



**MEMORANDUM**  
**Board of Local Improvements**

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**TO:** City Manger  
**SUBJECT:** **Job 2672:** 37<sup>th</sup> Avenue, East of 44<sup>th</sup> Street Reconstruction  
Special Assessment  
**DATE:** 05/16/2012  
**NUMBER:** 2012-117

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Enclosed are the following documents related to the special assessment project 2634 for this year:

1. First Resolution of the Board of Local Improvements.
2. Minutes of the Public Hearing on the projects held May 16, 2012.
3. Second Resolutions of the Board of Local Improvements.
4. Draft Assessment Roll.
5. A Special Assessment Ordinance for action by the City Council.

The total estimated cost of the Project 2672 is \$319,412.46 with the property owners being assessed \$55,900 or 21%.

**RECOMMENDATION:**

It is recommended by the Board of Local Improvements that the Special Assessment Ordinance be passed by the City Council.

<b>Submitted By:</b>	Robert Hawes President pro tem Board of Local Improvements	Michael Kane Secretary Board of Local Improvements
	Cynthia Parchert Board Member	Theodore Kutsunis City Attorney

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**Approved By:** Thomas Thomas, City Manager

FIRST RESOLUTION by Board of Local Improvements for making one improvement by improving:

**37<sup>th</sup> Avenue, East of 44<sup>th</sup> Street:**

**BE IT RESOLVED BY THE BOARD OF LOCAL IMPROVEMENTS  
OF THE CITY OF ROCK ISLAND, ILLINOIS THAT:**

1. A local improvements shall be made in the City of Rock Island, Illinois, the location, nature, character and description of said improvement being as follows:

Location: **37<sup>th</sup> Avenue East of 44<sup>th</sup> Street.**

Nature: Reconstruction

All references to station points, etc., in the above location description can be located on right-of-way as shown on plans for Job 2672, which is herein made a part of this resolution as if copied word for word and line for line by specific reference.

Nature, Character and Description of Improvement: **The improvement shall consist of reconstruction.**

A general description of said improvement being:

**The proposed work is located within the City of Rock Island on 37<sup>th</sup> Avenue East of 44<sup>th</sup> Street. The construction generally consists of the removal of existing pavement and replacement with new concrete. There may be some watermain and storm sewer.**

The plans and specifications clearly explain in further detail the nature, character and description of this project, and are made a part hereof by specific reference.

2. An itemized list showing the estimated cost of this improvement has been submitted by the City Engineer. That said estimate is hereby made part of the record of this Board, and further that said estimate is hereby incorporated into this resolution by specific reference as if copied word for word herein, and further that said estimate is hereby approved by this Board.
3. That the cost said improvement estimated to be \$319,412.46 shall be paid for by Special Assessment. The exact amount to be assessed against the City of Rock Island and the exact amount to be assessed against the properties benefited shall be determined as

provided by law.

4. That the plans, profiles, detailed drawings and project specifications governing the construction of this project are those as approved by the Board of Local Improvements on this date, together with "The Standard Specifications for Road and Bridge Construction" adopted by the Department of Transportation of the State of Illinois, on January 1, 1997, which are made a part of the project specifications by specific reference and said project specifications are hereby made part of the record of this Board. That all parts of said plans, profiles, detailed drawings and project specifications as well as "The Standard Specifications" relating to the construction of this improvement as aforementioned in this resolution are hereby incorporated into this resolution as if copied word for word and line for line by specific reference.
5. This resolution, plans, profiles, detailed drawing, project specifications, "Standard Specification" and estimate is available for public inspection during business hours in the Office of the City Engineer of the City of Rock Island located at 1309 Mill Street, City of Rock Island, Illinois. The aforementioned plans, profiles, detailed drawing project specifications are known in the City Engineer's office as **Job 2672**.
6. And further resolved that there shall be public hearing on the question of making this improvement on the **16<sup>th</sup> day of May, 2012** at the hour of **5:00 p.m.**, in **Rock Island City Hall Council Chambers** and notice of this hearing which shall be not less than ten (10) days after the adoption of this resolution shall be sent by mail to the person who paid the general taxes for the year preceding on land fronting said improvement at least five (5) days before said meeting as required by law.

Passed this **7<sup>th</sup> day of May, 2012**.

Robert T. Hawes, President pro tem

Michael J. Kane, Secretary

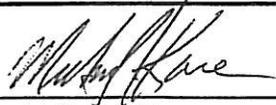
Cynthia Parchert

Ted Kutsunis

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*Michael Kane*  
\_\_\_\_\_  
*Cynthia Parchert*  
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*Ted Kutsunis*

**CITY OF ROCK ISLAND**  
**Public Works Department - Engineering Division**  
**37th Avenue East of 44th Street Reconstruction**  
**Job No. 2672**

Item No.	Description	Quantity	Units	Unit Price	Total
1	Earth Excavation	618	yd <sup>3</sup>	\$15.00	\$ 9,270.00
2	Geotextile Fabric for Ground Stabilization	2,092	yd <sup>2</sup>	\$1.25	\$ 2,615.00
3	Aggregate Base Course, Type A	783	ton	\$21.00	\$ 16,443.00
4	Subbase Granular, Type C	122	ton	\$21.00	\$ 2,562.00
5	Pavement Removal	2,092	yd <sup>2</sup>	\$13.00	\$ 27,196.00
6	PCC Pavement with Integral Curb, 7"	2,092	yd <sup>2</sup>	\$40.00	\$ 83,680.00
7	Driveway Pavement Removal	417	yd <sup>2</sup>	\$12.00	\$ 5,004.00
8	PCC Driveway Pavement, 6"	417	yd <sup>2</sup>	\$45.00	\$ 18,765.00
9	Retaining Wall Removal	122	ft <sup>2</sup>	\$10.00	\$ 1,220.00
10	Reinstall Modular Block Retaining Wall	122	ft <sup>2</sup>	\$40.00	\$ 4,880.00
11	Modular Block Retaining Wall	11	ft <sup>2</sup>	\$45.00	\$ 495.00
12	Removing Catch Basin to Maintain Flow	3	ea	\$300.00	\$ 900.00
13	Catch Basin Single	4	ea	\$2,000.00	\$ 8,000.00
14	Catch Basin Double	1	ea	\$2,500.00	\$ 2,500.00
15	Storm Sewer, HDPE, 12"	208	ft	\$45.00	\$ 9,360.00
16	Manhole to Be Adjusted	3	ea	\$250.00	\$ 750.00
17	Trench Backfill	40	yd <sup>3</sup>	\$25.00	\$ 1,000.00
18	Perforated Corrugated PE Pipe Underdrain, 4"	1,482	ft	\$10.00	\$ 14,820.00
19	Domestic Water Service Valve Box to Be Adjusted	1	ea	\$75.00	\$ 75.00
20	Watermain, 6"	28	ft	\$70.00	\$ 1,960.00
21	Tapping Sleeve, Tee, Class 350,DIP, MJ, 6"X6"X6"	1	Each	\$4,500.00	\$ 4,500.00
22	Bend, Class 350,DIP, MJ, 90°	1	Each	\$300.00	\$ 300.00
23	Gate Valve and BoxTo Be Removed	2	Each	\$250.00	\$ 500.00
24	Gate Valve and Box, 6"	2	ea	\$1,100.00	\$ 2,200.00
25	Fire Hydrant to Be Removed	2	ea	\$500.00	\$ 1,000.00
26	Fire Hydrant	2	ea	\$2,500.00	\$ 5,000.00
27	Sodding	1,186	yd <sup>2</sup>	\$8.00	\$ 9,488.00
28	Inlet and Pipe Protection	3	ea	\$250.00	\$ 750.00
29	Project Sign	1	ea	\$400.00	\$ 400.00
30	Traffic Control and Protection	1	ls	\$5,000.00	\$ 5,000.00
47				Subtotal of Bid Items:	\$ 240,633.00
48				Construction Contingencies (10% of line #47):	\$ 24,063.30
49				Construction Subtotal=	\$ 264,696.30
50				Estimated Total Contract Amount=	\$ 264,696.30
51				Engineering and Administration (17% of line #50):	\$ 44,998.37
52				Estimated Advertising:	\$ 470.00
53				Special Assessment Commissioner:	\$ 1,650.00
54				Collection Costs (2% of line #50):	\$ 5,293.93
55				4 Months Interest (2.28% of line #50):	\$ 2,011.69
56				15 Days Interest (2.28% of lines #49 thru #53):	\$ 292.17
57				<b>Total Estimated Project Cost =</b>	<b>\$ 319,412.46</b>

  
 Michael J. Kane, P.E.  
 City Engineer

**Minutes of the Board of Local Improvements (BLI)  
Council Chambers  
May 16, 2012  
5:00 p.m.**

**City Staff Present**

Ted Kutsunis, City Attorney  
Cynthia Parchert, Finance Director  
Robert Hawes, Public Works Director  
Michael Kane, City Engineer  
Robert Horton, Assistant City Engineer  
William Cochran, Engineer Tech II  
Susan Wykoff, Office Assistant III  
Donna Kelly, Court Reporter

**Audience Members Present**

(See Attachment A)

BLI President pro tem, Robert Hawes, called the public hearing to order at 5:05 p.m. on the following projects:

Job 2634 – 35<sup>th</sup> Street: 14<sup>th</sup> to 18<sup>th</sup> Avenue Resurfacing.

Job 2671 – 44<sup>th</sup> Street: 41<sup>st</sup> Avenue Court to Blackhawk Road Reconstruction.

Job 2672 – 37<sup>th</sup> Avenue: East of 44<sup>th</sup> Street Reconstruction.

Ted Kutsunis reviewed the Special Assessment procedures. (Attached is the Special Assessment Procedures as Attachment B.)

Robert Horton presented an overview of Job 2634. (Attached is the overview handout for Job 2634 – 35<sup>th</sup> Street: 14<sup>th</sup> to 18<sup>th</sup> Avenue Resurfacing as Attachment C.)

Michael Kane presented an overview of Jobs 2671 and 2672. (Attached is the overview handout for Job 2671 – 44<sup>th</sup> Street: 41<sup>st</sup> Avenue Court to Blackhawk Road Reconstruction as Attachment D and Job 2672 – 37<sup>th</sup> Avenue: East of 44<sup>th</sup> Street Reconstruction as Attachment E.)

Robert Hawes opened the floor for questions and answers. (Attached is a transcript of the Question & Answers provided by Donna Kelly, Court Reporter, as Attachment F.)

Robert Hawes reminded all present that this would be an agenda item for the City Council Meeting on May 21, 2012. The hearing was adjourned at 5:57 p.m. by Robert Hawes.

Respectfully submitted,

Susan Wykoff  
Office Assistant III  
Engineering Division



# 44th Street Reconstruction

41<sup>st</sup> Avenue Court to Blackhawk Road

Job 2671

Please Print Name:

Address:

~~CHARLES EHREDT~~  
RALPH W. LENSER

4504-39<sup>TH</sup> AVE

CHARLES EHREDT

4516 39<sup>TH</sup> AVE

PAUL J FISCHER

4111-45 ST. CT.

MIKE FREDERICK

4110 45<sup>ST</sup> CT.

Richard Dailing

4104-45<sup>th</sup> ST. CT.

Melba Myers

4519-39 AVE

Ray Myers

4519-39 AVE

~~Amelia Santos~~

~~1444-35<sup>th</sup> St.~~

Luen Kennedy

4000 44<sup>th</sup> St.

Richard BROWN

4105-44 St.



## SPECIAL ASSESSMENT PROCEDURES

### A) PROJECT SELECTION

Residential streets are selected for the special assessment program in 3 ways:

1. Requested by petition of residents.
2. Requested by the City Council.
3. Requested by the Board of Local Improvements.

Your project(s) was (were) selected as a result of a request by the Board of Local Improvements.

In 2003, a pavement condition survey was performed on all streets in the city. On a scale of 0-100, with 0 being the worst and 100 being the best, your street condition was rated as 53 and 56.

Your projects were recommended by Public Works Department staff based upon the "Critical Pavement Condition Index Concept". This concept is based upon a rating of 40 (on a scaled of 0 – 100) being the critical value. This means that it is more financially responsible to improve streets before they reach a value of 40 (remember yours are 53 and 56). They can be brought up to an excellent condition for fewer dollars than if we wait for them to reach a 0-40 value. For example, a completely deteriorated street can cost in the range of \$200,000 per block to completely reconstruct. However these projects, not including the sanitary sewer replacement and subsequent pavement reconstruction, cost less than \$50,000 per block. This means we can do more streets for the same amount of money and with limited funds, this is extremely important. You should also be aware that the assessments for a total reconstruction are proportionally higher than yours are.

The Board of Local Improvements evaluates the requests and makes a recommendation to the City Council for projects to be included in the 5-year Capital Improvement Program.

### B) PRELIMINARY ENGINEERING

After the City Council approves the Capital Improvement Program, the Engineering Division prepares preliminary plans, specifications and cost estimates for the project and presents this information to the Board of Local Improvements.

After the Board has approved the preliminary work, the Superintendent of Special Assessments is directed to determine assessments for adjacent properties. Once the assessments are received, a public hearing is scheduled and notices are sent to the adjacent property owners.

## C) PUBLIC HEARING

The Board of Local Improvements conducts all public hearings for special assessment projects, in accordance with Illinois State Law, and reports the results to the City Council. Minutes of the Public Hearing are prepared and submitted to the City Council along with the Board's recommendation, the cost estimate and the amounts to be assessed.

After the Public Hearing the Board has three options, they can:

1. Recommend that the City Council pass the Special Assessment Ordinance to continue the project.
2. Modify the scope of the project.
3. Drop the proposed project

## D) SPECIAL ASSESSMENT ORDINANCE

The Board's recommendation and public hearing minutes are considered at regular City Council meeting, on May 21. Residents are invited to make further comments at the City Council meeting if they so desire. If the City Council decides to proceed with the project, it passes the Special Assessment Ordinance, starting the formal process for establishing the individual assessments against adjacent properties.

The assessment roll is sent to the Rock Island County Circuit Court, who sets the final assessments to each individual property. Notices are sent to properties being assessed notifying them of the time and date of the court hearing. You can appear before the Circuit Court to file an objection if you feel that your proposed assessment is too high. The Court will then set a trial date to hear evidence regarding the objection. After all objections, if any, are resolved by the Court, the Assessment Roll is confirmed by the judge and the City is authorized to proceed with construction.

If an objection is filed, the project will usually be delayed until the next construction season.

## E) CONSTRUCTION

After the Court has confirmed the Assessment Roll, the Engineering Division finalizes the construction plans and specifications. Bids are received and the contract is awarded to the lowest qualified bidder. Most special assessment projects are completed in one construction season and the Engineering Division provides on-site construction inspection.

After the construction work is completed, the final costs including engineering and legal costs are tabulated and the Assessment Roll is amended by the Superintendent of Special Assessment to reflect the final costs. Individual assessments almost always remain the same and any difference between the estimated costs and the final costs is applied to the

amount paid by the City. The City usually pays between 70% and 90% of the total project costs. The percentage paid by the City for your projects is 79% and 92%. The Circuit Court then sets another hearing for comments on the final assessments. Individual notices are not mailed for this hearing and since the final assessments are almost always the same as the preliminary assessments, no one usually appears for this hearing. The judge then confirms the Final Assessment Roll.

When the Judge confirms the final assessment roll, the City is authorized to send assessment bills to the individual property owners. The assessments may be paid in full without interest or they may spread the payments out over 10 years with interest. The interest is set at 70% of the "commercial prime rate" on the date the City Council passes the Special Assessment Ordinance. The interest is always paid on the remaining balance. Assessment bills are sent out in December with payments due in January of each year.



**35<sup>th</sup> Street Resurfacing,  
14<sup>th</sup> to 18<sup>th</sup> Avenues  
Job No. 2634 / Gen No. 12-TX-XX**

**General Information to be Discussed or Noted**

**Proposed Construction Sequence:**

1. New catch basins and storm lines, spot repairs to sanitary sewer, replace selected manholes.
2. Water main will have some repairs and new fire hydrants.
3. The intersections at 15<sup>th</sup> and 16<sup>th</sup> Avenues will be replaced with 7" Concrete with integral curb. The surface of 35<sup>th</sup> Street will be milled and new Hot Mix Asphalt placed.
4. Some sidewalk and driveway repairs will be made. .
5. Sod and disturbed lawns will be restored as the last part of the work.

**Completion Dates:**

1. The project is to be completed by: Late Fall

**Traffic Control and Vehicle Access:**

1. Half-width paving operations are to be used along 35<sup>th</sup> Street to allow homeowners, to the maximum extent permissible, vehicle access to their property. Subsequently, there will be times when access will be prohibited (i.e. for placing and curing a section of new pavement on your side of the street that cannot be crossed, or for placing and curing new driveway approaches).
2. During times when access to driveways is prohibited, citizens are encouraged to use side streets or alley during these periods.

**Estimated Costs:**

1. Total Construction Costs: \$435,000.00

# 35th Street Resurfacing 14th to 18th Avenues

## General Information

### A. Proposed Construction Sequence:

- 1) Remove pavement from intersections at 15th and 16th Avenues.
- 2) Install new catch basins, storm sewer, fire hydrants. Make spot repairs to sanitary sewer and water main.
- 3) Regrade intersections. Improve soil subgrade with stabilization fabric and an aggregate base course.
- 4) Pave the new street with portland cement concrete. The new pavement will be (7") thick with a (6") high curb on each side. Pavement width will be 25'.
- 5) Replace scheduled driveway approaches, sidewalks, and pedestrian curb ramps. Mill 35th Street and place 2 ½ inches of Hot Mix Asphalt.
- 6) Regrade and resod any disturbed lawns.

### B. Traffic Control & Protection:

- 1) Access to all streets will be maintained using phased pavement replacement.
- 2) On-street parking, within the construction zone, will be prohibited.
- 3) Driveway access shall be maintained as much as possible.

### C. Estimated Cost:

Construction Costs	\$344,360.00
Engineering, Finance, and Legal Costs	<u>\$90,640.00</u>
	\$435,000.00

### D. Tentative Construction Schedule: (If no objections are filed in court)

Projected Bid Opening	Early 2012
Projected Start Date	Summer 2012
Projected Completion	Fall 2012

## Several items to please note generally with this type of work:

### Construction sites generally:

- Construction equipment and construction sites can be very dangerous. Please drive carefully around this project or any other construction area you encounter. If you have children, please remind them to stay away from the work area.
- We will attempt to minimize your inconveniences, but this type of work may cause several problems for you and your neighbors. The construction equipment is noisy and construction sites are almost always dusty or muddy.

### Refuse:

- Containers: Your same containers currently used for garbage and recycling pick-up will still be used during this project.
- Collection schedule (day): Collection days will not be changed. Collection will be the same days normally used for garbage and recycle pick-up.
- Holiday adjustment of collection (day): Adjustments to normal collection days for a holiday are posted on the City website. The collection schedule changes can be found online at:

[www.rigov.org](http://www.rigov.org)

At the aforementioned site, first select the "City Services" tab, then select the "Refuse, Recycling & Yard Waste" option either from the drop down option or from the left side of the "City Services" page. "Holiday Refuse Collection Schedule" can then be selected to see the adjustments needed for the relevant holiday.

- Collection schedule (pick-up time by 7:00 am): When construction prevents normal collection by city trucks, the contractor will be responsible for moving refuse containers from the front of your house to a separate collection area and back again to your property. During construction, it would be appreciated if containers could be set out possibly earlier than typical to help the contractor coordinate their labor the first thing in the morning for this task. Containers will need to be ready and at the curb by 7:00 am.
- If construction activities preclude the use of refuse carts, you will be instructed to put refuse in plastic bags and place these bags at the regular pick-up location. The Contractor will collect the bags and relocate them for pick-up.

### Mail delivery and special delivery services:

- Mail delivery is typically not affected by the work and is not expected to be affected during this construction.

- Delivery by UPS, FedEx, etc. also is not typically affected. However, if you are expecting a package, you may want to contact the delivery service to let them know what to expect for street access to your property or possibly to make arrangements to pick up the delivery when it comes in.
- If you are expecting a special delivery (i.e. furniture, appliance, etc.), you can contact the city inspector or project engineer so that provisions can be made for delivery.

**Special Event (birthday, bridal shower, etc.):**

- Due to parking or access issues, special events are generally not recommended. If you chose to have an event, you should contact the city inspector or project engineer to see what work is proposed during the date of your event and to find out what stage the work may be at during the date of your event. Typically, parking and access through the construction will present the greatest challenges for your guests, but temporary water shut-offs or discolored water may also be a potential problem to work around during water main work.

**Temporary water shut off:**

- Water main work is typically done near the beginning of the project and before finished street replacement.
- 24 hour notice will be given to homeowners for planned water shut-offs to allow the contractor a period for disconnection from the old water main and reconnection to the new one. Typically, the shut-offs are scheduled mid morning to avoid early morning hygiene and breakfast activities.
- Boil order notices and discolored water may result from the water main replacement. If a boil notice is in effect for this work, the city will let you know when the boil notice is lifted after the water samples have passed the lab analysis.
- If discolored water occurs, please contact the city inspector (732-2231) or project engineer (732-2236).

**Police and Fire:**

- The Police and Fire Departments are advised about any street closures and will make advance plans for reaching your neighborhood in case of emergency.

**Restored lawn watering:**

- Sod will be placed near the end of the work. Sometimes this sod work is completed during hotter periods of the construction season and may require occasional to daily watering depending upon temperatures until the roots begin to take hold into the soil. Please help us by watering any new sod placed in your yard.

**Project Contacts:**

**City of Rock Island Public Works**

City Engineer:  
Michael J. Kane, PE  
309-732-2237  
[Kane.Mike@rigov.org](mailto:Kane.Mike@rigov.org)

Project Engineer:  
Robert A. Horton, PE  
309-732-2236  
[Horton.Robert@rigov.org](mailto:Horton.Robert@rigov.org)

Project Inspector:  
Bill Cochran  
309-732-2231  
[Cochran.William@rigov.org](mailto:Cochran.William@rigov.org)

Public Works Director:  
Robert T. Hawes, PE  
309-732-2200  
[Hawes.Robert@rigov.org](mailto:Hawes.Robert@rigov.org)

**Contractor:**

TBD

**After Work Hours (Night Time & Weekends)**

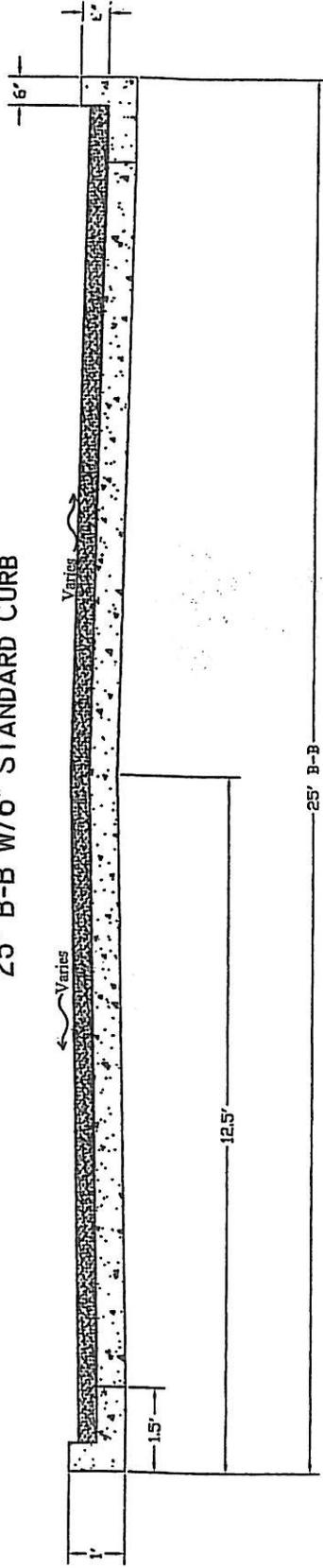
Robert Horton  
309-756-6234

# 35TH STREET 14TH TO 18TH AVENUE

## TYPICAL SECTIONS

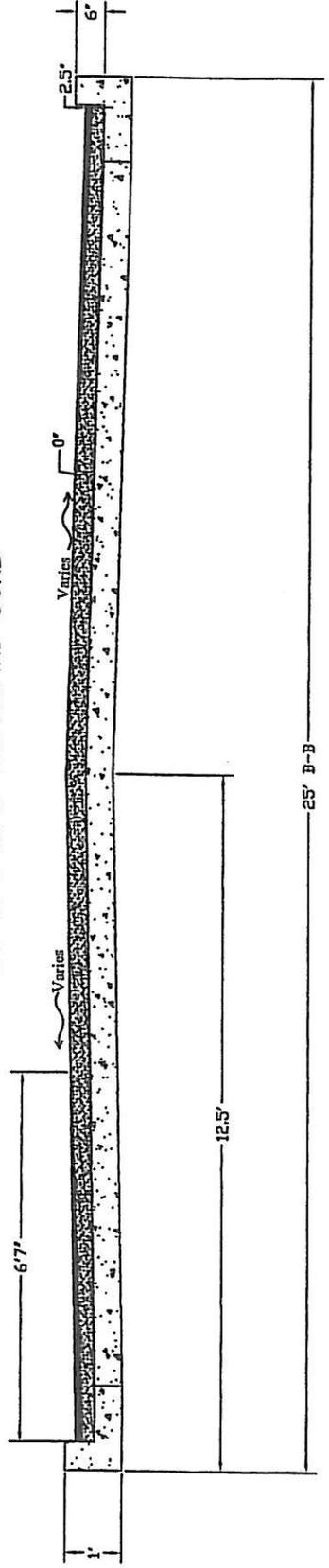
EXISTING

TYPICAL SECTION MAINLINE 35TH AVENUE  
6" PCC W/4" HMA SURFACE  
25' B-B W/6" STANDARD CURB

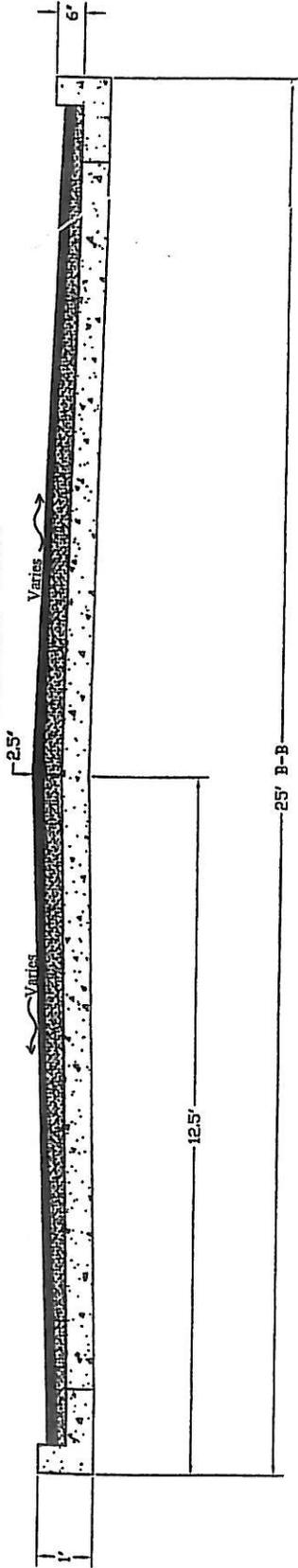


PROPOSED MILLING

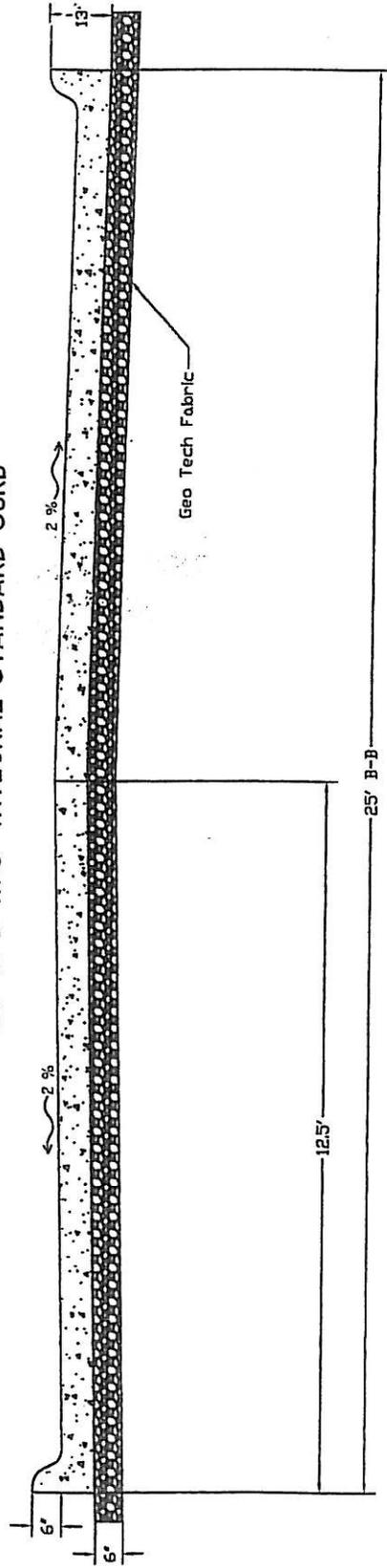
TYPICAL SECTION MAINLINE 35TH AVENUE  
6" PCC W/4" HMA SURFACE  
25' B-B W/6" STANDARD CURB



PROPOSED OVERLAY  
 TYPICAL SECTION MAINLINE 35TH AVENUE  
 6" PCC W/2.5" HMA SURFACE ADDED  
 25' B-B W/6" STANDARD CURB



PROPOSED  
 TYPICAL SECTION INTERSECTIONS AT 15TH & 16TH AVE  
 7" PCC W/6" AGG BASE  
 25' B-B W/6" INTEGRAL STANDARD CURB





**44<sup>th</sup> Street Reconstruction,  
41<sup>st</sup> Avenue Court to Blackhawk Road  
Job No. 2671 / Gen No. 12-TX-XX**

**General Information to be Discussed or Noted**

**Proposed Construction Sequence:**

1. New catch basins and storm lines, spot repairs to sanitary sewer, replace selected manholes.
2. Water main will have some repairs and new fire hydrants.
3. The intersections at 41<sup>st</sup> Avenue Court, 42<sup>nd</sup> Avenue and 45<sup>th</sup> Avenue will be replaced. 44<sup>th</sup> Street pavement will be removed and replaced with 7" P.C.C. pavement.
4. Some driveway repairs will be made and new sidewalk will be placed along the east side of 44<sup>th</sup> Street.
5. Sod and disturbed lawns will be restored as the last part of the work.

**Completion Dates:**

1. The project is to be completed by: late fall

**Traffic Control and Vehicle Access:**

1. Half-width paving operations are to be used along 44<sup>th</sup> Street to allow homeowners, to the maximum extent permissible, vehicle access to their property. Subsequently, there will be times when access will be prohibited (i.e. for placing and curing a section of new pavement on your side of the street that cannot be crossed, or for placing and curing new driveway approaches).
2. During times when access to driveways is prohibited, citizens are encouraged to use side streets or alley during these periods.
3. 44<sup>th</sup> Street will have temporary traffic signals placed between 45<sup>th</sup> Avenue and 41<sup>st</sup> Avenue Court.

**Estimated Costs:**

1. Total Construction Costs:                      \$553,000.00

44th Street Reconstruction  
41st Avenue Court to Blackhawk  
Road

General Information

A. Proposed Construction Sequence:

- 1) Remove full width of the existing street pavement, sidewalks, and portions of the existing driveways.
- 2) Install new catch basins, storm sewer, fire hydrants and laterals, and 4" pipe underdrain.
- 3) Regrade the street. Improve soil subgrade with stabilization fabric and an aggregate base course.
- 4) Pave the new street with portland cement concrete. The new pavement will be (7") thick with a (6") high curb on each side. Pavement width will be 25'.
- 5) Regrade and restore portions of the driveways to match the new street. Construct sidewalks and pedestrian ramps. Most of this work will be done on the public right-of-way.
- 6) Regrade and resod any disturbed lawns.

B. Traffic Control & Protection:

- 1) Access to all streets will be maintained using phased pavement replacement.
- 2) On-street parking, within the construction zone, will be prohibited.
- 3) Driveway access shall be maintained as much as possible.

C. Estimated Cost:

Construction Costs	\$459,543.98
Engineering, Finance, and Legal Costs	<u>\$93,431.66</u>
	\$552,975.64

D. Tentative Construction Schedule:  
(If no objections are filed in court)

Projected Bid Opening	Early 2012
Projected Start Date	Summer 2012
Projected Completion	Fall 2012

## Several items to please note generally with this type of work:

### Construction sites generally:

- Construction equipment and construction sites can be very dangerous. Please drive carefully around this project or any other construction area you encounter. If you have children, please remind them to stay away from the work area.
- We will attempt to minimize your inconveniences, but this type of work may cause several problems for you and your neighbors. The construction equipment is noisy and construction sites are almost always dusty or muddy.

### Refuse:

- Containers: Your same containers currently used for garbage and recycling pick-up will still be used during this project.
- Collection schedule (day): Collection days will not be changed. Collection will be the same days normally used for garbage and recycle pick-up.
- Holiday adjustment of collection (day): Adjustments to normal collection days for a holiday are posted on the City website. The collection schedule changes can be found online at:

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- If construction activities preclude the use of refuse carts, you will be instructed to put refuse in plastic bags and place these bags at the regular pick-up location. The Contractor will collect the bags and relocate them for pick-up.

### Mail delivery and special delivery services:

- Mail delivery is typically not affected by the work and is not expected to be affected during this construction.

- Delivery by UPS, FedEx, etc. also is not typically affected. However, if you are expecting a package, you may want to contact the delivery service to let them know what to expect for street access to your property or possibly to make arrangements to pick up the delivery when it comes in.
- If you are expecting a special delivery (i.e. furniture, appliance, etc.), you can contact the city inspector or project engineer so that provisions can be made for delivery.

**Special Event (birthday, bridal shower, etc.):**

- Due to parking or access issues, special events are generally not recommended. If you chose to have an event, you should contact the city inspector or project engineer to see what work is proposed during the date of your event and to find out what stage the work may be at during the date of your event. Typically, parking and access through the construction will present the greatest challenges for your guests, but temporary water shut-offs or discolored water may also be a potential problem to work around during water main work.

**Temporary water shut off:**

- Water main work is typically done near the beginning of the project and before finished street replacement.
- 24 hour notice will be given to homeowners for planned water shut-offs to allow the contractor a period for disconnection from the old water main and reconnection to the new one. Typically, the shut-offs are scheduled mid morning to avoid early morning hygiene and breakfast activities.
- Boil order notices and discolored water may result from the water main replacement. If a boil notice is in effect for this work, the city will let you know when the boil notice is lifted after the water samples have passed the lab analysis.
- If discolored water occurs, please contact the city inspector (732-2231) or project engineer (732-2236).

**Police and Fire:**

- The Police and Fire Departments are advised about any street closures and will make advance plans for reaching your neighborhood in case of emergency.

**Restored lawn watering:**

- Sod will be placed near the end of the work. Sometimes this sod work is completed during hotter periods of the construction season and may require occasional to daily watering depending upon temperatures until the roots begin to take hold into the soil. Please help us by watering any new sod placed in your yard.

**Project Contacts:**

**City of Rock Island Public Works**

City Engineer:  
Michael J. Kane, PE  
309-732-2237 or 309-235-3743  
[Kane.Mike@rigov.org](mailto:Kane.Mike@rigov.org)

Project Inspector:  
TBD  
309-732-XXX or 309-XXX-XXX  
e-mail address

Public Works Director:  
Robert T. Hawes, PE  
309-732-2200  
[Hawes.Robert@rigov.org](mailto:Hawes.Robert@rigov.org)

**Contractor:**

TBD

**After Work Hours (Night Time & Weekends)**

Robert Horton  
309-756-6234





**37th Avenue Court Reconstruction,  
East of 44<sup>th</sup> Street  
Job No. 2672 / Gen No. 12-TX-XX**

**General Information to be Discussed or Noted**

**Proposed Construction Sequence:**

1. New catch basins and storm lines, spot repairs to sanitary sewer, replace selected manholes.
2. 37<sup>th</sup> Avenue Court pavement will be removed and replaced with 7" P.C.C. pavement. Some retaining walls will be removed for construction and replaced.
3. Water main will have some repairs and new fire hydrants.
4. Some driveway repairs will be made.
5. Sod and disturbed lawns will be restored as the last part of the work.

**Completion Dates:**

1. The project is to be completed by: late fall.

**Traffic Control and Vehicle Access:**

1. Half-width paving operations are to be used along 37<sup>th</sup> Avenue Court to allow homeowners, to the maximum extent permissible, vehicle access to their property. Subsequently, there will be times when access will be prohibited (i.e. for placing and curing a section of new pavement on your side of the street that cannot be crossed, or for placing and curing new driveway approaches).
2. During times when access to driveways is prohibited, citizens are encouraged to use side streets or alley during these periods.

**Estimated Costs:**

1. Total Construction Costs:                   \$319,400.00

# 37th Avenue Reconstruction East of 44th Street

## General Information

### A. Proposed Construction Sequence:

- 1) Remove full width of the existing street pavement, and portions of the existing driveways.
- 2) Install new catch basins, storm sewer, fire hydrants and laterals, and 4" pipe underdrain.
- 3) Regrade the street. Improve soil subgrade with stabilization fabric and an aggregate base course.
- 4) Pave the new street with portland cement concrete. The new pavement will be (7") thick with a (6") high curb on each side. Pavement width will be 25'.
- 5) Regrade and restore portions of the driveways to match the new street. Most of this work will be done on the public right-of-way.
- 6) Regrade and resod any disturbed lawns.

### B. Traffic Control & Protection:

- 1) Access to all streets will be maintained using phased pavement replacement.
- 2) On-street parking, within the construction zone, will be prohibited.
- 3) Driveway access shall be maintained as much as possible.

### C. Estimated Cost:

Construction Costs	\$264,696.30
Engineering, Finance, and Legal Costs	<u>\$54,716.16</u>
	\$319,412.46

### D. Tentative Construction Schedule:

(If no objections are filed in court)

Projected Bid Opening	Early 2012
Projected Start Date	Summer 2012
Projected Completion	Fall 2012

---

**Several items to please note generally with this type of work:**

**Construction sites generally:**

- Construction equipment and construction sites can be very dangerous. Please drive carefully around this project or any other construction area you encounter. If you have children, please remind them to stay away from the work area.
- We will attempt to minimize your inconveniences, but this type of work may cause several problems for you and your neighbors. The construction equipment is noisy and construction sites are almost always dusty or muddy.

**Refuse:**

- Containers: Your same containers currently used for garbage and recycling pick-up will still be used during this project.
- Collection schedule (day): Collection days will not be changed. Collection will be the same days normally used for garbage and recycle pick-up.
- Holiday adjustment of collection (day): Adjustments to normal collection days for a holiday are posted on the City website. The collection schedule changes can be found online at:

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**Project Contacts:**

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309-732-2237 or 309-235-3743  
[Kane.Mike@rigov.org](mailto:Kane.Mike@rigov.org)

Project Inspector:  
TBD  
309-732-22XX or 309-XXX-XXXX  
Email address

Public Works Director:  
Robert T. Hawes, PE  
309-732-2200  
[Hawes.Robert@rigov.org](mailto:Hawes.Robert@rigov.org)

**Contractor:**

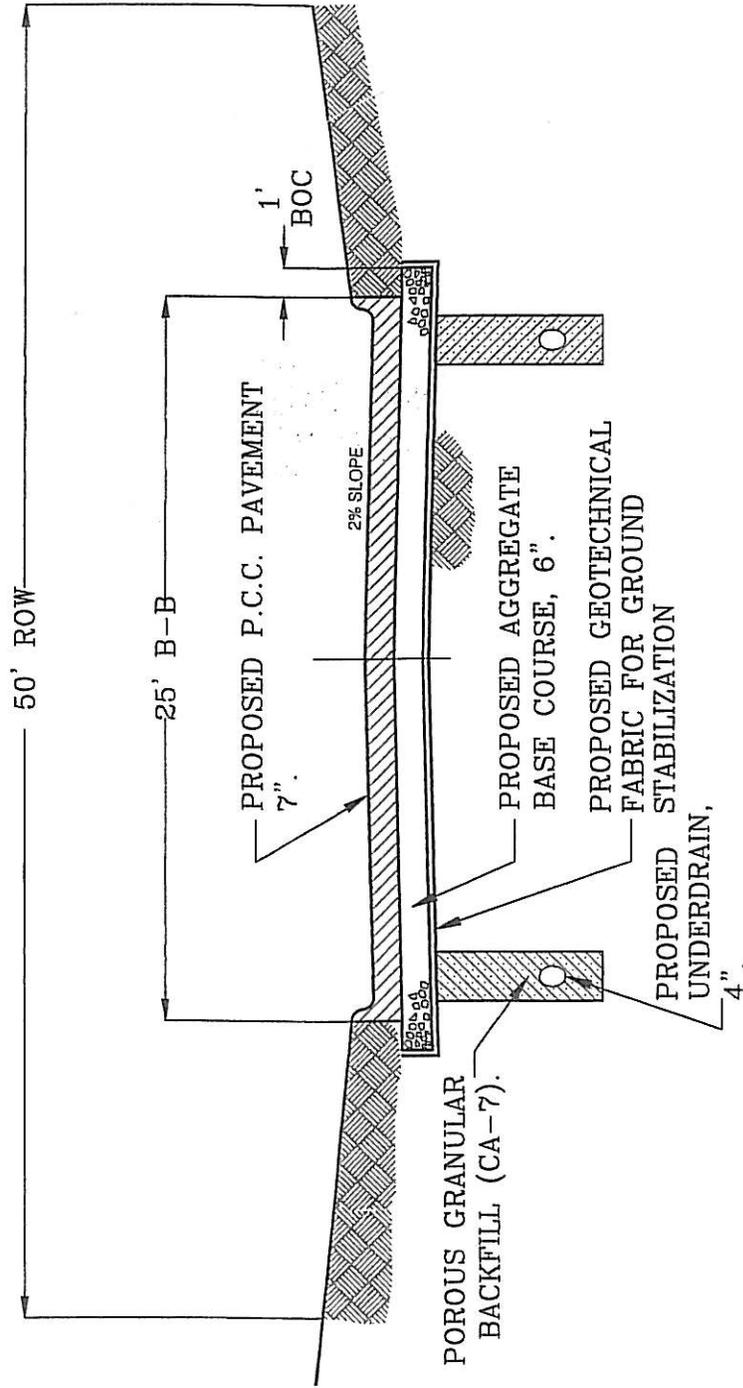
TBD

**After Work Hours (Night Time & Weekends)**

Robert Horton  
309-756-6234

# 37th Avenue Reconstruction East of 44th Street

## TYPICAL PAVEMENT CROSS-SECTION



(SEE C.R.I. STD. NO. 211)

5... (SEE C.R.I. STD. NO. 211)

CITY OF ROCK ISLAND ENGINEERING DIVISION	
37th Avenue Reconstruction East of 44th Street	
Project No. 2672	Date: March 22 2011
Checked: [Signature]	By: [Signature]
Computer Drawing Number: 21122pave	Scale: 1" = 1'-0"
	Sheet: 2 of 12

1 MR. HAWES: Thank you. Does anyone  
2 have any comments or questions? Please come  
3 forward. Remember to give your name and  
4 address so the court reporter has that.

5 Ed Shroeder, 1530 - 35th Street,  
6 Rock Island. Just a couple questions. You  
7 talked about the different ways that these  
8 projects are decided. For what I got on the  
9 35th Street project, that was decided by the  
10 improvement board.

11 MR. KANE: Correct.

12 MR. SHROEDER: That was not driven by  
13 the residents?

14 MR. KANE: Correct.

15 MR. SHROEDER: And the rating of the  
16 streets, that's based on a ten-year-old study,  
17 approximately?

18 MR. KANE: That is correct.

19 MR. SHROEDER: And I understand that  
20 it would be awfully expensive to do that  
21 yearly, of course, but I guess the question  
22 I have is based on a ten-year-old study, roads  
23 deteriorate at much different levels, so I just  
24 wondered if we considered how much they could  
25 probably change from one road's assessment ten

1 years ago, and I guess that would have to do  
2 somewhat with the traffic counts.

3 Did you have an idea of the traffic  
4 count on 35th Street?

5 MR. KANE: I don't have the actual  
6 traffic counts out there for that, no.

7 MR. SHROEDER: Okay. You talked about  
8 the intersection work which is extensive  
9 versus, basically, just skimming and peeling  
10 back and then re-asphalt on the main streets.

11 MR. KANE: Correct.

12 MR. SHROEDER: How much of the  
13 project cost is -- how much a percentage is  
14 in the intersection versus the peeling back  
15 and repaving of the streets?

16 MR. KANE: I don't know what --

17 MR. SHROEDER: Ballpark.

18 MR. KANE: I don't know what the exact  
19 amounts are and stuff like that, but all these  
20 projects are always kind of funded by different  
21 sources.

22 A majority of the work at these  
23 intersections is actually driven by the fact  
24 of redoing some of the storm sewers, some of  
25 the sanitary sewer and some of the water main

1 around those, so a portion of those funds are  
2 actually being covered by the water and sewer  
3 funds within the city.

4 MR. SHROEDER: I guess one of the  
5 reasons that I'm getting involved is, of  
6 course, being a lifelong resident of Rock  
7 Island and traveling the roads well, I see  
8 so many roads in much greater need of repair  
9 than 35th Street.

10 I just get the feeling that it's -- I  
11 know we are working on the avenues. I know the  
12 intersections are an issue. It just feels  
13 like, well, while we're there, let's just go  
14 ahead and peel back and put a new surface on  
15 35th, where I just feel that money would be  
16 better spent on roads that may be further  
17 deteriorated than 35th Street. That's my  
18 personal feeling.

19 MR. KANE: And when we do is we  
20 actually have two different special assessment  
21 programs. One takes care of, let's say, 34th  
22 and 37th Avenue Courts, where those are the  
23 roads that are in severe conditions that are  
24 fast approaching being unsafe to drive upon,  
25 and those are the total reconstruction

1 projects.

2 The other ones is stuff that typically  
3 fall where our pavement condition survey shows  
4 the kind of 40 to 60 range, kind of the mid  
5 point. The idea is that, like Ted said, if  
6 you pick those streets, take care of them,  
7 bring them back up to a like-new condition,  
8 you can extend the service life of them a lot  
9 greater than if you just let them go to pieces  
10 and fall apart.

11 MR. SHROEDER: I do not disagree with  
12 that.

13 MR. KANE: So that's the reason why  
14 35th was selected. It's starting to reach  
15 that midpoint of it, so we wanted to go ahead  
16 and take care of those, bring it right back up  
17 to speed right now and spend a little bit more  
18 now rather than spending five or six hundred, a  
19 million dollars, four, five or six years down  
20 the road.

21 MR. SHROEDER: Yeah, and I understand  
22 that, you know, the preventive maintenance can  
23 take down some of the long-term costs. I still  
24 question whether it's at that point where it  
25 needs that.

1           I want you -- I have been out of town  
2 since we received the notice, and I just got  
3 back this afternoon. I spent an hour and  
4 walked around the neighborhood. I know you  
5 folks probably don't care, but we have people  
6 that signed a petition, basically, disagreeing  
7 with the need to resurface 35th Street.

8           And just for some numbers, just to  
9 let you know, within 45 minutes we had 35  
10 signatures, 29 out of 41 affected homes,  
11 71 percent. Nobody refused the petition, that  
12 they don't feel our road is in need of this  
13 work.

14           So personally from a taxpayer  
15 point of view I think that's pretty much where  
16 we are at is the neighborhood, and like I said,  
17 if we spent more time, nobody turned down the  
18 request for a signature.

19           So I would hope that as part of  
20 this decision process that you consider the  
21 people that live on that street and what their  
22 feelings are along with part of your process.  
23 I know that's not the engineering point of  
24 view, and your facial expressions prove that,  
25 but I just appreciate that those of us who have

1 to pay for it may have a different opinion than  
2 you, sir.

3 MR. KANE: We understand that.  
4 Everything will be taken into and presented to  
5 the city council for their consideration.

6 MR. HAWES: Anyone else?

7 MR. BREUWET: My name is Jack  
8 Breuwet -- John Breuwet, excuse me, and I live  
9 at 1626 - 35th Street.

10 When I received the letter last week,  
11 everybody -- I myself like nice streets, but  
12 if I go over -- there are a few streets that I  
13 go to to go over to my sister's house on 23rd  
14 Avenue, 44th Street and 45th Street, 23rd  
15 Avenue and 24th Avenue, you can hardly drive  
16 it it's so bad.

17 I deal with Walt's Service Station.  
18 You come out of Walt's Service Station, and  
19 you go down 29th Street from 18th Avenue to  
20 15th Avenue, that's really bad, and 20th Street  
21 down by the new school, they don't need a speed  
22 zone there for the school. You can't go  
23 20 miles an hour down that street.

24 That's all I'm saying. I'm just  
25 wondering, are those streets going to be

1 repaired, too, because it just seems like  
2 there is not a priority system. I know you  
3 guys are doing your job. That being said, when  
4 I look -- and I didn't go around. Those are  
5 the streets that I go on every day and every  
6 day, and I avoid them just because they are  
7 very, very, very bad.

8 MR. HAWES: 20th Avenue by Audubon is  
9 really bad. To expand on what Mike said, there  
10 are two -- the most effective way to spend city  
11 money would be to do only streets like  
12 35th Street and we wouldn't do the others at  
13 all, because the other two have reached the  
14 point where they are practically impassible.

15 It isn't going to cost more to do them  
16 five years from now than it will now due to the  
17 fact that there is replacement cost, but that  
18 doesn't make sense. We still have to provide a  
19 service to people.

20 So the completely worn-out streets,  
21 we did 34th Street Court off of 12th -- 23rd  
22 Avenue Court off of 12th Street last year, and  
23 it was almost impassible. Those come to us by  
24 neighborhood petition.

25 The special assessments are

1 substantially higher, and the city's cost is  
2 substantially higher, and property tax goes to  
3 pay the city cost of those projects.

4 The second category that Mike  
5 explained began maybe ten years ago now,  
6 using gaming money, and they are specifically  
7 designed to try to reach out and fix streets  
8 before they deteriorate to the point of having  
9 to reconstruct them.

10 And you're absolutely right, the ones  
11 that you mentioned are far worse than yours,  
12 but they are going to be reconstructed some  
13 day. We want to keep streets like yours and I  
14 don't know how many there are, another 30,  
15 40 miles of them, from reaching the point of  
16 needing reconstruction.

17 We are never going to make that. I  
18 mean, there isn't enough money to do that, but  
19 that's the theory behind it, and that's why  
20 they are picked.

21 And that's where -- you mentioned 40  
22 is a threshold. That's kind of theoretically  
23 the threshold. If a street deteriorates to  
24 the rating of 40, it's past the point of  
25 resurfacing, and you have to reconstruct it,

1 so we don't go get the ones that are 90.

2 Admittedly, not too many are 90. We go get  
3 the ones that are in the upper 40s and 50s.

4 Remember, once they go in the capital  
5 improvement plan, it's five years before they  
6 come up. It's a five-year plan, and every year  
7 you rotate it around, so when they get added to  
8 the plan -- I think you mentioned that these  
9 were a 56 and 58 rating. It's been about  
10 five years since that was done. They have  
11 deteriorated, so they are now closer to the  
12 40. We don't know what it is today, but that's  
13 the theory behind it.

14 MR. BREUWET: Thanks for listening.

15 MR. HAWES: Anyone else?

16 MR. DAILING: My name is Rich Dailing,  
17 and I'm at 4104 - 45th Street Court, and I had  
18 a concern about the 37th Avenue Court.

19 Is that right south of the Saukie Golf  
20 Course?

21 MR. KANE: Yes, it is.

22 MR. DAILING: Okay. I'm a little  
23 bit surprised that that was included in the  
24 assessment for the 44th Street hill going up  
25 through the 41st Avenue Court, but if that can

1 be done and the total assessment would be no  
2 greater than \$275 for family, I'm totally in  
3 favor of that, although I'm wondering why since  
4 that services just the people that live up  
5 there, why that is included in that assessment  
6 for the 44th Street hill.

7 MR. HAWES: Every property in the  
8 neighbor is included in the 44th Street hill.  
9 The other one, which has much, much higher  
10 assessment per house, is only for the street  
11 right in front of it, so the people on that  
12 street are actually paying two assessments, one  
13 big one and one little.

14 MR. DAILING: I don't have no  
15 opposition if that were all included in the  
16 \$275 estimate, and I would just say it would  
17 be good fortune for those people.

18 Now you are telling me they have a  
19 special assessment, but speaking, then,  
20 strictly about the 44th Street hill, we have  
21 lived up there for over 15 years, and we have  
22 seen that hill deteriorate, and we have seen  
23 some near accidents and some accidents there at  
24 the bottom of that hill.

25 It's -- there is a sign there that

1 says "Dip," and people go to the left of that  
2 dip when they are going up the hill, and I  
3 have seen some situations there where, you  
4 know -- and I do the same thing.

5 I will drive around that dip as  
6 opposed to going through there, because, you  
7 know, if you go through there and you have  
8 your car bottom out, you're going to have some  
9 bumper damage or something, and that is a  
10 hazard.

11 So I am very pleased that you are  
12 doing that project on 44th Street, and I  
13 couldn't be more supportive of it, and I am  
14 glad that you got around to it at this point.  
15 I inquired of the planning department some  
16 years ago, and they said it would be about a  
17 five-year project, so even if everybody was  
18 willing to pay for that in full, it would still  
19 be five years away.

20 Well, that was about seven years ago,  
21 but, nonetheless, it is being done, and I am  
22 very pleased, and from what I understand, that  
23 that \$275 assessment of the property owners,  
24 that's pretty firm, and if it is a necessary  
25 cost above what has been contracted, that the

1 city will absorb that additional cost? We can  
2 count on the \$275?

3 MR. KANE: Yes, that's correct.  
4 Typically, at this point is what the  
5 assessments are is what they are going to be.  
6 If you look on the one page where we specify  
7 or call out a public benefits and a private  
8 benefit, the private benefit for those projects  
9 is what all the assessments added together  
10 equal.

11 The other one is the public benefit,  
12 and that's coming from other city funds. The  
13 private benefits will stay the same throughout  
14 the project from this point going forward. If  
15 our bids are higher than what we estimate right  
16 now, those extra costs will be borne by the  
17 city.

18 Conversely, if they come in under that  
19 amount, then the cost savings will be for the  
20 city, so the city amount will change depending  
21 on what the bids received are, but the private  
22 benefit and what the assessments are will  
23 remain the same.

24 MR. DAILING: Well, that clarifies  
25 that for me, and it relieves my mind. I was

1 not concerned for the people on 37th. That's  
2 their own assessment, special assessment. I  
3 would say, too, that if we have gotten by for  
4 \$275, then I'm glad for the hill, that that's  
5 all inclusive of the neighborhood up there.

6 I'm very glad that you got to that  
7 point, because that hill is kind of not only  
8 an eyesore, but it's a dangerous situation, and  
9 I'm just very pleased that it's going to be  
10 done.

11 MR. HAWES: Thank you.

12 MR. BUNTON: My name is Randy Bunton,  
13 and I live at 1611 - 35th Street. I have two  
14 questions for you guys.

15 When is the last time 35th Street has  
16 been redone? People like yourself should know.

17 MR. HAWES: Guessing, I would say the  
18 '60s, guessing.

19 MR. BUNTON: Jack, when was it done?

20 JACK: It ain't been done that often.

21 MR. HAWES: It may have slurry sealed  
22 since then.

23 MR. BUNTON: Because I'm asking  
24 because it says, "Replace the scheduled  
25 driveway approaches." Without even looking

1 at your thing, how many driveways are on  
2 35th Street between 18th Avenue and  
3 16th Avenue?

4 MR. KANE: I think there are very few.

5 MR. BUNTON: You're right, there's  
6 three. Here is a picture of mine taken today.  
7 You can see asphalt, slurry, my driveway,  
8 water. You can have that. It was taken today.

9 Second, I don't think you guys put  
10 too much thought into this because in your  
11 proposal here you're talking about the trash  
12 pickup. Everybody's trash is picked up in the  
13 alley. It says right here in the information  
14 it's picked up on the front street.

15 I'm just making points that are  
16 brought out by the pamphlet that you handed  
17 out to us.

18 MR. KANE: That's just general  
19 information to everybody. If it's picked up in  
20 the alley, the pickup route will stay the same.

21 MR. BUNTON: As the committee, you  
22 should already know these things. Thank you.  
23 Have a good day.

24 MR OTTO: My name is Chris Otto,  
25 44th Street resident, but affected by the

1 37th Avenue Court, two assessment letters. It  
2 was a good day.

3 Just on timing, has a decision been  
4 made for that whole neighborhood that you do  
5 the 37th Street first and the hill second?

6 MR. KANE: That decision has not been  
7 made yet. What we are looking at right now is  
8 possibly trying to tie these two together under  
9 the one bid document.

10 There will be two separate projects,  
11 but we will try to kind of bid them together  
12 so we end up with one contractor, and then  
13 that way the phasing of things may move along a  
14 little bit easier so we don't have contractors  
15 kind of butting heads back and forth against  
16 each other.

17 MR. OTTO: My point was just that  
18 if we do the hill first, do do the hill first,  
19 and then the construction equipment doing the  
20 back of the neighborhood may have some early  
21 damage on the hill that we just did, and nobody  
22 wants that.

23 MR. KANE: Right. That's the same  
24 way that we would like to see it proceed, too,  
25 because we want to avoid anything that we can

1 on it as we move forward.

2 I would bet -- I shouldn't say I would  
3 bet, but in all likelihood that's what's going  
4 to happen. Most contractors would like to take  
5 it and get to the back end of things and get  
6 things taken care of, and they kind of work  
7 their way out.

8 Again, that's just so they avoid  
9 damaging their own work and having to go  
10 through -- all these projects have a two-year  
11 maintenance and labor bond on them, so any  
12 defects that come up in the first two years,  
13 you know, the contractor needs to fix, so they  
14 take a little bit of care to make sure that  
15 things get done as best they can, and so I  
16 would think that's probably the way they are  
17 looking at doing things.

18 MR. HAWES: What's your address again,  
19 sir?

20 MR. OTTO: 3600 - 44th Street.

21 MR. POULOS: First of all, my name is  
22 Mark Poulos, and I live at 1414 - 35th Street.  
23 I have been a resident here for 35 years.

24 We have a very old neighborhood up  
25 there, a very established neighborhood. Many

1 of the residents up there on fixed incomes.  
2 Fortunately, at this point I'm not, but we had  
3 some concern about how these assessments were  
4 developed. Could you explain that a little bit  
5 more?

6 The second question or second thing I  
7 would like to put forward is there are some of  
8 the residents up there that could not be here  
9 tonight because of health reasons, and they  
10 have expressed to -- at least expressed to me  
11 personally because I do know several of them  
12 the burden that this is putting on them because  
13 of the assessment.

14 Again, I can't -- I can only tell  
15 you what they have spoken to me. If you  
16 would please expand a little bit on how the  
17 assessments were arrived at.

18 MR. HAWES: The city does not  
19 determine the special assessments. The special  
20 assessments are determined by the special  
21 assessments commissioner. He is a real estate  
22 appraiser, and he is doing the work for the  
23 Circuit Court, so what -- Bob Baecke is his  
24 name.

25 So what you have on your letters is

1           what he has determined the increased value to  
2           your property is because of the improvement.

3                       What state law says is that if you  
4           have a piece of property -- I will make up the  
5           numbers. If you have a piece of property  
6           that's worth \$50,000 sitting there today, with  
7           the condition of the road in front of it, and  
8           if we improve the road, it will increase the  
9           value to \$52,000, then the special assessment  
10          is \$2,000.

11                      The city in whole, all of us, have  
12          to pay that difference between the two, so the  
13          city council has no input into the amount  
14          assessed to individual people. They get what's  
15          left over.

16                      They will have to decide -- if they  
17          want to proceed, they will have to decide  
18          whether to use general taxes or gaming money to  
19          pay that leftover amount. If anyone believes  
20          the amount of the assessment exceeds the amount  
21          that their home increases because of it, then  
22          that's what the hearing is for in front of the  
23          Circuit Court.

24                      You can appeal that to the Circuit  
25          Court. The special assessment commissioner

1 will testify to defend his determination, and  
2 property owner can put on whatever evidence  
3 they want to contradict him, and the judge will  
4 ultimately make that decision.

5 The number if the judge changes it,  
6 then that increases the amount that the city  
7 pays by whatever that difference is, and the  
8 city council could, theoretically, if they  
9 wanted, have the opportunity to say, forget it,  
10 we are not going to do the project.

11 That has never happened, but, again,  
12 the numbers you have in front of you are not  
13 determined by the city, and the city council  
14 has no control over it.

15 Anybody else?

16 MR. BURMEISTER: My name is Joe  
17 Burmeister, and I live at 1619 - 35th Street  
18 in Rock Island. I'm going to be honest, I sit  
19 here, and I do this for a living. I mean I'm  
20 out on the street, pounding the pavement. I  
21 do sewers. I do everything.

22 One of the things that I also do is  
23 I run the numbers on a lot of these projects.  
24 I guess my question is you said that your  
25 assessment wasn't calculated by the city

1 council, but your numbers and your estimates,  
2 where are those calculated from, because I have  
3 a hard time finding four blocks of construction  
4 coming to \$435,000? Can we get a copy of the  
5 assessments? Is that a lump sum? How are  
6 those developed? By cost? The city  
7 comparisons of past projects?

8 MR. HAWES: Yes, yes.

9 MR. BURMEISTER: That's kind of what I  
10 wanted to know.

11 MR. HAWES: If you want to stop by  
12 engineering, that's fine. The active plans are  
13 back there.

14 MR. BURMEISTER: Then here is another  
15 quick question. I'm young. I can't afford  
16 \$2,500 out my pocket, so I will probably do the  
17 payment plan over ten years.

18 How is the interest working? You  
19 said 70 percent of the total. I guess I got  
20 confused.

21 MR. HAWES: State law establishes  
22 the interest at 70 percent of the commercial  
23 prime rate on the day that the city council  
24 passes its ordinance, so if the commercial  
25 prime rate is what?

1 MS. PARCHERT: 3 percent and a  
2 quarter.

3 MR. HAWES: So it would be 70 percent  
4 of that?

5 MR. KANE: I think last year were in  
6 that 2.5 percent range.

7 MS. PARCHERT: 2.275.

8 Mr. BURMEISTER: And that's fine.  
9 When I hear 70 percent and everything like  
10 that, \$10,000 every ten years, so that was my  
11 confusion. That's all I had. Thank you very  
12 much.

13 MS. PARCHERT: You can always pre-pay  
14 on that at any time. You don't have to do ten  
15 installments.

16 MR. HAWES: Anybody else?

17 Mr. BROWN: Hi, my name is Dick Brown,  
18 and I live at 4105 - 44th Street, and I don't  
19 question the necessity of repairing the hill.  
20 I'm just kind of questioning the necessity of  
21 putting the sidewalk in.

22 There has never been one there, not  
23 that that is in and of itself meaning that we  
24 don't need one, but there is nothing -- there  
25 is not a sidewalk that's north of the

1 intersection where you're going to begin.

2 MR. HAWES: The city council adopted a  
3 sidewalk master plan six, eight years ago with  
4 the idea of trying ultimately to have sidewalks  
5 in the city so people didn't have to walk in  
6 the streets.

7 And what that plan calls for is when  
8 we do a reconstruction, we put a sidewalk in on  
9 at least one of the sides. I will point out  
10 whether there is a sidewalk or not will not  
11 affect the special assessment. That's a city  
12 cost.

13 MR. BROWN: Then I guess I have a  
14 follow-up question.

15 I saw that the sidewalk is going to  
16 go in on the east side, and I guess I'm just  
17 questioning if the intent is to get the  
18 sidewalk down to old Blackhawk Road, which  
19 adjoins 44th Street on the west side only,  
20 because it's kind of a little T intersection,  
21 why did they make the decision to go down the  
22 east side and to where somebody would then  
23 cross the road versus go down on the west side?

24 MR. KANE: That was done primarily due  
25 to grades and stuff. We have a lot steeper

1 side grades coming down off the west side, so  
2 it was just an easier fit as far as that goes.

3 MR. BROWN: Okay. Thank you.

4 MR. HAWES: Anybody else?

5 Next Monday at 6:45 in this room,  
6 council will take the projects one at a time,  
7 so there will actually be three votes, and you  
8 will have an opportunity if you want to speak  
9 at that meeting. Raise your hand when that  
10 comes up on the agenda, and they will recognize  
11 you, and you can come to the same podium and  
12 speak to the city council on Monday night.  
13 Thank you very much for coming.

14 (The hearing concluded at 5:51 PM,  
15 5-16-12.)

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SECOND RESOLUTION by Board of Local Improvements for making one improvement by improving:

**37<sup>th</sup> Avenue: East of 44<sup>th</sup> Street Reconstruction**

**BE IT RESOLVED BY THE BOARD OF LOCAL IMPROVEMENTS  
OF THE CITY OF ROCK ISLAND, ILLINOIS THAT:**

1. A local improvement shall be made in the City of Rock Island, Illinois, the location, nature, character and description of said improvement being as follows:

**Location: 37<sup>th</sup> Avenue: East of 44<sup>th</sup> Street**

**Nature: Reconstruction**

All references to station points, etc. in the above location description can be located on right-of-way as shown on plans for **Job 2672** which is herein made a part of this resolution as if copied word for word and line for line by specific reference.

**Nature, Character and Description of Improvement: The improvement shall consist of reconstruction.**

A general description of said improvement being:

**The proposed work is located within the City of Rock Island on 37<sup>th</sup> Avenue East of 44<sup>th</sup> Street. The construction generally consists of removal of existing pavement and replacement with new concrete. There may be some watermain, and storm sewer work.**

The plans and specifications clearly explain in further detail the nature, character and description of this project, and are made a part hereof by specific reference.

2. An itemized list showing the estimated cost of this improvement has been submitted by the City Engineer. That said estimate is hereby made part of the record of this Board, and further that said estimate is hereby incorporated into this resolution by specific reference as if copied word for word herein, and further that said estimate is hereby approved by this Board.
3. That the cost said improvement estimated to be **\$319,412.46** shall be paid for by Special Assessment. The exact amount to be assessed

against the City of Rock Island and the exact amount to be assessed against the properties benefited shall be determined as provided by law.

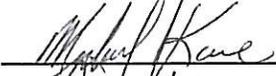
4. That the plans, profiles, detailed drawings and project specifications governing the construction of this project are those as approved by the Board of Local Improvements on this date, together with "The Standard Specifications for Road and Bridge Construction" adopted by the Department of Transportation of the State of Illinois, on January 1, 2007, which are made a part of the project specifications by specific reference and said project specifications are hereby made part of the record of this Board. That all parts of said plans, profiles, detailed drawings and project specifications as well as "The Standard Specifications" relating to the construction of this improvement as aforementioned in this resolution are hereby incorporated into this resolution as if copied word for word and line for line by specific reference.
5. This resolution, plans, profiles, detailed drawing, project specifications, "Standard Specification" and estimate is available for public inspection during business hours in the Office of the City Engineer of the City of Rock Island located at 1309 Mill Street, City of Rock Island, Illinois. The aforementioned plans, profiles, detailed drawing project specifications are known in the City Engineer's office as **Job 2672**.
6. And further resolved that the Board of Local Improvements has held a Public Hearing on the 16<sup>th</sup> day of **May, 2012**, on the herein before described improvement, and due notice was given to all the persons who paid the general taxes for the year preceding on the land fronting or abutting said improvement at least five days before said meeting as required by law.

Passed this 16<sup>th</sup> day of May, 2012.

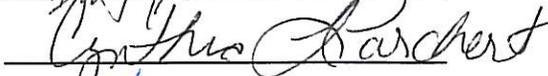
Robert Hawes, President pro tem



Michael Kane, Secretary



Cynthia Parchert



Ted Kutsunis



City of Rock Island Job 2672

37th Avenue east of 44th Street - Reconstruction

DRAFT ASSESSMENT ROLL

Amount	NAME	ADDRESS	CITY STATE	PARCEL#	AREA
\$2,900	STEPHEN M VERHILLE	3720 44 ST	ROCK ISLAND IL 61201	4273	26,753
\$3,000	LORI R LEFSTEIN	3714 44 ST	ROCK ISLAND IL 61201	4274	22,373
\$3,000	JAMES & THERESA MESICH	3710 44 ST	ROCK ISLAND IL 61201	4275	22,393
\$3,000	MARIE L JOHNSON TRUST	3706 44 ST	ROCK ISLAND IL 61201	4276	12,659
\$4,000	OTTO CHRISTIA & SARA MURRAY	3700 44 ST	ROCK ISLAND IL 61201	4277	9,600
\$3,500	FRANK & ROXANNE NOWINSKI	4401 37 AVE	ROCK ISLAND IL 61201	4278	12,019
\$3,900	MARK A OLBERTS	4409 37 AVE	ROCK ISLAND IL 61201	4279	15,141
\$3,600	GEORGE BRIAN PAPROCKI	4417 37 AVE	ROCK ISLAND IL 61201	4280	24,454
\$4,000	CURTIS & LISA ENSTROM	4425 37 AVE	ROCK ISLAND IL 61201	4281	14,818
\$4,000	TIMOTHY M BRUCE	4432 37 AVE	ROCK ISLAND IL 61201	4282	17,275
\$4,000	CURTIS R DANNER	4426 37 AVE	ROCK ISLAND IL 61201	4283	15,143
\$3,600	CAROL M PENNTUIC	4420 37 AVE	ROCK ISLAND IL 61201	4284	15,860
\$3,600	MICHAEL MILLS	4414 37 AVE	ROCK ISLAND IL 61201	4285	9,000
\$3,000	SHIRLEY A MILLER TRUST	4404 37 AVE	ROCK ISLAND IL 61201	4286	12,846
\$3,000	MAX I RENO	3709 44 ST	ROCK ISLAND IL 61201	4287	16,787
\$3,800	J. EVANS	3717 44 ST	ROCK ISLAND IL 61201	4288	10,200

**\$55,900** Private benefit 21%  
**\$206,100** Public Benefit 79%  
**\$262,000** Total Construction

Ordinance Number 12-\_\_\_\_

AN ORDINANCE PREPARED AND TRANSMITTED AND ITS PASSAGE RECOMMENDED BY THE BOARD OF LOCAL IMPROVEMENTS OF THE CITY OF ROCK ISLAND, ILLINOIS, PROVIDING FOR THE IMPROVEMENT OF 37<sup>th</sup> Avenue, East of 44<sup>th</sup> Street.

BE IT ORDAINED BY THE CITY COUNCIL OF ROCK ISLAND, COUNTY OF ROCK ISLAND, AND STATE OF ILLINOIS:

Section 1: That a local improvement shall be made in the City of Rock Island, County of Rock Island, and State of Illinois, the nature, character, locality and description of which local improvement is as follows, to-wit:

**Remove existing pavement and replace with new concrete. There may be some watermain, and storm sewer sewer work. Regrade and restore necessary driveways and sidewalks, regrade and resod disturbed portions of right-of-way.**

The plans and specifications on file in the office of the City Engineer of the City of Rock Island, Illinois, clearly explain in further detail the nature, character and description of this project, and are made a part hereof and incorporated herein by specific reference.

Section 2: That the recommendation to the Council by the Board of Local Improvements of the city of Rock Island, provided for said improvement together

with the estimate of the cost thereof made by the City Engineer and Engineer of the Board of Local Improvements of the City of Rock Island, both hereto attached be and the same are hereby approved.

Section 3: That the recommendation of the Board of Local Improvements of the City of Rock Island, Rock Island County, State of Illinois, providing for said improvement, and the estimate of the cost of said improvement made over the signature of the Engineer of the Board of Local Improvements of said City, and presented to the City Council of said City with this ordinance and hereto attached, be and the same are hereby approved and by reference made a part hereof.

Section 4: That the improvement herein provided for shall be made and the whole cost of said improvement, being the sum of \$319,412.46, as shown by the estimate of the City Engineer of said City of Rock Island hereto attached and made a part hereof, including the sums \$7,597.79, being the amount included in the estimate of said City Engineer as the cost of making, levying, and collecting the assessment therefore, and court costs, attorney's fees and lawful expenses attending the same, including the sum of \$47,118.37 being the amount included in the estimate of said City Engineer as the cost of engineering, inspection, and supervision, be paid for by Special Assessment to be levied upon the property specially benefited to the amount the same may be legally assessed therefore, in accordance with the provisions of Article 84 of an act of the General Assembly of the State of Illinois, known as the Revised Cities and Villages Act, approved August 15, 1941, in force January 1, 1942, and all acts amendatory thereof and supplementary thereto; and that the sum of

\$7,597.79 shall be applied towards paying the lawful cost of making, levying, and collecting said assessments and court cost, attorney's fees and lawful expenses attending the same, and said sum of \$47,118.37, shall be applied towards paying the cost of engineering, inspections, and supervision incident to said improvement, all as provided in and by said act to the *General Assembly*, and all acts amendatory thereof and supplementary thereto.

Section 5: That the aggregate amount herein ordered to be assessed against property and each individual assessment, and also the assessment, if any, against the City of Rock Island on account of property owned by said City and for public benefits, if any shall be divided into ten annual installments in the manner provided by law, such division to be made so that all installments shall be equal in amount, and each multiple of one hundred dollars (\$100.00). The first installment shall be due and payable on the second day of January next after the date of the first voucher issued on account of work done, and the second installment one year thereafter, and so on annually until all installments are paid and it is hereby made the duty of the Board of Local Improvements to file in the Office of the Clerk of the Court in which such assessment may be confirmed a certificate signed by its Secretary, of the date of said first voucher and the amount thereof, within thirty days after the issuance thereof. Each installment shall bear interest at the rate of \_\_\_\_\_( %) per annum, as provided by law. Interest on assessments shall begin to run from the date of first voucher issued on account of worked done as provided by said act of said *General Assembly*, and all acts amendatory thereof and supplementary thereto.

Section 6: All proceedings hereunder or in this ordinance provided for, as well as all things provided for herein, shall be in conformity with the provisions of Article 84 of an act of the *General Assembly of the State of Illinois* know as the *Revised Cities and Villages Act*, approved August 15, 1941, in force January 1, 1942, and all acts amendatory thereof and supplementary thereto.

Section 7: That for the purpose of anticipating the collection of the second and succeeding installments of said Assessment for said improvement provided for in this ordinance, bonds shall be issued by the said City of Rock Island payable out of said installments, bearing \_\_\_\_\_( %) per annum, payable annually, as provided by law, and signed by the Mayor of said City of Rock Island, and attested by the Clerk of said City under the corporate seal of said City. Said bonds shall be issued in the sum of One Hundred Dollars (\$100.00) each, or some multiple thereof, and shall in all respects be issued in accordance with, and shall in all things conform to the provisions of Article 84 of an Act of the *General Assembly of the State of Illinois* known as the *Revised Cities and Villages Act*, approved August 15, 1941, in force January 1, 1942, and all acts amendatory thereof and supplementary thereto.

Section 8: That the Attorney of the City of Rock Island, Rock Island County, be and he is hereby directed to file a petition in the County Court of Rock Island County, Illinois, in the name of the City or Rock Island, praying that steps be taken to levy a special assessment to pay the cost of improvement herein provided, to be made in accordance with the provisions of this ordinance and the laws of the State of Illinois.

Section 9: That all ordinances or parts of ordinance in conflict with the provisions of this ordinance shall be and the same are hereby repealed.

Section 10: That this ordinance shall be in full force and effect immediately and forthwith upon its adoption by the City Council and its approval by the Mayor as provided by law.

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Dennis Pauley, Mayor

Passed: \_\_\_\_\_

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_