

**WORTHINGTON CITY COUNCIL
REGULAR MEETING, JANUARY 24, 2022**

The meeting was called to order at 7:00 p.m., in City Hall Council Chambers by Mayor Mike Kuhle with the following Council Members present: Chad Cummings, Amy Ernst, Alaina Kolpin, Chris Kielblock. Excused Absence: and Larry Janssen.

Staff present: Steve Robinson, City Administrator; Troy Appel, Public Safety Director; Steve Schnieder, City Engineer; Mindy Eggers, City Clerk.

Others present: Emma McNamee, The Globe; Ryan McGaughey, Radio Works.

The Pledge of Allegiance was recited.

AGENDA APPROVED WITH ADDITIONS/CHANGES

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

CONSENT AGENDA

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

- City Council Meeting Minutes of January 10, 2022
- Traffic & Safety Committee Minutes of December 28, 2021
- Safe Roads Coalition Minutes of December 28, 2021
- Cross Cultural Advisory Committee Minutes of December 14, 2021
- Heron Lake Watershed District Board Minutes of November 17, 2021
- Heron Lake Watershed District Board Minutes of October 20, 2021
- Bills payable and totaling \$947,924.87 be ordered paid

APPROVED PROFESSIONAL SERVICES AGREEMENT - PRAIRIE JUSTICE CENTER STORAGE BUILDING

Steve Robinson, City Administrator, said for a number of years, the Prairie Justice Center (PJC) Joint Operations Committee has discussed the issues surrounding the storage of vehicles impounded, forfeited and confiscated by the Nobles County Sheriff and Worthington Police Departments. At this time, most vehicles are parked outside on the west and south sides of the facility. The number of vehicles in storage is often as many as 40 or 50 and visible to the neighboring residential area, exposed to the elements and generally unprotected.

Mr. Robinson explained the committee would like to explore two options for the development of a storage building to house these vehicles. He said the first is to place the building on the PJC site

currently owned by Nobles County and the second option to be reviewed is to acquire three to four acres of land on the north side of Airport Road and construct the facility in that location.

Staff has requested a proposal from SEH Architecture to develop concept building and site design layouts as well as cost estimates for the two options noted above. Both options will include a pre-engineered steel building capable of storing 50 vehicles. One option will include an interior concrete floor, heated space and a fire suppression system. The other option will be a cold storage building with a gravel floor. Mr. Robinson said the second option could be a less expensive option as the city building codes would not apply to construction within the county.

The proposed architecture services will be performed for a lump sum fee of \$6,400.00 plus reimbursable expenses. The cost for the professional services will be shared between Nobles County and the City of Worthington. Mr. Robinson noted Nobles County approved the proposal contingent on City approval.

Council Member Ernst asked if this was built would the costs remain split between the City and County, Mr. Robinson replied that all costs would be a continued 50/50 split between the two organizations.

The motion was made by Council Member Kolpin, seconded by Council Member Ernst and unanimously carried to approve half of the proposed architecture service fees of SEH.

BIO SCIENCE INDUSTRIAL PARK ADDITION PARCEL DISTRIBUTION APPROVED

Mr. Robinson said at the December 27, 2021 meeting, Council approved distribution of parcels from Prairie Holdings Group Real Estate to Southwest Real Estate, LLC, BCRS Real Estate, LLC and the City of Worthington. Due to delays in being able to submit the new plat to Nobles County, the closing of this transaction has been delayed until after January 25, 2022. It was also discovered that original documents contained an error in square footage of Lots 1-8 that which were acquired in 2014 that the forgivable loan calculations were based on. Below summarizes the revised loan agreements:

- Enter into a new loan agreement and contract for deed with Southwest Real Estate, LLC for Lot 1 of Block 1 of the Worthington Bio Science Industrial Park Addition for the purchase price of \$97,543.46 amortized over 12 years and 2 months at five percent (5.0%) interest. The City agrees to forgive each payment due under the contract for deed on a monthly basis so long as Southwest Real Estate, LLC abides by the terms of the loan and contract for deed agreements,
- Enter into a new loan agreement and contract for deed with BCRS Real Estate, LLC for Lot 2 of Block 1 of the Worthington Bio Science Industrial Park Addition for the purchase price of \$73,400.91 amortized over 12 years and 2 months at five percent (5.0%) interest. The City

agrees to forgive each payment due under the contract for deed on a monthly basis so long as BCRS Real Estate, LLC abides by the terms of the loan and contract for deed agreements.

- The City of Worthington will acquire the new Lot 3 of Block 1 of the Worthington Bio Science Industrial Park Addition, 182,204 square feet, and retire \$88,258.25 from the original forgivable loan.

A motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to approve all of the new agreements as noted above.

APPROVED PROFESSIONAL SERVICES AGREEMENT - COUNTY DITCH 12 DRAINAGE IMPROVEMENTS PHASE II

Mr. Robinson explained construction of Phase I drainage improvements at County Ditch 12 were completed in 2019. These improvements included upgrading the Oslo Street culvert, Oxford Street culvert, and the large detention basin south of I-90. The improvements in the 2019 project reduced the FEMA regulatory floodplain within City limits but portions of residential neighborhoods adjacent to CD 12 still remain within the regulatory floodplain and floodway. Staff would like to evaluate the costs and flood risk reduction of implementing additional drainage improvements. Mr. Robinson said initial alternatives have already been established by previous studies but the conceptual design, cost estimates, and benefits of these alternatives have not been completed. He explained the proposed projects may be eligible for a grant through the FEMA Building Resilient Infrastructure and Communities (BRIC) program. Grant eligibility depends on the benefit-cost ratio making it necessary for the City to quantify the costs and benefits.

Engineering Staff requested a proposal from AE2S, the Civil Engineering firm that the City engaged in Phase I. The scope of this initial work includes:

- Expanding the hydrologic and hydraulic analysis that was completed as part of Phase I,
- Reviewing additional modeling and improvement scenarios,
- Quantifying the reduced flooding extents and number of structures removed from the floodplain under each scenario, and
- Preparing a preliminary Benefit/Cost Analysis for each scenario to determine if the improvements may be eligible to apply for FEMA funding.

Mr. Robinson said the work will be performed on an hourly basis for a fee not exceed \$27,700.00. He noted the funding for this work will come from Storm Water Utility revenue reserves.

A motion was made by Council Member Ernst, seconded by Council Member Kielblock and unanimously carried to approve the professional services agreement for County Ditch 12 Drainage Improvements Phase II.

RESOLUTION NO. 2022-01-03 ADOPTED ACCEPTING A DONATION OF FUNDS

Troy Appel, Public Safety Director, said Tricia and Joel Mikle have generously donated \$1,000 to the Worthington Police Department and encouraged staff to use the funds to best serve the department. Mr. Appel said the WPD plans to put the funds towards the purchase of a less lethal device to be used in the protection of the public and officers.

Council Member Kolpin asked what kind of less lethal device would be purchased. Mr. Appel said that they will be replacing the taser of a current detective.

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

RESOLUTION NO. 2022-1-03

A RESOLUTION ACCEPTING A DONATION OF FUNDS

(Refer to Resolution File for complete copy of Resolution)

APPROVE PLANS FOR FOX FARM ROAD SAP BRIDGE L3310 REPLACEMENT

Steve Schnieder, City Engineer, said the Minnesota Department of Transportation State Aid staff has approved plans for the replacement of bridge number L33 1 0 on Fox Farm Road. Mr. Schnieder explained the primary purpose of this project is to remove the old bridge and install one line of 16'x 9' precast concrete box culvert. The old structure is deficient in width and is structurally obsolete. The new structure shall have a concrete surface over the culvert for load distribution and the bituminous road surface will be restored. The completion date for this project is August 26, 2022.

The estimated total cost of the project, including engineering and contingencies, is \$339,230. The funding for this project will come from state bonds \$179,230 and local funding of \$159,000. Mr. Schnieder noted the amounts in the case item were not correct and these are the correct figures for the project.

A motion was made by Council Member Cummings, seconded by Council Member Kolpin and unanimously carried to approve the plans and authorize advertisement for bids to be received on Wednesday, February 23, 2022 at 2:00 p.m. and have Council consideration on Monday, February 28, 2022.

APPROVED CITY HALL AND FORMER S & L GARAGE PARKING LOT IMPROVEMENTS CONSULTANT AGREEMENT TASK ORDER NUMBER 14

Mr. Schnieder said the reconstruction of the City Hall and the former S&L Garage parking lots are planned for 2022. The pavement in both parking lots has failed and will be replaced with new

concrete pavement. Mr. Schnieder explained that the Engineering Department is currently short one engineering technician position, and with the amount of work planned for 2022, there will not be time to gather the information and prepare plans for these two projects. He said staff would like to hire a consultant to provide the engineering services for the project design and will allow the work to be done this year. The City currently has a master agreement with Bolton & Menk for engineering services.

A motion was made by Council Member Kolpin, seconded by Council Member Ernst and unanimously carried to approve Task Order Number 14 to provide surveying and project design services at an estimated cost not to exceed \$37,000.

COUNCIL COMMITTEE REPORTS

1. Mayor Kuhle - Attended a City, County, College, School meeting. In depth conversation was held on recruitment and incentive plans in getting and maintaining employees. The College expansion is in the bonding bill and planing will continue on the addition. The County has funding and will be hiring a group to access the daycare issues within the county.
2. Council Member Janssen - No report.
3. Council Member Ernst - No report.
4. Council Member Kielblock - No report.
5. Council Member Kolpin - Asked if Council needed to do anything with the City testing/masking policy with the ruling from the Supreme Court. Mr. Robinson stated that the policy had been suspended.
6. Council Member Cummings - No report.

CITY ADMINISTRATOR REPORT

Mr. Robinson said there was another SW Initiative meeting held via zoom concerning the Main Street Revitalization Program. There will be \$750,000.00 in grants available along with \$600,000.00 in loan guarantees that would not have the wage requirement clause included. The plan is to get the program finalized in the next month or two.

ADJOURNMENT

A motion was made by Council Member Cummings, seconded by Council Member Kielblock and unanimously carried to adjourn the meeting at 7:23 p.m.

Mindy L. Eggers. MCMC
City Clerk