

ORDINANCE NO. O-05-2021

AN ORDINANCE PROVIDING FOR AND ORDERING THE STREET IMPROVEMENT OF WATERWORKS ROAD FROM ITS INTERSECTION WITH MEMORIAL PARKWAY TO THE CITY'S CORPORATE BOUNDARY WITH THE CITY OF NEWPORT; AND WILBERS LANE FROM ITS INTERSECTION WITH HIGHLAND AVENUE TO ITS INTERSECTION WITH S. GRAND AVENUE ALL IN THE CITY OF FORT THOMAS, CAMPBELL COUNTY, KENTUCKY, AND ALL IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS THEREOF AS SUBMITTED BY THE CITY ENGINEER, AND AS APPROVED BY THE BOARD OF COUNCIL OF THE CITY OF FORT THOMAS; AND FURTHER, PROVIDING THAT THE ACTUAL COST OF THE CONSTRUCTION OF SAID STREET IMPROVEMENTS ARE TO BE BORNE BY THE CITY FIFTY PERCENT (50%) AND THE PROPERTY OWNER FIFTY PERCENT (50%), WITH THE EXCEPTION OF WATERWORKS ROAD STREET IMPROVEMENT COSTS FOR THE CITY'S TYPICAL SECTION ARE TO BE BORNE BY THE CITY SIXTY PERCENT (60%) AND THE PROPERTY OWNER FORTY PERCENT (40%), AND PROVIDING FOR THE PAYMENT OF AN IMPROVEMENT ASSESSMENT.

WHEREAS, the Public Works Committee of Council conducted a public hearing on Thursday, March 23, 2021 to solicit public comment regarding proposed improvements to Waterworks Road and Wilbers Lane; and

WHEREAS, the Public Works Committee of Council recommended to the Board of Council that the city proceed with the street improvements as designed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FORT THOMAS, CAMPBELL COUNTY, KENTUCKY:

SECTION I

That Waterworks Road from its intersection with Memorial Parkway to the city's corporate boundary with the City of Newport by performing mudjacking as required to fill any voids or cavities underneath the pavement, full depth pavement repair as necessary, spot curb repair, bituminous asphalt pavement surface milling, 2.0" to existing concrete surface, asphalt resurfacing: 0.75" asphalt leveling and 1.25" fiber reinforced asphalt to be applied, adjust/raise manholes and other utility meters and valves as necessary, adjust downspout leads at edge of pavement as necessary. The total preliminary cost estimate for this improvement is \$156,747.73 with costs being shared on a 60%-40% basis between the City and property owner. Using the front foot basis as the fair basis of assessment, the preliminary estimated cost to the City and to the property owner is \$8.84 per front foot (f.f.). Please see the attached schedule listing property description, frontages, and anticipated costs.

SECTION II

That Wilbers Lane from its intersection with Highland Avenue to its intersection with S. Grand Avenue be improved by removing existing concrete and asphalt pavements, re-profiling of the roadway as necessary for smooth continuous construction, subgrade reshaping and compaction, undercutting of subgrade, as necessary, if unsuitable material is encountered, installation of Geogrid, as necessary, for subgrade stabilization, installation of 8" layer of No. 2 aggregate base, installation of 4" layer of dense graded aggregate base, storm sewer, including trench drain, edge drains, and inlets construction as necessary, adjust downspouts leads at the curb or extend to storm sewer, as necessary, installation of 24"

wide concrete vertical curb and gutter, placement of 7” asphalt base course, placement of 1.25” asphalt surface course, replace driveway aprons and sidewalk, including ADA ramps as necessary, and installation of stop bars and crosswalk striping as necessary. The total preliminary cost estimate for this improvement is \$311,000.00 with costs being shared on a 50%-50% basis between the City and property owner. Using the front foot basis as the fair basis of assessment, the preliminary estimated cost to the City and to the property owner is \$12.74 per front foot (f.f.). Please see the attached schedule listing property description, frontages, and anticipated costs.

SECTION III

That consistent with City policy regarding improvements, costs for street improvements shall be shared by the City and property owner on a fifty percent (50%) to the City and fifty percent (50%) to the property owner basis, with the exception of Waterworks Road where the street improvement shall be shared by the City and property owner on a sixty percent (60%) to the City and forty percent (40%) to the property owner for those costs equivalent to standard resurfacing with bituminous asphalt. All additional costs associated with reconstruction shall be borne by the City.

SECTION IV

That the Board of Council shall advertise for bids in a newspaper of general bona fide circulation in the City of Fort Thomas prior to the day set for opening the bids for doing said work, said bids to be received by the City Administrative Officer at his office. Said publication shall occur not less than seven (7) days nor more than twenty-one (21) days before said date for opening bids. After said proposals are opened, they shall be transmitted to the Board of Council at their next regular meeting after proposals are received and tabulated, and all proposals shall be made as required by the specifications thereof. A contract for the work shall be let to the lowest and best bidder; however, the Board of Council may reject all bids and re-advertise.

SECTION V

Upon completion and acceptance of the work under the contract, the cost and expense of same shall be ascertained, levied, assessed and apportioned to and against the said lots or parts of lots and the owners thereof, according to the number of abutting front feet of ground owned by each of them.

SECTION VI

This ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

APPROVED:

Eric Haas, Mayor

1st Reading: April 19, 2021
ADOPTED: May 17, 2021

ATTEST:

Melissa K. Beckett, City Clerk

| Owner | NO | STREET | SUFF | CITY | STATE | ZIP | % of Proj. | Frontage | PerFt | Total |
|---|-----|------------|------|-------------|-------|-------|------------|----------|---------|------------|
| MOHR JOHN E & MARGARET A | 160 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 1.50% | 266.85 | \$ 8.84 | \$2,358.95 |
| KING ROYAL LLC | 200 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 1.44% | 256.00 | \$ 8.84 | \$2,263.04 |
| STEPPE ROBT B & LENORE D | 262 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 1.36% | 241.94 | \$ 8.84 | \$2,138.75 |
| LAUR MATTHEW & JULIE R | 366 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.53% | 93.70 | \$ 8.84 | \$828.31 |
| LANG JONATHAN C & JENNIFER L | 374 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.53% | 93.70 | \$ 8.84 | \$828.31 |
| YOUTSEY BRIAN ALLEN YOUTSEY THOMAS EDWARD | 380 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.28% | 50.07 | \$ 8.84 | \$442.62 |
| CREAMER THOMAS WEBSTER LESLEY | 386 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.85% | 150.21 | \$ 8.84 | \$1,327.86 |
| GONDING LAUREN NOLAN CHRISTOPHER | 404 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.85% | 150.21 | \$ 8.84 | \$1,327.86 |
| MCGRAW JAMES P & REBECCA | 412 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.58% | 103.24 | \$ 8.84 | \$912.64 |
| STEMANN RICHARD & RANEE | 514 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.88% | 156.35 | \$ 8.84 | \$1,382.13 |
| LUKJAN EUGENE S & CAROLE L | 519 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 1.44% | 256.00 | \$ 8.84 | \$2,263.04 |
| STEMANN RICHARD & RANEE | 520 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.85% | 151.55 | \$ 8.84 | \$1,339.70 |
| PERRY JOHN | 527 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.84% | 149.14 | \$ 8.84 | \$1,318.40 |
| CARPENTER ODES | 534 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 1.57% | 279.26 | \$ 8.84 | \$2,468.66 |
| CARPENTER ODES | 534 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.29% | 50.77 | \$ 8.84 | \$448.81 |
| LITTLE HOUSE PROPERTIES | 535 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.86% | 152.08 | \$ 8.84 | \$1,344.39 |

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|---------------------------|-------|------------|------|----------------|----|--------|-------|--------|---------|------------|
| LLC | | | | | | | | | | |
| REUTER RICHARD & DEVIN | 539 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.58% | 102.32 | \$ 8.84 | \$904.51 |
| BLAU ADAM T | 541 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.78% | 138.00 | \$ 8.84 | \$1,219.92 |
| REEVES CHRISTOPHER | 544 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.46% | 81.09 | \$ 8.84 | \$716.84 |
| CASE CECIL C JR & BARBARA | 570 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 1.05% | 185.63 | \$ 8.84 | \$1,640.97 |
| QUICKEN LOANS LC | 635 | WOODWARD | AVE | DETROIT | MI | 48226- | 0.79% | 141.00 | \$ 8.84 | \$1,246.44 |
| HARRIS BRANDI MARIE | 575 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.51% | 90.00 | \$ 8.84 | \$795.60 |
| MOHR TINA BOLING JOHN | 579 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.51% | 90.00 | \$ 8.84 | \$795.60 |
| CASE CECIL CLAY | 570 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.46% | 81.75 | \$ 8.84 | \$722.67 |
| MOHR TINA BLOING MATTHEW | 587 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.34% | 60.00 | \$ 8.84 | \$530.40 |
| LAHNER DAVID G | 588 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 1.01% | 179.60 | \$ 8.84 | \$1,587.66 |
| GERWE KENNETH A & JUDITH | 589 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.32% | 57.00 | \$ 8.84 | \$503.88 |
| JOLLEY DAVID | 591 | WATERWORKS | RD | FORT THOMAS | KY | 41075 | 0.25% | 45.00 | \$ 8.84 | \$397.80 |
| TRUE FM2017-1 LLC | 27156 | BURBANK | | FOOTHILL RANCH | CA | 92610 | 0.25% | 45.00 | \$ 8.84 | \$397.80 |
| CRAWFORD ADAM T | 4 | ABI | LN | FORT THOMAS | KY | 41075 | 0.41% | 72.68 | \$ 8.84 | \$642.49 |
| DAY HERSHEL & TINA | 12 | ABI | LN | FORT THOMAS | KY | 41075 | 0.51% | 90.00 | \$ 8.84 | \$795.60 |
| LLOYD THOMAS & NIESJH H | 20 | ABI | LN | FORT THOMAS | KY | 41075 | 0.62% | 110.00 | \$ 8.84 | \$972.40 |
| HILL DARREN & KELLEY | 26 | ABI | LN | FORT THOMAS | KY | 41075 | 1.09% | 192.87 | \$ 8.84 | \$1,704.97 |
| MARLOW LAUREN & BRAD | 2103 | MEMORIAL | PKWY | FORT THOMAS | KY | 41075 | 0.75% | 133.00 | \$ 8.84 | \$1,175.72 |
| LANGDON GRETCHEN | 2107 | MEMORIAL | PKWY | FORT THOMAS | KY | 41075 | 0.14% | 25.00 | \$ 8.84 | \$221.00 |
| REEVES CHRISTOPHER | 572 | MAINE | AVE | | | | 1.23% | 219.00 | \$ 8.84 | \$1,935.96 |

| Owner | Owner 2 | NEW OWNER | Mailing Address | City | State | Zip | % of Proj. | Frontage | PerFoot | Total |
|------------------------------|---------|-----------|-----------------|-----------|-------|------------|------------|----------|---------|----------|
| KOHAKE BETTY R & ROBT J | | | 4 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.56% | 53.41 | 13.30 | \$710.35 |
| KELLER MARY E | | | 11 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.17% | 40.00 | 13.30 | \$532.00 |
| QUEEN MATTHEW W & JOAN M | | | 14 WILBERS LN | FT THOMAS | KY | 41075-0000 | 2.10% | 72.00 | 13.30 | \$957.60 |
| BRINKMAN GREGORY J & JANE M | | | 15 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.43% | 49.00 | 13.30 | \$651.70 |
| VOET RANDY & DIANE | | | 16 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.43% | 49.00 | 13.30 | \$651.70 |
| LEHN DAVID R & AMBER L | | | 19 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.43% | 49.00 | 13.30 | \$651.70 |
| DEATON PATRICIA E | | | 22 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.43% | 49.00 | 13.30 | \$651.70 |
| BROCK ELAINE E | | | 23 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.43% | 49.00 | 13.30 | \$651.70 |
| MAUSHART DONALD J & NANCY | | | 24 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.43% | 49.00 | 13.30 | \$651.70 |
| GORDON CHRISTIANNE | | | 27 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.43% | 49.00 | 13.30 | \$651.70 |
| DAVIS ROBERTA J | | | 28 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.43% | 49.00 | 13.30 | \$651.70 |
| CARROLL BRENNAN | | | 31 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.43% | 49.00 | 13.30 | \$651.70 |
| HESCH JAMES E II | | | 32 WILBERS LN | FT THOMAS | KY | 41075 | 1.43% | 49.00 | 13.30 | \$651.70 |
| COURT WM J & ROSELLA J | | | 35 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.43% | 49.00 | 13.30 | \$651.70 |
| RYAN MATTHEW T & STEPHANIE L | | | 36 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.43% | 49.00 | 13.30 | \$651.70 |
| KIDD JONNY R | | | 39 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.46% | 50.00 | 13.30 | \$665.00 |
| BRAY DOMINIQUE A | | | 40 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.60% | 55.00 | 13.30 | \$731.50 |

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|------------------------------------|--|--|------------------|-----------|----|------------|---------------|-----------------|-------|--------------------|
| JANOSICK THOMAS RAY & SHARYN | | | 43 WILBERS LN | FT THOMAS | KY | 41075- | 1.46% | 50.00 | 13.30 | \$665.00 |
| GROH W MICHAEL & DEBRA M | | | 44 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.60% | 55.00 | 13.30 | \$731.50 |
| HUMPHRESS LORI C/O LORI HOWARD | | | 48 WILBERS LANE | FT THOMAS | KY | 41075-0000 | 1.60% | 55.00 | 13.30 | \$731.50 |
| KRUETZKAMP ROBERT L & KAREN E | | | 51 WILBERS LN | FT THOMAS | KY | 41075-0000 | 1.69% | 57.85 | 13.30 | \$769.41 |
| TRABERT TONY | | | 52 WILBERS LN | FT THOMAS | KY | 32082-0000 | 1.60% | 55.00 | 13.30 | \$731.50 |
| DUNN MICHAEL (260 S GRAND) | | | 69 HIGHVIEW DR. | FT THOMAS | KY | 41075-0000 | 3.15% | 107.86 | 13.30 | \$1,434.54 |
| RIDGEWOOD HOMES LLC (446 HIGHLAND) | | | 143 RIDGEWOOD | FT THOMAS | KY | 41075 | 7.29% | 250.00 | 13.30 | \$3,325.00 |
| ZIMMER CHRISTY (444 HIGHLAND) | | | 10 CARRINGTON PT | FT THOMAS | KY | 41075 | 5.40% | 185.19 | 13.30 | \$2,463.03 |
| CITY OF FORT THOMAS | | | BAKER R-O-W | FT THOMAS | KY | 41075 | 1.17% | 40.00 | 13.30 | \$532.00 |
| | | | | | | | 50.00% | 1,714.31 | | \$22,800.32 |

