



CITY OF MOUNT CARROLL

CAPITAL IMPROVEMENTS PROGRAM 2009 - 2013



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2009 - 2013**

June 2009

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I. INTRODUCTION

Communities today are faced with the difficult task of allocating limited resources among a seemingly unlimited number of demands and needs for public services. Every year during budgeting time, communities must decide on what they can afford to do for the upcoming year. Political officials rely on staff to present relevant information on the status of the City's community and public facilities, financial investments and projected income. Community leaders must then find the balance between addressing what is urgently necessary, politically necessary and statutorily necessary, all the while trying to find the financial resources to pay for what will be done.

As has been the case the past few years, federal and state revenues are down, which ultimately means reduced revenues for each community. New fees are being mandated by state agencies for yearly renewal of various permits. Other state funding programs have been reduced or completely cut, thereby making the decision as to which project to do even harder.

What is Capital Improvement Programming?

To adjust to this loss of funding and save their communities facilities from further deterioration, communities have begun to see the connection between community development planning and community facility planning, a process that integrates most of the community's public components into a development strategy. This process is called "Capital Improvement Programming (CIP)".

One of the main purposes of a CIP is to plan for facility construction, replacement and improvement over the course of some specified time interval, rather than construct, replace and improve some public facility during a time of crisis. **Proactive rather than Reactive!**

When trying to rationally make funding decisions regarding community facilities, it is recommended that a comparing of costs and benefits be made in light of current and projected available financial resources. Therefore, the goal of a CIP is to provide local decision-makers, private developers and citizens with detailed information on the capital improvement projects that will be needed over a specified time interval. A typical CIP will include an inventory of identified public and community facilities projects; their estimated costs; a timetable for their implementation; and, the potential sources of project funding. The CIP sets forth a schedule of capital improvements that can be implemented within the limits of the community's financial resources.

What are Capital Improvements?

In general, capital improvements are relatively expensive, nonrecurring municipal expenditures that add to the infrastructure of basic community facilities. Once developed, capital improvements tend to be semi-permanent and require annual expenditures to cover maintenance and operation costs.

Public and community facilities like roads, bridges, water and sewer lines, treatment plants, parks, and community buildings are all capital improvements. Many communities establish a capital improvements definition of any expenditure over \$3,000, which results in a capital asset with a useful life of more than five years. Under this classification, major pieces of equipment utilized by the Department of Public Works would be classified as capital improvements, while small purchases, like office equipment would not.

When estimating the cost of a capital improvement, it is customary to include all costs, when possible, to bring a new facility into operation. Land purchase, site design and engineering fees, construction costs and legal fees are all part of the total cost of a new capital improvement. Special projects, mapping, studies and community surveys are also vital costs to be included in capital improvement programming, but can be treated as separate expenses as well. The CIP is intended to function as a five-year strategic budget plan, and should be reviewed yearly and updated periodically.

What are the Benefits of Capital Improvements Programming?

A municipality may expect to receive a number of benefits from a commitment to continuing the process of capital improvements programming. The formulation of sound capital improvement programs, however, requires strong leadership by the elected governing body, a strong commitment by local officials and residents to the program, and a high level of intergovernmental cooperation when the capital projects involve more than one unit of government. The benefits of a CIP include the following:

1. A CIP can help achieve community development and redevelopment objectives, and meet needs associated with anticipated community growth and rural development and redevelopment by assuring that those projects that are desired or needed most will be constructed on a priority basis.
2. A CIP can assist in avoiding inefficiencies or costly mistakes associated with the provision of major public improvements, such as opening of a newly paved street to install a utility line.
3. A CIP can facilitate the timely reservation and acquisition of needed lands in advance of actual construction, and potentially reduce land acquisition costs.
4. A CIP can help keep elected officials and citizens informed of future capital improvement projects within the community, and thereby reduce pressures on the governing body for projects that have a relatively low priority for implementation. This is particularly important when there are relatively high turnover levels in local elected officials.
5. A CIP can reduce public improvement scheduling problems, can sequentially list time related projects, and can eliminate conflicting projects. Major improvements can be more effectively scheduled, and available personnel and equipment better used when it is known in advance what projects are to be undertaken, where and when.
6. A CIP offers the public officials of a community an opportunity to plan the timing and financing of needed major improvements in the interest of the community as a whole. Also, since major improvements may extend beyond the corporate limits of a municipality, the capital improvements program can help to achieve inter-municipal coordination and reduce duplication of efforts associated with project implementation.

7. A CIP can help the community maintain sound financial management over the long-term. By scheduling and planning for capital projects, a community can avoid inordinate increases in the tax rate or bonded indebtedness. The CIP process typically provides enough time for officials in a municipality to select the best means of financing major projects. Also, by scheduling capital projects that are within the financial capacity of the community, the CIP helps to preserve the community's credit rating and makes the community more attractive to business and industrial interests.
8. A CIP enhances a municipality's potential for obtaining federal or state aids for major improvements. Many programs actually require current CIPs on file for eligibility.
9. A CIP assists in the implementation of the community comprehensive development plan, since the program can schedule major improvements in such a way as to encourage developments in a time and place in accordance with such a plan.

The Capital Improvement Programming Process for the City of Mount Carroll

In order to develop this CIP plan, the City requested assistance from Sharon Pepin of Community Funding & Planning Services, and the following procedure was utilized:

1. A kick-off - brainstorming meeting was held with members of the City Council, City Staff and other interested local groups to explain the purpose of a CIP and the planning process involved in preparing a plan. The previous CIP project listing was reviewed and projects were identified that should remain in the new CIP. Input regarding future public facilities and community facilities projects, as well as economic development projects, was discussed at length. A list of projects that are 'needed' and/or 'wanted' over the next five years was prepared.
2. There were meetings with local staff to gather information on existing infrastructure systems and to gain more specific details for future projects.
3. A detailed description was created for each project. A second meeting was held with the City Council to review the draft project listing.
4. A list of the identified projects was provided to ESI Consultants, an engineering sub-consultant under Community Funding & Planning, who generated cost estimates for each of the projects.
5. All potential funding sources for each project were identified.
6. Identified capital projects were reviewed and prioritized and scheduled for implementation over the next five years.
7. A color-coded Project Location Map was created to correspond with the projects identified in the CIP.
8. The Capital Improvements Program is scheduled for adoption by the City Council to guide future financial decision-making.

Mount Carroll Community Description

The City of Mount Carroll is located in Carroll County, in the northwest portion of the State. Illinois Route 52/64 runs east and west at the southern edge of the City, while Illinois Route 78 runs north and south through the center of the City. Mount Carroll is the County Seat for Carroll County.



Over the last 20 years, the City has seen a major shift in its population. In 1990, the population was 1726; and in 2000 it was 1832. However, the estimated population per the US Census Bureau for 2007 was 1670. So while the City was only one of two communities in Carroll County whose population increased from 1990 to 2000, in 2007 the City's population decreased below the 1990 level and it joined its neighboring communities, all who have seen population decreases over the years.

Carroll County's population also decreased from 16,805 in 1990 to 15,928 in 2007; a decrease of 877 people. The State's overall population is expected to increase by 16% by 2020. The fastest growing counties will be those surrounding Cook and DuPage Counties in northeastern Illinois, DeKalb, Ogle, and Winnebago Counties, those adjacent to the St. Louis area and a few other counties downstate. It is estimated that many of the more rural counties in the northwestern and southeastern parts of the state are projected to decline in population.

The City of Mount Carroll has taken many positive steps that have led towards improving economic development and growth within their community. The City created and adopted its first Tax Increment Financing (TIF) District in 2005, and secured Enterprise Zone (EZ) status for a number of properties located within the City and the nearby Timber Lake Resort area. Both the TIF and EZ are economic development tools that the City adopted to attract new development and entice existing business growth, and provide financing assistance to businesses. In 2004, the City, with the assistance of a local business partner, secured grant funds which lead to the creation of a Revolving Loan Fund (RLF) and the City's ability to provide low-interest loans to local businesses for expansion efforts. The City has also adopted a Paint Program wherein they provide funds to cover the cost of the paint for exterior painting needs. The City is also fortunate to have its own economic development corporation, the Mount Carroll Community Development Corporation, to assist in promoting the City and encourage economic growth. All of these 'tools' help to provide an edge to the City as they try to attract new development and continue to retain the existing businesses and help them to survive.

The City has identified areas where commercial and residential growth should occur, and is working with property owners and potential developers to coordinate development of the properties. The City has positioned itself well for growth. It is in the process of completing a major water system improvements project that includes a new 300,000-gallon elevated water reservoir and a new municipal well. It also included upgrades to the existing two wells and water main improvements; all of which will provide improved water service to its residents for years to come, and accommodate future growth.

II. INVENTORY OF CAPITAL IMPROVEMENT PROJECTS

PUBLIC FACILITIES

A. Street, Sidewalk, and Curb and Gutter

1. Road Maintenance Plan

There is approximately 20 miles of roadway within the City of Mount Carroll. Because of the high cost associated with the construction of new streets, an on-going maintenance program has been implemented by the City to maintain the roadways that are in pretty good condition. The maintenance program maintains the condition of the roadway for a longer period of time. Currently, the City receives approximately \$3,750 a month or \$45,000 a year in Motor Fuel Tax (MFT) funds from the Illinois Department of Transportation. As of Jan. 31, 2009, the MFT balance was \$86,000.



A majority of the City’s MFT funds are currently used as reimbursement to compensate City employees for on-going maintenance of the streets, such as snow removal. MFT funds are also used to blacktop approximately 1 mile of streets each year. Approximately \$10,000 per year is spent on street maintenance. The Streets Department coordinates and works with the County on certain roadway projects. The Street Superintendent maintains a map that identifies the streets and alleyways in need of repair. It is important to review the map and keep it up-to-date to prolong the life of the identified roadways. The Road Maintenance Plan should be implemented annually to the extent that funding permits.

	<u>Project</u>
	<u>Cost Schedule</u>
The following projects will be completed by the City’s Streets Department:	
1a East Street – Ridge Street to Route 64	\$ 35,000 2009
Resurface work	
1b Mill Street – public works building heading south	\$ 32,000 2009
Resurface work from public works bldg to just past houses	
1c Identified alleyways	\$ 5,500 2009
Block 14 – east of College Street between Silk and Washington	
Block 7 – west of Carroll Street between Washington and Center	

Possible Funding Sources: Motor Fuel Tax; General Fund.

2. Road Repair and Improvements Plan

The Streets Department has also identified roadway projects that are in bad shape and are past the maintenance stage. Below are streets that either needs to be torn out completely and redone, or require additional work besides little maintenance or seal coating. Detailed cost estimates for each project listed is included in the appendix.

	Project	
	<u>Cost</u>	<u>Schedule</u>
2a. Benton Street – Route 52/64 to Clay Street	\$175,000	2009
(cost estimate obtained by City Streets Superintendent)		

This project calls for grinding the existing base, prime and resurface the roadway. There are certain sewer laterals / cross connections that will be televised prior to the roadway work being done. The Water & Sewer Superintendent will coordinate the televising needs with Plattenberger Plumbing.



There was discussion about adding new sidewalk along Benton. After further review of the area, there is not enough room for a sidewalk and it is not recommended for safety reasons. Another reason a sidewalk is not being recommended is the volume of heavy truck traffic on Benton. There was some discussion about possibly relocating the businesses, or possibly working with the businesses to secure funding to help fix the road. Since one of the local businesses along Benton is a manufacturer, funds

could possibly be secured from the Illinois Dept of Transportation if there is an expansion or retention effort by the local manufacturer.

	Project	
	<u>Cost</u>	<u>Schedule</u>
2b. Galena Street Bridge Repairs	\$191,000	2011
(cost estimate obtained by report conducted by MSA Professional Services)		

In April 2008, a Structural Report was prepared for the Galena Street Bridge that identified recommended improvements and potential funding sources. It was noted that the bridge’s weighted capacity has decreased and de-rated over the years. If the bridge was repaired and its weighted capacity increased to 80,000-lb, the City could receive federal and state funding assistance.

	Project	
	<u>Cost</u>	<u>Schedule</u>
2c. Parking lot – north end of Main Street	\$ 7,500	2009
(cost estimate obtained by City Streets Superintendent)		

This parking lot has seal coat on it currently, but there are bricks underneath. There is a water main located in the parking lot that needs to be repaired. Because of the bricks, the City should possibly look at moving the water main around the parking lot area. The cost is based upon the work being completed by the City's Streets Department.

	Project	
	<u>Cost</u>	<u>Schedule</u>
2d. Carroll Street – Washington Street to Rapp Street	\$ 5,000	2011
Seal coat roadway. The cost is based upon the work being completed by the City's Streets Department.		

Possible Funding Sources: Motor Fuel Tax; General Fund; County Road and Bridge Fund; Coordinate with water and sewer projects for Community Development Assistance Program funds; Coordinate with businesses that utilize the road for Illinois Department of Transportation funds.

3. *Brick Street Restoration Program*

In 2007, the City Council adopted a report entitled "the Brick Streets of Mount Carroll: Maintenance and Restoration Strategies for Tomorrow". The report's main purpose was to provide the City with a formal maintenance and restoration plan, along with an associated budget for the brick streets.



Mount Carroll has many streets that have brick surface roadways. The brick streets are predominately around the Court House in the downtown business section, with brick surface along a majority of Main Street and along Broadway Street. There are also some areas where brick surface roadways have been over-laid with seal coat. There has been much discussion by the City relative to the brick streets. All understand the historic importance and the emphasis the bricks have on the downtown district; initial costs of a brick restoration project may be an issue. However, there is the possibility of working with the Warden of the Thomson Prison to have the inmates provide the labor associated with laying the bricks.

Over the years, the City has purchased large quantities of bricks to be used in the maintenance and restoration of the brick streets. Storage of the excess bricks needs to be taken into consideration, as they need to be stored in an enclosed area so as to keep the bricks from breaking. Additionally, the City has actively pursued grant funding through various programs and most recently submitted an application to the Illinois Department of Transportation’s Illinois Transportation Enhancement Program (ITEP). Grant notification is anticipated in 2009.

As the City plans on the restoration of its brick streets, the condition of water and sewer mains along the brick roadways should be taken into consideration to avoid future problems. Previously identified project areas include Main Street (Broadway to Benton), Broadway Street (Main to Jackson), Downtown Market Street west of Carroll, Downtown Market Street south of Carroll, and Main Street (Market St to north end of Main St).

The City should continue to budget funds each year towards the maintenance of the brick streets and refer to the Brick Streets of Mount Carroll: Maintenance and Restoration Strategies for Tomorrow plan.

	Project
	<u>Cost</u> <u>Schedule</u>
3a. Brick Street Maintenance Plan	\$ 5,000 Annual

Possible Funding Sources: General Fund; Motor Fuel Tax; Illinois Department of Transportation.

4. Sidewalk Replacement Program

Currently, the City has a Sidewalk Replacement Program and allocates \$10,000 a year, for which the City pays all the costs. Sidewalk replacement costs done through the Streets Department is estimated at \$70.00 cubic yard (\$8.00 sq ft.) and is for materials only. The Sidewalk Replacement Program should continue, as the City does have an ongoing list of sidewalk projects. As the City schedules sidewalk replacement projects, a large block of sidewalk should be completed, as opposed to smaller sections being done one at a time. The City should also look at setting aside additional funds to do larger type projects, such as the construction of new sidewalks. Standard sidewalks are to be four feet wide with 5” of cement concrete. As sidewalks are replaced, need to make sure curb cuts and detectable warnings are put in to accommodate handicapped individuals and bikers.

The City previously applied for funding to construct new sidewalks under the Safe Routes to School (SRTS) Program, an Illinois Department of Transportation program, but was unsuccessful. The City may want to review its previous application and reconsider applying again the next cycle. The SRTS program is a 5-year program which started in 2006 and



will run through 2011. The program is a 100% reimbursable grant and no local match is required. The purpose of the SRTS program is to return kids to the active and healthy tradition of walking and biking to school and striving to improve safety. The grant application period is typically in the fall of each year; specific dates are announced in the spring. An approved School Travel Plan is required to submit an application, which the City has.

Below are identified areas where existing sidewalk needs to be replaced and/or new sidewalk is needed. Detailed estimates are included in the Appendices and costs include associated engineering fees and a construction contingency factor.

	Project	
	<u>Cost</u>	<u>Schedule</u>
4a. Clay Street	\$350,000	2013
Rapp to Benton Streets – remove/replace existing sidewalk on both sides		
4b. East Street*	\$ 62,000	2012
Washington to Benton Streets – construct new sidewalk on west side		
4c. Washington Street*	\$ 35,000	2012
East to Miller Streets – construct new sidewalk on both sides		
4d. Broad Street*	\$ 93,000	2012
East to Pine Streets – construct new sidewalk on both sides		

*These streets were identified as highly traveled routes that kids take to and from school to the parks, where no sidewalk exists, and should be considered for a SRTS application.

Possible Funding Sources: Sidewalk Fund; General Fund; Illinois Department of Transportation Safe Routes to School Program.

5. Tree Maintenance Program



The City is a Tree City USA Community and has been a member since 1988. The City budgets roughly \$8,000 a year for tree maintenance. The City would like to increase the number of tree plantings and get more people involved in the program. They are also looking into making large purchases from a local nursery. For the year 2009, the City ordered 23 trees and a list was compiled of possible locations. A concern about watering new trees was discussed and it was suggested that every new tree should include a large mulch ring and a water soaking bag to encourage growth. It was noted that as new trees are requested or planted, that none are to be planted on the terrace.

The new Illinois Green Streets Initiative is part of the Replanting the Prairie State Initiative to further reduce greenhouse emissions in the state. Funds for this program can only be used for planting of trees or prairie grasses. Although funded through the Illinois Transportation Enhancement Program, applications for the Illinois Green Streets Initiative will utilize a separate application unique to that program. Project sponsors may receive up to 80 percent reimbursement for project costs. The remaining 20 percent is the responsibility of the project sponsor. Deadline for grant applications is May; check the IDOT website in March of each year to determine exact deadline date (<http://www.dot.state.il.us/opp/itep.html>).

	Project
	<u>Cost Schedule</u>
5a. Tree Maintenance Program	\$8,000 Annual

Possible Funding Sources: Tree Fund; General Fund; Illinois Dept of Transportation’s Green Streets Initiative Program.

B. Sanitary Sewer and Wastewater Treatment Facility

The City has approximately 80,000 l.f. of sanitary sewer main, ranging in size from 8 to 12 inches. A majority of the City’s sanitary sewer collection system dates back to the 1960s and consists mainly of vitrified clay pipe. Mount Carroll has historically experienced excessive clear-water flows, inflow and infiltration in its collection system.

In 2004, a Sanitary Sewer Evaluation Study (SSES) was completed which entailed flow monitoring and smoke testing of the five drainage basins within the sanitary sewer collection system and an evaluation of the condition of the sewer manholes. It also entailed televising roughly 26,000 l.f. of sewer main, which made up one-third of the collection system. This fraction was considered to be the most susceptible to infiltration due to its age, and corresponding likelihood of it being in the worst physical condition, and its low-lying profile putting it in proximity to groundwater. Dye testing in approximately 40 different locations within the sewer collection system was also completed as part of the SSES.

6. *Phase 2 Sanitary Sewer Improvements Project*

From the information gathered in the SSES, an Addendum was created in February 2006 that documented findings and included recommendations for rehabilitation of the City’s sanitary sewer collection system, as well as further investigation and analysis of the system.

The flow monitoring data indicated there were significant inflow sources in basins 2, 3, and 5. The potential inflow sources consisted of storm sewer cross connections, uncapped cleanout pipes, roof drains connections, open pick hole manhole covers, and broken service laterals.

The manhole survey indicated there were 312 manholes that were found to have inflow and infiltration issues. Some of the inflow sources found from the manhole inspections and the smoke testing identified were relatively low cost repair items.

Upon review of the televising tapes, a number of deficiencies were identified within the piping network and is summarized as follows:

- Sewer televising didn't bring any unusual information but it was critical in terms of determining where and what type of sewer piping rehabilitation would be necessary. The worst and most costly deficiencies to correct are in Basins #4 and #5 in the area of Mill Street.
- Root intrusion is a fairly significant problem throughout the system, but especially within basins 2, 3 and 5.
- Mineral deposits are also a problem but to a lesser degree than root intrusions.

Of the dye tests conducted, there were five deficiencies found contributing substantial clear-water to the collection system. Three of the deficiencies were located on public property, which the City has corrected. The other two deficiencies are located on private property and are being addressed. These property owners should be notified of the tests that were performed and the determined deficiencies, and be provided with a recommended course of rehabilitation and a timeframe for when the work should be completed.

Detailed recommended improvements can be found in Sanitary Sewer Evaluation Survey – Addendum, issued in February 2006; these improvements make up the Phase 2 Sanitary Sewer Improvements project. Rehabilitation costs are estimated to be approximately \$1,289,000, and are broken down and segregated as inflow rehabilitation versus infiltration rehabilitation:

	Project	
	<u>Cost</u>	<u>Schedule</u>
Phase 2 Sanitary Sewer Improvements Project*		
6a. Inflow reduction rehabilitation	\$310,000	2012
6b. Infiltration reduction rehabilitation	\$979,000	2012

*These costs were obtained from the 2006 SSES Addendum report, which were based upon unit prices from 2005/2006. Costs have increased considerably over the past few years for this type of work. An inflation factor should be taken into consideration before implementation.

Possible Funding Sources: Sewer Fund; General Fund; Department of Commerce & Economic Opportunity (DCEO) Community Development Assistance Program; Illinois Environmental Protection Agency; USDA Rural Development.

7. *Sanitary Sewer Televising / Cleaning Program*

As mentioned previously, in 2004 the City televised roughly 26,000 l.f. of the sewer collection system. The areas televised were considered to be the most susceptible to infiltration due to its age, physical condition, and low-lying proximity to groundwater. As a result of the information gathered, it did not seem cost-effective to implement an annual cleaning/televising program. It was determined that televising would be done on an as-needed basis, with sewer funds going towards maintenance and preventive work.

	Project	
	<u>Cost</u>	<u>Schedule</u>
Televising/Cleaning Project		
7a. Mill Street	\$900	2011
Clean 700 ft near WWTF @ \$1.25 lf		

Possible Funding Sources: Sewer Fund; General Fund.

8. *Manhole Maintenance/Replacement Program*

In the SSES previously discussed, the manhole inspection identified a number of deficiencies which could be possible sources of inflow and infiltration. The Public Works Department is very familiar with the condition of the manholes and makes repairs to the manholes as necessary.

Also compiled in the SSES was a list of the manhole covers that are ‘open pick-hole’ type covers, which can allow a substantial amount of clear water to enter the sanitary sewer collection system. Replacement of the manhole covers should be coordinated as manholes are maintained and/or replaced, as it sometimes more difficult and more costly to replace just the cover. The Public Works Department has installed covers over most of the open pick-hole type manholes and will continue to do so as necessary.

	Project	
	<u>Cost</u>	<u>Schedule</u>
Manhole Maintenance/Replacement Program		
8a. Complete Manhole Replacement	\$5,500	Annual
(includes base, sidewall, frame and casting)		
8b. Concealed Manhole Covers	\$1,300	Annual
(includes cover and casting)		

All cost estimates include associated engineering fees and a construction contingency factor.

Possible Funding Sources: Sewer Fund; General Fund.

9. Sanitary Sewer Extensions

As the City grows and land is developed, public utilities like sanitary sewer service will need to be extended. Additional users on the sewer system help to spread out the expenses and costs associated with operating and upgrading the sewer system.

	Project	
	<u>Cost</u>	<u>Schedule</u>
9a. Commercial Street	\$122,000	2009

This project entails the installation of roughly 350’ of 8” water and 350’ of 8” sewer lines. It also includes some 350 l.f. of roadway improvements on Commercial Street. A cost estimate was obtained by the Public Works Department. However, in order to accommodate the business’s timeframe, a cost estimate was also obtained from the City’s engineer for possible letting of the project. The cost estimate provided is based on the project being bid out and includes construction engineering costs.

Possible Funding Sources: Sewer Fund; Water Fund; General Fund; TIF Fund; DCEO Community Development Assistance Program – Economic Development Program; USDA Rural Business Enterprise Grant Program.

10. Wastewater Treatment Facility Improvements

Mount Carroll’s wastewater treatment facility is a rotating biological contractor (RBC) facility that was constructed in 1959 and upgraded in 1979. The City’s wastewater treatment facility is reaching its life expectancy and is operating at 85% capacity. The current facility does have room for expansion, although flooding is a major issue.



In 2005, the City contracted with MSA Professional Services to conduct an evaluation of the wastewater treatment plant. The evaluation led to the creation of a Wastewater Treatment Evaluation Report that identified recommended improvements to the treatment facility.

The Report also identified the alternative to making the upgrades/ improvements, which would be to simply replace the facility. Replacement of the facility would allow newer treatment technologies to be considered, as well as operation and maintenance needs, in comparison to the existing facility.

A Facility Plan for the City’s WWTF could be prepared to document what the options are relative to a new wastewater treatment plant. Some options to consider: what about constructing a smaller facility in another area of town – near the proposed Industrial Park, as opposed to making more improvements at the existing facility.



Below is a summary of the Wastewater Treatment Evaluation Report’s identified recommended improvements and costs, some of which have already been completed or are in the process of being completed. Improvements should be tackled yearly by the Public Works Staff, as time and funding allows.

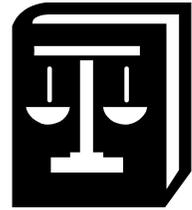
	Project	
	Cost	Schedule
10a. WWTF Improvements*		
Preliminary Treatment	\$312,000	
Raw Pumps	\$155,000	
Primary Clarifiers – <i>done</i>	\$ -0-	
Rotating Biological Contactors	\$619,000	
Secondary Clarifiers – <i>done</i>	\$ -0-	
Tertiary Filter	\$592,000	
Disinfection	\$42,000	
Effluent Flow Monitoring	\$28,000	
Anaerobic Digestion – <i>in process</i>	\$ -0-	
Sludge Storage	\$304,000	
Electrical SCADA System (tie in with Water System)	\$250,000	
10b. WWTF Facility Plan	\$50,000	2013

*These costs were obtained from the 2005 Wastewater Facility Evaluation Report, which were based upon unit prices from 2004/2005. Costs have increased considerably over the past few years for this type of work. An inflation factor should be taken into consideration before implementation.

Possible Funding Sources: Sewer Fund; Bonding; TIF Fund; DCEO Community Development Assistance Program – Public Facilities Program; Illinois Environmental Protection Agency; USDA Rural Development Wastewater Program.

11. Review Sanitary Sewer User Revenues and Expenses

The City’s sewer system should be run as a business, and people should pay for the service used. An annual review should be conducted to determine the expenses incurred for the operation and maintenance of the sewer system, and to ensure that revenues are being taken in to cover those expenses. Per the 2008 audited financial statements, the City’s sewer system was operating at a loss. Total revenues received were \$170,211, with expenses totaling \$244,066; for a deficiency of revenues under expenses of -\$73,795. Revenues were roughly \$26,000 less than projected; expenses were also less than anticipated.



The City has a monthly billing cycle and the sewer rates are as follows:

- \$4.00 per 1,000 gallons
- Monthly bill for 5,000 gallons = \$20.00 for sewer
- Actual monthly cost to support 5,000 gallons used = \$25.26 (an increase in the monthly fee to \$5.25 per 1,000 gallons)

The average consumption for a standard household is roughly 5000 gallons a month. This consumption amount is used for comparison purposes when the City submits a grant application to USDA Rural Development or to the Illinois Department of Commerce & Economic Opportunity. A user fee of \$40.00 a month for sewer service is what funding agencies use as the average.

11a. Yearly Review of Sewer User Fees

Review is assumed to be completed by City Staff

	Project
Cost	Schedule
\$ -0-	Annual

Possible Funding Sources: Sewer Fund; General Fund.

C. Water System

In 2008, the City undertook a major water system improvement project, which consisted of a new 300,000-gallon elevated water tower, roughly one mile of 12” water main replacement, construction of a new municipal well and upgrades to the two existing wells. This project was necessitated to bring the water system in compliance with the EPA radium regulations, and it allowed the City to take a proactive stand on its water system needs.



12. Water Main Looping Improvements

The City's water distribution system consists of water main loopings within the system. This is good, as it provides better flow and keeps the water circulated, thereby preventing stagnant and rusty water problems. The City has identified one area where a looping should be constructed for improved water quality and for potential development. This needs to be coordinated with Road Maintenance Plan identified above in #1b.

	Project	
	<u>Cost</u>	<u>Schedule</u>
12a. Mill Street	\$255,000	2011
Install roughly 2100 l.f. of 12" water main connecting near IL 64 & US 52		

All cost estimates include associated engineering fees and a construction contingency factor. Detailed estimate is included in the Appendices.

Possible Funding Sources: Water Fund; General Fund; TIF Fund; Bonds; Illinois Environmental Protection Agency; USDA Rural Development; DCEO Community Development Assistance Program – Public Facilities.

13. Water Main Replacement Program

The City's water distribution system consists of 4", 6", 8" and 10" water mains throughout the system. The minimum required size per IEPA for water mains is 8-inch. The City has identified a few target areas where the main size is 4". Increasing the size of the water main improves water flow, pressure and fire flow. It is a good practice to implement a yearly program to replace so many linear feet of smaller sized mains with larger sized mains.

	Project	
	<u>Cost</u>	<u>Schedule</u>
Water Main Replacement / Increase Main Size:		
13a. Lincoln Street	\$208,000	2009
Clay Street heading east; then north.		
13b. State Street	\$103,000	2012
Galena Street to Jefferson Street.		
13c. Benton Street	\$124,000	2012
Mill Street to Main Street.		
13d. Jackson Street	\$249,000	2009
Alma Street to Railroad Tracks		
13e. State Street	\$94,000	2011
Route 78 to Clay Street		
13f. Broad Street	\$366,000	2011
East Street to State Road to Franklin		

All cost estimates include associated engineering fees and a construction contingency factor. Detailed estimates are included in the Appendices.

Possible Funding Sources: Water Fund; Water Reserve Fund; General Fund; TIF Fund; Bonds; Illinois Environmental Protection Agency; USDA Rural Development; DCEO Community Development Assistance Program – Public Facilities.

14. Well Maintenance Program

With the new water tower project that was recently completed in 2008/2009, the City added a fourth municipal well. Well #4 is located next to the new water tower near the Middle School. Well #4 has a depth of 800 feet and a capacity of 190 gpm. The City’s other two wells, both of which are located near Cole and Mill Streets, were recently upgraded as part of the water tower project. Well #2 has a capacity of 450 gpm, and Well #3 has a capacity of 400 gpm.



It is recommended that municipal pumping equipment be pulled every 7 years for preventative maintenance. As part of the water project, Well #2 and #3 were rehabbed and will not require service for another 7 years. The Water Superintendent is looking at a preventative maintenance program with a 7, 9, and 11-year scheduling for the three wells. The timing will be determined as the new system gets underway, and the hardest worked well will be scheduled for maintenance first.

	Project	
	Cost	Schedule
14a. Well Maintenance	\$60,000	2016

Possible Funding Sources: Water Fund; General Fund.

15. Water Tower Maintenance

The City’s elevated water reservoir was constructed in 2008 and is anticipated to go on line in 2009. All water towers need to be cleaned and inspected periodically. Depending on the location of the tower and the surrounding area, dirt accumulation may be an issue, requiring more frequent cleanings. The tank should be visually inspected both inside and out, every 3 to 5 years. The tank should be repainted as identified in the inspection process, but typically, towers need to be repainted every 10 to 12 years. Maintenance of the water tower is an on-going project, both internally and externally. There are firms that provide an annual maintenance contract to communities to oversee care of the tower which can include day-to-day operations. There are also firms that provide a long-term contract to address inspecting, cleaning and painting of the water tower.



The City’s new water tower will have access on the top of the tower for the possible placement of electronic equipment. Contact should be made with the local cell phone or internet provider to enter into a contract for leasing space on the water tower. Typical contract arrangements can sometimes include free internet service to the municipality and its various departments, and also to the library. Attention should be given to liability issues (i.e., lightning strikes, maintenance) when preparing a contract for tower space. A sample antenna agreement has been provided to the City Clerk.

	Project	
	<u>Cost</u>	<u>Schedule</u>
Water Tower Maintenance		
15a. Visual Inspection – inside and out	\$8,000	2014

Possible Funding Sources: Water Fund; General Fund.

16. Water Meter Replacement

The City has water meters in approximately 99% of the households that are serviced by municipal water, although not all of them are the ‘touch-read’ kind. As meters are changed, they are replaced with the touch-read Rockwell (Sensus) Meters. Roughly 50% of the meters in the system have been changed to the touch-read type. The meters last approximately 10 years, and the City should continue their practice and look at replacing about 50 of the old meters with touch-read meters each year.

While the meters are being replaced, the City will have to purchase new software for their computers so the information can be downloaded from the readers. A customized computer system can be provided to meet the City’s needs.

	Project	
	<u>Cost</u>	<u>Schedule</u>
16a. Water Meter Replacement	\$11,500	Annual
50 Sensus Touch-Read Meters a Year		
@ \$200 per meter		
16b. Computer Software	\$12,650	2011

Possible Funding Sources: Water Fund; General Fund.

17. Fire Hydrant Replacement Program

There are about 155 Mueller fire hydrants within the City’s water system. The Public Works Department has identified about 45 hydrants that need to be replaced. Approximately 1 to 2 fire hydrants a year are replaced due to age and failure.

Many fire hydrants were replaced as part of the recent water system improvements project. As additional water main projects are completed, new hydrants and/or hydrants in need of replacement should be identified and included in upcoming water projects.

		Project	
		<u>Cost</u>	<u>Schedule</u>
17a. Fire Hydrant Replacement		\$11,000	Annual
	2 hydrants a year @ \$5,500 each		

Possible Funding Sources: Water Fund; General Fund.

18. Valve Replacement/Maintenance Program

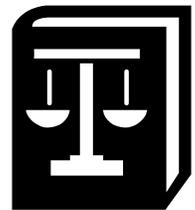
The City’s Public Works Department has implemented a replacement/maintenance program for the valves in the water system. Valves are exercised regularly to avoid future problems when conducting water main repair work. The program also entails the replacement of 1 to 2 valves and line stops a year.

		Project	
		<u>Cost</u>	<u>Schedule</u>
18a. Valve Replacement		\$1,700	Annual
	2 valves a year @ \$850 each		

Possible Funding Sources: Water Fund; General Fund.

19. Review Water User Revenues and Expenses

The City’s water system should be run as a business, and people should pay for the service used. An annual review should be conducted to determine the expenses incurred for the operation and maintenance of the water system, and to ensure that revenues are being taken in to cover those expenses. As part of the 2008 water system improvements project, the water user rates were reviewed as part of the Illinois Environmental Protection Agency loan process. In 2007, a loan debt service fee was adopted and implemented. Once the water project is completed, a revenue/expense review should be conducted to ensure the user fee established is generating enough revenue to cover the expenses and the associated debt.



The City has a monthly billing cycle and the water rates are as follows:

- \$4.80 per 1,000 gallons plus \$22.50 loan debt service
- Monthly bill for 5,000 gallons = \$46.50 (\$24.00 + \$22.50) for water
- Actual monthly cost to support 5,000 gallons used = \$46.50

The average consumption for a standard household is roughly 5000 gallons a month. This consumption amount is also used for comparison purposes when the City submits a grant application to USDA Rural Development or to the Illinois Department of Commerce & Economic Opportunity. A user fee of \$45.00 a month for water service is what funding agencies use as the average.

		Project	
		Cost	Schedule
19a. Yearly Review of Water User Fees		\$ -0-	Annual
	Review is assumed to be completed by City Staff		

Possible Funding Sources: Water Fund; General Fund.

D. Other Related Public Facilities

20. *GPS Database for Utilities*

The Carroll County Geographic Information System (GIS) Department completed an aerial flyover of the County in 2006. The City of Mount Carroll participated in the County’s flyover, providing a reduced cost to the City and the ability to obtain 2’ contours of its corporate limits. The Public Works Department painted symbols on the pavement, indicating various utilities such as fire hydrants, valves, manholes, etc.



The County’s GIS Department is in the process of creating a database of all the parcels in the county from this aerial data. It is anticipated that such data will soon be made available to all the communities that participated in the flyover. The City can create its own database of its infrastructure utilities and incorporate it into the County’s database.

A hand-held GPS unit can be rented out to determine the exact location of utilities. The location information along with other specific information, such as the size, depth and condition of water and sewer mains can be entered into a spreadsheet. The data can then be downloaded into an excel spreadsheet and transferred to the County GIS database. Each community will have access to its own database via the internet. A part-time summer employee can use the GPS unit and locate the utilities. However, a City staff person, who is more familiar with the location of various utilities, might be needed to assist.

		Project	
		Cost	Schedule
20a. Rental of GPS Unit		\$600.00	2013
	Jo Daviess County GIS rental fee to municipalities \$50.00 per day / \$200.00 per week		

Possible Funding Sources: Water Fund; General Fund.

21. Green Energy Efficiency Programs for Public Buildings

In today's world, there's more and more talk about 'going green' and becoming energy efficient. There are a number of different programs available to the public sector for making buildings more energy efficient. The Illinois Department of Commerce & Economic Opportunity (DCEO) administers the Public Sector Electric Efficiency (PSEE) Program to implement cost-effective energy efficiency measures that help communities meet annual energy savings targets.

The PSEE provides incentives for projects that increase the electrical energy efficiency of local, state and federal governments and public school districts located in the ComEd district. Information on the DCEO's PSEE program is included in the Appendices. Jo Carroll Energy, which is the City's electrical supplier, is aware of the programs being offered by DCEO and is looking to offer similar-type programs to its service members.

DCEO also sponsors the Smart Energy Design Assistance Center (SEDAC) that provides free advice and analyses enabling private and public facilities to increase their economic viability through the efficient use of energy resources. Information on both of these DCEO programs can be found on the DCEO website - http://www.commerce.state.il.us/dceo/Bureaus/Energy_Recycling/

Another program for lighting upgrades is offered by the Illinois Clean Energy Community Foundation. The lighting upgrade program provides grant funds to municipalities that operate public safety buildings to upgrade to energy efficiency lighting to save energy, cut operating costs and improve the indoor light quality. Information on the Illinois Clean Energy Community Foundation lighting program is included in the Appendices.

As the United States and other countries worldwide start to look at alternatives and become more 'green', and as more funding is made available to make the change to 'green' sources, the idea of wind and solar sources should be considered, if viable, as an alternative source for municipal electric needs. There are consulting companies who specialize in wind, geo-thermal and solar that can conduct a payback analysis when looking to go 'green'. The City has been approached by one such company and is gathering information on the options available.



COMMUNITY FACILITIES

E. Buildings / Property Acquisition

22. *New Police Department*

Identified previously in the 2003 CIP, the City was considering the construction of a new building that would house the public works department, as well as the police department. As part of the 2008 water systems improvement project, the existing public works building that housed all the pumping equipment will be converted into the new public works building. A location for a new police department is not a priority item. However, a location to house the police vehicles is the issue at hand.

23. *New Salt Storage Facility*

The Streets Department is looking to construct a new salt storage facility. The current one is too small and in need of repair. A new salt storage facility could be located in the footprint of the old facility on the public works property. The new facility should have a divider to store salt and cold patch materials (see photos).



23a. Salt Storage Facility

	Project	
	Cost	Schedule
	\$44,500	2013

Possible Funding Sources: Motor Fuel Tax Fund; General Fund, TIF Fund.

24. *Land Acquisition – Expand City Boundaries*

The City has been seeing development occur just on the outskirts of the City’s corporate limits. It would make good business sense on the part of the City to annex in these properties; revenue would be generated in the form of additional property taxes and additional water/sewer users, and depending on the property type, additional sales tax revenues could also be provided to the City. If any residential or business property touches the City limits, the City should look at annexing the property in. Additionally, if there are specific areas where development will occur and will require municipal services, the City should plan to annex in those properties and start to plan for the required infrastructure extensions.

The City could contact the property owners to see what their future plans are for the land, and to express the City’s interest in potential development. The City should work with its general counsel on the requirements for annexation, voluntary or forced. Attached in the Appendices is the latest City Corporate Limits Map.

F. Economic Development

The City is fortunate enough to have its own economic development group - the Mt Carroll Community Development Corporation (CDC). The CDC is a non-profit entity that is focused on growth, economic development and progress for the future of the City of Mount Carroll. The CDC has been in existence for 10 years and has taken on many projects over the years.

In addition to the Mt Carroll Community Development Corporation, the City will also have the expertise and assistance of a regional economic development agency currently being formed to provide economic development and promote the City and the region. TCEDA - Tri-County Economic Development Alliance, Inc., - is a regional alliance created to stimulate economic development in Jo Daviess and Carroll Counties and a portion of Whiteside County. Work on creating this alliance started in 2008 and has received support from all three counties. The first official meeting of TCEDA Board of Directors was held in April 2009.

The City and the CDC work together to identify properties in need of assistance and areas where interest is expressed for development. As projects and interest develop and properties identified, a number of incentives and programs should be taken into consideration in order to attract businesses to develop and/or redevelop unused and blighted properties.

25. Redevelopment of Unused / Blighted / Brownfield Properties

Below is a listing of some of the projects and/or properties, along with particulars, that have been identified by either the City and/or the CDC where some form of assistance may be needed or is being provided.

- **Colehour Elevator Properties**
There are a number of buildings located at the south edge of the City, along Route 52/64, that could be prime commercial property. This property was owned by the Colehour family for many years and was primarily a grain elevator facility. The buildings are considered to be blighted and there could be possible brownfields on the site. The properties are located within the City's TIF District.
- **Creamery Property**
Located on Benton Street just west of Mill Road is the Creamery Property. The facility used to be a gathering spot for kids and was known as the Teen Center. It is now being used as a storage facility.

- **Da Jon Co's Property**
Dave Johnston owns a 25-acre parcel at the southeast corner of the City; near the intersection of Benton Street and Route 52/64. The City and the CDC have been working on developing the 25-acre parcel into a business park with commercial and light manufacturing. Some residential development was also considered on the site. Preliminary engineering information as to site layout and costs for infrastructure were developed. This parcel will be ideal for commercial development along the highway and attractive to developers and businesses, as it is located within an Enterprise Zone and the City's tax increment financing district.



- **Old Elementary School Building**



The City's elementary school building was closed down in 2006 when Savanna, Thomson and Mt Carroll School Districts were consolidated. A private resident of Mt. Carroll purchased the building which is located at the corner of Benton and Main Streets. The owner would like to open the building up as a community center and let people use the gym. As with any project, costs are a major factor and sometimes prohibit development. At one time, there was interest in using the building as a training facility.

- **Campbell Center**



What is now known as the Campbell Center Campus was once the home of the Francis Shimer College for many, many years. In 1979 it became a Restoration College Association, conducting classes and seminars in historic preservation and restoration studies. The 36-acre beautifully landscaped campus is nestled in the center of the City and consists of many older buildings that are in need of repair. There have been many attempts over the years to develop the campus into a hotel / convention center and increase the studies conducted at the facility. Unfortunately, the high costs associated with renovating and restoring the existing buildings has prohibited the redevelopment of the campus.

The Campbell Center Board has expressed an interest in wanting to develop a working relationship with the City, to remarket the Center and its historic significance to the community. The Board's goal is to save the campus and preserve the buildings. They would like to see buildings utilized and are looking all possible options. Some options identified: someone else owns and operates the campus and the Campbell Center becomes a tenant as opposed to owner; enter into agreements to give away each of the buildings with the new owners responsible for fixing up the building; possible assisted living facility. The Campbell Center Campus is located within the City's TIF District.



- Stone House

The Stone House was the first house that was built within the City limits. Its stone structure is located on the north side of the City just off Route 78. Situated over an old spring, this house has rapidly fallen apart over the years. In July 2007, the CDC purchased the structure. Unfortunately, the cost to renovate would be an enormous expense. Initial plans call for enhancing and maintaining the foundation, as well as improving both the landscape and architecture, providing a safer and more pleasant area. Future plans call for the creation and development of a park and visitor center and become a focal point in the walking trails that lead to Point Rock Park.

- Kraft Building



The building, known as the Kraft Building, fell victim to a lightning strike in 2005 and suffered severe fire damage. The building sat vacant for a number of years and deterioration quickly set in. The Kraft Building is a historic, landmark cornerstone building in the heart of the City's historic downtown district. The CDC purchased in the building in November 2006 with the goal of renovating and restoring this prominent, historic building. The plan is to eventually restore all three floors of the building and create a business incubator that will help attract new, unique and interesting businesses to the downtown district. The floor plan for the first floor includes space for 5 to 6 small businesses, as well as the community visitor center.

Grant funding has been secured from USDA Rural Business Enterprise program and the Illinois Department of Commerce & Economic Opportunity's Flexible Opportunity Program. Project plans and specifications have been created and the project is moving towards the advertisement phase. Renovation is anticipated to start in 2009, with a fall first floor opening.

Other projects include:

- Gene Mosure’s Property
- Carrollton Inn Hotel and Restaurant Buildings
- Bowling Alley on Main Street

There are many other things that the City can and should implement on their own to promote the City and encourage economic development, which shows the City is ‘proactive’ towards growth. Overall appearance of the City is a top priority. Some of these tasks are on-going and some have been, or are being, addressed by the CDC.

26. Website

The City’s website was recently updated in conjunction with the Chamber of Commerce. The most up-to-date information about news and events going on in Mount Carroll are listed on the site, along with links to area businesses and surrounding communities and local agencies. The web site is: www.mtcarrollil.org

26a. Website

Project
Cost Schedule
Completed

27. Downtown Beautification Plan

The City would like to be able to provide assistance or information relative to updating and/or rehabilitating existing buildings in the downtown to improve the overall appearance of the historic district.

Some incentive programs to consider are as follows:

- Promote the façade improvement / paint program for business owners.
- Market the Revolving Loan Fund and the TIF incentives offered for local businesses.
- Illinois has a Main Street Program wherein expertise and knowledge is provided to communities to help create, implement and expand a downtown revitalization plan.
- The Illinois Historic Preservation Agency provides tax credits to homeowners / businesses for improvements made to buildings that are either located in a historic district or are a registered historic site.
- The Illinois Historic Preservation Agency has a program called the Upstairs Downtown program to help owners reclaim and reuse vacant upper floors and turn them into income-producing properties. There are thousands of buildings in America’s older downtowns with vacant upper floors. These spaces have a central location, high visibility, complete community infrastructure, and are prime candidates for redevelopment.

- Peoples Economic Development Corporation; a newly formed corporation that focuses on revitalizing historic downtown districts.
- The Illinois Department of Commerce and Economic Opportunity’s Community Development Assistance Program offers programs aimed at rehabilitation and/or elimination of blighted buildings.

Once the various incentive programs are identified, a one-page flyer should be created that describes the details of each of the various programs, how to access the programs and who to contact for more information. This flyer can then be distributed to the local organizations and mailed to all of the business owners in the downtown district.

	Project	
	<u>Cost</u>	<u>Schedule</u>
27a. Downtown Beautification Plan	\$2,500	2010

Possible Funding Sources: General Fund; TIF Fund; Mt. Carroll Community Development Corporation; Chamber of Commerce.

28. Property Database

LOIS – Location One Information System. This is the database that the Department of Commerce & Economic Opportunity uses to identify all properties and buildings that are available for sale in the State. It is very beneficial to have properties identified on this site, as companies from across the nation look at this site when considering relocation or expansion efforts in Illinois. Specific information is needed for each site or building. The CDC / City can work its engineer and with the local realtors to complete the database form for each of the parcels / properties listed. An economic development page should be added to the City’s website and kept up-to-date. The City’s website should have a link to the State’s website for LOIS, to the CDC’s website and to the County’s economic development website.

	Project	
	<u>Cost</u>	<u>Schedule</u>
28a. Property Database	\$ -0-	Annual
Work is assumed to be completed by the CDC		

29. New Downtown Businesses -

Like many small communities, there are certain businesses that are needed to provide services to area residents and create economic growth. Such necessitated businesses are grocery stores, restaurants, gas stations and banks. The City of Mount Carroll is very fortunate, as it has all of the above. The City and/or the CDC should identify what types of businesses are needed in the downtown district.



In order to attract new businesses to a community, the first step is identifying the type of businesses that you need. The City may want to look at conducting a community survey, to get input from young and old alike, to determine what types of businesses should be pursued. In addition to conducting a survey, a photo visioning exercise could be undertaken, wherein residents take pictures of things they like or don't like in the community in order to address issues. Then a listing should be made of the buildings or land space that is currently available. This information should be readily available if LOIS has been developed, as discussed in #28 above.

The next step would be to make contact with the potential new business. The internet is a very resourceful tool. It can provide contact information, company history and future plans, as well as required retail location demographics. A letter can be sent to the company expressing interest in the opening of the new business and the desire to pursue the new business. Marketing brochures should be included to showcase the City. Since most companies like to keep their business plans confidential, initial correspondence and meetings should be conducted by the CDC and/or the County's economic development personnel.

For entrepreneurs looking to open up a business, the Small Business Development Centers can provide assistance in the creation of a business plan, reviewing financial information and identifying other funding sources.

		Project	
		<u>Cost</u>	<u>Schedule</u>
29a. New Downtown Businesses		\$ -0-	2010
	The CDC and Chamber can provide assistance In creating and circulating the community survey		

G. Other Related Community Facilities

30. *City Computer System*

The City has entered into a maintenance program with FutureQuest Technologies to provide maintenance to computers located at City Hall, the Police Department and the Water Department. Regular maintenance ensures that all critical security, hardware and software patches and updates are done correctly.

All updates are customized per environment based on software usage and compatibility issues with other programs that may be running. The maintenance program also includes a hardware checkup to make sure any failures that may be occurring are caught before they become critical.

When the City is ready to upgrade their computers, a leasing program is one option the City may want to consider. The old equipment can be bought back and disposed of while just maintaining a monthly payment that will roll over, giving the City new equipment every three years with data imaging available so there is no loss of any data/programs currently used.

	Project	
	<u>Cost</u>	<u>Schedule</u>
30a. Computer Maintenance Program	\$920	Annually
Maintenance plans run for three months.		
The City currently has maintenance on four computers.		

Possible Funding Sources: General Fund; Water Fund; Police Fund.

31. *City Hall Improvements*

The City Hall building is a brick building located on Main Street in the historic downtown district. The City Clerk and Treasurer’s Offices, as well as the Council Chambers are located on the main floor of the building. The Police Department is located on the lower level, and the second floor is occupied by the Scouts. Maintenance of the building is on-going. The building was in need of some structural work and in 2008 the City hired a contractor to complete some tuck-pointing work; additional tuck pointing is needed.

	Project	
	<u>Cost</u>	<u>Schedule</u>
31a. Tuck-point South Side of Building	\$7,300	2009

Possible Funding Sources: General Fund; TIF District.

32. City Codes and Ordinances

The official City Code Book was created in the 1970s. Throughout the years, things change and become outdated and new issues develop that need to be addressed and identified in the Code Book. As Ordinances are passed by the City Council, a codification process takes place to compile the ordinance into a ‘code’. Ordinance codification is the process of taking local legislation and editing and compiling it into a ‘code’, containing the most current law that is logically organized for use by the governmental entity and its constituents.

Codification includes a review of all the current legislation to point out discrepancies such as inconsistencies and conflicts, and a comparison with current state law. The codification process allows for local governments to eliminate obsolete provisions, to update outmoded provisions and to do housekeeping changes to its present legislation. Sterling Codifiers, Inc. is the company the City and most municipalities work with on updating the Code Book. They also offer hosting services of the City’s code on the internet. There is a one-time charge of \$1,500 for initial set up and a yearly maintenance fee of \$500.

When the City decides to move forward, updating the entire Code book can take up to three years, while updates to specific sections could take between 3 to 6 months. On a yearly basis, the City should consider sending ordinances that have been added/changed to Sterling Codifiers and budget \$500 a year for the updates.

		Project	
		<u>Cost</u>	<u>Schedule</u>
32a. City Code Book		\$500	Annual
	Typical charge is \$21.00 per page		
	Update entire Code Book - \$4,000		
	Update specific sections - \$2,000		

The City has been working diligently on creating an ordinance to address building regulations, such as standards, inspections and building code enforcement. General building codes need to be in place for the health and welfare of its citizens, and to protect the community’s building stock from deterioration.

Many communities have adopted the International Building Code, which is a model building code developed by the International Code Council, and this is used as the standard when it comes to building regulations. However, due to lack of trained personnel and costs associated with hiring a building inspector, the building regulations are not enforced in many communities.

Since small towns don’t have a tremendous amount of building projects going on all the time, most communities would only need a part-time inspector. As the City starts to implement and enforce its building regulations, there are some options to consider

with respect to inspectors. One option is to partner, or co-op, with another community that has a building inspector, minimizing the cost to each community. Another option is to utilize a company that specializes in inspections and offers the service on an ‘as-needed’ basis.

Additionally, the International Code Council has proposed legislation towards funding for municipal code adoption. The ‘Community Building Code Administration Grant Act’ would provide a source of grant funding dedicated to improving public safety through heightened adherence to modern building safety requirements. The CBCAG is designed to assist those communities short on resources but committed to improvement of the quality of the built-environment through effective on-going local code administration. Support and additional information for this program can be found at <http://www.iccsafe.org/government/adoption.html>.

H. Parks/Recreation

33. *Creation of a Park District*

The City of Mount Carroll owns and maintains a number of different parks throughout the City, with Point Rock Park being the largest. The City of Mount Carroll has tried previously to create a park district. In 2007, the question was put to the voters via a referendum and it was voted down. Educating the public seemed to be one area that needed more effort.



A park district is a separate taxing district that would provide additional income specifically for recreation within the City. There are certain grant programs that provide funding solely to taxing bodies to assist in the renovation of existing buildings and the need to purchase new equipment and land for recreational purposes.

As in the past, a committee should be formed to gather the information, decide on the boundaries of the park district and to educate the public on the need for a park district. The question must be presented to taxpayers in the form of a referendum as to whether to create a park district or not in the City of Mount Carroll. Legal assistance may be required to properly address all the requirements to formalize the referendum and adoption of the park district, if approved.

		Project	
		<u>Cost</u>	<u>Schedule</u>
33a. Park District Creation		--	2010
	Costs include volunteer time by committee		
	Legal assistance is unknown and time may be donated		

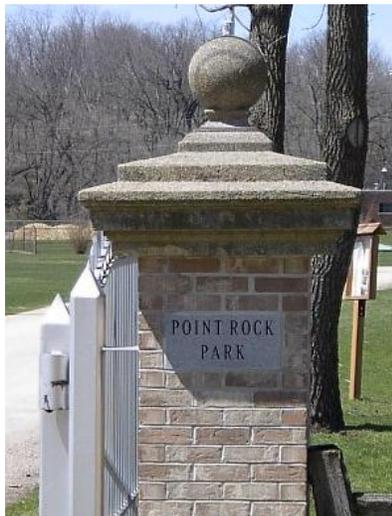
34. Walking Trails -Point Rock Park

There has been a desire to add walking trails near the creek and throughout Point Rock Park and around Oak Hill Cemetery. The Waukarusa River Improvements plan was created that identified a phased approach for trail development. And, in 2007, the County’s Greenways & Trails Plan was created which identified existing and potential trails throughout Carroll County.



The Friends of the Waukarusa and the People for Progress group, in cooperation with the City, have been in contact with representatives from the Department of Natural Resources and the National Parks Service to help implement the plans. Discussions should continue, as these agencies not only have the expertise in recreation planning, but also have funding available to both municipalities and park districts for identified improvements.

		Project
		<u>Cost</u> <u>Schedule</u>
34a. Walking Trails	--	2010



35. Point Rock Park Expansion

The property to the south of the park entrance is currently privately owned. The property owners have created a pond and plan on subdividing the land for development. The City has been in contact with the property owner regarding the possible sale of roughly 4 acres of land near the park’s entrance.

The City should continue with discussions and look at possibly ways to utilize the land to benefit the park – additional ball diamonds, walking trails, parking, etc. The future plans of the park should be coordinated with #34 above, and grant funds secured where applicable.

		Project
		<u>Cost</u> <u>Schedule</u>
35a. Point Rock Park Expansion	\$45,000	2010
Land Acquisition Costs – 4.5 acres @ \$10,000/acre		

III. IMPROVEMENT RANKING AND FUNDING SOURCES

Capital Improvement Priorities

The following is a composite list of identified capital improvements for the City of Mount Carroll. Each project is given a ranking, based on a high, medium or low priority ranking. Ranking definitions are included on the following page.

PROJECT NO.	PROJECT DESCRIPTION	IMPLEMENTATION YEAR
1	Road Maintenance Program	Annual
	a. East Street	2009
	b. Mill Street	2009
	c. Identified Alleyways	2009
2	Road Repair & Improvements	
	a. Benton Street	2009
	b. Galena Street Bridge	2011
	c. Main Street Parking Lot	2009
	d. Carroll Street	2011
3	Brick Street Restoration Program	Annual
4	Sidewalk Replacement Program	
	a. Clay Street	2013
	b. East Street	2012
	c. Washington Street	2012
	d. Broad Street	2012
5	Tree Maintenance Program	Annual
Sanitary Sewer and Wastewater Treatment Facility		
6	Phase 2 Sanitary Sewer Improvements	
	a. Inflow Reduction Rehabilitation	2012
	b. Infiltration Reduction Rehabilitation	2012
7	Sanitary Sewer Televising / Cleaning Program	
	a. Mill Street	2011
8	Manhole Maintenance Program	
	a. Manhole Replacement	Annual
	b. Manhole Cover Replacement	Annual
9	Sanitary Sewer Extension	
	a. Commercial Street	2009

- 10 Wastewater Treatment Facility Improvements
 - a. WWTF ImprovementsAnnual
 - b. WWTF Facility Plan2013
- 11 Sanitary Sewer User Fee ReviewAnnual

Water System

- 12 Water Main Looping
 - a. Mill Street2011
- 13 Water Main Replacement
 - a. Lincoln Street2009
 - b. State Street2012
 - c. Benton Street2012
 - d. Jackson Street2009
 - e. State Street2011
 - f. Broad Street2011
- 14 Well Maintenance
 - a. Well Maintenance.....2016
- 15 Water Tower
 - a. Water Tower Inspection2014
- 16 Water Meter Replacement
 - a. Meter ReplacementAnnual
 - b. Computer Software2011
- 17 Fire Hydrant ReplacementAnnual
- 18 Valve ReplacementAnnual
- 19 Water User Fee ReviewAnnual

Other Related Public Facilities

- 20 GPS Database for Utilities2013
- 21 Green Energy Efficiency ProgramsAs-Needed

Buildings/Property Acquisition

- 22 New Police Department..... --
- 23 New Salt Storage Facility2013
- 24 Land Acquisition --

Economic Development

25	Redevelopment of Unused/Blighted/Brownfield Properties.....	As-Needed
26	Website	Completed
27	Downtown Beautification Plan	2010
28	Property Database	As-Needed
29	New Downtown Businesses	2010

Other Related Community Facilities

30	City Computer System	Annual
31	City Hall Improvements	
	a. Tuck Pointing	2009
32	City Codes and Ordinances	
	a. City Code Update	Annual

Parks/Recreation

33	Creation of a Park District	2010
34	Walking Trails	2010
35	Point Rock Park Expansion	2010

NOTE: projects with more than one 'implementation year' are annual improvement programs with no specific site or project attached to it.

Priority Ranking Criteria Definitions

<u>PRIORITY YEAR</u>	<u>PRIORITY RANKING</u>	<u>CRITERIA/DESCRIPTION</u>
2009 - 2010	High	Projects which will eliminate conditions that imperil safety, health or property values. Projects that will eliminate gross deficiencies in essential services. Development Projects that are vital/important to community and/or economic development. Such projects are essential and cannot be postponed.
2011 - 2012	Medium	Projects that are needed to replace unsatisfactory conditions or to provide minimum essential services. Development projects which are planned (1-2 years from implementation) and necessary for desired community and/or economic development. Such projects should be carried out within a specific period of time.
2013	Low	Projects that are needed for a proper expansion or improvement of a public facility, but can be delayed until funds are available. Projects that are low-priority development projects. Such projects should be carried out when resources are available and higher priority projects have been implemented.

Funding Sources - Methods of Financing

There are a number of methods by which capital improvement projects may be financed. Each method has its own particular advantages and disadvantages. It is important that the selected method of financing for a given capital improvement project be consistent with the current municipal fiscal policies, as well as with current financing capability of the municipality.

General Obligation Bonds

General Obligation Bonds are payable from all general municipal revenues and are considered an obligation on the total assessed valuation of the municipality. The issuance of such bonds must be authorized by the elected governing body of the municipality concerned, and the amount of outstanding bonded indebtedness is limited by Illinois state statute. General Obligation Bonds are generally issued for street improvements, sanitary sewerage, and storm water drainage system improvements, and public building and related facility improvements. An advantage of the general obligation bond is that the improvements are constructed and then used during the time they are being paid for. The principal disadvantage of the general obligation bond is the interest cost which is added to the amount to be paid back to the bond purchasers.

Revenue Bonds

Revenue Bonds are generally issued for the financing of self-supported public services, such as water supply, sewage treatment and disposal, and off-street parking facilities. Funds for principal and interest payments on Revenue Bonds are derived from the income produced by the utility or facility concerned. The use of Revenue Bonds offers at least two advantages. These bonds are not subject to the limitation on general bonded indebtedness imposed upon municipalities by state statute. Also, the monies used to retire the bonds are derived from the fees charged to individuals who use the improvement. There are, however, disadvantages associated with revenue bond financing. A higher rate of interest must usually be paid by the issuing municipality on Revenue bonds than on General Obligation Bonds. Also, it may be difficult to accurately forecast long-term income from a proposed utility or facility.

Tax Incremental Financing

Illinois' Tax Incremental Financing (TIF) law provides a funding arrangement whereby cities and villages share redevelopment costs with overlying tax jurisdictions, including the county and the state. When a Tax Incremental District is created, a "tax incremental base" is set by the Illinois Department of Revenue. Any subsequent growth in the Tax Incremental District base is then "captured" so that as property value increases, levies on this growth represent positive dollar increments used for financing redevelopment. The TIF law has been formulated to encourage development by allowing the municipality to recover capital project costs before overlying general and special purpose governments benefit from the additional value created. When the project costs are paid off, the added value is then utilized in the apportionment process so that all units and levels of government share in the increment. The effect of the tax incremental law, then, is to put off reflecting to general government the increase in values due to the Tax Incremental District until the costs of generating the development are paid for.

Bank Loans

Bank loans may be made directly to a municipality by a local bank. The major advantage of this financing method is that a municipality may be able to receive a more favorable interest rate from a local banker.

General/Current Revenues

Municipal utility and facility improvements may be paid for with current revenues. Typically, this 'pay-as-you-go' method of financing consists of levying sufficient taxes to pay for public utility and facility improvements, as well as to operate and maintain community facilities and municipal services. The principal difficulty inherent in this method of financing is that it is sometime impractical for a municipality to raise enough money through property taxes, fees, and other revenues, or to establish annual operating revenue surpluses sufficient to pay for the needed capital improvement projects. Also, the use of current revenues as a method of financing capital improvements usually requires a long period of 'saving up' before a capital improvement can be constructed. During this time, there is always a possibility that surplus funds may be prematurely diverted to provide for other needs, rather than for previously scheduled projects.

The principal advantage inherent in the use of current revenues to pay for capital improvements is that an improvement that is paid for at the time of construction is less expensive than if financed by a bond issue. Also, when current revenues are used to pay for capital improvements, revenues of future years are not obligated to pay for debt service on bond issues. Accordingly, revenues which would have been used to pay debt service costs can be used to meet operating fund or other capital investment needs.

Reserve Funds

Municipal utilities and facilities may be paid for with reserve funds. Under this variation of the 'pay-as-you-go' approach, payments are made into a reserve fund by the municipality on a regular basis until enough money is available in the fund to pay for the improvement. The same advantages and disadvantages associated with the user of current revenues in paying for capital improvements would apply to reserve funds. This method of financing offers, however, an additional advantage, in that the interest earned on monies held in the fund provide additional money for capital improvements.

Special Levies and Special Assessments

Special levies are also a form of 'pay-as-you-go' method of financing capital improvement projects. Special levies are typically used to secure monies for seldom capital improvement expenditures. Special levies tend to be used in financing the purchase of major pieces of public works department equipment and fire fighting equipment.

Special assessments provide another method by which public improvements may be financed. The special assessments method of financing can be particularly appropriate in instances where public

improvements will benefit a limited area of the community. When improvements are financed by the special assessment method, the owner of the benefited property pays the “private benefit” portion attendant to the improvement. The municipality pays the “public benefit” portion attendant to the improvement.

Federal and State Aids

Federal and state governments make substantial expenditures for urban public improvements. In particular, federal and state highway programs help produce a number of major improvements to the street and highway system in the study area. Federal aids for highway construction are derived from federal highway user excise taxes and the federal fuel tax, and are administered by the U.S. Department of Transportation, Federal Highway Administration. Federal aids are provided as reimbursements for previously expended funds on authorized projects on the interstate system; federal aid primary, secondary and urban aid system; and for bridge replacement; off-street off-system improvements; safety improvements; and road beautification. Federal aid may be used for preliminary engineering studies, design, right-of-way acquisition and construction, but may not be used for maintenance or administration. State highway aids for construction, operation, and maintenance of street and highway facilities are derived from the state motor fuel taxes, motor vehicle registration fees, drivers licensing fees, and motor carrier fees. These funds are administered by the Illinois Department of Transportation.

Community Development Block Grants are also available from the federal government for financing capital improvements. A local government entity would only be eligible, however, for the competitive Community Development Assistance Program grants, which is administered by the Illinois Department of Commerce and Economic Opportunity. Under this program, communities in the State compete annually for available funds based on a formula which measures need in a community in relation to the need of other Illinois communities. The communities with the greatest needs, project readiness, and complimentary local financial resources are the communities which tend to receive the available funds.

Gifts and Grants

Although gifts and grants are a relatively rare source of funds for capital improvement projects, an outright gift provided through a bequest, for example, can be used to finance projects.

State and Federal Loan Programs

The Illinois Environmental Protection Agency has a low interest loan program available to communities for both water and wastewater projects. Their current interest rate is 2.5% amortized over 20 years.

The U.S. Department of Agriculture’s Rural Development department also has a low interest loan program for both water and wastewater projects. Their current interest rate is about 2.75% amortized over 40 years.

IV. PROJECT SUMMARY

This chapter contains the CIP budget summary. Projects are listed by project number, title, cost and year of expenditure, along with the source of funds by year. Projects are grouped by each section -- public facilities and community facilities.

Estimated total capital improvements by year are as follows, along with the total number of projects identified for each year:

<u>Year</u>	<u>Total Capital Improvements</u>	<u>No. of Projects Each Year*</u>
2009	\$891,720	11
2010	\$92,920	3
2011	\$964,970	7
2012	\$1,751,420	8
2013	\$490,520	5

The five-year estimated total capital improvements from 2009 to 2013 are \$4,191,550

*The number of projects does not include annual improvement programs.

Capital Improvements by Year

PRIORITY RANKING =====>	High Priority		Medium Priority		Low Priority	
PROJECT NUMBER AND NAME	2009	2010	2011	2012	2013	TOTAL
<i>Public Facilities</i>						
<i>1. Road Maintenance</i>						
1a. East Street	35,000	-	-	-	-	35,000
1b. Mill Street	32,000	-	-	-	-	32,000
1c. Identified Alleyways	5,500	-	-	-	-	5,500
<i>2. Road Repairs and Improvements</i>						
2a. Benton Street	175,000	-	-	-	-	175,000
2b. Galena Street Bridge	-	-	191,000	-	-	191,000
2c. Main Street Parking Lot	7,500	-	-	-	-	7,500
2d. Carroll Street	5,000	-	-	-	-	5,000
3. Brick Street Restoration	5,000	5,000	5,000	5,000	5,000	25,000
<i>4. Sidewalk Replacement</i>						
4a. Clay Street	-	-	-	-	350,000	350,000
4b. East Street	-	-	-	62,000	-	62,000
4c. Washington Street	-	-	-	35,000	-	35,000
4d. Broad Street	-	-	-	93,000	-	93,000
5. Tree Maintenance Program	8,000	8,000	8,000	8,000	8,000	40,000
<i>Sanitary Sewer & Wastewater Treatment Plant</i>						
6a. Phase 2- Inflow Reduction Rehabilitation	-	-	-	310,000	-	310,000
6b. Phase 2 - Infiltration Reduction Rehab	-	-	-	979,000	-	979,000

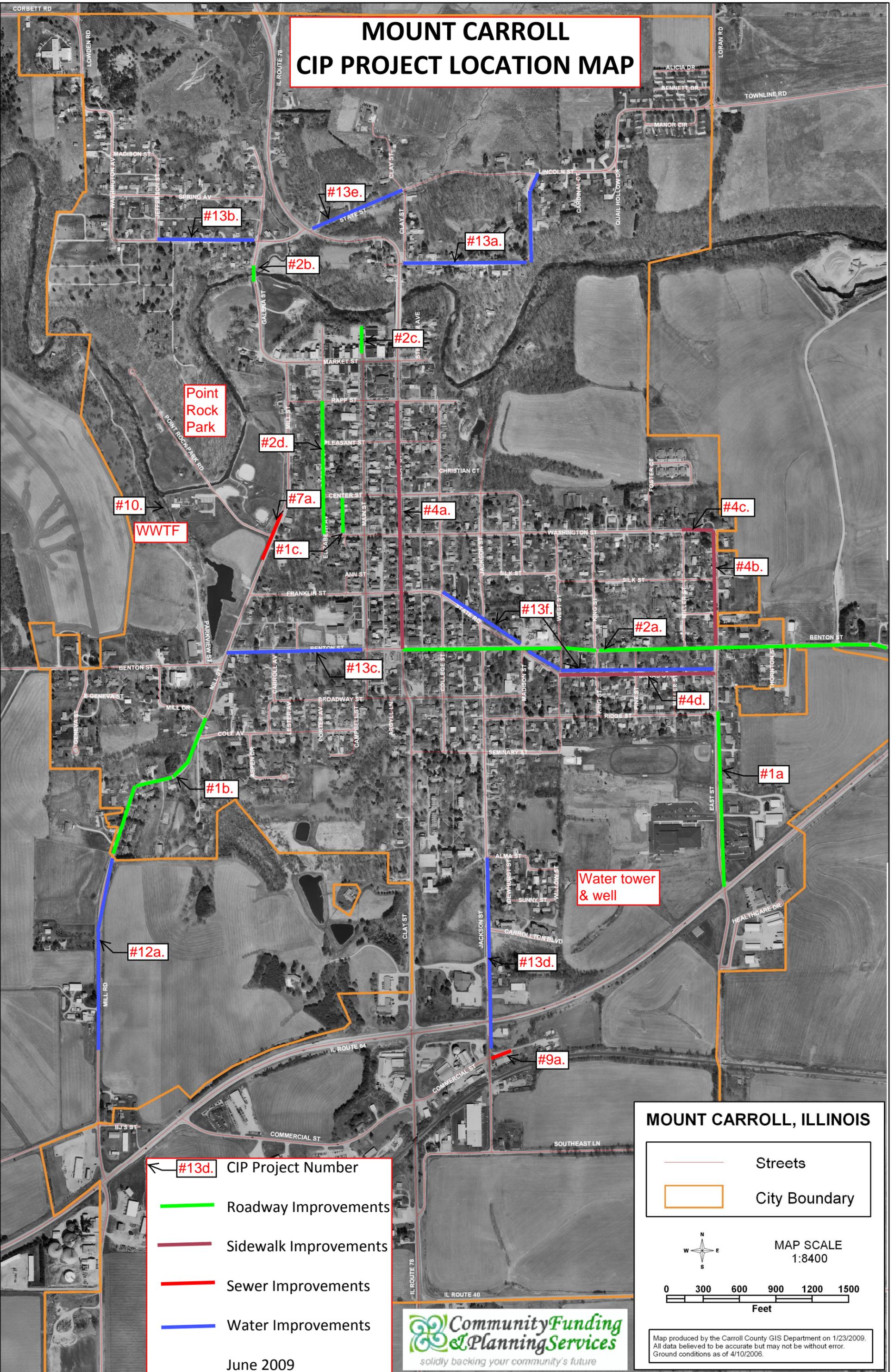
PRIORITY RANKING =====>	High Priority		Medium Priority		Low Priority	
PROJECT NUMBER AND NAME	2009	2010	2011	2012	2013	TOTAL
7a. Mill Street - Sewer Televising/Cleaning	-	-	900	-	-	900
8a. Manhole Replacement	5,500	5,500	5,500	5,500	5,500	27,500
8b. Manhole Cover Replacement	1,300	1,300	1,300	1,300	1,300	6,500
9a. Sewer Extension - Commercial Street	122,000	-	-	-	-	122,000
10a. WWTF Improvements						
10b. WWTF Facility Plan	-	-	-	-	50,000	50,000
11a. Review of Sewer User Fees	-	-	-	-	-	-
<i>Water System Improvements</i>						
12a. Water Looping – Mill Street	-	-	255,000	-	-	255,000
13a. Water Main Replacement – Lincoln Street	208,000	-	-	-	-	208,000
13b. Water Main Replacement – State Street	-	-	-	103,000	-	103,000
13c. Water Main Replacement – Benton Street	-	-	-	124,000	-	124,000
13d. Water Main Replacement – Jackson Street	249,000	-	-	-	-	249,000
13e. Water Main Replacement – State Street	-	-	94,000	-	-	94,000
13f. Water Main Replacement – Broad Street	-	-	366,000	-	-	366,000
14a. Well Maintenance	-	-	-	-	-	-
15a. Water Tower Inspection	-	-	-	-	-	-
16a. Water Meter Replacement	11,500	11,500	11,500	11,500	11,500	57,500
16b. Meter Computer Software	-	-	12,650	-	-	12,650
17a. Fire Hydrant Replacement	11,000	11,000	11,000	11,000	11,000	55,000
18a. Valve Replacement	1,700	1,700	1,700	1,700	1,700	8,500
19a. Review of Water User Fees	-	-	-	-	-	-

PRIORITY RANKING =====>	High Priority		Medium Priority		Low Priority	
PROJECT NUMBER AND NAME	2009	2010	2011	2012	2013	TOTAL
20a. GPS Database for Utilities	-	-	-	-	600	600
21. Green Energy Efficiency Programs	-	-	-	-	-	-
Subtotal - Public Facilities	\$883,000	\$44,000	\$963,550	\$1,750,000	\$444,600	\$4,085,150
Community Facilities / Economic Development/Parks & Recreation						
22. New Police Department	-	-	-	-	-	-
23a. New Salt Storage Facility	-	-	-	-	44,500	44,500
24. Land Annexation	-	-	-	-	-	-
25. Redevelopment of Properties	-	-	-	-	-	-
26. Website	-	-	-	-	-	-
27. Downtown Beautification Plan	-	2,500	-	-	-	2,500
28. Property Database	-	-	-	-	-	-
29. Downtown Business Attraction	-	-	-	-	-	-
30. City Computer System	920	920	920	920	920	4,600
31. Tuck-Point City Hall	7,300	-	-	-	-	7,300
32a. City Code Book	500	500	500	500	500	2,500
33. Creation of a Park District	-	-	-	-	-	-
34. Walking Trails	-	-	-	-	-	-
35. Point Rock Park Expansion	-	45,000	-	-	-	45,000
Subtotal – Community Facilities	\$8,720	\$48,920	\$1,420	\$1,420	\$45,920	\$106,400
TOTAL PROJECTS	\$891,720	\$92,920	\$964,970	\$1,751,420	\$490,520	\$4,191,550

APPENDICES

- A. Capital Improvements Map
 - Corporate Limits Map
 - Water Map
 - Sewer Map
- B. Detailed costs for specific projects outlined in Chapter II
- C. Funding Summaries Sheet

MOUNT CARROLL CIP PROJECT LOCATION MAP



Point
Rock
Park

WWTF

Water tower & well

-  #13d. CIP Project Number
-  Roadway Improvements
-  Sidewalk Improvements
-  Sewer Improvements
-  Water Improvements

June 2009

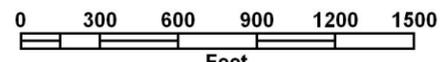


MOUNT CARROLL, ILLINOIS

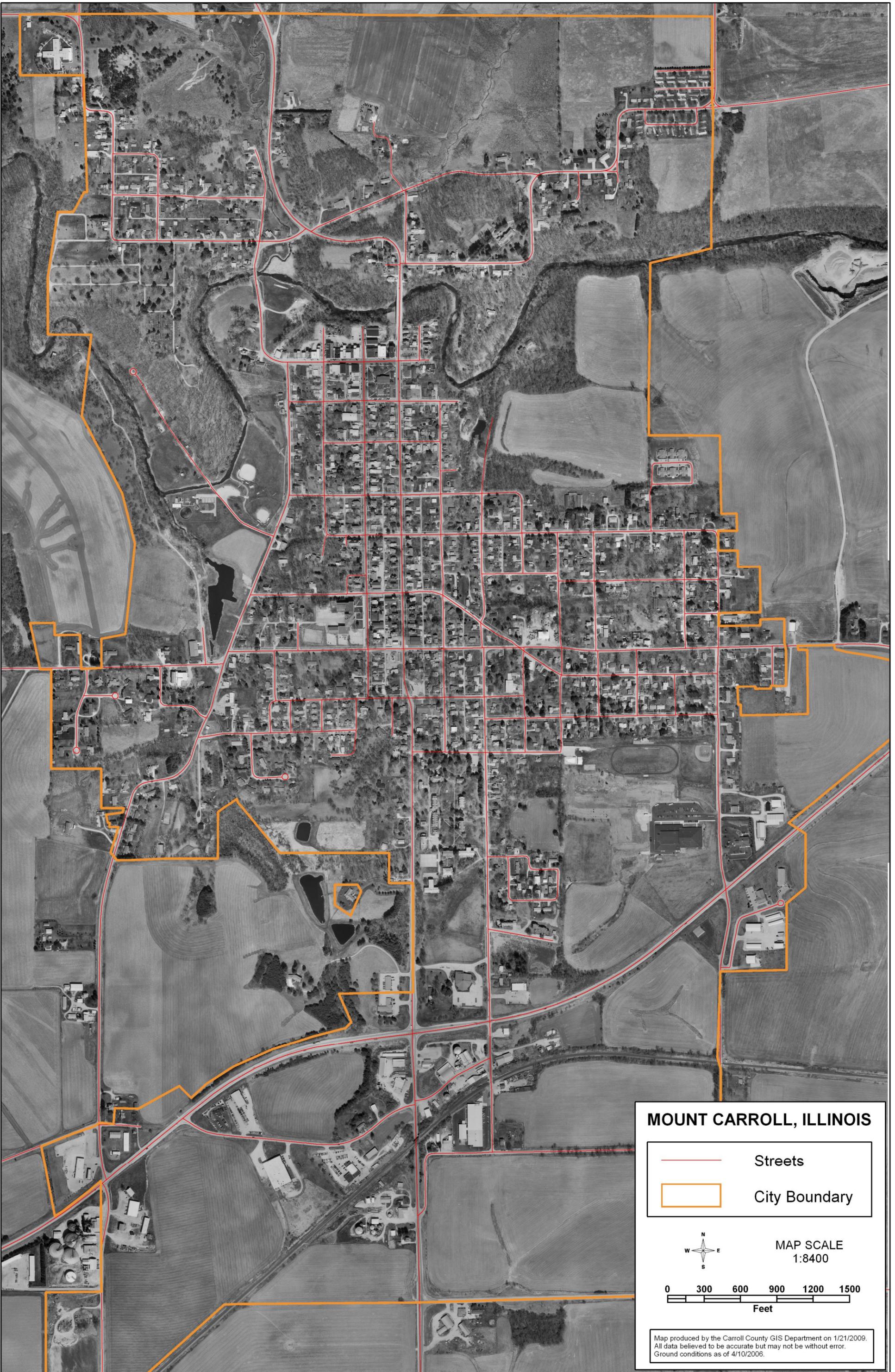
-  Streets
-  City Boundary



MAP SCALE
1:8400



Map produced by the Carroll County GIS Department on 1/23/2009.
All data believed to be accurate but may not be without error.
Ground conditions as of 4/10/2006.

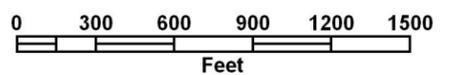


MOUNT CARROLL, ILLINOIS

- Streets
- City Boundary

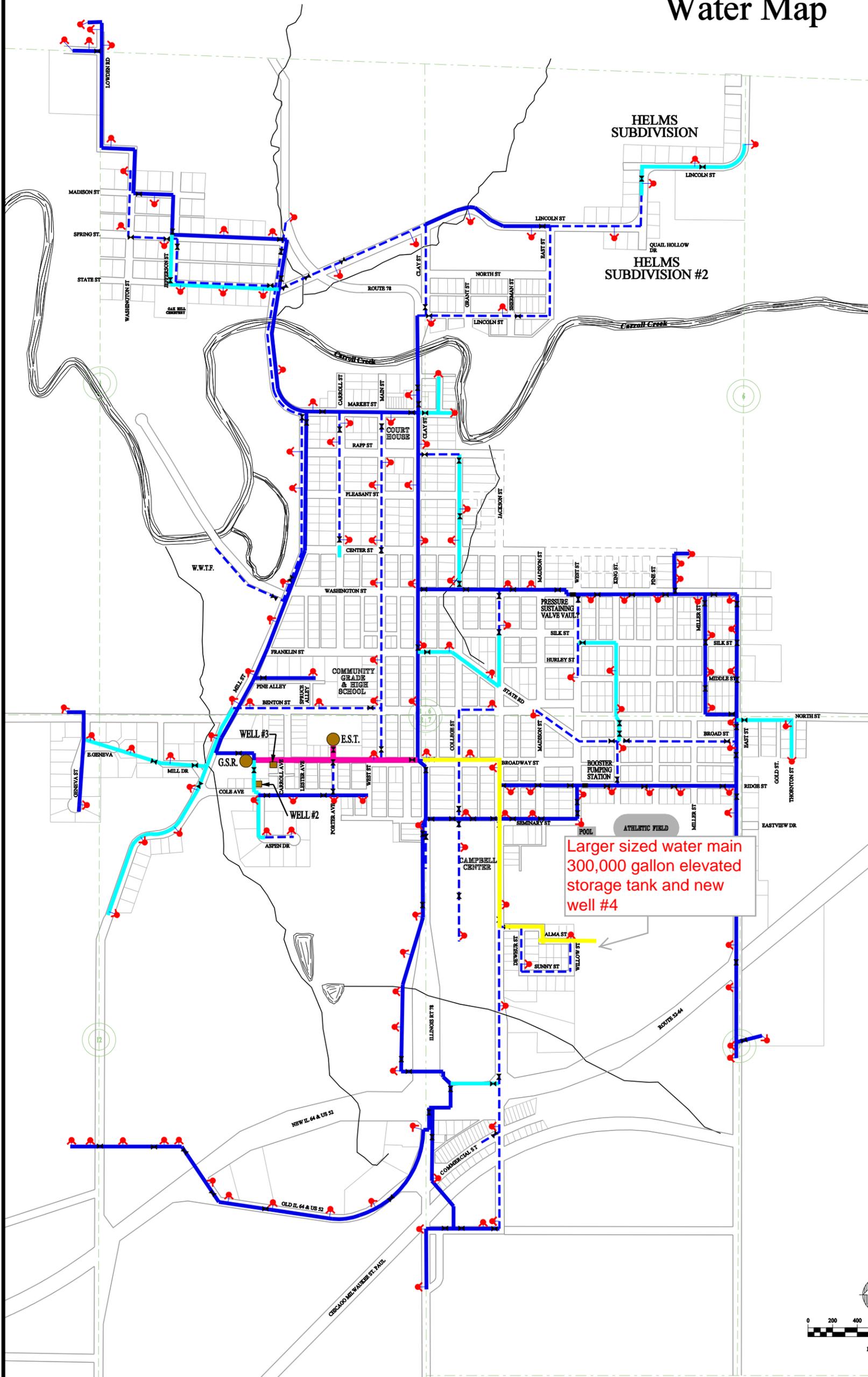


MAP SCALE
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Map produced by the Carroll County GIS Department on 1/21/2009.
All data believed to be accurate but may not be without error.
Ground conditions as of 4/10/2006.

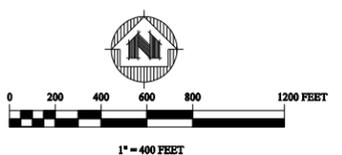
City of Mount Carroll Water Map



Larger sized water main
300,000 gallon elevated
storage tank and new
well #4

KEY

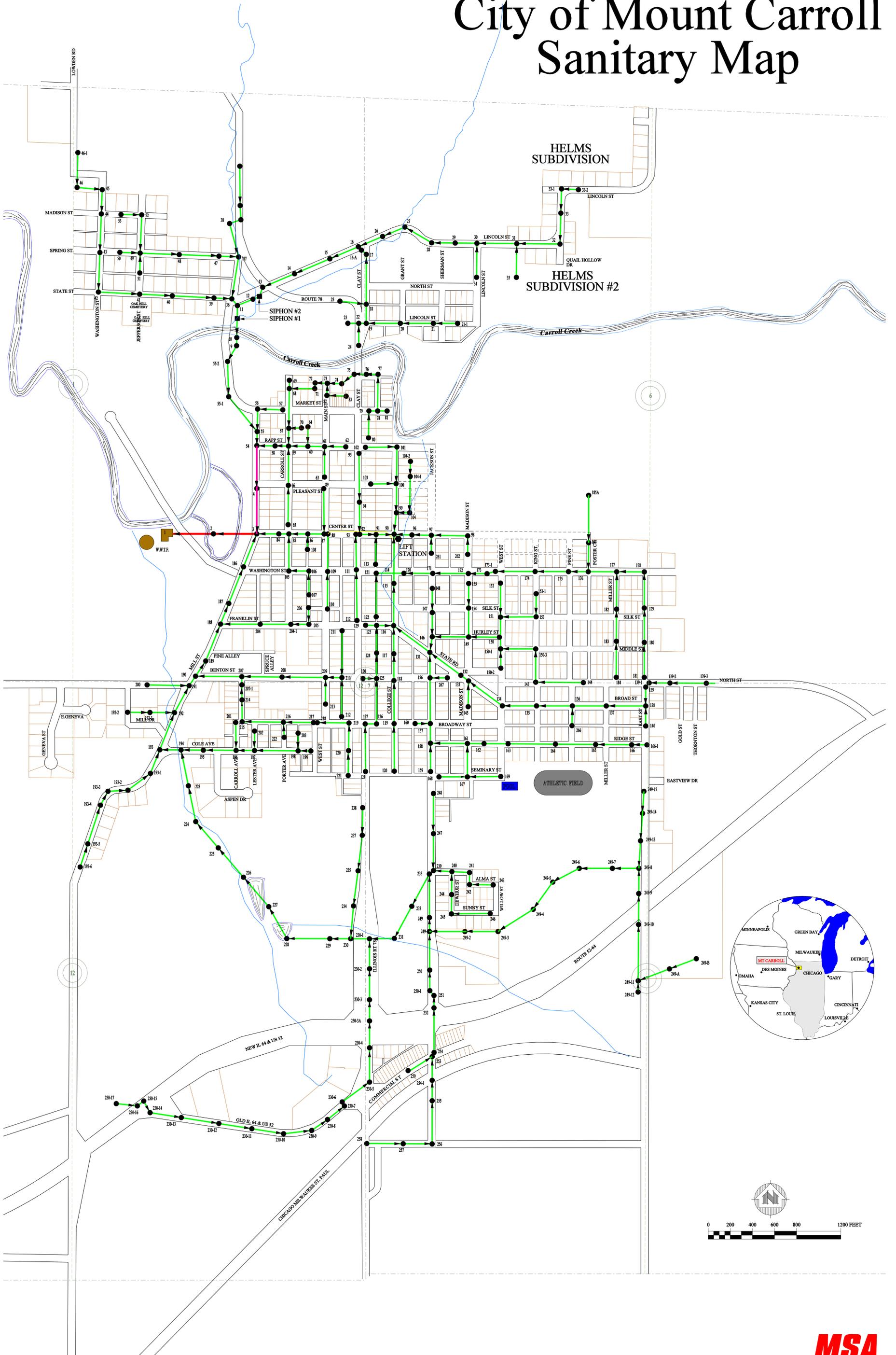
-  4" WATER MAIN
-  6" WATER MAIN
-  8" WATER MAIN



MSA

PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL • REMEDIATION
DEVELOPMENT • ENVIRONMENTAL

City of Mount Carroll Sanitary Map



City of Mount Carroll, Illinois
 Seal coating

Preliminary Opinion of Probable Project Costs

CIP #2d

Name of Street: Carroll Street (Washington Street to Rapp Street)

Width: 32' edge of pavement to edge of pavement

Seal coat existing roadway from edge to edge

Length: 1075 feet

Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
BITUMINOUS SEAL COAT	34400	SF	\$0.12	\$4,128.00
		SUB-TOTAL		\$4,128.00
		CONTINGENCY 15%		\$619.20
		TOTAL		\$4,747.20

ASSUMPTIONS

Estimate per "Blackhawk Paving" - Use coal tar emulsion which is a mixture of seal coat material, sand, and additive. Two applications. \$0.06 per SF for 1 application

City of Mount Carroll, Illinois
 Sidewalk Replacement

Preliminary Opinion of Probable Project Costs

CIP #4a

Name of Street: Clay Street (Rapp Street to Benton Street)

Remove and replace sidewalk on the east and west sides of the street (4' wide, 5" thickness)

Length: 1950 feet

Length of street crossing: 24 feet

Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
SIDEWALK REMOVAL	14640	SF	\$7.00	\$102,480.00
NEW SIDEWALK	14640	SF	\$12.00	\$175,680.00
HANDICAP RAMPS	48	EACH	\$200.00	\$9,600.00
		SUB-TOTAL		\$287,760.00
		ENGINEERING 7%		\$20,143.20
		CONTINGENCY 15%		\$43,164.00
		TOTAL		\$351,067.20

ASSUMPTIONS

NEW SIDEWALK pay item includes: 5" PCC, aggregate base, and earthwork.

Engineering includes: survey, design, contract documents, and permitting.

City of Mount Carroll, Illinois
 Sidewalk Replacement

Preliminary Opinion of Probable Project Costs

CIP #4b

Name of Street: East Street (Washington Street to Benton Street)

Construct new sidewalk on the west side of the street (4' wide, 5" thickness)

Length: 1000 feet

Length of street crossing: 24 feet

Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
NEW SIDEWALK	3808	SF	\$12.00	\$45,696.00
HANDICAP RAMPS	10	EACH	\$200.00	\$2,000.00
		SUB-TOTAL		\$47,696.00
		ENGINEERING 15%		\$7,154.40
		CONTINGENCY 15%		\$7,154.40
		TOTAL		\$62,004.80

ASSUMPTIONS

NEW SIDEWALK pay item includes: 5" PCC, aggregate base, and earthwork.

Engineering includes: survey, design, contract documents, and permitting.

City of Mount Carroll, Illinois
 Sidewalk Replacement

Preliminary Opinion of Probable Project Costs

CIP #4c

Name of Street: Washington Street (East Street to Miller Street)

Remove and replace sidewalk on the north and south sides of the street (4' wide, 5" thickness)

Length: 275 feet

Length of street crossing: 0 feet

Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
NEW SIDEWALK	2200	SF	\$12.00	\$26,400.00
HANDICAP RAMPS	4	EACH	\$200.00	\$800.00
		SUB-TOTAL		\$27,200.00
		ENGINEERING 15%		\$4,080.00
		CONTINGENCY 15%		\$4,080.00
		TOTAL		\$35,360.00

ASSUMPTIONS

NEW SIDEWALK pay item includes: 5" PCC, aggregate base, and earthwork.

Engineering includes: survey, design, contract documents, and permitting.

City of Mount Carroll, Illinois
 Sidewalk Replacement

Preliminary Opinion of Probable Project Costs

CIP #4d

Name of Street: Broad Street (East Street to Pine Street)

Remove and replace sidewalk on the north and south sides of the street (4' wide, 5" thickness)

Length: 735 feet

Length of street crossing: 24 feet

Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
NEW SIDEWALK	5688	SF	\$12.00	\$68,256.00
HANDICAP RAMPS	16	EACH	\$200.00	\$3,200.00
		SUB-TOTAL		\$71,456.00
		ENGINEERING 15%		\$10,718.40
		CONTINGENCY 15%		\$10,718.40
		TOTAL		\$92,892.80

ASSUMPTIONS

NEW SIDEWALK pay item includes: 5" PCC, aggregate base, and earthwork.

Engineering includes: survey, design, contract documents, and permitting.

City of Mount Carroll, Illinois
 Manhole Maintenance and Replacement

Preliminary Opinion of Probable Project Costs

CIP #8a

Name of Street: Various

Complete manhole replacement per the Sanitary Sewer Evaluation Survey (SSES). The Village expects to replace 2 manholes per year.

Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
MANHOLE	1	EACH	\$1,800.00	\$1,800.00
MANHOLE REMOVAL	1	EACH	\$1,500.00	\$1,500.00
PAVEMENT PATCHING	10	SY	\$200.00	\$2,000.00
		SUB-TOTAL		\$5,300.00
		CONTINGENCY 5%		\$265.00
		TOTAL		\$5,565.00

ASSUMPTIONS

PAVEMENT PATCHING includes: sawcut, disposal, aggregate base, HMA binder, HMA surface, bituminous prime coat, and aggregate prime coat.

City of Mount Carroll, Illinois
 Manhole Maintenance and Replacement

Preliminary Opinion of Probable Project Costs

CIP #8b

Name of Street: Various

Replace "open pick-hole" type manhole covers per the Sanitary Sewer Evaluation Survey.

Expectations are to replace 2 covers per year.

Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
MANHOLE FRAME AND COVER	2	EACH	\$600.00	\$1,200.00
		SUB-TOTAL		\$1,200.00
		CONTINGENCY 10%		\$120.00
		TOTAL		\$1,320.00

ASSUMPTIONS

MANHOLE FRAME AND COVER replaced by City of Mount Carroll personnel

MT CARROLL CIP
#9a Commercial Street

Mt. Carroll, IL
00458008 - Commercial Street Utilities Extension
Engineers Estimate of Probable Construction Cost
Date: 05/27/09

Item Description	Unit	Unit Cost	Total Cost
<u>GENERAL</u>			
Mobilization, Bonds, and Insurance	1 LS	\$7,500	\$7,500
Administration	1 LS	\$2,000	\$2,000
Staking	1 LS	\$1,500	\$1,500
Traffic Control	1 LS	\$500	\$500
Erosion Control	1 LS	\$500	\$500
<u>SANITARY SEWER</u>			
Sanitary Lateral, 4-inch PVC, SDR 35	35 LF	\$41	\$1,435
Sanitary Sewer, 8-inch PVC, SDR 35	346 LF	\$50	\$17,370
Sanitary Manhole, 4-foot Dia., Casting, Lid, Complete	3 EA	\$3,000	\$9,050
Connection to existing San Sewer Manhole, Complete	1 LS	\$2,000	\$2,000
<u>WATER MAIN</u>			
8-inch C909 DR 18 PVC Water Main and Tracer	367 LF	\$55	\$20,185
8-inch by 8-inch Tee	1 EA	\$500	\$500
8-inch by 4-inch Reducer	2 EA	\$250	\$500
8-inch RS Gate Valve and Box	2 EA	\$1,500	\$3,000
8-inch by 6-inch Tee	1 EA	\$500	\$500
6-inch RS Gate Valve and Box	1 EA	\$1,000	\$1,000
6-inch Hydrant Assembly	1 EA	\$2,500	\$2,500
8-inch MJ Plug and Reaction	1 EA	\$100	\$100
6-inch C909 DR 18 PVC Hydrant Lead and Tracer	6 LF	\$50	\$300
3/4-inch Tapping Saddle and Corp	2 EA	\$330	\$660
3/4-inch Water Service Curb Stop and Box	2 EA	\$300	\$600
3/4-inch Type K Copper Water Service	40 LF	\$35	\$1,400
Connect to Existing 4-inch Water Main, Pipe, Fittings, Complete	2 LS	\$1,500	\$3,000
Testing, Disinfection, Sampling, and Laboratory Analyses	1 LS	\$500	\$500
<u>RESTORATION & MISC.</u>			
6-inch CABC Base/Replacement	200 SY	\$10	\$2,000
3-inch HMA Surface Restoration	200 SY	\$15	\$3,000
6-inch Seal Coat Base	900 SY	\$6	\$5,400
Bituminous Material, Seal Coat Oil HFE-90	640 Gal	\$3	\$1,900
Bituminous Material, Seal Coat Prime PEP	360 Gal	\$3	\$1,100
Seal Coat Aggregate, CA-16	20 TN	\$80	\$1,600
Turf Restoration, Complete	1 LS	\$1,000	\$1,000
Imported Granular Backfill (Trucked Backfill)	1600 TN	\$9	\$14,400
TOTAL			\$107,000

Construction Observation Costs

\$ 15,000
122,000

City of Mount Carroll, Illinois
 WWTF Facility Plan

Preliminary Opinion of Probable Project Costs

CIP #10b

A facility plan for the Waste Water Treatment Facility (WWTF) will be prepared to document options for a new wastewater treatment plant
 Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
FACILITY PLAN	1	Each	\$50,000.00	\$50,000.00
TOTAL				\$50,000.00

City of Mount Carroll, Illinois
 Water Main Looping Improvements

Preliminary Opinion of Probable Project Costs

CIP #12a

Name of Street: Mill Street

Install 2100' of 12" watermain along Mill Street starting at IL 64/ US 52

Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
WATERMAIN, 12"	2100	L.F.	\$80.00	\$168,000.00
FIRE HYDRANT COMPLETE	3	EACH	\$4,500.00	\$13,500.00
8" MACHINE TAPPING SLEEVE W/ 8" VALVE	1	EACH	\$2,500.00	\$2,500.00
AUXILIARY VALVE BOX	3	EACH	\$750.00	\$2,250.00
8" GATE VALVE	3	EACH	\$1,200.00	\$3,600.00
VALVE VAULT	1	EACH	\$2,000.00	\$2,000.00
SEEDING AND FERTILIZING	467	SY	\$10.00	\$4,670.00

SUB-TOTAL	\$196,520.00
ENGINEERING 15%	\$29,478.00
CONTINGENCY 15%	\$29,478.00
TOTAL	\$255,476.00

ASSUMPTIONS

Watermain will be placed in parkway.

WATERMAIN , 8" includes pipe, fittings, trenching, backfill, testing and chlorinization.

FIRE HYDRANT COMPLETE includes: new hydrant, gate valve, auxillary valve box, piping, thrust blocks (when necessary), and minor parkway restoration.

Engineering includes: survey, design, contract documents, and permitting.

City of Mount Carroll, Illinois
 Water Main Replacement Program
 Preliminary Opinion of Probable Project Costs

CIP #13a

Name of Street: Lincoln Street (Clay Street heading east, then north)
 Replace 1750 L.F. of 4" watermain to 8" watermain
 Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
WATERMAIN, 8"	1750	L.F.	\$55.00	\$96,250.00
8" GATE VALVE	5	EACH	\$1,200.00	\$6,000.00
8" MACHINE TAPPING SLEEVE WITH 8" VALVE	2	EACH	\$2,000.00	\$4,000.00
VALVE VAULTS	2	EACH	\$2,000.00	\$4,000.00
FIRE HYDRANT COMPLETE	1	EACH	\$4,500.00	\$4,500.00
AUXILIARY VALVE BOX	4	EACH	\$750.00	\$3,000.00
SEEDING AND FERTILIZING	390	SY	\$10.00	\$3,900.00
WATER SERVICE RECONNECT (LONG)	8	EACH	\$2,000.00	\$16,000.00
WATER SERVICE RECONNECT (SHORT)	11	EACH	\$1,000.00	\$11,000.00
PAVEMENT PATCHING	50	SY	\$200.00	\$10,000.00
ABANDON WATERMAIN	1	L.S.	\$2,000.00	\$2,000.00
			SUB-TOTAL	\$160,650.00
			ENGINEERING 15%	\$24,097.50
			CONTINGENCY 15%	\$24,097.50
			TOTAL	\$208,845.00

ASSUMPTIONS

Watermain will be placed in parkway .

Existing Watermain to be abandoned in parkway.

8" GATE VALVES replaced at Hydrants and existing valves shown on supplied plans (auxiliary valve box will be re-used).

8" GATE VALVES placed at 400'.

PAVEMENT PATCHING AT "TAPPING" AREAS (2 @5 SY)AND STREET CROSSINGS (4@10 SY).

PAVEMENT PATCHING includes: sawcut, disposal, aggregate base, HMA binder, HMA surface, bituminous prime coat, and aggregate prime coat.

WATERMAIN , 8" includes pipe, fittings, trenching, backfill, testing and chlorinization.

FIRE HYDRANT COMPLETE includes: new hydrant, gate valve, auxillary valve box, piping thrust blocks (when necessary), and minor parkway restoration. Placed at 500' intervals

WATER SERVICE RECONNECT (LONG) includes: 50' piping, corporation stop, service connection, and Buffalo Box.

WATER SERVICE RECONNECT (SHORT) includes: 20' piping, corporation stop, service connection, and Buffalo Box.

Engineering includes: survey, design, contract documents, and permitting.

ABANDON WATERMAIN includes capping and grouting

City of Mount Carroll, Illinois
 Water Main Replacement

Preliminary Opinion of Probable Project Costs

CIP #13b

Name of Street: State Street (Galena Street to Jefferson Street)
 Replace 800 L.F. of 4" watermain to 8" watermain
 Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
WATERMAIN, 8"	800	L.F.	\$55.00	\$44,000.00
8" GATE VALVE	3	EACH	\$1,200.00	\$3,600.00
4" MACHINE TAPPING SLEEVE WITH 4" VALVE	2	EACH	\$800.00	\$1,600.00
VALVE VAULTS	2	EACH	\$2,000.00	\$4,000.00
WATER SERVICE RECONNECT (LONG)	8	EACH	\$2,000.00	\$16,000.00
WATER SERVICE RECONNECT (SHORT)	8	EACH	\$1,000.00	\$8,000.00
SEEDING AND FERTILIZING	180	SY	\$10.00	\$1,800.00
PAVEMENT PATCHING	10	SY	\$25.00	\$250.00
ABANDON WATERMAIN	1	L.S.	\$2,000.00	
		SUB-TOTAL		\$79,250.00
		ENGINEERING 15%		\$11,887.50
		CONTINGENCY 15%		\$11,887.50
		TOTAL		\$103,025.00

ASSUMPTIONS

Watermain will be placed in parkway.

Existing Watermain to be abandoned in parkway.

Gate Valves replaced at Hydrants and existing valves shown on supplied plans (auxiliary valve box will be re-used).

PAVEMENT PATCHING AT "TAPPING" AREAS (2 @ 5 SY).

PAVEMENT PATCHING includes: sawcut, disposal, aggregate base, HMA binder, HMA surface, bituminous prime coat, and aggregate prime coat.

WATERMAIN , 8" includes pipe, fittings, trenching, backfill, testing and chlorinization.

WATER SERVICE RECONNECT (LONG) includes: 50' piping, corporation stop, service connection, and Buffalo Box.

WATER SERVICE RECONNECT (SHORT) includes: 20' piping, corporation stop, service connection, and Buffalo Box.

Engineering includes: survey, design, contract documents, and permitting.

ABANDON WATERMAIN includes capping and grouting.

City of Mount Carroll, Illinois
 Water Main Replacement

Preliminary Opinion of Probable Project Costs

CIP #13c

Name of Street: Benton Street (Mill Street to Main Street)
 Replace 1200 L.F. of 4" watermain to 8" watermain
 Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
WATERMAIN, 8"	1200	L.F.	\$55.00	\$66,000.00
8" GATE VALVE	3	EACH	\$1,200.00	\$3,600.00
4" MACHINE TAPPING SLEEVE WITH 4" VALVE	1	EACH	\$800.00	\$800.00
6" MACHINE TAPPING SLEEVE WITH 6" VALVE	1	EACH	\$1,000.00	\$1,000.00
VALVE VAULTS	2	EACH	\$2,000.00	\$4,000.00
AUXILIARY VALVE BOX	1	EACH	\$750.00	\$750.00
SEEDING AND FERTILIZING	268	SY	\$10.00	\$2,680.00
WATER SERVICE RECONNECT (LONG)	6	EACH	\$2,000.00	\$12,000.00
WATER SERVICE RECONNECT (SHORT)	2	EACH	\$1,000.00	\$2,000.00
PAVEMENT PATCHING	20	SY	\$25.00	\$500.00
ABANDON WATERMAIN	1	L.S.	\$2,000.00	\$2,000.00
			SUB-TOTAL	\$95,330.00
			ENGINEERING 15%	\$14,299.50
			CONTINGENCY 15%	\$14,299.50
			TOTAL	\$123,929.00

ASSUMPTIONS

Watermain will be placed in parkway.

Existing Watermain to be abandoned in parkway.

8" GATE VALVE replaced at Hydrants and ex. valves shown on supplied plans (auxiliary valve box will be re-used).

8" GATE VALVE placed at 400' intervals.

PAVEMENT PATCHING AT "TAPPING" AREAS (2 @ 5 SY) AND STREET CROSSINGS (1 @ 10 SY).

PAVEMENT PATCHING includes: sawcut, disposal, aggregate base, HMA binder, HMA surface, bituminous prime coat, and aggregate prime coat.

WATERMAIN , 8" includes pipe, fittings, trenching, backfill, testing and chlorinization.

WATER SERVICE RECONNECT (LONG) includes: 50' piping, corporation stop, service connection, and Buffalo Box.

WATER SERVICE RECONNECT (SHORT) includes: 20' piping, corporation stop, service connection, and Buffalo Box.

Engineering includes: survey, design, contract documents, and permitting.

ABANDON WATERMAIN includes capping and grouting

City of Mount Carroll, Illinois
 Water Main Replacement

Preliminary Opinion of Probable Project Costs

CIP #13d

Name of Street: Jackson Street (Alma Street to Railroad Tracks)
 Replace 2425 L.F. of 4" watermain to 8" watermain
 Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
WATERMAIN, 8"	2425	L.F.	\$55.00	\$133,375.00
8" GATE VALVE	9	EACH	\$1,200.00	\$10,800.00
8" MACHINE TAPPING SLEEVE WITH 8" VALVE	1	EACH	\$2,000.00	\$2,000.00
VALVE VAULTS	2	EACH	\$2,000.00	\$4,000.00
AUXILIARY VALVE BOX	6	EACH	\$750.00	\$4,500.00
SEEDING AND FERTILIZING	540	SY	\$10.00	\$5,400.00
WATER SERVICE RECONNECT (LONG)	13	EACH	\$2,000.00	\$26,000.00
WATER SERVICE RECONNECT (SHORT)	2	EACH	\$1,000.00	\$2,000.00
PAVEMENT PATCHING	40	SY	\$25.00	\$1,000.00
ABANDON WATERMAIN	1	L.S.	\$2,000.00	\$2,000.00
			SUB-TOTAL	\$191,075.00
			ENGINEERING 15%	\$28,661.25
			CONTINGENCY 15%	\$28,661.25
			TOTAL	\$248,397.50

ASSUMPTIONS

- Watermain will be placed in parkway.
- Existing Watermain to be abandoned in parkway.
- 8" GATE VALVE replaced at Hydrants and ex. valves shown on supplied plans (auxiliary valve box will be re-used).
- 8" GATE VALVE placed at 400' intervals.
- PAVEMENT PATCHING AT "TAPPING" AREAS (2 @5 SY)AND STREET CROSSINGS (3@10 SY).
- PAVEMENT PATCHING includes: sawcut, disposal, aggregate base, HMA binder, HMA surface, bituminous prime coat, and aggregate prime coat.
- WATERMAIN , 8" includes pipe, fittings, trenching, backfill, testing and chlorinization.
- WATER SERVICE RECONNECT (LONG) includes: 50' piping, corporation stop, service connection, and Buffalo Box.
- WATER SERVICE RECONNECT (SHORT) includes: 20' piping, corporation stop, service connection, and Buffalo Box.
- Engineering includes: survey, design, contract documents, and permitting.
- ABANDON WATERMAIN includes capping and grouting

City of Mount Carroll, Illinois
 Water Main Map

Preliminary Opinion of Probable Project Costs

CIP #13e

Name of Street: State Street (Route 78 to Clay Street)
 Replace 1050 L.F. of 4" watermain to 8" watermain
 Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
WATERMAIN, 8"	1050	L.F.	\$55.00	\$57,750.00
8" GATE VALVE	3	EACH	\$1,200.00	\$3,600.00
8" MACHINE TAPPING SLEEVE WITH 8" VALVE	2	EACH	\$2,000.00	\$4,000.00
AUXILIARY VALVE BOX	1	EACH	\$750.00	\$750.00
VALVE VAULT	1	EACH	\$2,000.00	\$2,000.00
SEEDING AND FERTILIZING	235	SY	\$10.00	\$2,350.00
PAVEMENT PATCHING	10	SY	\$25.00	\$250.00
ABANDON WATERMAIN	1	L.S.	\$2,000.00	\$2,000.00
			SUB-TOTAL	\$72,700.00
			ENGINEERING 15%	\$10,905.00
			CONTINGENCY 15%	\$10,905.00
			TOTAL	\$94,510.00

ASSUMPTIONS

Watermain will be placed in parkway.

Existing Watermain to be abandoned in parkway.

8" GATE VALVES replaced at Hydrants and ex. valves shown on supplied plans (auxiliary valve box will be re-used).

PAVEMENT PATCHING AT "TAPPING" AREAS (2 @5 SY).

PAVEMENT PATCHING includes: sawcut, disposal, aggregate base, HMA binder, HMA surface, bituminous prime coat, and aggregate prime coat.

WATERMAIN , 8" includes pipe, fittings, trenching, backfill, testing and chlorinization.

Engineering includes: survey, design, contract documents, and permitting.

ABANDON WATERMAIN includes capping and grouting

City of Mount Carroll, Illinois
 Water Main Replacement

Preliminary Opinion of Probable Project Costs

CIP #13f

Name of Street: Broad Street (East Street to State Road to Franklin)

Replace 1750 L.F. of 4" watermain to 8" watermain

Replace 800 L.F. of 6" watermain to 8" watermain

Add 350 L.F. of 8" watermain on State Road

Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
WATERMAIN, 8"	2900	L.F.	\$55.00	\$159,500.00
GATE VALVE, 8" DIA.	8	EACH	\$1,200.00	\$9,600.00
VALVE VAULTS	3	EACH	\$2,000.00	\$6,000.00
8" MACHINE TAPPING SLEEVE WITH 8" VALVE	2	EACH	\$2,000.00	\$4,000.00
6" MACHINE TAPPING SLEEVE WITH 6" VALVE	1	EACH	\$1,000.00	\$1,000.00
4" MACHINE TAPPING SLEEVE WITH 4" VALVE	1	EACH	\$800.00	\$800.00
SEEDING AND FERTILIZING	625	SY	\$10.00	\$6,250.00
WATER SERVICE RECONNECT (LONG)	24	EACH	\$2,000.00	\$48,000.00
WATER SERVICE RECONNECT (SHORT)	27	EACH	\$1,000.00	\$27,000.00
PAVEMENT PATCHING	90	SY	\$200.00	\$18,000.00
ABANDON WATERMAIN	1	L.S.	\$2,000.00	\$2,000.00
			SUB-TOTAL	\$282,150.00
			ENGINEERING 15%	\$42,322.50
			CONTINGENCY 15%	\$42,322.50
			TOTAL	\$366,795.00

ASSUMPTIONS

Watermain will be placed in parkway.

Existing Watermain to be abandoned in parkway

8" GATE VALVES replaced at Hydrants and ex. valves shown on supplied plans (auxiliary valve box will be re-used).

8" GATE VALVES placed at 400'.

PAVEMENT PATCHING AT "TAPPING" AREAS (2 @ 5 SY) AND STREET CROSSINGS (8 @ 10 SY).

PAVEMENT PATCHING includes: sawcut, disposal, aggregate base, HMA binder, HMA surface, bituminous prime coat, and aggregate prime coat.

WATERMAIN , 8" includes pipe, fittings, trenching, backfill, testing and chlorinization.

WATER SERVICE RECONNECT (LONG) includes: 50' piping, corporation stop, service connection, and Buffalo Box.

WATER SERVICE RECONNECT (SHORT) includes: 20' piping, corporation stop, service connection, and Buffalo Box.

Engineering includes: survey, design, contract documents, and permitting.

ABANDON WATERMAIN includes capping and grouting

City of Mount Carroll, Illinois
 Fire Hydrant Replacement

Preliminary Opinion of Probable Project Costs

CIP #17a

Fire Hydrant Replacement - 2 a year
 Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
FIRE HYDRANT COMPLETE	2	EACH	\$5,500.00	\$11,000.00
SUB-TOTAL				\$11,000.00
CONTINGENCY 15%				\$1,650.00
TOTAL				\$12,650.00

ASSUMPTIONS

FIRE HYDRANT COMPLETE includes: new hydrant, gate valve, auxillary valve box, removal of existing hydrant, disposal, and minor parkway restoration.

City of Mount Carroll, Illinois
 Valve Replacement

Preliminary Opinion of Probable Project Costs

CIP #18a

Valve Replacement - 2 a year
 Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
8" GATE VALVE	2	EACH	\$850.00	\$1,700.00

SUB-TOTAL \$1,700.00

CONTINGENCY 15% \$255.00

TOTAL \$1,955.00

ASSUMPTIONS

8" GATE VALVE includes: existing gate valve removal, disposal, new gate valve, and minor parkway restoration.

City of Mount Carroll, Illinois
 Salt Storage Upgrade

Preliminary Opinion of Probable Project Costs

CIP #23a

Construct new salt storage facility
 Opinion of Probable Project Costs based on 2009 dollars

ITEM	QUANTITY	UNIT	COST	EXTENSION
BLOCK PAD PREPARATION	120	CY	\$18.00	\$2,160.00
CONCRETE LANDSCAPE BLOCKS	120	EACH	\$120.00	\$14,400.00
ROOFING STRUCTURE COMPLETE	960	SF	\$14.00	\$13,440.00
			SUB-TOTAL	\$30,000.00
			ENGINEERING	\$10,000.00
			CONTINGENCY 15%	\$4,500.00
			TOTAL	\$44,500.00

ASSUMPTIONS

30' x 30' Footprint.

Use 4'x2'x2' Concrete Block

Engineering includes: design and contract documents

BLOCK PAD PREPARATION includes 1' depth of excavation and compacted aggregate bedding

Preliminary Opinion of Probable Project Costs

CIP #24c

Extend water and 8" sanitary sewer to the far Northeast limits of the corporate limits.

Opinion of Probable Project Costs based on 2009 dollars

4,200' of water main and 1300' of sanitary sewer (see assumptions)

ITEM	QUANTITY	UNIT	COST	EXTENSION
WATERMAIN, 8"	4200	L.F.	\$55.00	\$231,000.00
8" GATE VALVE	9	EACH	\$1,200.00	\$10,800.00
8" MACHINE TAPPING SLEEVE WITH 8" VALVE	1	EACH	\$2,000.00	\$2,000.00
VALVE VAULTS	1	EACH	\$2,000.00	\$2,000.00
AUXILIARY VALVE BOX	9	EACH	\$750.00	\$6,750.00
FIRE HYDRANT COMPLETE	2	EACH	\$4,500.00	\$9,000.00
WATER SERVICE RECONNECT (LONG)	7	EACH	\$2,000.00	\$14,000.00
WATER SERVICE RECONNECT (SHORT)	20	EACH	\$1,000.00	\$20,000.00
8" SANITARY SEWER SDR 26 PVC MANHOLES	1300	L.F.	\$50.00	\$65,000.00
SEEDING AND FERTILIZING	3	EACH	\$1,800.00	\$5,400.00
ABANDON WATERMAIN	1400	SY	\$10.00	\$14,000.00
PAVEMENT PATCHING	1	L.S.	\$2,000.00	\$2,000.00
	10	SY	\$200.00	\$2,000.00
		SUB-TOTAL		\$383,950.00
		ENGINEERING 7%		\$26,876.50
		CONTINGENCY 15%		\$57,592.50
		TOTAL		\$468,419.00

ASSUMPTIONS

Connect new 8" to existing 8" water main at East Street and Lincoln Street.

Estimated 1000' North on Loran Road and 100' East to site

Watermain will be placed in parkway.

Existing Watermain to be abandoned in parkway.

8" GATE VALVES replaced at Hydrants and ex. valves shown on supplied plans (auxiliary valve box will be re-used).

8" GATE VALVES placed at 400'.

PAVEMENT PATCHING AT "TAPPING" AREAS (2 @5 SY).

PAVEMENT PATCHING includes: sawcut, disposal, aggregate base, HMA binder, HMA surface, bituminous prime coat, and aggregate prime coat.

WATERMAIN , 8" includes pipe, fittings, trenching, backfill, testing and chlorinization.

FIRE HYDRANT COMPLETE includes: new hydrant, gate valve, auxillary valve box, piping, thrust blocks (when necessary), and minor parkway restoration. Placed at 500' intervals.

WATER SERVICE RECONNECT (LONG) includes: 50' piping, corporation stop, service connection, and Buffalo Box.

WATER SERVICE RECONNECT (SHORT) includes: 20' piping, corporation stop, service connection, and Buffalo Box.

8" SANITARY SEWER SDR 26 PVC includes trenching, piping, and backfill, and will be placed in parkway.

8" SANITARY SEWER will begin at manhole 33-2 and head East then North on Lincoln St. to the corporate limits.

MANHOLES placed at bends and every 500'.

Watermain and Sanitary sewer will be placed in the same trench.

Engineering includes: survey, design, contract documents, and permitting.

ABANDON WATERMAIN includes capping and grouting. Watermain will be replaced East of the East Street & Lincoln Street intersection

Summary of Funding Opportunities

The State of Illinois and the Federal Government have a variety of economic development programs that may work with existing and future expansion plans of the Savanna Depot Park. These programs are in addition to the various economic development tools the Local Redevelopment Authority has made available to potential businesses. Below is a list of the various programs available:

State of Illinois Programs

Department of Commerce and Economic Opportunity (DCEO) is the main contact for the following business and community development programs. The State provides a booklet entitled DCEO Programs and Services Guide which provides a summary of all the programs offered. Below are a few of the more popular programs offered through DCEO

- *Participation Loan Program* – DCEO will participate in loans with banks and conventional lenders to provide financial assistance to businesses that employ Illinois workers.
- *Business Development Public Infrastructure* – provides grants or low-interest financing to units of local government for public improvements on behalf of businesses undertaking expansion or relocation projects that meet program criteria and demonstrate great potential for creating and retaining jobs.
- *High Impact Business Program* – Provides investment tax credits, a state sales tax exemption on building materials, an exemption from state tax on utilities and an expanded state sales tax exemption on purchases of personal property used or consumed in the manufacturing or assembly process or in the operation of a pollution control facility.
- *Community Development Assistance Program Economic Development Component* – This federally funded program assists smaller Illinois units of local government in financing economic development needs. Grants are made to units of local government to be loaned to businesses for projects that will create or retain jobs in the community. Grant funds may also be used by the local government for improvements to public infrastructure that directly support economic development. The program is limited to communities with populations under 50,000.

- *ETIP/LCC (Employer Training Investment Program / Large Company Component)* – Assists Illinois companies in training new workers and retraining/upgrading the skills of existing workforce. ETIP grants may be awarded to individual companies, as well as to intermediary organizations that offer training to meet the common training needs of multiple companies.
- *Illinois EDGE (Economic Development for a Growing Economy)* – Provides tax credits to qualifying businesses that create new jobs and make capital investments in Illinois. Credits are calculated from personal income tax collected on salaries paid to employees in the new jobs created, which may be taken as a non-refundable tax credit against corporate income taxes over a period not to exceed 10 taxable years. To qualify, firms must make an investment of at least \$1 million in capital improvements and create a minimum of at least 5 new full-time jobs, although demonstrated public benefit may result in waiver of the requirements.
- *Illinois Large Business Development Program* – Provides incentive financing to encourage large out-of-state companies to locate facilities in Illinois and also encourage existing Illinois companies to undertake major job expansion or retention projects within this state. Funds available through the program may be used by large businesses for typical business activities, including financing the purchase of land or buildings, construction or renovation, or other bondable activities. Funds are targeted for major economic development opportunities that will result in substantial private investment and the creation and/or retention of 300 or more full time jobs.

Illinois Department of Transportation

- *Economic Development Program* – Provides state assistance in improving highway access to new or expanding industrial distribution or tourism developments. The intent is to make available state matching funds that will be a positive contribution in the location-selection process and to target those projects which will expand the state's existing job base or create new employment opportunities. The focus of the program is on the retention and creation of primary jobs.
- *Truck Access Route Program (TARP)* – Helps local government agencies upgrade roads to accommodate 80,000-pound trucks. The routes are to provide access to points of loading and unloading.
- *Rail Freight Program (RFP)* – Provides capital assistance to communities, railroads and shippers to preserve and improve rail service in Illinois.

Illinois Environmental Protection Agency

- *Water Pollution Control Revolving Loan Fund (WCRF)* – Provides low interest loans to units of local government or sanitary sewer districts for: 1) construction of new wastewater collection and treatment facilities, or upgrading and expanding of existing facilities; 2) replacement, rehabilitation or extension of collection systems and interceptors; and 3) separation of combined sewers or upgrading combined systems to eliminate overflows or surcharging. This loan program is capitalized at an annual amount of \$65-\$75 million with federal and state funds. In addition, the loan funds being repaid annually (\$40-\$50 million) are also available for new loan awards. The loans are awarded with a maximum term of 20 years at one-half the market rate (approximately 3 percent). The funds are awarded on a competitive basis with an annual pre-application deadline of March 31.
- *Public Water Supply Loan Fund* – Provides low interest loans to units of local government for the construction of community water supply facilities. This loan program is capitalized at an annual amount of \$30-\$40 million with federal and state funds. The loans are awarded with a maximum term of 20 years at one-half the market interest rate (approximately 3 percent). These funds are awarded on a competitive basis with an annual pre-application deadline of March 31. Priority consideration is given to projects with compliance problems, financial hardship and small community water supplies.

United States – Federal Programs

US Department of Agriculture – Rural Development Division

- *Water and Waste Disposal Loans, Grants and Guaranteed Loans* – Provides water and waste water financing to build, repair and improve public water systems, waste collection and treatment systems and related costs. Funding is provided to the most financially needy applicants to keep user fees reasonable; provides guarantees to lenders. Applicants are public entities, Indian Tribes and non-profit corporations in rural areas with a population of 10,000 or less. Grant funds may be available; loans are awarded with a maximum of 40 years and the interest is based on an index of current market yields for municipal obligations.

US Department of Commerce

- *Economic Development Administration* – provides grant-based investments that will promote comprehensive, entrepreneurial and innovation-based economic development efforts to enhance the competitiveness of regions, resulting in increased private investment and higher-skilled, higher-wage jobs in areas experiencing substantial and persistent economic distress.

EDA encourages the submission of only those applications that will significantly benefit regions with distressed economies. Such distress may exist in a variety of forms, including high levels of unemployment, low income levels, large concentrations of low-income families, significant declines in per capita income, large numbers (or high rates) of business failures, sudden major layoffs or plant closures, trade impacts, military base closures, natural or other major disasters, depletion of natural resources, reduced tax bases, or substantial loss of population because of the lack of employment opportunities.