



**ADDENDUM II**

**BLOOMINGTON CITY COUNCIL AGENDA**

**JANUARY 12, 2015**

**ADDITION TO CONSENT AGENDA**

- Item 7N. Petition from Hawthorne Commercial Park, LLC, Requesting Approval of a Final Plat for the Twelfth (12<sup>th</sup>) Addition to Hawthorne Commercial Subdivision. (Recommend that the Final Plat be approved and the Ordinance approved subject to the Petitioner paying the required tap-on fees and bonding for the public improvements prior to recording of the final plat.) *Attachment 7: Tap on Fee Memorandum.*
- Item 7O. Petition from Hawthorne Commercial Park, LLC, Requesting Approval of a Final Plat for the Third (3<sup>rd</sup>) Addition to Sapphire Lake Subdivision (Recommend that the Final Plat be approved and the Ordinance passed subject to the Petitioner paying the required tap-on fees and bonding for the public improvements prior to recording of the final plat.) *Attachment 7: Tap on Fee Memorandum.*

**MEMORANDUM**

Date: 1/12/2015  
 To: Renee Gooderham, City Clerk's Office  
 From: Ryan L. Otto, P.E.  
 Re: **Hawthorne Commercial Subdivision, 12th Addition**  
 Performance Guarantees and Tap-On Fees

The following are the Performance Guarantee and Tap On fees required from the developer before releasing for recording: **Hawthorne Commercial Subdivision, 12th Addition**. The final plat is scheduled for Council consideration at the January 12, 2015 Council meeting.

**A: Tap-On Fees:**

The following tap-on fees are due from per the annexation agreement:

		<u>Fund Code</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
1	G.E. Valley San. Sewer	51101100-54120	\$0.00	\$0.00	\$0.00
2	G.E. Valley Sewer Extn.	51101100-54120	\$2,301.00	\$1,264.51	\$3,565.51
3	G. E. Rd Water Main	50100120-57320	\$0.00	\$0.00	\$0.00
4	G.E. Road (Pavement)	40100100-57320	\$0.00	\$0.00	\$0.00
5	Fee in lieu of Park Land	24104100-57320	\$24,396.96	\$0.00	\$24,396.96
6	Fee in lieu of Sidewalk	40100100-57320	\$0.00	\$0.00	\$0.00
	<b>Total</b>				<b>\$27,962.47</b>

Subdivision area 7.67 acres.

Frontage along G.E. Rd: 0'

# of Residential Lots: 84 Residents

1) G.E.Valley Sewer: \$281/ac +interest\*\* from 12/76; No fee after 4/28/2008

2) G.E.Valley Sewer Extn.: \$300/ac +interest\*\* from 10/95; = \$300 X 7.67 + \$300 X 7.67 X 0.06 X 9-3/12 years = \$ (CPI Interest = \$1,264.51, 6% Interest = \$1,277.06; therefore use CPI Interest)

(3) G.E. Water Main: \$18/ft

(4) G.E. Road Pavement @ \$65/ft (Developer built the additional eastbound outer lane, therefore no charges for GE Rd)

(5) Park Land Dedication Fee = (Persons) X (Dwelling Units) X (1 acre/100 Persons) X Value of Land\* = 84 X 1 X 1/100 X \$29,044 = \$24,396.96

(6) Fee in lieu of Sidewalk

\*Value of land computed from purchase price as listed in the Circuit Court of the 11<sup>th</sup> Judicial Circuit of McLean County's Judgment Order in case of Frances S. Kelley vs. Larry D. Bielfeldt dated June 12, 2013 (137.719 acres for \$4,000,000 or \$29,044/acre).

\*\* Interest calculated based on the lower of 6% simple interest or the CPI calculated on the principal using the BLS inflation calculator at ([http://www.bls.gov/data/inflation\\_calculator.htm](http://www.bls.gov/data/inflation_calculator.htm))

**B: Performance Guarantee**

110% of Public Improvements (Woodbine Road Extension and Water Main Extension) -



**Public Works Department**  
**ENGINEERING DIVISION**  
115 E. Washington St., PO BOX 3157  
Bloomington, IL 61702-3157  
Phone: 309-434-2225  
Fax: 309-434-2201

(Engineer's Estimate = \$146,469)	1.1 X \$146,469 =	<u>\$ 161,115.90</u>
Total Bond Amount Required		<b>\$ 161,115.90</b>

*Bonds/Guarantees must be in the form(s) and language provided by City Code.*

C: Bond for the Improvement of Adjacent Substandard Street (10 years)

None

cc: Jim Karch, Director of Public Works  
Kevin Kothe, City Engineer  
Robert Moews, Parks  
file

**MEMORANDUM**

Date: 1/12/2015  
 To: Renee Gooderham, City Clerk's Office  
 From: Ryan L. Otto, P.E.  
 Re: **Sapphire Lake Subdivision 3<sup>rd</sup> Addition**  
 Performance Guarantees and Tap-On Fees

The following are the Performance Guarantee and Tap On fees required from the developer before releasing for recording: **Sapphire Lake Subdivision 3<sup>rd</sup> Addition**. The final plat is scheduled for Council consideration at the January 12, 2015 Council meeting.

**A: Tap-On Fees:**

The following tap-on fees are due from per the annexation agreement:

		<u>Fund Code</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
1	G.E. Valley San. Sewer	51101100-54120	\$0.00	\$0.00	\$0.00
2	G.E. Valley Sewer Extn.	51101100-54120	\$135.00	\$74.19	\$209.19
3	G. E. Rd Water Main	50100120-57320	\$0.00	\$0.00	\$0.00
4	G.E. Road (Pavement)	40100100-57320	\$0.00	\$0.00	\$0.00
5	Fee in lieu of Park Land	24104100-57320	\$679.63	\$0.00	\$679.63
6	Fee in lieu of Sidewalk	40100100-57320	\$0.00	\$0.00	\$0.00
	<b>Total</b>				<b>\$888.82</b>

Subdivision area 0.45 acres.

Frontage along G.E. Rd: 0'

# of Residential Lots: 1

1) G.E.Valley Sewer: \$281/ac +interest\*\* from 12/76; No fee after 4/28/2008

2) G.E.Valley Sewer Extn.: \$300/ac + interest\*\* from 10/95; = \$300 X 0.45 + \$300 X 0.45 X 0.06 X 9-3/12 years = \$209.93 (CPI Interest = \$74.19, 6% Interest = \$74.93; therefore use CPI Interest)

(3) G.E. Water Main: \$18/ft

(4) G.E. Road Pavement @ \$65/ft (Developer built the additional eastbound outer lane, therefore no charges for GE Rd)

(5) Park Land Dedication Fee = (Persons/Dwelling Unit) X (Dwelling Units) X (1 acre/100 Persons) X Value of Land\* = 2.34 X 1 X 1/1000 X \$29,044 = \$679.63

(6) Fee in lieu of Sidewalk

\*Value of land computed from purchase price as listed in the Circuit Court of the 11<sup>th</sup> Judicial Circuit of McLean County's Judgment Order in case of Frances S. Kelley vs. Larry D. Bielfeldt dated June 12, 2013 (137.719 acres for \$4,000,000 or \$29,044/acre).

\*\* Interest calculated based on the lower of 6% simple interest or the CPI calculated on the principal using the BLS inflation calculator at ([http://www.bls.gov/data/inflation\\_calculator.htm](http://www.bls.gov/data/inflation_calculator.htm))

**B: Performance Guarantee**

110% of Pamela Drive Sidewalk (102.48' X 4' X \$5/SF X 1.1)

\$ 2,254.56



**Public Works Department**  
**ENGINEERING DIVISION**  
115 E. Washington St., PO BOX 3157  
Bloomington, IL 61702-3157  
Phone: 309-434-2225  
Fax: 309-434-2201

Total Bond Amount Required **\$ 2,254.56**

*Bonds/Guarantees must be in the form(s) and language provided by City Code.*

**C: Bond for the Improvement of Adjacent Substandard Street** (10 years)

None

cc: Jim Karch, Director of Public Works  
Kevin Kothe, City Engineer  
Robert Moews, Parks  
file