

**WORTHINGTON CITY COUNCIL
STRATEGIC PLANNING SESSION - CONTINUATION, JANUARY 24, 2019**

The Worthington City Council Strategic Planning session was reconvened at 7:00 a.m. on Friday, January 24, 2019 at the Bioscience Technology Center by Mayor Mike Kuhle with the following Council Members present: Alan Oberloh; Mike Harmon; Larry Janssen; Amy Ernst; Chad Cummings.

Staff present: Steve Robinson, City Administrator; Jason Brisson, Director of Community Development, Planning, Zoning and Building Services; Janice Oberloh, City Clerk.

Others present: Justine Wettschreck, KWOA; Leah Ward, The Globe.

Steve Robinson, City Administrator, said, following up from yesterday's session, he had heard back from the Christian School and they may be interested in selling their property. He will make further contact with them. If warranted, a closed session will be held at the upcoming meeting on Monday evening regarding the purchase .

Comprehensive Plan Update - Steve Robinson, City Administrator, said it is recommended to update a comprehensive plan every ten years to 15 years, and we're at the 15 year mark. The update will be a long term process, possibly two years.

Jason Brisson, Director of Community Development, Planning, Zoning and Building Services, stated that some parts of the City's Comprehensive Plan are probably still good, areas where it hasn't been built out. But some parts need to be addressed - our housing study showed we have a great need for market rate housing, but our plan no longer provides any locations for it. Discussion yielded a consensus that this should be put off for at least a year to work through the sales tax projects and the census.

Housing Development - Steve Robinson, City Administrator, said the committee worked on this two weeks ago - a smaller subcommittee met and selected Bolton and Menk to provide professional services for design of the potential Dugdale property development. Completion of the plans would be eight weeks from execution of the contract. Mr. Robinson noted the purchase option on the property runs through June 10th so the City would need to make decision by May 1st.

Design Guidelines - Jason Brisson, Director of Community Development, Planning, Zoning and Building Services, said he has a Design Guidelines document that has been reviewed by the Planning Commission and is ready to bring to Council, but he wants Council to review the document prior to it coming for approval. He will provide a presentation at an upcoming Council meeting. Council Member Oberloh noted that when the City tried this before when Walmart came, it was met with big resistance from the Chamber of Commerce and push back from the community. Council Member Ernst said a couple of people they've spoken with who have projects in the works were receptive to the idea. Mr. Brisson said Oxford Street would be identified as one district with the downtown area a separate district. There is the ability to have district specific requirements, and we can also have

community wide requirements. Council Member Ernst said the goal of the program is to make Worthington more attractive. It was suggested that in addition to providing an initial presentation to Council at a work session, a presentation should be provided to the Chamber of Commerce. Local businesses have been involved in the discussion. For the time being, all the Committee is talking about is when these requirements would be triggered and how they are administrated - there will be more Planning Commission involvement in new projects. The only guidelines they will be getting into right now is landscaping, but the Commission may want to tackle more, such as minimum commercial building standards.

Prairie View Regional Park - Steve Robinson, City Administrator, said using the feedback received from the first application submitted for the regional park designation for Prairie View, the application was redone had recently been resubmitted. Jason Brisson, Director of Community Development, Planning, Zoning and Building Services, said it may be a month or so before they get through the process and we potentially get our new ranking.

Workforce Housing Project - Steve Robinson, City Administrator, reported that the DEED grant for the housing project presented at the last meeting has a ten year restriction to remain market rate housing. Further, he said it does not appear that the City could place those restrictions on it, so it could become subsidized housing. Mr. Robinson said the developer had contacted him a couple of days ago and indicated that if the DEED restriction regarding market rate rent was in play they would not be interested in following through with the project. The original grant was for a 72-unit project, but DEED has since said they would approve a smaller project, however, they have never provided us with a minimum unit number. A letter was sent to DEED asking for that information. Also, the City Attorney was confident that all three of the readings to rezone for this project would require a 2/3 vote (four affirmative votes) to move it ahead. In addition to adopting the zoning ordinance, Council would also need to approve the matching funds required by the grant. Discussion was held on whether the developer was interested in moving forward with the project without the grant as it adds \$300,000 to the cost of just one building. Mr. Robinson Nobles Home Initiative is applicable with or without the grant, making it very attractive.

Census Complete Count Committee - Jason Brisson, Director of Community Development, Planning, Zoning and Building Services, said there will be a citizenship question on the census form next year, but Steve Robinson, City Administrator, said the judge just threw that out. Mr. Brisson agreed, but said that will be challenged. Our state and federal funding is based on population numbers, and those who are not counted are drawing on our resources just as much as those who are counted. Our city has a vested interest in getting the most complete accurate count. Mr. Brisson said staff has spent a lot of time updating our files with the census to make sure that all the houses that have been added, built or removed are there, along with any annexations that we've done.

The Census is pushing a Complete Count Committee made up of the right people to identify which groups are not being counted. Information is available from the 2010 Census that is broken down

by neighborhood, and shows which neighborhoods had a 50% or less return for the Census, which is why Worthington has been identified as a Complete Count city. Mr. Robinson said our job is to identify the leaders of the ethnic communities and have them reach out to those communities and let them know how important this is.

Mr. Brisson recapped the work session and noted that this will be the work plan for staff - if Council says yes, we'll work on these items. If someone requests something different, we would tell them Council wants us to follow this work plan.

ADJOURNMENT

The motion was made by Council Member Ernst, seconded by Council Member Cummings and unanimously carried to adjourn the meeting at 8:26 a.m.

Janice Oberloh, MCMC
City Clerk