



CITY OF MOUNT CARROLL

CAPITAL IMPROVEMENTS PROGRAM UPDATE 2017 - 2021



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UPDATE
2017 - 2021**

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Prepared By:

City of Mount Carroll Council Members
City Staff and Local Groups
Community Funding & Planning Services

CAPITAL IMPROVEMENTS PROGRAM ACKNOWLEDGMENTS

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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 and City Staff 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. Cost estimates and project schedules were provided by department heads.
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. It's a historic community, built among the rolling hills. The downtown district is lined with red brick streets and is a registered historic district. The City's history dates back to the 1840s with the building of an all-important flour mill.



Mount Carroll is the County Seat for Carroll County and per the 2010 census data, has a population of 1,717. This represents a decline of roughly 115 persons, or -6%, from the 2000 census figure of 1,832. 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. So while the City was only one of two communities in Carroll County whose population increased from 1990 to 2000, the 2010 population data showed a decrease to below the 1990 level. This resulted in Mount Carroll joining its neighboring communities, all who have seen population decreases over the years. 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 a Tax Increment Financing (TIF) District and a Business Development District (BDD), and secured Enterprise Zone (EZ) status for a number of properties located within the City and the nearby Timber Lake Resort area. The TIF, BDD and EZ are economic development tools that the City adopted to attract new development and entice business growth, and provide financing assistance to existing businesses. The City also 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's water system was recently upgraded to provide ample water service for future development. And the City is in the process of completing a new wastewater treatment plant, which will provide improved wastewater services to its residents and businesses 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 \$3,500 a month or \$42,000 a year in Motor Fuel Tax (MFT) funds from the Illinois Department of Transportation. As of November 2016, the MFT balance was \$44,000.



A majority of the City’s MFT funds are currently used for on-going maintenance of the streets and snow removal. Between \$100,000 and \$150,000 per year is spent on street maintenance. 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.

	Project	
	<u>Cost</u>	<u>Schedule</u>
The following projects will be completed by the City’s Streets Department:		
1a Mill Street – public works building heading south	\$35,000	2021
Resurface (to be coordinated with water project – 13a)		
1b East Street – Ridge Street to Route 64 -	COMPLETED	2011
Resurface work		
1c Identified alleyways -	COMPLETED	2016
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 need to be torn out completely and redone, or require additional work besides little maintenance or seal coating.

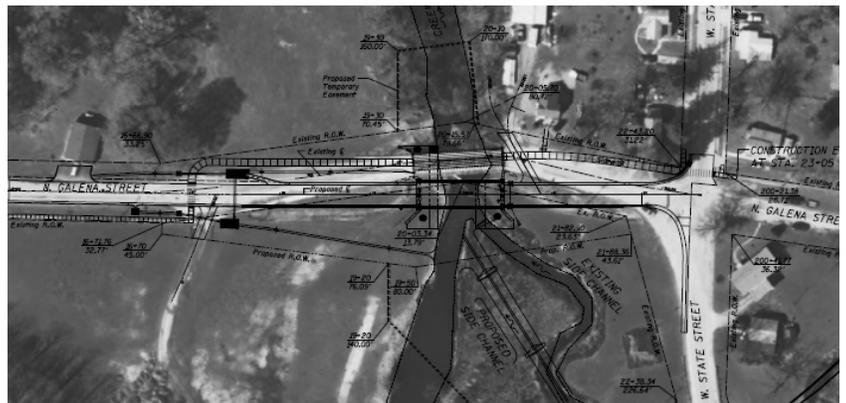


	Project	
	Cost	Schedule
2a. Benton Street – Route 52/64 to Clay Street -	COMPLETED	2014

2b. Galena Street Bridge Repairs

\$1,700,000 2017

Due to structural issues with the existing Galena Street Bridge, past engineering reports and recommendations indicate that a new bridge needs to be constructed. The City has been working with the Carroll County Highway Department and the Illinois Department of Transportation on the plans and specifications for the proposed new bridge. The existing trusses will be converted to a pedestrian bridge and a new bridge, with no weight restrictions, will be constructed to the east of the existing bridge and align with West State Street. The project is being funded with 80% federal department of transportation funds, 10% Carroll County Highway Department and 10% City of Mount Carroll funds. Plans and specifications and land acquisition are underway and construction is anticipated to start in 2017.



2c. Parking lot – north end of Main Street

\$ 15,320 2017

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; this water line was replaced in 2010.

2d. Carroll Street – Washington Street to Rapp Street

\$ 7,500 2018

Blacktop maintenance done in 2015; roadway is still in need of repairs.

2e. Spring Road – Galena to Jefferson Streets	\$ 5,050	2017
Roadway needs complete tear out. Temporary fix is to repair bad spots in the roadway. When a complete tear out of the roadway is done, it should be coordinated with the water main project identified in #12g. below. (Cost shown is for temporary fix repairs only).		
2f. Strickler -	\$ 8,900	2017
Roadway needs complete tear out.		
2g. Jackson Street – Route 64 to Carrollton Boulevard	\$18,900	2017
Roadway needs complete tear out and new blacktop.		

Possible Funding Sources: Motor Fuel Tax; General Fund; County Road and Bridge Fund; Coordinate with water and sewer projects for Community Development Block Grant; 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.



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.

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	\$2,500	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 roughly \$10,000 a year, for which the City pays all the costs. Sidewalk replacement costs done through the Streets Department is estimated at \$115.00 cubic yard 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, large blocks/sections 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. As sidewalks are replaced, need to make sure curb cuts and detectable warnings are put in to accommodate handicapped individuals and bikers.

The Illinois Department of Transportation has a Safe Routes to School (SRTS) Program that provides funding for the construction of new sidewalks. The program provides up to \$160,000 (or 80% of project costs) in grant funds, with the community providing a 20% local match. 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. New sidewalk construction and/or pedestrian crossing signals must benefit grades Kindergarten through 8th. The grant application period is typically in the fall of each year; specific dates are announced in the spring.



The City has also identified the replacement of sidewalk in its historic downtown district. For sidewalk projects that benefit businesses, there are two other funding sources that the City could consider. One is offered through the Illinois Department of Transportation; the program is called the Illinois Transportation Enhancement Program (ITEP). It's an 80/20 grant program and such a project should improve and enhance a transportation mode, such as sidewalks. There are a number of different application categories; more information on the ITEP program can be found at www.idot.illinois.gov website. The next application cycle is scheduled for Fall of 2018.



The other program is offered through the US Department of Agriculture - Rural Development division; the program is called the Rural Business Development Grant (RBDG) Program. The RBDG program provides funding to finance and facilitate development of private business enterprises and rural economic development. The construction, enlargement, repair or modernization of buildings, plants, machinery, equipment, access streets and roads, sidewalks, parking areas or utilities are all eligible uses of the funds. This funding program would work well for the replacement of sidewalk in the downtown district. There are certain criteria that needs to be met and information on the RBDG program can be found at www.rd.usda.gov. Applications for the RBDG program are due in February of each year, with \$99,000 being the maximum grant amount that provides the most application scoring points.

When preparing to do a downtown sidewalk replacement project, a number of other items need to be factored in, such as streetscape improvements likes benches, planters, lighting, etc., and the most important, ADA accessibility to the individual buildings. Both the ITEP and the RBDG program will require accessibility to all properties being improved with new sidewalk. For the 4a. Downtown Sidewalks project, a cost estimate is provided for a preliminary engineering study of the downtown sidewalks.

Below are identified areas where existing sidewalk needs to be replaced and/or new sidewalk is needed.

	Project	
	Cost	Schedule
4a. Downtown Sidewalks – Preliminary Engineering Study Main Street from Rapp to the north end; Market Street from Route 78 to Mill Street.	\$ 7,500	2017
4b. Clay Street Rapp to Benton Streets – remove/replace existing sidewalk on both sides	\$350,000	2021
4c. East Street* Washington to Benton Streets – construct new sidewalk on west side	\$ 62,000	2021
4d. Washington Street* East to Miller Streets – construct new sidewalk on both sides	\$ 35,000	2021
4e. Broad Street* East to Pine Streets – construct new sidewalk on both sides	\$ 93,000	2021

*These streets were identified as highly traveled routes that kids take to and from school to the parks, where no sidewalk exists, and could be considered for a SRTS application. Project schedule date should be coordinated with the next application cycle for SRTS funding.

Possible Funding Sources: Sidewalk Fund; General Fund; IDOT Safe Routes to School Program; IDOT Transportation Enhancement Program; USDA Rural Business Development Grant Program.

5. *Tree Maintenance Program*

Mount Carroll is a Tree City USA Community and has been a member since 1988. To maintain its membership, the City must budget at least \$2.00 per capita towards the planting, care and removal of City trees. The City budgets between \$3,000 and \$10,000 a year for tree maintenance. The amount spent each year varies, as more monies are spent during years of violent storms that cause tree damage. The City would like to increase the number of tree plantings and get more people involved in the program. Ideas discussed for new trees were noted: such as 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.



As the potential for the Emerald Ash Borer to spread in our area, there is a program being offered to communities to prepare for this invasion. The Trees Forever is a non-profit organization that is focusing on the Emerald Ash Borer and whose mission is to plant and care for trees and the environment for empowering people, building community and promoting stewardship. The organization provides grant funds up to \$3,000 that must be matched with a dollar-for-dollar contribution or an in-kind donation.

	Project	
	<u>Cost</u>	<u>Schedule</u>
5a. Tree Maintenance Program	\$ 3,000	Annual

Possible Funding Sources: Tree Fund; General Fund.

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.

A Sanitary Sewer Evaluation Study (SSES) was previously 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. *Sanitary Sewer Improvements Project*

From the information gathered in the SSES, an Addendum was then created 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.

Detailed recommended improvements broken down and segregated as inflow rehabilitation versus infiltration rehabilitation can be found in Sanitary Sewer Evaluation Survey – Addendum, issued in February 2006.

Highlighted Projects:

- a. Phase 2 sanitary sewer rehab – repair and lining of 2,100 l.f. of deteriorated sanitary sewer pipe from Rt 78 to Aspen Drive (adjacent to two ponds in yard). In 2016, the City submitted a CDBG grant, with award expected in early 2017.
- b. Phase 1 sanitary sewer rehab – repair and lining of 3,000 l.f. of deteriorated sanitary sewer pipe along Mill Street, from Rapp to Franklin, near Aspen Drive to Cole Avenue and into the wastewater treatment plant. Phase 1 was completed and the City secured CDBG grant funds.

	Project	
	<u>Cost</u>	<u>Schedule</u>
Sanitary Sewer Improvements		
6a. Phase 2 sewer rehab – pond	\$145,000	2017
6b. Phase 1 sewer rehab – Mill Street –	COMPLETED	2014

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

7. *Sanitary Sewer Televising / Cleaning Program*

The City has televised roughly one-third of the sanitary 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. With the aging of the sewer collection system, the City may want to consider implementing an annual cleaning/televising program.

	Project	
	<u>Cost</u>	<u>Schedule</u>
Televising/Cleaning Project		
7a. Clean/Televis roughly 2,500 lf each year	\$ 7,500	Annual
2,500 lf @ \$ 3.00 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. However, there are several manholes within the collection system that need to be completely replaced due to their deteriorating condition.

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	
	Cost	Schedule
Manhole Maintenance/Replacement Program		
8a. Complete Manhole Replacement	\$10,000	Annual
(includes base, sidewall, frame and casting)		
8b. Concealed Manhole Covers	\$ 2,000	Annual
(includes cover and casting)		

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.

One extension project was identified, which was along Commercial Street. The project called for the extension and installation of water and sanitary sewer mains to service the businesses on the east end of Commercial Street.

9a. **Commercial Street**

Water Extension – **COMPLETED**

Sewer Extension – **NO LONGER NEEDED**

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

10. Wastewater Treatment Plant

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 has reached its life expectancy and is operating near capacity. The current facility does have room some for expansion, although flooding is a major issue.



In 2005, a Wastewater Treatment Evaluation Report was created that identified recommended improvements to the City's wastewater treatment facility. Over the years, some work like the primary and secondary clarifiers and anaerobic digestion components, was completed by the City's Public Works Staff, which has helped to keep the extend the life of the existing plant.

In 2014, the City secured a Special Evaluations Assistance for Rural Communities and Households (SEARCH) grant from the US Department of Agriculture – Rural Development division that provided funding for the creation of a Wastewater Treatment Plant Preliminary Engineering Report. This engineering report identified deficiencies, alternatives and recommended improvements needed at the facility.

While design of the new wastewater treatment plant is underway, the City may want to look at ways to make the plant more energy efficient or look at possible renewable energy options, such as solar or wind. The Illinois Clean Energy Community Foundation has funding programs available for such renewable and energy efficient-type projects.

The City looked at several different funding options for the financing of the wastewater treatment plant project and ultimately decided on applying for an Illinois Environmental Protection Agency (IEPA) Clean Water State Revolving Loan. In addition to favor loan terms (1.50% interest over 20 years), the City is eligible to receive up to 45% in principal loan forgiveness through the IEPA loan program.

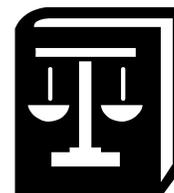


Below is a summary of the recommended improvements and costs identified in the Preliminary Engineering Report for the City’s new wastewater treatment facility.

10a. WWTF Improvements	Project	
	Cost	Schedule
Construction (includes contingency)	\$8,000,000	2018
Design Engineering	\$ 612,500	2017
Flood Mitigation Study	\$ 35,000	2017
Flood Mitigation Land Acquisition	\$ 750,000	2017
WWTF Property Purchase	\$ 150,000	2017
IEPA Loan Application	\$ 12,000	2017
10b. WWTF Facility Plan -	COMPLETED	2016
The City secured a Rural Development SEARCH grant that paid \$30,000 towards the creation of a Preliminary Engineering Report. The City paid an additional \$10,000 to revise the report to meet IEPA loan requirements.		

Possible Funding Sources: Sewer Fund; Bonding; TIF Fund; DCEO Community Development Block Grant Program; Illinois Environmental Protection Agency; USDA Rural Development Wastewater Program; Federal Emergency Management Agency.

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 2016 audited financials, the City’s sewer system had an operating loss of roughly - \$59,000 (total revenues received were \$189,351, with expenses of \$248,837).

For the upcoming wastewater treatment plant project, the City has implemented a new Wastewater Treatment Plant Fee of \$3.00 per 1,000, with a maximum of \$18.00 a month, effective October 1, 2016, which will include gradual increases over time. The City hopes to secure grant funds, as well as principal loan forgiveness and low interest loan funds to finance the new wastewater treatment plant. However, worst case scenarios would have user rates at about \$30.00 a month to repay the debt on an IEPA loan. As part of the IEPA loan application process for the new wastewater treatment plant, a detailed review of the City’s sewer revenues and expenses will be completed.

Mount Carroll has a monthly billing cycle and the sewer rates are as follows:

- \$10.70 for the first 2,000 gallons (minimum)
- \$5.35 per 1,000 gallons, over 2,001 gallons
- WWTPF - \$3.00 per 1,000 gallons (maximum of \$18.00)
- Monthly bill for 5,000 gallons = \$41.75 for sewer

The City also has a Capital Improvement Fee of \$4.00 a month, with revenues collected being used on various public infrastructure improvements.

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 \$50.00 a month for sewer service is what funding agencies use as the average.

		Project	
		<u>Cost</u>	<u>Schedule</u>
11a. Yearly Review of Sewer User Fees		\$ 3,000	Annual
(if contracted out and not done in-house)			

Possible Funding Sources: Sewer Fund; General Fund.

C. Water System

In 2009, the City completed 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 Replacement Program

The City’s water distribution system consists of 4”, 6”, 8”, 10” and 12” water mains throughout the system. The minimum required size per IEPA for water mains is 6-inch. The City has identified a few target areas where the main size is 4” or smaller. Increasing the size of the water main will provide improved 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:			
12a. Lincoln Street		\$300,000	2020
Clay Street heading east; then north			
12b. State Street		\$150,000	2018
Galena Street to Jefferson Street			

12c. Benton Street Mill Street to Main Street.	\$187,000	2020
12d. Jackson Street Alma Street to Railroad Tracks	\$370,000	2021
12e. State Street Route 78 to Clay Street	\$140,000	2018
12f. Broad Street East Street to State Road to Franklin	\$550,000	2022
12g. Spring Road Galena Street to Jefferson Street (to be coordinated with roadway project #2e)	\$150,000	2017

Possible Funding Sources: Water Fund; Water Reserve Fund; General Fund; TIF Fund; Bonds; Illinois Environmental Protection Agency; USDA Rural Development; DCEO Community Development Block Grant Program.

13. 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.

Highlighted Project –

13a. Mill Street – from public works building to Land of Oz
Installation of roughly 2100 l.f. of new 12” water main. Connect at existing 6” main on Mill Street south of Cole Avenue to 8” main located near Land of Oz. This project needs to be coordinated with Road Maintenance Plan identified above in #1a.

	Project	
	<u>Cost</u>	<u>Schedule</u>
13a. Mill Street	\$380,000	2017

Possible Funding Sources: Water Fund; General Fund; TIF Fund; Bonds; Illinois Environmental Protection Agency; USDA Rural Development; DCEO Community Development Block Grant Program.

14. Well Maintenance Program

Another component of the water tower project that was completed in 2009 included the construction of 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 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. With all three wells being worked on in 2009, a preventative maintenance program with a 7, 9, and 11-year scheduling for the three wells should be implemented. The cost can vary, ranging from \$15,000 to \$75,000, and is dependent on each well’s needs.

Well Maintenance	Project	
	Cost	Schedule
14a. Well #2	\$35,000	2020
14b. Well #3	\$30,000	2019
14c. Well #4	\$30,000	2018

Possible Funding Sources: Water Fund; General Fund.

15. Water Tower Maintenance

The City’s 300,000-gallon elevated water reservoir was constructed 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.

Water Tower Maintenance	Project	
	Cost	Schedule
15a. Visual Inspection – drain/clean interior	\$4,000	Annually
15b. Exterior Cleaning	\$8,500	2017
15c. New 300,000-gallon water reservoir – COMPLETED		2009
15d. New Municipal Well #4 – COMPLETED		2009

Possible Funding Sources: Water Fund; General Fund.

16. Water Meter Replacement

Water meters are an important component in the City’s water system, mainly because they are a community’s main source of revenue. Water meters keep track of how much water is used by each user (account). Revenue generated from water usage must cover day-to-day operating expenses, on-going maintenance of the water system, short and long-term debt and emergency repairs. Additionally, the water usage tracked via a water meter is also used to generate revenue for the sewer system.



The City has water meters in approximately 99% of the households that are serviced by municipal water. Roughly 400 meters have been replaced over the last 8 years with touch-read Rockwell (Sensus) Meters. In 2017, the City will be undertaking a Water Meter and Fire Hydrant Replacement Project that will entail replacing all the old water meters with new radio-read meters, along with the purchase of a handheld receiver for receipt and download of the data and software for the meter program. The new meters will replace old, non-functioning meters, improve the way the City currently reads and bills for water usage, reduce meter reading staff time, provide increased revenue by ensuring the accuracy of the meter read, and see a reduction in water loss due to more accurate data collection.

The total meter and hydrant replacement project is estimated to cost about \$500,000 and will be financed with a low-interest loan from the Illinois Environmental Protection Agency’s Public Water Supply Loan Program. The City plans to implement a monthly fee of \$2.89 for loan repayment, which will become effective May 2017.

	Project	
	Cost	Schedule
16a. Water Meter Replacement	\$415,000	2017
850 radio-read meters purchased & installed		
Fire Hydrant Replacement	\$ 80,000	2017
20 fire hydrants purchased & installed		

Possible Funding Sources: Water Fund; General Fund; Illinois Environmental Protection Agency; USDA Rural Development.

17. Fire Hydrant Replacement Program

There are about 155 Mueller fire hydrants within the City’s water system. Over the years, the Public Works Department has replaced a number of aging and failing hydrants. However, there are roughly 11 hydrants that need to be replaced, and City staff time and funding is limited. The City has decided to include the replacement of the 11 remaining non-functioning fire hydrants as part of its water meter replacement project, which is being funded with a low-interest loan from IEPA.



The City flushes hydrants once a year. 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	
	Cost	Schedule
17a. Fire Hydrant Replacement	\$ 4,500	2017

Possible Funding Sources: Water Fund; General Fund.

18. Valve Replacement/Maintenance Program

The City has roughly 141 gate valves in its water distribution system. Water valves need to be exercised occasionally, and replaced if necessary, to ensure that shutoffs can be completed. Exercising the valves will extend the life cycle of the valve, which should last about 25 to 30 years. The City’s Public Works Department has implemented a replacement/maintenance program for the valves in the water system. The program includes entails the replacement of 1 to 2 valves and line stops a year, and calls for valves to be exercised regularly. Future valve replacements should be coordinated with water main projects.

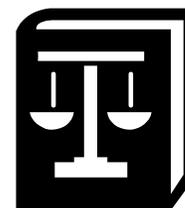
A process called “easy-valve” is becoming more popular. It provides for a more efficient way to install valves. Easy-valves are an in-field installation process, eliminating the need to issue a boil order.

	Project	
	Cost	Schedule
18a. Valve Replacement Twp 6” valves a year @ \$1,500 each	\$ 3,000	Annual
18b. Easy-Valve Replacement (8”)	\$ 5,000	As Needed

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 revenues are being taken in to cover those expenses.



As part of the 2017 Water Meter & Hydrant Replacement Project, the water user rates were reviewed as part of the Illinois Environmental Protection Agency loan process. A monthly fee of \$2.89 will be needed for loan repayment for the new water meter project. For fiscal year ended 2016, the City’s Water Fund had an operating loss of roughly -\$119,000 (total revenues were \$186,353, with total expenses of \$305,635).

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

- \$9.80 for the first 2,000 gallons (minimum)
- \$4.90 per 1,000 gallons, over 2,001 gallons
- \$22.50 Water Debt Service fee for past water tower project
- Monthly bill for 5,000 gallons = \$47.00 for water

The City also has a Capital Improvement Fee of \$4.00 a month, with revenues collected being used on various public infrastructure improvements. 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 \$50.00 a month for water service is what funding agencies use as the average.

	Project
	<u>Cost</u> <u>Schedule</u>
19a. Yearly Review of Water User Fees	\$ 3,000 Annual
(if contracted out and not done in-house)	

Possible Funding Sources: Water Fund; General Fund.

D. Other Related Public Facilities

20. Community Development Block Grant Program

The Illinois Department of Commerce and Economic Opportunity (DCEO) has a Community Development Block Grant (CDBG) Program that provides grant funds for improvements to water, sanitary sewer or storm sewer improvement projects. The main emphasis of the public facilities grant component is the elimination of conditions that are detrimental to the public health, safety and welfare of low-to-moderate income households. In addition to the threat to public health, project readiness is another emphasis. This requires that design engineering of the proposed project be completed before a grant application is submitted. The maximum grant amount is \$450,000 and there is a required 25% local match. Grant applications are due yearly in the fall, with announcements made the following spring.

As with any CDBG grant application, the City will need to verify the eligibility of the project area. Mount Carroll conducted a community-wide income survey in 2012, which documented the City’s low-to-moderate income benefit being 55.6%. The required low-to-moderate income benefit must be at least 51%. Survey information is good for five years, which means the City will need to conduct a new community-wide income survey in 2017 to be eligible for apply for CDBG grants.

	Project	
	<u>Cost</u>	<u>Schedule</u>
20. Community-wide Income Survey	\$ 5,000	2017

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

COMMUNITY FACILITIES / ECONOMIC DEVELOPMENT

E. Buildings / Property Acquisition

21. *New Police Department*

Identified in the previous CIP, was the need for a new police department. Currently, the police department is located in the lower level of City Hall. More office and storage space is needed, along with a garage to house the police vehicles. New office equipment and furniture are also needed.

	Project	
	<u>Cost</u>	<u>Schedule</u>
21a. Police Department Offices / Garage / Equipment	\$100,000	2018

Possible Funding Sources: Police Fund; General Fund; Tax Increment Financing; Business Development District.

22. *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; however, it may be a good idea to locate it away from the two municipal wells. Another possible location is on property owned by the City near the intersection of Route 78 South and Southeast Lane. The Streets Department will be looking at possible building options; the cost of a new salt shed will be dependent upon the kind and size of the building chosen.



	Project	
	<u>Cost</u>	<u>Schedule</u>
22a. Salt Storage Facility	\$200,000	2018

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

23. New Community Building

As stated herein, the City has a Community House that is located on Main Street and used for community events and social gatherings. Unfortunately, the house is not large enough and does not have the capability of providing for any recreational facilities. There has been interest expressed by the community for a new building large enough to accommodate bigger events/gatherings and provide increased recreational services. Such a building may be in the City’s near future. In 1967, the City was listed as a beneficiary in the William J. Davis Trust. And upon the death of the last of the members of the Trust, 50% of the trust proceeds are to be paid to the City of Mount Carroll to be used in the erection and equipping of a community building for the use and enjoyment of the residents of Mount Carroll. The building is to be called the William Davis Community Building, and the project plans and specifications are to be approved by the Trust’s Trustee.

There have been some preliminary talks about creating a group to discuss and create a vision for the new community building. Several items should be taken into consideration --- i.e., location, size, amenities, and services --- along with requirements set up by the Trust. A committee could be formed to host and gather information from the public, evaluate possible uses, review options and plans, research sites and funding options, and coordinate the establishment of a park district. Information on the new community building is also discussed in Section H – Parks/Recreation.

	Project	
	<u>Cost</u>	<u>Schedule</u>
23a. Committee for New Community Building	\$ -0-	2017
(no cost if committee made up of volunteers)		

Possible Funding Sources: Volunteers; General Fund; TIF Fund.

24. Abandoned Residential Properties

As with most communities, Mount Carroll has seen its share of residential properties that have become abandoned and/or foreclosed over the years. One such property that the City has been working on for a number of years is called ‘bushy flats’. It’s a six-unit apartment complex that has been abandoned for several years and is considered blighted, unsafe and a public nuisance.

In 2016, the City submitted a grant application for the Abandoned Residential Property Municipality Relief Program (APP) offered through the Illinois Housing Development Authority (IHDA). The program provides grant funds to municipalities for the maintenance or demolition of abandoned residential properties. Three residential properties, including the Bushy Flats complex, were identified and met the APP criteria. The City was awarded a \$30,000 IHDA grant towards the demolition project.

		Project	
		Cost	Schedule
24a. IHDA Application	COMPLETED		2016
24b. Demolition of IHDA Buildings		\$30,000	2017

Possible Funding Sources: General Fund, TIF Fund.

25. Land Acquisition – Expand City Boundaries

The City has been seeing development occur just on the outskirts of Mount Carroll’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, they 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. Mount Carroll 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.

The following properties have been identified for annexation into the City:

- **Former Mt Carroll Motel on Route 64/52**
 The City has expressed interest in annexing in the former Mt Carroll Motel. Discussions were favorable with the previous owner, however, the motel was recently sold (discussions will have to be held with the new owner). Although the previous owners agreed to annexation, unfortunately, the property just east of the old motel did not want to be annexed into the City. Although the City maintains the street to the west of the motel, the adjacent surrounding properties are not within the City’s corporate limits. Further legal review will be needed.
- **Lyle Law Property**
 East of Mill Street and south of Route 78 and north of Route 52/64 sits the Lyle Law Property. This area is not located within the City’s corporate limits however it is surrounded by properties within the City. This property is an ideal location for some residential development as well as commercial development along the highway. Water and sewer services are nearby, thus limiting the cost to develop the land.



Possible Funding Sources: TIF District; Water and Sewer Funds; Developer Agreements.

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 over 10 years and has taken on many projects. Mount Carroll 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.

26. 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 had expressed interest in opening the building up as a community center and let people use the gym. As with any project, costs are a major factor and can prohibit development. Previously, there was interest in using the building as a training facility, and as a school for students abroad.

- 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. More recent discussions entailed a school for foreign students.

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 previous 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 and have since rebuilt the walls. Unfortunately, the cost to renovate the entire structure 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.

- Market Street Commons (former Kraft Building)

The building, formerly 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.



With the City's assistance, in 2009 grant funds were secured from the USDA Rural Business Enterprise program and the Illinois Department of Commerce & Economic Opportunity's Flexible Opportunity Program. These grant funds assisted in the completion of the first-floor renovations, which then housed the community visitor center and a business incubator. Since then, the CDC has completed exterior improvements and is working on renovating the second floor.

Other projects include:

- Phil Phelps's Property (along Mill Street)
- Carrollton Inn Hotel and Restaurant Buildings (*the former Carrollton Inn Restaurant is now known as Henry's Double K – they provide live music, dancing and good food*).
- Bowling Alley on Main Street (*with the assistance of TIF funds from the City, the bowling alley has since been acquired and renovated and open for business*).

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.

27. *Creation of a Tax Increment Financing (TIF) District* **COMPLETED**

Municipalities in Illinois and across the nation are faced with numerous challenges, not the least of which is encouraging economic growth in blighted, decaying, and underperforming areas in need of development or redevelopment.

Most often improving these areas requires a public investment to reduce the extra cost and risk that private development faces in such areas. The public wishes to see this development occur, but without increased taxes or the reduction of other necessary services and projects that would be required to pay for the public investments that development and redevelopment usually require.

One tool successfully in use in Illinois and 48 other states to meet this economic development challenge is Tax Increment Financing, or TIF. With this development tool, financially strapped local governments can make the improvements they need, like new

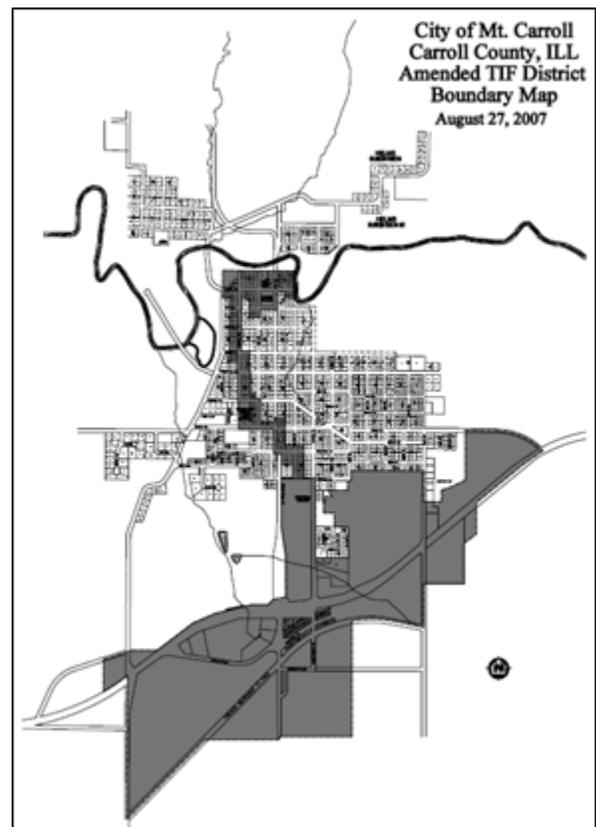
roads or sewers, and provide incentives to attract new businesses or help existing businesses stay and expand. And TIF does this without tapping into general municipal revenues or raising taxes.

Since the Federal and State governments have greatly reduced their support for local economic development, Tax Increment Financing helps local governments attract private development and new businesses using local resources that do not depend upon an increase in taxes or the reduction of other services.

New development and businesses mean more jobs, more customers, and, in turn, more private investment for areas most in need. TIF projects also help retain existing businesses that might consider relocating away from declining areas. These jobs and investment — public and private — mean more revenue to help a community meet its other needs. As a result, the community as a whole, not just the area targeted for TIF revenues, improves.

A TIF allows a municipality to receive incremental real estate taxes generated by an increase of the assessed value of property within a designated area for the purpose of payment of redevelopment project costs. Such financial assistance has been proven to stimulate commercial development and eliminate economic stagnation.

The City of Mount Carroll created a TIF district in 2005 and runs through 2028. The City's TIF district encompasses its historic downtown district and commercial businesses and vacant land along the highway. Mount Carroll has entered into several redevelopment agreements with businesses, which have helped to retain existing businesses and has attracted new businesses to the area.



28. *Creation of a Business Development District (BDD)* **COMPLETED**

Another economic development tool that is available to municipalities is called a Business Development District (BDD). The purpose of the Business District Development and Redevelopment Law (the “BDD Act”), as stated in its declaration, is to assure opportunities for development or redevelopment to encourage private investment and attract sound and stable business and commercial growth.

The substantial assistance made available to municipalities by the BDD Act is the authority afforded by this law to impose an additional municipal sales tax up to one percent (1%) and an additional municipal hotel tax up to one percent (1%) but only if the proposed business district is found to be “blighted”.

BDDs are relatively newer to the economic stage, with new legislation made to the BDD Act in 2005 that dramatically expanded the authority and viability of a BDD. In 2016, the City created a BDD and passed a 1% sales tax increase, with the goal of using the monies generated to help pay for the Galena Street Bridge Replacement Project and the upcoming new wastewater treatment plant project.

29. Website COMPLETED

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

30. 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 City’s paint program and Downtown Preservation Loan Program that is available for business owners.
- Market the Revolving Loan Fund, the TIF and BDD 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.

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 information should also be listed on the City’s and the CDC’s website. 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>
30a. Downtown Beautification Plan		\$ 2,500	2018

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

31. 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 to address issues.

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.

		Project	
		<u>Cost</u>	<u>Schedule</u>
31a. New Downtown Businesses		\$ -0-	2018
	(to be coordinated and completed with help from the CDC)		

G. Other Related Community Facilities

32. *Computer Systems*

As part of the Water Meter Replacement Project, the City will be provided with new meter reading software, which may require the office computer systems to be upgraded. Additionally, it's the desire of the City Council to implement electronic council packets. This will require the purchase of tablets for the Council Members and may also require upgrades to the City's computer system.

The City owns and maintains the Oak Hill Cemetery, thereby providing care of the cemetery itself along with maintaining a data base of the lots within the cemetery. The existing computer software program was implemented over 15 years ago and an updated version is needed.

The software programs utilized by the Police Department Squad Cars needs to be updated with new Toughbook notebooks, new software and LEADS access.

Computer Systems	Project	
	Cost	Schedule
32a. City Hall Computer Upgrade	\$ 7,500	2017
32b. City Council Tablets	\$ 7,500	2017
32c. Cemetery Software Upgrade	\$ 5,000	2018
32d. Police Squad Cars Computer Upgrades	\$20,000	2018

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

33. *Reverse 911*

There has been an increased awareness and need for more communication with residents when it comes to emergency situations. A new system was recently launched in other communities in Carroll County called the Emergency Notification System (ENS).

The ENS was designed to notify residents of emergencies via telephone (land line or mobile), email, and/or text in addition to or in lieu of a community's siren system. This system will help to alert residents who subscribe of any kind of emergencies (weather or otherwise) that may arise, enabling the community to extend its emergency notification coverage to those who cannot hear the sirens.

A similar system, called Code Red, is being used by communities in Jo Daviess County, and the communities are including boil order notifications via the system. The Code Red system is being launched by Jo Daviess County and each community was invited to join at a discounted rate based upon population (the service is provided at no charge to the residents).

The ENS is a voluntary participation, and residents must subscribe for the service. Although there is a charge for the actual ENS system, the service is provided to the residents at no charge. The ENS can be launched by the local fire department or the community. Information on the ENS program should be provided and an outreach program created to reach and educate as many residents as possible.

		Project	
Reverse 911		<u>Cost</u>	<u>Schedule</u>
33a. Emergency Notification System		\$ 1,000	2017
(Cost may vary and there could be an annual fee)			

Possible Funding Sources: General Fund; TIF; BDD.

34. Police Department

The City operates a full-time Police Department that is comprised of a Police Chief, 3 full-time and 7 part-time officers, a part-time investigation team and a K-9 unit. On-going training is provided to all officers, which requires up-to-date equipment.



The following equipment items have been identified as needed items to help maintain the department:

- a. New vehicle – 4-wheel drive squad car equipped with police gear
- b. Three Automatic External Defibrillators (AEDs) – training and equipment for each of the officers
- c. Portable traffic safety trailer (speed limit trailer)
- d. New tactical body armor, helmets, trauma kits and patrol rifles with training and ammunition

		Project	
Police Department		<u>Cost</u>	<u>Schedule</u>
34a. New 4-wheel drive vehicle		\$ 35,000	2019
34b. Three Automatic External Defibrillators		\$ 7,500	2017
34c. Portable traffic safety trailer (speed limit trailer)		\$ 8,000	2018
34d. New tactical body armor, helmets, trauma kits		\$ 10,000	2017

Possible Funding Sources: General Fund; Police Fund; TIF; BDD.

35. City Building 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.

The City owns and maintains the Community House which is located on Main Street and is utilized by the community to conduct various events and community social gatherings.

Maintenance of these City buildings and exterior grounds is on-going, and the following highlighted projects have been identified that need to be addressed:

- a. City Hall Building Maintenance
 - Building tuckpointing
 - Investigate whether the main roof and roof on bell tower need repairs or replacement
 - Replacement or removal of front awning
 - Repair brick sidewalk issues
 - Repair and replace the steps along the south side of the building
- b. Community House Maintenance
 - New interior flooring
 - New appliances

City Building Improvements	Project	
	<u>Cost</u>	<u>Schedule</u>
35a. City Hall Building Maintenance	\$10,000	2018
35b. Community House Maintenance	\$ 5,000	2018

Possible Funding Sources: General Fund; TIF; BDD.

36. 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
City Ordinances	<u>Cost</u>	<u>Schedule</u>
36a. City Code Book Updates	\$ 500	Annual

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. Another option is to utilize a company that specializes in inspections and offers the service on an ‘as-needed’ basis.

H. Parks/Recreation

The City of Mount Carroll owns and maintains a community swimming pool, has a number of walking trails and numerous different parks throughout the City, with Point Rock Park being the largest.



Mount Carroll may soon see an increase in its recreational facilities. In 1967, the City was listed as a beneficiary in the William J. Davis Trust. And upon the death of the last of the members of the Trust, 50% of the trust proceeds are to be paid to the City of Mount Carroll to be used in the erection and equipping of a community building for the use and enjoyment of the residents of Mount Carroll. The building is to be called the William Davis Community Building, and the project plans and specifications are to be approved by the Trust’s Trustee. More details on the community building are discussed herein under project #24.

37. Creation of a Park District

With so many different recreational facilities being owned and maintained by the City of Mount Carroll, costs become burdensome as the City can only levy a certain amount for recreational expenses. There’s been discussion in the past about creating a separate taxing district – the creation of a park district would provide additional income specifically for recreation uses. There are certain grant programs that provide funding solely to taxing bodies to assist in the renovation of existing buildings and for the purchase of new equipment and land for recreational purposes.

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. With the possibility of the new William Davis Community Building becoming a reality in the very near future, the City may want to consider once again the idea of creating a park district. 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>
37a. Park District Creation		\$ -0-	2017
	Costs include volunteer time by committee		
	Legal assistance is unknown and time may be donated		

38. 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. One of the walking trails leads to the Oak Hill Cemetery, which has graves dating back to the Revolutionary War. 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.



A story book trail is currently under construction that will be located in the front of the park and is scheduled to be completed in the spring of 2017. This trail is being coordinated by the Mount UP Parks and Recreation Group with funding provided by the Mount Carroll Community Foundation Grant and local service organizations.

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.

39. Point Rock Park Improvements

Point Rock Park is the City’s largest recreational area that stretches along the banks of the Waukarusa River. This Park encompasses about 4 acres and has playgrounds, ball diamonds and concession stands, trails and a disc golf course. There’s also picnic shelters and tables and public restrooms.

The playground equipment and concession stand at Point Rock Park was updated a few years ago. Maintenance is on-going. It has been identified that the public restrooms are needing replacement. Specifically, new stools and sinks are needed.



	Project	
Point Rock Park Improvements	<u>Cost</u>	<u>Schedule</u>
39a. Public Restroom Stools and Sinks	\$550	2017

Possible Funding Sources: General Fund; Park Fund.

40. City Pool Improvements



Mount Carroll owns and operates the Community Swimming Pool, which is located on the east side of town, along Seminary Street. The outdoor pool is open to the public from June through August. Swimming lessons for all ages are offered at various times.

The City continually provides maintenance to the pool and its grounds, and is currently in the beginning stages of conducting a feasibility study with Burbach aquatics that will look at the possible replacement of the current facility.

	Project	
City Pool Improvements	<u>Cost</u>	<u>Schedule</u>
40a. Feasibility Study	COMPLETED	2016

Possible Funding Sources: General Fund; Pool Fund.

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	
	a. Mill Street	.....2021
2	Road Repair & Improvements	
	b. Galena Street Bridge	.....2017
	c. Main Street Parking Lot	.....2017
	d. Carroll Street	.....2018
	e. Spring Road	.....2017
	f. Strickler	.....2017
	g. Jackson Street	.....2017
3	Brick Street Restoration Program	.....Annual
4	Sidewalk Replacement Program	
	a. Downtown Sidewalks – Engineering Study	.....2017
	b. Clay Street	.....2021
	c. East Street	.....2021
	d. Washington Street	.....2021
	e. Broad Street	.....2021
5	Tree Maintenance Program	.....Annual
	Sanitary Sewer and Wastewater Treatment Facility	
6	Sanitary Sewer Improvements	
	a. Phase 2 Sewer Rehab	.....2017
7	Sanitary Sewer Televising / Cleaning Program	
	a. Televising Program	.....Annual
8	Manhole Maintenance Program	
	a. Manhole Replacement	.....Annual
	b. Manhole Cover Replacement	.....Annual
9	Sanitary Sewer Extension	.....None

- 10 Wastewater Treatment Facility Improvements
 - a. WWTF Improvements2017
- 11 Sanitary Sewer User Fee ReviewAnnual

Water System

- 12 Water Main Replacement
 - a. Lincoln Street2020
 - b. State Street2018
 - c. Benton Street2020
 - d. Jackson Street2021
 - e. State Street2018
 - f. Broad Street2022
 - g. Spring Road2017
- 13 Water Main Looping
 - a. Mill Street2017
- 14 Well Maintenance
 - a. Well #22020
 - b. Well #32019
 - c. Well #42018
- 15 Water Tower
 - a. Water Tower InspectionAnnual
 - b. Exterior Cleaning.....2017
- 16 Water Meter Replacement
 - a. Meter Replacement2017
- 17 Fire Hydrant Replacement2017
- 18 Valve ReplacementAnnual
- 19 Water User Fee ReviewAnnual

Other Related Public Facilities

- 20 Community Development Block Grant Program2017

Buildings/Property Acquisition

- 21 New Police Department.....2018
- 22 New Salt Storage Facility2018
- 23 New Community Building2017
- 24 Abandoned Residential Properties.....2017
- 25 Land Acquisition --

Economic Development

26	Redevelopment of Unused/Blighted/Brownfield Properties.....	As-Needed
27	Creation of TIF District	Completed
28	Creation of a Business Development District.....	Completed
29	Website	Completed
30	Downtown Beautification Plan	2018
31	New Downtown Businesses	2018

Other Related Community Facilities

32	Computer Systems	
	a. City Hall Computer Upgrade	2017
	b. City Council Tablets	2017
	c. Cemetery Software Upgrade	2018
	d. Police Squad Cars Computer Upgrade.....	2018
33	Reverse 911	2017
34	Police Department Equipment	
	a. New 4-Wheel Drive Vehicle	2019
	b. External Defibrillators	2017
	c. Portable Traffic Safety Trailer.....	2018
	d. Tactical Body Armor	2017
35	City Building Improvements	
	a. City Hall Building Maintenance.....	2018
	b. Community House Maintenance.....	2018
36	City Codes and Ordinances	
	a. City Code Update	Annual

Parks/Recreation

37	Creation of a Park District	2017
38	Walking Trails	On-going
39	Point Rock Park Improvements	2017
40	City Pool Improvements – Study	Completed

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>
2017 - 2018	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.
2019 - 2020	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.
2021 - 2022	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 Block Grant Program, 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 1.5% amortized over 20 years. The interest rate is typically ½ of the General Obligation Bond Rate for the previous 12-month period.

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>Scheduled Year</u>	<u>Total Capital Improvements</u>	<u>No. of Projects Each Year*</u>
2017	\$3,862,720	25
2018	\$4,795,000	17
2019	\$4,182,000	7
2020	\$1,009,000	8
2021	\$1,242,000	10

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

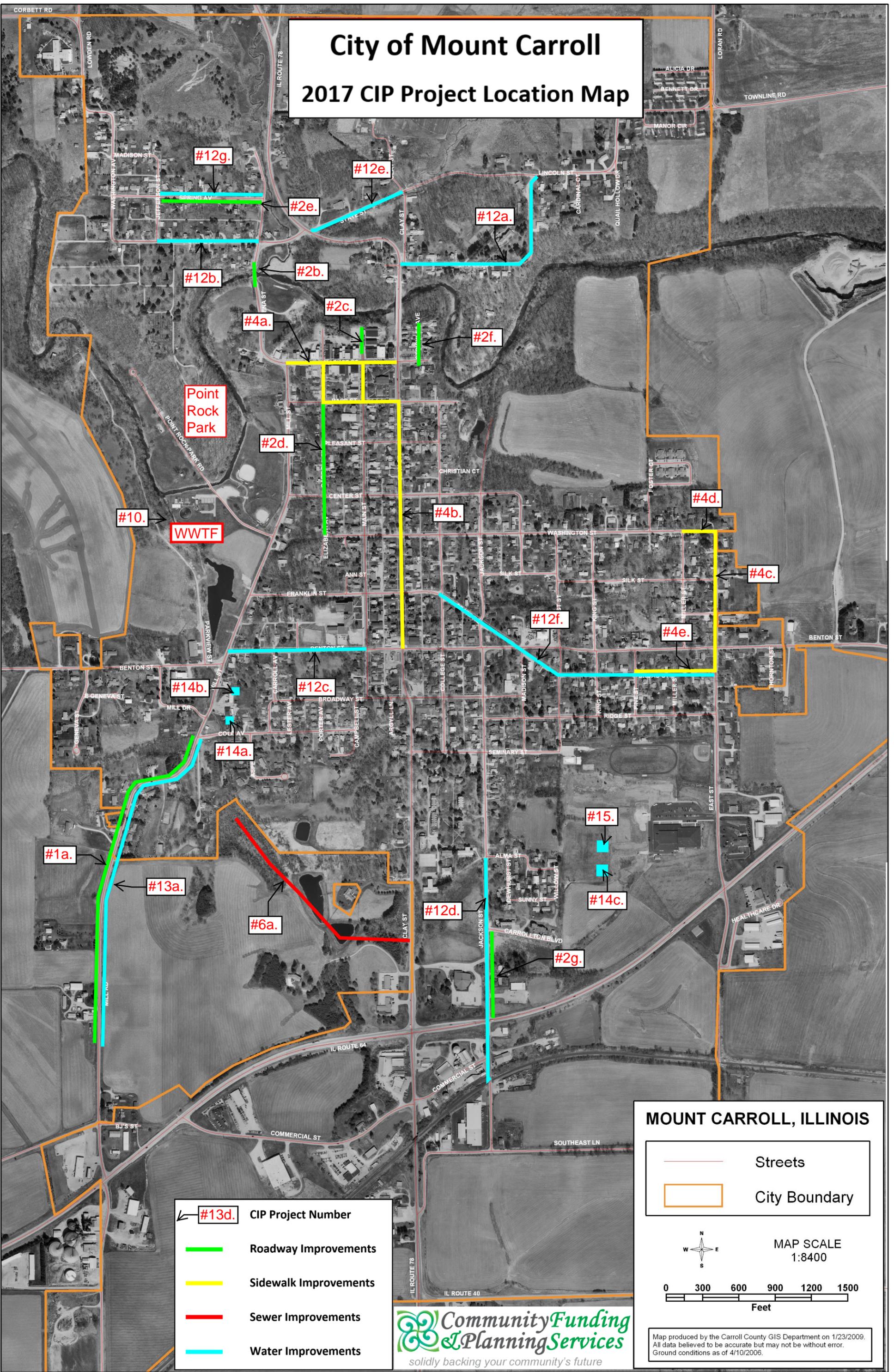
CITY OF MOUNT CARROLL							Dec-16
CAPITAL IMPROVEMENT PROJECTS							
PROJECTS	LOCATION	2017	2018	2019	2020	2021	FUNDING SOURCES
STREETS & SIDEWALKS							
Annual Maintenance		\$ 45,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	General Fund/MFT Fund
Mill Street	Cole to Route 64					\$ 35,000	MFT Fund
Galena Street Bridge Repairs		\$ 1,700,000					IDOT/County Road & Bridge/General Fund
Parking Lot - North end of Main Street		\$ 15,320					MFT Fund
Carroll Street	Washington to Rapp Sts		\$ 7,500				MFT Fund
Spring Road	Galena to Jefferson Sts	\$ 5,050					MFT Fund
Strickler		\$ 8,900					MFT Fund
Jackson Street	Route 64 to Carrollton Blvd	\$ 18,900					MFT Fund
Brick Street Restoration (maintenance)		\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	General Fund/MFT Fund
Downtown Sidewalks - Engineering Stud	Main and Market Streets	\$ 7,500					General Fund/TIF/BDD Fund
Clay Street - sidewalks	Rapp to Benton Sts					\$ 350,000	General Fund/Sidewalk Fund
East Street - sidewalks	Washington to Benton Sts					\$ 62,000	General Fund/Sidewalk Fund
Washington Street - sidewalks	East to Miller Sts					\$ 35,000	General Fund/Sidewalk Fund
Broad Street - sidewalks	East to Pine Sts					\$ 93,000	General Fund/Sidewalk Fund
Tree Maintenance		\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	Tree Fund/General Fund
SEWER SYSTEM							
Phase 2 Sanitary Sewer Rehab	near Aspen subdivision	\$ 145,000					CDBG Grant/Sewer Funds
Clean/Televise Sewer Mains	2500 lf each year	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	Sewer Fund/General Fund
WWTF Flood Study		\$ 35,000					General Fund/Sewer Fund
WWTF Land Acquisition		\$ 150,000					IEPA Loan
WWTF Improvements		\$ 625,000	\$ 4,000,000	\$ 4,000,000			Sewer Fund/IEPA Loan/CDBG Grant
WATER SYSTEM							
Lincoln Street - Water Main Replacemen	east of Clay				\$ 300,000		CDBG/IEPA Funds/USDA
State Street - Water Main Replacement	Galena to Jefferson		\$ 150,000				CDBG/IEPA Funds/USDA
Benton Street - Water Main Replacemen	Mill St to Main St				\$ 187,000		CDBG/IEPA Funds/USDA
Jackson St - Water Main Replacement	Alma St to Railroad tracks				\$ 370,000		CDBG/IEPA Funds/USDA
State Street - Water Main Replacement	Route 78 to Clay St		\$ 140,000				CDBG/IEPA Funds/USDA
Broad Street - Water Main Replacement	East St to State Rd to Franklin					\$ 550,000	CDBG/IEPA Funds/USDA
Spring Road - Water Main Replacement	Galena St to Jefferson	\$ 150,000					CDBG/IEPA Funds/USDA
Mill Street - Water Main Looping	Cole to Route 64	\$ 380,000					CDBG/IEPA Funds/USDA
Well Maintenance	#2				\$ 35,000		Water Fund
Well Maintenance	#3			\$ 30,000			Water Fund
Well Maintenance	#4		\$ 30,000				Water Fund
Water Tower Visual Inspection		\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	Water Fund
Water Tower Exterior Cleaning		\$ 8,500					Water Fund
Water Meter & Hydrant Replacement		\$ 495,000					CDBG/IEPA Funds
ADMINISTRATION / COMMUNITY & PARK FACILITIES							
Community-wide Income Survey	CDBG Grants	\$ 5,000					Water and Sewer Funds
New Police Department			\$ 100,000				Police Fund/General Fund/TIF/BDD
New Salt Storage Shed			\$ 200,000				General Fund/Streets Fund/TIF/BDD
Abandoned Residential Properties	Bushy Flats	\$ 30,000					IHDA Grant/TIF/BDD
Downtown Beautification Plan/Brochure			\$ 2,500				TIF/BDD Funds
City Hall - Computer Upgrade		\$ 7,500					General Fund/Water and Sewer Funds
City Council Tablets		\$ 7,500					General Fund/TIF/BDD
Cemetery Software Upgrade			\$ 5,000				General Fund/Cemetery Fund
Police Squad Car Computer Upgrade			\$ 20,000				General Fund/Police Fund
Reverse 911		\$ 1,000					General Fund/Police Fund
Police Equipment - 4-wheel vehicle				\$ 35,000			General Fund/Police Fund
Police Equipment - External Defibrillators		\$ 7,500					General Fund/Police Fund
Police Equipment - Traffic Safety Trailer			\$ 8,000				General Fund/Police Fund
Police Equipment - Body Armor		\$ 10,000					General Fund/Police Fund
City Hall Building Maintenance			\$ 10,000				General Fund/TIF/BDD
Community House Building Maintenance			\$ 5,000				General Fund/TIF/BDD
Point Rock Park Restroom Improvements		\$ 550					General Fund/Park Fund
		\$ 3,875,220	\$ 4,795,000	\$ 4,182,000	\$ 1,009,000	\$ 1,242,000	

APPENDICES

- A. Maps
- Capital Improvements Map
 - Water Map
 - Sewer Map

City of Mount Carroll

2017 CIP Project Location Map



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

MOUNT CARROLL, ILLINOIS

	Streets
	City Boundary

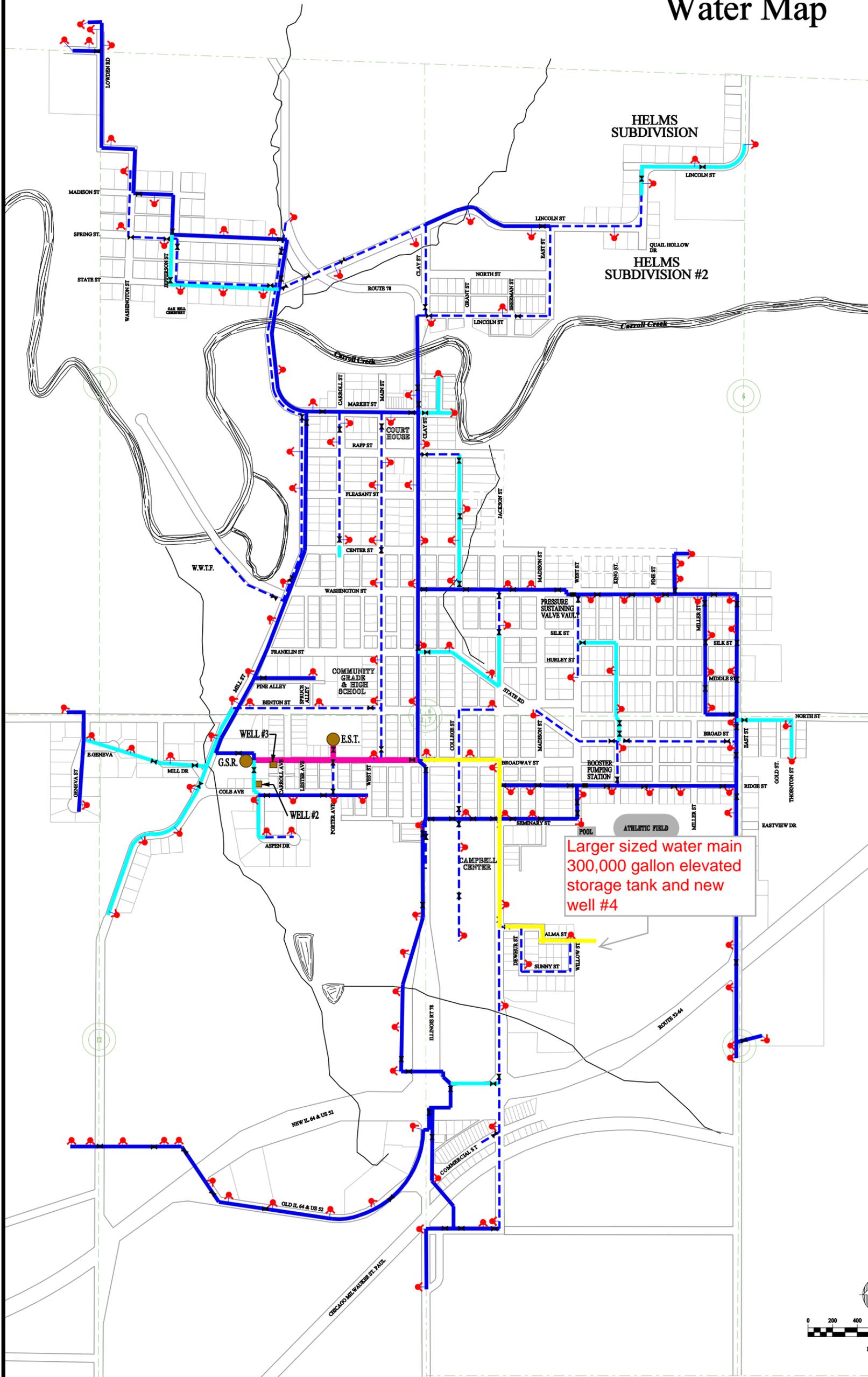
MAP SCALE
1:8400

0 300 600 900 1200 1500
Feet



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.

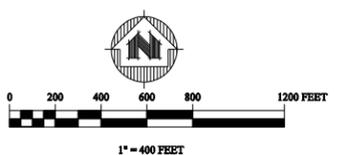
City of Mount Carroll Water Map



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

KEY

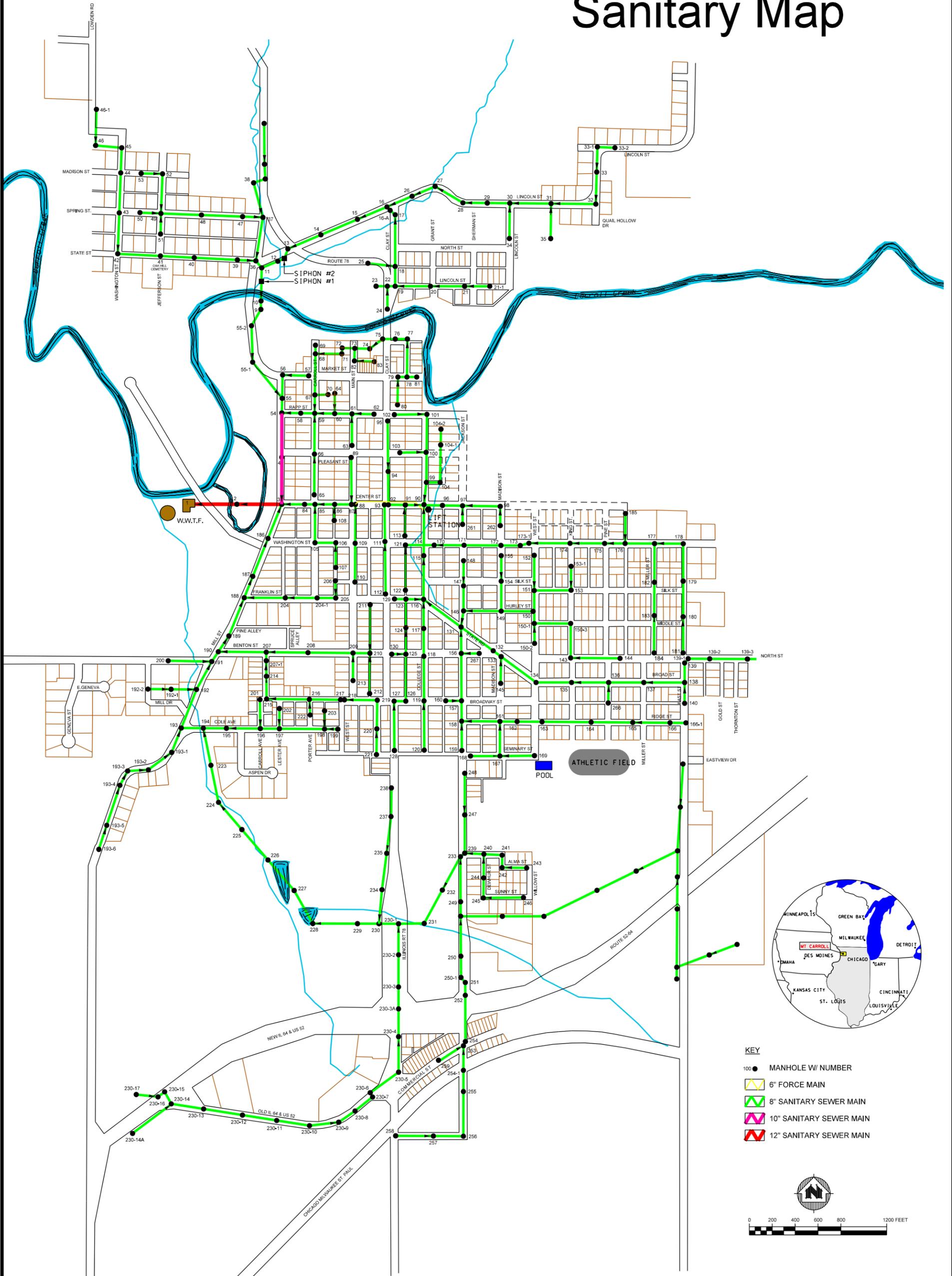
-  4" WATER MAIN
-  6" WATER MAIN
-  8" WATER MAIN



MSA

PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL • REMEDIATION
DEVELOPMENT • ENVIRONMENTAL

City of Mount Carroll Sanitary Map



- KEY**
- 100 ● MANHOLE W/ NUMBER
 - 6" FORCE MAIN
 - 8" SANITARY SEWER MAIN
 - 10" SANITARY SEWER MAIN
 - 12" SANITARY SEWER MAIN

