

**WORTHINGTON CITY COUNCIL
SPECIAL MEETING**

**7:00 P.M. - Monday, August 16, 2021
City Hall Council Chambers**

A. CALL TO ORDER

B. CITY COUNCIL BUSINESS - ENGINEERING

1. PUBLIC HEARING FOR 27TH STREET PAVING IMPROVEMENTS

1. Open Hearing
2. Hearing Presentation
3. Testimony
4. Close Hearing
5. Action on Hearing

C. ADJOURNMENT

AGENDA CASE ITEMS

1. HEARING FOR 27th STREET PAVING IMPROVEMENTS

Should Council approve of the 27th Street Improvements as proposed in the project feasibility report and at the hearing, staff recommends that Council pass the resolution Ordering Improvement and Preparation of Plans and Specifications found in Exhibit 1. Council will need to select either bituminous (Option 1) or concrete (Option 2) in Item 3 of the resolution.

Summaries of the improvement costs and total estimated assessments for each option for the project are provided below:

BITUMINOUS PAVEMENT OPTION

| | |
|--|---------------------|
| City share for non-assessable costs | \$243,552.10 |
| City share of assessable costs | <u>\$0.00</u> |
| Total city share | \$243,552.10 |
| Assessments receivable | <u>\$243,547.90</u> |
| TOTAL COST | \$487,100.00 |
| The estimated assessment rate is \$191.77/ft | |

CONCRETE PAVEMENT OPTION

| | |
|--|---------------------|
| City share for non-assessable costs | \$302,326.50 |
| City share of assessable costs | <u>\$0.00</u> |
| Total city share | \$302,326.50 |
| Assessments receivable | <u>\$302,323.50</u> |
| TOTAL COST | \$604,650.00 |
| The estimated assessment rate is \$238.05/ft | |

Exhibit 1 also includes the preliminary assessment roll for the improvements.

RESOLUTION NO. 2021-08-XX

ORDERING IMPROVEMENT AND PREPARATION OF PLANS AND SPECIFICATIONS

WHEREAS, Resolution No. 2021-07-44 of the City Council of the City of Worthington, adopted on July 26, 2021, fixed a date for a council hearing on the proposed improvement of the following described street by grading, base construction, and surfacing:

27th Street from 1300 feet to 2570 feet west of Trunk Highway 59;

and

WHEREAS, ten days' mailed notice and two weeks' published notice of the hearing was given, and said hearing was held on August 16, 2021, at which all persons desiring to be heard were given an opportunity to be heard thereon.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WORTHINGTON, MINNESOTA:

1. Such improvement is necessary, cost-effective, and feasible as detailed in the feasibility report received on July 26, 2021.

2. Such proposed improvement is hereby ordered as proposed in the council resolution adopted on July 26, 2021.

3. (Option 1) Surfacing shall be bituminous.
(Option 2) Surfacing shall be concrete.

4. Bolton & Menk, Inc. is hereby designated as the engineer for such improvement and shall prepare plans and specifications for the making of such improvement.

5. The City Council declares its official intent to reimburse itself for the cost of the improvement from the proceeds of tax exempt bonds.

Adopted by the City Council of the City of Worthington, Minnesota, this the 16th day of August, 2021.

(SEAL)

Mike Kuhle, Mayor

Attest: _____
Mindy L. Eggers, City Clerk

Estimated Assessment Roll
27th Street from 1300 feet to 2570 feet west of TH 59
 Bituminous Option

| Property Owner | Legal Description | County Tax Parcel id | Property Address | Assessable Units of Adjusted Frontage in Feet | Assessable Rate per Foot | Assessment Amount | Lot Allowances |
|---|--|----------------------|------------------|---|--------------------------|----------------------------|-------------------------------|
| UNPLATTED PROPERTY | | | | | | | |
| Section 11-102-40 | | | | | | | |
| Alan J. Domeyer | The Southeast Quarter | 20-0074-000 (1) | --- 27th Street | 0 ' @ | 191.77 | \$0.00 | 1270 \$243,547.90 |
| Section 14-102-40 | | | | | | | |
| Worthington EDAu cfd: B & R Ventures | S 650' of N 685' of E 755' of W 1766.76' of NE 1/4 | 31-3850-250 | 1180 27th Street | 258 ' @ | 191.77 | \$49,476.66 | 0.0 ' \$0.00 |
| Worthington EDAu | W1766.76' of NE 1/4 except S 50 rods of W 36 rods of W 1766.76 of said NE 1/4 and except the S 650' of the N 685' of E 755' of W 1766.76' of said NE 1/4 | 31-3850-000 | --- 27th Street | 1012 ' @ | 191.77 | \$194,071.24 | 0.0 ' \$0.00 |
| TOTAL ESTIMATED ASSESSMENT | | | | 1,270.0 ' | | <u>\$243,547.90</u> | 1,270.0 ' \$243,547.90 |

(1) Currently outside corporate limits.

27th Street from 1300 feet to 2570 feet west of TH 59
Summary of Estimated Cost - Bituminous Option

| | |
|---|----------------|
| Estimated Base Rate Determining Cost | \$487,100.00 |
| Total Rate Determining Frontage | 2,540.00 |
| Estimated Assessable Rate Per Foot | 191.770 |

PROPERTY OWNER SHARE OF IMPROVEMENT COST

| | |
|--|---------------------|
| Proposed Assessable Frontage | 1,270.00 |
| Estimated Assessments Receivable: | \$243,547.90 |

CITY SHARE OF IMPROVEMENT COST

NON-ASSESSABLE:

| | |
|--|------------------------------------|
| 1) RATE DETERMINING COSTS | |
| a) Proposed Non-Assessable Rate Determining Frontages and Estimated Amounts | (1) 1,270.00 \$243,547.90 |
| c) Rounding Adjustment | \$4.20 |
| Sub-total | \$243,552.10 |
| 2) NON-RATE DETERMINING COSTS | |
| Total Estimated City Share of Non-Assessable Cost | 0.00 \$243,552.10 |
| ASSESSABLE: | |
| Estimated City Share of Improvement: | 0.00 \$243,552.10 |

TOTAL ESTIMATED COST OF PAVING IMPROVEMENT: \$487,100.00

(1) For property currently outside corporate limits.

Estimated Assessment Roll
27th Street from 1300 feet to 2570 feet west of TH 59
Concrete Option

| Property Owner | Legal Description | County Tax Parcel id | Property Address | Assessable Units of Adjusted Frontage in Feet | Assessable Rate per Foot | Assessment Amount | Lot Allowances |
|---|--|----------------------|------------------|---|--------------------------|----------------------------|-------------------------------|
| UNPLATTED PROPERTY | | | | | | | |
| Section 11-102-40 | | | | | | | |
| Alan J. Domeyer | The Southeast Quarter | 20-0074-000 (1) | --- 27th Street | 0 ' @ | 238.05 | \$0.00 | 1270 \$302,323.50 |
| Section 14-102-40 | | | | | | | |
| Worthington EDAu cfd: B & R Ventures | S 650' of N 685' of E 755' of W 1766.76' of NE 1/4 | 31-3850-250 | 1180 27th Street | 258 ' @ | 238.05 | \$61,416.90 | 0.0 ' \$0.00 |
| Worthington EDAu | W1766.76' of NE 1/4 except S 50 rods of W 36 rods of W 1766.76 of said NE 1/4 and except the S 650' of the N 685' of E 755' of W 1766.76' of said NE 1/4 | 31-3850-000 | --- 27th Street | 1012 ' @ | 238.05 | \$240,906.60 | 0.0 ' \$0.00 |
| TOTAL ESTIMATED ASSESSMENT | | | | 1,270.0 ' | | <u>\$302,323.50</u> | 1,270.0 ' \$302,323.50 |

(1) Currently outside corporate limits.

27th Street from 1300 feet to 2570 feet west of TH 59
Summary of Estimated Cost - Concrete Option

| | |
|---|---------------|
| Estimated Base Rate Determining Cost | \$604,650.00 |
| Total Rate Determining Frontage | 2,540.00 |
| Estimated Assessable Rate Per Foot | 238.05 |

PROPERTY OWNER SHARE OF IMPROVEMENT COST

| | |
|--|---------------------|
| Proposed Assessable Frontage | 1,270.00 |
| Estimated Assessments Receivable: | \$302,323.50 |

CITY SHARE OF IMPROVEMENT COST

NON-ASSESSABLE:

| | |
|--|------------------------------|
| 1) RATE DETERMINING COSTS | |
| a) Proposed Non-Assessable Rate Determining Frontages and Estimated Amounts | (1) 1,270.00 \$302,323.50 |
| c) Rounding Adjustment | \$3.00 |
| Sub-total | \$302,326.50 |
| 2) NON-RATE DETERMINING COSTS | |
| Total Estimated City Share of Non-Assessable Cost | 0.00 \$302,326.50 |

| | |
|---|---------------------|
| ASSESSABLE: | 0.00 |
| Estimated City Share of Improvement: | \$302,326.50 |

TOTAL ESTIMATED COST OF PAVING IMPROVEMENT: \$604,650.00

(1) For property currently outside corporate limits.