

**WORTHINGTON CITY COUNCIL  
REGULAR MEETING, SEPTEMBER 27, 2021**

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, Chris Kielblock, Alaina Kolpin, Amy Ernst, Larry Janssen.

Staff present: Steve Robinson, City Administrator; Hyunmyeong Goo, Assistant Engineer; Jeff Faragher, Assistant Engineer; Todd Wietzema, Public Works Director; Mindy Eggers, City Clerk.

Others present: Salvador Adame, Honorary Council Member; Julie Buntjer, The Globe.

The Pledge of Allegiance was recited.

**HONORARY COUNCIL MEMBER**

Mayor Kuhle welcomed Salvador Adame as the Honorary Council Member for the months of August, September and October, 2021.

**AGENDA APPROVED WITH ADDITIONS/CHANGES**

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

**CONSENT AGENDA**

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

- City Council Meeting Minutes of September 13, 2021
- Planning Commission Meeting Minutes of August 3, 2021
- Planning Commission Meeting Minutes of September 7, 2021
- Housing & Redevelopment Authority Meeting Minutes of August 25, 2021
- Municipal Liquor Store Income Statement for the Period January 1, 2021 through August 31, 2021
- Bills payable and totaling \$3,098,829.46 be ordered paid

**USE OF AMERICAN RESCUE PLAN ACT (ARPA) FUNDS TO OFFSET COVID RELATED PUBLIC TRANSPORTATION RIDERSHIP FUNDING SHORTFALLS APPROVED**

Steve Robinson, City Administrator, said COVID has affected ridership in local public transportation leading to funding shortfalls. Mr. Robinson explained changes in MnDOT's Public Transportation program has reduced funds available to offset these shortfalls leaving public transportation, including

the local taxi provider, challenged to continue service.

Members of the Joint Powers Transit Authority (JPTA) have met to discuss funding ideas to address ongoing concerns and options to ensure continuation of public transportation through December 31, 2021. The Transit Authority Board forwarded the recommendation to the City of Worthington and Nobles County that each public entity contribute up to \$2,500.00 per month of ARPA funds for the four months of September - December 2021.

Council Member Kielblock stated that the current Taxi contract goes through December 31, 2021. Council Member Janssen said more information on how to proceed should be coming at the next meeting.

Mr. Robinson said the Nobles County Commissioners approved similar action regarding the \$2,500.00 per month contribution, contingent on City approval, at their September 21, 2021 meeting.

The motion was made by Council Member Janssen, seconded by Council Member Kielblock and unanimously carried to use ARPA funds of \$2,500.00 per month to offset COVID related public transportation ridership shortfalls.

**LICENSE AGREEMENT TO INSTALL NATURAL GAS UTILITY WIRELESS METER READING TECHNOLOGY ON CITY-OWNED NATURAL DISASTER SIREN POLE APPROVED**

Mr. Robinson said Minnesota Energy Resources has requested access on the city-owned natural disaster siren pole located near Elmwood Avenue and Oxford Street for an antenna for their wireless meter reading technology. He explained the siren at this location is scheduled to be eliminated as part of the new system and the supporting pole would be removed upon decommissioning. If approved, the pole would remain in place and become the responsibility of Minnesota Energy Resources to maintain the pole in a proper, safe and working manner in accordance with National Electrical Safety Code requirements.

Minnesota Energy Resources shall pay a one-time fee of \$500.00 for administrative expenses. There will be no annual rental fee.

A motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to approve the agreement with Minnesota Energy Resources to install a wireless gas utility meter on a city-owned natural disaster siren pole for \$500.00.

**DENIED REQUEST FOR PARTIAL FORGIVENESS OF LOAN BY PURNET REAL ESTATE, LLC**

Mr. Robinson said a request was received from Darlene Vortherms on behalf of PurNet Real Estate,

LLC (PurNet) for partial forgiveness of a loan granted in September 2015.

Mr. Robinson explained the City loaned PurNet \$142,120.00 on September 15, 2015 for a term of twenty years at 5.0% interest to generally assist in financing the project. In accordance with the terms and conditions of the development contract, the City agreed to forgive each and every payment due pursuant to the note on a monthly basis as long as the Developer (Vortherms) abides by the terms of the development contract, loan agreement and promissory note. The loan balance was \$113,157.37 as of September 15, 2021. The loan balance is reduced \$937.93 each month thereafter with the final payment forgiven on September 15, 2035.

Section 3.2 of the loan agreement stipulates that the City shall discontinue forgiveness of the Developer's monthly payment obligation upon sale, assignment or transfer of the development property and the Developer from that time forward is obligated to make each and every monthly payment of principal and interest.

The Developer is requesting the City accept a final payment of \$66,359.96 (approximately 59% of the remaining loan balance) and forgive the remaining \$46,797.41.

Mayor Kuhle said when the business was sold in 2018 it should have discontinued the forgiveness of the loan. Council Member Kolpin said she agreed. Mr. Robinson said the information had been taken to the City Attorney for an opinion on the balance being owed to the City.

A motion was made by Council Member Kolpin, seconded by Council Member Ernst and unanimously carried to deny the request for partial loan forgiveness of loan by Purnet Real Estate, LLC.

**EXEMPTION FROM CONSTRUCTION IMPROVEMENTS PRIOR TO COMPLETION OF CONSTRUCTION IMPROVEMENTS - GLENWOOD HEIGHTS SECOND ADDITION APPROVED**

Mr. Robinson said staff is looking for approval of an exemption requiring completion of Developer funded construction improvements prior to preparation and approval of the final plat for Glenwood Heights Second Addition. City Ordinance 154.36, requires the Developer to make or install street, storm sewer, water and sanitary sewer improvements prior to final approval of the plat. In lieu of completion, the Developer is required to deposit financial security to ensure that the improvements will be completed. As the Developer/Owner, the financial security for the above project is backed by the City of Worthington. Mr. Robinson said staff is proposing the final plat for the remainder of the subdivision.

Mayor Kuhle asked if this would be an option for an outside developer as well and not something special for the City? Mr. Robinson said it would also be an option for a private developer as well, they would have to provide a bond of financial security to ensure the improvements are completed.

A motion was made by Council Member Cummings, seconded by Council Member Janssen and unanimously carried to approve the construction improvement exemption and order preparation of the final plat for the remaining area of Glenwood Heights Second Addition

**AUTHORIZATION TO ORDER TRANSLUCENT WATER SLIDE APPROVED**

Todd Wietzema said the Aquatic Center committee met to discuss water slide features and colors for the new addition to the Aquatic Center which will have three water slides incorporated in the complex, an innertube slide, open body slide and an enclosed body slide. Mr. Wietzema said a translucent slide was discussed for the enclosed body slide. Adding the translucent option would be an increase in cost of approximately \$15,000.00 or about .0024% of the overall project cost. Two reasons were cited for requesting the translucent slide, which is lack of light in the enclosed slide, and the ability to light the slide to host any nighttime events. Mr. Wietzema said that staff is looking at the possibility of pool lights being installed in the lazy river area.

A motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to approve the up-charge of approximately \$15,000 for the translucent slide

**RESOLUTION NO. 2021-09-62 ADOPTED TO EXECUTE MINNESOTA DEPARTMENT OF TRANSPORTATION GRANT AGREEMENT FOR AIRPORT IMPROVEMENT EXCLUDING LAND ACQUISITION**

Mr. Wietzema said a work order with Bolton and Menk, Inc. was approved at the April 7, 2021 Council meeting that would allow for our Airport Master Plan to be updated. Mr. Wietzema explained the Master Plan update was contingent on receiving a FAA grant to provide any eligible funding. The FAA grant has now been received and the standard procedure is the MNDOT has authorized a companion grant to administer FAA associated cost of these airport improvements. The cost breakdown is:

FAA Eligible project cost \$424,704.00  
State DOT cost \$0.00  
City cost \$0.00

The total project cost is not to exceed \$424,704.00.

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

RESOLUTION NO. 2021-09-62

A RESOLUTION TO EXECUTE MINNESOTA DEPARTMENT OF TRANSPORTATION GRANT AGREEMENT FOR AIRPORT IMPROVEMENT EXCLUDING LAND ACQUISITION

(Refer to Resolution File for complete copy of Resolution)

**APPROVED AUTHORIZATION FOR STAFF TO SIGN A PURCHASE ORDER FOR A NEW TRUCK AND ASSOCIATED EQUIPMENT**

Mr. Wietzema said a new 2022 plow truck was put in the preliminary 2022 budget, the truck will have a lead time of 12 to 14 months, depending on when we get the purchase order signed. Mr. Wietzema said the closer it gets to the new year the longer the lead time will be, due to the influx of new orders. Staff would like authorization to sign a purchase order for the new truck before the final 2022 City of Worthington budget is approved. If changes need to be made to the final 2022 budget, staff will transfer funds from other ERS reserves. The amount added to our 2022 ERS reserves for this truck purchase is \$40,000.00.

Council Member Kolpin asked if one of the snow plows will be taken out of commission. Mr. Wietzema said yes, there is a 2004 snow plow that will be advertised for sale in the next few weeks.

A motion was made by Council Member Ernst, seconded by Council Member Kielblock and unanimously carried to allow staff to sign a purchase order for a new 2022 plow truck and associated equipment.

**BID AWARDED FOR TWENTY - SEVENTH STREET EXTENSION PROJECT**

Jeff Faragher, Assistant Engineer, said the Twenty Seventh Street Extension project involves reconstruction of a 1,270 foot segment of street from 1,300 feet to 2,570 feet west of Trunk Highway 59. The project shall include grading the roadway, placing aggregate base, constructing a 32 foot concrete surface and turf establishment. The bid letting was held on September 22<sup>nd</sup> and two bids were received. Based upon the tabulation of actual unit prices the low bidder for the project is Wicks Construction, Inc. of Decorah, IA. The total amount of the low bid is \$393,163.00 which is \$55,107.00 below the Engineer's Estimate.

A motion was made by Council Member Cummings, seconded by Council Member Janssen and unanimously carried to award the contract to Wicks Construction, Inc. In the amount of \$393,163.00

Mr. Faragher said Council authorized Bolton & Menk to develop a feasibility report and prepare plans and specifications at the July 12, 2021 Council meeting. The construction services were not included in the project development authorization. He explained staff is intending that Bolton & Menk will be providing the construction engineering services, which will include land surveying and project representative services as needed. The proposed fee is estimated at \$45,000.

A motion was made by Council Member Janssen, seconded by Council Member Kolpin and unanimously carried to approve Task Order No. 10 with Bolton & Menk for the construction engineering services.

### **COUNCIL COMMITTEE REPORTS**

Mayor Kuhle - Congratulated the King Turkey Day Board on a great festival. Attended a Joint City, County, College meeting. The college reported enrollment in 2020 was down 15% across all campuses and down 5% in Worthington. In 2021 enrollment is down 8% and up 2% in Worthington. The Villa apartments are full and there is a waiting list.

Council Member Janssen - No report.

Council Member Ernst - No report.

Council Member Kielblock - No report.

Council Member Kolpin - Attended an HRA Board meeting, the 3<sup>rd</sup> floor windows are scheduled to be replaced starting October 18<sup>th</sup>.

Council Member Cummings - attended the YMCA Board of Directors Planning Session, trying to get membership back up to pre-Covid numbers. The DEED Covid grant program ends on September 29<sup>th</sup>.

### **CITY ADMINISTRATOR REPORT**

Mr. Robinson reminded Council of the Economic Development Authority meeting on Tuesday at 4:00 p.m., the City also has many employment opportunities available right now.

### **ADJOURNMENT**

The motion was made by Council Member Cummings, seconded by Council Member Kielblock and unanimously carried to adjourn the meeting at 7:49 p.m.

Mindy L. Eggers, MCMC  
City Clerk