	MUNICIPAL WASTEWAT	M-PURIFY EQUIPMENT	615.00_
				TOTAL:	615.00
BELLBOY CORPORATION	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	312.35
	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	3,286.00
	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	964.00
	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	723.91
	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	96.00-
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	5.55
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	79.00
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	21.52
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	2.00-
	5/08/20	CASE CUTTERS	LIQUOR	O-GEN MISC	22.00_
				TOTAL:	5,316.33
BELTLINE CONCRETE INC	5/08/20	COURTS/ PARKING SALES TAX	RECREATION	PARK AREAS	23,435.00_
				TOTAL:	23,435.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
BEVERAGE WHOLESALERS INC	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	8,871.75
	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	6,805.60
	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	240.00
	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	15,155.35
	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	450.10
	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	7,663.30
	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	128.00
	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	358.80-
				TOTAL:	38,955.30
BOLTON & MENK INC	5/08/20	SOUTH CONCRETE APRON	AIRPORT	PROJECT #11	5,220.00_
				TOTAL:	5,220.00
BREAKTHRU BEVERAGE MINNESOTA BEER LLC	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	154.75
	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	3,488.78
	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	274.08
	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	68.90
	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	56.00
	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	3,642.27
	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	72.00
	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	320.00
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	79.63
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	42.86
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	5.55_
				TOTAL:	8,204.82
BUFFALO RIDGE CONCRETE INC	5/08/20	BUFFALO RIDGE CONCRETE INC ELECTRIC		FA DISTR ST LITE & SIG	849.75_
				TOTAL:	849.75
MICHAEL BURNS	5/08/20	SERVICE FRONT DOOR	GENERAL FUND	GENERAL GOVT BUILDINGS	530.00_
				TOTAL:	530.00
C&S CHEMICALS INC	5/08/20	4335 GALLONS OF ALUM	MUNICIPAL WASTEWAT	O-PURIFY MISC	5,050.28_
				TOTAL:	5,050.28
CAMPUS CLEANERS	5/08/20	RENTAL MATS, BAR TOWELS	LIQUOR	O-GEN MISC	37.74
	5/08/20	MATS, BAR TOWELS	LIQUOR	O-GEN MISC	32.18_
				TOTAL:	69.92
CEMSTONE CONCRETE MATERIALS LLC	5/08/20	FLOWABLE FILL-4TH/10TH MAN WATER		M-DISTR PLANT MISC	374.00_
				TOTAL:	374.00
CHAMBER OF COMMERCE	5/08/20	LODGING TAX-MARCH	GENERAL FUND	LODGING TAX/TOURISM	6,833.64_
				TOTAL:	6,833.64
CLAIR VAN GROUW CONSTRUCTION INC	5/08/20	SALES TAX-PARK BUILDINGS	RECREATION	NON-DEPARTMENTAL	9,400.47-
	5/08/20	SALES TAX-PARK BUILDINGS	RECREATION	PARK AREAS	188,009.47_
				TOTAL:	178,609.00
COOPERATIVE ENERGY CO- ACCT # 5910807	5/08/20	GAS FOR BARREL & MOWER	MUNICIPAL WASTEWAT	O-PURIFY MISC	87.58_
				TOTAL:	87.58
CORE & MAIN LP	5/08/20	SERVICE LINE PARTS	WATER	O-DIST UNDERGRND LINES	2,748.28_
				TOTAL:	2,748.28
CULLIGAN OF WORTHINGTON	5/08/20	MONTHLY SERVICE	GENERAL FUND	GENERAL GOVT BUILDINGS	72.35

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	5/08/20	MONTHLY SERVICE	GENERAL FUND	SECURITY CENTER	27.75
	5/08/20	MONTHLY SERVICE	GENERAL FUND	SECURITY CENTER	27.75
	5/08/20	MONTHLY SERVICE	GENERAL FUND	FIRE ADMINISTRATION	7.20
	5/08/20	MONTHLY SERVICE	GENERAL FUND	PAVED STREETS	5.00
	5/08/20	PUBLIC WORKS SHOP	GENERAL FUND	PAVED STREETS	1,314.99
	5/08/20	PUBLIC WORKS SHOP	RECREATION	PARK AREAS	1,000.00
	5/08/20	MONTHLY SERVICE	MUNICIPAL WASTEWAT	O-SOURCE MAINS & LIFTS	18.00_
				TOTAL:	2,473.04
DACOTAH PAPER CO	5/08/20	TRASH CAN LINERS, PAPERTOW	LIQUOR	O-GEN MISC	109.17
	5/08/20	DISINFECTANT	LIQUOR	O-GEN MISC	75.98
	5/08/20	BAGS	LIQUOR	O-GEN MISC	255.48
	5/08/20	DISINFECTING CLEANER	LIQUOR	O-GEN MISC	71.50
	5/08/20	SPRAY BOTTLE	LIQUOR	O-GEN MISC	9.83_
				TOTAL:	521.96
DAKOTA SUPPLY GROUP INC	5/08/20	TRUNK WATER-WAGNER ADDN	PIR/TRUNKS	SP ASSESS-WATER TRUNL	2,160.76
	5/08/20	2020 WATER-2ND & 11TH	WATER	PROJECT #11	12,964.56_
				TOTAL:	15,125.32
DANS ELECTRIC INC	5/08/20	REWIRE HOIST	MUNICIPAL WASTEWAT	M-PURIFY EQUIPMENT	17.90
	5/08/20	REWIRE HOIST	MUNICIPAL WASTEWAT	M-PURIFY EQUIPMENT	350.00_
				TOTAL:	367.90
DEPARTMENT OF LABOR AND INDUSTRY	5/08/20	1ST QTR BLDG PERMT SURCHAR	GENERAL FUND	NON-DEPARTMENTAL	1,648.68_
				TOTAL:	1,648.68
DIAMOND VOGEL PAINT	5/08/20	STREET STRIPING PAINT	GENERAL FUND	SIGNS AND SIGNALS	5,297.46_
				TOTAL:	5,297.46
DOLL DISTRIBUTING LLC	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	11,407.80
	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	3,385.40
	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	14.00
	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	11,372.45
	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	14.00
	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	3,256.15
	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	8,812.10
	5/08/20	WATER	LIQUOR	O-GEN MISC	45.50_
				TOTAL:	38,307.40
EARL F ANDERSEN INC- DIVISION OF SAFET	5/08/20	SIGNS	GENERAL FUND	SIGNS AND SIGNALS	831.55_
				TOTAL:	831.55
ECHO GROUP INC	5/08/20	LIGHT BULBS	MEMORIAL AUDITORIUM	MEMORIAL AUDITORIUM	17.28
	5/08/20	FITTINGS	ELECTRIC	M-DISTR UNDERGRND LINE	34.65
	5/08/20	FITTINGS	ELECTRIC	M-DISTR UNDERGRND LINE	28.02_
				TOTAL:	79.95
ELECTRIC MOTOR CO	5/08/20	BEARING-INFLUENT PUMP MOTO	MUNICIPAL WASTEWAT	M-PURIFY EQUIPMENT	58.00_
				TOTAL:	58.00
EMERGENCY AUTOMOTIVE TECHNOLOGY INC	5/08/20	#20-24, #20-32, #20-35 EQU	GENERAL FUND	POLICE ADMINISTRATION	782.88_
				TOTAL:	782.88
FASTENAL COMPANY	5/08/20	SCREWS, WASHERS, NUTS	GENERAL FUND	SIGNS AND SIGNALS	31.73
	5/08/20	GLOVES FOR CLEANING	GENERAL FUND	CENTER FOR ACTIVE LIVI	22.01

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	5/08/20	CAUTION TAPE	RECREATION	PARK AREAS	190.26_
				TOTAL:	244.00
FERGUSON ENTERPRISES LLC #1657	5/08/20	FILTER PLANT PLUMBING	WATER	M-PURIFY STRUCTURES	11.11_
				TOTAL:	11.11
FIFE WATER SERVICES INC	5/08/20	CHEMICALS	INDUSTRIAL WASTEWA	O-PURIFY MISC	11,595.47_
				TOTAL:	11,595.47
GALLS LLC	5/08/20	UNIFORM ACCESSORIES	GENERAL FUND	POLICE ADMINISTRATION	32.05
	5/08/20	HAND SANITIZER	GENERAL FUND	POLICE ADMINISTRATION	1,604.73_
				TOTAL:	1,636.78
GEOTEK INC	5/08/20	2ND AVE/11TH STREET PROJEC	WATER	PROJECT #11	1,972.05
	5/08/20	2ND AVE/11TH STREET PROJEC	MUNICIPAL WASTEWAT	PROJECT #7	1,972.05_
				TOTAL:	3,944.10
THE GLOBE	5/08/20	ANNUAL SUBSCRIPTION	GENERAL FUND	ADMINISTRATION	113.88
	5/08/20	DRAW CHARGES FOR ROUTE	LIQUOR	O-GEN MISC	53.76_
				TOTAL:	167.64
GOPHER STATE ONE CALL	5/08/20	MONTHLY LOCATE SERVICES	WATER	O-DISTR MISC	62.10
	5/08/20	MONTHLY LOCATE SERVICES	MUNICIPAL WASTEWAT	O-SOURCE MAINS & LIFTS	62.10
	5/08/20	MONTHLY LOCATE SERVICES	ELECTRIC	O-DISTR MISC	124.20_
				TOTAL:	248.40
GRAHAM TIRE OF WORTHINGTON INC	5/08/20	#434 OIL CHANGE	GENERAL FUND	PAVED STREETS	41.32
	5/08/20	#434 OIL CHANGE	GENERAL FUND	PAVED STREETS	11.75
	5/08/20	MULE TIRES	RECREATION	PARK AREAS	30.00
	5/08/20	MULE TIRES	RECREATION	PARK AREAS	8.00
	5/08/20	#505 OIL CHANGE	RECREATION	PARK AREAS	19.43
	5/08/20	#505 OIL CHANGE	RECREATION	PARK AREAS	14.95_
				TOTAL:	125.45
GRAINGER	5/08/20	GATE FOR FENCE ON LAKE FRO	GENERAL FUND	PAVED STREETS	64.36
	5/08/20	GRAINGER	ELECTRIC	M-DISTR ST LITE & SIG	64.80_
				TOTAL:	129.16
HACH COMPANY	5/08/20	AMMONIA N TESTING SUPPLIES	MUNICIPAL WASTEWAT	O-PURIFY LABORATORY	353.97_
				TOTAL:	353.97
HARVEY SIGN SERVICE LLC	5/08/20	SIGNS	LIQUOR	O-GEN MISC	553.46_
				TOTAL:	553.46
HAWKINS INC	5/08/20	TREATMENT CHEMICAL	WATER	O-PURIFY	2,746.84_
				TOTAL:	2,746.84
HILLESHEIM CHRISTOPHER	5/08/20	BOOT REIMBURSEMENT	GENERAL FUND	POLICE ADMINISTRATION	262.88_
				TOTAL:	262.88
HY-VEE INC-61609 (UTILITIES)	5/08/20	ICE FOR SAMPLES	MUNICIPAL WASTEWAT	O-PURIFY LABORATORY	17.96_
				TOTAL:	17.96
HY-VEE INC-61705	5/08/20	FLYNN RETIREMENT	GENERAL FUND	MAYOR AND COUNCIL	79.10_
				TOTAL:	79.10

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
IDEAL LANDSCAPE & DESIGN INC	5/08/20	2019 EAST AVE SEWER EXTENS	IMPROVEMENT CONST	NON-DEPARTMENTAL	3,758.15
	5/08/20	2019 EAST AVE SEWER EXTENS	IMPROVEMENT CONST	19 AVE SEWER EXTENSION	8,983.00_
				TOTAL:	12,741.15
JERRY'S AUTO SUPPLY OF WORTHINGTON INC	5/08/20	ANTIFREEZE	RECREATION	PARK AREAS	10.99
	5/08/20	ANTIFREEZE	RECREATION	PARK AREAS	21.98
	5/08/20	TORO MOWER	RECREATION	PARK AREAS	13.89_
				TOTAL:	46.86
JOB SHQ	5/08/20	PUBLIC WORKS & FD POSITION	GENERAL FUND	PERSONNEL & RECRUITMEN	1,568.00_
				TOTAL:	1,568.00
JOHNSON BROTHERS LIQUOR CO	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	6,691.84
	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	5,962.71
	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	174.40
	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	120.00
	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	2,496.54
	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	6,327.52
	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	40.00
	5/08/20	BEER	LIQUOR	NON-DEPARTMENTAL	50.00-
	5/08/20	LIQUOR	LIQUOR	O-SOURCE MISC	97.87
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	161.93
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	456.02
	5/08/20	WINE	LIQUOR	O-SOURCE MISC	80.41_
				TOTAL:	22,559.24
JOHNSTON AUTOSTORES	5/08/20	#17-28 BATTERY	GENERAL FUND	POLICE ADMINISTRATION	116.44_
				TOTAL:	116.44
KIRBY SALES	5/08/20	VACUUM CLEANER	LIQUOR	O-GEN MISC	900.00_
				TOTAL:	900.00
LAMPERTS YARDS INC-2602004	5/08/20	JBS COVID TESTING SITE SUP	GENERAL FUND	PAVED STREETS	299.95-
	5/08/20	JBS COVID TESTING SITE SUP	GENERAL FUND	PAVED STREETS	599.90_
				TOTAL:	299.95
LEAGUE OF MN CITIES INSURANCE TRUST	5/08/20	CLAIM # LMC CA 00000010401	SAFETY PROMO/LOSS	HEALTH/SAFETY/FITNESS	1,586.71_
				TOTAL:	1,586.71
LEWIS & CLARK REGIONAL WATER SYSTEM IN	5/08/20	CAPACITY CHARGE	WATER	O-SOURCE MISC	24,561.60
	5/08/20	WATER RATE	WATER	O-SOURCE MISC	21,716.00_
				TOTAL:	46,277.60
MARCO TECHNOLOGIES LLC	5/08/20	COPIER SERVICE-KONICA A61G	DATA PROCESSING	COPIER/FAX	198.61_
				TOTAL:	198.61
MARTHALER FORD OF WORTHINGTON	5/08/20	#17-28 SERVICE	GENERAL FUND	POLICE ADMINISTRATION	209.80
	5/08/20	#17-28 SERVICE	GENERAL FUND	POLICE ADMINISTRATION	398.45_
				TOTAL:	608.25
MINNESOTA DEPARTMENT OF HEALTH	5/08/20	BEACH NOOK PLAN REVIEW	RECREATION	SWIMMING BEACHES	450.00_
				TOTAL:	450.00
MINNESOTA DEPARTMENT OF TRANSPORTATION	5/08/20	RYAN'S ROAD BIT SAP	IMPROVEMENT CONST	RYANS RD-MCMILLAN TO 5	109.49_
				TOTAL:	109.49

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
MINNESOTA ENERGY RESOURCES CORP	5/08/20	GAS SERVICE	GENERAL FUND	GENERAL GOVT BUILDINGS	286.65
	5/08/20	GAS SERVICE	GENERAL FUND	FIRE ADMINISTRATION	771.09
	5/08/20	GAS SERVICE	GENERAL FUND	PAVED STREETS	813.26
	5/08/20	GAS SERVICE	GENERAL FUND	PAVED STREETS	100.13
	5/08/20	GAS SERVICE	GENERAL FUND	CENTER FOR ACTIVE LIVI	267.35
	5/08/20	GAS SERVICE	MEMORIAL AUDITORIUM	MEMORIAL AUDITORIUM	1,447.00
	5/08/20	GAS SERVICE	RECREATION	OLSON PARK CAMPGROUND	170.06
	5/08/20	GAS SERVICE	WATER	O-DISTR MISC	18.70
	5/08/20	GAS SERVICE	MUNICIPAL WASTEWAT	O-PURIFY MISC	1,563.21
	5/08/20	GAS SERVICE	LIQUOR	O-GEN MISC	552.78
	5/08/20	GAS SERVICE	AIRPORT	O-GEN MISC	257.67
	5/08/20	GAS SERVICE	AIRPORT	O-GEN MISC	185.33_
				TOTAL:	6,433.23
MINNESOTA VALLEY TESTING LABS INC	5/08/20	ARIL SALTY DISCHARGE TESTI	MUNICIPAL WASTEWAT	O-PURIFY LABORATORY	145.80_
				TOTAL:	145.80
MISCELLANEOUS V FLORES EMILY	5/08/20	REFUND DUE TO PARK CLOSURE	RECREATION	NON-DEPARTMENTAL	46.57
FLORES EMILY	5/08/20	REFUND DUE TO PARK CLOSURE	RECREATION	NON-DEPARTMENTAL	3.43
NOBLES COUNTY 4H	5/08/20	REFUND DUE TO PARK CLOSURE	RECREATION	NON-DEPARTMENTAL	279.42
NOBLES COUNTY 4H	5/08/20	REFUND DUE TO PARK CLOSURE	RECREATION	NON-DEPARTMENTAL	20.58
APPAU DANIEL KWEKU	5/08/20	REFUND OF DEPOSITS-ACCTS F	WATER	NON-DEPARTMENTAL	27.01
SW CRISIS CENTER	5/08/20	REFUND OF CREDITS-ACCTS FI	WATER	NON-DEPARTMENTAL	0.01
APPAU DANIEL KWEKU	5/08/20	REFUND OF DEPOSITS-ACCTS F	WATER	ACCTS-RECORDS & COLLEC	0.23
SW CRISIS CENTER	5/08/20	REFUND OF CREDITS-ACCTS FI	MUNICIPAL WASTEWAT	NON-DEPARTMENTAL	0.02
APPAU DANIEL KWEKU	5/08/20	REFUND OF DEPOSITS-ACCTS F	ELECTRIC	NON-DEPARTMENTAL	120.00
HARBERTS JR JERRY	5/08/20	REFUND OF DEPOSIT-ACCTS FI	ELECTRIC	NON-DEPARTMENTAL	9.78
SW CRISIS CENTER	5/08/20	REFUND OF CREDITS-ACCTS FI	ELECTRIC	NON-DEPARTMENTAL	96.31
SANTOS CHUN VIGLER	5/08/20	REFUND OF DEPOSIT-ACCTS FI	ELECTRIC	NON-DEPARTMENTAL	76.78
VANITY FUR DOG SALON	5/08/20	REFUND OF DEPOSITS-ACCTS F	ELECTRIC	NON-DEPARTMENTAL	142.49
BERGER JEFF	5/08/20	CUSTOMER REBATE PROGRAM	ELECTRIC	CUSTOMER INSTALL EXPEN	350.00
KNIGGE VIKKI	5/08/20	CUSTOMER REBATE PROGRAM	ELECTRIC	CUSTOMER INSTALL EXPEN	350.00
KLEVE WILLIAM	5/08/20	CUSTOMER REBATE PROGRAM	ELECTRIC	CUSTOMER INSTALL EXPEN	350.00
SIEVE JASON	5/08/20	CUSTOMER REBATE PROGRAM	ELECTRIC	CUSTOMER INSTALL EXPEN	40.00
APPAU DANIEL KWEKU	5/08/20	REFUND OF DEPOSITS-ACCTS F	ELECTRIC	ACCTS-RECORDS & COLLEC	0.60
HARBERTS JR JERRY	5/08/20	REFUND OF DEPOSIT-ACCTS FI	ELECTRIC	ACCTS-RECORDS & COLLEC	0.48
SANTOS CHUN VIGLER	5/08/20	REFUND OF DEPOSIT-ACCTS FI	ELECTRIC	ACCTS-RECORDS & COLLEC	0.60
VANITY FUR DOG SALON	5/08/20	REFUND OF DEPOSITS-ACCTS F	ELECTRIC	ACCTS-RECORDS & COLLEC	1.77
SW CRISIS CENTER	5/08/20	REFUND OF CREDITS-ACCTS FI	GARBAGE COLLECTION	NON-DEPARTMENTAL	0.03_
				TOTAL:	1,916.11
MORRIS ELECTRONICS INC	5/08/20	DATA REQUEST-LEGAL REQUEST	GENERAL FUND	POLICE ADMINISTRATION	80.00
	5/08/20	DATA EXTRACTION & FILE PRE	GENERAL FUND	POLICE ADMINISTRATION	800.00
	5/08/20	DATA EXTRACTION & FILE PRE	GENERAL FUND	POLICE ADMINISTRATION	400.00
	5/08/20	TECHNICAL SUPPORT	WATER	ACCTS-RECORDS & COLLEC	40.00
	5/08/20	TECHNICAL SUPPORT	MUNICIPAL WASTEWAT	ACCT-RECORDS & COLLECT	40.00
	5/08/20	TECHNICAL SUPPORT	ELECTRIC	ACCTS-RECORDS & COLLEC	80.00
	5/08/20	SET UP NEW COMP-MINDY, ANE	DATA PROCESSING	DATA PROCESSING	915.00
	5/08/20	NEW SERVER SET UP	DATA PROCESSING	DATA PROCESSING	560.00
	5/08/20	SERVER	DATA PROCESSING	DATA PROCESSING	7,023.82
	5/08/20	SERVER LICENSE	DATA PROCESSING	DATA PROCESSING	1,419.76
	5/08/20	SERVER LICENSE	DATA PROCESSING	DATA PROCESSING	1,153.04
	5/08/20	TECH SUPPORT	DATA PROCESSING	DATA PROCESSING	80.00
	5/08/20	FIXING INSTALL	DATA PROCESSING	DATA PROCESSING	175.00
	5/08/20	NEW HOST SERVER	DATA PROCESSING	DATA PROCESSING	979.00
	5/08/20	NEW SERVER	DATA PROCESSING	DATA PROCESSING	240.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	5/08/20	SERVER	DATA PROCESSING	DATA PROCESSING	915.00
	5/08/20	FIXING INSTALL	DATA PROCESSING	DATA PROCESSING	70.00
	5/08/20	FIXING INSTALL	DATA PROCESSING	DATA PROCESSING	35.00_
				TOTAL:	15,005.62
MUNICIPAL EMERGENCY SERVICES INC	5/08/20	COVID-19 PPE	GENERAL FUND	FIRE ADMINISTRATION	213.04_
				TOTAL:	213.04
NICOLE R KEMPEMA	5/08/20	CITY HALL CLEANING-APRIL	GENERAL FUND	GENERAL GOVT BUILDINGS	1,950.00
	5/08/20	BAC CLEANING-APRIL	ECONOMIC DEV AUTHO	TRAINING/TESTING CENTE	641.25_
				TOTAL:	2,591.25
NOBLES COUNTY AUDITOR/TREASURER	5/08/20	31-0100-500	GENERAL FUND	GENERAL GOVT BUILDINGS	24.00
	5/08/20	31-3281-044	GENERAL FUND	GENERAL GOVT BUILDINGS	24.00
	5/08/20	31-0001-000	GENERAL FUND	OTHER GEN GOVT MISC	24.00
	5/08/20	31-0002-000	GENERAL FUND	OTHER GEN GOVT MISC	24.00
	5/08/20	31-0003-000	GENERAL FUND	OTHER GEN GOVT MISC	24.00
	5/08/20	31-0007-000	GENERAL FUND	OTHER GEN GOVT MISC	534.00
	5/08/20	31-3934-000	GENERAL FUND	OTHER GEN GOVT MISC	24.00
	5/08/20	31-0957-500	GENERAL FUND	POLICE ADMINISTRATION	54.74
	5/08/20	31-3935-000	GENERAL FUND	FIRE ADMINISTRATION	24.00
	5/08/20	31-3936-000	GENERAL FUND	FIRE ADMINISTRATION	24.00
	5/08/20	31-0101-000	GENERAL FUND	PAVED STREETS	380.00
	5/08/20	31-0104-000	GENERAL FUND	PAVED STREETS	93.00
	5/08/20	31-0451-000	GENERAL FUND	PAVED STREETS	24.00
	5/08/20	31-3885-500	GENERAL FUND	PAVED STREETS	24.00
	5/08/20	31-3887-500	GENERAL FUND	PAVED STREETS	24.00
	5/08/20	31-3889-000	GENERAL FUND	PAVED STREETS	24.66
	5/08/20	31-0045-250	GENERAL FUND	CENTER FOR ACTIVE LIVI	24.00
	5/08/20	31-0045-500	GENERAL FUND	CENTER FOR ACTIVE LIVI	24.00
	5/08/20	31-0045-600	GENERAL FUND	CENTER FOR ACTIVE LIVI	24.00
	5/08/20	31-0004-000	GENERAL FUND	ADI DEVELOPMENT	646.00
	5/08/20	31-0005-000	GENERAL FUND	ADI DEVELOPMENT	132.00
	5/08/20	31-0006-000	GENERAL FUND	ADI DEVELOPMENT	95.00
	5/08/20	31-0009-000	GENERAL FUND	ADI DEVELOPMENT	773.00
	5/08/20	31-0010-000	GENERAL FUND	ADI DEVELOPMENT	114.00
	5/08/20	31-0011-000	GENERAL FUND	ADI DEVELOPMENT	636.00
	5/08/20	31-0012-000	GENERAL FUND	ADI DEVELOPMENT	126.00
	5/08/20	31-0013-000	GENERAL FUND	ADI DEVELOPMENT	131.00
	5/08/20	31-0014-000	GENERAL FUND	ADI DEVELOPMENT	313.00
	5/08/20	31-0015-000	GENERAL FUND	ADI DEVELOPMENT	1,913.00
	5/08/20	31-0401-500	MEMORIAL AUDITORIUM	MEMORIAL AUDITORIUM	24.00
	5/08/20	20-0061-500	RECREATION	PARK AREAS	467.00
	5/08/20	31-0934-500	RECREATION	PARK AREAS	8.00
	5/08/20	31-2139-500	RECREATION	PARK AREAS	30.00
	5/08/20	31-2320-500	RECREATION	PARK AREAS	24.00
	5/08/20	31-3219-500	RECREATION	PARK AREAS	24.00
	5/08/20	31-3576-000	RECREATION	PARK AREAS	24.00
	5/08/20	31-3839-750	RECREATION	PARK AREAS	24.00
	5/08/20	31-3925-550	RECREATION	PARK AREAS	24.00
	5/08/20	31-3925-600	RECREATION	PARK AREAS	63.25
	5/08/20	31-3925-700	RECREATION	PARK AREAS	97.74
	5/08/20	31-3925-800	RECREATION	PARK AREAS	51.84
	5/08/20	31-3972-000	RECREATION	PARK AREAS	24.00
	5/08/20	31-3974-200	RECREATION	PARK AREAS	48.00
	5/08/20	31-3977-250	RECREATION	PARK AREAS	24.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	5/08/20	31-3997-500	RECREATION	OLSON PARK CAMPGROUND	24.00
	5/08/20	31-3786-557	ECONOMIC DEV AUTHO	TRAINING/TESTING CENTE	949.00
	5/08/20	31-3850-000	ECONOMIC DEV AUTHO	OXFORD LAB SOIL CORR A	22,385.47
	5/08/20	31-3974-500	ECONOMIC DEV AUTHO	OXFORD LAB SOIL CORR A	1,660.72
	5/08/20	31-3786-385	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	545.00
	5/08/20	31-3849-000	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	151.97
	5/08/20	31-3850-000	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	3,041.53
	5/08/20	31-3851-000	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	2,638.94
	5/08/20	31-3786-551	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	1.92
	5/08/20	31-3786-552	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	53.46
	5/08/20	31-3786-553	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	53.46
	5/08/20	31-3786-555	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	5,228.00
	5/08/20	31-3786-559	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	111.22
	5/08/20	31-3786-561	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	111.22
	5/08/20	31-3786-563	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	111.22
	5/08/20	31-3786-565	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	111.22
	5/08/20	31-3786-583	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	320.52
	5/08/20	31-3786-585	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	95.70
	5/08/20	31-3786-587	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	95.70
	5/08/20	31-3786-589	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	95.70
	5/08/20	31-3786-599	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	5.78
	5/08/20	31-3833-000	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	407.00
	5/08/20	31-3845-000	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	5,410.00
	5/08/20	31-3974-500	ECONOMIC DEV AUTHO	MISC INDUSTRIAL DEVELO	2,038.28
	5/08/20	20-0182-000	ECONOMIC DEV AUTHO	MISC HOUSING DEVELOPME	672.50
	5/08/20	31-3997-000	ECONOMIC DEV AUTHO	MISC HOUSING DEVELOPME	28.00
	5/08/20	31-1773-050	WATER	O-DISTR MISC	18.53
	5/08/20	31-3978-250	WATER	O-DISTR MISC	24.00
	5/08/20	31-0686-500	WATER	O-DISTR MISC	24.00
	5/08/20	31-3786-005	WATER	O-DISTR MISC	20.67
	5/08/20	31-3795-500	WATER	O-DISTR MISC	0.20
	5/08/20	01-0239-250	WATER	O-DISTR MISC	24.00
	5/08/20	31-3949-100	WATER	O-DISTR MISC	24.00
	5/08/20	31-3786-001	WATER	O-DISTR MISC	9.50
	5/08/20	31-1773-050	MUNICIPAL WASTEWAT	O-SOURCE MAINS & LIFTS	9.26
	5/08/20	31-3821-500	MUNICIPAL WASTEWAT	O-PURIFY MISC	77.50
	5/08/20	31-3786-005	MUNICIPAL WASTEWAT	O-DISTR MISC	20.66
	5/08/20	31-3786-001	MUNICIPAL WASTEWAT	O-DISTR MISC	9.50
	5/08/20	31-3886-250	ELECTRIC	O-DISTR STATION EXPENS	24.00
	5/08/20	31-0045-750	ELECTRIC	O-DISTR STATION EXPENS	24.00
	5/08/20	31-3791-500	ELECTRIC	O-DISTR STATION EXPENS	8.80
	5/08/20	20-0182-000	ELECTRIC	O-DISTR MISC	672.50
	5/08/20	31-3997-000	ELECTRIC	O-DISTR MISC	28.00
	5/08/20	31-1773-050	ELECTRIC	O-DISTR MISC	9.27
	5/08/20	31-3786-005	ELECTRIC	O-DISTR MISC	20.67
	5/08/20	31-3786-001	ELECTRIC	O-DISTR MISC	19.00
	5/08/20	31-3786-770	INDUSTRIAL WASTEWA	O-PURIFY MISC	24.00
	5/08/20	31-2084-951	STORM WATER MANAGE	STORM DRAINAGE	1.84
	5/08/20	31-3669-00	STORM WATER MANAGE	STORM DRAINAGE	28.00
	5/08/20	31-3882-000	LIQUOR	O-GEN MISC	68.69
	5/08/20	20-0079-500	AIRPORT	O-GEN MISC	0.16
	5/08/20	20-0079-600	AIRPORT	O-GEN MISC	0.72
	5/08/20	31-3786-700	AIRPORT	O-GEN MISC	83.53
	5/08/20	31-3786-710	AIRPORT	O-GEN MISC	4,581.00
	5/08/20	31-3786-715	AIRPORT	O-GEN MISC	3,047.00
	5/08/20	31-3786-720	AIRPORT	O-GEN MISC	1,283.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	5/08/20	31-3786-730	AIRPORT	O-GEN MISC	1,664.00
	5/08/20	31-3786-735	AIRPORT	O-GEN MISC	285.00
	5/08/20	31-3786-740	AIRPORT	O-GEN MISC	820.00
	5/08/20	31-3786-755	AIRPORT	O-GEN MISC	1,191.00
	5/08/20	31-3786-760	AIRPORT	O-GEN MISC	771.00
	5/08/20	31-3803-700	AIRPORT	O-GEN MISC	119.00
	5/08/20	31-3825-250	AIRPORT	O-GEN MISC	739.00
	5/08/20	31-3825-475	AIRPORT	O-GEN MISC	1,168.00
	5/08/20	31-3825-500	AIRPORT	O-GEN MISC	996.00
	5/08/20	31-3825-520	AIRPORT	O-GEN MISC	1,346.00
	5/08/20	31-3825-530	AIRPORT	O-GEN MISC	1,685.00
	5/08/20	31-3825-540	AIRPORT	O-GEN MISC	822.00
	5/08/20	31-3825-550	AIRPORT	O-GEN MISC	1,293.00
	5/08/20	31-3825-560	AIRPORT	O-GEN MISC	1,020.00
	5/08/20	31-3825-590	AIRPORT	O-GEN MISC	423.00
	5/08/20	31-3825-595	AIRPORT	O-GEN MISC	16.32
	5/08/20	31-3825-610	AIRPORT	O-GEN MISC	1,758.00
	5/08/20	31-3825-620	AIRPORT	O-GEN MISC	255.00
	5/08/20	31-3825-630	AIRPORT	O-GEN MISC	22.70
	5/08/20	31-3825-635	AIRPORT	O-GEN MISC	2,018.00
	5/08/20	31-3825-640	AIRPORT	O-GEN MISC	1,219.00
	5/08/20	31-3825-750	AIRPORT	O-GEN MISC	89.78
	5/08/20	31-3825-755	AIRPORT	O-GEN MISC	4,005.00
	5/08/20	31-3825-760	AIRPORT	O-GEN MISC	2,052.00
	5/08/20	31-3827-500	AIRPORT	O-GEN MISC	2,818.00
	5/08/20	31-4007-000	AIRPORT	O-GEN MISC	24.00
	5/08/20	31-4016-000	AIRPORT	O-GEN MISC	24.00
	5/08/20	31-4017-000	AIRPORT	O-GEN MISC	24.00
	5/08/20	31-4018-000	AIRPORT	O-GEN MISC	24.00
	5/08/20	31-4019-000	AIRPORT	O-GEN MISC	24.00
	5/08/20	31-4020-000	AIRPORT	O-GEN MISC	24.00
	5/08/20	31-4021-000	AIRPORT	O-GEN MISC	619.00
	5/08/20	31-4022-000	AIRPORT	O-GEN MISC	24.00
	5/08/20	NOBLES COUNTY AUDITOR/TREA	WASTE MANAGEMENT C	SOLID WASTE/RECYCLE	7,262.00
				TOTAL:	100,437.56

NOBLES COUNTY HIGHWAY DEPT

5/08/20	MARCH FUEL	GENERAL FUND	ENGINEERING ADMIN	70.74
5/08/20	MARCH FUEL	GENERAL FUND	ECONOMIC DEVELOPMENT	46.63
5/08/20	MARCH FUEL	GENERAL FUND	POLICE ADMINISTRATION	2,870.95
5/08/20	MARCH FUEL	GENERAL FUND	ANIMAL CONTROL ENFORCE	181.84
5/08/20	MARCH FUEL	GENERAL FUND	PAVED STREETS	509.03
5/08/20	MARCH FUEL	GENERAL FUND	ICE AND SNOW REMOVAL	909.98
5/08/20	MARCH FUEL	GENERAL FUND	CODE ENFORCEMENT	70.56
5/08/20	MARCH FUEL	RECREATION	SOCCER COMPLEX	93.14
5/08/20	MARCH FUEL	RECREATION	PARK AREAS	427.47
5/08/20	MARCH FUEL	RECREATION	TREE REMOVAL	63.60
5/08/20	MARCH FUEL	WATER	O-PUMPING	114.88
5/08/20	MARCH FUEL	WATER	M-TRANS MAINS	362.95
5/08/20	MARCH FUEL	MUNICIPAL WASTEWAT	O-SOURCE MAINS & LIFTS	77.14
5/08/20	MARCH FUEL	MUNICIPAL WASTEWAT	O-PURIFY SUPERVISION	62.03
5/08/20	MARCH FUEL	MUNICIPAL WASTEWAT	O-PURIFY MISC	19.81
5/08/20	MARCH FUEL	MUNICIPAL WASTEWAT	M-SOURCE MAINS & LIFTS	156.97
5/08/20	MARCH FUEL	ELECTRIC	O-DISTR UNDERGRND LINE	626.12
5/08/20	MARCH FUEL	STORM WATER MANAGE	STORM DRAINAGE	77.14
5/08/20	MARCH FUEL	STORM WATER MANAGE	STREET CLEANING	494.73
5/08/20	MARCH FUEL	AIRPORT	O-GEN MISC	133.34

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
				TOTAL:	7,369.05
ONE OFFICE SOLUTION-WOCITY	5/08/20	LEGAL SIZE PAPER	GENERAL FUND	MAYOR AND COUNCIL	7.99
	5/08/20	10X13 ENVELOPES	GENERAL FUND	CLERK'S OFFICE	13.69
	5/08/20	TABS	GENERAL FUND	ENGINEERING ADMIN	6.81
	5/08/20	HAND SANITIZER, WIPES	GENERAL FUND	GENERAL GOVT BUILDINGS	105.56_
				TOTAL:	134.05
ONE OFFICE SOLUTION-NCLAW	5/08/20	NOTE PADS, POST ITS, FILE	GENERAL FUND	SECURITY CENTER	47.50
	5/08/20	NOTE PADS, POST ITS, FILE	GENERAL FUND	SECURITY CENTER	47.50_
				TOTAL:	95.00
ONE OFFICE SOLUTION-WOCITY	5/08/20	MX2600N	GENERAL FUND	PAVED STREETS	26.01
	5/08/20	MX5140N	LIQUOR	O-GEN MISC	79.07
	5/08/20	MX5140N	DATA PROCESSING	COPIER/FAX	246.23_
				TOTAL:	351.31
ONE OFFICE SOLUTION-WOUTIL	5/08/20	SERVICE AGREEMENT-SHARP MX WATER		ACCTS-RECORDS & COLLEC	41.94
	5/08/20	SERVICE AGREEMENT-SHARP MX MUNICIPAL WASTEWAT		ACCT-RECORDS & COLLECT	41.93
	5/08/20	SERVICE AGREEMENT-SHARP MX ELECTRIC		ACCTS-RECORDS & COLLEC	83.88_
				TOTAL:	167.75
PAUSTIS WINE COMPANY	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	960.00
	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	2,382.00
	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	672.00
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	12.50
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	42.50_
				TOTAL:	4,069.00
PEPSI COLA BOTTLING CO OF PIPESTONE, M	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	53.95
	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	83.90_
				TOTAL:	137.85
PHILLIPS WINE & SPIRITS INC	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	9,235.23
	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	1,078.83
	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	83.20
	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	7,370.64
	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	2,219.49
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	137.26
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	39.71
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	132.45
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	65.90_
				TOTAL:	20,362.71
POLLARDWATER	5/08/20	TRANSMISSION LINE PIGS	WATER	M-PUMPING	1,995.39_
				TOTAL:	1,995.39
POWERPLAN	5/08/20	#403 WINDOWPANE	GENERAL FUND	ICE AND SNOW REMOVAL	22.63
	5/08/20	DEALER CREDIT EQUIPMENT	GENERAL FUND	ICE AND SNOW REMOVAL	18.53-
	5/08/20	GRADER	GENERAL FUND	ICE AND SNOW REMOVAL	35.82_
				TOTAL:	39.92
PRAIRIE LAND TREES INC	5/08/20	TREES	RECREATION	TREE REMOVAL	6,395.00_
				TOTAL:	6,395.00
PRODUCTIVITY PLUS ACCOUNT	5/08/20	SPROCKETS FOR SCREEN REPAI	MUNICIPAL WASTEWAT	M-PURIFY EQUIPMENT	31.64

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
				TOTAL:	31.64
TRACOM CORP	5/08/20	DREDGE DITCH STROM SIREN	GENERAL FUND	CIVIL DEFENSE ADMIN	344.50_
				TOTAL:	344.50
RADIO WORKS LLC	5/08/20	SIGN IN PACKAGE-MEDIAWORKS	GENERAL FUND	OTHER GEN GOVT MISC	500.00_
				TOTAL:	500.00
RED BULL DISTRIBUTION COMPANY INC	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	349.25_
				TOTAL:	349.25
TRICKERS STUDIO	5/08/20	BANNER	GENERAL FUND	FIRE ADMINISTRATION	99.99_
				TOTAL:	99.99
ROUND LAKE VINEYARDS & WINERY LLC	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	738.00_
				TOTAL:	738.00
RUNNINGS SUPPLY INC-ACCT#9502440	5/08/20	SUMMER SAFETY BOOTS-ITEN	MUNICIPAL WASTEWAT	O-PURIFY MISC	101.99
	5/08/20	NUTS & BOLTS	MUNICIPAL WASTEWAT	M-PURIFY EQUIPMENT	7.18
	5/08/20	12 V BATTERY-SPRAYER	MUNICIPAL WASTEWAT	M-PURIFY EQUIPMENT	19.99
	5/08/20	GRASS SEED	ELECTRIC	M-DISTR UNDERGRND LINE	154.99_
				TOTAL:	284.15
RUNNINGS SUPPLY INC-ACCT#9502485	5/08/20	HEAT GUN	GENERAL FUND	POLICE ADMINISTRATION	20.99
	5/08/20	MISCELLANEOUS SHOP SUPPLIE	GENERAL FUND	FIRE ADMINISTRATION	287.74
	5/08/20	BLADES	RECREATION	PARK AREAS	14.59
	5/08/20	TOOL HOLDERS	RECREATION	PARK AREAS	34.76
	5/08/20	EHLERS RAIN GARDEN	STORM WATER MANAGE	STORM DRAINAGE	139.95_
				TOTAL:	498.03
SCHAAP SANITATION	5/08/20	MONTHLY SERVICE	GENERAL FUND	GENERAL GOVT BUILDINGS	109.93
	5/08/20	MONTHLY SERVICE	GENERAL FUND	FIRE ADMINISTRATION	51.68
	5/08/20	MONTHLY SERVICE	GENERAL FUND	PAVED STREETS	115.32
	5/08/20	MONTHLY SERVICE	GENERAL FUND	CENTER FOR ACTIVE LIVI	40.53
	5/08/20	MONTHLY SERVICE	RECREATION	PARK AREAS	369.34
	5/08/20	MONTHLY SERVICE	RECREATION	PARK AREAS	39.60
	5/08/20	MONTHLY SERVICE	WATER	O-DISTR MISC	79.68
	5/08/20	MONTHLY SERVICE	MUNICIPAL WASTEWAT	O-PURIFY MISC	283.43
	5/08/20	MONTHLY SERVICE	ELECTRIC	O-DISTR MISC	77.09
	5/08/20	MONTHLY SERVICE	LIQUOR	O-GEN MISC	265.47
	5/08/20	MONTHLY SERVICE	AIRPORT	O-GEN MISC	100.44
	5/08/20	SOLID WASTE MANAGEMENT-MAR	GARBAGE COLLECTION	SOLID WASTE/RECYCLE	70,197.74
	5/08/20	SOLID WASTE MANAGEMENT-MAR	GARBAGE COLLECTION	SOLID WASTE/RECYCLE	14,160.90
	5/08/20	SOLID WASTE MANAGEMENT-MAR	GARBAGE COLLECTION	SOLID WASTE/RECYCLE	2,583.39-
	5/08/20	SOLID WASTE MANAGEMENT-MAR	GARBAGE COLLECTION	CODE ENFORCEMENT	4,538.75_
				TOTAL:	87,846.51
SCHWALBACH ACE HARDWARE-5930	5/08/20	POLICE RANGE SUPPLIES	GENERAL FUND	POLICE ADMINISTRATION	118.53
	5/08/20	WATLAND PLAYGROUND	RECREATION	PARK AREAS	0.90_
				TOTAL:	119.43
SCHWALBACH ACE #6067	5/08/20	PVC NIPPLE	MUNICIPAL WASTEWAT	M-SOURCE MAINS & LIFTS	6.59
	5/08/20	SCREWS & SUPPLIES	ELECTRIC	M-DISTR UNDERGRND LINE	5.12_
				TOTAL:	11.71
SERENITY GIFTS	5/08/20	FACE MASKS	LIQUOR	O-GEN MISC	75.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
				TOTAL:	75.00
SHINE BROS CORP OF MINN	5/08/20	STEEL	ELECTRIC	M-DISTR UNDERGRND LINE	22.79_
				TOTAL:	22.79
SOUTHERN GLAZER'S WINE AND SPIRITS LL	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	3,908.85
	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	76.05
	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	180.00
	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	246.00
	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	12,863.88
	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	650.00
	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	8,036.35
	5/08/20	MIX	LIQUOR	NON-DEPARTMENTAL	109.00
	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	918.00
	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	386.92
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	57.35
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	5.55
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	29.60
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	146.15
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	18.50
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	3.70
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	136.90
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	11.10
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	3.70
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	35.15
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	3.70_
				TOTAL:	27,826.45
STUART C IRBY CO	5/08/20	RUBER GLOVE TESTING	ELECTRIC	O-DISTR MISC	129.47
	5/08/20	RUBBER GLOVE TESTING	ELECTRIC	O-DISTR MISC	260.19
	5/08/20	RUBBER GLOVE TESTING	ELECTRIC	O-DISTR MISC	69.38
	5/08/20	CRIMPER REPAIR	ELECTRIC	M-DISTR UNDERGRND LINE	301.80_
				TOTAL:	760.84
TRI-STATE GENERAL CONTRACTING	5/08/20	THEATER SPEC BUILDING	ECONOMIC DEV AUTHO	NON-DEPARTMENTAL	16,698.75-
	5/08/20	THEATER SPEC BUILDING	ECONOMIC DEV AUTHO	BUSINESS DEVELOPMENT	333,974.99_
				TOTAL:	317,276.24
US BANK OPERATIONS CENTER	5/08/20	MCMU LEWIS & CLARK LOAN PY WATER		NON-DEPARTMENTAL	85,000.00
	5/08/20	MCMU LEWIS & CLARK LOAN PY WATER		LEWIS & CLARK PROJECT	35,024.75_
				TOTAL:	120,024.75
US POSTAL SERVICE	5/08/20	POST OFFICE BOX FEE	ELECTRIC	ACCTS-RECORDS & COLLEC	194.00_
				TOTAL:	194.00
USA BLUE BOOK	5/08/20	SMART BOD	INDUSTRIAL WASTEWA	O-PURIFY MISC	3,159.43_
				TOTAL:	3,159.43
VEOLIA WATER NORTH AMERICA	5/08/20	CONTRACT OPERATIONS FEE-MA	INDUSTRIAL WASTEWA	O-PURIFY MISC	52,822.60_
				TOTAL:	52,822.60
VERIZON WIRELESS	5/08/20	WIRELESS SERVICE	GENERAL FUND	POLICE ADMINISTRATION	1,304.11
	5/08/20	WIRELESS SERVICE	GENERAL FUND	POLICE ADMINISTRATION	595.21
	5/08/20	WIRELESS SERVICE	GENERAL FUND	SECURITY CENTER	66.84
	5/08/20	WIRELESS SERVICE	GENERAL FUND	SECURITY CENTER	66.84
	5/08/20	WIRELESS SERVICE	GENERAL FUND	ANIMAL CONTROL ENFORCE	35.01

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT_
	5/08/20	WIRELESS SERVICE	GENERAL FUND	CODE ENFORCEMENT	89.12
	5/08/20	WIRELESS SERVICE	GENERAL FUND	CODE ENFORCEMENT	35.01_
				TOTAL:	2,192.14
VETERINARY MEDICAL CTR PA	5/08/20	ORAVET-MACK	GENERAL FUND	POLICE ADMINISTRATION	36.86_
				TOTAL:	36.86
VINOCOPIA INC	5/08/20	LIQUOR	LIQUOR	NON-DEPARTMENTAL	166.88
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	2.50_
				TOTAL:	169.38
WATCHGUARD VIDEO	5/08/20	#20-24,#20-25,#20-32,#20-3	GENERAL FUND	POLICE ADMINISTRATION	350.00
	5/08/20	CABLES, WIRELESS MICS, CAM	GENERAL FUND	POLICE ADMINISTRATION	308.50_
				TOTAL:	658.50
WINE MERCHANTS	5/08/20	WINE	LIQUOR	NON-DEPARTMENTAL	984.00
	5/08/20	FREIGHT	LIQUOR	O-SOURCE MISC	27.03_
				TOTAL:	1,011.03
WINFIELD SOLUTIONS LLC DBA WINFIELD UN	5/08/20	FERTILIZER FOR BUSS FIELD	RECREATION	SOCCER COMPLEX	1,212.21_
				TOTAL:	1,212.21
WORTHINGTON CABLE 3 TV PUBLIC ACCESS	5/08/20	FRANCHISE FEE-FEB-MEDIACOM	CABLE TELEVISION	CABLE	3,619.50_
				TOTAL:	3,619.50
WORTHINGTON ELECTRIC INC	5/08/20	LUDLOW RESTROOM & SHELTERH	RECREATION	PARK AREAS	1,419.83
	5/08/20	BREAK ROOM HEATER	LIQUOR	O-GEN MISC	1,171.80
	5/08/20	MAIN NORTH HANGAR DOOR	AIRPORT	O-GEN MISC	871.47
	5/08/20	MAIN NORTH HANGAR DOOR	AIRPORT	O-GEN MISC	1,342.50_
				TOTAL:	4,805.60
WORTHINGTON GLASS INC	5/08/20	NEW SWEEP FOR FRONT DOOR	GENERAL FUND	GENERAL GOVT BUILDINGS	86.00
	5/08/20	POLYCARB FOR BUSS FIELD	RECREATION	SOCCER COMPLEX	8.00_
				TOTAL:	94.00
WORTHINGTON HOCKEY ASSOC	5/08/20	ANNUAL PAYMENT	RECREATION	HOCKEY ARENA	7,500.00_
				TOTAL:	7,500.00
WORTHINGTON PRINTING CO INC	5/08/20	RECEIPT BOOKS	GENERAL FUND	ENGINEERING ADMIN	25.40
	5/08/20	RECEIPT BOOKS	GENERAL FUND	ECONOMIC DEVELOPMENT	228.65_
				TOTAL:	254.05

VENDOR SORT KEY

DATE DESCRIPTION

FUND

DEPARTMENT

AMOUNT_

===== FUND TOTALS =====

101	GENERAL FUND	47,659.03
202	MEMORIAL AUDITORIUM	1,488.28
229	RECREATION	227,910.73
231	ECONOMIC DEV AUTHORITY	365,645.02
321	PIR/TRUNKS	2,160.76
401	IMPROVEMENT CONST	12,850.64
601	WATER	190,006.98
602	MUNICIPAL WASTEWATER	11,277.49
604	ELECTRIC	5,572.41
605	INDUSTRIAL WASTEWATER	67,601.50
606	STORM WATER MANAGEMENT	1,145.51
609	LIQUOR	173,357.41
612	AIRPORT	46,488.96
702	DATA PROCESSING	14,010.46
703	SAFETY PROMO/LOSS CTRL	1,586.71
872	CABLE TELEVISION	3,619.50
873	GARBAGE COLLECTION	86,314.03
878	WASTE MANAGEMENT COLL	7,262.00

GRAND TOTAL: 1,265,957.42

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