

**PUBLIC HEARING MINUTES
CITY OF MOUNT CARROLL
MONDAY, JUNE 23, 2015 – 7:15 P.M.**

Mayor Carl Bates called the Public Hearing to commence at 7:17 p.m.

Mayor Bates introduced Ms. Jill Wood, Community Funding and Planning Services, and asked her to facilitate the public hearing. The following information was presented to the council members in attendance and the general audience.

Purpose of Public Hearing -

The City of Mount Carroll is holding a Public Hearing to obtain citizens' views on the submission of a Community Development Block Grant (CDBG) from the Illinois Department of Commerce & Economic Opportunity (DCEO) for a community development project. The City's proposed project will include sanitary sewer improvements. This Public Hearing is a requirement of the grant program, and is the first of two Citizen Participation Public Hearings. Specific program and project information is discussed below.

Range of Activities Funded Through These Grant Programs -

The CDBG program is funded by Title I of the Federal Housing & Community Development Act of 1974, as amended. The State of Illinois' CDBG program is known as the Community Development Assistance Program (CDAP). Through this program, funds are available to assist Illinois communities meet their greatest economic and community development needs, with an emphasis upon helping persons of low-to-moderate income.

To ensure the State's CDAP program meets the intent of the Federal Housing & Community Development Act, Congress has required the program meet at least one of the following three national objectives: benefiting low-to-moderate income persons; aiding in the prevention or elimination of slums and blight; or meeting other community development needs that pose a serious and immediate threat to the health and welfare of the community.

To complement these federally-mandated objectives, DCEO has established the following specific objectives for the CDAP program: Strengthening community economic development through the creation of jobs, stimulation of private investment and strengthening the tax base; Improvement of public infrastructure and elimination of conditions which are detrimental to health, safety and public welfare; and, Conservation and expansion of the state's housing stock in order to provide a decent home and a suitable living environment for persons of low-to-moderate income and the developmentally disabled.

Eligible activities funded under the Public Infrastructure component include water, sanitary sewer and storm sewer projects that involve the acquisition, construction, reconstruction, rehabilitation, demolition or installation of public infrastructure.

Amount of Funds Available -

Each year, the Illinois Department of Commerce & Economic Opportunity establishes funds for each of their CDAP program categories. This year, the state's allocation is estimated at \$26,000,000. A breakdown of each program category's funding allotment is as follows: Economic Development - \$2,000,000, maximum grant amount is \$750,000; Public Infrastructure - \$14,000,000, maximum Construction grant and maximum Construction with Design grant is \$450,000; Housing Rehabilitation - \$6,500,000, maximum grant amount is \$400,000; and Emergency Public Infrastructure - \$2,803,325, maximum grant amount is \$200,000.

Plans For Minimizing Displacement -

No displacement is anticipated as a result of this project.

Proposed Benefit To Low-and-Moderate Income Persons -

The City conducted a community-wide income survey in 2012 that documented a 55.6% low-to-moderate income household benefit. The Phase 2 Sanitary Sewer System Improvements will directly benefit roughly 65 households that are located within the low-lying area of Mill Street – from Rapp Street to Cole Avenue, including the Aspen Drive subdivision. Based upon the community-wide survey data, 42 of the 65 households in the project area, or 65%, are considered low-to-moderate income. Additionally, the proposed sanitary sewer improvements will ultimately benefit the entire community.

Detailed Prioritized List of Community Development Needs -

In January 2009, the City of Mount Carroll updated its Five-Year Capital Improvements Plan (CIP), which identified a number of public infrastructure, community and economic development-type projects. Below is a brief listing of the projects that were identified in the CIP.

- Brick Street Restoration and Roadway Improvements
- Sidewalk Improvements
- Sanitary Sewer Improvements
- Wastewater Treatment Facility Improvements
- Water System Improvements
- New Police Department
- New Salt Storage Facility
- Trail development
- Green space and park expansion
- Campbell Center/Community Center/Old School Building
- City-wide beautification plan

Over the last few years, the City has completed some of the items identified in its CIP. These projects included the construction of a new water tower and well, along with the renovation of a second well; improvements were made to the wastewater treatment plant and various roadway improvements have been completed. In 2013 the City was awarded a grant to help fund 3000 l.f. of sanitary sewer lining work in the most infiltrated area and this first phase of sanitary sewer lining is now complete.

The City's sanitary sewer collection system and wastewater treatment facility each has historically experienced problems with inflow and infiltration (I/I) during periods of wet weather. The excessive flow is the result of clear water entering the sanitary sewer collection system. In 2004, the City completed a Sanitary Sewer Evaluation Study of its sewer collection system to identify and ultimately eliminate the sources of clear-water entering the collection system. This study entailed smoke testing, flow monitoring, dye testing, manhole evaluation and the televising of the pipes within the collection system. Based upon information gathered, the study identified a number of areas that have failing pipe, and areas that are contributing sources of inflow and infiltration.

The first phase of sewer lining work decreased flows at the wastewater treatment plant by 20,000 to 30,000 gallons per day, thereby reducing operating costs and wear and tear on the piping and plant. The second area identified in the 2004 study and also a major contributor of I/I, is an area where the sanitary sewer pipe is

buried under and adjacent to permanent ponds just south of the Aspen Drive subdivision. Water is seeping into the sanitary sewer system causing excessive amounts of flow, which leads to the wastewater treatment plant to be hydraulically overloaded. When this occurs, it affects treatment plant operations and efficiency, and it can lead to the plant exceeding its EPA permit requirements. Both of these problems are prohibited by IEPA and can cause concern relative to health issues for the general public. Improvements to these areas will greatly reduce the amount of infiltration entering the sanitary sewer system and will reduce flooding and overloading at the wastewater treatment facility.

The first and second phase areas of sewer improvements were considered to be the worst and most costly identified deficiencies to correct, as they are the two lowest-lying basins within the collection system and have over 500 acres of storm water that drain through them.

The City of Mount Carroll's CDAP Public Infrastructure grant application request is for the repair and lining of roughly 2,100 l.f. of deteriorated and failing pipe within the sanitary sewer collection system. Mt. Carroll is applying to DCEO for a Community Development Assistance Program Public Infrastructure grant in the amount of roughly \$110,000, which is approximately 76% of the project cost and includes funds for the administration of the grant. The amount of CDAP funds to be used for sewer improvements that will benefit low-to-moderate income persons is roughly \$55,600. The City of Mount Carroll proposes to expend approximately \$33,000 in non-CDBG funds on the project. These non-CDBG funds will be derived from the City's sewer fund.

The public may access the City's Community Development Assistance Program grant application by contacting the City Clerk at 815-244-4424 to arrange a time. A complete copy of the grant application will be available at City Hall after July 8, 2015.

The bell was rung to announce the start of the council meeting, pledge of allegiance was said and a prayer was given.

ROLL CALL

Aldermen Paul Kaczmariski, present, Jim Rose, present, Kevin Powers, present, Doug Bergren, present, Mike Risko, present and Joe Grim, present.

Questions / Comments

There were two questions, one from Alderman Bergren and one from the public.

Alderman Bergren asked if there could be a spending cap on grant money the City puts toward the project. Ms. Wood responded that if the grant is awarded and the project is Bid and the Bids come back higher than expected the City has options to either rebid at a later date or modify the project. These are both options that would be discussed at that time and a later date.

Citizen asked about area Representative's comments about the Governor cutting all DCEO grant funds. Mayor Bates responded that the funds being cut are not related to the CDAP grants as CDAP grants are federally funded projects.

Ms. Jill Wood ended the public hearing at 7:29 p.m.

Submitted by Julie A. Cuckler, City Clerk

