



## Agenda Memo

Crest Hill, IL

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<b>Meeting Date:</b>	August 11, 2025
<b>Submitter:</b>	Ronald J Wiedeman
<b>Department:</b>	Engineering
<b>Agenda Item:</b>	Provide direction multi-unit dwelling and two-unit duplex with Single-B-Box and multiply meters and/or unit with galvanized water services

**Summary:** One of the many functions of the City is the operation of the city's water distribution system and part of running the system is the billing and collecting of fees to run the system. When a resident or business does not pay their bill there are mechanisms put in place to get these fees collected or protect the city from additional expenses. One of these mechanisms is the ability to turn the water off to a nonpaying customer. This can be done either by having the Public Work Department turn the water off at the b-box or by meters that can be electronically turned off by staff for the water billing department. These type of meters are called Ally Meters, and the cost of these meters are more than the standard meters the city uses, but as discussed below would be cost effective solution for some situations within the city. The standard meters cost \$350 each compared to \$550 for the Ally Meter. This cost is just for the meter itself and does not include installation. Installation is estimated at \$200-500 for each meter.

The two situations that we are currently aware of are as follows:

- Two-unit duplex (82 known locations) when constructed have a single water service line from the existing city water main to an existing b-box located in or just outside the public right of way. Outside of the public right of way a single line, either copper or galvanized services runs to the house and then splits into two separate services to supply each unit, see attached exhibit A.
- An existing multi-unit dwelling (228 known locations) where there is one single service line from the existing city water main to an existing b-box located in or just outside the public right of way. Outside of the public right of way a single line runs to a meter room where there is a meter for each unit.

With the switch to a new water supply in 2030 the city's ability to address the issue of being able to control the allotted water supply will be important to meet all of the requirements of the IEPA. Therefore, addressing this issue prior to 2030 would be beneficial to the city.

For existing multi-unit dwellings staff would suggest that the meters in all these existing and future multi-unit dwellings have Ally Meter installed. Have the billing department and public works put a together a plan to have all existing meters in multi-unit developments replaced out over the next four years.

The following is the recommendation for staff to get this done:

- The Billing Department will work with the owners and residents of these units to schedule the change out of the meters.
- Public Works will either complete the work to change out the meters or hire a contractor to perform the change out work.
- Public Works will need to budget enough funding over the next 4 years to get this work completed.
- A status report shall be completed by Billing Department to present to council on the status of the change out program. This report shall be provided as part of the City Administrator report to council.

**Cost:** All cost for this work would be the responsibility of the City. Currently the cost of Ally Meter is \$550 per unit while installation can be handled by either Water Department Staff or contracted out. If contracted out the installation cost is approximately \$200-\$250 each. Total cost based on the 228 known locations is estimated at \$182,400.00. If done over a 4-year period that is \$45,500 a year.

### **Two-Unit Duplexes:**

In 2021 the state of Illinois passed Public Act 102-0613 (Lead Service Line Replacement and Notification Act) . This act requires owners or operators of community water supplies, such as municipalities, to develop and maintain a complete materials inventory of all service lines and implement a comprehensive plan for the replacement of lead or galvanized with lead solder water services.

Public Works is working with Strand to get the inventory completed for all 6756 services within the city.

During the repair of an existing water service for a duplex on Rose Ave by the owner it was found that the services from the b-box to the duplex unit had galvanized pipe. Therefore, it can be assumed that all of the duplexes built in the area of Raynor, since they were constructed around the same time, have the same set up of water services as shown in Exhibit A.

This has also been confirmed by the billing and public works department that they cannot shut down the water to units in this area without affecting the other unit when one of the units does not pay their water bill to the City.

**Option 1**-Separate each Service by installing two new services from the parkway to the duplex unit as depicted in Exhibit B. This can be accomplished by having the city under a contract with a city's license contractor dig up the existing water service at the public right-of-way and install two separate water service to each unit.

**Option 2**-Install new ally meters in each unit, see exhibit C, and down the road work on a long-term plan to address the units that have galvanized service lines. As discussed above, the city has until April 2027 to complete the service replacement plan.

This option will address the short term the issue with being able to turn off the water to non-paying customers, but pushes the issue with non-compliant to April 2027.

**Cost:** Per current city ordinance the city is responsible from the water main to the b-box and the owner of the premises is responsible from the b-box to the meter installed in the building or unit.

A municipality may require a private property owner to pay to replace the service lines on their property unless federal or state funds are being used. At this time, the city does not have any grants for this type of work, but we can apply for an IEPA loan with the anticipation of receiving some forgiveness.

When these type of funds are used the Lead Service Line Replacement and Notification Act requires the entire expense of full line replacement to be completed with loan funds. The use of the IEPA will require the city to hire a consultant to prepare the IEPA project planning documents along with all other IEPA documentation, perform a full topographic survey and prepare final engineering plans, bid out the project out for construction work and prepare and execute easement documentation following state guidelines. This will require additional expenses to be spent to be meet the eligibility requirements and also will take longer to begin the replacement these type of existing services.

The total cost of replacing out all 41 known dual b-box services is currently estimated at \$500,000.00 if the city completes the work with city funds and can begin right of way once some decisions are made on the cost share responsibility.

#### Suggested Cost Options:

- Direct staff to hire a consultant to prepare a project plan for an IEPA loan for the replacement of the 41 duplex locations. This option has been eliminated due to discussion with the IEPA. IEPA is only giving funding to municipalities that have lead services not Galvanized.
- Direct PW to budget for the 2026-2030 future budgets approximately \$150,000.00 each budget year and work with the property owners to have the city replace the water services lines at 100% city cost.
- Direct PW to budget for the 2026-2030 future budgets approximately \$150,000.00 each budget year and work with the property owners to have the city replace the water services lines, but require the property owner to pay for all costs on private property and the city would be responsible for all costs within the public right of

way. This option could also be constructed to allow the property owners to pay the city back monthly for a certain period of time, example 36 or 48 months.

- Direct PW to budget for the 2026-2030 future budgets approximately \$150,000.00 each budget year and work with the property owners to have the city replace the water services lines, but require the property owner and city to share in the cost (i.e. 50/50 or 80/20) to replace a new service on private property. The city would be responsible for all costs within the public right of way.

The staff recommendation is to budget over the next 4 years \$150k each year and complete the work of providing separate B-boxes and replacing the water services all of the way to each duplex with the city paying for all of the construction costs due to the special circumstances of having a single b-box for two separate residences. This work is a benefit to the city to be able to better control water supplies to these residences.

**Recommended Council Action:** Provide direction multi-unit dwelling and two-unit duplex with Single-B-Box and multiply meters and/or unit with galvanized water services

**Financial Impact:**

**Funding Source:** Water Fund

**Budgeted Amount:** TBD

**Cost:** TBD

**Attachments:**

Shared B-box Report 5-16-2025.

Duplex Locations-Raynor Area

Exhibit A-Dual Galvanized B-Boxes (Existing Conditions)

Exhibit B-Dual Galvanized B-Boxes (Proposed Option 1)

Exhibit C-Dual Galvanized B-Boxes (Proposed Option 2)

IML-Lead Service Line Replacement