

**Memorandum
Public Works Department**



To: City Manager
Subject: 15th Avenue Resurfacing: 33rd Street to 38th Street, Job 2632 and
16th Avenue Resurfacing: 33rd Street to 38th Street, Job 2633.
Date: July 6, 2011
Number: 2011-204

Enclosed are the following documents related to special assessment projects, Job 2632 and Job 2633:

1. First Resolution of the Board of Local Improvements.
2. Minutes of the Public Hearing on the projects held June 21, 2011.
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 Project 2632 is \$305,127.04, with the property owners being assessed \$22,225.00 or 8%.

The total estimated cost of Project 2633 is \$273,775.66, with the property owners being assessed \$22,830.00 or 8%.

RECOMMENDATION:

It is recommended by the Board of Local Improvements that the Special Assessment Ordinances be passed for each project by the City Council.

Submitted by: Greg Champagne, President, Board of Local Improvements
Michael J. Kane, P.E., Acting Secretary, Board of Local Improvements
Robert T. Hawes, P.E., Board Member
William Scott, Board Member
Theodore Kutsunis, City Attorney

Approved by: John C. Phillips, City Manager

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

15th Avenue: 33rd to 38th 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: 15th Avenue: 33rd to 38th Street

Nature: Resurfacing

All references to station points, etc., in the above location description can be located on right-of-way as shown on plans for Job 2632, 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 resurfacing.**

A general description of said improvement being:

The proposed work is located within the City of Rock Island on 15th Avenue: 33rd to 38th Street. The construction generally consists of a hot-mix asphalt overlay and possibly some 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.

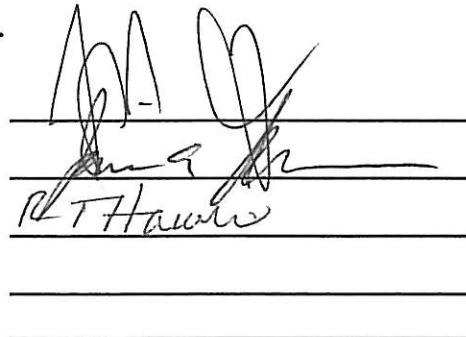
2. An itemized list showing the estimated cost of this improvement has been submitted by the City Engineer. That said estimate is hereby made part of the record of this Board, and further that said estimate is hereby incorporated into this resolution by specific reference as if copied word for word herein, and further that said estimate is hereby approved by this Board.
3. That the cost said improvement estimated to be \$305,127.04 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 2632**.
6. And further resolved that there shall be public hearing on the question of making this improvement on the 21st day of June, 2011 at the hour of 5:30 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 3rd day of June, 2011.

Greg Champagne, President
James E. Johnson, Secretary
Robert T. Hawes
William Scott
Theodore Kutsunis



CITY OF ROCK ISLAND

Public Works Department - Engineering Division

15th Avenue Resurfacing

33rd to 38th Street

Job No. 2632

Item No.	Description	Quantity	Units	Unit Price	Total
1	Earth Excavation	78	CY	\$25.00	\$1,950.00
2	Pavement Removal	601	SY	\$17.00	\$10,217.00
3	Aggregate Base Course, Type A	211	Ton	\$23.00	\$4,853.00
4	Aggregate Base Course, Type B	50	Ton	\$24.00	\$1,200.00
5	Geotechnical Fabric For Ground Stabilization	459	SY	\$1.25	\$573.75
6	Portland Cement Concrete Pavement (jointed), 7" (With Integral Curb)	404	SY	\$50.00	\$20,200.00
7	Portland Cement Concrete Base Course, 6" (With Integral Curb)	198	SY	\$45.00	\$8,910.00
8	Brick Pavement Replacement, Removed, Salvaged, Cleaned and Relaid	20	SY	\$100.00	\$2,000.00
9	Pavement Removal (PCC Milling)	2,298	SY	\$7.00	\$16,086.00
10	Mixture For Cracks, Joints and Flangeways	5	Ton	\$200.00	\$1,000.00
11	Fiberglass Fabric Repair System	282	SF	\$60.00	\$16,920.00
12	Bituminous Materials (Prime Coat)	342	Gal	\$3.00	\$1,026.00
13	Hot-Mix Asphalt Binder Course, IL-9.5, N50, 1 1/2"	288	Ton	\$85.00	\$24,437.50
14	Hot-Mix Asphalt Surface Course, IL-9.5, N50, 1"	192	Ton	\$85.00	\$16,277.50
15	Sidewalk Removal	1092	SF	\$2.00	\$2,184.00
16	Portland Cement Concrete Sidewalk, 6" (Pedestrian Curb Ramp)	879	SF	\$13.00	\$11,427.00
17	Portland Cement Concrete Sidewalk, 4"	174	SF	\$5.00	\$870.00
18	Horizontal Curb Saw Cut	216	FT	\$20.00	\$4,320.00
19	Removing Manholes to Maintain Flow	13	Each	\$500.00	\$6,500.00
20	Manholes To Be Reconstructed with New Frame and Grate or Lid	13	Each	\$3,500.00	\$45,500.00
21	Removing Catch Basins To Maintain Flow	11	Each	\$200.00	\$2,200.00
22	Storm Sewer, Type 2, PVC, 12"	13	FT	\$10.00	\$130.00
23	Catch Basins To Be Reconstructed With New Frame & Type C Grate, Single	9	Each	\$2,500.00	\$22,500.00
24	Catch Basins To Be Reconstructed With New Frame & Type C Grate, Double	1	Each	\$3,500.00	\$3,500.00
25	Valve Box, To Be Adjusted	6	Each	\$200.00	\$1,200.00
26	Trench Backfill	6	CY	\$25.00	\$150.00
27	Sodding	342	SY	\$5.00	\$1,710.00
28	Inlet and Pipe Protection	11	Each	\$200.00	\$2,200.00
29	Project Signs	2	Each	\$350.00	\$700.00
30	Traffic Control and Protection	1	LS	\$10,000.00	\$10,000.00
31	Subtotal of Bid Items:				\$240,741.75
32	Construction Contingencies (5% of line #71):				\$12,037.09
33	Construction Subtotal=				\$252,778.84
34	Estimated Total Contract Amount=				\$252,778.84
35	Engineering and Administration (17% of line #74):				\$42,972.40
36	Estimated Advertising:				\$470.00
37	Special Assessment Commissioner:				\$1,650.00
38	Collection Costs (2% of line #71):				\$5,055.58
39	4 Months Interest (2.28% of line #71):				\$1,921.12
40	15 Days Interest (2.28% of lines #74 thru #77):				\$279.10
41	Total Estimated Project Cost =				\$305,127.04

James E. Johnson, P.E.

City Engineer

*Minutes of the Board of Local Improvements (BLI)
Council Chambers
June 21, 2011
5:30 p.m.*

City Staff Present

Ted Kutsunis, City Attorney
Greg Champagne, CED Director
William Scott, Finance Director
Robert Hawes, Public Works Director
Mike Kane, City Engineer
Justin Johnson, Assistant City Engineer
Tom Brokaw, Engineer Tech II
Susan Wykoff, Office Assistant III

Audience Members Present

Judy Gunnell 1540 35 Street, Rock Island
Jeff Doherty 1535 35 Street, Rock Island
Ralph & Betty Tambaro 1501 37 Street, Rock Island
Tim & Sarah Lage 1500 38 Street
Jeannie Napier 1600 36 Street

BLI President, Greg Champagne, called the public hearing to order at 5:33 p.m. on the following projects:

Job 2632 – 15th Avenue Resurfacing: 33rd to 38th Street.

Job 2633 – 16th Avenue Resurfacing: 33rd to 38th Street.

Justin Johnson gave an overview of both projects. (Attached is the overview handout for each project.)

Ted Kutsunis reviewed the Special Assessment procedures. (Attached are the special assessment procedures.)

Greg Champagne opened the floor for questions and answers.

Tim Lage: I have no objection to the City wanting to maintain their streets, however I do not feel that the complete stretch from 33rd to 38th Streets need to be done. Is there an engineering reason why that would have to be done? Justin Johnson: It goes back to the payment condition index, and that it was a project engineering decision to resurface the entire area because you can't be breaking it up block by block. Tim Lage: Well I don't understand how you determine what is good and what is bad, because all of 33rd Street to 38th Street on 15th Avenue is not all bad. Justin Johnson: That's what we were talking about with the critical value index of the condition rating of the street. Tim Lage: I understand that, but why would you want to replace something that is not bad? Justin Johnson: It's not a replacement, it is a resurfacing. Tim Lage: Second question I have with this is we have semis that come into Wendy's and Hardee's and AutoZone, how

long is it going to take for them to tear up the asphalt...not long. Mike Kane: The roads are being designed to handle it and are designed according to IDOT standards. Tim Lage: I have nothing against the City wanting to fix these streets up, but I was driving down south on 45th Street from 18th Avenue to 24th or 25th Avenue, that road is a mess. Mike Kane: That road would fall into a different type of special assessment project, in that it would be a total reconstruction of that road. Bob Hawes explained that there are two types of assessment projects, resurfacing and reconstruction. The resurfacing projects cost about \$50,000 a block while resurfacing projects cost \$200,000 per block. The City Council has taken the approach that it is better to complete resurfacing projects to keep them from becoming reconstruction projects. Tim Lage raised concerns over past problems with the sidewalk and trees and Bob Hawes stated that he would have it looked into.

Ralph Tambaro: Brought up the condition of his sidewalks and wanted to know why would we spend money to repair the streets when the sidewalks need it more. Bob Hawes stated that the program is for street repair/replacement, not for sidewalk replacement. However we do have a program for sidewalks with our 50/50 program. We can get a hold of you and measure it and you will get a letter letting you know what your share is and if you want to proceed you can pay your share or not. If they are tripping hazards then we can take care of them with tripping ramps. Ralph: Where does all this money come from: Bob Hawes: This is coming from gaming. Gaming revenue pays for this program.

Sarah Lage: Are you going to widen this street with this project? Justin Johnson: No. Sarah Lage: You aren't going to tear up the curbing then? Justin Johnson: No. Sarah Lage: When the project is started, about how long will it take? Justin Johnson: About 2 months. Sarah Lage: A big problem is the semis using the alley that are going to Wendy's and AutoZone. Why does the City allow the semis to use 15th Avenue? Bob Hawes: There is a solution to that too, you can submit a neighborhood petition to us and ask that trucks be banned, City Council will take a look at that. City Council has the authority to ban truck traffic. They will review that based upon a neighborhood petition and what alternatives there are in order to service the businesses.

Sarah Lage: I would like to board to consider abandoning 37th to 38th Street portion of 15th Avenue. The only thing wrong with this section is your manhole, a small bump in the road. As far as the amount goes, it says tentative assessment. Will this amount change? Bob Hawes: Very rarely does this amount ever change. Sarah Lage: What about the money I pay in taxes, isn't that used for this? Bob Hawes: street maintenance is one of things among many that your taxes goes to, the city is spending money on a street but there is a special benefit to your property. All taxpayers are paying 93% of the project cost. A real estate appraiser determines the benefit to your property based on the street improvement. Sarah Lage: What I'm really asking here is that with the tight economy, modify the project by excluding 37th to 38th Street or drop this proposal, unless the City can come up with some way in which we are not assessed for it.

Tim Lage: I just have one other thing to say, there is a pickup truck with a trailer that parks on 38th Street across from my house. When I had parked there, I got a ticket for blocking the stop sign at 38th Street and 15th Avenue, and yet he parks there. Bob Hawes: Is the truck there in the day or is it parked there at night? Tim Lage: Both. It

also blocks a fire hydrant. My concern is that when someone is coming down 38th Street and is making a left turn onto 15th Avenue, cars will go around the car making the turn and one of these days, someone is going to smack right into the trailer with the pallets. Bob Hawes: I can have the parking attendants check during the day and I will talk to the police chief tomorrow.

Ralph Tambaro: You say that the bid will include sidewalks, what area does this include? Is mine included? Bob Hawes: The sidewalk work will be at the intersections only to make them handicap accessible, which is required by law. With your sidewalk, we can have someone take a look at it and give you the information for the 50/50 program.

Jeff Doherty: The concern I have is a safety issue with the Pizza Hut at the end of 35th Street and 16th Avenue. The only thing that slows people down is the cracks in the concrete. As much as I would like to see the street repaired, it becomes a safety issue with all of the kids in the neighborhood. At one time, there was a petition to have a stop sign at my corner I don't know what ever happened with that. Bob Hawes: I don't remember that in the past, but that certainly is the process. You can submit the petition to me for the traffic engineering committee, and then on to City Council. When it goes to City Council, you will get a copy in the mail of the report and an invitation to come and talk to the Council.

Jeff Doherty: The next area has to do with 35th Street. 35th Street has asphalt and has been resurfaced before, and it has potholes on it. The only thing I like is about the streets around me is they are concrete and have no potholes. There are the cracks down the middle which slow people down. I wondered if you considered the fact that the asphalt resurfacing does create potholes and I don't know if that will save anyone any money. Bob Hawes: The asphalt street you are talking about was put in there in the sixties. When the asphalt has been in there that long, you will see the problems that are occurring.

Judy Gunnell: Will you be doing the alleys? Mike Kane: No, we will not be doing any work in the alleys. Judy Gunnell: We have some serious storm drain issues in the alley behind my house, where the asphalt is just about totally destroyed. The storm drain gets filled with trash and drug paraphernalia. Those alleys are awful. People use the alley as a street, water collects it is just gross. I don't know if that is something that we are paying the special assessment for or if can be looked into. Bob Hawes: I can have someone at the alley. We do not have an alley program unfortunately. Judy Gunnell: This is a pretty big assessment. I don't know what everyone else's is but it is pretty big to me, especially in these times. I can't understand why the street needs to be done now. I understand that some are bad, I understand the long term cost, I understand all of that, but I don't think it needs it at this time.

Sarah Lage: 15th Avenue has become very busy because people don't like to use 14th Avenue. I never thought of this, but when you resurfaced that, you put a stop sign finally on 33rd because it is a straight shot. I have been hit almost 20 times because people just are not looking. Once you resurface it, the kids are going to go crazy because they don't like to take 18th. Bob Hawes: Once again, stop signs are put in, based upon neighborhood petitions. If the neighborhood feels that there is an issue for a stop sign, the way to handle that is to submit a petition. Sarah Lage: So what now,

you recommend this to the City Council and then are we notified again. Bob Hawes: It will be on the City Council agenda for July 11th, in this room at 6:45. Sarah Lage: So then we can attend then. Bob Hawes: Yes. You can write letters and come or do both. Greg Champagne: And they will get information from tonight's meeting, they will get a copy of the minutes and the information.

The hearing was adjourned at 6:25 p.m. by Mr. Champagne.

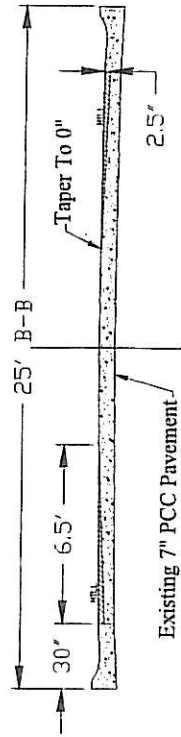
Respectfully submitted,

Susan Wykoff
Office Assistant III
Engineering Division

General Information

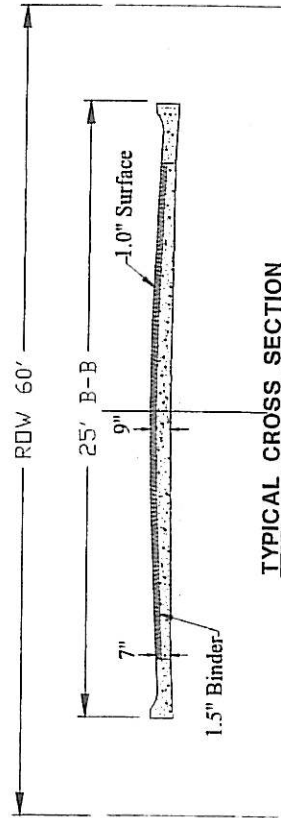
Projected Bid Opening	Late 2011/Early 2012
Projected Start Date	Late 2011/Early 2012
Projected Completion Date	Fall 2011/Fall 2012

15th Avenue Resurfacing 33rd Street to 38th Street



TYPICAL CROSS SECTION

EXISTING PAVEMENT 15TH AVENUE
33RD TO 38TH STREET



TYPICAL CROSS SECTION

HOT MIX ASPHALT OVERLAY AREA
PROPOSED PAVEMENT 15TH AVENUE
33RD TO 38TH STREET

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 July 11, 2011. 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 92% and 93%. 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.

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

15th Avenue: 33rd to 38th Street

**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: 15th Avenue: 33rd to 38th Street

Nature: Resurfacing

All references to station points, etc. in the above location description can be located on right-of-way as shown on plans for Job 2632 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 resurfacing.

A general description of said improvement being:

The proposed work is located within the City of Rock Island on 15th Avenue: 33rd to 38th Street. The construction generally consists of a hot-mix asphalt overlay.

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 \$305,127.04 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 2632**.
6. And further resolved that the Board of Local Improvements has held a Public Hearing on the 21st day of **June, 2011**, 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 21st day of June, 2011.

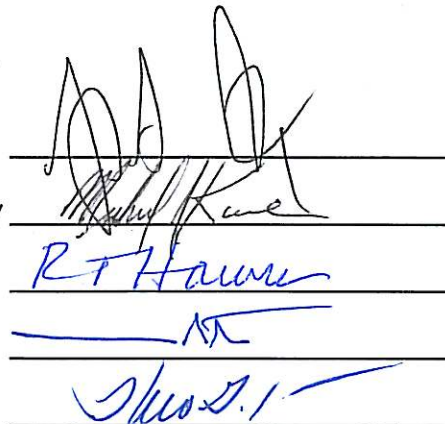
Greg Champagne, President

Michael Kane, Acting Secretary

Robert T. Hawes

William Scott

City Attorney



The block contains five horizontal lines, each with a handwritten signature above it. The signatures are: 1. A stylized signature for Greg Champagne. 2. A signature for Michael Kane. 3. A signature in blue ink for Robert T. Hawes. 4. A signature in blue ink for William Scott. 5. A signature in blue ink for the City Attorney.

Job 2632
15th Avenue Resurfacing:
33rd to 38th Street

Draft Assessment Roll 11-TX-

AMOUNT	FULL NAME	PROPERTY ADDRESS	CITY STATE	PARCEL#	LEGAL DESCRIPTION
\$1,050.00	DAVID STEGALL	1436 36 ST	ROCK ISLAND IL 61201	1480	LOT 2 BLOCK 3 BUFORD AND GUYERS ADD
\$760.00	MARCIA L BELL	1437 35 ST	ROCK ISLAND IL 61201	1481	LOT 3 BLOCK 3 BUFORD AND GUYERS ADD W 108 FT
\$1,180.00	MARIK & JULIE KUHNAVY	3519 15 AVE	ROCK ISLAND IL 61201	1483	LOT 3 AND 4 BLOCK 3 BUFORD AND GUYERS ADD E 42 FT
\$560.00	AMBER DUNCAN	3429 15 AVE	ROCK ISLAND IL 61201	1484	LOT 1 AND 2 BLOCK 4 BUFORD AND GUYERS ADD E 40 FT
\$1,130.00	T C HOMES INC	3427 15 AVE	ROCK ISLAND IL 61201	1485	LOT 1 AND 2 BLOCK 4 BUFORD AND GUYERS ADD W 40 FT OF E 80 FT
\$1,130.00	KENNETH/SHERYL HIMENBAUGH	3421 15 AVE	ROCK ISLAND IL 61201	1486	LOT 1 AND 2 BLOCK 4 BUFORD AND GUYERS ADD W 40 FT
\$960.00	VIRGINIA TORRES	1500 35 ST	ROCK ISLAND IL 61201	1489	LOT 1 BLOCK 5 BUFORD AND GUYERS ADD
\$960.00	DAVID M COTTRAL	3402 15 AVE	ROCK ISLAND IL 61201	1504	LOT 16 BLOCK 5 BUFORD AND GUYERS ADD PT 34 ST 10' WLY & ADJ
\$1,200.00	MICHAEL BRAGG	1500 36 ST	ROCK ISLAND IL 61201	1505	LOT 1 BLOCK 6 BUFORD AND GUYERS ADD
\$1,200.00	THOMAS L MCGRATH	1501 35 ST	ROCK ISLAND IL 61201	1522	LOT 16 BLOCK 6 BUFORD AND GUYERS ADD
\$920.00	ROBERT & CHRIS PERKINS	1500 37 ST	ROCK ISLAND IL 61201	1523	SUPVR ASST MAP LOT 69-1 SHEET 3
\$920.00	FIFTEENTH AV CHRISTIAN CH	3600 15 AVE	ROCK ISLAND IL 61201	1535	SUPVR ASST MAP LOT 69 SHEET 3
\$720.00	LARRY/JUDITH KANKE	3712 15 AVE	ROCK ISLAND IL 61201	1538	LOT 1 BLOCK 6 BUFORD AND GUYERS ADD W 45 FT
\$560.00	TIMOTHY & SARAH LAGE	1500 38 ST	ROCK ISLAND IL 61201	1539	LOT 1 BLOCK 6 BUFORD AND GUYERS ADD ALL EX W 45 FT
\$920.00	RALPH P TAMBARO	1501 37 ST	ROCK ISLAND IL 61201	1554	LOT 16 BLOCK 8 BUFORD AND GUYERS ADD
\$920.00	I & I FOODS/SUNSET EQUIT	1432 38 ST	ROCK ISLAND IL 61201	3717	BUFORD & GUYERS ADD LTS 1 & 2 GUYERS 3RD ADD LTS 6 & 7 BLK 1 & PT VAC ALLEY WLY
\$920.00	I & I FOODS/SUNSET EQUIT	1417 37 ST	ROCK ISLAND IL 61201	3718	LOTS 8 & 9 GUYERS 3RD AVE AND LOT 3 & 4 BUFORD GUYERS ADD & PT VAC ALLEY ELY
\$0.00	RI PARKS/RECREATION	36 ST-14 AVE	ROCK ISLAND IL 61201	3725	WLY PT LOTS 1, 2, 3 & ALL 4 - 14 INCL BLK 2 GUYERS 3RD ADD LOTS 1-4 INCL BLK 2 BUFORD & GUYERS
\$1,430.00	JOSEPH P KELLY III	1507 33 ST	ROCK ISLAND IL 61201	6356	LOT 2 BLOCK 7 SOUTH PARK 2ND ADD LOTS 1
\$1,340.00	CHRISTOPHER & NANCY YOUNG	1439 33 ST	ROCK ISLAND IL 61201	6380	LOTS 16 AND 17 BLOCK 8 SOUTH PARK SECOND ADD
\$980.00	GREENBUSH PROPERTIES LLC	3401 15 AVE	ROCK ISLAND IL 61201	7641	LOT 1 CHARLES GREENS 2 ADD
\$2,465.00	GREENBUSH PROPERTIES LLC	3403 15 AVE	ROCK ISLAND IL 61201	7642	LOT 2 CHARLES GREENS 2 ADD

\$22,225.00	Private Benefit			
\$282,902.04	Public Benefit			
\$305,127.04	Total			
				Special Assessment Commissioner

Ordinance Number 11-____

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 15th Avenue, 33rd Street to 38th 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:

The construction generally consists of a hot-mix asphalt overlay and possibly some storm sewer work.

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 \$305,127.04, 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 \$6,705.58, 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 \$42,972.40 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 \$6,705.58 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 \$42,972.40, 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 2.275 (%) per annum, as provided by law. Interest on assessments shall begin to run from the date of first voucher issued on account of work 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 2.275 (%) 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.

Dennis Pauley, Mayor

Passed: _____

Approved: _____

Attest: _____

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

16th Avenue: 33rd to 38th 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: 16th Avenue: 33rd to 38th Street

Nature: Resurfacing

All references to station points, etc., in the above location description can be located on right-of-way as shown on plans for Job 2633, 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 resurfacing.

A general description of said improvement being:

The proposed work is located within the City of Rock Island on 16th Avenue: 33rd to 38th Street. The construction generally consists of a hot-mix asphalt overlay and possibly some 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.

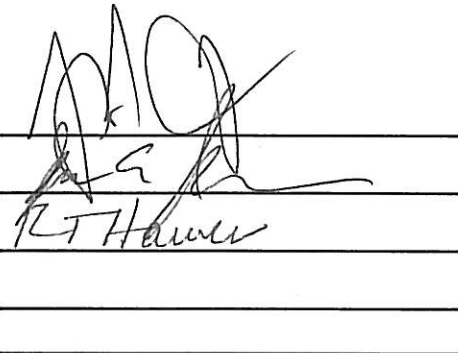
2. An itemized list showing the estimated cost of this improvement has been submitted by the City Engineer. That said estimate is hereby made part of the record of this Board, and further that said estimate is hereby incorporated into this resolution by specific reference as if copied word for word herein, and further that said estimate is hereby approved by this Board.
3. That the cost said improvement estimated to be \$273,775.66 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 2633**.
6. And further resolved that there shall be public hearing on the question of making this improvement on the 21st day of June, 2011 at the hour of 5:30 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 3rd day of June, 2011.

Greg Champagne, President
James E. Johnson, Secretary
Robert T. Hawes
William Scott
Theodore Kutsunis



CITY OF ROCK ISLAND

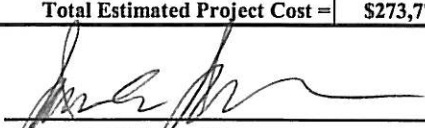
Public Works Department - Engineering Division

16th Avenue Resurfacing

33rd to 38th Street

Job No. 2633

Item No.	Description	Quantity	Units	Unit Price	Total
1	Earth Excavation	52	CY	\$25.00	\$1,300.00
2	Pavement Removal	420	SY	\$17.00	\$7,140.00
3	Aggregate Base Course, Type A	144	Ton	\$23.00	\$3,312.00
4	Aggregate Base Course, Type B	50	Ton	\$24.00	\$1,200.00
5	Geotechnical Fabric For Ground Stabilization	308	SY	\$1.25	\$385.00
6	Portland Cement Concrete Pavement (jointed), 7" (With Integral Curb)	319	SY	\$50.00	\$15,950.00
7	Portland Cement Concrete Base Course, 6" (With Integral Curb)	108	SY	\$45.00	\$4,860.00
8	Brick Pavement Replacement, Removed, Salvaged, Cleaned and Relaid	30	SY	\$100.00	\$3,000.00
9	Pavement Removal (PCC Milling)	2,057	SY	\$7.00	\$14,399.00
10	Mixture For Cracks, Joints and Flangeways	5	Ton	\$200.00	\$1,000.00
11	Fiberglass Fabric Repair System	275	SF	\$60.00	\$16,500.00
12	Bituminous Materials (Prime Coat)	365	Gal	\$3.00	\$1,095.00
13	Hot-Mix Asphalt Binder Course, IL-9.5, N50, 1 1/2"	306.5	Ton	\$85.00	\$26,052.50
14	Hot-Mix Asphalt Surface Course, IL-9.5, N50, 1"	204.5	Ton	\$85.00	\$17,382.50
15	Sidewalk Removal	1218	SF	\$2.00	\$2,436.00
16	Portland Cement Concrete Sidewalk, 6" (Pedestrian Curb Ramp)	632	SF	\$13.00	\$8,216.00
17	Portland Cement Concrete Sidewalk, 4"	453	SF	\$5.00	\$2,265.00
18	Horizontal Curb Saw Cut	174	FT	\$20.00	\$3,480.00
19	Removing Manholes To Maintain Flow	10	Each	\$500.00	\$5,000.00
20	Manholes To Be Reconstructed With New Frame & Grate or Lid	10	Each	\$3,500.00	\$35,000.00
21	Removing Catch Basins To Maintain Flow	8	Each	\$200.00	\$1,600.00
22	Catch Basins To Be Reconstructed With New Frame & Type C Grate, Single	8	Each	\$2,500.00	\$20,000.00
23	Valve Box, To Be Adjusted	3	Each	\$200.00	\$600.00
24	Sodding	350	SY	\$5.00	\$1,750.00
25	Inlet and Pipe Protection	12	Each	\$200.00	\$2,400.00
26	Project Signs	27	Each	\$350.00	\$9,450.00
27	Traffic Control and Protection	1	LS	\$10,000.00	\$10,000.00
28	Subtotal of Bid Items:				\$215,773.00
29	Construction Contingencies (5% of line #71):				\$10,788.65
30	Construction Subtotal=				\$226,561.65
31	Estimated Total Contract Amount=				\$226,561.65
32	Engineering and Administration (17% of line #74):				\$38,515.48
33	Estimated Advertising:				\$470.00
34	Special Assessment Commissioner:				\$1,725.00
35	Collection Costs (2% of line #71):				\$4,531.23
36	4 Months Interest (2.28% of line #71):				\$1,721.87
37	15 Days Interest (2.28% of lines #74 thru #77):				\$250.43
38	Total Estimated Project Cost =				\$273,775.66


 James E. Johnson, P.E.
 City Engineer

*Minutes of the Board of Local Improvements (BLI)
Council Chambers
June 21, 2011
5:30 p.m.*

City Staff Present

Ted Kutsunis, City Attorney
Greg Champagne, CED Director
William Scott, Finance Director
Robert Hawes, Public Works Director
Mike Kane, City Engineer
Justin Johnson, Assistant City Engineer
Tom Brokaw, Engineer Tech II
Susan Wykoff, Office Assistant III

Audience Members Present

Judy Gunnell 1540 35 Street, Rock Island
Jeff Doherty 1535 35 Street, Rock Island
Ralph & Betty Tambaro 1501 37 Street, Rock Island
Tim & Sarah Lage 1500 38 Street
Jeannie Napier 1600 36 Street

BLI President, Greg Champagne, called the public hearing to order at 5:33 p.m. on the following projects:

Job 2632 – 15th Avenue Resurfacing: 33rd to 38th Street.

Job 2633 – 16th Avenue Resurfacing: 33rd to 38th Street.

Justin Johnson gave an overview of both projects. (Attached is the overview handout for each project.)

Ted Kutsunis reviewed the Special Assessment procedures. (Attached are the special assessment procedures.)

Greg Champagne opened the floor for questions and answers.

Tim Lage: I have no objection to the City wanting to maintain their streets, however I do not feel that the complete stretch from 33rd to 38th Streets need to be done. Is there an engineering reason why that would have to be done? Justin Johnson: It goes back to the payment condition index, and that it was a project engineering decision to resurface the entire area because you can't be breaking it up block by block. Tim Lage: Well I don't understand how you determine what is good and what is bad, because all of 33rd Street to 38th Street on 15th Avenue is not all bad. Justin Johnson: That's what we were talking about with the critical value index of the condition rating of the street. Tim Lage: I understand that, but why would you want to replace something that is not bad? Justin Johnson: It's not a replacement, it is a resurfacing. Tim Lage: Second question I have with this is we have semis that come into Wendy's and Hardee's and AutoZone, how

long is it going to take for them to tear up the asphalt...not long. Mike Kane: The roads are being designed to handle it and are designed according to IDOT standards. Tim Lage: I have nothing against the City wanting to fix these streets up, but I was driving down south on 45th Street from 18th Avenue to 24th or 25th Avenue, that road is a mess. Mike Kane: That road would fall into a different type of special assessment project, in that it would be a total reconstruction of that road. Bob Hawes explained that there are two types of assessment projects, resurfacing and reconstruction. The resurfacing projects cost about \$50,000 a block while reconstruction projects cost \$200,000 per block. The City Council has taken the approach that it is better to complete resurfacing projects to keep them from becoming reconstruction projects. Tim Lage raised concerns over past problems with the sidewalk and trees and Bob Hawes stated that he would have it looked into.

Ralph Tambaro: Brought up the condition of his sidewalks and wanted to know why would we spend money to repair the streets when the sidewalks need it more. Bob Hawes stated that the program is for street repair/replacement, not for sidewalk replacement. However we do have a program for sidewalks with our 50/50 program. We can get a hold of you and measure it and you will get a letter letting you know what your share is and if you want to proceed you can pay your share or not. If they are tripping hazards then we can take care of them with tripping ramps. Ralph: Where does all this money come from: Bob Hawes: This is coming from gaming. Gaming revenue pays for this program.

Sarah Lage: Are you going to widen this street with this project? Justin Johnson: No. Sarah Lage: You aren't going to tear up the curbing then? Justin Johnson: No. Sarah Lage: When the project is started, about how long will it take? Justin Johnson: About 2 months. Sarah Lage: A big problem is the semis using the alley that are going to Wendy's and AutoZone. Why does the City allow the semis to use 15th Avenue? Bob Hawes: There is a solution to that too, you can submit a neighborhood petition to us and ask that trucks be banned, City Council will take a look at that. City Council has the authority to ban truck traffic. They will review that based upon a neighborhood petition and what alternatives there are in order to service the businesses.

Sarah Lage: I would like to board to consider abandoning 37th to 38th Street portion of 15th Avenue. The only thing wrong with this section is your manhole, a small bump in the road. As far as the amount goes, it says tentative assessment. Will this amount change? Bob Hawes: Very rarely does this amount ever change. Sarah Lage: What about the money I pay in taxes, isn't that used for this? Bob Hawes: street maintenance is one of things among many that your taxes goes to, the city is spending money on a street but there is a special benefit to your property. All taxpayers are paying 93% of the project cost. A real estate appraiser determines the benefit to your property based on the street improvement. Sarah Lage: What I'm really asking here is that with the tight economy, modify the project by excluding 37th to 38th Street or drop this proposal, unless the City can come up with some way in which we are not assessed for it.

Tim Lage: I just have one other thing to say, there is a pickup truck with a trailer that parks on 38th Street across from my house. When I had parked there, I got a ticket for blocking the stop sign at 38th Street and 15th Avenue, and yet he parks there. Bob Hawes: Is the truck there in the day or is it parked there at night? Tim Lage: Both. It

also blocks a fire hydrant. My concern is that when someone is coming down 38th Street and is making a left turn onto 15th Avenue, cars will go around the car making the turn and one of these days, someone is going to smack right into the trailer with the pallets. Bob Hawes: I can have the parking attendants check during the day and I will talk to the police chief tomorrow.

Ralph Tambaro: You say that the bid will include sidewalks, what area does this include? Is mine included? Bob Hawes: The sidewalk work will be at the intersections only to make them handicap accessible, which is required by law. With your sidewalk, we can have someone take a look at it and give you the information for the 50/50 program.

Jeff Doherty: The concern I have is a safety issue with the Pizza Hut at the end of 35th Street and 16th Avenue. The only thing that slows people down is the cracks in the concrete. As much as I would like to see the street repaired, it becomes a safety issue with all of the kids in the neighborhood. At one time, there was a petition to have a stop sign at my corner I don't know what ever happened with that. Bob Hawes: I don't remember that in the past, but that certainly is the process. You can submit the petition to me for the traffic engineering committee, and then on to City Council. When it goes to City Council, you will get a copy in the mail of the report and an invitation to come and talk to the Council.

Jeff Doherty: The next area has to do with 35th Street. 35th Street has asphalt and has been resurfaced before, and it has potholes on it. The only thing I like is about the streets around me is they are concrete and have no potholes. There are the cracks down the middle which slow people down. I wondered if you considered the fact that the asphalt resurfacing does create potholes and I don't know if that will save anyone any money. Bob Hawes: The asphalt street you are talking about was put in there in the sixties. When the asphalt has been in there that long, you will see the problems that are occurring.

Judy Gunnell: Will you be doing the alleys? Mike Kane: No, we will not be doing any work in the alleys. Judy Gunnell: We have some serious storm drain issues in the alley behind my house, where the asphalt is just about totally destroyed. The storm drain gets filled with trash and drug paraphernalia. Those alleys are awful. People use the alley as a street, water collects it is just gross. I don't know if that is something that we are paying the special assessment for or if can be looked into. Bob Hawes: I can have someone at the alley. We do not have an alley program unfortunately. Judy Gunnell: This is a pretty big assessment. I don't know what everyone else's is but it is pretty big to me, especially in these times. I can't understand why the street needs to be done now. I understand that some are bad, I understand the long term cost, I understand all of that, but I don't think it needs it at this time.

Sarah Lage: 15th Avenue has become very busy because people don't like to use 14th Avenue. I never thought of this, but when you resurfaced that, you put a stop sign finally on 33rd because it is a straight shot. I have been hit almost 20 times because people just are not looking. Once you resurface it, the kids are going to go crazy because they don't like to take 18th. Bob Hawes: Once again, stop signs are put in, based upon neighborhood petitions. If the neighborhood feels that there is an issue for a stop sign, the way to handle that is to submit a petition. Sarah Lage: So what now,

you recommend this to the City Council and then are we notified again. Bob Hawes: It will be on the City Council agenda for July 11th, in this room at 6:45. Sarah Lage: So then we can attend then. Bob Hawes: Yes. You can write letters and come or do both. Greg Champagne: And they will get information from tonight's meeting, they will get a copy of the minutes and the information.

The hearing was adjourned at 6:25 p.m. by Mr. Champagne.

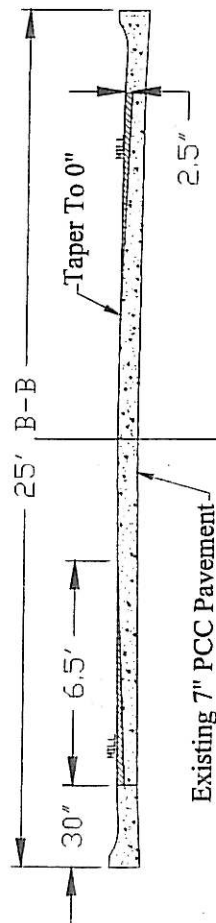
Respectfully submitted,

Susan Wykoff
Office Assistant III
Engineering Division

General Information

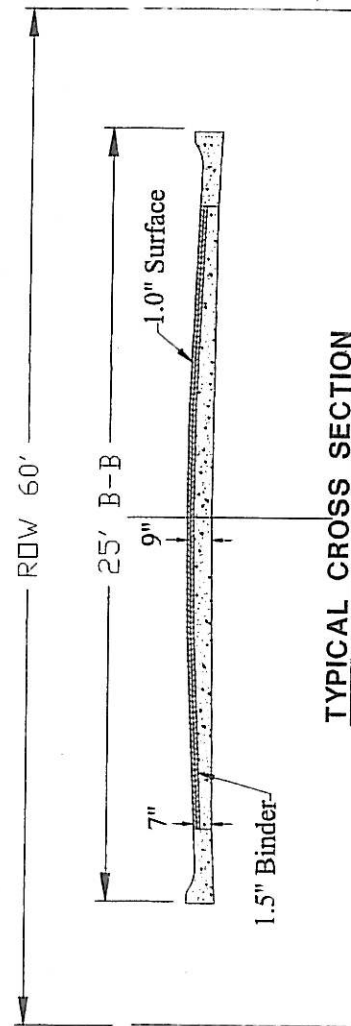
Projected Bid Opening	Late 2011/Early 2012
Projected Start Date	Late 2011/Early 2012
Projected Completion Date	Fall 2011/Fall 2012

16th Avenue Resurfacing 33rd Street to 38th Street



TYPICAL CROSS SECTION

EXISTING PAVEMENT 16TH AVENUE
33RD TO 38TH STREET



TYPICAL CROSS SECTION

HOT MIX ASPHALT OVERLAY AREA
PROPOSED PAVEMENT 16TH AVENUE
33RD TO 38TH STREET

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 July 11, 2011. 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 92% and 93%. 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.

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

16th Avenue: 33rd to 38th Street

**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: 16th Avenue: 33rd to 38th Street

Nature: Resurfacing

All references to station points, etc. in the above location description can be located on right-of-way as shown on plans for Job 2633 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 resurfacing.

A general description of said improvement being:

The proposed work is located within the City of Rock Island on 16th Avenue: 33rd to 38th Street. The construction generally consists of a hot-mix asphalt overlay.

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 \$273,775.66 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 2633**.
6. And further resolved that the Board of Local Improvements has held a Public Hearing on the 21st day of **June, 2011**, 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 21st day of June, 2011.

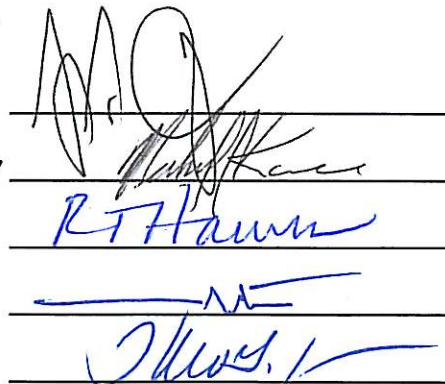
Greg Champagne, President

Michael Kane, Acting Secretary

Robert T. Hawes

William Scott

City Attorney



The block contains five horizontal lines, each with a handwritten signature above it. The signatures are: 1. A stylized signature for Greg Champagne. 2. A signature for Michael Kane. 3. A signature in blue ink for Robert T. Hawes. 4. A signature for William Scott. 5. A signature for the City Attorney.

Job 2633
16th Avenue Resurfacing:
33rd to 38th Street

Draft Assessment Roll 11-TX-

Amount	Property Owner	Address	Parcel	Legal Description
\$960.00	JUDY A GUNNELL	1540 35 ST	1496	LOT 8 BLOCK 5 BUFORD AND GUYERS ADD
\$960.00	RAUL ARREGUIN	1531 34 ST	1497	LOT 9 BLOCK 5 BUFORD AND GUYERS ADD PT 34 ST 10' WLY & ADJ
\$1,600.00	MICHAEL C HANNAH	3515 16 AVE	1512	LOT 7 AND 8 BLOCK 6 BUFORD AND GUYERS ADD W 50 FT
\$800.00	DIANA M CRAVNE	3525 16 AVE	1513	LOT 8 BLOCK 6 BUFORD AND GUYERS ADD E 100 FT
\$1,600.00	HOWARD LINNABERRY JR	3511 16 AVE	1514	LOT 10 BLOCK 6 BUFORD AND GUYERS ADD E 50 FT LOT 9 AND E 50 FT
\$800.00	JEFFREY S DOHERTY	1535 35 ST	1515	LOT 9 BLOCK 6 BUFORD AND GUYERS ADD ALL EX E 50 FT
\$600.00	TYRONE A& ROSE BABERS	1536 37 ST	1530	LOT 8 BLOCK 7 BUFORD AND GUYERS ADD E 75 FT OF
\$920.00	JESSICA K FOX	1529 36 ST	1531	LOT 9 BLOCK 7 BUFORD AND GUYERS ADD
\$920.00	JAMES WULGAERT SR	1534 38 ST	1546	LOT 8 BLOCK 8 BUFORD AND GUYERS ADD
\$920.00	KRISTAL L PARKS	1533 37 ST	1547	LOT 9 BLOCK 8 BUFORD AND GUYERS ADD
\$960.00	REALTY INCOME CORP	1600 38 ST	1555	LOTS 1 2 & 3 BLOCK 9 BUFORD AND GUYERS ADD
\$960.00	EARLE P JOHNSON	3704 16 AVE	1574	LOT 20 BLOCK 9 BUFORD AND GUYERS ADD
\$960.00	JONATHAN L NASH	1602 37 ST	1575	LOT 1 BLOCK 10 BUFORD AND GUYERS ADD
\$960.00	SHAWN STANFORTH	1601 36 ST	1594	LOT 20 BLOCK 10 BUFORD AND GUYERS ADD
\$1,250.00	JEANNIE NAPIER	1600 36 ST	1595	LOT 1 BLOCK 11 BUFORD AND GUYERS ADD
\$1,250.00	GERALD W PLOEN	1601 35 ST	1612	LOT 20 BLOCK 11 BUFORD AND GUYERS ADD
\$990.00	JAMES A& KATHLEEN DOYLE	1600 35 ST	1613	LOT 1 BLOCK 12 BUFORD AND GUYERS ADD
\$670.00	TIMOTHY & MARY ARODEMS	1600 34 ST	5810	LOT 1 JOHN SCHAFERS ADD E .50
\$670.00	BAKER BRYAN	1603 33 ST	5811	LOT 1 JOHN SCHAFERS ADD W .50
\$1,450.00	RICHARD & MARY SCHOEVE	3301 16 AVE	6368	LOTS 15 & 16 BLOCK 7 SOUTHPARK 2ND ADD
\$890.00	LINDSAY N STEGALL	1601 34TH AVE	7650	LOT 1, RESUBD OF LOTS 19 & 20 BUFORD & GUYER> ADD
\$1,100.00	LINDSAY N STEGALL	3404 16TH AVE	7651	LOT 2, RESUBD OF LOTS 19 & 20 BLOCK 12 BUFORD & GUYERS ADD
\$640.00	MARY E MONEYMAKER	3615 16 AVE	1530-A	LOT 8 BLOCK 7 BUFORD AND GUYERS ADD W 40 FT OF

\$22,830.00

Private Benefit

\$250,945.66

Public Benefit

\$273,775.66

Total

Special Assessment Commissioner

Ordinance Number 11-____

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 16th Avenue, 33rd Street to 38th 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:

The construction generally consists of a hot-mix asphalt overlay and possibly some storm sewer work.

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 \$273,775.66, 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 \$6,256.23, 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 \$38,515.48 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 \$6,256.23 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 \$38,515.48, 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 2.275 (%) per annum, as provided by law. Interest on assessments shall begin to run from the date of first voucher issued on account of work 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 2.275 (%) 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.

Dennis Pauley, Mayor

Passed: _____

Approved: _____

Attest: _____