



## SPECIAL ASSESSMENT PUBLIC HEARING

### MINUTES

Tuesday, March 4, 2025

5:30 PM

Mr. Spilde stated to the public that the alternative that was selected for the 117<sup>th</sup> Street Reconstruction is a road with a 10-foot bike path on the west side. In conjunction with that, since we do not want to tear that road up after we get this in, it was decided that we would run water main down the rest of that area that does not have it. There's also a short piece on 44<sup>th</sup> Avenue that isn't served by Village water right now. It is a dead end, and we need to get that connected back up to 117<sup>th</sup> Street so that we have a loop in there and it helps us with stagnant water and things of that nature. Mr. Spilde then introduced Brad Berg, Village Trustee, Stephanie Ramsey, Ayres Associates and Brian Lambert, Ayres Associates. Mr. Spilde stated to the public that we do have estimated costs for everybody, based on the estimates. The project is out for bid and when that bid comes back, then we can relook at these numbers and hopefully the bid will come in cheaper. It will be a mandatory hookup, and the residents will have 10 years to hook up. Financially, the Village can finance it over a 10-year period, however the interest rate has not been established yet because it will be based on how we get the loan for. Those residents that are on the water main will only have to pay for the curb stop. Those that are not on the water main right now will be assessed for the water main and the curb stop.

Ms. Stephanie Ramsey had a PowerPoint presentation for the Board and the public. She went over the proposed improvements which included the reconstruction of 117<sup>th</sup> street, the addition of shared use trail along 117<sup>th</sup> Street, ditching and drainage improvements including culvert replacements and the watermain extension on 117<sup>th</sup> Street and 44<sup>th</sup> Avenue. The estimates of the total construction costs are: Watermain \$486,600.00, Storm Sewer \$49,200.00, Street Construction \$1,371,400.00 which is a total of \$1,907,000.00. Ms. Ramsey went over the schedule of proposed estimated assessments and individual property assessments' costs shall not exceed: 50% of water main frontage length and 100% of water service(s) serving property (including water service piping, corp stop, curb stop and box). The preliminary costs in the assessment report are:

Item	Unit	Assessable Unit Cost
8" Water Main	L.F.	\$95.00
12" Water Main	L.F.	\$115.00
1" Corp Stop, Curb Stop, and Box	Each	\$1,200.00
1" Water Service	L.F.	\$55.00

There were many concerns and questions from the residents that were present. Mr. Paul Oman, 4911 117<sup>th</sup> Street, Lake Hallie was concerned about the dead end being flushed and the Board told him that would be done. Ms Barb Buker, 4534 117<sup>th</sup> Street, Lake Hallie had concerns about the trees being taken out. There were many concerns about the costs and what was going to be done with the process of tearing up the lawns. The Village Board stressed many times that there is the right-of-way that the Village owns and if their sprinkler systems, dog fences, etc, are not moved, it could be damaged. The right-of-way is 66' from the center of the road. Mr. Jim Johnson, 11889 41<sup>st</sup> Avenue, Lake Hallie was very concerned about the area of his properties and the costs.

After discussions were held, Mr. Spilde told the residents that were present, they were welcome to stay and look at the estimated costs. Many of them did that.

Respectfully submitted,

*Cathy Zeinert*

Village Clerk-Treasurer

