

City of Rochelle
CDBG Public Hearing
December 12, 2022 7:00 p.m.

INFORMATION SHEET: Community Development Block Grant program
Northeast Rochelle Sanitary Sewer Rehabilitation project

1. Each year the State of Illinois receives an appropriation of funds from the U.S. Department of Housing and Urban Development's Small Cities Community Development Block Grant (CDBG) program. Those funds are distributed through a grant program administered by the Illinois Department of Commerce and Economic Opportunity (DCEO), the Community Development Block Grant program (CDBG). DCEO has based the amount of CDBG funds that will be available in fiscal year 2020 in Illinois on the 2022 allocation of \$29,798,562. The CDBG funds will be divided among the following grant programs:

Economic Development
Public Infrastructure
Housing Rehabilitation
Disaster Response

2. Eligible applicants are units of general local government such as cities, villages, townships, and counties. The range of activities that may be undertaken with CDBG funds includes:

ECONOMIC DEVELOPMENT - CDBG funds may be used to assist for-profit and not-for-profit businesses to carry out economic development projects. The funds may be used for land acquisition; acquisition, construction, reconstruction, installation or rehabilitation of commercial or industrial buildings, structures and other real property, equipment, and improvements; and working capital expenses. CDBG funds may also be used by general units of local government to construct public infrastructure improvements on behalf of for-profit or not-for-profit businesses that need the infrastructure improvements to create and/or retain jobs.

PUBLIC INFRASTRUCTURE - CDBG funds may be used by units of general local government for acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements in residential areas that will benefit primarily low-to-moderate income persons.

HOUSING REHABILITATION - CDBG funds may be used to finance the rehabilitation of residential buildings occupied by low-to-moderate income persons.

DISASTER RESPONSE – This program is designated for communities experiencing an imminent and urgent threat to public health and safety as indicated by a disaster declaration by the Governor of the State of Illinois. Eligible activities include debris removal, clearance of streets, and temporary or permanent street repair.

3. At least 51% of the CDBG funds available for this project will benefit low to moderate income persons.
4. Plans for minimizing displacement as a result of the CDBG grant assisted activities - No persons will be displaced as a result of this project. However, as required by the federal regulations governing the Community Development program, the City of Rochelle previously adopted an Anti-Displacement plan.
5. How the public can access the City of Rochelle's Community Development records:

Those records will be available at the City Clerk's office in Rochelle's City Hall located at 420 N. 6th Street in Rochelle.

6. HOUSING AND COMMUNITY DEVELOPMENT NEEDS

The City of Rochelle's community development needs are centered around providing additional infrastructure improvements, as follows:

- a. Paint the elevated water storage tank next to Well #4.
- b. Construct a new water treatment plant for Well #8.
- c. Construct the Phase 2 upgrades to the water reclamation plant.
- d. Upgrade Rochelle's existing electrical system to provide redundant electrical feed to Rochelle's southeast industrial area
- e. Expand Rochelle's municipal fiber network to serve its southeast industrial area
- d. Improve truck access to the west-side industrial area including construction of the Jack Dame Road Overpass, completion of the Southwest Rochelle Truck Loop as a route for heavyweight (120,000 lb.) loads, and upgrading of the existing portions of the Truck Loop to 120,000 lb. standards.
- e. Expand existing and construct additional regional flood mitigation and detention facilities, including the Hemstock detention project and a regional detention area in eastern Rochelle.
- f. Expand existing community efforts to increase tourism such as expanding the existing Rochelle Railroad Park

7. PROJECT DESCRIPTION

The City of Rochelle plans to submit a CDBG Public Infrastructure grant application to DCEO that will request \$1,052,200 in grant funds to be used to line approximately 15,240 feet of sanitary sewer on the following streets in southeast Rochelle;

- South Main from Veterans Parkway to First Avenue
- Washington Street from First Avenue to Illinois 251
- 6th Street from Washington Street to First Avenue (including alley)
- Shirley Avenue from Cleveland Avenue to S. Main Street
- Cleveland from Illinois 251 to Phyllis Ave.
- Janet Avenue from Cleveland to S. Main Street
- Phyllis Avenue from Gary Street to S. Main Street
- Irene Avenue from Gary Street to S. Main Street
- Gary Street from Cleveland to Veterans Parkway

This area is low-lying, and its sewers experience increased flows during wet weather events.

The sanitary sewers in this area are clay pipes with joints every three feet. RMU has televised the sanitary sewer segments proposed to be lined, and the televising indicates structural issues with the sanitary sewer and deficiencies where the 3' sections of clay sewer are joined, both of which allow ground water to infiltrate the sanitary sewer collection system. The infiltration is severe enough in this area that during wet weather events, flows increase to the point where the sanitary sewers become surcharged and basement backups could occur. RMU monitors the wastewater level in the manholes in the target area and knows that when the wastewater reaches a certain level, it must either be pumped out of the sewer system or wastewater will back up into residential basements. To prevent backups from occurring, Rochelle bypass pumps the wastewater into the storm sewer system and reports each pumping incident to the Illinois Environmental Protection Agency (IEPA). Over the past twenty years, Rochelle has had to bypass pump numerous times to prevent backups into residential basements in this area.

To reduce the amount of groundwater entering the sewer system through infiltration, the City of Rochelle proposes to install a cured in-place liner system inside the existing sanitary sewer lines on the above-named streets. As per the attached cost estimate, the cost of lining the approximately 15,240 lineal feet of sewer included in this request is estimated to be \$1,352,200. Of the total construction cost, \$1,052,200 is proposed to come from DCEO's CDBG program and \$300,000 will be provided by Rochelle Municipal Utility's Water Reclamation Capital Outlay account. For this proposed grant-funded project, both the CDBG funds and the City of Rochelle funding will pay construction costs only.

The target area for the proposed improvements is located in Census Tract 9616, Block Group 2. A review of the census data for Block Group 2 shows that 59.65% of the population is low-to-moderate income. Of the \$1,052,200 in CDBG funds to be requested, \$627,637 will benefit low-to-moderate income persons.

Sanitary Sewer Rehabilitation
Probable Cost Estimate

Bid Item	Quantity	Units	Unit Price	Total Cost
Cured-In-Place Lining, 8" Dia.	13,060	L.F.	\$ 40.00	\$ 522,400.00
Cured-In-Place Lining, 10" Dia.	830	L.F.	\$ 50.00	\$ 41,500.00
Cured-In-Place Lining, 15" Dia.	1,350	L.F.	\$ 75.00	\$ 101,250.00
Lateral Service Reinstatement	202	Each	\$ 200.00	\$ 40,400.00
Lateral Service Grouting	202	Each	\$ 825.00	\$ 166,650.00
Sanitary Manhole Lining	300	V.F.	\$ 750.00	\$ 225,000.00
Adjustment Rings and Casting Replacement	40	Each	\$ 4,500.00	\$ 180,000.00
Traffic Control	1	L.S.	\$45,000.00	\$ 45,000.00
Construction				\$ 1,322,200.00
Activity Delivery				\$ 30,000.00
Total Project Cost				\$ 1,352,200.00