

**WORTHINGTON CITY COUNCIL  
SPECIAL MEETING**

**5:00 P.M., WEDNESDAY, APRIL 10, 2019**

**A. CALL TO ORDER**

**B. CITY COUNCIL BUSINESS - PUBLIC HEARING - HOMEWOOD HILL STREET  
RECONSTRUCTION PROJECT**

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

**C. ADJOURNMENT**

## ENGINEERING MEMO

**DATE: APRIL 5, 2019**  
**TO: HONORABLE MAYOR AND CITY COUNCIL**  
**SUBJECT: ITEMS REQUIRING CITY COUNCIL ACTION OR REVIEW**

### CASE ITEMS

#### 1. HEARING FOR 2019 HOMEWOOD HILLS STREET IMPROVEMENTS

Should Council approve of the 2019 Homewood Hills Street Improvement as proposed in the project feasibility report and at the hearing, staff recommends that Council pass the attached resolution 1 Ordering Improvement and Preparation of Plans and Specifications. Council will need to select one of the three options in Item 3. of the resolution. It is preferred that either Item 1. (concrete pavement) or 2. (bituminous pavement) be selected however Item 3. (selection after bidding) is an option available.

A summary of the improvement costs and total estimated assessments for the project is provided below:

#### CONCRETE PAVEMENT OPTION

##### *All Streets*

|  |                       |         |
|--|-----------------------|---------|
| City share for non-assessable costs <sup>1</sup> | \$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**

<sup>1</sup> 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 <sup>1</sup> | \$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**

<sup>1</sup> 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 <sup>1</sup> | \$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**

<sup>1</sup> City 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      |         |

**RESOLUTION NO. 2019-04-**

**ORDERING IMPROVEMENT AND PREPARATION OF PLANS AND SPECIFICATIONS**

**WHEREAS**, Resolution No. 2019-03-14 of the city council of the city of Worthington, adopted March 25, 2019, fixed a date for a council hearing to consider the making of an improvement of the following described streets by regrading, base reconstruction, necessary curb and gutter reconstruction, and resurfacing:

Bantom Drive - Miles Drive to north end  
Birchwood Place - Miles Drive to south end  
Briarwood Drive - Oakwood Drive to Homewood Avenue  
Fairway Lane - Miles Drive to Oxford Street  
Green View Road - Miles Drive to Homewood Avenue  
Homewood Avenue - West line of Homewood Hills Eighth Addition to Viking Road  
Johnson Lane - Miles Drive to south end  
Maplewood Drive - Oakwood Drive to Pinewood Drive  
Miles Drive - Oakwood Drive to Diagonal Road  
Oakwood Drive - Oxford Street to Briarwood Drive  
Pinewood Drive - Maplewood Drive to north line of Homewood Hills Ninth Addition  
Rust Road - Miles Drive to Homewood Avenue  
Sally's Alley - Maplewood Drive to Oxford Street  
Viking Road - Miles Drive to Diagonal Road

and

**WHEREAS**, ten days' mailed notice and two weeks' published notice of the hearing was given, and the hearing was held thereon on April 10, 2019, 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 March 25, 2019.
2. Such proposed improvement is hereby ordered as proposed in the council resolution adopted on March 25, 2019.
3. *(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.

4. The city engineer is hereby designated as the engineer for such improvement. The engineer 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 10th day of April, 2019.

(SEAL)

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Mike Kuhle, Mayor

Attest:

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Janice A. Oberloh, City Clerk