

**WORTHINGTON CITY COUNCIL
SPECIAL MEETING, JULY 17, 2017**

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: Larry Janssen, Alan Oberloh, Chad Cummings, Amy Ernst, Mike Harmon.

Staff present: Steve Robinson, City Administrator; Dwayne Haffield, Director of Engineering; Todd Wietzema, Public Works Director; Janice Oberloh, City Clerk.

Others present: Karl Evers-Hallstrom, The Globe; John Weitgenant; Mike Rogers; Kevin McCormick; Ronald Prins; Chris Kielblock; Paul Boerboom.

DISCUSSION - HIGHWAY 60/COUNTY ROAD 57 SOUTH SIDE DEVELOPMENT

Council met with a group of property owners for a discussion regarding their proposal to construct a gas station/convenience store on property they own south of the city at Highway 60/County Road 57, outside of the corporate limits of Worthington. John Weitgenant said they were looking for city water and sewer to be installed to the property for their development by June 1st of next year, and would be willing to sign paperwork for annexation when it's time.

Kevin McCormick, Project Development Manager for Westmore, distributed a set of completed drawings of the project to Council, noting they need water and sewer installed by the end of June or first part of July. They've looked at the clients putting in their own water and sewer but are out of time.

Dwayne Haffield, Director of Engineering, reviewed the process for assessable improvements, noting that the City would be looking at annexing the area with zoning. Mayor Kuhle asked if we could fast-track this - maybe have simultaneous meetings? Mr. Haffield said that's what we're talking about but his guys are booked - the earliest would be to go out for bids this winter with installation and improvements in the spring. Discussion was held on options available, including petition by 100% of the abutting property owners for the improvement, and a cooperative construction agreement where the owners would build the entire system and turn it over to the City. Mr. Haffield said you could really only circumvent the hearing, the feasibility report is still necessary, and cautioned that if the City doesn't follow the required process, although they can agree to pay for some of the costs they can't recover it because we didn't follow the process. Council Member Oberloh asked if the City couldn't recover costs through assessments could we get it back on the property price for that part that the City owns. Mr. McCormick said if they could obtain necessary information from the City they could use their engineers for the project, and if the City guarantees they'll be ready by June 1st, then we don't need a cooperative construction agreement. Mr. Haffield said Council may not have that ability to give that guarantee that our contractor can be done by June 1st due to things that would be beyond our control. Mayor Kuhle asked how soon we could get out to bid. Mr. Haffield responded January, but if they brought in their consultant we could see what could be done - maybe forgo some city projects. Mr. McCormick said the expected time line for construction of the water and sewer was about four weeks.

Council Member Cummings said let them use their consultant and if something would slow down it's on them. Ron Prins said Mr. McCormick was looking at putting out bids for the gas station in the next seven days. Council Member Ernst said she would be willing to meet if required at Special Meetings. Mayor Kuhle said we could use their engineers if it would shave some time off.

Mr. Haffield said staff would need the additional resources too. Council Member Cummings and Oberloh said they were willing to provide them.

The motion was made by Council Member Oberloh, seconded by Council Member Cummings and unanimously carried to have Administrator Steve Robinson, City Engineer Dwayne Haffield, Kevin McCormick and an owner rep to meet for communication purposes, and to approve additional resources as needed by staff and provide assurance of the June 1st deadline

LIQUOR STORE PROJECT PROFESSIONAL SERVICES CONTRACT AMENDMENT APPROVED

At their July 10, 2017 meeting, Council considered a request to approve an amendment to the professional services contract for the remodel project of the City's new Liquor Store, for an additional \$21,500 to redesign, re-engineer and revise the structural, architectural, mechanical and electrical plans and specifications, and to re-issue the bid documents and assist with the bidding process. Staff had requested the revisions for potential cost savings after the initial bids for the project came in well over the Engineer's estimate. After several questions arose regarding what the cost savings would be, Council voted to table action on the request until additional information could be obtained.

Paul Boerboom, of TSP, was present at the meeting now and reviewed what the additional fees were for, but stated that cost savings had not yet been calculated. Council asked how they were supposed to weigh the additional fees against what would be saved by the revisions, when they didn't have that information available? Following discussion, Council stated they felt they had no choice but to approve the additional fees.

The motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to approve the amendment to the Professional Services Contract for the Liquor Store Remodel Project for an additional \$21,500.

ADJOURNMENT

The motion was made by Council Member Oberloh, seconded by Council Member Cummings and unanimously carried to adjourn the meeting at 8:21 p.m.