

**WORTHINGTON CITY COUNCIL
REGULAR MEETING, DECEMBER 13, 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, Amy Ernst, Chris Kielblock, Alaina Kolpin. Excused Absence: Larry Janssen.

Staff present: Steve Robinson, City Administrator; Hyunmyeong Goo, Assistant City Engineer; Todd Wietzema, Public Works Director; Jeff Faragher, Assistant City Engineer; Steve Schnieder, City Engineer; Deb Olsen, Finance Director; Matt Selof, City Planner; Mindy Eggers, City Clerk.

Others present: Emma McNamee, The Globe; Ryan McGaughey, Radio Works; Frida Ramos, Jose Ramos, Marie Wasmund Mews, Denny & Paula Engesser, Rita Basset, Dave Dorpinghaus, Travis Winters, Bolton & Menk, Inc., Rebecca Kurtz, Ehlers & Associates.

The Pledge of Allegiance was recited.

AGENDA APPROVED WITH ADDITIONS/CHANGES

Mayor Kuhle stated Item *G.9. Bio Science Industrial Park Addition Parcel Distribution* would be added to the agenda.

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

CONSENT AGENDA

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

- City Council Meeting Minutes of November 22, 2021
- Water & Light Commission Meeting Minutes of December 6, 2021
- Park & Recreation Advisory Board Meeting Minutes of November 30, 2021
- Economic Development Authority Meeting Minutes of November 8, 2021
- Housing & Redevelopment Authority Meeting Minutes of October 27, 2021
- 2022 License Renewals
- 2022 Hangar Lease Rates - Worthington Municipal Airport
- Bills payable and totaling \$3,655,773.00 be ordered paid

PUBLIC HEARING AND RESOLUTION NO. 2021-12- ADOPTING A MODIFICATION TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 5; AND ESTABLISHING TIF DISTRICT NO. 19 IN REDEVELOPMENT PROJECT NO. 5, AND ADOPTING A TAX INCREMENT FINANCING PLAN THEREFOR

Steve Robinson, City Administrator, said city staff has had discussions with the owners of the Cemstone property to exchange Cemstone's two parcels of land along Sherwood Street for an equal number of acres of City-owned land in the North Industrial Park. This exchange will allow Cemstone to expand their facilities and create a new opportunity for commercial development at the current ready-mix operations site.

Mr. Robinson said to assist with reimbursing the City expenses incurred with the land swap, the City has initiated the establishment of Tax Increment Financing District 1-19: Sherwood / Lake Street (the "TIF District"). The TIF District is a redevelopment district with a maximum of 26 years of tax increment.

He said while the City anticipates some expenses related to the Cemstone site, it is estimated the tax increment generated on the site will exceed the expenses. Therefore, the proposed TIF District also includes three parcels located at 106 Lake Street. By including these parcels in the TIF District, increment generated on the Cemstone property could be used to assist with redevelopment of the property on Lake Street.

A motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to open the hearing.

Rebecca Kurtz, Ehlers & Associates, provided information on establishing a tax increment financing district (TIF). She said the new TIF District would include five parcels of land in separate areas which are the former ready-mix site and a former gas station located on Lake Street.

Ms. Kurtz said by establishing the TIF District it would allow for redevelopment in the areas specified by locking in a base rate during the duration of the TIF District. Funds for the expenses are generated from the difference of the value of improved property and the locked base value. She explained that there is an estimated maximum budget of 5 million dollars over the 26-year term of the TIF District. The dollars can be used for redevelopment or reimbursement for demolition and clean-up of a site. She said that the city has until the end of June to certify the TIF District and after that the five-year time limit begins for the city to incur costs.

Mayor Kuhle asked if there was anyone that would like to speak for or against the modification to the redevelopment plan. No comments were received.

A motion was made by Council Member Kielblock, seconded by Council Member Cummings and unanimously carried to close the hearing.

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

RESOLUTION NO. 2021-12-75

A RESOLUTION ADOPTING A MODIFICATION TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 5; AND ESTABLISHING TIF DISTRICT NO. 19 IN REDEVELOPMENT PROJECT NO. 5, AND ADOPTING A TAX INCREMENT FINANCING PLAN THEREFOR

(Refer to Ordinance File for complete copy of Resolution)

PUBLIC HEARING AND RESOLUTION NO. 2021-12-76 ORDERING IMPROVEMENT AND PREPARATION OF PLANS AND SPECIFICATIONS

Pursuant to published notice, this was the time and date set for a public hearing Ordering Improvement and Preparation of Plans and Specifications.

The motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to open the hearing.

Steve Schnieder, City Engineer, said this is the first of two public hearings that are required for the Eighth Avenue reconstruction project. Mr. Schneider introduced Travis Winters, Bolton & Menk, who presented a scope and impacts to the project along with a schedule of the proposed assessments. Mr. Winters said the reconstruction project will involve complete street reconstruction, reduce sewer inflow, infiltration and increase capacity along with increasing the water flow capacity, replacing a deteriorating infrastructure. It will also improve the reliability and decrease maintenance while improving surface drainage conditions.

The proposed improvements will include street reconstruction, driveway aprons, curb & gutter, storm sewer mains, catch basins and intakes as necessary for other improvements. Water main pipes, hydrants, valves and fittings, water and sanitary sewer services to the property lines. Additional private service replacement may be considered if necessary with the homeowners' agreement. Concrete sidewalks will also be replaced.

Mr. Winters said approving plans and specifications and authorizing Advertisement of Bids will take place in February 2022; the bid opening, consideration of bids and awarding the construction contract in March 2022. Construction is planned to start in April of 2022 with assessment hearings and approving the assessments taking place in October 2022.

He explained the estimated assessments are based on the current cost estimates, after the end of the project, homeowners would receive notice and a hearing would happen after that allowing homeowners to appeal.

The estimated project cost is as follows:

Street (Concrete pavement)	\$942,000.00
Street (Bituminous pavement)	\$777,550.00

Sidewalk	\$88,820.00
Storm Sewer	\$15,010.00
Sanitary Sewer	\$82,410.00
Watermain	\$429,760.00
Total Cost (Concrete)	\$1,558,100.00
Total Cost (Bituminous)	\$1,393,350.00

Council Member Cummings asked the life expectations of concrete versus bituminous. Mr. Winters said that bituminous has a 20-year life with routine overlays and concrete has a 30-year life and while it is more expensive up front over the years comes out to the same as bituminous and sections of concrete can be replaced easier if needed.

The Mayor asked if there was any testimony. Marie Wasmund-Mews said she has a rental and said the proposed assessments would be a burden. She said the house is very small and only charges \$325.00 per month rent.

Denny Engesser said that he is for the project as the street needs to be redone but wondered if the sump pumps could be run under the boulevard. Mr. Winters said that all of the current underground sump pumps would be allowed.

A motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to close the hearing.

A motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to approve *Option 3*: Surfacing will be either bituminous or concrete as determined following receipt of the alternate bids and also approve the following resolution:

RESOLUTION NO. 2021-12-76

A RESOLUTION ORDERING IMPROVEMENT AND PREPARATION OF PLANS AND SPECIFICATIONS

(Refer to Resolution File for complete copy of Resolution)

LAW ENFORCEMENT LABOR SERVICES #4 CONTRACT APPROVED

Steve Robinson, City Administrator, said the current LELS #4 which represents non-supervisor patrol officers, detectives and dispatchers expire on December 31, 2021.

He explained City and WPU management staff participated in one in-person negotiating session with LELS #4 representatives and have reached a tentative agreement for a three-year contract with a

3.50% cost-of-living adjustment effective January 1, 2022, a 3.50% cost-of-living adjustment effective January 1, 2023, a 3.50% cost-of-living adjustment effective January 1, 2024.

The additional changes to the proposed agreement include the following:

- Adjusting longevity payments to the following:
 - \$0.20 per hour after five years of continuous service from the current \$0.14 per hour,
 - \$0.30 per hour after ten years of continuous service from the current \$0.23 per hour,
 - \$0.40 per hour after fifteen years of continuous service from the current \$0.32 per hour,
 - \$0.50 per hour after twenty years of continuous service from the current \$0.40 per hour,
 - \$0.60 per hour after twenty-five years of continuous service from the current \$0.49 per hour.
- Allow employees to accumulate up to sixty (60) hours of compensatory time from the current forty (40) hours,
- Allow employees providing training to receive one hour of compensatory time or one hour of straight time pay for each shift in which they are training a new employee,
- Adjust clothing and clothing maintenance allowance for non-uniformed officers from \$0.37 per hour to \$0.38 per hour, and
- Adjust fitness membership reimbursement from \$350.00 per year to \$400.00 per year.

Mr. Robinson said the terms of the agreement have been presented to the Compensation Committee, comprising two City Council members and two Water & Light Commissioners, and the committees recommend approval of the proposed terms. He also noted that in past practice, non-aligned employees of the City and WPU subject to the Compensation Administration Guidelines receive the same cost-of-living adjustment.

A motion was made by Council Member Ernst, seconded by Council Member Kielblock and unanimously carried to approve the terms of the 2022 - 2024 LELS #4 union agreement and also include the non-aligned employees of the City and WPU to receive the same cost-of-living adjustment.

RESOLUTION NO. 2021-12-77 ADOPTED TO ACCEPT THE REDISTRIBUTION OF UNREQUESTED CORONAVIRUS LOCAL FISCAL RECOVERY FUND ESTABLISHED UNDER THE AMERICAN RESCUE PLAN ACT

Mr. Robinson said Congress adopted the American Rescue Plan Act (ARPA) in March 2021. ARPA funds are intended to provide support to state, local, and tribal governments in responding to the impact of COVID-19 and their efforts to contain it in their communities, residents and governments. The City of Worthington received \$693,048.58 in ARPA funds on July 27, 2021. This amount represented the first half of the total amount that will be received by the City.

The remaining funds will be distributed approximately twelve months from the initial disbursement.

The City received an additional ARPA distribution of \$22,695.43 that remained from unrequested funds that were allocated to Minnesota non-entitlement units of local government.

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

RESOLUTION NO. 2021-12-77

A RESOLUTION TO ACCEPT THE REDISTRIBUTION OF UNREQUESTED CORONAVIRUS LOCAL FISCAL RECOVERY FUND ESTABLISHED UNDER THE AMERICAN RESCUE PLAN ACT

(Refer to Ordinance File for the complete copy of resolution)

RESOLUTION NO. 2021-12-78 ADOPTED APPROVING THE 2021 TAX LEVIES COLLECTIBLE IN 2022, AND THE WORTHINGTON HOUSING AND REDEVELOPMENT AUTHORITY 2021 TAX LEVY COLLECTIBLE IN 2021

Mr. Robinson said on September 13, 2021, Council approved a proposed property tax levy of \$5,915,331 for 2021 (a 17.08% increase over 2021). He said it is staff's recommendation to approve the final levy in the amount of \$5,681,145 (a 12.44% increase over 2021). He explained the levy includes a General Purpose Tax Levy of \$4,530,712 and Special Tax Levies of \$1,150,544. The Special Tax Levy includes Economic Development Tax abatements of \$51,000.

Mr. Robinson stated the City Council would take public comment at this time on the proposed levies. No comments were received.

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

RESOLUTION NO. 2021-12-78

RESOLUTION APPROVING 2021 TAX LEVIES COLLECTIBLE IN 2022

(Refer to Resolution File for complete copy of Resolution)

WORTHINGTON HOUSING AND REDEVELOPMENT AUTHORITY

RESOLUTION APPROVING THE 2021 TAX LEVY COLLECTIBLE IN 2022

BE IT RESOLVED, by the City Council of Worthington and the Housing and Redevelopment

Authority of the City of Worthington, County of Nobles, State of Minnesota, that the following sum of money be levied for the current year, collectible in 2021, upon the taxable property in said City of Worthington, Minnesota for the following Purposes:

SPECIAL TAX LEVY	CERTIFIED LEVY 2021/2022
HOUSING AND REDEVELOPMENT AUTHORITY TAX LEVY (Minnesota Statute 469-033, subdivision 6)	
Special Tax for Operations	\$145,000.00
NET CERTIFIED LEVY	\$145,000.00

RESOLUTION NO. 2021-12-79 APPROVING THE 2022 CITY OF WORTHINGTON FUND BUDGETS

Staff presented the proposed separate City Fund Budgets for Council approval.

The motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to adopt the following resolution approving the 2022 City of Worthington Fund Budgets:

RESOLUTION NO. 2021-12-79

A RESOLUTION FOR THE APPROVAL OF THE 2022 FUND BUDGETS FOR THE CITY OF WORTHINGTON, MINNESOTA

(Refer to Resolution File for complete copy of Resolution)

APPROVED BURNING APPLICATION - MINNESOTA WEST COMMUNITY & TECHNICAL COLLEGE

Mr. Robinson said an application for a Burning Permit was submitted by Minnesota West Community and Technical College that would allow them to complete a maintenance burn on the pollinator plot on the Worthington Campus, at the corner of West Lake Avenue and Sundown Drive.

The date and time of the burn is subject to wind and weather factors along with coordinating with the Fire Department.

A motion was made by Council Member Ernst, seconded by Council Member Kolpin and unanimously carried to approve the Burn permit for the Minnesota West Community & Technical College.

THIRD READING AND ORDINANCE NO. 1177 TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM “T-Z” (TRANSITION ZONE) TO “PUD 7” (PLANNED UNIT DEVELOPMENT)

Steve Robinson, City Administrator, said pursuant to published notice, this was the time and date set for the third reading of a proposed ordinance to Amend Title XV of the City Code of Worthington, Nobles County, Minnesota, to Rezone Property from “T-Z” (Transition Zone) to “PUD 7” (Planned Unit Development).

A complete copy of the ordinance was provided in the November 8, 2021 council agenda.

The motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to give a third reading and subsequently adopt the proposed ordinance.

ORDINANCE NO. 1177

AN ORDINANCE TO AMEND TITLE XV OF THE CITY CODE OF WORTHINGTON, NOBLES COUNTY, MINNESOTA, TO REZONE PROPERTY FROM “T-Z” (TRANSITION ZONE) TO “PUD 7” (PLANNED UNIT DEVELOPMENT)
(Refer to Ordinance File for the complete copy of ordinance)

RESOLUTION NO. 2021-12-80 ADOPTED DESIGNATING POLLING PLACES FOR ELECTION PRECINCTS WITHIN THE CITY OF WORTHINGTON

Steve Robinson, City Administrator, stated the Minnesota Statute requires that the City Council designate polling places for each precinct. The polling places for the primary election and the 2022 general election will be as follows:

- Ward 1 - Precinct 1 - Lakeside Church (First Baptist Church) - 1000 Linda Lane
- Ward 1 - Precinct 2 - Lakeside Church (First Baptist Church) - 1000 Linda Lane
- Ward 1 - Precinct 3 - Lakeside Church (First Baptist Church) - 1000 Linda Lane
- Ward 1 - Precinct 4 - American Reformed Church - 1720 N. Burlington
- Ward 1 - Precinct 5 - American Reformed Church - 1720 N. Burlington

- Ward 2 - Precinct 1 - YMCA - 1501 Collegeway
- Ward 2 - Precinct 2 - Nobles County Public Works - 960 Diagonal Road
- Ward 2 - Precinct 3 - Nobles County Public Works - 960 Diagonal Road
- Ward 2 - Precinct 4 - Solid Rock Church - 1730 Diagonal Road
- Ward 2 - Precinct 5 - Solid Rock Church - 1730 Diagonal Road

The motion was made by Council Member Kielblock, seconded by Council Member Cummings and

unanimously carried to adopt the following resolution designating Polling Places for Election precincts within the City of Worthington.

RESOLUTION NO. 2019-12-80

A RESOLUTION DESIGNATING POLLING PLACES FOR ELECTION PRECINCTS WITHIN THE CITY OF WORTHINGTON

(Refer to Resolution File for complete copy of Resolution)

BIO SCIENCE INDUSTRIAL PARK ADDITION PARCEL DISTRIBUTION APPROVED

Mr. Robinson said Prairie Holdings Group, LLC (PHG) acquired Lots 1-8, Block 3 in the Bio Science Industrial Park from the City in February 2014 for \$359,999.00 on a contract for deed agreement, amortized over twenty years at five percent (5.0%) interest. The agreement stipulated that monthly payments were forgiven as long as PHG complied with terms of the development agreement. The balance remaining on the contract for deed as of November 25, 2021 is \$262,045.91.

Prairie Holdings Group then acquired approximately 4.36 acres along the north boundary of Lots 1-8 in Block 3 in November 2014 for a lump sum of \$43,501.00.

They then acquired a portion of Outlot A in the Bio Science Industrial Park in November 2015 for a lump sum of \$14,636.10. This area is generally restricted by storm water retention and utility easements.

The ownership of Prairie Holdings Group has requested that the parcels noted above be re-platted and transfer Lot 1 of Block 1 to Southwest Real Estate, LLC; Lot 2 of Block 1 to BCRS Real Estate, LLC; Lot 3 of Block 1 to the City of Worthington.

Mr. Robinson presented these options by a color coded map for Council to see.

He said that council is requested to consider the following:

- Terminate the existing loan agreement and contract for deed,
- Southwest Real Estate, LLC (PHG Real Estate, LLC) shall convey to the City of Worthington Lots 1-8 of Block 3 and those parts described herein,
- Southwest Real Estate, LLC (PHG Real Estate, LLC) shall convey to the City of Worthington the portion of the north boundary of the original lots 7 and 8 of Block 3 that are adjacent to the newly platted Lot 3 of Block 1 via warranty deed for the price of \$20,314.97,
- 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 \$123,772.68 amortized over 12 years and 4 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, and

- 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 \$62,675.85 amortized over 12 years and 4 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.

Mr. Robinson said any of these actions should be contingent on approval by the City Attorney.

Council Member Cummings asked why action had to be taken tonight since the City Attorney has not had a chance to look at it. Mr. Robinson said that the City has been working on this project with them for a year and a half.

Dave Dorpinghaus, Prairie Holdings, said it wouldn't have to be done tonight but they would like it done before the end of the year as they still need to obtain parcel numbers.

Council Member Cummings said that approving it tonight on a contingency of the City Attorney's decision doesn't make any sense considering there is no urgency. He said that he would like the City Attorney to review and then move forward. Council Members concurred.

RESOLUTION NO.'S 2021-12-81, 2021-12-82, 2021-12-83, 2022-12-84, 2021-12-5, 2021-12-86 ACCEPTING A DONATION OF PERSONAL PROPERTY

Todd Wietzema, Public Works Director, said the Park and Recreation Advisory Committee has received request from six parties to place benches in City parks and along the bike trails. The requests are as follows:

- Tom LeBon to place a bench in Cherry Point Park in memory of Tom Tracy.
- Jane Hanson Lowe to place a bench along the trail in Sailboard Beach, in recognition of the Hanson Girls.
- Fiola Family, to place a bench at the Chautauqua Park Bandshell, in memory of Janice Fiola.
- Sharon Johnson, to place a bench at the Chautauqua Park Bandshell, in memory of Jeff Johnson.
- Bourassa Children, to place a bench across from 506 West Lake Ave., in honor of Ron and Pat Bourassa.
- Dan Van Ede, to place a bench at the Chautauqua Park Bandshell, in memory of John and Milli Van Ede

The donations meet all the requirements as set forth in the Park Donation policy adopted by City Council. The Park and Recreation Advisory Board recommends the City Council accept the donations by adopting the resolutions:

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

RESOLUTION NO. 2021-12-81

A RESOLUTION ACCEPTING A DONATION OF PERSONAL PROPERTY

(Refer to Resolution File for complete copy of Resolution)

RESOLUTION NO. 2021-12-82

A RESOLUTION ACCEPTING A DONATION OF PERSONAL PROPERTY

RESOLUTION NO. 2021-12-83

(Refer to Resolution File for complete copy of Resolution)

RESOLUTION NO. 2021-12-84

A RESOLUTION ACCEPTING A DONATION OF PERSONAL PROPERTY

(Refer to Resolution File for complete copy of Resolution)

RESOLUTION NO. 2021-12-85

A RESOLUTION ACCEPTING A DONATION OF PERSONAL PROPERTY

(Refer to Resolution File for complete copy of Resolution)

RESOLUTION NO. 2021-12-86

A RESOLUTION ACCEPTING A DONATION OF PERSONAL PROPERTY

(Refer to Resolution File for complete copy of Resolution)

APPROVED YMCA 2022 SUMMER YOUTH RECREATION PROGRAMS AGREEMENT

Mr. Wietzema said the City of Worthington contracts with the Worthington Area YMCA to promote, manage and operate the City's summer youth recreation programs for its residents. The Park Advisory Board has met and approved the 2022 agreement.

The fee for the management agreement paid by the City to the YMCA for 2022 is \$58,400.00, a 5.02% increase over 2021, which will be paid in twelve monthly installments.

A motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to approve the YMCA 2022 Summer Youth Recreation Programs Agreement.

APPROVED 2022 YMCA SUMMER PROGRAM FEES

Mr. Wietzema said the Park and Recreation Advisory Board met on November 30th and reviewed and endorsed the proposed 2022 YMCA summer program fees. The programs include the YMCA's Fun and Adventure Day Camp and Summer Sports Programs.

Mr. Wietzema explained the YMCA is proposing a 5% increase to the 2021 Day Camp fees and a zero increase to the Summer Sports Programs fees. He noted the increase in the day camp fees is because they need to hire a Day Camp Coordinator and due to insurance regulations the ratios need to be decreased.

Mayor Kuhle asked why some of the programs had a member and nonmember fee. Mr. Wietzema said that Meredith Daley had planned to be in attendance but something had come up so he will coordinate with her to come to the next Council meeting to go over it more in detail before Council approves it.

APPROVED 2022 PARK USER FEES AND CAMPGROUND RATES

Mr. Wietzema said the Park and Recreation Advisory Board has reviewed and proposed that there are no changes to the 2022 Olson Park Campground Fees. He explained there would be a few minor changes to the 2022 Park User fees as shown below:

10th Street Plaza from \$50.00 to \$150.00 and a \$100.00 damage deposit
Centennial Shelter from \$50.00 to \$75.00 and a \$75.00 damage deposit
Slater Shelter from \$30.00 to \$50.00 and a \$75.00 damage deposit

Mr. Wietzema noted that the changes above are for the new 10th Street Plaza and the updated renovated parks. The damage deposit of \$75.00 was increased from \$40.00 because the lower amount does not cover staff costs if something were to happen.

A motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to approve the 2022 Park User Fees and Campground Rates.

APPROVED CONDITIONAL USE PERMIT - 1521 OXFORD STREET

Matt Selof, City Planner, said the Light of the World Church has applied for a conditional use permit to operate a church in the existing building located at 1521 Oxford Street. Pursuant to Minnesota Statute §462.3595 and as outlined in Worthington City Code Chapter 155, Appendix E, the City requires that Churches, temples, and other places of worship require a conditional use permit in the 'B-3' – General Business District, the zoning designation of the subject property. The legal description of the subject property under consideration is as follows:

The west 69.5' of lot 4 and the east 36' of lot 5, block 1, North Worthington, City of

Worthington, Nobles County, Minnesota.

The Planning Commission met on December 7th, 2021 and voted unanimously to recommend approval of the requested conditional use permit subject to the following conditions:

1. Meeting space be limited to the southwest portion of the building commonly known as 1521 Oxford Street.
2. The property maintain compliance with all applicable local, State, and Federal standards and regulations.

Mr. Selof explained that this conditional use permit is a little different compared to others as there are three different rentals on the property and each has their own address. He said if the church would relocate the permit would stay with the property. There is a 20-seat capacity and currently there are six members of the church.

Frida Ramos, Light of the World Church, said that right now they are a very small congregation but would like to grow and eventually buy a property. Ms. Ramos said the current location has two bathrooms and is also wheelchair accessible which meets their current needs.

A motion was made by Council Member Cummings, seconded by Council Member Kolpin and unanimously carries to approve the conditional use permit at 1521 Oxford Street.

COUNCIL COMMITTEE REPORTS

1. Mayor Kuhle - No report.
2. Council Member Janssen - No report.
3. Council Member Ernst - No report.
4. Council Member Kielblock - No report.
5. Council Member Kolpin - No report.
6. Council Member Cummings - No report.

CITY ADMINISTRATOR REPORT

Mr. Robinson had no report.

ADJOURNMENT

A motion was made by Council Member Ernst, seconded by Council Member Kolpin and unanimously carried to adjourn the meeting at 8:40 p.m.

Mindy L. Eggers. MCMC
City Clerk