



# City of Rochelle

## **FY2023 - City of Rochelle, Illinois Budget**



**Final Version**

Last updated 11/14/22



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# CAPITAL IMPROVEMENTS

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# Capital Improvement Plan 2023-2042



## INTRODUCTION

The Capital Improvement Plan (CIP) is a program for the City's capital investments over a twenty (20) year period, 2022-2042. The CIP allows the City to forecast capital costs, funding, and timing for large projects. Each year the CIP is reviewed by the City Council within the context of ongoing city, county, and state planning, programs, and policies, as well as the City's planning documents (Strategic Plan, Comprehensive Plan, Economic Development Plan, and Budget).

The current CIP includes twenty (20) years of projected capital expenditures. This year of the Program (2022) is included in the 2022 Budget. The CIP is updated during the budget cycle, with each CIP year adopted into the corresponding budget year.

## ORGANIZATION OF THE CIP

The CIP's organization permits comprehensive treatment of all pending capital projects. The major portion of the plan contains the individual project descriptions, organized categorically by department. Each project sheet contains information regarding the description, justification, and funding.

## FINANCING THE CIP

The following funding sources may be used to finance a project in the CIP:

**Enterprise Funds (Electric, Water, and Water/Reclamation):** These funds are the only Enterprise Fund or business-type activity of the City. They are used to accounting for all revenues and expenses of the Rochelle Municipal Utilities (RMU). They are primarily funded by charges for utility service. Most of the spending from these funds is used for operating expenses for supplying the City's services, but is also used for electric, water and water reclamation capital improvements and other related expenses.

**Capital Projects Fund:** This fund receives its revenue from the Utility Tax, Motor Fuel Tax, Sales Tax, and grants. It is used to finance assets that have long useful lives, such as land, buildings, major equipment, vehicles, and infrastructure.

**Debt Financing:** Various types of debt instruments can be used in order to finance some CIPs. Debt financing includes loans, general obligation bonds, revenue bonds, certificates of obligation, and capital lease agreements.

**Grants:** Funding provided to the City by other governmental entities.

## MOVING FORWARD

The key to ensuring the accuracy of a fifteen-year CIP is reviewing and amending the CIP annually. An annual review and amendment allow the projections to become more accurate for the upcoming years, generally the following 2 years, and the project cost estimates to become more precise. It also allows for adjustments to be made should revenue projections fail to

meet expectations or exceed said projections. This is a constant and evolving plan that sets goals ten years into the future but consciously adjusts the plan as each year approaches in a way that makes the goals real and attainable. In summary, staff will never allow the fund balances to attain real negative balances in any impactful manner.

## **WHAT IS A CAPITAL IMPROVEMENT?**

Most communities define capital improvements as major public expenditures, usually physical in nature, that include a depreciating asset valued over a determined amount. Local policies may specify the cost and useful life of qualified projects. For example, a small community may set minimum project costs at \$1,000 or \$2,500, while larger communities may set a threshold of \$10,000 or \$25,000. Expenditures below this level are considered “operational” and appear in the annual operating budget and not the CIP. The Government Finance Officers Association (GFOA) recommends a useful service life of at least three to five years, although this term may vary based on the specific asset.

### **Common categories of capital expenditures include:**

1. Purchase of major equipment (ex. dump truck, snowplow, computers).
2. Acquisition of land for a public purpose (ex. water plant, road improvement, fire station).
3. Construction, expansion or major renovation of a public building or facility (ex. Water treatment plant, roads, sewage treatment plant, new electric line construction).
4. Related planning, engineering, design, appraisal or feasibility costs (ex. LEED certification, architectural fees) is required to complete one of the above project types.

## **GOALS OF THE CIP**

The CIP is prepared according to two major goals:

1. To address the City's immediate and long-term capital needs, especially those related to:
  - a. Maintaining the existing infrastructure in order to protect the City's investments.
  - b. Expanding the tax base in a way that will benefit both current and future citizens.
  - c. Managing and encouraging intentional growth in compliance with the Comprehensive Plan.
2. Providing city services in the most efficient and safe manner.
3. Maintaining and improving the quality of life in a way that enhances the perception of the community by residents and potential investors.
4. To explore all feasible funding sources (as time and resources permit) in order to finance the City's capital needs. This includes external funding opportunities including, but not limited to, grants, loans, and other federal and state-managed programs.

## **FUNDING PRIORITIES**

Projects with the following characteristics are given priority for funding:

1. Public health and public safety — prevent or corrects a major or minor health or safety hazard.
2. Legal requirement — clearly addresses a mandate by State or Federal law.
3. Major deferred maintenance on existing infrastructure/facilities — lack of project will likely result in compounded repair costs in the future and/or materially disrupt the function of the facilities.
4. Economic development — directly increases net annual revenues and creates indirect community wealth, such as jobs, business retention, or increased commercial development.
5. Operating budget impact — directly reduces operating costs or is eligible for outside funding sources.
6. Extension of the primary service area serves the entire City.
7. Relationship to other projects — completing a project that is already underway or advancing the effectiveness of another project.
8. Comprehensive and/or strategic plans or policies are consistent with the City's existing long-range plans.
9. Equitable distribution — considers geographic, environmental and socio-economic balance.
10. Joint use — combines two or more projects in the same site or facility resulting in immediate or future savings.
11. Best practices — maintains the City's systems or facilities for delivering services and information to the public.

## **RELATIONSHIP OF THE CIP TO THE OPERATING BUDGET**

The Operating Budget and the CIP are closely related. When the City commits to a capital project, there is an associated long-range impact on operating funds. Most capital projects affect future operating budgets either positively or negatively by



influencing maintenance costs or by providing capacity for new services to be offered. Such impacts vary widely from project to project and, as such, are evaluated individually during the process of assessing project feasibility.

## **CAPITAL PURCHASING POLICIES**

When making capital purchases, the following requirements apply, and additional City Council consideration or legislative approval shall not be required under these circumstances as legislative approval is inherently granted with the adoption of the CIP by the City Council:

1. The capital item shall be included, and budgeted for, in the adopted CIP.
2. The expenditure for the capital item shall be included in the corresponding budgeted year.
3. The requested financial expenditure shall be at or below the amount specified in the adopted CIP and budget. The purchase shall include the complete project cost including accessory equipment, and projects shall not be itemized separately to fit into the budgeted amount.
4. Selection of the capital item shall be required to follow the appropriate bidding procedures as currently adopted by the City Council.

## **INFLATIONARY IMPACT AND ESTIMATES**

CIP projects are intended to be included in the annual budget in the appropriate years. Even so, because circumstances may change between the adoption of the CIP and the annual budget, CIP projects must be resubmitted as part of each department's annual capital improvement budget request. Funds for such projects are not available unless, and until, they are specifically included in the annual CIP and annual budget approved by the City Council. When needs to outpace the resources available, projects may be deferred each year. Conversely, should projects come in under budget, opportunities may arise to move project schedules up accordingly.

In many cases, the completion of capital projects will impact a department's operating budget as completed projects require maintenance and upkeep. For example, some facilities may require utilities, such as electricity, water, and sewer, above current consumption levels. An impact may not be readily evident when projects are funded and constructed over several years. Consequently, the impact of capital projects on the annual operating budget is estimated when available and noted in the CIP under each project. Most projects will not have an operating impact in the year during which they are funded, since this is typically the construction/installation phase. Additionally, if a project is a renovation which does not include expansion and the operating costs are already captured in the department's annual operating budget, no additional operating costs will be listed.

The City Council of Rochelle is committed to the provision of infrastructure, facilities, and equipment needed to assure the delivery of quality public services that provide for the present and future well-being of the residents and visitors of the City of Rochelle. Capital projects will be funded and undertaken only in conformance with the terms of this policy.

1. Capital Improvement Plan (CIP): Complete listing of all capital projects to be undertaken in a fifteen-year period. The CIP may include capital projects to be initiated within ten years but completed after the end of the ten-year planning horizon. Projects that occur beyond the ten-year term will be identified for future consideration and planning purposes.

2. CIP Purpose: The purpose of CIP is to systematically plan, schedule, and finance capital projects to ensure cost-effectiveness as well as conformance with these established policies. The CIP is a ten-year plan organized into the same functional groupings as the operating programs. The CIP will reflect a balance between capital replacement projects that repair, replace, or enhance existing capital assets and capital projects that significantly expand or add to the City's existing fixed assets.

3. CIP Term: The CIP will cover projects for a period of ten years. The CIP shall be reviewed annually to accommodate changing parameters based on finances available, need, condition, and operational considerations.

4. CIP Projects: Land improvements, buildings and building improvements, and infrastructure with costs greater than \$25,000 and as assigned depreciation life will be included in the CIP. Machinery, equipment, and vehicles with costs greater than \$5,000 and an assigned depreciation life will be included in the CIP. Minor capital outlays of less than \$5,000 will be included within the respective operating budget.

5. CIP Amendment: A change to the adopted capital improvement program that adds or deletes a project, modifies the total adopted budget of a project, or alters its approved scope.

6. Project Manager: Every CIP project will have a project manager who will prepare the project proposal, ensure that the required phases are completed on schedule, authorize all project expenditures, ensure that all regulations and laws are observed, and periodically report on the project status.

7. CIP Phases: The CIP will emphasize project planning with projects progressing through at least two and up to ten of the following phases:

- a. Designate: Designation of funds after approval of budget by Council.
- b. Study: Concept design, site selection, feasibility analysis, schematic design, environmental determination, property appraisals, scheduling, grant application grant approval, and/or specification preparation for equipment purchases.
- c. Environmental Review: EIR preparation and other environmental studies.
- d. Real Property Acquisitions: Property acquisition for projects if necessary.
- e. Site Preparation: Demolition, hazardous materials abatement, and other pre-construction work.
- f. Design: Final design, plan, and specification preparation and construction cost estimate.
- g. Construction: Construction contracts preparation and execution.
- h. Construction Management: Contract project management and inspection, soil and materials tests, and other support services during construction.
- i. Equipment Acquisitions: Vehicles, heavy machinery, computers, office furnishings, other equipment items acquired and installed independently of construction contracts.
- j. Debt Service: Installment payments of principal and interest for completed projects funded through financing. Expenditures for this project phase are included in Debt Service section of the Financial Plan.

8. CIP Allocation: The City's annual CIP allocations for study, design, acquisition, and/or construction is based on the projects designated by the Council through the adoption of the CIP and the Budget. If project costs at the time of project completion are less than the budgeted amount, the balance will be returned to the fund balance and/or allocated to another project. If project costs at the time of bid award are greater than the projected budgeted amounts, five basic options are available:

- a. Eliminate the project.
- b. Defer the project for consideration in the next Financial Plan period.
- c. Rescope or change the phasing of the project to meet the existing budget.
- d. Transfer funding from another specified, lower priority project.
- e. Appropriate additional resources as necessary from fund balance.

The City Council, under advisement of the City Manager, shall make the determination of which of the options shall be pursued relative to the project.

9. Program Objectives: Project phases will be listed as objectives in the program narratives of the programs which manage the projects.

## **CAPITAL EXPENDITURES AND IMPROVEMENTS**

The City shall annually review and monitor the condition of the City's capital equipment and infrastructure, setting priorities for its replacement and renovation based on needs, funding alternatives and availability of resources.

## **CAPITAL IMPROVEMENTS PLANNING PROGRAM**

The City shall annually review the Capital Improvement Plan (CIP), the current status of the City's infrastructure, replacement and renovation needs and potential new projects and update the program as appropriate. All projects, ongoing and proposed, shall be prioritized based on an analysis of current needs and resource availability. For every project, all operation,

maintenance, and replacement costs shall be fully identified. The CIP shall also present the City's long-term borrowing plan, debt payment schedules, and other debt outstanding or planned general obligation bonds, revenue bonds and certificates of obligation.

#### **REPLACEMENT OF CITY VEHICLES**

The City shall annually prepare a schedule for the replacement of its vehicles. Within the resources available each calendar year, the City should replace assets according to this schedule.

The general depreciation term for all vehicles is established at five (5) years. After those five years, a replacement should be implemented.

Vehicles and heavy equipment that cost more than \$5,000 may be funded by one of the capital expenditure financing methods discussed below.

#### **CAPITAL EXPENDITURES FINANCING**

The City recognizes that there are several methods of financing capital items. It can budget the funds from current revenues, take the funds from fund balance/working capital as allowed by the fund balance/working capital policy, utilize funds from grants, or it can borrow the money through some form of debt instrument. Debt financing includes general obligation bonds, revenue bonds, debt certificates, and capital lease agreements.

#### **CAPITALIZATION THRESHOLD FOR TANGIBLE CAPITAL ASSETS**

The Government Finance Officers Association (GFOA) recommends that best practice guidelines be followed in establishing capitalization thresholds for tangible capital-type items. Accordingly, the following criteria shall be established with the adoption of this policy.

Individual items costing more than \$5,000 or \$25,000 depending on the asset will be capitalized and depreciated according to Governmental Accounting Standards Board rules.

Tangible capital-type items will only be capitalized if they have an estimated useful life of at least five (5) years following the date of acquisition.

Capitalization thresholds will be applied to individual items rather than to groups of similar items (e.g., desks and tables).

Adequate control procedures at the department level will be established to ensure adequate control over non-capitalized tangible items.

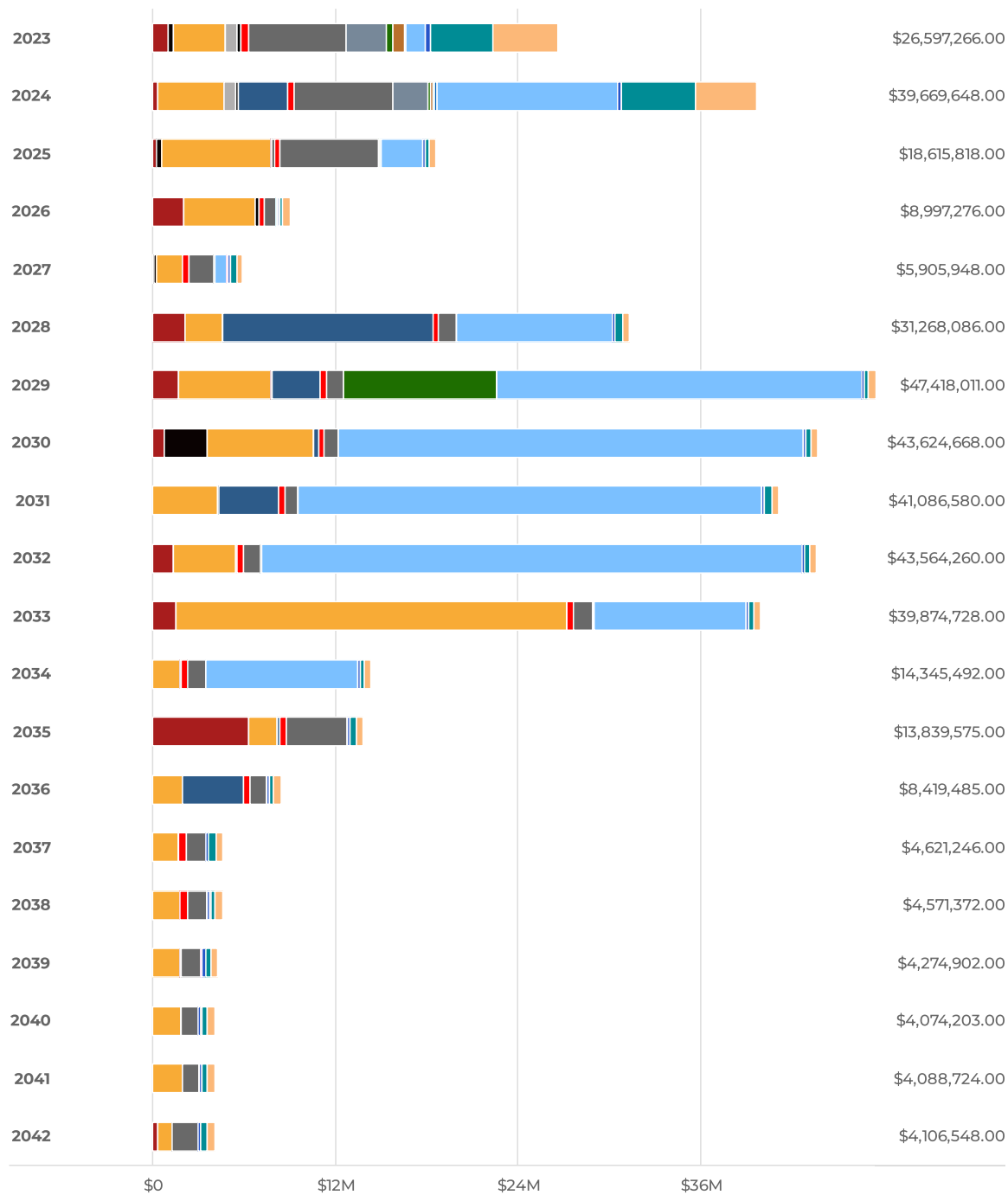


## Capital Improvements: Multi-year Plan

**Total Capital Requested**  
**\$408,963,836**

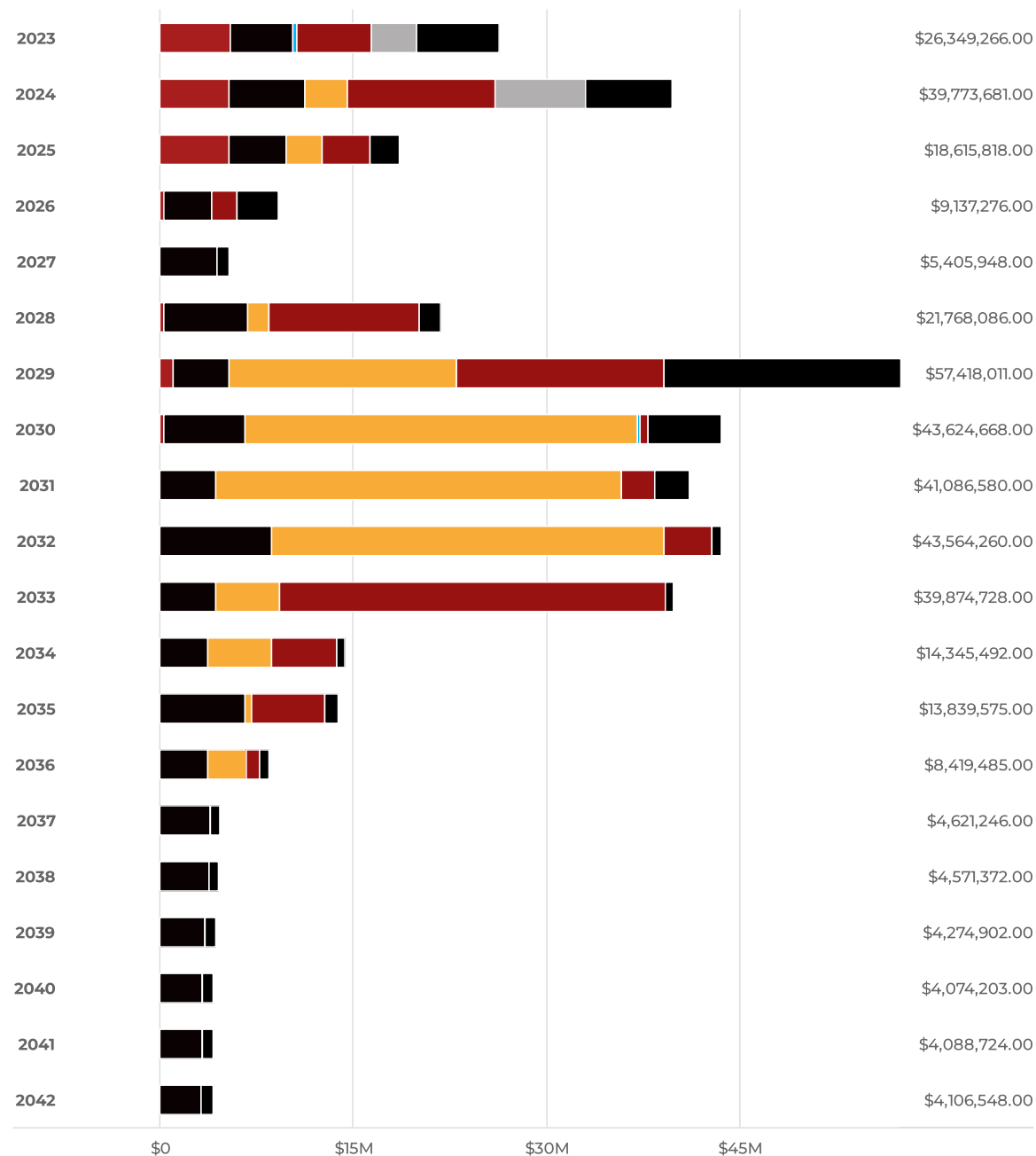
126 Capital Improvement Projects

## Total Funding Requested by Department

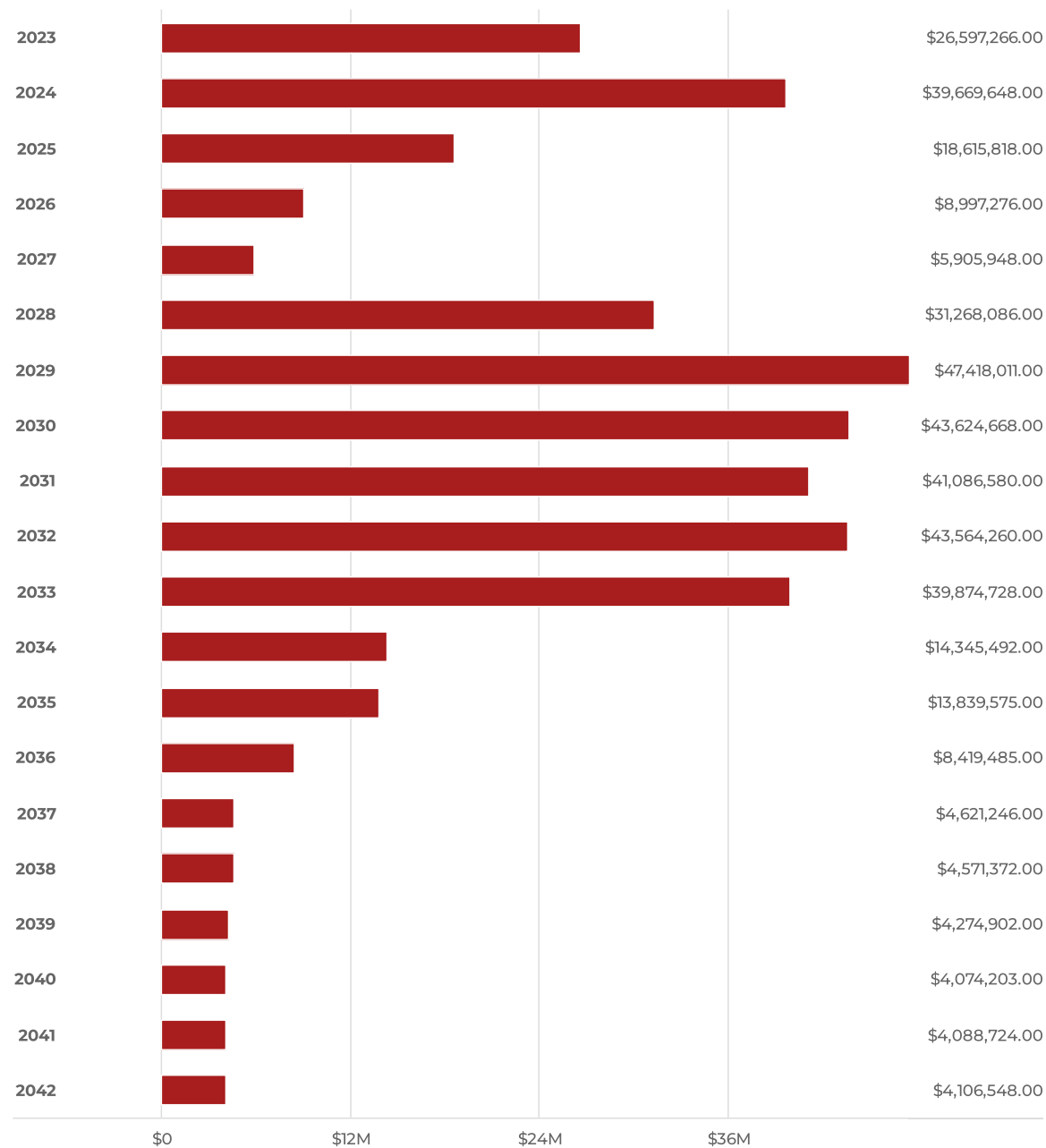


- Airport
- Capital Improvements
- Communication
- Downtown TIF
- Elec Ops, 9th St Gen Plant
- Engineering Division
- Lighthouse Pointe TIF
- Police
- Railroad
- Street Division
- Water
- Ambulance
- Cemetery
- Community Development
- Economic Development
- Elec Ops, Distribution
- Fire
- Network Admin
- Railfan Park
- Solid Waste Mgmt
- Tech Center and Advanced Communications
- Water Reclamation

## Total Funding Requested by Source



## Capital Costs Breakdown



● Capital Costs

## Cost Savings & Revenues

There's no data for building chart

# Fire Requests

## Itemized Requests for 2023-2042

### Cascade System

\$20,000

Replace Existing Cascade System (Installed in 2005). The Cascade System is used for filling SCBAs.

### Second Fire Station

\$10,000,000

This project proposes the construction of an additional fire station within the City of Rochelle. The benefits would be improved response time and additional staff and equipment.

### Station 1 First Floor Renovation

\$525,000

2023: Complete renovation of Dorm and Bathroom resulting in 2 bathrooms, including 1 ADA compliant bathroom, and 5 independent rooms. 2024/2025: Complete renovation of Radio Room, Chief's office, day room, kitchen, bathroom.

### Training Facility

\$125,000

Build a training facility for Rochelle and Ogle-Lee firefighters. Currently, the 13 fulltime members and 25 volunteer members utilize the back parking lot and occasionally donated properties for training. This facility would be...

**Total: \$10,670,000**



# Street Division Requests

## Itemized Requests for 2023-2042

### Compact Track Loader

**\$176,000**

Compact loaders are the most used and versatile pieces of equipment at the Street Department. Compact loaders are able to perform many duties by simply adding an attachment. These machines are very efficient, productive, and they...

### Ground Speed Controller

**\$43,000**

Ground speed controllers are used during winter operations to control the amount of salt being applied to the pavement. The ground speed controller would replace the manual twist dial controller currently being used. This new...

### Mastic Asphalt Repair Machine

**\$125,000**

Hot mastic sealant melters are used to make long-lasting repairs to asphalt and concrete pavements, as well as bridge decks, manholes, and in pavement utility valve covers. These machines heat and mix mastic sealant materials keeping the...

### Municipal Parking Lot Improvements

**\$128,000**

Municipal parking lots serve several functions in the downtown area. They provide parking for downtown residents, businesses, and visitors as well as providing a location to host events held by various committees in our community. It...

### Other Improvements/Forestry

**\$200,000**

Inventory, inspect, perform risk assessments, and provide maintenance to all city-owned trees. Also, purchase and plant new and replacement trees to improve Rochelle's overall canopy. Trees help form the character of a community...

### Salt Brine Production System

**\$150,000**

Salt brine plays an important role in winter operations. Salt brine begins to melt ice immediately as it is already in liquid form. Salt brine is used in anti-icing operations and is usually mixed with an agricultural derived product...

### Traffic Marking Machine

**\$135,000**

Traffic marking machines are used on 165 lane miles of roads and 14 municipal parking lots. These markings include crosswalks, stop bars, turn arrows, edge lines, and centerlines.

### Utility Tractor/Mower

**\$135,000**

Utility tractors serve many functions in City operations. The main function of utility tractors is mowing right of ways and large open spaces with a PTO driven batwing mower. These tractors are also used for snowplowing, loading materials such as...

### Vehicle/Single & Tandem Axle Dump Trucks

**\$2,542,000**

Create a 16 year rotation of medium duty single and tandem axle dump trucks. Every 4 years, the City will finance the purchase of 2 single and /or tandem axle cab & chassis trucks. Each truck will be equipped with stainless...

**Total: \$3,634,000**

## Cemetery Requests

### Itemized Requests for 2023-2042

<b>Utility Work Vehicle</b>	<b>\$70,000</b>
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A utility work vehicle is a multi-purpose vehicle that is equipped with a dump body, hydraulics and a power take off. This vehicle is similar to an RTV in that it is compact and can maneuver in tight locations a regular sized vehicle can...

<b>Vehicle/Pickup Truck</b>	<b>\$102,000</b>
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Public Works light duty vehicle fleet ranges from 2 ton dump trucks down to 1/2 ton pickup trucks. Additional equipment varies on each truck. This equipment can consist of hydraulic and electric hoists, snow plows, and spreaders,...

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**Total: \$172,000**

## Ambulance Requests

### Itemized Requests for 2023-2042

<b>Ambulance</b>	<b>\$1,000,000</b>
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Ambulance replacement due to age and mileage, one in 2023 (F24), another in 2025 (F20), 2030 (F21)

<b>Ladder Truck</b>	<b>\$2,500,000</b>
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Replacement of the 2000 Alexis Ladder Truck. The useful life of a ladder truck is 30 years. Ladder trucks are essential equipment for multistory fire and rescue. Ladder trucks over 30 years old have a detrimental effect on the...

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**Total: \$3,500,000**

# Capital Improvements Requests

## Itemized Requests for 2023-2042

<b>14th Street Drainage Improvements/Street Restore</b>	<b>\$440,000</b>
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Reconstruct existing mainline storm sewers from near Carrie Avenue south to Squires Landing Way and other associated tributary areas. Current storm sewers and drainage system infrastructure are undersized.

<b>2nd Avenue and Greenway corridor improvements from Washington Street to Rt 251 overpass</b>	<b>\$650,000</b>
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Street and on street parking improvements, sidewalk, curb and gutter along 2nd Avenue and offsite improvements along the south side of 2nd Ave to provide for greenspace and stormwater detention to improve the downtown area and clean up blighted...

<b>Annual Seal Coat Street A2 Surface Treatments (various streets)</b>	<b>\$3,290,000</b>
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Annual maintenance/seal coat treatment of various streets utilizing MFT funds

<b>Askvig Subdivision outfall to Kyte Creek and storm sewer and drainage improvements PH 1</b>	<b>\$1,000,000</b>
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Askvig Subdivision outfall to Kyte Creek and storm sewer and drainage improvements PH 1

<b>City wide storm sewer and drainage structure improvements phase 2 and multi year phases</b>	<b>\$2,135,000</b>
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Citywide storm sewer and drainage structure improvements Phase 2 and multi year phases

<b>Dement Road Extension from Creston Road to Wiscold Drive</b>	<b>\$9,980,000</b>
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Widening and rebuilding of Dement Road (south of Creston Road) to accommodate future industrial development. This collector road will provide a connection between Creston Road and Wiscold Drive and the southeast industrial area to Rte 38 and...

<b>Flagg Road/20th Street Improvements - Joint Project with Ogle County</b>	<b>\$1,145,000</b>
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Improvements to the greater intersection geometrics, traffic signals, and approach lanes of Flagg Rd and 20th St. Preliminary engineering and ROW acquisition is expected in 2023 pending an intergovernmental agreement with Ogle County.

<b>General Bridge Maintenance and Repairs</b>	<b>\$550,000</b>
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Ongoing maintenance expenses for City bridges on the local NBIS System.

<b>General Maintenance</b>	<b>\$4,940,000</b>
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General maintenance related to routine maintenance or reconstruction of various streets, sidewalks, storm sewer, drainage structures, signage, traffic control systems, and various other items. May include maintenance to City municipal parking lots...

<b>HVAC Replacement at 333 Lincoln Highway</b>	<b>\$20,000</b>
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Replace 2 HVAC units

<b>IL Rte 251 Improvements Rt 38 to Fairview Drive - IDOT project (city participation)</b>	<b>\$900,000</b>
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City participation in IDOT MYP Route 251 improvements includes sidewalks, shared-use path, street lights, traffic signals and storm sewer upgrades. This project will be designed, permitted and constructed by IDOT.

<b>Municipal Box Culvert Replacement</b>	<b>\$1,830,000</b>
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Municipal box culvert replacement 3 culverts each

<b>Municipal Bridge Replacement</b>	<b>\$4,060,000</b>
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Municipal bridge replacement 2 each

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<b>Other Street and Alley Improvements</b>	<b>\$9,500,000</b>
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Expenses related to routine maintenance, replacement, or reconstruction of various street pavements, shoulders or curb and gutter.

<b>Parking Lot Improvements at 333 Lincoln Highway</b>	<b>\$50,000</b>
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The concrete parking lot at 333 Lincoln Highway has some areas that are settling and need repair.

<b>Replacement of sidewalk and shared use path infrastructure facilities. Project will include miscellaneous curb and gutter replacement as well as pavement patching and other contracted labor and materials associated with the projects.</b>	<b>\$12,750,000</b>
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Annual sidewalk and shared use path improvements

<b>Shared Use Path Rochelle Golf Course Phase 1</b>	<b>\$175,000</b>
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Shared use pedestrian path along IL Rte 251 west side of the Rochelle Golf Course. There is currently no existing pedestrian path or sidewalk to connect Cleveland Avenue to Washington Street along Rte 251.

<b>South Main Street Improvements Phase 2 Steam Plant Road to Veterans Parkway</b>	<b>\$1,310,000</b>
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Reconstruction and widening of South Main Street from Steam Plant Road to Veterans Parkway. This project is partially funded with MFT EDP funds through IDOT.

<b>Steward Road Bypass Phase 3</b>	<b>\$27,450,000</b>
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The reconstruction of Elva Road from Steward Road east that will also include an overpass over I-39 to Mulford Road. Mulford Road to Perry Road would be widened and improved to provide access to the I-39 interchange.

<b>Upgrade Steward Road from County Line to Elva Road</b>	<b>\$4,400,000</b>
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Widen and upgrade Steward Road from Lee County line to Elva Road to accomodate future traffic needs and industrial growth. This route is under the Lee County jurisdiction.

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**Total: \$86,575,000**

## **Solid Waste Mgmt Requests**

### **Itemized Requests for 2023-2042**

<b>Semi Tractor and material and equipment trailers</b>	<b>\$255,000</b>
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Purchase one used semi tractor and two used semi trailers from auction to move equipment and materials to and from job sites as needed. One used dump trailer to haul spoil from construction sites to the landfill or dump sites. Transport landscape...

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**Total: \$255,000**

# Network Admin Requests

## Itemized Requests for 2023-2042

### Laptops, PCs, and Ipads

**\$102,000**

We will be purchasing 1 new laptop for our department in 2023 as part of the scheduled computer upgrades. We will also be purchasing 3 iPads, 3 computers, and 3 monitors. These will be part of a new schedule that will allow us to have...

### Network Admin Server

**\$60,000**

Installation of new server to be used for surveillance system at new facility. The CIP would budget for upgrades or replacement of this server every 5 years.

### Network Infrastructure improvements and maintenance to the City Departments Network

**\$90,000**

Investment in network infrastructure components within the city departments that are used to provide internet and communication services to city employees. These costs include upgrading outdated infrastructure items such as...

### Tech Center AV System

**\$190,000**

The AV system at the Tech Center is old and has experienced equipment failure in the last year. We will be using these funds to upgrade the AV system before we suffer a catastrophic failure. The CIP would budget for upgrades or replacement of...

**Total: \$442,000**

# Airport Requests

## Itemized Requests for 2023-2042

### Converting (Large Car Rebuilders) Structure for Aviation Purposes

\$500,000

Modifications to the structure to convert it for an aviation purpose into an open hanger.

### Environmental Assessment

\$150,000

Environmental assessment for increase to Category C. Corporate aircraft continue to increase in size and weight. Before widening and lengthening the runway, an environmental assessment is required.

### Land Acquisition

\$1,575,000

Purchase of land to protect approaches for future runway expansion.

### Land Acquisition Easements

\$1,325,000

Acquisition of land on the west end for airspace protection, approximately 51 acres for runway expansion. Increases volume of activity and fuel sales.

### Land and Building Acquisition East of Terminal

\$650,000

Acquisition of land, commercial buildings, and two residential units, approximately 8 acres for future airport expansion and increased revenue from skydiving and RV parking (Large Car Rebuilders).

### Parallel Taxiway West Extension

\$1,700,000

The current parallel taxiway for Runway 7/25 only runs about 1/3 the length of the runway. To reduce the chances of runway incursion accidents, this taxiway must be extended alongside the entire length of the runway. This project will...

### Rehabilitate Taxiway to Row E Hangars

\$250,000

Milling and replacing 2" of bituminous surface for rehabilitating the taxiway. Improve pavement surfaces to allow for safe taxiing by airport tenants and improve service for airport users.

### Rehabilitation of Fuel Island

\$200,000

Rehabilitation of the pumping system and fuel cabinet installation.

### Replace Papi System

\$230,000

Replaces 25 year-old Precision Approach Path Indicator (PAPI) System navigation aid because of continuous failure issues.

### Replace Row A to D Hangars

\$1,650,000

Hangars are approximately 50 years old and beyond repair. Phase 1 - replaces Row D; Phase 2 - replaces Rows B & C; Phase 3 - replaces Row A.

### Replace Underground Fuel Storage Tanks

\$350,000

Replace deteriorating fuel storage tanks due to age.

### Resurface and Rehabilitate Existing Airport Entrance Road and Parking Lot

\$320,000

The entrance road and parking lot are deteriorating. Due to cracks and surface failures, asphalt must be ground and resurfaced.

### RV Parking Lot

\$80,000

An area for RVs to park and hook up to utilities has been determined to be a viable revenue stream for the airport. An initial 11 slots would be constructed with gravel parking slots and an access driveway, and electric, water, and sewer...

### Taxiway A/A-7

\$1,500,000

Pave, light, and mark the partial parallel taxiway to the east. Completion of the taxiway project.



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<b>Taxiway to Newly-Acquired Structure (Large Car Rebuilders)</b>	<b>\$1,000,000</b>
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The westbound taxiway connecting Row E Taxiway to the newly-acquired structure (Large Car Rebuilders campus).

<b>Widening and Extension of the Runway to the West and Displacement of Eastern Runway Edge</b>	<b>\$6,300,000</b>
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This project will involve three phases - Phase 1 is the displacement of approx 800' of runway on the east end of the airport; adding this additional 800' to the west end of the airport; Phase 2 adds 500' to the west end of the runway...

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**Total: \$17,780,000**

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## Railroad Requests

### Itemized Requests for 2023-2042

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<b>CIR Expansion Along I-39</b>	<b>\$10,500,000</b>
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The extension of the rail from the Rochelle Transload Center to I-39 South will create rail access to over 600 acres between I-39 and Steward Road.

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<b>CIR Expansion Block Switching Yard to Elva Road</b>	<b>\$9,790,000</b>
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The four-track extension to Elva Road for the future BNSF Interchange will give the capacity to add an intermodal operation to the CIR.

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<b>CIR Intermodal Facility Phase 1</b>	<b>\$1,250,000</b>
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Construction of Phase 1 of the CIR Intermodal Service should be constructed in Q4 2021. This project will hard pave the Rochelle Transload Center (RTC) entrance and grading/construction of a container yard north of the RTC being...

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<b>CIR Intermodal Facility Phase 2</b>	<b>\$107,500,000</b>
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Due to the demand for increased intermodeal service through the City Industrial Rail (CIR), a second intermodal yard will be developed. This will involve the purchase of 300 acres of land adjacent to the CIR/BNSF mainlines. This new...

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<b>Installation of New Interchange Between UP and CIR</b>	<b>\$8,550,000</b>
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A double track interchange connecting two new Union Pacific switches west of I-39 and west of Caron Road. Increased volume of rail cars interchanging between the UP and CIR will require additional track to handle longer trains for interchange.

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<b>Looping of CIR to Connect East and West Sides</b>	<b>\$25,000,000</b>
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The CIR track that extends along the BNSF will be looped to the east to connect to the CIR track along I-39. This will serve the new industries in this quadrant. The rail loop creates redundancy in the system.

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<b>New BNSF Interchange Switch with the CIR</b>	<b>\$3,000,000</b>
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The purchase and installation of a new BNSF mainline switch.

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<b>Rail Citing for Boyle Farm Development</b>	<b>\$1,810,000</b>
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A turnout switch will be installed onto the Rochelle Transload Center north track to cross the CIR Container Yard and run north through the center of the Boyle Farm. This extension will serve two new distribution centers scheduled...

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**Total: \$167,400,000**

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## Downtown TIF Requests

### Itemized Requests for 2023-2042

<b>Vacant Properties</b>	<b>\$875,000</b>
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Purchase vacant properties to address blight and vacancies. Downtown beautification.

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**Total: \$875,000**

## Lighthouse Pointe TIF Requests

### Itemized Requests for 2023-2042

<b>Caron Road pavement resurfacing project</b>	<b>\$275,000</b>
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Caron Road pavement resurfacing project

<b>IL Rte 38 lighting project and updated fixtures along Northpointe Dr and Caron Rd</b>	<b>\$150,000</b>
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IL Rte 38 lighting project and updated fixtures along Northpointe Dr and Caron Rd

<b>Northpointe Drive Pavement Resurfacing Project</b>	<b>\$230,000</b>
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Northpointe Drive pavement resurfacing project

<b>Shared Use Path- Caron Road</b>	<b>\$175,000</b>
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Shared used path- Caron Road

<b>Shared Use pedestrian path extension from Coronado private drive to TIF easterly boundary</b>	<b>\$110,000</b>
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Shared Use pedestrian path extension from Coronado private drive to TIF easterly boundary

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**Total: \$940,000**

## Elec Ops, 9th St Gen Plant Requests

### Itemized Requests for 2023-2042

<b>Power Plant Upgrades</b>	<b>\$6,673,750</b>
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General maintenance and upgrades

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**Total: \$6,673,750**

# Elec Ops, Distribution Requests

## Itemized Requests for 2023-2042

<b>5 KV Conversion</b>	<b>\$2,479,788</b>
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Convert the 5 KV to 15 KV system, upgrade to a more reliable service.

<b>Backyard Unit Replacement</b>	<b>\$525,000</b>
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The backyard unit is used to replace electric equipment in blind alleys and rear easements.

<b>Distribution - Underground</b>	<b>\$5,238,753</b>
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Blanket to repair and maintain underground lines due to their past life expectancy.

<b>Distribution Upgrades Phase 2</b>	<b>\$16,203,999</b>
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A new 5.9 mile connection of 34.5kV line from Prologis Park Substation to a new Centerpoint substation. Center Point Distribution substation with 20 MVA 34.5 to 13.8 kV 34.5kV A new 4.2 mile connection of 34.5kV line...

<b>Downtown Beautification</b>	<b>\$1,239,874</b>
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Various improvement projects in the downtown.

<b>Line Trucks Replacement</b>	<b>\$3,195,000</b>
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The life expectancy of utility bucket trucks are 10 years.

<b>Overhead Distribution</b>	<b>\$6,824,417</b>
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System improvements to the distribution lines. This includes materials such as poles, transformers, conductors, and bolts. We maintain about 270 miles of overhead and underground distribution system, some of which was installed in the...

<b>Skidloader Replacement</b>	<b>\$150,000</b>
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The skidloader is used to maintain and repair electric infrastructure and needs to be replaced routinely

<b>Streetlights</b>	<b>\$2,483,748</b>
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Replacement of streetlights poles with LED lighting throughout the City as needed.

<b>Substations Maintenance</b>	<b>\$838,000</b>
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General maintenance blanket for all substations.

<b>Twombly Road Transformer Replacement</b>	<b>\$3,000,000</b>
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Replace both transformers at the Twombly substation

<b>Total: \$42,178,579</b>
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# Water Reclamation Requests

## Itemized Requests for 2023-2042

<b>Arc Flash Study - Water Rec</b>	<b>\$105,000</b>
Safety study to maintain electrical components in good condition.	
<b>Camera Truck - Water Reclamation</b>	<b>\$250,000</b>
Replace the old camera truck. This equipment is used to televise sewer lines.	
<b>Heavy Equipment</b>	<b>\$100,000</b>
The new skid loader will replace the old equipment. Equipment will be shared between the Water and Water Reclamation Department.	
<b>Lift Station Upgrades</b>	<b>\$225,000</b>
Upgrade aging infrastructure at the existing lift stations	
<b>Manhole Lining - Water Rec</b>	<b>\$1,577,557</b>
Line deteriorating manholes City wide.	
<b>Pilot Travel Stop Contribution - Water Rec</b>	<b>\$85,000</b>
Infrastructure investment for the project.	
<b>SCADA Upgrade</b>	<b>\$55,000</b>
Upgrade SCADA systems	
<b>Sewer Line Replacement/Lining</b>	<b>\$3,097,914</b>
Replace or repair deteriorating sewer lines throughout the City	
<b>Water Meters - Water Reclamation</b>	<b>\$607,433</b>
Water meter replacement blanket. This is split between water and water reclamation.	
<b>Water Reclamation Maintenance Blanket</b>	<b>\$3,307,631</b>
Preventive maintenance or replacement of water reclamation infrastructure to avoid failure.	
<b>Water Treatment Updates Phase 2</b>	<b>\$7,000,000</b>
The treatment plant is undergoing a complete update and system replacement.	
<b>Total: \$16,410,535</b>	

# Water Requests

## Itemized Requests for 2023-2042

<b>Arc Flash Study - Water</b>	<b>\$105,000</b>
Electrical safety study	
<b>Heavy Equipment</b>	<b>\$100,000</b>
Replace old equipment. Split with Water Reclamation Department.	
<b>Pilot Travel Stop Contribution - Water</b>	<b>\$85,000</b>
Infrastructure investment for project.	
<b>Rehab Well Pumps</b>	<b>\$860,000</b>
Standard updates and replacement of pumps for all wells.	
<b>SCADA Upgrade - Water</b>	<b>\$35,000</b>
System update	
<b>Tower Painting</b>	<b>\$1,000,000</b>
Rehab and paint elevated storage tank	
<b>Wash Water Towers</b>	<b>\$86,500</b>
Recommended by AWWA to maintain exterior paint.	
<b>Water Main Replacement Blanket</b>	<b>\$2,478,332</b>
Repair and maintain the main water system.	
<b>Water Maintenance Blanket</b>	<b>\$2,478,332</b>
Materials for preventative maintenance and repair.	
<b>Water Meter - Replacement</b>	<b>\$607,433</b>
Replace all outdated meters	
<b>Water Tower Maintenance</b>	<b>\$210,000</b>
Inspect and clean all water towers.	
<b>Water Well # 8 - Caron Rd</b>	<b>\$7,200,000</b>
Construct a new well house and treatment plant to remove high iron.	
<b>Total: \$15,245,597</b>	

## Tech Center Requests

### Itemized Requests for 2023-2042

#### Battery Room Design/Upgrade

\$75,000

These funds will be used for obtain engineering and construction costs to upgrade services in the existing battery room to allow it to be reconfigured for additional collocation space to generate revenue. We currently have only 1 rack...

#### Network Infrastructure Upgrades for Tech Center

\$200,000

Replacement of outdated core network infrastructure components within the Tech Center building that are used to provide internet and communication services to collocation customers, Internet customers, and city departments.

**Total: \$275,000**

## Communication Requests

### Itemized Requests for 2023-2042

#### Advanced Communications Servers

\$210,000

Replace servers that are near end-of-life from both a hardware and software standpoint. The servers will be used for advanced communications specific applications such as DNS and the email system. The CIP would budget for staggered upgrades...

#### Fiber Infrastructure Upgrades for Advanced Communications Department

\$310,000

The external security audit recommended changes to the network configuration to segment city data, SCADA, and customers to enhance security. This would include adding new switches and replacing end-of-life hardware that is currently in...

**Total: \$520,000**

## Police Requests

### Itemized Requests for 2023-2042

#### State Required Body Cameras

\$124,375

House Bill 3653 and the trailer bill require law enforcement agencies to have body cams. The agency size determines when this program has to be implemented. For the City of Rochelle, this must be done before January 1st of...

**Total: \$124,375**



## Economic Development Requests

### Itemized Requests for 2023-2042

#### Dement Road Extension - Truck Improvement

**\$10,000,000**

Extending Dement Road south of Creston Road with a connection to Wiscold Drive will provide a rail crossing-free route for trucks and vehicles to reach I-39 from the southeast industrial parks. This route will provide citizens easy...

#### Dement Road Extension - Water and Sewer

**\$3,400,000**

Water and sewer extension looped with existing utility infrastructure between Creston Road and Wiscold Drive.

#### Sewer and Water Extension from Hayes Road to Elva Road.

**\$4,200,000**

The 21" sewer line that currently lays along the east side of Steward Road to Hayes Road would be extended to Elva Road. The 16" water line that currently lays along the east side of Steward Road would be extended from...

#### Sewer and Water Lines Cross I-39

**\$4,200,000**

A 21" sewer line and 16" water line from the corner of Ritchie and Steward Roads, east on Ritchie Road to Mulford Road, crossing I-39.

#### Widen and Improve Steward Road from Hayes Road to Elva Road Phase 2

**\$3,600,000**

Widen a three-lane section of Steward road from Hayes Road to Elva Road. this will open over 1000 acres for new development. Water and sewer will be extended in conjunction with road construction.

#### Widen and Improve Steward Road from the County Line To Hayes Road Phase 1

**\$3,250,000**

Steward Road widened and the bridge across Johns Creek replaced with a 3-lane section extending to Hayes Road. This will open 200 acres for new development where utility infrastructure currently exists.

**Total: \$28,650,000**

## Railfan Park Requests

### Itemized Requests for 2023-2042

#### Railroad Park Improvements Phase II

**\$220,000**

West end improvements including viewing deck, infill, blocks, railing, and handicap accessibility.

**Total: \$220,000**

## Engineering Division Requests

### Itemized Requests for 2023-2042

<b>14th Street/8th Avenue pavement reconstruction PH2</b>	<b>\$675,000</b>
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14th Street/8th Avenue pavement reconstruction PH2. 6th Ave to 8th Ave and 8th Ave from 15th St to east of Woolf Ct

<b>4th Ave, from 3rd to 6th Street, storm sewer improvements Phase 2</b>	<b>\$295,000</b>
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4th Ave, from 3rd to 6th Street, storm sewer improvements Phase 2

<b>7th Avenue bridge replacement over the Kyte River</b>	<b>\$1,305,000</b>
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The 7th Avenue bridge replacement project limits are from Kelly Drive to west of the existing bridge. Includes Engineering, certain utility adjustments and complete pavement reconstruction.

<b>COR Campus improvements</b>	<b>\$890,000</b>
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COR Campus improvements interior and exterior buildout.

<b>Creston/Caron Rd LAFO FAU Rte pavement resurfacing, overlay/widening</b>	<b>\$1,030,000</b>
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Creston/Caron Rd LAFO FAU Rte pavement resurfacing. Pavement surface removal, Overlay/widening, misc base repair from I-39 to Caron Rd and along Caron Rd to 7th Avenue

<b>Steward Rd pavement improvements PH1</b>	<b>\$770,000</b>
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Steward Rd pavement improvements PH1 from east of BNSF RR overpass to Ritchie Rd.

**Total: \$4,965,000**

## Community Development Requests

### Itemized Requests for 2023-2042

<b>Rebuild Downtowns &amp; Main Streets Grant- bathroom, parking lot rehab and new parking lots</b>	<b>\$1,458,000</b>
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The Rebuild Downtown & Main Street grant amount is \$1,151,794 and will be used to reconstruct seven (7) existing City parking lots, construct two (2) new City parking lots, install three (3) Level 3 vehicle charging stations, and a public...

**Total: \$1,458,000**