MEETING NOTES
Board of Local Improvements
Public Hearing – Special Assessment 1524
Alley North of Simpson St., East of McDaniel Ave.
Thursday March 21, 2019, 6:30 p.m.
Lorraine H. Morton Civic Center, 2100 Ridge, Room #2404

Members Present:  David Stoneback, Lara Biggs, Hitesh Desai, Robert Bauer, Edgar Cano, Clerk Devon Reid
Members Absent:
Staff Present:  Chris Venatta, Kathy Brown
Presiding Member:  David Stoneback

CALL TO ORDER:
D. Stoneback called meeting to order at 6:30pm.

I. Background on the process:
C. Venatta, Senior Project Manager went through a power point presentation providing a brief overview of the Board’s special assessment process.

II. Review of assessment method and cost:
Alley cost was determined by using the unit method of cost calculation. With this method the total estimated unit cost is $9,671.89. This cost is an estimate. The City will go out for bid and depending what the bids come back at, homeowners will not be assessed a fee over what has been quoted of $9,671.89, even if bids come in higher than estimated.

III. Explanation of legal and financial aspects of assessment
Two payment options, all at once or over 10 years at 4% simple interest. The City has a financial assistance program through CDBG grant funds. Homeowners may apply if they qualify.

IV. Review of construction details
C. Venatta goes over construction details. Concrete is 8 inches thick with underground drainage system to convey water. The alley will be pitched in a V shape to insure proper water drainage. The storm sewers will be 10” and 12” in diameter with inlets throughout alley. Construction 5-6 weeks and closed during construction.

V. Next steps
After Board votes to approve this alley, it will be taken to City Council for approval. Resolution will be introduced and presented to City Council for approval. Then City’s legal staff will take special assessment documents to Cook County for certification. Construction to start in August.
VI. Review of detailed engineering plans
Residents present were able to review engineering plans and ask questions to staff.

VII. Questions and answer
Residents asked about backyard flooding. It was explained that this project may not solve any backyard flooding issues but it can only improve overall drainage. All alley flooding will be eliminated and any flooding adjacent to the alley may be mitigated. Depending on property topography, residents may grade their yards to drain to the alley.

Resident asked if they were able to connect to drainage system for backyard flooding. D. Stoneback informed them that this may be possible, however, they need to obtain a permit and construct work before project to avoid cutting into new alley concrete.

Resident asked about how the interest rate was calculated. H. Desai explained that the City sets the rate based on the 10-year treasury yield with a mark-up to match current average lending rates.

Resident asked how properties were confirmed. C. Venatta responded that Cook County Property Tax Portal was used to verify property owners.

Resident questioned quality of contractor’s work on past projects. C. Venatta responded that all projects are awarded to the lowest qualified bidder. Staff has a full time engineer on-site overseeing construction operations.

Resident asked about how garage aprons were handled. C. Venatta explained that this project would replace garage aprons at a logical location based on joints and existing cracks. If no apron was present then a new one would be paved to the garage.

Residents asked about petition process and how votes were counted. D. Stoneback explained that signatures on the petition were carried forward as votes in favor of the process. Some residents explained that this was unclear to them at the time the petition was circulated and they didn’t know what they were signing. D. Stoneback explained that they could now change their votes if they were no longer in favor.

VIII. Board Vote
D. Stoneback explained the vote. There were 18 in favor of the process out of 34 residents which equates to 52.94%. As a note, there was one additional vote in favor, via letter; however, since a majority had been established it was not counted towards the final vote.

R. Bauer motions to proceed with recommendation to City Council
L Biggs seconds the motion.
Clerk Reid abstains from proceeding with recommendation to City Council.
Vote passes with 5 yes and 1 no.

IX. Adjournment
D. Stoneback adjourned the Public Hearing. All in Favor.