

**WORTHINGTON CITY COUNCIL
SPECIAL MEETING, APRIL 10, 2019**

The meeting was called to order at 7:00 p.m. at the Worthington Fire Hall by Mayor Mike Kuhle with the following Council Members present: Larry Janssen, Alan Oberloh, Amy Ernst, Mike Harmon. Council Members absent: Chad Cummings.

Staff present: Steve Robinson, City Administrator; Todd Wietzema, Public Works Director; Dwayne Haffield, Director of Engineering; Julie Haack, Assessment Clerk; Jeff Faragher, Assistant City Engineer; Janice Oberloh, City Clerk.

Others present: Various citizens impacted by the proposed project.

**PUBLIC HEARING AND RESOLUTION NO. 2019-04-17 ADOPTED ORDERING
IMPROVEMENT AND PREPARATION OF PLANS AND SPECIFICATIONS -
HOMEWOOD HILLS STREET RECONSTRUCTION PROJECT**

Pursuant to published notice, this was the time and date set for a public hearing regarding the Homewood Hills Street Reconstruction Project.

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

Dwayne Haffield, Director of Engineering, provided information on the project, noting that this was a preliminary hearing and it will take a 4/5's vote of Council to move it forward. The numbers presented tonight are only project estimates. Following completion of the project the final assessment hearing would be held to declare costs to be assessed. The interest rate will also be set at the final assessment hearing based on bonds, and he would guess 4% or less, and the term is usually 15 years. An explanation was also provided on how the final assessment numbers are determined. The proposed sidewalk work, ADA compliance work and extensions to the street are not part of the assessment rate calculation.

A summary of the improvement costs and total estimated assessments for the project is as follows:

Concrete Pavement Option

All Streets

City share for non-assessable costs ¹	\$3,260,005.55	
City share of assessable costs	<u>\$11,818.02</u>	
Total City share	\$3,271,823.57	(75.7%)
Assessments receivable	<u>\$1,047,676.43</u>	(24.3%)
TOTAL COST	\$4,319,500.00	

The estimated assessment rate is \$51.788/ft.

¹ City share for non-assessable costs includes \$2,672,000.00 for the center 24 feet, \$87,600.00 for salvaging aggregate base material, \$66,100.00 for incremental casting costs, \$129,459.62 for lot allowances, \$101,349.12 for intersection frontages, \$87,900.00 for pedestrian ramp replacement, and \$115,600.00 for sidewalk extensions.

Bituminous Pavement Option

All Streets Except Bantom Place

City share for non-assessable costs ¹	\$2,855,809.69	
City share of assessable costs	<u>\$0.00</u>	
Total City share	\$2,855,809.69	(75.7%)
Assessments receivable	<u>\$916,690.31</u>	(24.3%)
TOTAL COST	\$3,772,500.00	

The estimated base assessment rate is \$47.191/ft.

¹ City share for non-assessable costs includes \$2,276,000.00 for the center 24 feet, \$164,300.00 for salvaging aggregate base material, \$117,968.15 for lot allowances, and \$92,352.79 for intersection frontages, \$88,600.00 for pedestrian ramp replacement, and \$116,600.00 for sidewalk extensions.

Bantom Place

City share for non-assessable costs ¹	\$71,899.94	
City share of assessable costs	<u>\$6,736.46</u>	
Total City share	\$78,636.40	(76.8%)
Assessments receivable	<u>\$23,763.60</u>	(23.2%)
TOTAL COST	\$102,400.00	

The estimated assessment rate is \$29.52/ft.

¹City share for non-assessable costs includes \$64,300.00 for the center 24 feet, and \$7,600.00 for salvaging aggregate base material.

Total Improvement - Bituminous Option

The following provides the estimated costs, city share, assessments receivable, and assessment rates for the street improvement:

City share for non-assessable costs:	\$2,927,709.63	
City share of assessable costs	<u>\$6,736.46</u>	
Total City share	\$2,934,446.09	(75.7%)
Assessments receivable	<u>\$940,453.91</u>	(24.3%)
TOTAL COST	\$3,874,900.00	

Mr. Haffield discussed three options for the project:

- Option 1 - Surfacing shall be concrete
- Option 2 - Surfacing shall be bituminous
- Option 3 - Surfacing shall be either concrete or bituminous as determined following receipt of alternate bids.

Information was provided on each option noting that the concrete option would take longer but would have a longer life. In addition, Staff would request that if Council selected the concrete option they would order everything ahead except Bantam Place and deal with that at a later date as that segment is newer. Mr. Haffield answered several questions asked by those in attendance, and requested that anyone coming forward to present testimony in favor of the project indicate whether they support the concrete or bituminous option, and if they support the optional extensions.

Mayor Kuhle asked if there was anyone present who wished to present testimony for the project:

Kenton Meier - spoke in favor of the project, prefers concrete and completing the sidewalk extensions.

Jim Henderson - supports the project and prefers concrete.

Jim Laffrenzen - supports the project, prefers concrete and the crosswalk extensions.

Erlin Weness - supports the project and the completion of accessibility.

Terri Janssen - supports the project and the completion of accessibility.

Randy Thompson - supports the projects and completing the sidewalks.

Steve Weiskircher - supports the project and prefers concrete.

Adrian Gonzalez - supports the project and completion of sidewalks.

Mayor Kuhle asked if there was anyone who wished to present testimony against the project. None was received.

Mr. Haffield noted that he had also received two verbal testimonies from Jeff Buysman and Marv Heeren in support of the project.

The motion was made by Council Member Oberloh, seconded by Council Member Janssen and unanimously carried to close the hearing.

The motion was made by Council Member Oberloh, seconded by Council Member Ernst and unanimously carried to adopt the following resolution moving the project forward, with Option 1 - the surfacing shall be concrete, and to complete the accessibility as proposed, and to remove Bantam Place from the project listing to be completed as a separate project:

RESOLUTION NO. 2019-04-17

ORDERING IMPROVEMENT AND PREPARATION OF PLANS AND SPECIFICATIONS

(Refer to Resolution File for complete copy of Resolution)

ADJOURNMENT

The motion was made by Council Member Ernst, seconded by Council Member Harmon and unanimously carried to adjourn the meeting at 6:28 p.m.

Janice Oberloh, MCMC
City Clerk