

**WORTHINGTON CITY COUNCIL  
SPECIAL MEETING, JANUARY 20, 2021**

The meeting was called to order at 3:30 p.m. in City Hall Council Chambers by Mayor Mike Kuhle with the following members present: Chad Cummings; Mike Harmon; Amy Ernst; Chris Keilblock; Larry Janssen (via conference call).

Staff present: Steve Robinson, City Administrator; Jason Brisson, Assistant City Administrator/Director of Economic Development; Todd Wietzema, Public Works Director; Mindy Eggers, City Clerk.

Others present: Ryan McGaughey, The Globe; Ben Weber, Drake Hagen, Andy Berg, Amy Woitalewicz (via conference call).

**CHANGE THE AIRPORT AND PARK ADVISORY BOARD RESIDENT REQUIREMENTS**

Todd Wietzema, Public Works Director, said the policy for Boards & Commissions which the Airport Advisory Board falls under currently requires that all members reside in the Worthington city limits. Staff feels it would be advantageous for the board to consist of members who have an interest in the airport policies and management practices. Mr. Wietzema said there is a possible member who lives just outside city limits, but has a great interest in the Worthington Municipal Airport.

The Park and Recreation Advisory Board is guided by a council adopted resolution that states all 5 of the members shall be Worthington City residents. Mr. Wietzema said staff feels it is excluding some very capable members from being considered.

Council Member Ernst stated that the Center for Active Living and the Cross Cultural Advisory Board have allowed for a member to live outside the city limits and is comfortable allowing it for these boards as well.

The nominations would have to be submitted to the Nominating Committee and then forwarded to the City Council for approval.

Staff will update the documents and bring back to Council for approval.

**CECILEE ADDITION PRELIMINARY PLAT - PARK AND SIDEWALK DISCUSSION**

Jason Brisson, Assistant City Administrator/Director, said the Planning Commission discussed the Cecilee Addition Preliminary Plat at their January 5<sup>th</sup> meeting. The Planning Commission voted to table recommending approval of the plat until having a joint session with City Council about discussing a potential park in the plat and a potential sidewalk running north/south about midblock that would partially be on the Worthington Christian School property and could potentially be extended up to the front of the movie theater sidewalk.

Mr. Brisson explained staff has discussed a possible easement for the part of the sidewalk on Worthington Christian School property. The Christian School is not opposed to a trail but does not want to pay for any construction costs or assessments or be responsible for snow removal, maintenance or liability. Mr. Brisson said this would have to be a developer installed improvement which they would not be opposed to. He explained if the City were to build the sidewalk as a developer installed improvement, the cost would likely need to be incorporated into the cost of the lots. The estimated cost for the potential trail would be somewhere around \$30,000-50,000. Staff would not recommend the sidewalk from the plat due to costs at this time.

Mr. Brisson said staff has had internal discussions about a potential park in this plat or in other nearby non-City owned land for this area. Both the comprehensive plan and the Oxford Redevelopment Plan call for a park in this general vicinity. Because the closest park to the proposed plat is Watland Park. He noted that at this time it is unknown if the property owners of the other potential locations for a park would be interested in selling.

Jeremiah Cromie, City Planner, stated that Site B would need 4 lots and would take away from development but would not encroach on the multi-housing that is planned. Mr. Cromie said that Site A is available for purchase but staff does not have a price at this time. Mr. Brisson stated that Site A is a less attractive piece of land for housing but is large enough for a park.

After discussion Council agreed to have staff move forward with the park and sidewalk, focusing on Site A.

#### **CITY FIELDHOUSE - AUTHORIZATION TO PROCEED WITH UPDATE TO SITE PLAN CONDITIONAL USE PERMIT ZONING APPLICATION**

Mr. Brisson stated the city has proposed adding a 50 foot by 17 foot storage room onto the fieldhouse facility that was not in the original conditional use permit that was approved on April 13, 2020. An updated CUP needs to be obtained to move forward.

A motion was made by Council Member Cummings, seconded by Council Member Harmon and unanimously carried to authorize to proceed with the conditional use permit zoning application.

#### **DEVELOPMENT PROPOSAL - (DUININCK INC.)**

Mr. Brisson explained EDA staff has been in negotiations with Cemstone regarding their interest in purchasing EDA-owned property south of Twenty-Seventh (27th) Street, west of Bedford Technology (parcel 31-3850-000) to develop a ready-mix concrete facility. A price for the property had been determined at its December 22, 2020 meeting and a counteroffer will be reviewed from the developer at its January 2021 regular meeting. City staff also received a development proposal from Duininck Inc. to construct a bituminous facility in this same area.

If Council is interested in moving this development further, it is recommended to approve a

consulting fee contract in the amount of up to \$5,500.00 to update the recent North Industrial Park Master Corridor Study that was performed by Bolton & Menk. The study would determine the most economical configuration for the two proposed developments and how to preserve the marketability of the remaining and nearby undeveloped properties.

Council Member Ernst stated that if we do not allow this kind of development in this area where would we allow it? Council Member Cummings stated they would have easy access to Highway 59 and this area makes the most sense.

Council agreed to have staff proceed, a motion was made by Council Member Harmon, seconded by Council Member Ernst and unanimously carried to authorize Bolten & Menk to take a look at the development area again not exceeding \$5,500.00.

#### **ADJOURNMENT**

The motion was made by Council Member Cummings, seconded by Council Member Ernst and unanimously carried to adjourn the meeting at 4:32 p.m.

Mindy L. Eggers, MCMC  
City Clerk