



Rochelle Municipal Utilities Water/Water Reclamation

To: David Plyman

From: Kathy Cooper

Date: March 4, 2013

Re: Purchase of property for Well #12

The volume of water delivered to customers in Rochelle has increased from an average of about 1.9 million gallons per day in 2004-05 (daily peak, 3.045 million gallons) to 2.7 million gallons per day in 2011-12 (daily peak, 3.901 million gallons). The EPA guidelines recommend that a system has enough capacity to deliver water to its customers, when the largest well is out of service. The RMU Water system is nearing this standard, and so we have been working to identify a suitable well site to meet the increasing demand upon the water system.

The construction of a new well, wellhouse, tower, and connection to the existing water main has a budgetary cost estimate of more than \$3.5 million dollars, and we are planning to pay for the new infrastructure with a loan from the state revolving loan fund. An Illinois Environmental Protection Agency (IEPA) approved project plan is required to qualify for the low interest loans, and the City received the project plan approval notice from IEPA in late February.

Property on Hayes Road, east of Steward Road best meets the City's need, as identified in the 2011 Water Comprehensive Plan. In 2012, City staff began talks with the property owner for the purchase of one acre for the construction of a well, well house and tower. This land is managed by Soy Capital Ag Services of Bourbonnais, IL, and the land owner and manager were receptive to the City's request.

The City was aware of other land purchases near this property, and offered to buy one acre from the property owners for \$22,000. The City also agreed to be responsible for preparing and recording an appropriate warranty deed, subject to the City Council's approval. The property owner, through its agent Wicker agreed to these terms.

I recommend approving the purchase of one acre of land on Hayes Road for \$22,000, for the purpose of constructing a well, well house and tower.

