

**FEASIBILITY REPORT
MORNING VIEW SECOND ADDITION
STORM SEWER, SANITARY SEWER, AND WATER MAIN
IMPROVEMENTS**

INTRODUCTION

The purpose of this report is to determine the feasibility of improving the property described in Exhibit 1, or portions thereof, by extension of the municipal storm water collection and management system, by extension of the municipal wastewater collection system, and by extension of the municipal water distribution system. The property described in Exhibit 1 is that property proposed to be platted as Morning View Second Addition. This property includes the three lots in Block 1 Morning View First Addition which are being replatted as Lots 5 through 8 in Block 2 of Morning View Second Addition

Such improvements were petitioned for by an adequate number of benefitted property owners for the projects to be considered as petition initiated. This report has been prepared pursuant to Council Resolution of October 22, 2012. See Map A.

DESIGN AND CONSTRUCTION

Pursuant to the City's subdivision regulations, public improvements within a new subdivision are to be completed by the developer with certain exceptions. These exceptions include those public improvements that may need to be sized larger than is necessary to serve only the property being subdivided. Each component of the petitioned improvement is to be evaluated in regard to its need to support existing or future development outside the limits of the proposed subdivision. The relationship of the improvements needed at this time to previous improvements is also to be considered in regard to the justification for levying additional assessments and/or relevying cancelled assessments.

Storm Water Management System

The storm water collection and management system improvements constructed in 2009 and 2010 to serve the drainage area the proposed subdivision is within included installation of the leads and catch basins required to accommodate the extensions of Pauline Avenue and Eleanor Street. No additional storm sewer improvements will be required for Morning View Second Addition.

The site of the regional storm water basin constructed in 2010 has not yet been conveyed to the City. This site which is being platted as Outlot A needs to be conveyed to the City as intended when originally constructed.

Sanitary Sewer

An 8" sanitary sewer currently terminates at the northerly end of Pauline Avenue. The developer will need to extend the sanitary sewer westerly through the extension of Eleanor Street. This sanitary sewer needs to be only the depth and size necessary to serve the lots within Morning View Second Addition. The developer will need to provide sanitary sewer services to each of the new lots on Pauline Avenue and Eleanor Street. The developer will also need to provide a sanitary sewer service for the additional lot being created on Castlewood Drive.

Water Distribution

An existing 8" water main terminates at the northerly end of the proposed Pauline Avenue extension and a 6" water main terminates at the current easterly end of Eleanor Street. The developer will need to install a water main along the Eleanor Street extension connecting these two existing water mains. This water main needs to be sized only to serve the proposed subdivision. The existing fire hydrants near the termini of the existing water mains on Eleanor Street and Pauline Avenue are appropriately located to serve the proposed subdivision and therefore no additional fire hydrants are required. The developer will need to provide water services to each of the new lots on Pauline Avenue and Eleanor Street. The developer will also need to provide a water services to the additional lot being created on Castlewood Drive.

COSTS AND FINANCING

Storm Water Management System

The property included in the proposed subdivision has been assessed for the 2009 - 2010 storm sewer improvement. No additional assessments are to be levied as a result of the development.

Water Main and Sanitary Sewer

Sanitary sewer and water main trunk assessments are levied on the basis of area benefitted by a sanitary sewer or water main extension and the current trunk assessment rate. The current trunk rate is derived from an adjustment to the July 1975 determination of estimated costs for all trunk improvements needed at that time and the total area to be served by those improvements. Those properties being served as a result of a developer installed sanitary sewer or water main extension are to be subject to trunk assessment if the property has been previously assessed trunk benefit.

Trunk water assessments were levied as to all the property within the proposed subdivision and therefore trunk water will not be assessed as a result of the proposed water main extension. That portion of the proposed subdivision which was not included in Morning View First Addition has not been assessed for trunk sanitary sewer. Those lots will be subject to the trunk sanitary sewer assessments. The sanitary sewer trunk assessment rate projected to be applicable for the proposed project is \$3,370/acre. The estimated trunk assessments from the assessable lots to be platted, excluding Outlot A, is \$7,370.51.

CONCLUSION

No storm water collection and management system improvements are required to serve the proposed subdivision.

Additional trunk sanitary sewer improvements are not required to be installed within the area of the proposed subdivision. A portion of the property within the proposed subdivision will be benefitted by past trunk sanitary sewer improvements and should be assessed for those improvements in accordance with the City's Assessment Policy.

Additional trunk water main improvements are not required to be installed within the area of the proposed subdivision. All of the property within the proposed plat was previously assessed trunk water benefit and will not be subject to additional assessments for water main improvements.

DESCRIPTION OF PROPERTY TO BE IMPROVED

All that part of the Northeast Quarter of the Southeast Quarter of Section 13, Township 102 North, Range 40 West, City of Worthington, Nobles County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 13; thence South 00 degrees 13 minutes 55 seconds East (assumed bearing) on the east line of the Southeast Quarter of said Section 13, a distance of 300.41 feet to a point on the southerly right-of-way line of Interstate Highway No. 90, said point also being the point of beginning; thence South 00 degrees 13 minutes 55 seconds East on said east line, 314.70 feet to the northeast corner of Lot 1, Block 2, MORNING VIEW FIRST ADDITION, according to the recorded plat thereof; thence South 89 degrees 46 minutes 05 seconds West on the north line of said Lot 1, a distance of 153.00 feet to the northwest corner of said Lot 1; thence South 00 degrees 13 minutes 55 seconds East on the west line of said Lot 1, a distance of 16.03 feet to a point on the easterly extension of the north line of Block 1, said MORNING VIEW FIRST ADDITION; thence North 89 degrees 07 minutes 32 seconds West on said easterly extension and on the north line of said Block 1, a distance of 333.38 feet to the northwest corner of Lot 1, said Block 1, said point also being a point on the east line of DANO ADDITION, according to the recorded plat thereof; thence North 00 degrees 18 minutes 33 seconds West on said east line, 350.38 feet to the northeast corner of said DANO ADDITION, said point also being a point on the southerly right-of-way line of Interstate Highway No. 90; thence easterly 185.51 feet, not tangent to previous line, on said southerly right-of-way line and on a 68938.94 foot radius curve to the left having a central angle of 00 degrees 09 minutes 15 seconds and a 185.51 foot chord that bears South 89 degrees 21 minutes 51 seconds East; thence South 85 degrees 48 minutes 50 seconds East, not tangent to previous curve, on said southerly right-of-way line, 302.21 feet to the point of beginning.

AND

Lots 1, 2, and 3, Block 1, MORNING VIEW FIRST ADDITION, according to the recorded plat thereof, City of Worthington, Nobles County, Minnesota.



PROPOSED IMPROVEMENTS

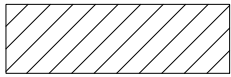
IMPROVEMENTS TO BE INSTALLED BY DEVELOPER

STREET —————
 SANITARY SEWER —————
 WATER MAIN —————

EXISTING IMPROVEMENTS

STREET - - - - -
 SANITARY SEWER - - - - -
 WATER MAIN - - - - -

AREA TO BE ASSESSED TRUNK SANITARY SEWER



MAP A