

**PUBLIC HEARING  
AUGUST 10, 2011**

**Proposed Special Assessments/Hookup Fees For Utilities – New Storm Sewer, New Mini  
Storm Sewer, New Sewer and Water Laterals, Concrete Streets and New And Rehab  
Sidewalk on Rosehill Road from Wisconsin Avenue to Cty. Hwy. OO, Holland Road from  
Florida Avenue to Elm Drive, Elm Drive from Holland Road to 700 Feet East, Buchanan  
Road at Intersection of Evergreen Drive to 1,100 Feet North**

Present: Michael Vanden Berg, Village President  
Bob Berken, Trustee  
Tammy Frassetto, Trustee  
Jim Hietpas, Trustee  
Dan Mahlik, Trustee  
Bill Peerenboom, Trustee  
Skip Smith, Trustee

Also: Chuck Kell, Village Administrator  
Roy Van Gheem, Director of Public Works  
Vicki Schneider, Village Clerk  
Nick Vande Hey, McMahon Associates, Inc.

President Vanden Berg called the Assessment Hearing to Order at 6:00 p.m.

Roy Van Gheem and Nick Vande Hey gave an overview of the project. The project on Rosehill Road involves replacement as needed of water, sewer and storm water utilities and hazardous sidewalk and replacement of the concrete street. Concrete driveway aprons will be required for properties that currently have asphalt or gravel aprons. The project also includes a request by the owners of Rosehill Bar to install storm sewer laterals to their property and the owners of Rosehill Bar will need to decide if they want to move forward with the storm sewer laterals and pay the cost for those. The assessable part of this project is the concrete street, replacement of hazardous sidewalk, installing new concrete aprons, and storm laterals. The project for Holland Road and Elm Drive includes concrete street replacement, installing sidewalk on the east side of Holland Rd. and on the north side of Elm Drive in the area that extends 700 feet east of Holland Rd., concrete aprons, and storm sewer laterals. The project at the intersection of Evergreen Drive and Buchanan Rd. consists of sanitary sewer, sanitary laterals, and water main.

Mr. Van Gheem and Mr. Vande Hey both stated the costs being provided, with the exception of the flat fee for concrete streets, are estimates and final costs will not be known until the projects are completed and the contracts are closed. Mr. Vande Hey reported that the flat rate assessment amounts for concrete paving on Rosehill Road from Wisconsin Ave. to Main St. for a 37 ft. back to back street are \$95.07/ft. for residential properties and from Main St. to Hwy. 00 which is 41 ft. back to back the flat rate for concrete for the commercial properties is \$125.66/ ft. The

concrete street assessment for Holland Road which is 37 ft. back to back is \$95.07/ft. for residential properties and \$125.66/ft. for commercial properties. The preliminary rate for concrete sidewalk on Rosehill Rd. is \$4.40/sq. ft. and \$5.00/sq. ft. for concrete driveway aprons. Preliminary rate per lateral for mini storm sewer on Rosehill Rd. is \$1,215.29 per unit. The preliminary cost to Rosehill Bar for storm sewer is \$21,855.60. One property on Rosehill Rd. will have a sanitary lateral installed at a preliminary cost of \$2,294.28.

Assessment costs for Holland Rd. and Elm Dr. for new sidewalk are estimated at \$4.05/sq. ft. and concrete driveway aprons are estimated at \$5.12/sq. ft. Storm sewer on Holland Rd. and Elm. Drive is estimated at \$31.68/ft. Sanitary Sewer on Buchanan Rd. is estimated at \$52.64/ft. and Sanitary Laterals estimated at \$1,531.74 per unit. Residents on the East side of Buchanan Rd. would need to request to have the sanitary lateral stubbed to their property. Estimated water main costs for Buchanan Rd. are \$56.70/ft. and water service laterals are \$684.00 per unit. Residents in the town would not be charged the hookup fees until such time as they request to hook up or are annexed into the Village. R. Van Gheem informed the parties in attendance that the assessment bills would be sent out once the project is completed and they will be billed on the actual costs and property owners have 60 days to pay without interest. The estimated interest rate is 3.5% and property owners can be offered a standard five-year payment plan. There is also a 10-year payment plan available by request for financial hardship cases.

Mr. Vande Hey stated the main contractor for the utility work is Don Hietpas and Sons and for the concrete streets and sidewalks/aprons it is Ptaschinski Construction and the contractors will work with the residents on property access issues. The construction timeline is to have utilities on Holland Rd. completed by Sept. 9 with paving to follow, Rosehill Rd. from Wisconsin Ave. to Hwy. 96 utilities installed by Sept. 16 and paving will follow and from Main St. to Hwy. 00 utilities are estimated to be completed by Sept. 30 and paving will follow. Buchanan Rd. utilities are expected to be completed by Nov. 4 with the street repair paving to follow.

Lori Malone, 1209 Rosehill Rd., asked to have the bike lanes discussed as they will be losing parking on the road and she wanted to know where they are supposed to park and she doesn't see a need for the bike lanes. Staff stated that the Board had made the decision on the design and the contract has been awarded based on the approved design.

Dale Lamine, owner of Best Wash, questioned the reason for the difference in concrete paving costs for residential and commercial properties. Staff explained the Board's policy on the flat rate concrete paving policy. Mr. Lamine also asked why the median was going in for the railroad section and staff explained that is required by the DOT to obtain a quiet zone whistle crossing. Dennis Vanden Heuvel, N1762 Buchanan Rd. questioned the fees for the town residents and staff informed him that these are hookup fees that will only be charged if the property chooses to annex to the Village or if they request to be hooked up to the Village's utilities. Mr. Vande Hey stated that the Town has given permission to the Village to install the utilities in the road. Pat Vander Velden, W2294 Buchanan Rd., questioned how the project would affect access to

their properties and staff stated that the contractor will work with the property owners and they should discuss any concerns they have with the contractors. R. Van Gheem also noted that all residents involved in these projects will receive letters from the Village outlining the timeline of the projects and the residents are asked to call the Public Works Department with any concerns or questions they may have.

Bill King, W2294 Buchanan Rd., asked if the utility project would affect their well and R. Van Gheem stated it would not but they would send someone out to his property to check the location of the well in relation to the utility work being done.

President Vanden Berg stated that the issue with bike lanes on Rosehill Rd. could be brought up at the Board meeting if a Board member wishes to place it on a future agenda for discussion. Residents with specific individual questions were asked to talk to staff following the closing of the hearing.

The public hearing ended at 6:48.

Respectfully submitted:

By: \_\_\_\_\_  
Vicki Schneider, Village Clerk