

# Capital Improvement Plan

2018-2022



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## CAPITAL IMPROVEMENT SUMMARY

DEPARTMENT	2018	2019	2020	2021	2022	Total
ADMINISTRATIVE SERVICES			\$500,000			\$500,000
AIRPORT	\$1,367,998	\$2,487,500	\$455,000	\$1,923,500	\$465,850	\$6,699,848
COMMUNICATIONS			\$570,000	\$180,000		\$750,000
TECHNOLOGY CENTER		\$250,000	\$300,000			\$550,000
ELECTRIC DISTRIBUTION	\$2,114,467	\$1,227,500	\$1,347,500	\$657,500	\$857,500	\$6,204,467
NETWORK ADMINISTRATION	\$60,000					\$60,000
ELECTRIC TRANSMISSION	\$1,000,000			\$17,000,000		\$18,000,000
ELECTRIC GENERATION	\$570,000	\$910,000	\$740,000	\$150,000	\$250,000	\$2,620,000
ENGINEERING	\$5,632,000	\$1,640,000	\$1,775,000	\$2,820,000	\$2,235,000	\$14,102,000
FIRE		\$600,000	\$180,000	\$200,000		\$980,000
LANDFILL/SOLID WASTE		\$1,600,000				\$1,600,000
MUNICIPAL ADMINISTRATION BUILDING - CITY HALL		\$200,000	\$50,000			\$250,000
UTILITY ADMINISTRATION BUILDING - RMU				\$70,000		\$70,000
RAILROAD	\$7,700,000	\$1,700,000	\$8,500,000	\$1,000,000		\$18,900,000
STREET	\$160,000	\$77,000	\$140,000	\$95,000	\$140,000	\$612,000
WATER	\$3,513,314	\$572,500	\$4,772,500	\$5,172,500	\$572,500	\$14,603,314
WATER RECLAMATION	\$2,706,965	\$4,092,837	\$914,575	\$839,575	\$589,575	\$9,143,527
<b>Total</b>	<b>\$24,824,744</b>	<b>\$15,357,337</b>	<b>\$20,244,575</b>	<b>\$30,108,075</b>	<b>\$5,110,425</b>	<b>\$95,645,156</b>

## **ADMINISTRATIVE SERVICES**

The Administrative Services Department coordinates all accounting services for the City of Rochelle and RMU including accounts payable and receivable, all budgeting, and the annual audit. We also provide support for the City and Rochelle Municipal Utilities with general accounting and financial management. The Finance Director serves as the City Treasurer and the Treasurer of the Police and Fire Pension Boards.

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
<b>New Software System</b>			\$500,000			\$500,000
<b>Total</b>			<b>\$500,000</b>			<b>\$500,000</b>

*The financial source for this project is General and Enterprise Funds.*

## **AIRPORT**

The Rochelle Municipal Airport serves local aviation needs for the City of Rochelle and is a vital component to the City's economic development. The City plans significant improvements to the airport through 2022. These improvements include upgrades to the infrastructure, an extension to the existing runway, and a parallel taxiway.

In order to facilitate the future growth and development of our Airport, the City must preserve ample open space in the appropriate areas. This will entail the acquisition of land south of the existing facility to insure that future airfield development can proceed in the future. In addition, adjacent land should be developed and compatible with an airfield, such as light industrial, warehousing, and distribution facilities. Residential use in the vicinity of the airfield should be avoided in the interest of safety. The TIPS program through IDOT currently provides 90% subsidy for infrastructure development, however the program does not provide funds for repair or maintenance.

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
Rehabilitate Existing Ramp, Phase 1	\$778,340					\$778,340
Rehabilitate Access Taxiway	\$477,158					\$477,158
Runway Rehabilitation	\$112,500	\$2,137,500				\$2,250,000
Fuel Cabinets			\$70,000			\$70,000
Rehabilitate Existing Ramp, Phase 2				\$1,500,000		\$1,500,000
Replace 4 Hangars		\$350,000	\$385,000	\$423,500	\$465,850	\$1,624,350
<b>Total</b>	<b>\$1,367,998</b>	<b>\$2,487,500</b>	<b>\$455,000</b>	<b>\$1,923,500</b>	<b>\$465,850</b>	<b>\$6,699,848</b>

***The financial source for these projects is IDOT/TIPS and Airport Fund.***

## **COMMUNICATIONS & TECHNOLOGY CENTER**

The Rochelle Technology and Communications Center's goal is to expand its fiber services and customer base in order to increase revenues. The facility is in need of minor cosmetic repairs and maintenance. The major investment in the communication division is related to data storage capacity.

### Communication

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
Fiber Upgrade			\$70,000			\$70,000
Fiber to the Home			\$500,000			\$500,000
Redundant Fiber				\$180,000		\$180,000
<b>Total</b>			<b>\$570,000</b>	<b>\$180,000</b>		<b>\$750,000</b>

### Technology Center

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
Power Distribution Unit		\$250,000				\$250,000
Raise Floor DC			\$300,000			\$300,000
<b>Total</b>		<b>\$250,000</b>	<b>\$300,000</b>			<b>\$550,000</b>

*The financial source for these projects is the Technology Center/Communications Fund and/or Bonds.*

### Network Administration

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
E-Mail Replacement System	\$60,000					\$60,000
<b>Total</b>	<b>\$60,000</b>					<b>\$60,000</b>

*The financial source for this project is General and Enterprise Funds.*

## ***ELECTRIC OPERATIONS***

Our long-term power supply needs are provided by the Prairie State Generation Facility. The existing transmission lines are out growing forecasted load requirements, so our long-range plan will require continued improvements and an expansion of the transmission system. Our Substation and Distribution system will continue to expand as our service territory increases to accommodate the industrial growth. Our goal is to provide reliable electrical service while maintaining competitive rates.

### **DISTRIBUTION**

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
<b>Electric Meter Replacement</b>	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
<b>Street /Security Light Replacement</b>	\$72,500	\$72,500	\$72,500	\$72,500	\$72,500	\$362,500
<b>Overhead Distribution Replacement</b>	\$165,000	\$150,000	\$150,000	\$150,000	\$150,000	\$765,000
<b>Underground Distribution Replacement</b>	\$100,000	\$125,000	\$125,000	\$125,000	\$125,000	\$600,000
<b>System Conversion – 5kV</b>	\$600,000					\$600,000
<b>Engineering System Conversion 5kV Phase II</b>	\$145,000					\$145,000
<b>Coordination of the System</b>	\$168,000	\$200,000	\$200,000	\$200,000	\$200,000	\$968,000
<b>Outage Management Software/GIS</b>	\$371,967					\$371,967
<b>Downtown Revitalization</b>	\$100,000	\$500,000	\$500,000			\$1,100,000
<b>Substation</b>	\$150,000	\$50,000	\$50,000	\$50,000	\$50,000	\$350,000
<b>New Bucket Truck/Equipment Replacement</b>	\$232,000	\$120,000	\$240,000	\$50,000	\$250,000	\$892,000
<b>Total</b>	<b>\$2,114,467</b>	<b>\$1,227,500</b>	<b>\$1,347,500</b>	<b>\$657,500</b>	<b>\$857,500</b>	<b>\$6,204,467</b>

***The financial source for these projects is the Electric Fund and/or Bonds.***

## **ELECTRIC OPERATIONS**

### TRANSMISSION

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
Easements for two (2) new Substations	\$1,000,000					\$1,000,000
138 kV Transmission Line to DeKalb				\$17,000,000		\$17,000,000
<b>Total</b>	<b>\$1,000,000</b>			<b>\$17,000,000</b>		<b>\$18,000,000</b>

*\*Subject to change due to pending sale.*

### GENERATION

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
LSV – 16 GDT	\$400,000			\$150,000		\$550,000
Silencers Cat 13-15	\$120,000	\$60,000				\$180,000
Unit Blowers for 6/7	\$50,000					\$50,000
LSV Engine Control Panel		\$850,000			\$250,000	\$1,100,000
Nordberg Units Upgrades			\$740,000			\$740,000
<b>Total</b>	<b>\$570,000</b>	<b>\$910,000</b>	<b>\$740,000</b>	<b>\$150,000</b>	<b>\$250,000</b>	<b>\$2,620,000</b>

*The financial source for these projects is the Electric Fund and/or Bonds.*

## **ENGINEERING**

The framework for engineering continues to express the need for the City to upgrade the appearance of its principal roads that serve as gateways to the community. Engineering ensure that all streets, including those within new developments, are safe, efficient, and accessible to motorist, bicyclist, pedestrians, transit users, and people with disabilities. Engineering also strives to make Rochelle as pedestrian-friendly as possible.

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
Annual Seal Coat MFT GM Program	\$125,000	\$130,000	\$135,000	\$140,000	\$145,000	\$675,000
Annual Sidewalk/Pedestrian Path	\$112,000	\$150,000	\$165,000	\$180,000	\$195,000	\$802,000
Street/Alley Improvements	\$57,000	\$65,000	\$75,000	\$85,000	\$95,000	\$377,000
Pavement Rehab 14 <sup>th</sup> St, Rt 38 to 8 <sup>th</sup> Ave		\$160,000				\$160,000
Sidewalks 10 <sup>th</sup> Ave/2 <sup>nd</sup> St May School	\$252,000	\$135,000				\$387,000
20 <sup>th</sup> St/Flagg Intersection Widening		\$50,000	\$55,000	\$655,000		\$760,000
Dement Rd/Tech Park/Rt 38		\$100,000				\$100,000
7 <sup>th</sup> Ave Bridge over Kyte River	\$1,180,000	\$282,000				\$1,462,000
Dement Rd Overpass Approach Rehab	\$115,000					\$115,000
Golf Course Parking Lot Resurfacing	\$66,000					\$66,000
Phase 1 South Main EDP Improvements	\$3,600,000	\$100,000				\$3,700,000
Traffic Signals Rt 251/Steward Rd	\$125,000	\$125,000	\$125,000			\$375,000
Pedestrian Path South Rt 251 from Washington to Cleveland		\$120,000				\$120,000
Pedestrian Path Steward Rd from Prologis Park Unit 4		\$55,000				\$55,000
First Ave Bridge over Kyte River Rehab		\$68,000	\$960,000			\$1,028,000
Rt 251 Jones Rd to Fairview			\$160,000	\$160,000		\$320,000
Phase 2 South Main EDP Improvements		\$100,000	\$100,000	\$1,600,000	\$1,800,000	\$3,600,000
<b>Total</b>	<b>\$5,632,000</b>	<b>\$1,640,000</b>	<b>\$1,775,000</b>	<b>\$2,820,000</b>	<b>\$2,235,000</b>	<b>\$14,102,000</b>

*The financial source for these projects is the Capital Improvement Fund which is made up of motor fuel tax, utility tax, sales tax, and grants.*

## ***FIRE DEPARTMENT***

The Department recently underwent a few capital improvements projects. However, one structural deficiency still persists with the limited space available for all of the equipment areas. Future needs entail equipment related investments.

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
<b>Fire Training Facility</b>			\$180,000			\$180,000
<b>Rescue Engine</b>		\$600,000				\$600,000
<b>F24 Ambulance Replacement</b>				\$200,000		\$200,000
<b>Total</b>		<b>\$600,000</b>	<b>\$180,000</b>	<b>\$200,000</b>		<b>\$980,000</b>

***The financial source for these projects is the General Fund and the Ambulance Fund.***

### **LANDFILL / SOLID WASTE**

The Rochelle Landfill is a municipal solid waste landfill that is currently operated by Northern Illinois Disposal Services.

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
<b>Cell 1 Exhumation</b>		\$750,000				\$750,000
<b>Mulford Rd Improvements</b>		\$850,000				\$850,000
<b>Total</b>		<b>\$1,600,000</b>				<b>\$1,600,000</b>

*The financial source for these projects is the Solid Waste Fund.*

### ***MUNICIPAL ADMINISTRATION BUILDING (420 North Sixth Street)***

City Hall has significant maintenance needs, including major updates to the mechanicals. The Police Department occupies part of the City Hall building and has experienced some HVAC failures that should be given priority.

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
Install Two Automatic Doors			\$50,000			\$50,000
Building Mechanicals		\$200,000				\$200,000
<b>Total</b>		<b>\$200,000</b>	<b>\$50,000</b>			<b>\$250,000</b>

*The financial source for these projects is the General Fund.*

### ***UTILITY ADMINISTRATION BUILDING (333 Lincoln Highway)***

Some maintenance and repairs have been identified at the customer service building. No major need has been identified as a priority, but it is anticipated that the replacement of the roof and HVAC components will be necessary in the future.

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
Roof Replacement				\$70,000		\$70,000
<b>Total</b>				<b>\$70,000</b>		<b>\$70,000</b>

*The financial source for these projects is the Electric Fund.*

## **RAILROAD**

Rochelle is located in a rapidly changing region influenced by the continuing expansion of the Chicago and Rockford Metropolitan regions, and it is experiencing exciting changes as a result of new economic development opportunities. The CIR expansion is the focus for economic development with potential for industrial expansion. The recent approval of the enterprise zone will offer new growth opportunities for industrial service which places Rochelle as a prime location for new industrial development. Several of these projects are subsidized by state and federal funds.

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
<b>Co-Op Rail Extension</b>	\$7,000,000					\$7,000,000
<b>Land Purchase – CIR Extension</b>	\$700,000	\$400,000	\$500,000	\$1,000,000		\$2,600,000
<b>Inbound/Outbound Track for Trans Loading Yard</b>		\$1,300,000				\$1,300,000
<b>CIR South Extension – Track</b>			\$8,000,000			\$8,000,000
<b>Total</b>	<b>\$7,700,000</b>	<b>\$1,700,000</b>	<b>\$8,500,000</b>	<b>\$1,000,000</b>		<b>\$18,900,000</b>

***The financial source for these projects is EDA Grants, IDOT Grants, and the Railroad Fund.***

## ***STREETS***

The current needs of the Street Department are all equipment related. Several equipment items are essential to the day to day operations. The Street Department maintains 160 lane miles, 13 alley miles, 880 manholes, at least 2,000 storm inlets, and 16 miles of storm tile. They also maintain over 2,000 trees and handle the City's leaf and brush pickup program.

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
Dump Truck/Blade/Spreader	\$160,000		\$140,000		\$140,000	\$440,000
Pickup Truck & Used Semi Tractor		\$77,000				\$77,000
Pickup Truck & Mowing Tractor				\$95,000		\$95,000
<b>TOTAL</b>	<b>\$160,000</b>	<b>\$77,000</b>	<b>\$140,000</b>	<b>\$95,000</b>	<b>\$140,000</b>	<b>\$612,000</b>

***The financial source is the General Fund.***

## **WATER**

The long rang plans for the RMU Water Division includes an ongoing capital improvement program to upgrade the aged and undersized water mains throughout the city.

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
Water Maintenance	\$147,500	\$147,500	\$147,500	\$147,500	\$147,500	\$737,500
Water Main Replacement	\$185,000	\$425,000	\$425,000	\$425,000	\$425,000	\$1,885,000
20 <sup>th</sup> Street Water Main Extension	\$195,000					\$195,000
Well #11 Radium Treatment Plant	\$1,985,814					\$1,985,814
Well #12 Radium Treatment Plant			\$3,000,000			\$3,000,000
Well #10 Rehabilitation	\$1,000,000					\$1,000,000
Well #4 Building – 7 <sup>th</sup> Street Overpass			\$1,200,000			\$1,200,000
Well #8 Iron Treatment Facility (Wiscold)				\$4,600,000		\$4,600,000
<b>Total</b>	<b>\$3,513,314</b>	<b>\$572,500</b>	<b>\$4,772,500</b>	<b>\$5,172,500</b>	<b>\$572,500</b>	<b>\$14,603,314</b>

*The financial source for these projects is the Water/Water Reclamation Fund, IEPA Loans, and Grants.*

## **WATER RECLAMATION**

The Water Reclamation Treatment Plant intends to rehabilitate sewer mains, replace outdated sewer lines, rehabilitate the sand filters, paint the clarifier weirs, and continue upgrades to the plant.

<b>Project Name</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>Total</b>
<b>Manhole Lining</b>	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$300,000
<b>Sewer Line Replacement</b>		\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000
<b>Water Rec Maintenance</b>	\$129,575	\$129,575	\$129,575	\$129,575	\$129,575	\$647,875
<b>Rehab Sand Filters</b>				\$250,000		\$250,000
<b>Paint Clarifier Weirs</b>			\$75,000			\$75,000
<b>Sunnymeade Sewer Main Rehab</b>	\$384,652					\$384,652
<b>WWTP Upgrades</b>	\$2,046,738	\$3,453,262				\$5,500,000
<b>Lift Station I-88</b>	\$86,000					\$86,000
<b>AS Building Demolition</b>		\$50,000				\$50,000
<b>Nutrient Removal (On-Hold)</b>			\$250,000			\$250,000
<b>Total</b>	<b>\$2,706,965</b>	<b>\$4,092,837</b>	<b>\$914,575</b>	<b>\$839,575</b>	<b>\$589,575</b>	<b>\$9,543,527</b>

*The financial source for these projects is the Water/Water Reclamation Fund, IEPA Loans, and Grants.*