



Community Roads Project

Phase 2 Presentation - 2025

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IVSA Roads Meeting Agenda

1. Meeting Guidelines & Introduction
2. Independence Twp. Road SAD Overview + Q&A
3. Roads Project Updates
 - a) Recap of November meeting
 - b) Updates since November meeting
 - c) Independence Township SAD plan
 - d) Comparison of plans
4. 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	DELAY REPAIRS, REPLACE CULVERTS
SPECIAL ASSESSMENT DISTRICT (SAD):	RCOC	TWP	N/A
Cost allocation	Based on road frontage	Equally distributed	Equally distributed
Pay upfront option	Yes	Yes	Yes
Pay over time	10 years at 6%	10 years at 6%	TBD
Pay over time method	Annual bill	Annual winter tax	TBD
Engineering	Included	Purchase \$20K	Not included
Project management/testing	Included	Purchase \$5K	
CONTRACTOR	RCOC selected	Allied or Ottman's	IVSA selected
Cost sharing	50% admin	TBD - up to \$50K	None
Workscope - base	Complete restoration	Undercut extra	N/A
- asphalt	2 layer 4" thick	2 layer 4" thick	N/A
- culverts	complete replacement	Not included - extra	Replace end of life culverts
Environment	Erosion/sediment control	Only required by code	Only required by code
Restoration	Utilities tested/repaired	Only required by code	Only required by code
Driveway approach	Up to 5' setback	Not included	N/A
Warranty	15 year	1 year parts & labor	N/A
Life Expectancy	20 - 30 years	10 - 15 years	N/A
Upfront costs	None	Engineering	Engineering
Road maintenance fund	None	\$30K	TBD
Roads project cost	\$1.884M	\$900K	TBD
Drainage cost	None	\$60K	TBD
TOTAL COST (2026)	\$1.884M	\$1.12M	TBD
COST PER HOUSEHOLD	\$31K - \$37K	\$19K	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

OR

Independence Twp

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

*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*

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.

