

City of Rochelle
CDAP Public Hearing
August 22, 2016 7:00 p.m.

INFORMATION SHEET: Community Development Block Grant program
Meadowbrook Subdivision Public Infrastructure Improvement project

1. Each year the State of Illinois receives an appropriation of funds from the U.S. Department of Housing and Urban Development's Small Cities Community Development Block Grant (CDBG) program. Those funds are distributed through a grant program administered by the Illinois Department of Commerce and Economic Opportunity (DCEO), the Community Development Block Grant program (CDBG). The amount of CDAP funds that will be available in fiscal year 2016 in Illinois has been determined to be \$26,552,917 which will be divided among the following grant programs:

- Economic Development
- Public Infrastructure Construction
- Emergency Set-Aside for Public Infrastructure
- Housing Rehabilitation

In addition, the State will use a small percentage of its annual appropriation of CDBG funding to administer its CDBG program.

2. The range of activities that may be undertaken with CDBG funds:

ECONOMIC DEVELOPMENT - CDBG funds may be used to assist for-profit and not-for-profit businesses to carry out economic development projects. The funds may be used for land acquisition; acquisition, construction, reconstruction, installation or rehabilitation of commercial or industrial buildings, structures and other real property, equipment, and improvements; and working capital expenses.

PUBLIC INFRASTRUCTURE - CDBG funds may be used by units of general local government for acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements.

HOUSING REHABILITATION - CDBG funds may be used to finance the rehabilitation of residential buildings occupied by low-to-moderate income persons.

EMERGENCY PUBLIC INFRASTRUCTURE - The activities funded under this program are identical to those in the Public Infrastructure program but are of a more urgent nature and have occurred outside the normal funding cycle.

3. At least 51% of the CDBG funds available for this project will benefit low to moderate income persons.

4. Plans for minimizing displacement as a result of the CDBG grant assisted activities - No persons will be displaced as a result of this project. However, as required by the federal regulations governing the Community Development program, the City of Rochelle has adopted an Anti-Displacement plan.

5. How the public can access the City of Rochelle's Community Development records:

Those records will be available at the City Clerk's office in Rochelle's City Hall located at 420 N. 6th Street in Rochelle.

6. HOUSING AND COMMUNITY DEVELOPMENT NEEDS

The City of Rochelle's community development needs are centered around providing additional infrastructure improvements, as follows:

- a. Upgrade the domestic water supply serving Rochelle including construction of well #12, an additional water storage tank next to well #12, and connector mains to provide redundant water supply and increased fire flow to Rochelle's southeast industrial area. Construct additional water mains to create loops throughout the existing water distribution system to provide redundancy and increased fire flow.
- b. Upgrade Rochelle's existing electrical system to provide redundant electrical feed to Rochelle's southeast industrial area
- c. Expand Rochelle's municipal fiber network to serve its southeast industrial area
- d. Improve truck access to the west-side industrial area including construction of the Jack Dame Road Overpass, completion of the Southwest Rochelle Truck Loop as a route for heavyweight (120,000 lb.) loads, and upgrading of the existing portions of the Truck Loop to 120,000 lb. standards.
- e. Expand existing and construct additional regional flood mitigation and detention facilities, including the Hemstock detention project and a regional detention area in eastern Rochelle
- f. Expand existing community efforts to increase tourism such as expanding the existing Rochelle Railroad Park

Items a-c, improvements to the public infrastructure serving Rochelle's developing southeast industrial area, are considered to have the highest priority.

7. PROJECT DESCRIPTION

The City of Rochelle plans to submit a CDBG Public Infrastructure grant application to DCEO that will request \$284,652 in grant funds to be used to line approximately 4,000 l.f. of sanitary sewer on Springdale Drive, Sunnymeade Drive, Short Court, and Fairview Drive in a target area in the Meadowbrook subdivision neighborhood in northeast Rochelle. This area is low-lying, and its sewers experience increased flows during wet weather events.

The sanitary sewers in this area are clay pipes with joints every three feet. RMU has televised the sanitary sewer segments proposed to be lined, and the televising indicates structural issues with the sanitary sewer and deficiencies where the 3' sections of clay sewer are joined, both of which allow ground water to infiltrate the sanitary sewer collection system. The inflow and infiltration is severe enough in this area that during wet weather events, flows increase to the point where the sanitary sewers become surcharged and basement backups could occur. RMU monitors the wastewater level in the manholes in the target area and knows that when the wastewater reaches a certain level, it must either be pumped out of the sewer system or wastewater will back up into residential basements. To prevent backups from occurring, Rochelle bypass pumps the wastewater into the storm sewer system and reports each pumping incident to the Illinois Environmental Protection Agency (IEPA). Over the past twenty years, Rochelle has had to bypass pump numerous times to prevent backups into residential basements in this area.

To reduce the amount of water entering the sewer system through inflow and infiltration, the City of Rochelle proposes to install a cured in-place liner system inside the existing sanitary sewer lines on Springdale Drive, Sunnymeade Drive, Short Court, and Fairdale Drive. As per the attached cost estimate, the cost of lining the approximately 4,000 lineal feet of sewer included in this request is estimated to be \$354,710 (including engineering costs). Funds will also be requested for grant administration services bringing the total project cost to \$376,710, \$284,652 of which is proposed to come from DCEO's CDBG program and \$92,058 will be provided by Rochelle Municipal Utility's Water Reclamation Capital Outlay account. The CDBG funds will pay construction and grant administration costs, and the City of Rochelle funding will pay construction, engineering, and some grant administration costs.

A door-to-door income survey done in the target area showed that 85% of its residents are low-to-moderate income so 85% of the total project cost, or \$320,203, will benefit low-to-moderate income persons. Of the \$284,652 in CDBG funds to be requested, \$243,320 will benefit low-to-moderate income persons.