

**WORTHINGTON CITY COUNCIL  
SPECIAL MEETING**

**3:30 P.M. - Wednesday, February 19, 2020**  
**City Hall Council Chambers**

**A. CALL TO ORDER**

**B. CITY COUNCIL BUSINESS - PUBLIC SAFETY**

1. Presentation by Police Department

**C. CITY COUNCIL BUSINESS - COMMUNITY DEVELOPMENT**

1. Outdoor Aquatic Center Award of Contract
2. Consideration of Property West of Highway 59 South of 27<sup>th</sup> Street

**E. ADJOURNMENT**

## COMMUNITY/ECONOMIC DEVELOPMENT MEMO

**DATE: FEBRUARY 19, 2020**

**TO: HONORABLE MAYOR AND CITY COUNCIL**

**SUBJECT: ITEMS REQUIRING BOARD ACTION OR REVIEW**

### CASE ITEMS

#### **1. OUTDOOR AQUATIC CENTER AWARD OF CONTRACT**

On December 18, 2019, the City Council selected Waters Edge Aquatic Design as their first-choice design consultant for the expansion of the City's Aquatic Center funded by the City's new local option sales tax. City staff and the City Attorney reviewed the proposed contract and provided a set of comments to the consultant. Each of the comments provided have been satisfactorily resolved and Council has been sent the revised consultant contract under separate cover.

The original Waters Edge proposal was selected based on an amount of \$369,480 that did not include reimbursable expenses. The proposal submitted by another firm that was considered also did not include reimbursable expenses and, as stated in their proposal, a 5% administrative fee would be added to any such expenses. The fee breakdown on the proposed Waters Edge contract is as such:

Phase	Amount
Phase I (Planning)	\$36,000.00
Phase II (Design)	\$207,500.00
Phase III (Bidding)	\$10,500.00
Phase IV (Construction Administration)	\$116,000.00
<b>Total</b>	<b>\$370,000.00</b>

The consultant has also submitted a budget for reimbursable expenses. The proposed budget is as follows:

Phase	Amount
Phase I (Planning) - Five Visits	\$4,000.00
Phase II (Design) - Two Visits	\$2,000.00
Phase III (Bidding) - One Visit	\$1,000.00
Phase IV (Construction Administration) - Fifteen Visits	\$10,000.00
<b>Total</b>	<b>\$17,000.00</b>

Based on the substantial conformance of the proposed contract to the proposal upon which Waters Edge was selected and the satisfactory resolution of City staff and the City Attorney's comments, staff recommends approval of the proposed contract.

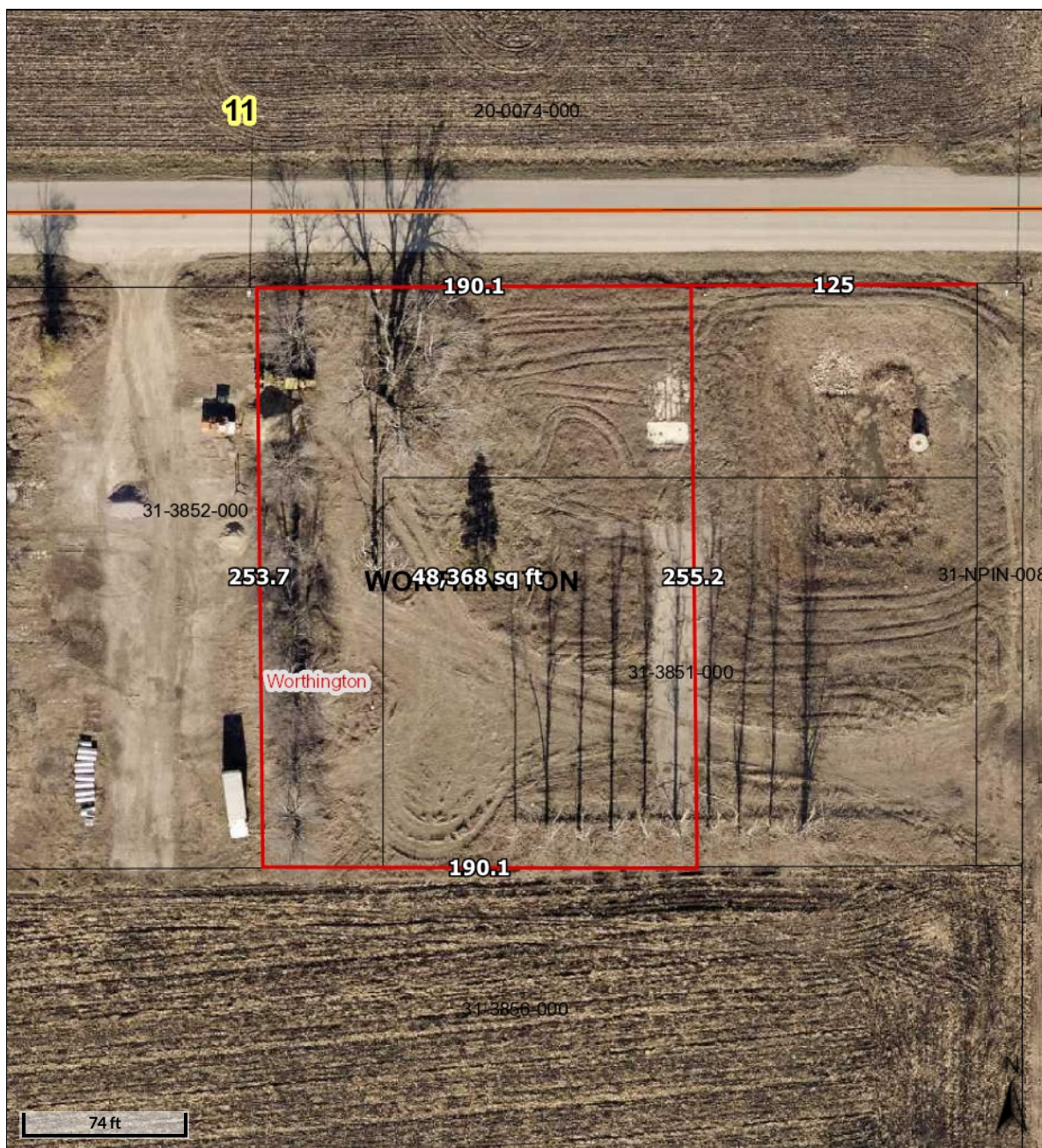
Council action is requested.

**2. CONSIDERATION OF PROPERTY WEST OF HIGHWAY 59 SOUTH OF 27TH STREET**

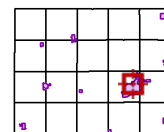
At its February 10, 2020 meeting, the City EDA received a report from City staff regarding an offer to purchase the EDA-owned property west of Highway 59 south of 27th Street shown in Exhibit 2A. The property under discussion at that time was the east half of the 2.21-acre developable property fronting on Highway 59 identified as the “East Half” in Exhibit 2B. After discussion, staff was directed to negotiate a new offer where the buyer would also purchase the abutting property upon which the City’s stormwater pond is located (identified as the “.15 and .58-acre” tracts in Exhibit 2C).

Staff spoke with the developer after the February 10, 2020 EDA meeting. The developer has now expressed interest in purchasing the west portion of the 2.21-acre developable property abutting the new Frito Lay distribution center identified as the “West Half” in Exhibit 2A. This would leave 1.1 acres of property with Highway 59 frontage available for development. The developer has offered to purchase the property for \$63,287.10 or \$1.31 per square foot; the same per square foot price paid by the purchaser of the Frito Lay property plus the increased amount for assessments due to the additional frontage and the 2020 assessment amount. The appraised price is \$1.15 per square foot. The \$63,287.10 sale price would recover the City’s total investment in the property and be approximately \$7,993.00 greater than the appraised price of the property.

City staff finds that the western portion could be disposed of more quickly and with less expense than the eastern portion if it included the stormwater property due to legal questions that will need to be addressed regarding the 0.15-acre easement shown in Exhibit 2C. Council will receive a recommendation on this item from the City’s Economic Development Subcommittee at the February 19 meeting.



#### Overview



#### Legend

- ☐ Parcel Numbers
- ☐ Parcels
- ☒ Municipalities
- ☐ QuarterQuarters
- ☐ Sections
- ☐ Townships

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