

**WORTHINGTON CITY COUNCIL  
SPECIAL MEETING, JUNE 21, 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. Honorary Council Member: Josh Langseth.

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

Others present: Martina Baca, The Globe; Bob Bristow, Darlene Macklin, Lori Gunnink, LaDonna Carlson, Scott Carlson, Neil Steffl.

**CONDITIONAL USE PERMIT - LOT 1, BLOCK 2, FAREWAY FIRST ADDITION**

At their June 12, 2017 meeting, Council tabled reconsideration of a Conditional Use Permit to operate a child care facility on property that is zoned "B-3" - General Business. A motion to approve the permit failed to pass at the May 8, 2017 regular meeting.

Darlene Macklin, Worthington Area Chamber of Commerce Executive Director, spoke regarding the statements of support from businesses in the area of the proposed child care facility, which she had gathered based on Council's request at their June 12<sup>th</sup> meeting. Some Council members stated they had received several comments from constituents who were against the project in that location.

Several contacts had been made to our Congressional Representatives by both City officials and SMOC, with conflicting responses as the possibility of an extension on the grant deadline and location.

Neil Steffl, CEO of SMOC, said he had sent a letter off to Tim Walz' office asking them to get answers to the following questions:

1. Can we delay implementation of the full-day, full-year program due to the current project delay, and if so, for how long?
2. The facility funds are for the period April 1, 2017 to March 31, 2018 - can we carry funds past that date due to the delay, and if so, for how long?
3. The \$1.7 million is for building an approximately six thousand square feet building in the beginning - can we add additional money to the project without the request having to travel through their bureaucratic channels of the federal government thereby delaying the project even longer.

Following a lengthy conversation, Neil Steffl, CIO of SMOC, requested that Council just vote on the request for reconsideration, then they would move on.

The motion was made by Council Member Ernst and seconded by Council Member Harmon to reconsider the Conditional Use Permit for SMOC, with the following Council Members voting favor of the motion: Ernst, Harmon; and the following Council Members voting against the motion: Janssen, Oberloh. Council Member Cummings raised a point of order, stating that no one asked for discussion, which was then granted. Council Member Cummings then asked for clarification on the motion to reconsider, to which Mr. Robinson said if you vote no on the reconsideration no action is taken and the previous action will stand. Council Member Cummings said he would like to review parliamentary procedure and what the effect of the vote would be. Mayor Kuhle said if the vote was a tie, he himself would vote, if Council Member Cummings abstained. Council Member Cummings said he did not have a reason to abstain. Mayor Kuhle said he would make his vote if Council Member Cummings was going to abstain. Council Member Cummings said he was not going to abstain, but he did not feel comfortable making the decision today. Following additional discussion, Council Member Cummings said he did not wish to reconsider this issue, so his vote was no. Motion to reconsider failed.

**POSITION GUIDELINES REVISIONS APPROVED - DIRECTOR OF COMMUNITY DEVELOPMENT, PLANNING, ZONING AND BUILDING SERVICES**

Following the departure of Brad Chapulis as the City's Director of Community / Economic Development, staff worked to review the position guidelines and make any necessary changes prior to posting the position opening. Changes to the guidelines included minor housekeeping changes, supervisory changes, changes to minimum qualifications for experience and required certifications, and changes to the role of the position regarding economic development. Because the revisions will result in an adjustment to factors used to establish the salary grade range for the position and will move it to a lower salary grade, staff was seeking Council approval of the changes.

The motion was made by Council Member Oberloh, seconded by Council Member Harmon and unanimously carried to approve the position guidelines revisions for the Director of Community Development, Planning, Zoning and Building Services.

**ADDITIONAL ON-SALE LIQUOR, SUNDAY ON-SALE LIQUOR LICENSES APPROVED**

Staff presented the following additional 2017/2018 Liquor License renewal applications for Council consideration:

On-Sale Liquor / Sunday Liquor

El Mexicano #3, 310 Tenth Street

Club On-Sale Liquor / Sunday Liquor

Eagles Aerie 3282, 205 Oxford Street

The motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to approve the additional On-Sale Liquor, Sunday On-Sale Liquor License Renewals as presented.

**PRAIRIE VIEW/BOY SCOUTS DISCUSSION**

Council and staff discussed the proposal for the Boy Scouts to move their operation from Chautauqua Park to the former Prairie View Clubhouse and cart shed. They are willing to put heat into the facility and address some of the plumbing problems, but would like some help with the utilities, and wish to operate under the same agreement they currently have with the City.

Council was supportive of the idea, indicating that the City should look at putting the necessary repairs into the building, and suggested that perhaps the Boy Scouts could be stewards of the property and do some maintenance of the trails, etc. The facility could potentially be marketed as a regional meeting place with various uses for the Scouts. The School District has also indicated interest in using the grounds for their cross country program. LaDonna and Scott Carlson were at the meeting representing the Boy Scouts, and told Council that any Scout that would be out at the facility would be covered by the Organization's insurance.

Council and staff determined that a list of repairs and cost estimates needs to be put together, and that attorneys for the both the City and the Boy Scouts be involved in putting the agreement together for the use of the property. Rules and regulations for the use of the property by outside groups will also need to be established.

**COMMUNITY GROWTH INITIATIVE DISCUSSION**

Mayor Kuhle said that, based on Council's past discussions regarding short term amenities in the community, he wanted to establish a committee to address potential ideas comprised of two City Council Members and 3 staff members. Council Members Ernst and Oberloh will serve, along with Steve Robinson, City Administrator; Brian Kolander; Finance Director; and Todd Wietzema, Public Works Director.

**CONSIDERATION OF PURCHASE GUIDELINES FOR NON-EDAU, CITY-OWNED PROPERTY**

Steve Robinson, City Administrator, said he was requesting that Council set purchase guidelines for non-EDAu - City-owned property for buildable lots. Council Member Cummings asked if this was based off the discussion Council held indicating that they did not want to see MOU's, requiring 10% earnest money, and a time line that is reviewable - set at six months but if they could show a valid reason they could extend if they needed. Mr. Robinson said those guidelines were set for EDAu-owned property, but this is City-owned, which is less restrictive from state statute. In the interest of the City, we're not in the business of selling real estate, we're in the interest of development and job creation and business growth.

The motion was made by Council Member Oberloh, seconded by Council Member Cummings and unanimously carried to set the same guidelines as are used for the purchase of EDAu-owned property for the purchase of City-owned property.

#### **ADJOURNMENT**

The motion was made by Council Member Janssen, seconded by Council Member Ernst and unanimously carried to adjourn the meeting at 5:15 p.m.

Janice Oberloh, MCMC  
City Clerk