

**WORTHINGTON CITY COUNCIL
SPECIAL MEETING**

**4:00 P.M. - Wednesday, April 24, 2024
City Hall Council Chambers**

A. CALL TO ORDER

B. CITY COUNCIL BUSINESS – PUBLIC SAFETY (TAN)

1. Emergency Management Discussion

C. CITY COUNCIL BUSINESS - ENGINEERING (BLUE)

1. Flower Lane Right of Way Acquisition
2. Flower Lane Reconstruction from First Avenue Southwest to East Gateway Drive
3. Ray Drive Backage Road Extension Along State Highway 59 North of Ryan's Road

D. ADJOURNMENT

ENGINEERING MEMO

DATE: April 24, 2024
TO: HONORABLE MAYOR AND COUNCIL
SUBJECT: COUNCIL WORK SESSION ITEMS FOR ACTION OR REVIEW

AGENDA CASE ITEMS

1. FLOWER LANE RIGHT OF WAY GAP ACQUISITION

Flower Lane right of way from First Avenue Southwest to South Shore Drive does not go completely through. There is a section that is private property primarily owned by the condominium association on the north end. **Exhibit 1** shows in blue the current right of way. There are two property owners. The primary landowner is the condo association on the west side, and they are willing to transfer ownership as needed to complete the connection. The other owner on the east side has not been contacted yet to determine their position on transferring a small portion of their land.

There is a water service line that follows Flower Lane to serve four properties along Flower Lane. There is also a private shared sanitary sewer service that goes through private property to serve three of the four parcels connected to the water.

To perpetuate the access to Flower Lane and provide for future utility access, it would be appropriate to acquire the property needed to connect the exiting right of way that is currently cut off by private property.

To transfer the property, a survey will be needed.

Staff is asking Council for their support in completing the connection of the right of way on Flower Lane and will be asking for authorization to hire a consultant to do a land ownership and property survey of the area for the purpose of acquiring land needed to complete the connection.

2. FLOWER LANE RECONSTRUCTION FROM FIRST AVENUE SOUTHWEST TO EAST GATEWAY DRIVE

Trunk Highway 60 was turned back to the City upon completion of the new 4-lane highway construction. The segment of the old highway from the railroad crossing at Flower Lane to West Gateway Drive (Plotts Avenue, County State Aid Highway 25) was turned back to the City as a Municipal State Aid Street named Flower Lane. The turnback included funding for the reconstruction of the old roadway.

The City Council reviewed the option to realign the existing roadway at a Council Special Meeting on March 18, 2020. The Council approved moving forward with a concept study of the alignment options.

The City hired a consultant to study the possible alignment options to meet the state design standards and have the least amount of impact on the future development of the properties. **Exhibit 2** shows the preferred alignment.

A review of the area determined that it would be better to construct a new roadway connection to West Gateway Drive that would better serve the development of the property to the south. This would also provide for a safer street approach to the railroad crossing. The State is willing to allow the Municipal State Aid Street to be moved to a new alignment which would go through the Koepsell and South Shore Acres LLC Properties.

The Koepsell property is currently outside the city limits. South Shore Acres LLC is within the city limits.

To move forward with the proposed realignment project, the Koepsell property would need to be annexed into the City. The property required for the street would need to be purchased, or a land exchange done to transfer the old right of way to the owners for their use. There may be an option to purchase all the property and then offer for sale the land not needed for the roadway.

The new street would include the installation of public utilities. These costs would not be part of the State funding to reconstruct the street. The street reconstruction costs will be covered by State funding and Municipal State Aid Street funding with no assessment to the landowners for this cost. Utility assessments would be required, the same as for any property development.

One option would be to rebuild the old highway at the current location. This option will result in two roadways serving the properties since a roadway will be needed through the South Shore Acres LLC property to access the lots.

The other option would be to build a street on a new alignment through the property and eliminate the existing road which would no longer be needed.

It is the Staff's recommendation to use the new alignment option to best serve the properties involved, reduce redundant street mileage serving the property, and improve safety at the railroad crossing approach.

The Council is being asked to confirm their support for construction on the new alignment. Staff will then prepare the documentation to move forward with arranging

for consulting services for the property acquisition and the road design.

3. **RAY DRIVE BACKAGE ROAD EXTENSION ALONG STATE HIGHWAY 59 NORTH OF RYANS ROAD**

State Highway 59 (North Humiston Avenue) reconstruction will be done in 2027. The recent changes in land use and the planned improvements to the State Highway will impact the use and function of the existing frontage road. To better facility safe and efficient access to the businesses and the highway, the extension of Ray Drive north of Ryans Road and then east to State Highway 59 is being proposed.

This project would be consistent to the work done on Ray Drive south of Ryans Road. The business access driveways would be off the backage road and the frontage road would be closed and turned back to the abutting landowners.

The driveway along the south side of Kwik Trip was constructed to city standards. The section of private driveway going north and south would need to be reconstructed to city standards.

It would be best if the backage road designation could be done prior to construction starting on the State Highway in 2027. The backage road would provide more efficient access to the businesses during and after construction and provide for safer traffic movement.

It is Staff's recommendation to construct a backage road to replace the current frontage road.

The Council is being asked to confirm support for the extension of Ray Drive north of Ryans Road. Staff will then prepare the documentation to move forward with contacting the landowners to obtain the property needed and starting the design of the north-south segment of road.



Exhibit 1

