

**WORTHINGTON CITY COUNCIL
SPECIAL MEETING - WORK SESSION, MARCH 21, 2016**

The meeting was called to order at 5:00 p.m. in City Hall Council Chambers by Mayor Pro Tem Scott Nelson with the following Council Members present: Diane Graber, Larry Janssen, Rod Sankey. Honorary Council Member: Jason Gerdes. Council Members absent: Mike Harmon (excused); Mike Kuhle (unexcused).

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

Others present: Justine Wettschreck, KWOA; Alex Chhith, Daily Globe; Greg Raymo; Chad Cummings; Brian Nielsen.

WHEEL CAMPING DOCK SYSTEM PROPOSAL

Steve Robinson, City Administrator, said he was approached about a year and a half ago about putting a marina out on the lake and it has come up again this year. He's had some discussion with Brian (Nielsen) who does business in another city and just wanted this chance for Council to discuss the concept. Several potential areas have been identified with feedback on some of those areas, and some City ordinances would also need to be discussed.

Todd Wietzema, Public Works Director, said the area they had originally ID'd as a possibility for the slips was the east side of Slater Park. They went before the Park and Recreation Board with the idea, and that Board made a motion to send it forward to Council for clarification and review. Mr. Nielsen would like to put out a dock system with eight to 10 slips that he would lease out on an annual basis to private individuals. City staff had identified a few issues for discussion and clarification:

- The City's Dock policy - current policy states the docks will be open to the public and signed as such - Mr. Nielsen is concerned about private individuals having boats out there - vandalism and things like that
- What would we charge if we did make it private
- Where would it be located at
- Our issues with zoning
- What would be the amount of liability insurance required
- What the parameters of our agreement with Mr. Nielsen would be

Mr. Robinson said Council would not be voting on the request today but would be discussing it with staff and Mr. Nielsen, and also noted that there were a couple of residents in attendance that may want to offer an opinion.

The first thing to be addressed would be Council's thoughts on allowing a commercial business on public property, and the next issue is that it would not comply with our current dock policy - which requires those docks to be open to the public. The fee would be less consequential today.

Council noted they would like to hear from those in attendance prior to their discussion:

Chad Cummings - owns a home across the street from the lake now - it would allow him to keep/use his boat here instead of going somewhere else. Thinks this would be a great idea.

Greg Raymo - would like to hear Mr. Nielsen's proposal first, then comment on it.

Brian Nielsen displayed a photo of the east Slater Park area - the boat landing on the east side was the original site but they would go further to the west to move away from the homes on the east side of the park. The location would need to be checked for depth. The plan would be to bring a dock straight out, then "T" off of that to create eight to ten slips.

Discussion was held on parking availability, and potential other locations around the lake for the project. Centennial Park by the pump house was identified as another viable location, but Mr. Nielsen said based on experience he had in the past near that area, it would be too shallow. He is willing to test for depth though. Parking overflow would go to the old pool parking lot. He would be willing to pay additional money for a "not open to the public" dock, and would install a gate with a security code for access. Rental would be an annual fee for the season.

Mayor Kuhle joined the meeting at 5:37 p.m.

Mr. Nielsen said a few people have asked him about it and he's received positive feedback. It will more than likely be next year for the project to be installed. There will be no tree removal or landscaping involved, and boat lifts may or may not be provided by the renters. There will also be no fuel available at the site.

Mr. Robinson said it would need to go before the Planning Commission for the zoning issue - staff would recommend an interim use permit to see how well it works prior to going through a change of zone. We would ask Council to initiate the zoning process.

A question arose on whether private docks on public property would still be allowed. Mr. Nielsen said he does not want to have those rights taken away. He also indicated he has liability insurance in place already. Mr. Wietzema said in visiting with our local insurance rep the amount he thought \$2 million would be adequate. The renters would be responsible for insurance on their own boats and property. Council Member Nelson said the Park Board threw out a number of \$500 for Mr. Nielsen's ability to install the system, but that number was never set. Mr. Nielsen said he would probably require a three-year contract with the City.

Greg Raymo - he visited with Brian earlier today and is not opposed to the marina idea, but because of the proximity of his house to the park he hears everything that goes on there. He also questioned the water level there, and thought it would be dangerous to pull additional lake traffic into that

protected bay area, where boaters already go in and out of there at a pretty good pace. He was in favor of the Centennial Park location - the parking lot is bigger, the ramp is there, the Beach Nook and beach is there, and over flow parking is available across the street without disturbing the residential area. The other area to consider is that to the west of Slater Park - there's a parking lot there, and lake traffic doesn't go into that area.

Todd Wietzema responded that the shelter house is rented often in Slater Park and the parking there is limited already.

Mr. Nielsen said he is not opposed to the Centennial area, it is just that he's had issues with it being too shallow in the past, but he would measure.

Mayor Kuhle asked if staff had received enough direction to study it and go through the procedures. Mr. Robinson said they would and will come back with a plan. He added that the City will initiate the planning and zoning process as it will be somewhat time consuming.

ADJOURNMENT

The motion was made by Council Member Janssen, seconded by Council Member Sankey and unanimously carried to adjourn the meeting at 6:23 p.m.

Janice Oberloh, MCMC
City Clerk