

SUMMARY OF PUBLIC HEARING #395
HELD BEFORE THE COMMITTEE ON PUBLIC WORKS AND SERVICES
05/10/16

STREETS	FOR	AGAINST	REL. RESOL. RESULT OF	TOTAL	PROJ. EST. ASSESS AM'T	CITY GOB COST
1 Barbara Drive - Cul-de-sac to Golf Avenue PCCP PCI-23 Properties - 27	0.00%	50.87%		\$139,638.45	\$112,586.24	\$27,052.21
		2 Spoke 2 Letters 11 Petition				
2 Debra Lane - Maryland Avenue to Delaware Avenue PCCP PCI - 38 Properties - 21	0.00%	76.26%		\$81,516.40	\$81,733.24	(\$216.84)
		5 Spoke 16 Petition				
3 Olive Street - Grove Avenue to Dead End PCCP PCI - 28 Properties - 2	0.00%	50.00%		\$21,000.00	\$10,741.50	\$10,258.50
		1 Spoke				
4 Chatham Street - Melvin Avenue to Lombard Avenue PCCP PCI - 16 Properties -16	0.00%	48.72%		\$104,676.92	\$88,978.64	\$15,698.28
		4 Spoke 5 Letters				
5 Lighthouse Drive - Sheffield Drive to Queens Court PCCP PCI - 19 Properties - 6	0.00%	50.96%		\$61,707.69	\$52,889.56	\$8,818.13
		3 Spoke 3 Letters				
6 Lombard Avenue- North Main Street to Chatham Street PCCP PCI - 22 Properties - 4	25.02%	50.00%		\$36,561.54	\$19,800.25	\$16,761.29
	1 Letter	2 Spoke				

BARBARA DRIVE

FIRSTNAME	LASTNAME	ADDRESS	FRONTAGE	FEEDBACK
Kevin R. & Laurie J.	LaFever	3100 Barbara Drive	60	
Eddie D.	Moore	3106 Barbara Drive	50	
Joel L. & Patricia E. REV TR	Lamke	3112 Barbara Drive	50	
Nane	Savic	3116 Barbara Drive	50	Petition
Barbara A.	McIntosh	3122 Barbara Drive	54.4	
Natasha C.	Hicks	3128 Barbara Drive	54.4	Petition
James E. & Patricia A. LIF TEN	Schoff	3132 Barbara Drive	54.4	Letter
Thomas W.	Tajnai	3138 Barbara Drive	54.4	
Donald I.	Christensen	3200 Barbara Drive	54.4	
Mark A. & Diane J.	Dresen	3206 Barbara Drive	54.4	Letter
Todd	Serpe	3212 Barbara Drive	53	Petition
Todd R.	Albers	3218 Barbara Drive	52.54	Petition
Shawn M.	Schaefer	3224 Barbara Drive	55.92	Petition
Sandra K.	Martini	3228 Barbara Drive	51.11	
Karen L.	Anderson	3234 Barbara Drive	108.02	Petition
Mary Ellen	Anderson	2130 Golf Avenue	60	Petition
Anna M.	Klepel	3109 Barbara Drive	52	
Dragan & Nada	Markovic	3119 Barbara Drive	75.88	
Robert J. & Rita J.	Dederich	3125 Barbara Drive	54	
Matthew	Decheck	3131 Barbara Drive	55	Petition
Keith L. & Denise K.	Beaudin	3137 Barbara Drive	54	Petition
Daniel J. & Nicole A.	Mlakar	3201 Barbara Drive	60	Hearing
Carl W. & Patricia A.	Mohs	3207 Barbara Drive	60	
Kenneth J. & Jeanne M.	Ritt	3213 Barbara Drive	60	Petition/Hearing
Barbara LF TEN	Garbacz-Rush	3219 Barbara Drive	60	
John E. & Donna M.	Bohn	3227 Barbara Drive	74.99	Petition
Russell A. & Helen	Mussureli, Sr.	3243 Barbara Drive	141.57	

TOTAL FRONTAGE	1664.43
TOTAL OPPOSED FRONTAGE	846.67
PERCENT OPPOSED	50.87%

OPPOSED
IN FAVOR

DEBRA LANE

FIRSTNAME	LASTNAME	ADDRESS	FRONTAGE	FEEDBACK
Wayne C.	Johnson, Jr.	3260 Debra Lane	57.25	Petition/Hearing
Wesley R, Jr. & Wendy L.	Nault	3254 Debra Lane	57.25	Petition
Alonzo & Euathazene	Barry	3248 Debra Lane	57.25	
Donald	Young	3244 Debra Lane	57.25	Petition
Jeannette A.	Holly	3238 Debra Lane	57.25	Petition/Hearing
Kathleen Ann	Kerl	3232 Debra Lane	57.25	Petition
Willie E.	Showers	3226 Debra Lane	57.25	Petition
Paula J. LIF TEN	Bodnar	3220 Debra Lane	57.25	Petition
Amy J.	Matsen	3214 Debra Lane	57.25	Petition
Carmen	Herrera	3208 Debra Lane	57.25	
Leandro B, Jr. & Margie Y.	Saenz	3202 Debra Lane	50.62	Petition
Juventino A.	Castaneda	3201 Debra Lane	53.64	
Charles E. & Gail D.	Barfoth	3209 Debra Lane	59	Petition/Hearing
Judith I.	Larkin	3215 Debra Lane	59	Petition
James C. & Darlene	Merriman	3221 Debra Lane	59	Petition/Hearing
Bartolome & Victoria	Ruvalcaba	3227 Debra Lane	59	
Thomas A.	Howard	3233 Debra Lane	59	
Jonathon D.	Baughner	3239 Debra Lane	59	Petition
Brian M.	Gronholm	3245 Debra Lane	59	Petition
Kimberly M.	Turner	3251 Debra Lane	59	Petition/Hearing
Estelle E.	Hinkle	3257 Debra Lane	56.62	Petition

TOTAL FRONTAGE	1205.38
TOTAL OPPOSED	919.24
PERCENT OPPOSED	76.26%

OPPOSED
IN FAVOR

OLIVE STREET

FIRSTNAME	LASTNAME	ADDRESS	FRONTAGE	FEEDBACK
Nicole M.	Kropidlowski	2223 Grove Avenue	130	
Thomas J. & Denise L.	Mohr	2301 Grove Avenue	130	Hearing

TOTAL FRONTAGE	260
TOTAL OPPOSED	130
PERCENT OPPOSED	50.00%

OPPOSED
IN FAVOR

CHATHAM STREET

FIRSTNAME	LASTNAME	ADDRESS	FRONTAGE	FEEDBACK
Robert H. & Mary Jo	Bichler	3000 Chatham Street	162.9	
Jeffrey M. & Kinda V.	Waller	3020 Chatham Street	62	
Mark C.	Janiuk	3024 Chatham Street	56	Letter
Sally A.	Nuciforo	3030 Chatham Street	84	Letter
Amy J.	Hanson	3042 Chatham Street	84	
Steven J.	Curcio	3050 Chatham Street	111	Letter
Dale O. & Susan H.	Staehle	301 Lombard Avenue	110.72	Letter/Hearing
Leo R. & Teresa A.	Bloomfield	215 Lombard Avenue	86.01	
Arthur L. & Emily D	Montgomery	3055 Chatham Street	84	Hearing
Dennis D. & Charlene B.	Corr	3045 Chatham Street	95.06	
Keith M. & Nancy A.	Kohlmann	3037 Chatham Street	94	
John P. & Virginia M.	Crimmings	3025 Chatham Street	86	Letter
Leah T. & Jordan	Martone	3019 Chatham Street	70	Hearing
Charles & Barbara	Ricchio	3011 Chatham Street	52	Hearing
Robert & Sally	Henzl	3009 Chatham Street	52	
Robert & Sally	Henzl	3003 Chatham Street	52	

TOTAL FRONTAGE	1341.69
TOTAL OPPOSED	653.72
PERCENT OPPOSED	48.72%

OPPOSED
IN FAVOR

LIGHTHOUSE DRIVE

FIRSTNAME	LASTNAME	ADDRESS	FRONTAGE	OPPOSED
Griffin & Sarah M.	Eckert	3800 Lighthouse Drive	227.42	Letter/Hearing
John F. & Amy Jo	Brennan	3824 Lighthouse Drive	157.425	
Marshall & Jeri B.	Cushman	3831 Lighthouse Drive	147	Letter/Hearing
David & Kathleen	Eberle	3815 Lighthouse Drive	133.39	
Jennifer C.	Johnson	3801 Lighthouse Drive	147.29	
Terry V. & Angela C.	Brinton	15 Sheffield Drive	80.81	Letter/Hearing

TOTAL FRONTAGE	893.335
TOTAL OPPOSED	455.23
PERCENT OPPOSED	50.96%

OPPOSED
IN FAVOR

LOMBARD AVENUE

FIRSTNAME	LASTNAME	ADDRESS	FRONTAGE	FEEDBACK
Stephen E. & Sharon M.	Wheeler	316 Lombard Avenue	120.17	Letter
Richard & Jennifer K.	Chiapete	3100 Chatham Street	120.17	Hearing
Dale O. & Susan H.	Stahle	301 Lombard Avenue	120	
Joshua J.	Stacy	3063 Main Street	120	Hearing

TOTAL FRONTAGE	480.34
TOTAL OPPOSED	240.17
PERCENT OPPOSED	50.00%

OPPOSED
IN FAVOR

MINUTES
PUBLIC HEARING ON SPECIAL ASSESSMENTS
May 10, 2016
HEARING NO. 395

The meeting was called to order at 5:30 P.M.

1. Portland Cement Concrete Paving – Barbara Drive – Cul-de-sac to Golf Avenue.

PCCP

PCI – 23

This is a staff recommendation.

Letters/Petitions – One petition submitted at Public Hearing.

Kenneth Ritt (3213 Barbara) – Opposed. Had a petition go around the neighborhood with over half of the neighbors signing it. Feels the road is not that bad and it is a dead end street that doesn't get a lot of traffic. Just fill in the pot holes. Neighborhood is mainly retirees and young people just starting out. Neither can afford this assessment.

Daniel Mlakar (3201 Barbara) – Opposed. Bought house in fall of 2013. He was notified that he needed to do the approach as it was never done. In 2012, the former owner did the sidewalk and was never notified about the approach. Now that the new owner has done the approach, the City wants to rip up the road. Stated the curb cut is offset and wanted to know how the City plans to fix that. His neighbor said it is a dead end street and noted there are a lot of handicapped people living at the end of the street. He questioned how the City is going to accommodate them. The corner of Gulf and Barbara is the worst part of the street. A section could be cut out and asphalt could be laid. There are many other streets that are in worse shape than Barbara. Not sure why they want to rip up a dead end street and charge everybody \$4,200, if not more. There are a lot of elderly and young people.

2. Portland Cement Concrete Paving – Debra Lane – Maryland Avenue to Delaware Avenue.

PCCP

PCI – 38

This is a staff recommendation.

Letters/Petitions – One petition submitted at Public Hearing.

Wayne Johnson (3260 Debra) – Opposed. Has the least amount assessed of all of his neighbors and still doesn't understand what his taxes go for. Stated the City just raised the assessments. The road is not in bad shape. The section that is bad has a dip in it, has never been patched and has been there for over thirteen years. All the City has to do is go over the street with an infra-red machine, take care of the north end of the road and let everybody go home and keep their money. Doesn't understand why they want to tear up a perfectly good road and not just fix the bad spots.

Darlene Merriman (3221 Debra) – Opposed. Has owned the property for forty-three years and believes the area to be very stable as far as the traffic pattern goes. Always had an issue with the patchy area right at the corner of Debra Lane. It has not been addressed in a proper way over the years. If it had been, the homeowners would not be in the situation they are in right now. Over a year ago, there was sewer work done at the intersection and the little section of road could have been addressed then and patched. She doesn't believe that anyone would have a problem with this area of road being fixed, but doesn't believe the remainder of the road needs to be done because it is in good shape. She mentioned she never received notification of the street lights that were taken down. Another issue she has is the snow plows not plowing for two or three days. When they do, it is not done efficiently. She has seen the DPW trucks hauling asphalt, at least once a week, coming down her road and she doesn't understand why they don't patch the holes. When she went around the neighborhood with the petition, her neighbors are either widows, widowers or on fixed incomes. Just wants the City to patch the holes on the street.

Nash Turner (3251 Debra) – Opposed. Doesn't feel like the road needs to be fixed. There are three spots that need to be repaired, but he doesn't want the whole road done.

Jeannette Holly (3238 Debra) – Opposed. Upset about how Public Works takes care of the street. A big snow storm a few years ago left them stranded for three days. She is on a fixed income and \$4,000 for the assessment is too much. Wants to know what the cost for the City to repair the street from one end to the other is. She estimates with twenty-one houses in that area, the cost comes to over \$80,000. Wants to know if they can be charged more than the assessed amount on their letter.

Terry McCarthy – Stated the cost of the street is approximately \$77 a foot.

Tom Eeg – Stated that is approximately the replacement cost.

Mark Yehlen – Stated the abutting property owners would be responsible to pay for the paving of the street. The assessment the people received is an estimate to pave the street in concrete.

Jeannette Holly (3238 Debra) – Asked if she can pay the \$4,000 over four years instead of one without interest.

Terry McCarthy – Stated people are allowed to spread the payments over ten years with a 6% interest rate.

Charles Barfoth (3209 Debra) – Opposed. Stated that years ago on the north end of the block, part of the road was patched and has started to cave in. The spot in front of his house caved in three times. The City had to come out and put a new sewer in there. He believes if it had been patched correctly the first time this would not be happening. He thought money from our taxes went to fix the roads.

Terry McCarthy – Stated the taxes are not used for the complete repaving of the roads. There is maintenance built in for patching, but not for full reconstruction projects like these. The proposal from Public Works at this time is to replace the street based on their rating.

Wayne Johnson (3260 Debra) – Wanted to know if Public Works will fix the divots on the north end of Debra Lane if this doesn't get approved. They have been there for years and are not potholes. They are six to eight inch divots that need to be fixed. The City redid one road

last year but didn't repair the intersection. Stated the City wants money from honest tax paying people and wanted to know why they can't fix the intersection.

Mark Yehlen – Stated the City will patch potholes. Stated some of the issues sound like sanitary sewer problems.

Terry McCarthy – Stated this is intended for public comment on the public hearing and is not really intended as a public discussion

Alderman Jeff Coe (1044 Villa) – Stated he is an alderman and had spent four years on this Committee. He found himself going to some of the streets that were bad because people asked him why the City can't fix potholes. He explained the sub-surface on some of the roads is bad. It gets to a point where the street needs to be reconstructed. He understands where people are coming from, but when these streets get so bad, they need to be reconstructed because they become dangerous. Everyone at some point, on every single street in this City, has had to pay at one time or another. The streets that are now being assessed have never been assessed to a property owner. This has been done since the early 1900's. Stated there was one group of people that for 25 years did not want their street done. When they were finally forced to, they complained about how expensive it was. If they would have done it twenty-five years ago it wouldn't have been as expensive. At one time or another they will have to bite the bullet because it becomes a dangerous situation for kids.

Public Hearing Attendee (Did Not Give Name or Address) – Asked if there is a way to do just the intersection instead of doing the entire block. Also asked if the amount on the letter they received is the final amount they would have to pay.

Mark Yehlen – Stated the shortest amount of road work that would be done is one block. The amount on the paper is the max that you can be charged for this project. If the bids were to come in lower the property owners would be charged less.

3. Portland Cement Concrete Paving – Olive Street – Grove Avenue to Dead End

PCCP

PCI - 28

This is a staff recommendation.

Letters/Petitions – None

Tom Mohr (2301 Grove) – Opposed. Has lived there fifteen years and only thinks the road needs total repair at the intersection. There are only two properties that have to pay for the whole repair. Doesn't want concrete, wants asphalt. Wanted to know if the City can use asphalt. Is opposed to concrete but in favor of asphalt which is \$1,500 cheaper than concrete per property owner. He had an estimate for asphalt from Kristine Wilkinson for \$3,872 vs \$5,371. There is no traffic, no heavy trucks, no reason to have concrete. There are only two properties and the other property is a rental and they are not at the Public Hearing. Asked if there is a way that he can just request that now instead of officially sending a letter. There are no holes in the street just two cracks and no one is driving down it. He is willing to pay to have a decent street for another 40 or 50 years.

Mark Yehlen – Stated that right now we do not have an estimate for asphalt. As far as the motion before us, it is for concrete paving. If he and his neighbor would sign a petition to waive their right to an open hearing and agree to have the street paved in asphalt, we could move forward and do that without the formality of going through another Public Hearing to consider this street in asphalt. The question in front of the Committee is going to be concrete paving.

Tom Eeg – Stated if he elected to go with asphalt and the street fails in the future, he will be responsible to pay the fee again.

4. Portland Cement Concrete Paving – Chatham Street – Melvin Avenue to Lombard Avenue.

PCCP

PCI – 16

This is a staff recommendation.

Letters/Petitions – One letter submitted at Public Hearing.

Dale Staele (301 Lombard) – Opposed. There are only four people on the block and three of them are opposed to this. Not sure what the options are. Not happy his corner will cost \$12,456. Even if it is financed with the City program it will cost \$4,000 more. That is too much money. Replaced thirteen sidewalk squares just a few years ago. Wanted to know what the PCI rating was for the street. The City did not take care of the water break that was in front of his driveway and that is where most of the asphalt is up. The other side is where the snow plows have peeled most of the asphalt away. He is concerned for the infrastructure underneath. Thinks the City's observation on Debra Lane is very true. If something is always sinking, there is some problem underneath. Wants to know if that infrastructure problem is our problem or the City's problem. Worried about the infrastructure under where the water break was. Knows the City will inspect it, but the infrastructure is just as important as the concrete and gravel. The City has already done two water repairs in the last ten years and the asphalt patch job that was done probably brought the streets PCI down ten points. He believes Sixteenth Street and Twenty-First Street need more attention. He wanted to know why Kinzie Avenue or High Street get done and not have assessments on it. The point is no one wants to pay for it.

Tom Eeg – PCI rating is 16 for this block.

Mark Yehlen – Explained that when a street comes up for consideration and is approved for reconstruction, the City takes a look at the sanitary sewer under the street. The City will roll any sanitary sewer rehabilitation into the project. The abutting property owners already pay a sanitary sewer maintenance fee every year. That is not part of the assessment. The City will also take a look at the storm sewers in that area to see if they need to be rehabilitated. Property owners pay a storm water management fee and will not be assessed for that. The City takes a look at curb and gutter and if work needs to be done, the City will pay for that. The only thing that the property owner will be assessed for is the pavement. When a project is approved, the City goes through and rehabilitates all those utilities and all the other portions of the infrastructure. If portions of the sanitary sewer failed, if laterals failed, the Water Department will also take a look at the mains and the laterals going into the houses. If any of those utilities fail in the meantime, the City will go in and do spot repairs. The City has about 256 miles of streets. 25 miles of those streets are classified as non-permanent pavement, so

the other 91% of the people in the City have paid to have their streets paved in permanent pavement. That dates back to 1892.

Barbara Ricchio (3011 Chatham) – Opposed.

Arthur Montgomery (3055 Chatham) – Opposed. The road gets more dog travel than car travel. One end of the road is a T, the other end is a dead end. Not sure how this road got a PCI of sixteen. There are some cracks that need to be repaired and some of the old repair jobs need to be fixed. Street is in good condition.

Leah Martone (3019 Chatham) – Opposed.

5. Portland Cement Concrete Paving – Lighthouse Drive – Sheffield Drive to Queens Court.

PCCP

PCI – 15

This is a staff recommendation.

Letters/Petitions – None

Terry Brinton (15 Sheffield) – Opposed. Finds it interesting the City came at them last time to do the street coming from the west on North Bay Drive over and around. This time coming from the north down defies the City to find a problem within that block that justifies anything being done. Thinks it is a good example of overkill.

Marshall Cushman (3831 Lighthouse) – Opposed. Lived there for 35 years and the street has not changed. It's smooth, there are no potholes, no lumps, no humps. There are tar strips that have been there forever and the City has not had to put any new ones in. The road is very drivable and stable. The traffic on that section of the road is very light. There are about 10 houses in that section of road and that is about all the traffic that road gets. It is in good shape and lightly used.

Sara & Griffin Eckert (3800 Lighthouse) - Opposed. They have the largest section on the road and drive and walk their dog and ride bicycles on this road daily. Doesn't feel it is a safety issue and there is very light traffic.

6. Portland Cement Concrete Paving – Lombard Avenue – North Main Street to Chatham Street.

PCCP

PCI – 22

This is a staff recommendation.

Letters/Petitions – One letter submitted at Public Hearing.

Jennifer Chiapete (3100 Chatham) – Opposed. Has sidewalk assessment of \$3,425 in addition to the concrete paving assessment of \$5,047, which adds up to quite a bit of money. In addition, their taxes have skyrocketed since moving into the house in 2001. It is really difficult for people to come up with that amount of money. For people to finance it for that amount of time with the 6% interest rate is just not feasible. The road is in decent shape. Many roads in the area are in worse shape.

Joshua Stacy (3063 North Main) – Opposed. Understands the City wanting to fix the road problems before they become bigger problems, but he just bought the house a year ago and put most of his saving in the down payment and renovations. If the City comes two years from now it would not be a financial hardship for him but at this time it is. Also, 6% interest rate is more than he is currently paying on his mortgage which is also a financial burden.

The meeting adjourned at 6:21 P.M.