

# Community **Roads Project** Phase 2 Presentation - 2025







#### **IVSA Roads Meeting Agenda**

- Meeting Guidelines & Introduction John Tu
  Independence Twp. Road SAD Overview + Q&A Kim Feig
  Roads Project Updates Ray Liev
  a) Recap of November meeting
  b) Updates since November meeting
  c) Independence Township SAD plan
  d) Comparison of plans
  Resident Feedback
- 5. Vote

John Tunis, HOA President Kim Feigley, Director of Assessing Ray Lievens, HOA Vice President

### **Meeting Guidelines**

In order for this meeting to be productive, please be respectful and follow these guidelines. A congenial, collaborative atmosphere enables everyone to contribute.



- Exhibit Active Listening
- ✓ Participate Constructively
- ✓Observe Basic Meeting Manners
- ✓ Follow the Agenda
- ✓ Be Concise **5 Minutes**

#### Independence Twp. Road Special Assessment District Overview

#### Kim Feigley Director of Assessing





#### **Roads Project Updates**

#### Ray Lievens Vice President





## **Recap of Project Solutions**

SPECIFICS	COMPLETE REPLACEMENT	MILL & FILL
SPECIAL ASSESSMENT DISTRICT (SAD)	RCOC	TWP
Cost allocation	Based on road frontage	Equally distributed
Pay upfront option	Yes	Yes
Pay over time	10 years at 6%	10 years at 6%
Pay over time method	Annual bill	Annual winter tax
Engineering	Included	Purchase \$20K
Project management/testing	Included	Purchase \$5K
CONTRACTOR	RCOC selected	Allied or Ottman's
Cost sharing	50% admin	TBD - up to \$50K
Workscope - base	Complete restoration	Undercut extra
- asphalt	2 layer 4" thick	2 layer 4" thick
- culverts	complete replacement	Not included - extra
Environment	Erosion/sediment control	Only required by code
Restoration	Utilities tested/repaired	Only required by code
Driveway approach	Up to 5' setback	Not included
Warranty	15 year	1 year parts & labor
Life Expectancy	20 - 30 years	10 - 15 years
Upfront costs	None	Engineering
Road maintenance fund	None	\$30K
Roads project cost	\$1.884M	\$900K
Drainage cost	None	\$60K
TOTAL COST (2026)	\$1.884M	\$1.12M
COST PER HOUSEHOLD	\$31K - \$37K	\$19K



#### **DELAY REPAIRS, REPLACE CULVERTS**

N/A

Equally distributed Yes TBD

TBD

Not included

IVSA selected None

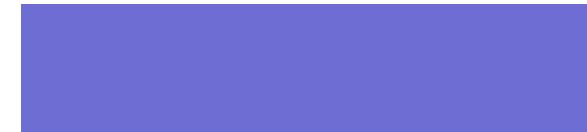
<del>N/A</del> N/A Replace end of life culverts Only required by code Only required by code <del>N/A</del> <del>N/A</del> N/A Engineering TBD TBD TBD

TBD TBD

## Updates



- Cost share on Pine Knob culverts *declined*
- Request preliminary engineering Info declined
- Request contract specification info *declined*
- Request support for project management and testing *declined*
- Process clarification provided
- Clarification on IVSA approval petition *limited time to hold pricing*
- Request for cost breakdown *declined*
- Information received from RCOC about engineering core samples
- Obtained RCOC engineering contract details



## Updates

- Clarification on petition approval *based on frontage*
- Clarification on cost allocation *divided equally among each homeowner*
- Clarification on Independence Twp SAD purpose *provide cost effective roads solution*
- Clarification on property transfer with balance due balance transfers to new owner assuming purchase agreement supports it
- Clarification on engineering resources need to be purchased by homeowners/association
- Recommendation for road maintenance fund administered by Independence Twp
- Contact information provided for other HOAs utilizing SAD





## Updates

## **Ross Dickinson** Sheringham Woods HOA

- Clarification on engineering costs Updated estimate
- Clarification on project scope of their projects
- Clarification on discounts offered 2% discount available
- Clarification on asphalt pavement process
- Resource provided for project management/testing RCOC resource provided



#### Independence Township SAD Plan

#### **Preliminary Engineering Expense**

- Approve use of up to \$20K from IVSA HOA general fund to start preliminary engineering on Independence Twp roads improvement SAD
- Funds reimbursed to IVSA HOA general fund if Independence Twp SAD final petition is approved
- Funds will **NOT** be reimbursed if RCOC plan is approved or if no action is taken
- Preliminary engineering funding has no initial cost to homeowners

#### Approval

- Obtain signatures for Independence Twp SAD preliminary petition (April 2025)
- Obtain signatures for Independence Twp SAD final petition (April 2025)

#### **Project Scope**

- Replace 2 culverts due to end of life (engineering firm to clarify)
- Undercut and regrade based on field conditions
- Mill and fill (2" base, 2" final)
- Work to be performed in 2025 if engineering & petitions are approved
- Cost per homeowner: \$19K

Does not currently address homeowners who regraded green space adjacent to road

## Share Your Feedback



✓ Participate Constructively ✓Observe Basic Meeting Manners ✓ Be Concise - 5 Minutes



## **Choices Phase 2**



#### **County RCOC**

- Complete solution
- Engineering included
- 15 years warranty
- 20 30 years lifetime
- \$31K \$37K/household

**UR** 

There will be additional voting opportunities available at John Tunis' house, 5220 Ridge Trail N, on: Thursday, February 6 and Friday, February 7 6pm – 7pm

#### **Independence** Twp

- Mill & fill
- Engineering \$20K
- 1 year warranty P&L
- 10 15 years lifetime
- \$19K/household

# Backup Slides



# IVSA Culvert Locations

Culverts are structures that move water under roads, driveways, railroads, and other obstructions, allowing water to flow naturally and keeping roads passable:

- **Prevent flooding** by moving water away from roads and into other areas.
- **Protect properties** and natural surroundings by keeping roads passable.
- Maintain water flow by allowing water to flow freely under driveways, rather than over them.

