

## **210<sup>th</sup> Street East and Nevada Avenue Improvement Project Frequently Asked Questions (FAQ)**

### **What type of improvement is proposed?**

The project consists of improving 210<sup>th</sup> Street East to a paved surface. The project also consists of reconstructing and improving Nevada Avenue to a paved surface.

### **If this project moves forward, will we have access to our property at all times during construction?**

Yes, the Township will require the Contractor to maintain access to all properties at all times. However, there will be certain time periods when access is delayed or is less than ideal.

### **How long would the road be under construction?**

If this project advances, it is estimated that construction would occur for approximately 10 weeks until substantially complete.

### **Will a transition be made from the new road to my driveway?**

Yes, driveways are transitioned in kind. A gravel transition will be provided for all gravel driveways. The Contractor will mill and pave a transition for all bituminous driveways. Concrete and paver driveways will be evaluated on an individual basis. The Township does not replace stamped or colored concrete.

### **Will my mailbox be adjusted?**

Yes, we will adjust your mailbox if necessary to provide the proper height and offset according to USPS requirements.

### **What is the expected life of the new road?**

The expected design life is 20 years. The Township will perform regular maintenance after construction in efforts to extend the life to closer to 30 years.

### **Will the Township schedule regular maintenance on the roads after they are paved?**

Yes, crack filling will be scheduled every 2 to 3 years and a seal coat will be scheduled in 5 to 7 years (100% Township funded).

### **How much is the estimated project cost, and how much will the Township pay?**

The preliminary cost estimate is \$900,000. The total Township contribution is estimated at approximately \$147,250.

### **What is the estimated amount of the assessments?**

The estimated (preliminary) assessment amount is \$9,500 per full unit with direct access and \$2,375 for properties with indirect but necessary access.

**When will we know the final amount that will be assessed? What is the interest rate?**

The final amount to be assessed and associated interest rate is determined at the Assessment Hearing. Interest rates are generally favorable, on the order of 5%. Separate notice for the Assessment Hearing will be provided assuming this project advances.

**We understand that there is a proposed development (Tara Farm) on the north end of Nevada Avenue and another proposed extension of the Territory development on the east side of 210<sup>th</sup> Street East / Clemwood Drive. Will the developments contribute to the project?**

Yes, it is proposed that the Tara Farm developer will contribute \$295,000 towards the project. It is proposed that the developer of the future phases of the Territory will contribute \$187,500 towards the project. Therefore, the total “developer” contribution is estimated at \$482,500.

**Is there a possibility the Township would pay more?**

No, the Township contribution is based upon the levy and the other roadway needs. If this project does not advance the funds will be applied to other needs within the Township.

**If the project goes forward, when would we have to pay the first installment of the assessment (tax year)?**

The first installment would be payable in 2020. However, if you choose you can pay off your assessment in full prior to November 15, 2019.

**On a per-unit assessment, is every property owner assessed the same amount?**

Yes, every like property is assessed the same. It is proposed that residential properties with direct access to the proposed improvements will be assessed one full unit. It is proposed that residential properties with indirect but necessary access will be assessed one-quarter unit. The proposed developer contributions are negotiated amounts.

**Why does the Township assess on a per-unit basis instead of charging the individual properties by feet of road frontage?**

The Township prefers to assess on a per-unit basis because all properties generally use the road equally in a residential district. Front footage assessments are more common with commercial properties, or lots with significant development potential.

**What happens if nothing is done now, and we wait a few more years?**

It is possible that the developer contributions would no longer be available, or substantially reduced. Therefore, the proposed assessments to the benefitting properties would increase.

**Are any improvements proposed at the CR 27 / 210<sup>th</sup> Street intersection?**

Yes, we are discussing turn and bypass lanes with Scott County on CR 27 (Texas Avenue) and would like to complete all of the work simultaneously, if possible. However, it is possible that this work may lag one year depending on the County’s timing.