Regular Meeting of the Worthington City Council Monday October 19th, 2020. Meeting was held in the Community Center and citizens had an option to call in via Zoom. The City of Worthington reserves the right that the order of the agenda is at the discretion of the Mayor or Mayor Pro-Tem. Mayor, Gary Langel, called the meeting to order at 6:30PM with roll call: Ron Leuchs, Marty Marugg, Chris Smock (Zoom), Tony Lueck. Steve Engler absent. Additional attendance: Todd Hosch (Pubic Works), Mike Lansing (Water/wastewater Operator), Jason Wenger (Engineer), Gary and Judy Smock (residents), Steve Ludwig (business owner), Bob Roling (resident).

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| FUND-SEPTEMBER.  | RECEIPTS | EXPENDITURES |
| GENERAL | $32,336.95 | $10,592.59 |
| MEMORIAL HALL | $2,155.76 | $5,379.64 |
| ROAD USE TAX | $3,873.36 | $1,223.80 |
| TIF | $5,608.81 | $5,468.00 |
| WATERURBAN RENEWAL | $5,820.86$0 | $2,573.91$0 |
| SEWER  | $5,711.20 | $2,284.71 |
| LOCAL OPTION  | $5,279.99 | $12,582.66 |

Motion by Leuchs, seconded by Lueck to approve the agenda. Ayes: all, carried. Council reviewed consent agenda which consisted of minutes of 09-21-2020 and 10-05-2020, September 2020 listing of bills to be paid, September 2020 Treasurers Report, Building Permits for Steve Ludwig. Motion by Marugg, seconded by Leuchs to approve the consent agenda. Ayes: all, carried.

Citizen Concerns: Steve Ludwig advised him and his employees are having a difficult time backing out of Greiner Const. due to arbor trees to the North that are creating a blind spot around a curve. Langel advised we have spoke to the property owners to the North regarding this issue on two separate occasions but they were unwilling to remove the trees so the City at that time agreed to see if a center line would help in keeping drivers in their own lane. Ludwig added a centerline would not solve the blind spot issue. Langel advised he/we were unaware that the arbor trees were creating a blind spot when backing out of that location. Council agreed to pursue locating our right of way and removing as many trees as necessary within the right-of-way to alleviate the blind spot.

Water/Wastewater Update: Motion by Lueck, seconded by Leuchs to award $241,485.70 Water Looping Main bid to Dave Schmitt Construction contingent upon DNR recommend to award correspondence. Ayes: all, carried. Council discussed 136 sidewalk near Nick Kamp home and low spot behind the sidewalk creating a dam issue. Council thought low spot was there for years before the 136 project and the sidewalk from the 136 project simply moved the low spot. Wenger agreed to pay for material for project. Motion by Leuchs, seconded by Marugg to propose agreement with Kamp that City pay for half of the labor cost to remove and replace 1 pane of sidewalk and connect to existing storm sewer (20LF of 6” tile) if Kamp paid for other half of labor. Ayes: all, carried. Lansing advised we had a DNR inspection and most of the noted items were small paperwork issues, however the large issue that DNR noted was we are pumping more water than we are designed to treat, meaning rainwater is entering the system somewhere. Lansing advised we would need to create a long-term plan to solve this issue.

Public Works: Manternach advised she applied for three grants, and we currently received two grants back for a total of $2,000 to get an expression swing for Vets Park. Manternach advised since writing the grants, we found out the current swing frame would not hold the weight of an adult and we would need a new frame. We could either get a new one-bay frame, or invest in a new six-bay frame to make everything cohesive. Langel advised to wait and see if we get the third grant. Motion by Marugg, seconded by Lueck to table. Ayes: all, carried.

General: Council discussed having Santa and decided if we can book Santa/Mrs.Claus to have them drive around in the fire truck or ATV and hand out candy bags. Council discussed the possibility of selling 8.65 acres West of Sunset Subdivision to an interested buyer/developer. Motion by Leuchs, seconded by Lueck to proceed with plans to sell to interested party. Ayes: Leuchs, Lueck, Marugg. Abstain: Smock.

Public Hearings: Langel opened public hearing at 7:37PM to hear comments/questions on amendment to ordinance Title VI Physical Environment: Chapter 3, Traffic Code to add no parking on a section of 2nd St. SE. No comments/questions, Langel closed public hearing at 7:37PM. Motion by Marugg, seconded by Lueck to waive second and third readings. Ayes: all, carried. Langel opened public hearing at 7:38PM to hear comments/questions on amendment to ordinance Title VI Physical Environment: Chapter 2, Utilities-Billing Charges to add excerpt that all residents are required to pay minimum utility rates. No comments/questions, Langel closed public hearing at 7:38PM. Motion by Leuchs, seconded by Lueck to waive second and third readings. Ayes: all, carried. Langel opened public hearing at 7:39PM to hear comments/questions on proposed amendment to the Worthington Urban Renewal Area. No comments/questions, Langel closed public hearing at 7:39PM. Motion by Leuchs, seconded by Marugg to waive second and third readings. Ayes: all, carried. Langel opened public hearing at 7:40PM to hear comments/questions on proposed Development Agreement with OB LLC. No comments/questions, Langel closed public hearing at 7:40PM. Council discussed Capital Improvement Plan in relation to the upcoming budget and advised they will choose projects next meeting to work in to the next budget.

Resolutions/Ordinances: Council reviewed following resolutions/ordinances. Motion by Marugg, seconded by Smock to approve RESOLUTION # 2020-35: Resolution Approving Development Agreement with O B, LLC., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Ayes: Marugg, Smock, Lueck, Leuchs. Carried. Motion by Leuchs, seconded by Lueck to approve RESOLUTION # 2020-36: Resolution to Approve Urban Renewal Plan Amendment for the Worthington Urban Renewal Area. Ayes: Leuchs, Lueck, Smock, Marugg. Carried.

Motion by Lueck, seconded by Marugg to approve ORDINANCE #191: AN ORDINANCE AMENDING TITLE III COMMUNITY PROTECTION: CHAPTER 3 TRAFFIC CODE. Ayes: Lueck, Marugg, Leuchs, Smock. Carried. Motion by Leuchs, seconded by Lueck to approve ORDINANCE #192: AN ORDINANCE AMENDING TITLE VI PHYSICAL ENVIRONMENT: CHAPTER 2 UTILITIES – BILLING CHARGES. Ayes: Leuchs, Lueck, Marugg, Smock. Carried. Motion by Marugg, seconded by Leuchs to approve ORDINANCE #193: An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Worthington Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. Ayes: Marugg, Leuchs, Smock, Lueck. Carried.

Clerk/Council/Committee Updates: Leuchs inquired where we were at with the sidewalk/bridge issues he brought up last meeting. Wenger advised he is working on projects and working with DOT on bridge. Leuchs advised he would also like to see something about solar panels requiring a building permit. Manternach advised Steffen (Gene/Steve) did not accept our $5,000 offer and stayed firm at $32,000 for both parcels. Manternach advised attorney will be obtaining the tax sale certificate from the county and be giving a 90-day notice to Steffen to pay back taxes or we will own the property. Lueck inquired if we could contact property owner on 136 to see if tree could be trimmed up so semis could see North up 136; Manternach advised she would follow up.

Motion by Leuchs, seconded by Lueck to adjourn at 8:13PM. Ayes: all, carried.

Minutes prepared by Lauren Manternach, City Clerk.