
TO: City Manger
SUBJECT: **Job 2634:** 35th Street, 14th Avenue to 18th Avenue Resurfacing
Special Assessment
DATE: 05/16/2012
NUMBER: 2012-115

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 2634 is \$467,889.83 with the property owners being assessed \$90,640 or 21%.

RECOMMENDATION:

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

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

Approved By: Thomas Thomas, City Manager

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

35th Street: 14th to 18th Avenue

**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: 35th Street : 14th to 18th Avenue

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 2634, 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 35th Street: 14th to 18th Avenue. The construction generally consists of a hot-mix asphalt overlay and possibly some water main enhancement.

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 \$467,889.83 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 2634**.
6. And further resolved that there shall be public hearing on the question of making this improvement on the 16th 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 7th day of May, 2012.

Robert T. Hawes, President pro tem

Michael J. Kane, Secretary

Cynthia Parchert

Theodore Kutsunis

Vacant

Michael J. Kane

Cynthia Parchert

Theodore K.

CITY OF ROCK ISLAND
Public Works Department - Engineering Division
35th Street Resurfacing, 14th to 18th Avenues
Job No. 2634

Item No.	Description	Quantity	Units	Unit Price	Total
1	Earth Excavation	151	C.Y.	\$25.00	\$3,775.00
2	Trench Backfill	111	C.Y.	\$25.00	\$2,775.00
3	Driveway Pavement Removal	72	S.Y.	\$16.00	\$1,152.00
4	Sidewalk Removal	4409	S.F.	\$1.50	\$6,613.50
5	Pavement Removal	1006	S.Y.	\$20.00	\$20,120.00
6	Combination Curb and Gutter Removal	20	L.F.	\$8.00	\$160.00
7	Geotechnical Fabric For Ground Stabilization	1006	S.Y.	\$1.50	\$1,509.00
8	Aggregate Base Course, Type A	352	Ton	\$25.00	\$8,800.00
9	Aggregate Base Course, Type B	88	Ton	\$25.00	\$2,200.00
10	Combination Curb and Gutter	20	L.F.	\$27.00	\$540.00
11	Portland Cement Concrete Pedestrian Curb Ramp, 6"	908	S.F.	\$14.00	\$12,712.00
12	Portland Cement Concrete Sidewalk, 4"	2779	S.F.	\$6.50	\$18,063.50
13	Portland Cement Concrete Driveway Pavement, 6"	86	S.Y.	\$55.00	\$4,730.00
14	Portland Cement Concrete Base Course (Jointed), 6" (With Integral Curb)	147	S.Y.	\$60.00	\$8,820.00
15	Portland Cement Concrete Pavement (Jointed), 7" (With Integral Curb)	859	S.Y.	\$65.00	\$55,835.00
16	PCC and HMA Surface Grinding	2022	S.Y.	\$3.00	\$6,066.00
17	Mixture For Cracks Joints And Flangeways	5	Ton	\$95.00	\$475.00
18	Bituminous Materials (Prime Coat)	358	Gal	\$1.25	\$447.50
19	Area Reflective Crack Control Treatment	3583	S.Y.	\$3.00	\$10,749.00
20	Hot-Mix Asphalt Binder Course, IL-9.5, N50, 1-1/4"	258	Ton	\$90.00	\$23,220.00
21	Hot-Mix Asphalt Surface Course, IL-9.5, N50, 1-1/4"	258	Ton	\$95.00	\$24,510.00
22	Project Signs	2	Each	\$350.00	\$700.00
23	Traffic Control And Protection	1	LS	\$5,000.00	\$5,000.00
24	Inlet And Pipe Protection	10	Each	\$250.00	\$2,500.00
25	Horizontal Saw Cut	22	LF	\$12.00	\$264.00
26	Sodding	473	S.Y.	\$6.50	\$3,074.50
27	Manhole To Be Adjusted with New Frame and Lid	1	Each	\$175.00	\$175.00
28	Removing Manholes To Maintain Flow	6	Each	\$400.00	\$2,400.00
29	Removing Catch Basins	7	Each	\$250.00	\$1,750.00
30	Sewer Removal	228	L.F.	\$10.00	\$2,280.00
31	Manhole, Type A, 4' Diameter, With Special Frame And Lid	5	Each	\$4,500.00	\$22,500.00
32	Catch Basin, 5' Diameter Junction Chamber, With New Frame & Type C Grate	1	Each	\$4,850.00	\$4,850.00
33	Catch Basin, Single, With New Frame & Type C Grate	9	Each	\$1,850.00	\$16,650.00
34	Storm Sewer, 12" PVC	25	L.F.	\$50.00	\$1,250.00
35	Storm Sewer, 12" DIP	50	L.F.	\$80.00	\$4,000.00
36	Storm Sewer, 15", PVC	100	L.F.	\$55.00	\$5,500.00
37	Storm Sewer, 18" DIP	25	L.F.	\$90.00	\$2,250.00
38	Sanitary Sewer Service Connection	4	L.F.	\$500.00	\$2,000.00
39	Compression Pipe Coupling, 8"	4	Each	\$60.00	\$240.00
40	Pressure Class Sanitary Sewer, 8"	108	L.F.	\$100.00	\$10,800.00
41	Water Main Removal	19	L.F.	\$10.00	\$190.00
42	Water Main, PVC, DR14, 4"	5	L.F.	\$60.00	\$300.00
43	Water Main, PVC, DR14, 6"	108	L.F.	\$85.00	\$9,180.00
44	Water Main, PVC, DR14, 8"	5	L.F.	\$85.00	\$425.00
45	Water Main, PVC, DR14, 12"	10	L.F.	\$110.00	\$1,100.00
46	TEE To Be Removed	4	Each	\$150.00	\$600.00
47	Tee, Class 350, DIP, MJ, 6" X 6" X 4"	1	Each	\$475.00	\$475.00
48	Tee, Class 350, DIP, MJ, 6" X 6" X 6"	4	Each	\$550.00	\$2,200.00
49	Tee, Class 350, DIP, MJ, 8" X 8" X 6"	1	Each	\$650.00	\$650.00
50	Tee, Class 350, DIP, MJ, 12" X 12" X 6"	2	Each	\$850.00	\$1,700.00
51	Solid Sleeve, Class 350, DIP, MJ, 4"	1	Each	\$250.00	\$250.00
52	Solid Sleeve, Class 350, DIP, MJ, 6"	8	Each	\$250.00	\$2,000.00
53	Solid Sleeve, Class 350, DIP, MJ, 8"	1	Each	\$300.00	\$300.00
54	Solid Sleeve, Class 350, DIP, MJ, 12"	2	Each	\$400.00	\$800.00
55	Fire Hydrant To Be Removed	4	Each	\$300.00	\$1,200.00
56	Fire Hydrants	6	Each	\$2,900.00	\$17,400.00
57	Gate Valve & Box To Be Removed	6	Each	\$250.00	\$1,500.00
58	Gate Valve And Box, 4"	1	Each	\$550.00	\$550.00
59	Gate Valve And Box, 6"	8	Each	\$850.00	\$6,800.00
60	Gate Valve And Box, 12"	2	Each	\$1,050.00	\$2,100.00
61	Service Valve Box To Be Adjusted	7	Each	\$75.00	\$525.00
62				Subtotal of Bid Items:	\$351,701.00
63				Construction Contingencies (10% of line #62):	\$35,170.10
64				Construction Subtotal=	\$386,871.10
65				Estimated Total Contract Amount=	\$ 386,871.10
66				Engineering and Administration (17% of line #65):	\$ 65,768.09
67				Estimated Advertising:	\$ 470.00
68				Special Assessment Commissioner:	\$ 3,675.00
69				Collection Costs (2% of line #65):	\$ 7,737.42
70				4 Months Interest (2.28% of line #65):	\$ 2,940.22
71				15 Days Interest (2.28% of lines #65 thru #68):	\$ 428.00
72				Total Estimated Project Cost =	\$ 467,889.83


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 – 35th Street: 14th to 18th Avenue Resurfacing.

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

Job 2672 – 37th Avenue: East of 44th 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 – 35th Street: 14th to 18th Avenue Resurfacing as Attachment C.)

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

35th Street Resurfacing

14th to 18th Avenue

Job 2634

Please Print Name:

Address:

John L BREUWET

1626-35th STREET

~~Joe BURMEISTER~~

~~1619 35th STREET~~

Ed Schroeder

1530-35th ST

MARJORIE J MYERS

1406-35th ST

HELEN WULGAERT

1632 35th ST

Shullyn Dymal

1411 35th ST

Fred E Dymal

1411 - 35th ST

John P. Mulychik

1623-35th ST

Mark & DPAW Poulos

1414 - 35th ST

Patrick K. Baumunk

1521 35th ST

Randall Benton

1611 35th ST

44th Street Reconstruction

41st Avenue Court to Blackhawk Road

Job 2671

Please Print Name:

Address:

~~CHARLES EHREDT~~
RALPH W. LENSER

4504-39TH AVE

CHARLES EHREDT

4516 39TH AVE

PAUL J FISCHER

4111 - 45 ST. CT.

MIKE FREDERICK

4110 45ST CT.

Richard Dailing

4104-45th ST. CT.

Meiba Myers

4519-39 AVE

Ray Myers

4519-39 AVE

~~AMELA PULOS~~

~~1414-35th St.~~

Juan Kennelly

4000 44th 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.



**35th Street Resurfacing,
14th to 18th 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 15th and 16th Avenues will be replaced with 7" Concrete with integral curb. The surface of 35th 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 35th 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

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

Project Engineer:
Robert A. Horton, PE
309-732-2236
Horton.Robert@rigov.org

Project Inspector:
Bill Cochran
309-732-2231
Cochran.William@rigov.org

Public Works Director:
Robert T. Hawes, PE
309-732-2200
Hawes.Robert@rigov.org

Contractor:

TBD

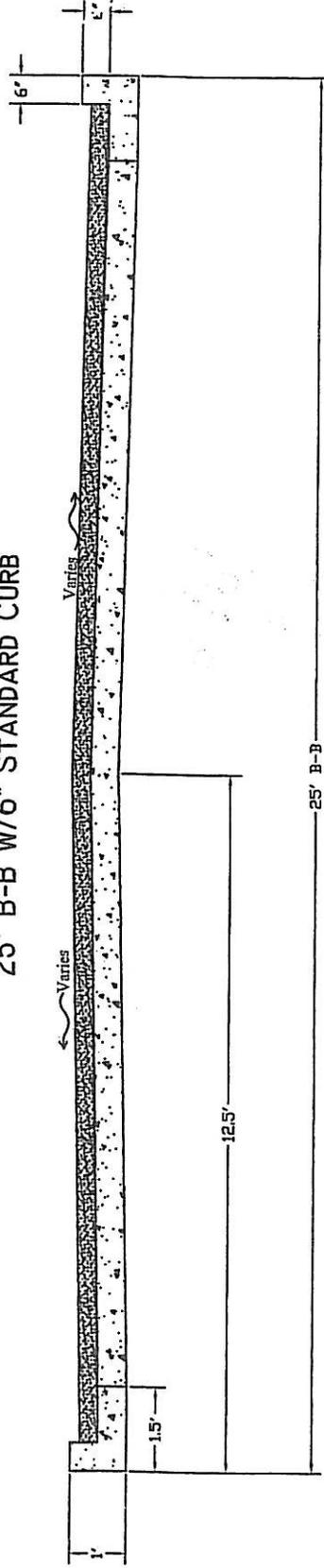
After Work Hours (Night Time & Weekends)

Robert Horton
309-756-6234

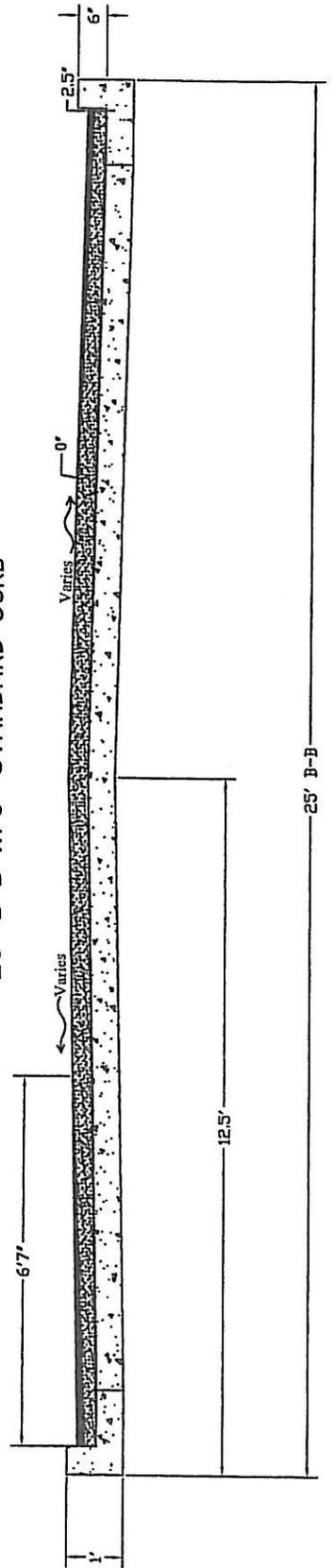
35TH STREET 14TH TO 18TH AVENUE

TYPICAL SECTIONS

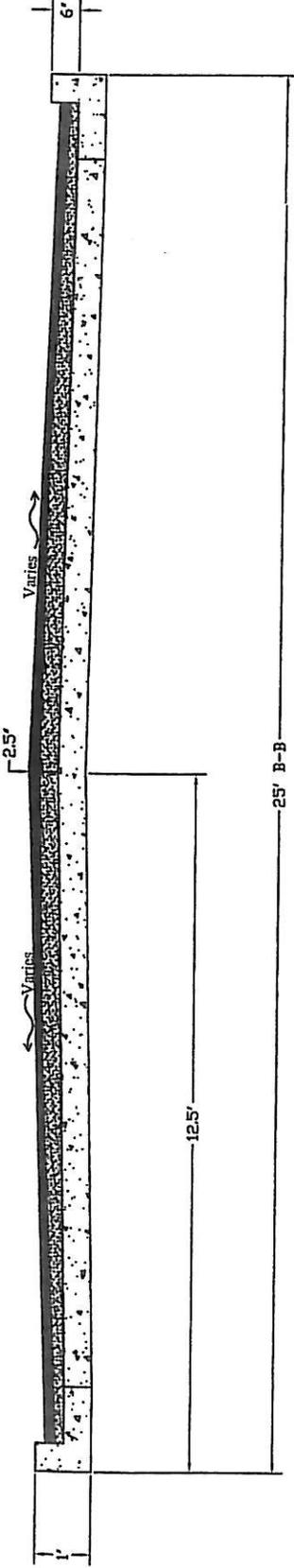
EXISTING
TYPICAL SECTION MAINLINE 35TH AVENUE
6" PCC W/4" HMA SURFACE
25' B-B W/6" STANDARD CURB



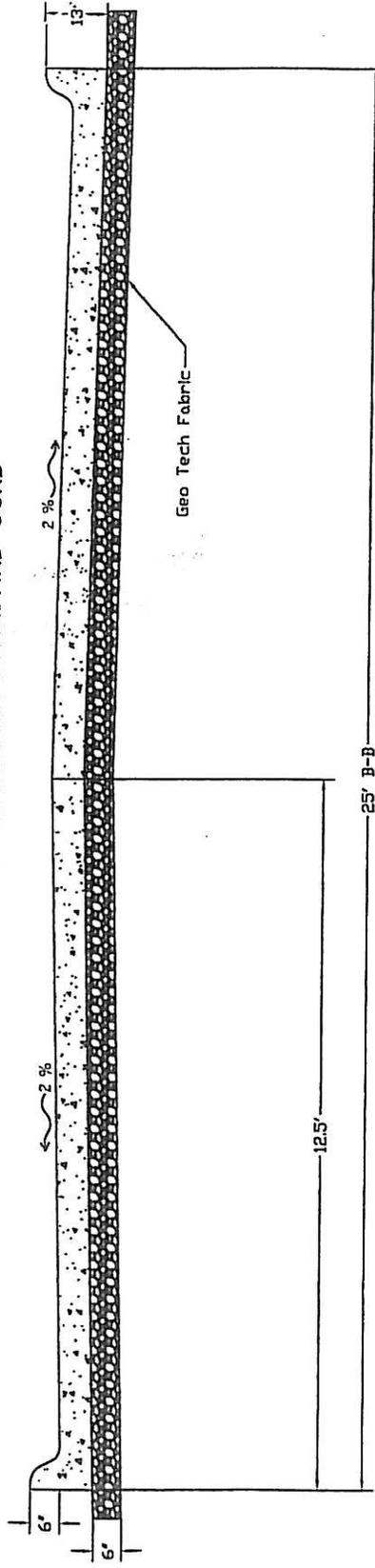
PROPOSED MILLING
TYPICAL SECTION MAINLINE 35TH AVENUE
6" PCC W/4" HMA SURFACE
25' B-B W/6" STANDARD CURB



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





**44th Street Reconstruction,
41st 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 41st Avenue Court, 42nd Avenue and 45th Avenue will be replaced. 44th 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 44th 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 44th 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. 44th Street will have temporary traffic signals placed between 45th Avenue and 41st 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:

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 or 309-235-3743
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

Contractor:

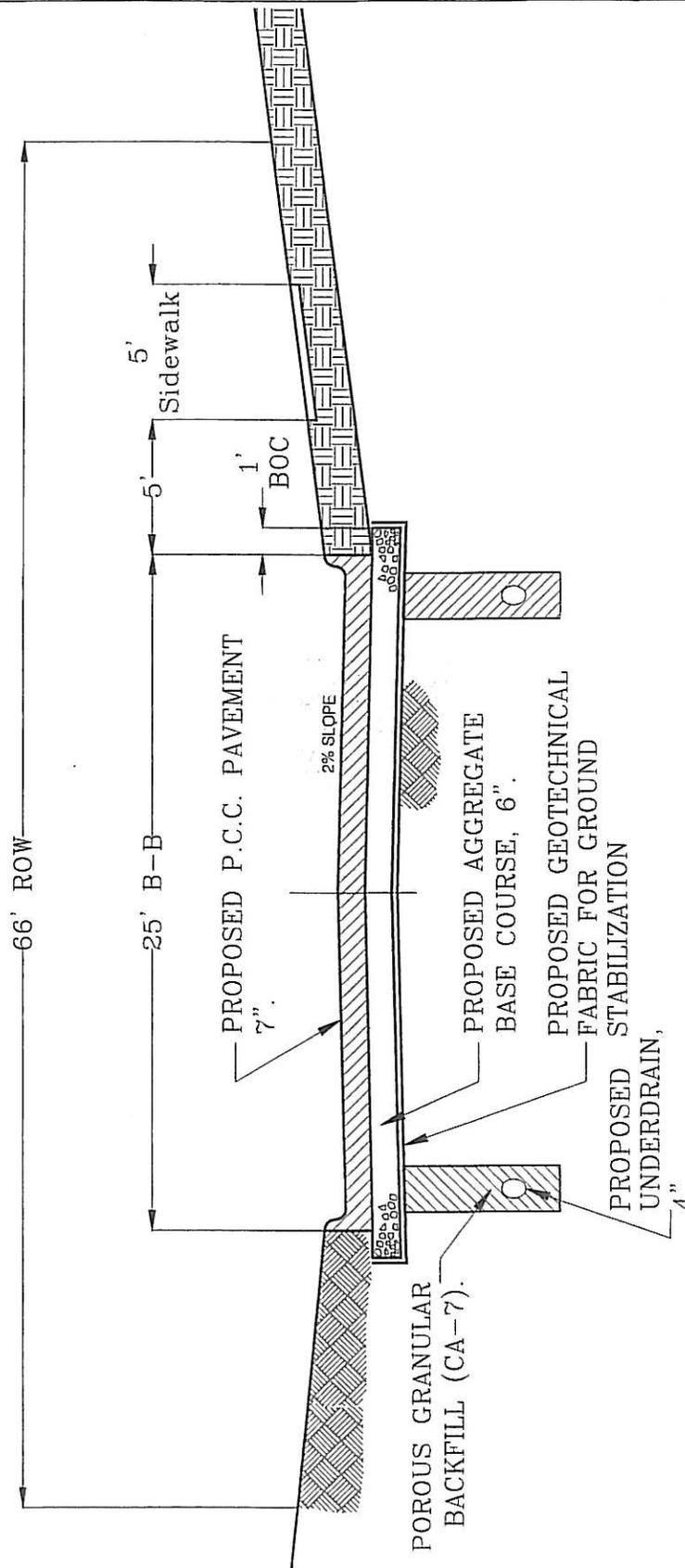
TBD

After Work Hours (Night Time & Weekends)

Robert Horton
309-756-6234

44th Street Reconstruction 41st Avenue Court to Blackhawk Road

TYPICAL PAVEMENT CROSS-SECTION



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

CITY OF ROCK ISLAND ENGINEERING DIVISION	
44th Street Reconstruction 41st Avenue Court to Blackhawk Road	
Job Number 2671	Drawn RM
Checked RM	Date 11/11/11
Scale AS SHOWN	Sheet 2
10 C.R.I. STD. NO. 211	



**37th Avenue Court Reconstruction,
East of 44th 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. 37th 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 37th 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:

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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

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

Contractor:

TBD

After Work Hours (Night Time & Weekends)

Robert Horton
309-756-6234

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:

35th Street: 14th Avenue to 18th Avenue Resurfacing

**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: 35th Street: 14th Avenue to 18th Avenue

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 2634** 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 35th Street: 14th Avenue to 18th Avenue. The construction generally consists of a hot-mix asphalt overlay and possibly some water main enhancement.

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 **\$467,889.83** 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 2634**.
6. And further resolved that the Board of Local Improvements has held a Public Hearing on the 16th 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 16th day of **May, 2012**.

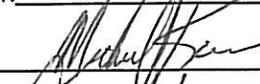
Robert Hawes, President pro tem

Michael Kane, Secretary

Cynthia Parchert

Ted Kutsunis









City of Rock Island Job 2634

35th Street Resurfacing: 14th - 18th Avenue - Resurfacing

DRAFT Assessment Roll

AMOUNT	FULL NAME	PROPERTY ADDRESS	CITY/STATE	PARCEL#	AREA
\$1,520	MARJORIE J MYERS	1406 35 ST	ROCK ISLAND IL 61201	7006	4750
\$1,790	MARK B POULOS	1414 35 ST	ROCK ISLAND IL 61201	7019	5600
\$2,800	RODNEY & LAURA KOPPENHOEFER	1416 35 ST	ROCK ISLAND IL 61201	7018	11200
\$1,790	KENNETH J STIMPSON	1420 35 ST	ROCK ISLAND IL 61201	7017	5600
\$1,660	JOEL KNOX	1424 35 ST	ROCK ISLAND IL 61201	7016	5200
\$560	AMBER E DUNCAN	3429 15 AVE	ROCK ISLAND IL 61201	1484	3520
\$1,920	DAVID A SHARP	1520 35 ST	ROCK ISLAND IL 61201	1491	6000
\$1,920	ERICK & CHRISTINE PETERSON	1524 35 ST	ROCK ISLAND IL 61201	1493	6000
\$1,920	EDWARD L SHROEDER	1530 35 ST	ROCK ISLAND IL 61201	1494	6000
\$1,920	CONNIE L COFFMAN	1536 35 ST	ROCK ISLAND IL 61201	1495	6000
\$960	JUDY A GUNNELL	1540 35 ST	ROCK ISLAND IL 61201	1496	6000
\$990	JAMES A & KATHLEEN DOYLE	1600 35 ST	ROCK ISLAND IL 61201	1613	6240
\$1,990	JASON & MELISSA ROMO	1604 35 ST	ROCK ISLAND IL 61201	1614	6240
\$1,990	JAMES HOGAN	1612 35 ST	ROCK ISLAND IL 61201	1615	6240
\$1,990	KERRY & CYNTHIA RADOSEVICH	1618 35 ST	ROCK ISLAND IL 61201	1616	6240
\$1,990	ELIZABETH A JUST	1620 35 ST	ROCK ISLAND IL 61201	1617	6240
\$990	JOHN BREUWET	1626 35 ST	ROCK ISLAND IL 61201	1618	3120
\$990	BRANDY M CURRY	1628 35 ST	ROCK ISLAND IL 61201	1619	3120
\$1,990	HELEN L WULGAERT	1632 35 ST	ROCK ISLAND IL 61201	1620	6240
\$3,500	FIRSTAR FAC RE: ELLIMAN-BEITL	3417 18 AVE	ROCK ISLAND IL 61201	1624	27984
\$1,050	LARRY & DIANE WILMINGTON	3430 14 AVE	ROCK ISLAND IL 61201	7005	6615
\$960	VIRGINIA TORRES	1500 35 ST	ROCK ISLAND IL 61201	1489	6000
\$1,920	BRANDI L TORRENCE	1506 35 ST	ROCK ISLAND IL 61201	1490	6000
\$1,920	LAWRENCE P GRUNEWALD	1522 35 ST	ROCK ISLAND IL 61201	1492	6000
\$960	HEATHER L FEIK	1401 35 ST	ROCK ISLAND IL 61201	7001	6000
\$1,920	RODNEY V & DRENA K GITTINGS	1405 35 ST	ROCK ISLAND IL 61201	7002	6000
\$1,920	MAXINE C PATTERSON	1407 35 ST	ROCK ISLAND IL 61201	7003	6000
\$1,920	FRED E & SHIRLEY HYND	1411 35 ST	ROCK ISLAND IL 61201	7004	6000
\$1,680	JOY STATE BANK RE/ JOHNNA CARNES	1431 35 ST	ROCK ISLAND IL 61201	3733	5250
\$1,520	STEVAN & MONICA METSCAVIZ	1435 35 ST	ROCK ISLAND IL 61201	1482	4752
\$760	MARCIA L BELL	1437 35 ST	ROCK ISLAND IL 61201	1481	4752
\$1,250	GERALD W PLOEN	1601 35 ST	ROCK ISLAND IL 61201	1612	7800
\$2,500	CLAUD RCOMER	1605 35 ST	ROCK ISLAND IL 61201	1611	7800
\$2,500	RANDALL L BUNTON	1611 35 ST	ROCK ISLAND IL 61201	1610	7800
\$2,500	PAMELA A METTEE	1615 35 ST	ROCK ISLAND IL 61201	1609	7800
\$2,500	JOHN P MILEFCHIK	1623 35 ST	ROCK ISLAND IL 61201	1607	7800
\$2,500	SCOTT VOTROUBEK	1625 35 ST	ROCK ISLAND IL 61201	1606	7800
\$2,500	HAROLD E BRAMLETT SR	1631 35 ST	ROCK ISLAND IL 61201	1605	7800
\$1,200	THOMAS MCGRATH	1501 35 ST	ROCK ISLAND IL 61201	1522	7500
\$2,400	JEFFREY & AMBER MORITZ	1507 35 ST	ROCK ISLAND IL 61201	1521	7500
\$2,400	B/T HUFFAKER	1517 35 ST	ROCK ISLAND IL 61201	1520	7500
\$2,400	KATIE BAUMUNK	1521 35 ST	ROCK ISLAND IL 61201	1519	7500
\$3,750	ROBERT & PATRICIA GRIMM	1523 35 ST	ROCK ISLAND IL 61201	1518	15000
\$1,600	CHRISTOPHER R WILLIAMSON	1533 35TH ST	ROCK ISLAND IL 61201	1516	5000
\$800	JEFFREY S DOHERTY	1535 35 ST	ROCK ISLAND IL 61201	1515	5000
\$830	ANTHONY J ZIER	3503 18 AVE	ROCK ISLAND IL 61201	1603	5200
\$2,400	ALICIA & F. PEREZ	1427 35 ST	ROCK ISLAND IL 61201	3735	7500
\$2,400	NATASHA DELAPAZ	1429 35 ST	ROCK ISLAND IL 61201	3734	7500
\$2,500	JOSEPH BURMEISTER	1619 35 ST	ROCK ISLAND IL 61201	1608	7800

\$90,640 **Private Benefit 21%**
\$344,360 **Public Benefit 79%**
\$435,000 **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 35th Street, 14th Avenue to 18th Avenue.

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 watermain enhancement.

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 \$467,889.83, 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 \$14,780.64, 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 \$66,238.09 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 \$14,780.64 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 \$66,238.09, 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.

Dennis Pauley, Mayor

Passed: _____

Approved: _____

Attest: _____