



Village of Fox River Grove

Hunters Farm Special Service Area Information

Date: December 9, 2022

Per the request of residents in Hunter's Farm, Village staff has compiled information regarding the Hunters Farm Special Service Area and its financial obligations.

Hunters Farm Special Service Area was created via Ordinance 2000-16 on February 17, 2000, pursuant to Ordinance 1999-38 "An Ordinance Proposing the Establishment of Hunters Farm Special Service Area of the Village of Fox River Grove, Lake and McHenry Counties", and pursuant to a public hearing held December 16, 1999. Notice of the Public Hearing was published in the Northwest Herald on November 27, 1999.

Following the Public Hearing held December 16, 1999, it was deemed in the best interest of the Hunters Farm Special Service Area that the area be provided with special municipal services consisting of the management of storm water which directly affects the Area, including:

- (1) the cleaning and dredging of detention and retention ponds and basins, drainage swales and ditches;
- (2) maintenance and care of lands surrounding the detention and retention ponds and basins, drainage swales and ditches;
- (3) maintenance, repair, and replacement of storm sewers, drain tile, pipes and other conduit, and appurtenant structures;
- (4) care, maintenance and restoration of wetland areas, including, but not limited to, and bicycle paths and walkways located in the wetland areas;
- (5) repair, maintenance and replacement of monument signs, fences and lights at the subdivision entrances.

Examples of some of the capital projects on which funds have been expended for these purposes in recent years include: \$6,000 on detention pond maintenance (2018), \$5,209 on bike path resurfacing (2016), and \$17,200 on entryway sign lighting (2016).

In order to pay the costs for these special services, the Village is authorized to levy a direct annual tax not to exceed 1.5% of the equalized assessed value of all taxable property in Hunters Farm. This tax may be levied indefinitely as long as the Hunters Farm Special Service Area is in existence and at least one of the above services is provided.

Beginning in 2003, the Village has levied a tax on the Hunters Farm Special Service Area to cover the cost of these services. The tax levy in 2020 (taxes received in 2021), was \$14,000. In 2021 (taxes received in 2022), the tax levy was \$7,000 as a result of the Village Board cutting all the residential special service area levies in half while it evaluated the adoption of a funding policy.

In early 2022, the Board adopted a funding policy under which the Village would attempt to build and maintain balance to cover all anticipated capital and operating expenses in each special service area, and ensure two years' operating expenses minimum in fund balance in each SSA. In order to save residents money, the Board eliminated a previous practice under which the special service areas reimbursed the Village's general fund for staff labor in each area. While staff continues to perform wetland inspections and other miscellaneous maintenance, funds are not expended from the special service areas to cover these costs.

The Village's approach to funding residential SSAs like Hunters Farm is designed to build balances to meet future capital needs based on a reasonable set of assumptions. The estimate in the case of dredging is based on direct feedback from a contractor in the business of dredging / stormwater pond sediment removal. In 2018, the contractor advised that the pond was not ready for sediment removal at that time. Attached is the proposal from the contractor. While estimates for how frequently dredging needs to be performed vary, the longer estimates are around thirty (30) years—the exact frequency the Village uses in its financial projections for when the 2029 dredging would occur for ponds installed in 1999. The proposed 2022 levy (taxes received in 2023) is in line with the special service area funding policy adopted in 2022, and would prevent the necessity of a significantly larger special service area levy in a future year if adequate funding is not raised.

Attached is a summary of the projected cash flows for the Hunters Farm Special Service Area for the next ten (10) years, as well as a detailed forecast of projected expenses.

Major expected capital costs in the next ten (10) years in the Hunters Farm Special Service Area include: replacement of the monument signs (estimated cost of \$7,800) in 2027, and dredging two detention ponds (estimated cost \$97,900) in 2029. Annual operating expenses of \$6,800 in 2023 are expected to continue to rise with inflation.

As in all cases involving Village finances, staff and consultants will evaluate the need and costs for these projects as they get closer. In the event they could be delayed, projected levy amounts in the attached materials could be reduced as the demand for these funds is less immediate. It is also possible that increased estimates could necessitate higher levies in the future.

Should you have any questions after reviewing these materials, please feel free to contact staff.

Thank you.



ORGANIC SEDIMENT REMOVAL SYSTEMS, LLC

"A Leader in Pond Restoration since 1991"

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August 7, 2018

Mark Stockley
Village of Fox River Grove
847-814-3190
224-888-0854 M.Stockley@foxrivergrove.org

Project Location

**105 Bridle Path Lane
&
Sadle Lane**

Dear Mark,

We wish to thank you for considering OSR Systems for your pond-restoration project. We are the original founders of this type of system and have been removing sediments from ponds and other waterways for the past 28 years. Most of our equipment has been modified and patented exclusively for OSR Systems. I am confident we can be of valuable service in your efforts also. As you are aware, OSR Systems' charges are based on time and material to save our clients time and funds as well as work within their budgets. If elected, this process also allows projects to be completed in stages instead of all at once.

"SCOPE OF WORK"

- **Operations of OSR Systems**

OSR Systems concentrates in removing organic sediments from the deepest area of the pond first, unless stated otherwise. This is where the heaviest concentration of sediments exists and is causing the most **environmental** damage to the pond. If time is allowed, we will reach the original bottom and widen the area as close to the **bottom of the banks** as possible. If time is not available, we will remove as much sediment from the deepest area of the pond first, as this has proven to be more beneficial to the pond's ecology. Our hours are regulated by Insurance and OSHA. The hourly rate of time and material charges are reflected herein this proposal.

- **Exclusions.**

If silt containers are needed, OSR Systems is **not responsible** for preparation and grading of the discharge site or removal of sediments and restoration of the discharge site unless otherwise stated. Because we cover a vast geographic area, we have found it more economical for you to use your local landscapers or excavators whom some of you may be acquainted with in the immediate area for this work. If necessary, we will provide you with a comparison bid.

PROPOSAL**Pond: 1.75 Acres****Sediment Removal: Greater Bowl Area of 1.75 Acres,**

- Low Range, 1.0 feet of sediment removal 2,800 Liquid Cubic Yards**

70 Hours @ \$525/hr.....\$ 36,750

2 silt container 75' cir X 125' at \$5,850 equals.....(If Open Discharge N/C).....\$ 11,700

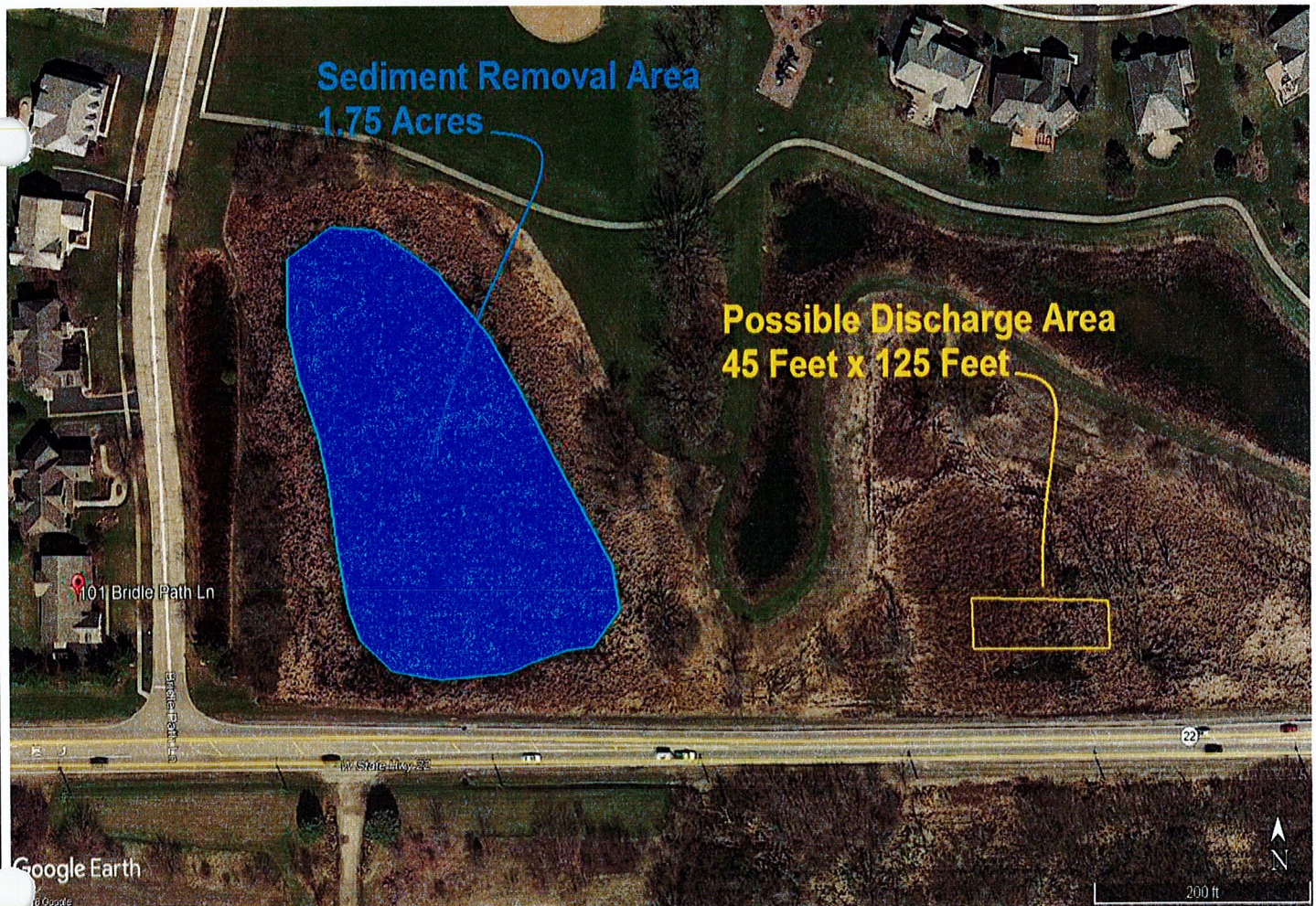
Mobilization and Equipment.....\$ 2,250

Silt Container Preparation @ 30 ft x 100 ft \$1,500.....(In House).....\$ N/A

Low Range Total.....\$ 50,700**Option**

If you would like to remove sediments from specific areas of the pond:

- Rate = **\$525** per hour; sediment removal of 40-60 liquid cubic yards per hour
You may choose a **minimum of eight hours** or higher.



PROPOSAL

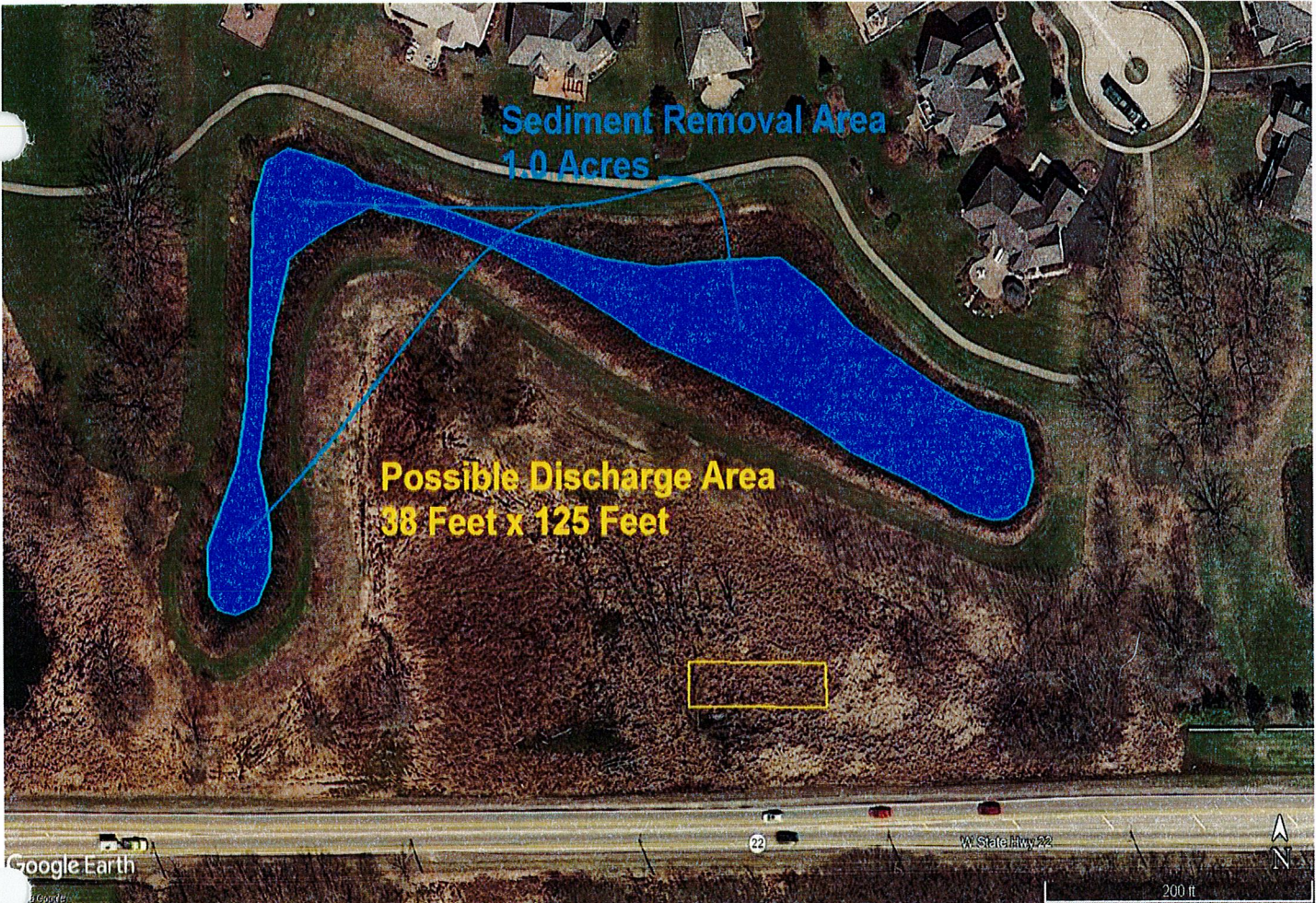
Pond: 1.0 Acres

Sediment Removal: Greater Bowl Area of 1.0 Acres,

• Low Range, 1.0 feet of sediment removal 1,600 Liquid Cubic Yards	
40 Hours @ \$525/hr.....	\$ 21,000
1 silt container 75'cir X 125'at \$5,850 equals.....(If Open Discharge N/C).....	\$ 5,850
Mobilization and Equipment.....	\$ 1,250
Silt Container Preparation @ 30 ft x 100 ft \$1,500.....(In House).....	\$ N/A
Low Range Total.....	\$ 28,100

Option

- If you would like to remove sediments from specific areas of the pond:
- Rate = **\$525** per hour; sediment removal of 40-60 liquid cubic yards per hour
You may choose a **minimum of eight hours** or higher.



Discharge Site Options and Conditions

Above, marked in blue, is the proposed dredged area; marked in yellow is the proposed discharge site. OSR Systems removes 40-60 liquid cubic yards per hour. After drying, considering the shrink rate, this is equivalent to 6.25-7.50 hard-dried cubic yards left over in the discharge area per hour of sediment removal.

As stated on page one of the proposal (unless open discharge), OSR Systems is **not responsible** for the preparation of the discharge site, which includes the mulched or graded area for the silt containers. Your local landscapers or excavators can prepare the discharge site more economically. As for the leftover sediments in the discharge area, they can be graded and seeded over on site or the material can be hauled off site after it has hard-dried. There may be as much as 375 cubic yards in the discharge site to be hauled away; you will need to check with an excavation contractor in your area for the cost of this sediment removal after compression. OSR Systems is not responsible for any of these charges.

As reflected in our information packet, the organic sediments (bio-mass) located in the center bowl areas of the ponds are causing the most environmental damage to the pond. Once this material is removed, your ponds should react very favorably. Strict EPA and Federal Laws prohibit any disruption of the bank area of ponds and other water ways. OSR Systems will taper the bottom of these banks, but will not disturb the upper bank which is considered the shoreline. Exceptions are beach areas and pump stations. Large objects such as rocks, sticks, root-systems and heavy weeds cannot be pump through this system. They will have to be removed by other means. All living aquatic plants must be dead and decomposing. Please keep your pond maintained.

*As you may be aware, our charges are based on time and material. If we finish your project early, you will only be charged for the hours worked. It also allows pond projects to be completed in stages instead of all at once. Please take the high range as a not-to-exceed.**

OSR Systems Requires a 40% deposit 2 weeks before start of project.

If you have any questions or I can be of any further assistance, please call me at 608-547-7753.

Sincerely,



Rich Kohutko

The undersigned reviewed, approves, and agrees with the above proposal and all of the terms/conditions included.

Signature: _____

Date: _____

Hunters Farm SSA Projected Cash Flow

Hunters Farm Starting Balance

		<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>
Revenues		\$23,500.00	\$23,500.00	\$23,500.00	\$23,500.00	\$23,500.00	\$23,500.00	\$23,500.00	\$14,000.00	\$14,000.00	\$14,000.00
Expenses		<u>\$8,300.00</u>	<u>\$6,938.00</u>	<u>\$24,476.76</u>	<u>\$7,216.30</u>	<u>\$15,156.62</u>	<u>\$9,348.00</u>	<u>\$105,400.00</u>	<u>\$7,600.00</u>	<u>\$7,752.00</u>	<u>\$7,907.04</u>
Net		\$15,200.00	\$16,562.00	(\$976.76)	\$16,283.70	\$8,343.38	\$14,152.00	(\$81,900.00)	\$6,400.00	\$6,248.00	\$6,092.96
FYE Balance	\$24,370.00	\$39,570.00	\$56,132.00	\$55,155.24	\$71,438.94	\$79,782.32	\$93,934.32	\$12,034.32	\$18,434.32	\$24,682.32	\$30,775.28

Hunters Farm SSA Expense Forecast

	2023	2024	2025	2026	2027	2028	2029	2033	2036	2038	2042	Grand Total
HF	\$ 8,300	\$ 6,938	\$ 24,477	\$ 7,216	\$ 15,157	\$ 1,800	\$ 97,900	\$ 1,900	\$ 7,700	\$ 2,100	\$ 57,900	\$ 231,388
Capital	\$ 1,500		\$ 17,400		\$ 7,800	\$ 1,800	\$ 97,900	\$ 1,900	\$ 7,700	\$ 2,100	\$ 57,900	\$ 196,000
Bike Path Resurface			\$ 17,400									\$ 17,400
Bike Path Seal						\$ 400		\$ 400		\$ 400		\$ 1,200
Connector Path Resurface									\$ 7,700			\$ 7,700
Connector Path Seal	\$ 1,300					\$ 1,400		\$ 1,500		\$ 1,700		\$ 5,900
Detention Pond #1 Dredging (Pumping)							\$ 63,000					\$ 63,000
Detention Pond #2 Dredging (Pumping)							\$ 34,900					\$ 34,900
Detention Pond #4 Dredging (Excavation)											\$ 57,900	\$ 57,900
Monument Signs					\$ 7,800							\$ 7,800
Sign Light Repairs	\$ 200											\$ 200
Operating	\$ 6,800	\$ 6,938	\$ 7,077	\$ 7,216	\$ 7,357							\$ 35,388
Electric	\$ 200	\$ 204	\$ 208	\$ 212	\$ 216							\$ 1,041
Landscape Maintenance	\$ 4,900	\$ 5,000	\$ 5,100	\$ 5,200	\$ 5,300							\$ 25,500
Miscellaneous Materials	\$ 1,700	\$ 1,734	\$ 1,769	\$ 1,804	\$ 1,840							\$ 8,847