

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF LOCAL IMPROVEMENTS**

DECEMBER 21, 2010

A Special Meeting of the Board of Local Improvements convened at 2:01 p.m. on Tuesday, December 21, 2010, at City Hall, 419 Fulton Street, Room 404, Peoria, Illinois, and was called to order by President Gene Hewitt.

ROLL CALL

Roll call showed the following Board of Local Improvements Members in attendance: President Gene Hewitt, Secretary Randall Ray, Board Member Erle Currie, Board Member Jeff Smith, and Board Member Amy Benecke McLaren – 5; Absent: none.

Others in attendance included City Treasurer Patrick Nichting, County Highway Engineer Tom McFarland, Attorney Scott Brunton of Miller, Hall & Triggs, Project Engineer Scott Reeise, and Engineering Division Secretary Ruth Blancaflor.

MINUTES

Board Member Smith moved to approve the Minutes of the Special Meeting of October 20, 2010, as printed; seconded by Board Member Currie.

Approved by viva voce vote.

**ITEM NO. 1 APPROVAL of PETITIONS FOR SUBDIVISION APPORTIONMENT of
SPECIAL ASSESSMENT FOR GROWTH CELL 1A ROADWAY
IMPROVEMENTS IN RE: 06-TX-220 and 06-TX-221, as follow:**

- A. TRAIL VIEW ESTATES SUBDIVISION;**
- B. AMENDED ASSESSMENT ROLL – FIELDS CROSSING EXTENSION
ONE SUBDIVISION;**
- C. COPPER CREEK SECTION TWO SUBDIVISION.**

Attorney Scott Brunton, representing the Developers of Trail View Estates and Fields Crossing Extension One, explained this item was basically the same as the previous apportionments which had come before the Board. He said Trail View Estates was a little different in that it was actually part of the initial assessment and needed to be apportioned for a couple of reasons. He said the lots were initially grouped by ownership to streamline the process and now the parcels have been broken out. Also, he said at the time of the initial petitions, the "out lots" were assessed along with the other parcels but since it was later determined they should not be assessed, the documents need to reflect that change. He said canceling those assessments shouldn't have much impact regarding assessment B, however.

Mr. Brunton stated the apportioned petitions would be submitted to the Court for final approval. After that was done, he said these were the last three subdivisions to be caught up with this process. He said the Wynncrest Subdivision has another couple of sections to be platted, which is underway—one is the school parcel and the other one is 50 lots in those sections immediately south of the school parcel.

In discussion with President Hewitt, Mr. Brunton again explained the difference between Assessments A and B. He said Assessment B is the development portion which is 25 to 28% of the total, and Assessment A is the public portion being paid by the real estate taxes collected by the City of Peoria and the County of Peoria. He said the County pays 100% of their tax increment for the area toward payment of Assessment A. Assessment B is to be paid off as lots are sold, he said, and Assessment A will be paid over the next 15 years with collection of the real estate taxes.

President Hewitt stated he wanted to make sure any new property owners were advised that it is really not their assessment.

Mr. Brunton stated Assessment B had been the one put to the forefront and as of now the developers have been given notice, but they have to get caught up to what they have sold to-date for what those amounts are. Separately, for the houses that are going through transactions and whenever a new lot is sold, he said there is a process in place of which the title companies are now better aware, so the buyer is informed about these assessments.

Board Secretary Ray moved to approve the Petitions for Subdivision Apportionment of Special Assessment for Growth Cell 1A Roadway Improvements in Re: 06-TX-220 and 06-TX-221 for Trail View Estates Subdivision, Amended Assessment Roll for Fields Crossing Extension One Subdivision, and Copper Creek Section Two Subdivision; seconded by Board Member McLaren.

Approved by viva voce vote.

ITEM NO. 2 DISCUSSION For UPDATE and Possible ACTION on the GROWTH CELL 1A PHASE TWO ROADWAY IMPROVEMENTS: Regarding COST of the WILHELM ROAD AND BRIDGE Project.

Project Engineer Scott Reeise discussed the update on the project. He said he had received the redesigned bridge plans, for new beams, which were required by IDOT standards adopted since the inception of this project. He said the updated estimate had gone from the original \$1.66 million cost to \$2.1 million, and he said the biggest cost increase was for fill, which was also the biggest variable in terms of bidding out the work. He explained the amount required went from \$8 per yard to \$20 per yard for 20,000 cubic yards (2,000 semi loads) of dirt to fill. Since the construction of the Wilhelm Road and Radnor Road extension was complete, the dirt that was on-site there has been hauled out. Therefore, he said, the Bridge contractor would be required to bring in new dirt. Therefore, he said, the cost depended on the bidder and the availability to them of the required fill.

Mr. Nichting suggested one way to cut that cost was to let the developers know of the need, so that they could stockpile any fill they had available from other construction projects.

Engineer Reeise discussed the four out lots owned by Developers Shea and Weaver, which were needed for the bridge embankment areas. He said the developers each owned two of the out lots which are unbuildable, but the perfect spot to dump the necessary fill.

Mr. Nichting explained that the original purpose of out lots was to try to create lineal parks to avoid development encroaching on undevelopable land and to help avoid a future expense to the city of Peoria under the Private Property Drainage Program. He said the hope was that these parks could be deeded to the City for a public/private benefit in management of a property to allow nature to be unaffected by development. He said it is still a good concept, to create two lots so one could be outside the floodplain, and that it needed to be managed by Public Works.

Board Member Smith reiterated that the plans were done including the new estimate, and he said the goal was to acquire the right-of-way and build the project next year. He stressed to the Board that January or February would be the most optimistic time to bid. However, he said, it was important to have the funds for the project in place, so there wouldn't be any problems in awarding the contract.

Engineer Reeise added that there was also a sliver on a utility easement which was needed for right-of-way where the major embankments are on the out lots.

President Hewitt stated it was important to move forward in working with the Developers for the dedication of the out lots to the City of Peoria.

There was a discussion regarding the \$1 million increased cost of the project. It was the consensus of the Board that it is urgent to move forward with the project at this time.

County Highway Engineer Tom McFarland stated he would discuss with the County Administrator whether or not the County could fund the extra \$1 million in order to move forward with letting the project under the current \$2.7 million Special Assessment Ordinance that had been adopted by the City Council.

In discussion with Attorney Brunton regarding the increased cost due to the design changes required for the bridge, Mr. McFarland explained that the location of the bridge changed so the cost changed. He said the original plan was for a township bridge in its original design. He said a township bridge would have been precast and 30 feet wide, but the Developers wanted it vacated, and the new plat/plan showed the bridge where it is designed now.

Mr. Nichting agreed, and he said that the bridge location had to be shifted, twice, due to the creek's location and a curve in the landscape.

Board Member McLaren added that the increased cost was really due to all of it, because the change in the beams standard required the piers to have to be adjusted, also.

Mr. Brunton noted that, over the last three years, bonding companies were not willing to issue bonds to fund this project. He requested to know information about the city's current ability to gain bond funding.

Board Member Smith stated the current Ordinance covered \$2.7 million and, with the updated cost of the project at \$3.7 million, if Peoria County could upfront the \$1 million difference, a new Public Hearing and Ordinance on the project to City Council wouldn't be required. Until that was known, he said, staff would work on acquiring the needed right-of-way.

Board Member Smith left the meeting at 2:45 p.m.

In discussion with President Hewitt, Mr. Brunton reiterated that it was important to know the status of the City's collection of the taxes, since that information was especially pertinent to bonding companies.

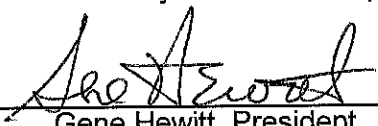
Board Secretary Ray stated that the situation was secure, just a few months previous when there had been discussions on the matter, but he said he would gather the current information and provide it to the Board and the other interested parties.

Adjournment

There being no further discussion, Board Member Currie moved to adjourn the meeting; seconded by Board Member McLaren.

Approved by viva voce vote.

The Special Meeting of the Board of Local Improvements adjourned at 2:50 p.m.



Gene Hewitt, President
Board of Local Improvements

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