

# Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, IL 60136  
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www.villageofgilberts.com

## Village Administrator Memorandum 18-12

**TO:** President Rick Zirk  
Board of Trustees

**FROM:** Ray Keller, Village Administrator *RK*

**DATE:** March 1, 2012

**RE:** Village Board Meeting – March 6, 2012

The following summary discusses the agenda items for the Village Board meeting scheduled for March 6, 2012:

### 1. CALL TO ORDER

### 2. ROLL CALL / ESTABLISH QUORUM

### 3. PUBLIC COMMENT

### 4. CONSENT AGENDA

*Any item may be removed from the consent agenda by request.*

**A. Motion to approve Minutes from the February 21, 2012 Village Board Meeting**  
Staff recommend approval of the minutes from the February 21 Board meeting, which are provided for the Board's review. Please contact Staff prior to the meeting if there are any changes or corrections.

**B. Motion to approve Bills and Salaries dated March 6, 2012**  
Please refer to the enclosed spreadsheet, which lists the bills to be approved. If you need additional information about any of these bills, please contact me or Finance Director Marlene Blocker prior to the meeting. Staff recommend approval.

### 5. ITEMS FOR APPROVAL

There are no new items submitted for Board approval, except any items that may be removed from the Consent Agenda.

## 6. ITEMS FOR DISCUSSION

### A. Stormwater Improvement Options

Staff reported at the last meeting that Kane County has an additional \$465,000 in Recovery Zone Bond (RZB) funds that are being made available to the Village for infrastructure projects. Through this program, Kane County is offering low-interest loans with ten-year terms to municipalities with projects that are too large to pay for outright but too small to finance independently. Kane County Staff have indicated that the Village would need to commit by the end of March to secure the available funds.

In response to this opportunity, our village engineers from Baxter & Woodman and our stormwater consultants from Phoenix & Associates advised fixing long-standing drainage problems before repaving the streets in Old Town. The Board, in turn, asked Staff and the consultants to also explore alternative stormwater projects, such as Tyler Creek bank stabilization and completing an unfinished pond in the Dunhill Estates neighborhood. The Board also expressed interest in an ongoing stormwater program, which would focus on maintaining the system improvements completed over the past couple of years. Staff anticipated that such a program would require funding comparable to the proposed debt service on the additional RZB financing.

#### Old Town Improvements

Baxter & Woodman and Phoenix & Associates jointly developed the enclosed "Old Town Drainage Improvements Proposal," which is estimated to cost \$416,714. The project includes an overland flow route and micro-ponds extending 2,500 feet along the north side Windmill Meadows toward Tyler Creek; restoring a non-functional pond north of Union Street; removing a collapse bridge obstructing Tyler Creek just south of I-90, and sewer and grading restoration along Union, Wiley, Matteson and Turner Streets in Old Town. The proposal includes graphics showing the locations of the proposed improvements and cost breakdowns for the various elements. Baxter & Woodman and Phoenix staff will be present at the Board meeting to describe the project and answer any technical questions about the proposal.

#### Dunhill Improvements

In response to the Board's request for alternatives, the village engineers recommend against investing in additional stormwater improvements in the Dunhill area at this time. The recently completed drainage improvements in Dunhill and Gilberts Glen associated with the first RZB project, along with the restoration of the swales and culverts through the road program, have noticeably improved drainage in these areas. They question the need to complete the Dunhill pond, as it does not appear to be needed in light of the downstream improvements. While bank stabilization would be beneficial, it would not likely result in noticeable drainage improvements to the adjacent residential areas. Instead, the village engineers continue to prioritize the proposed Old Town improvements as providing a better return on the Village's investment.

#### Stormwater Maintenance Program

The packet includes a scope of work for an annual stormwater program, which would emphasize maintenance of existing and recently-restored structures. As described in the scope of work, Phoenix & Associates staff would implement the program with

om Baxter & Woodman and in consultation with Village staff. The projected to cost \$60,450 annually to start, with staffing and cost made over time depending on the desired level of service.

#### Service

Staff worked with Kane County Staff and their bond consultants to evaluate the scenarios associated with the additional RZB funding. Presently, there are nine years remaining on the initial RZB funding agreement for \$356,000 in debt for drainage improvements in Gilberts Glen, Indian Trails and Windmill Hills. The Village made its first payment in December 2011 using General Funds; anticipate that the annual debt service of approximately \$40,000 will continue to be covered by the General Fund in future years.

If the Village were to use the additional \$465,000 in RZB funds, the Village could spread it over a new ten year period starting in Fiscal Year 2014. The enclosed debt schedule shows the annual debt service increasing by roughly \$53,000 in FYs 2014 through 2023. The proposed debt service schedule defers the impact of the additional funds to FY 2014, at which time the Village would have to adjust its budget to cover the payment. Staff are concerned about the risk of committing now to finding the necessary revenues in a future fiscal year, particularly when the Village anticipates being burdened by stagnant (if not declining) revenues heading into FY 2013. If the Board were comfortable with making this commitment now, the Village would have roughly one year to adjust in time to cover the additional payments due in FY 2014.

Staff request the Board's direction on whether to pursue the RZB funding option further or to add the stormwater maintenance program to the FY 2013 budget process. Kane County asked for the Village's commitment by the end of March, with the amended financing agreement to be completed by mid-April. Please let me know if you need supplemental information prior to Tuesday's discussion.

#### **B. Water / Sewer Rates Updates**

Staff previously reported on their review of the water and sewer rates now in effect and how they compare to current operating and capital replacement costs. The rates of \$4.50 per 1000 gallons of potable water and \$4.50 per 1000 gallons of wastewater were established in 2008 based on a water rate study prepared by Engineering Enterprises Inc. Since taking over the operation of the water and wastewater systems in May 2010, Staff have improved system efficiency and reduced operating costs while catching up on deferred system maintenance. However, the current rate structure does not set aside funds for eventual capital replacements, such as water main and pump replacements. Staff also recommended adjusting the water rates to cover the costs of a new barium/radium removal system that is being required by new environmental regulations. This system alone is anticipated to require an increase of \$0.80 per 1000 gallons of potable water to cover the anticipated debt service and operating costs.

Staff provided a draft rate table based on total known and anticipated costs, including an "annual depreciation" number to save for future capital replacements. However, the Board did not react favorably to the resulting rates, so Staff prepared an alternative approach based on setting the rates and then budgeting accordingly. The operating

costs are based on a draft FY 2013 enterprise fund budget that Staff are currently working on, adjusted by an annual inflation rate of 4% in FYs 2014-2018. The schedule also shows the impact of the barium removal system starting in FY 2014.

The enclosed table is a draft version of this approach, starting with an increase to \$5.00 per 1000 gallons for both potable water and wastewater, with planned increases scheduled for FYs 2014-2018. Staff attempted to maintain a balanced water-sewer rate, but the Board may opt to deviate from this approach. The wastewater system is both more expensive to operate and has fewer customers on its system, so water revenues would end up subsidizing the operating deficits from the wastewater system. As shown by the table, the proposed rate structure would set aside roughly \$40,000-\$70,000 for capital needs, depending on the year.

Staff assembled a rudimentary capital replacement schedule, though there was considerable difficulty in getting speculative quotes from vendors in the absence of an actual project or order. The enclosed summary shows some of the depreciation/replacement assumptions that the Village may someday face.

Staff request the Board's direction on whether to prepare alternative scenarios based on the "revenue setting" approach, returning to the "cost setting" approach that was previously provided, or considering a different approach. Staff advise that a rate change would take several months to implement following a Board decision. Please let me know if you will need supplemental information prior to Tuesday's discussion.

**7. STAFF REPORTS**

Staff will provide any new updates at the meeting. Please contact me prior to the meeting if there are any specific topics to be discussed at the meeting.

**8. BOARD OF TRUSTEES REPORTS**

**9. PRESIDENT'S REPORT**

**10. EXECUTIVE SESSION**

Please contact me if you any questions about executive session topics.

**11. ADJOURNMENT**

**Village Board of Trustees  
Meeting Agenda  
Village of Gilberts  
87 GALLIGAN ROAD,  
GILBERTS, ILLINOIS 60136  
March 6, 2012  
7:00 P.M.**

**A G E N D A**

**ORDER OF BUSINESS**

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL/ESTABLISH QUORUM**
- 3. PUBLIC COMMENT**
- 4. CONSENT AGENDA**
  - A. A Motion to approve Minutes from the February 21, 2012 Meeting of the Village Board
  - B. A Motion to approve Bills and Salaries dated March 6, 2012
- 5. ITEMS FOR APPROVAL**
- 6. ITEMS FOR DISCUSSION**
  - A. Stormwater Improvements Options
  - B. Water / Sewer Rate Updates
- 7. STAFF REPORTS**
- 8. BOARD OF TRUSTEES REPORTS**
- 9. PRESIDENT'S REPORT**
- 10. EXECUTIVE SESSION**

A portion of the meeting will be closed to the Public, effective immediately as Permitted by 5 ILCS 120/2 (c) (1) to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village, and as permitted by 5 ILCS 102/2 ( c ) (11) to discuss litigation against, affecting, or on behalf of the Village which has been filed and is pending in a court or administrative tribunal of which is imminent and as permitted by 5 ILCS 120/2 ( c ) (21) to review and approve closed session minutes and as permitted by 5 ILCS 120/2 ( c ) 2 Collective negotiating matters.
- 11. ADJOURNMENT**

## AUDIENCE PARTICIPATION

Anyone indicating a desire to speak during Public Comments will be acknowledged by the Village President. Please state your name, address and topic when called upon to speak. All remarks are to be addressed to the Village President and Board of Trustees as a whole, not to any specific person(s). Interrogation of the Village Staff, Village President, Village Board or any of their comments will not be allowed at this time. Personal invectives against Village Staff or Elected Officials are not permitted.

To ensure that everyone who wishes to speak has the opportunity to do so, please limit your comments to five minutes. Additional time may be granted at the discretion of the Village President.

If you have written comments, please provide a copy to the Village President. If there are a number of individuals present to speak on the same topic, please designate a spokesperson that can summarize the issue.

During Public Comments, the Village President, Trustees and Staff will listen to comments and will not engage in discussion. The Village President or Trustees may ask questions to better understand your concern, suggestion or request. Please direct any personnel concerns to the Village Administrator before or after the meeting.

"The Village of Gilberts complies with the Americans with Disabilities Act (ADA). For accessibility assistance, please contact the Village Clerk at the Village Hall, telephone number 874/428-2861." *Assistive services will be provided upon request.*

**4A**

**Village of Gilberts  
Village Board of Trustees  
Meeting Minutes  
87 Galligan Road  
Gilberts, Illinois 60136  
February 21, 2012**

**Call to Order/Pledge of Allegiance**

President Zirk called the meeting to order at 7:00 p.m. He proceeded to lead those present in the Pledge of Allegiance.

**Roll call/Establish Quorum**

Village Clerk Meadows called the roll. Roll call: Members present: Trustees Corbett, Clark, Mierisch, Zambetti, Farrell, Hacker and President Zirk. Others present: Administrator Keller, Attorney Tappendorf, Assistant to the Village Administrator Beith and Village Clerk Meadows.

**Public Comment**

President Zirk asked if anyone wished to address the Board. There were no comments from the audience.

**Consent Agenda**

- A. A motion to approve the Minutes from the February 7, 2012 Meeting of the Village Board**
- B. A motion to approve the Minutes from the February 14, 2012 Committee of the Whole Meeting**
- C. A motion to approve January 2012 Treasurer's Report**
- D. A motion to approve Bills and Salaries dated February 21, 2012 as follows: General Fund \$26,555.84, Performance Bonds and Escrows \$97.50, Water Fund \$8,851.93, Payroll \$73,485.88.**
- E. A motion to ratify an employee separation agreement dated February 1, 2012**
- F. A motion to approve Resolution 05-2012, a Resolution approving an agreement with Metropolitan Alliance of Police Chapter #423**
- G. A motion to approve Resolution 06-2012, a Resolution authorizing a work order with Baxter & Woodman for design & construction engineering for barium/radium pre-treatment system improvements.**

President Zirk asked if any of the Trustees would like to remove any item from the Consent Agenda. Trustee Mierisch requested to remove item G. Trustee Hacker requested to remove item F.

**A motion was made by Trustee Clark and seconded by Trustee Zambetti to approve the Consent Agenda items A-E.** Roll call: Vote: 6-ayes: Trustees Clark, Mierisch, Zambetti, Farrell, Hacker and Corbett. 0-nays, 0-abstained. Motion carried.

**F. A motion to approve Resolution 05-2012, a Resolution approving an agreement with a Metropolitan Alliance of Police Chapter #423**

Trustee Hacker stated that in his opinion the pay increases noted in the contract are unreasonable given the difficult economic times.

**A motion was made by Trustee Zambetti and seconded by Trustee Clark to approve Resolution 05-2012, a Resolution approving an agreement with Metropolitan Alliance of Police Chapter #423.** Roll call: Vote: 5-ayes: Trustees Mierisch, Zambetti, Farrell, Corbett, and Clark. 1-nay: Trustee Hacker, 0-abstained. Motion carried.

**G. A motion to approve Resolution 06-2012, a Resolution authorizing a work order with Baxter & Woodman for design & construction engineering for barium/radium pre-treatment system improvements**

Trustee Mierisch commented on Baxter & Woodman's proposed cost to complete the pre-treatment project. In her opinion, the cost was extremely expensive. Trustee Mierisch was not sure if staff had done due diligence in researching other options.

**A motion was made by Trustee Clark and seconded by Trustee Hacker to approve Resolution 06-2012, a Resolution authorizing a work order with Baxter & Woodman for design & construction engineering for barium/radium pre-treatment system improvements.** Roll call: Vote: 5-ayes: Trustees Zambetti, Farrell, Hacker, Corbett, Clark. 1-nay: Trustee Mierisch, 0-abstained. Motion carried.

**Staff Reports**

Administrator Keller introduced Mr. David Hoover, Executive Director for the Northern Illinois Municipal Electric Cooperative (NIMEC). Executive Director Hoover provided the Board Members with an overview on electric aggregation. He reported that municipalities across the State are now looking to enter the market to purchase electricity in order to mitigate some of the economic impact of rising rates. If the March referendum passes the Village will have the ability to go out for bid. However, residents would have the option to opt out of collective electric service rates.

Trustee Mierisch inquired as to what company would be responsible for maintaining the electric infrastructure. Executive Director Hoover responded by stating that ComEd would still be maintaining the infrastructure. The only change consumers would notice is a line item on their utility bill noting a change in the electric supplier.

Executive Director Hoover reported that ComEd is indifferent to electric aggregation. They are no longer in the power business so have no opinion on this matter.

Administrator Keller reported that Kane County has additional RZB funds they are looking to award. He asked if the Board would like for staff to draft a scope of work for stormwater improvement to both Old Town and Windmill Meadows. He reported that Phoenix and Associates had identified areas within the two subdivisions that are in need of repairs and or improvements. Administrator Keller discussed the estimated cost of the proposed improvements. He reported that Mr. Kannigan estimated the cost of the repairs in the range of \$450,000-\$500,000. A lengthy discussion ensued with respect to the cost and the benefits.

Administrator Keller discussed other areas that are in need of stormwater repairs and or improvements. He reported that the Hennessey Bridge Islands are reforming. These matters will be discussed during the budget process.

There was some discussion with regards to the maintenance of common open spaces.

#### **Board of Trustees Reports**

Trustee Mierisch inquired if there had been a change in the way in which the staff is pre-treating the water. Administrator Keller replied not to his knowledge. She reported that residents have noticed a strong chlorine odor. Administrator Keller asked for any questions concerning water quality to be directed to staff so they can test the water supply in question.

Trustee Hacker asked if there had been any progress with Ryland Homes on the concern with Gilberts Town Center Lake. Administrator Keller replied that he is working on this matter along with Ryland Homes' representatives.

#### **President's Report**

President Zirk provided the Board Members with a summary of the Public Hearing that was held prior to the Board Meeting. He reported that Clerk Meadows will email copies of the Action Order for the two liquor establishments that appeared before him this evening.

Village Board  
Meeting Minutes  
February 21, 2012  
Page 4

**Adjournment**

There being no further business to discuss, a motion was made by Trustee Clark and seconded by Trustee Zambetti to adjourn from the public meeting at 8:13 p.m. Roll call: Vote: 6-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows

**4B**

VENDOR	TOTAL	GENERAL FUND	DEVELOPER DONATIONS	TRF	PERMIT PASS THRU	PERFORMANCE BONDS AND ESCROWS	WATER FUND	PAYROLL
<b>GRAND TOTAL</b>	<b>126,184.63</b>	<b>36,209.02</b>	<b>3,000.00</b>	<b>9,090.66</b>	<b>300.00</b>	<b>1,299.21</b>	<b>22,072.49</b>	<b>54,213.26</b>
PAYROLL - 02/12/12 - 02/25/12	54,213.25							54,213.25
AED001 ASSOC. FOR INDIVIDUAL DEVELOP.	156.89	156.89						
AZAVAR01 AZAVAR AUDIT SOLUTIONS, INC.	275.89	275.89						
BAM001 BAXTER & WOODMAN, INC.	16,109.17	1,050.00		9,090.66	300.00	1,299.21	4,369.30	
BENCHMAR BENCHMARK SALES & SERVICE	1,700.00						1,700.00	
BPC001 BENEFIT PLANNING CONSULTANTS.	300.00	300.00						
CALONE CALL ONE	1,036.99	795.00					243.09	
CAN001 CANON FINANCIAL SERVICES, INC.	830.00	795.00					175.00	
CARG001 CARGILL INCORPORATED	8,363.01	8,363.01						
COM003 COMMONWEALTH EDISON	244.71	244.71						
DAVETREE DAVEY TREE EXPERT CO	5,400.00	5,400.00						
DUPAGE COLLEGE OF DUPAGE	50.00	50.00						
EMBOSF EMBASSY COFFEE SERVICE	38.77	38.77						
EXELON EXELON ENERGY INC.	12,529.01	154.65					12,374.36	
EXON001 EXCONMOBILE FLEET	5,771.15	5,533.64					237.51	
JUST001 JUST TIRES	277.26	277.26						
KANENATU KANE-DUPAGE SOIL & WATER	775.00	775.00						
KANETRAM KANE COUNTY DIVISION OF	1,620.00	1,620.00					64.00	
KCRECORD KANE COUNTY RECORDER	64.00						799.00	
LES0 STATE SURPLUS PROPERTY	400.00	400.00					119.67	
MAUALY01 MCHENRY ANALYTICAL WATER	799.00							
MEN002 MENARDS - CARPENTERSVILLE	228.50	109.83						
NADA01 DUNDEE NAPA AUTO PARTS	441.81	441.91						
NEX001 NEXUS OFFICE SYSTEMS, INC.	91.95	91.95						
NEXT01 NEXTEL COMMUNICATIONS	430.57	365.83					124.74	
PAC001 PACES AUTO SERVICE	1,021.50	1,021.50						
PIEMONTE AL PIERMONTE CHEVROLET	69.13	69.13						
RESERVE RESERVE ACCOUNT	500.00	500.00						
RUTLAND RUTLAND-DUNDEE EPD	3,000.00		3,000.00					
SCUFF01 RICHARD SPINKER	595.00	595.00						
SOURCE01 SOURCE ONE OFFICE PRODUCTS	11.46	11.46						
SPRING01 SPRING HILL FORD	559.36	559.36						
STERLING STERLING CODIFIERS, INC.	553.00	553.00						
SUBLAB01 SUBURBAN LABORATORIES	500.00						500.00	
THARD01 THIRD MILLENNIUM ASSOCIATES	169.19						169.19	
UNION01 UNION NATIONAL BANK OF ELGIN	3,510.54	3,510.54						
UNION02 UNION NATIONAL BANK FOR PETTY	232.82	232.82						
VERIZ01 VERIZON WIRELESS	367.13	367.13						
WCOM01 COMMONWEALTH EDISON-WATER	1,199.63						1,199.63	
YMCA01 YMCA OF THE GREATER ELGIN AREA	550.00	550.00						

A	
Check Warrant Report	
Payroll Checks From 02/12/12 - 02/25/12	
Employee Name	Net Pay
Blocker, Marlene	1,487.62
Meadows, Debra	1,292.91
Sorenson, Shirley	1,068.41
Danca, Karen	343.09
Beith, William	542.79
Keller, Raymond B.	2,258.98
Joswick, Michael	1,934.88
Thomas, Randall	146.67
Dieringer, Tricia	1,378.95
Rood, Jackie E. Jr	1,686.74
Block, Todd J	2,016.67
Pulgar, Hector L	1,458.84
Oberth, Michael	1,160.66
Hill, Jeff R	1,166.60
Levand, James A	983.50
Williams, Steven	2,250.75
Stokes, Janet	960.01
Swedberg, John L	1,941.64
Castillo, John	1,576.52
Varas, Randy	1,145.36
Siegbahn, Lisa	622.31
Mueller, Steve G.	420.92
Maculitis, Jerome	190.24
Izydorski, Michael	1,965.63
Meador, Eric E.	1,431.09
Hernandez, Jason	207.99
Steiner, George	214.66
Lorkowski, Michael	19.40
Klaras, Jason	931.87
Sheppard, Paul	1,409.72
Foley, Aaron	1,275.99
Schuring, Larry	964.25
Zirk, Rick	321.66
Hacker, Louis	178.37
Corbett, Dan	223.37
Clark, Everett	169.16
Mierisch, Patricia	231.70
Zambetti, Guy	160.83
Farrell, Nancy	160.83
<b>PAYROLL LIABILITIES:</b>	
Federal Tax Deposits	12,414.32
ICMA-RC	331.68
ICMA-RA	500.00
Illinois Department of Revenue	2,440.09
State Disbursement Unit	323.00
State Disbursement Unit-Cook	186.57
KCC State Disbursement Unit	116.01
<b>Total All Checks</b>	<b>54,213.25</b>

**6A**

# MEMORANDUM



**Crystal Lake Office**  
8678 Ridgefield Road  
Crystal Lake, IL 60012  
Phone: 815.459.1260  
Fax: 815.455.0450

Corporate Website: [www.baxterwoodman.com](http://www.baxterwoodman.com) e-mail: [info@baxterwoodman.com](mailto:info@baxterwoodman.com)

**DATE:** February 28, 2012

**TO:** Ray Keller

**FROM:** Bill Blecke/Casey Hutson

**SUBJECT:** "Old Town" Drainage Improvements Proposal

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## **Gilberts Old Town Drainage Improvements**

### **Background:**

The "Old Town" subdivision drainage system improvements were proposed and partially completed in 2000-2001 under plans prepared by RH Anderson (RHA). The system is served by two primary stormwater outlet sources. The first, a temporary 36" storm sewer pipe outlet just southwest of the existing public works facility. The RHA Phase 1 design work provided for the 36" piping installation under the railroad tracks and into the wetland/pond area immediately to the west. Phase 2 improvements (originally targeted for 2001) identified the installation of the 36" storm sewer piping to be continued approximately 2,500 linear feet north west to Tyler Creek (replacing poorly or non-functioning 18" and 10" drain tiles which were to convey waters from the wetland area to Tyler Creek). Phase 2 work was never completed

The second outlet source for Old Town was the pond immediately North of Union St., and Immediately west of Galligan Rd. This pond historically drained North West to additional pond ecosystem areas, and then into the Forest preserve/Tyler Creek. However; as noted above, historic overland swales, and underground piping are non-functional. In turn, a high ground water table has and continues to impact the residents along Union and Wiley Street.

It is not entirely clear what funding issues existed that kept, Phase 1, Phase 2, from being completed, but it has also been identified that certain historic storm sewer improvements shown on the RHA plans were not installed, were vacated, and/or did not exist as identified. In addition, roadway improvements inclusive of lowering road grades to promote drainage, adding curb and gutter, sidewalk, along with other stormwater improvements has since proved to be cost prohibitive.

The improvements and repairs identified in the attached spreadsheets are targeted to provide the nonexistent, but historically identified outlet sources, along with providing

critical storm sewer installation and grading/restoration within the old town subdivision. All improvements identified will provide some immediate flood relief within old town, provide the two critical outlet sources as historically engineered, and also provide stormwater improvements in a manner that will allow for utilization when future roadway and storm sewer improvements can be funded and constructed.

*If enclosures are not as noted, please notify us at once.*

Filepath: C:\Users\dmeadows\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\C0M0AFP0\Old Town Strmwtr\_RZB  
proposal.docx

2/29/2012

**Gilberts Old Town Drainage Improvement repairs**

**TOTAL COST SUMMARY**

**Old town outlet No. 1 - 2,500 LF to Tyler Creek** \$ 264,074.07

Provide aquatic habitat pools and meandering overland flow route from approximately 200' south of the public work facility, running northwest to the Tyler creek.

**Old town outlet No. 2 - existing pond facility north of Union Street** \$ 26,800.00

Historic overland/piping is non functional, in turn creating high water table for Union and Wiley Street residents.

400 LF of 18" piping, going northwest as shown in supplied exhibit. The above would provide for a lowering of the existing ground water table by an approximate 18"

**Tyler Creek clean out, and removal of bridge** \$ 35,000.00

Provide removal of debris from tower hill road to IL 90. In addition, remove existing broken bridge just south of IL 90. The above targeted scope will allow for the proper flow of Tyler creek, and in turn relieve flooding and tailwater conditions that impact Old Town and Windmill Meadows drainage and ground water table.

**Old Town storm sewer and grading improvements** \$ 72,040.00

Provide the following stormwater and grading improvements throughout Gilberts Old Town subdivision. Note that all infrastructure repairs/installation will be at appropriate depths and elevations to allow for utilization by any future improvements.

**Survey work/final as built/traffic control/mobilization** \$ 18,800.00

**TOTAL COST SUMMARY - Gilberts Outlet No. 2 option A:** \$ 416,714.07

2/29/2012

Gilberts Old Town Drainage Improvement Repairs

Total Project Budget: \$465,995.00

Projected design engineering Budget: \$46,000.00

Project Construction Budget: \$419,995.00

**Scope of proposed services - inclusive of Old Town outlet No.2 Option A: \$416,714.07**

**Old town outlet No. 1 - 2,500 LF to Tyler Creek**

Provide aquatic habitat pools and meandering overland flow route from approximately 200' south of the public work facility, running northwest to the Tyler creek.

1	Core Manhole for 36" RCP	571	Each	\$5.00	\$ 2,855.56
2	36" RCP	50	Foot	\$100.00	\$ 5,000.00
3	36" FES	1	Each	\$2,500.00	\$ 2,500.00
4	Excavation and grading of Ditch Areas	7,037	Cu Yd	\$6.00	\$ 42,222.22
5	Excavation and grading of Depressional Areas	24,200	Cu Yd	\$6.00	\$ 145,200.00
6	Create Berm along Existing Ditch	7,037	Cu Yd	\$8.00	\$ 56,296.30
7	Wetland Plantings/Restoration	1.0	LS	\$10,000.00	\$ 10,000.00

**SUBTOTAL**

**\$ 264,074.07**

\*Note: the above is in lieu of providing 2,500 LF of 36" RCP from existing manhole to Tyler creek. The installation of a 36" RCP to Tyler Creek would represent an increase in total project costs of approximately \$200,000.00

**Old town outlet No. 2 - existing pond facility north of Union Street**

Historic overland/piping is non functional, in turn creating high water table for Union and Wiley Street residents.

400 LF of 18" piping, going northwest as shown in supplied exhibit. The above would provide for a lowering of the existing ground water table by an approximate 18"

1	18" FES	2	Each	\$1,500.00	\$ 3,000.00
2	18" RCP	400	Foot	\$54.00	\$ 21,600.00
3	Grading/Restoration	1	LS	\$2,200.00	\$ 2,200.00

**SUBTOTAL**

**\$ 26,800.00**

**Tyler Creek clean out, and removal of bridge**

Provide removal of debris from tower hill road to IL 90. In addition, remove existing broken bridge just south of IL 90.

The above targeted scope will allow for the proper flow of Tyler creek, and in turn relieve flooding and tailwater conditions that impact Old Town and Windmill Meadows drainage and ground water table.

1	Debris removal within Tyler Creek	3,000	lf	\$10.00	\$ 30,000.00
2	Removal of existing bridge to S of IL 90	1	each	\$5,000.00	\$ 5,000.00

**SUBTOTAL**

**\$ 35,000.00**

**Old Town storm sewer and grading improvements**

Provide the following stormwater and grading improvements throughout Gilberts Old Town subdivision. Note that all infrastructure repairs/installation will be at appropriate depths and elevations to allow for utilization by any future improvements.

**Union Street**

1	12" RCP FES	1	Each	\$1,200.00	\$ 1,200.00
2	12" RCP	75	Foot	\$36.00	\$ 2,700.00
3	Catch Basin with Frame & Grate	1	Each	\$3,000.00	\$ 3,000.00
4	Inlet with Frame & Grate	1	Each	\$2,500.00	\$ 2,500.00
5	Trench Backfill within Roadway	1	LS	\$ 3,500.00	\$ 3,500.00
6	Asphalt Patching as required	1	LS	\$ 350.00	\$ 350.00
7	Grading and restoration	1	LS	\$800.00	\$ 800.00

**SUBTOTAL** **\$ 14,050.00**

#### Wiley Street

1	12" RCP core into existing structure	1	Each	\$500.00	\$ 500.00
2	12" RCP	70	Foot	\$36.00	\$ 2,520.00
3	Catch Basin with Frame & Grate	1	Each	\$3,000.00	\$ 3,000.00
4	Trench Backfill within Roadway	1	LS	\$ 3,500.00	\$ 3,500.00
5	Asphalt Patching as required	1	LS	\$ 350.00	\$ 350.00
6	Inlet with Frame & Grate	3	Each	\$2,500.00	\$ 7,500.00
7	Grading and restoration	1	LS	\$5,500.00	\$ 5,500.00

**SUBTOTAL** **\$ 22,870.00**

#### Matteson Street

1	12" RCP tie into existing piping	1	Each	\$500.00	\$ 500.00
2	12" RCP	25	Foot	\$36.00	\$ 900.00
3	Catch Basin with Frame & Grate	1	Each	\$3,000.00	\$ 3,000.00
4	Inlet with Frame & Grate	3	Each	\$2,500.00	\$ 7,500.00
5	Locate existing MH within Galligan Rd - saw cut asphalt, provide frame a& Grate and asphalt as required.	1	LS	\$2,000.00	\$ 2,000.00
6	Trench Backfill within Roadway	1	LS	\$ 2,750.00	\$ 2,750.00
7	Asphalt Patching as required	1	LS	\$ 1,000.00	\$ 1,000.00
8	Grading and restoration	1	LS	\$500.00	\$ 500.00

**SUBTOTAL** **\$ 18,150.00**

#### Turner Street

1	12" RCP core into existing structure	1	Each	\$500.00	\$ 500.00
2	12" RCP	45	Foot	\$36.00	\$ 1,620.00
3	Inlet with Frame & Grate	1	Each	\$2,500.00	\$ 2,500.00
4	Trench Backfill within Roadway	1	LS	\$ 3,500.00	\$ 3,500.00
5	Asphalt Patching as required	1	LS	\$ 350.00	\$ 350.00
6	Grading and restoration	1	LS	\$8,500.00	\$ 8,500.00

**SUBTOTAL** **\$ 16,970.00**

#### Survey work/final as built/traffic control/mobilization

1	Survey of existing conditions	1	LS	\$3,500.00	\$ 3,500.00
2	Provide final as built drawings	1	LS	\$6,800.00	\$ 6,800.00
3	Staging and Mobilization	1	LS	\$5,000.00	\$ 5,000.00
4	Traffic Control	1	LS	\$ 3,500.00	\$ 3,500.00

**SUBTOTAL** **\$ 18,800.00**

**Total Proposed: \$ 416,714.07**

CREEK CLEAN OUT AND BRIDGE REMOVAL

+/-3,000 LF  
CREEK CLEANING

EXISTING BRIDGE  
TO BE REMOVED



GILBERTS OUTLET NO. 1

APPROXIMATE LOCATION OF  
36" OUTFALL PIPE

APPROXIMATE LOCATION OF DRAINAGE  
SWALE AND AQUATIC PONDS TO CONVEY  
STORMWATER IN LIEU OF 36" RCP PIPING

© 2012 Google

Google earth



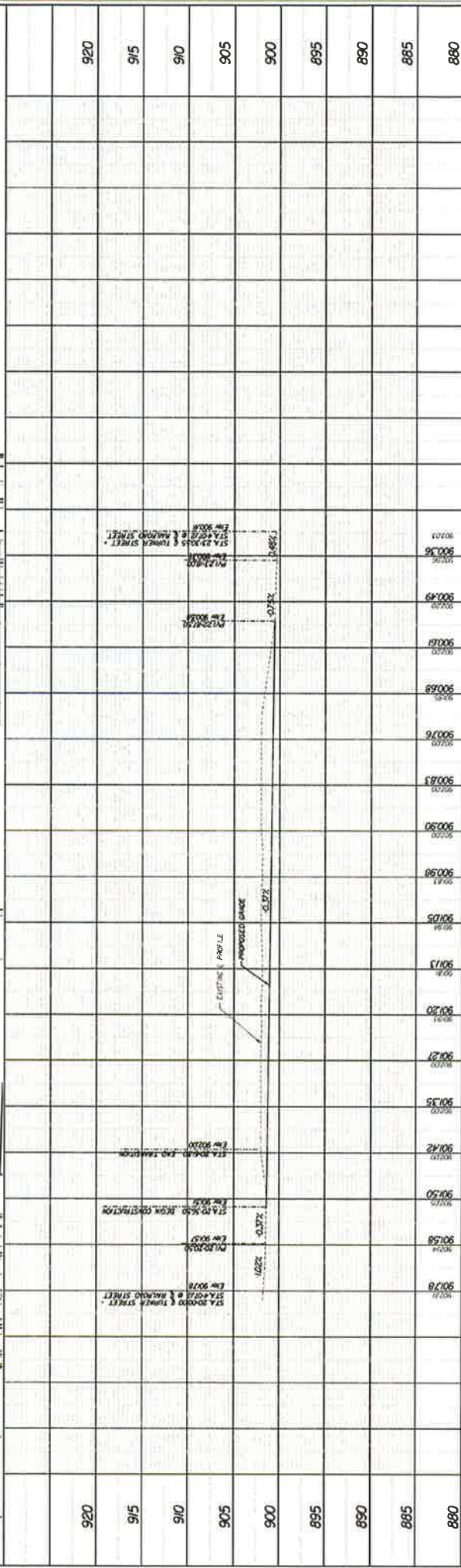
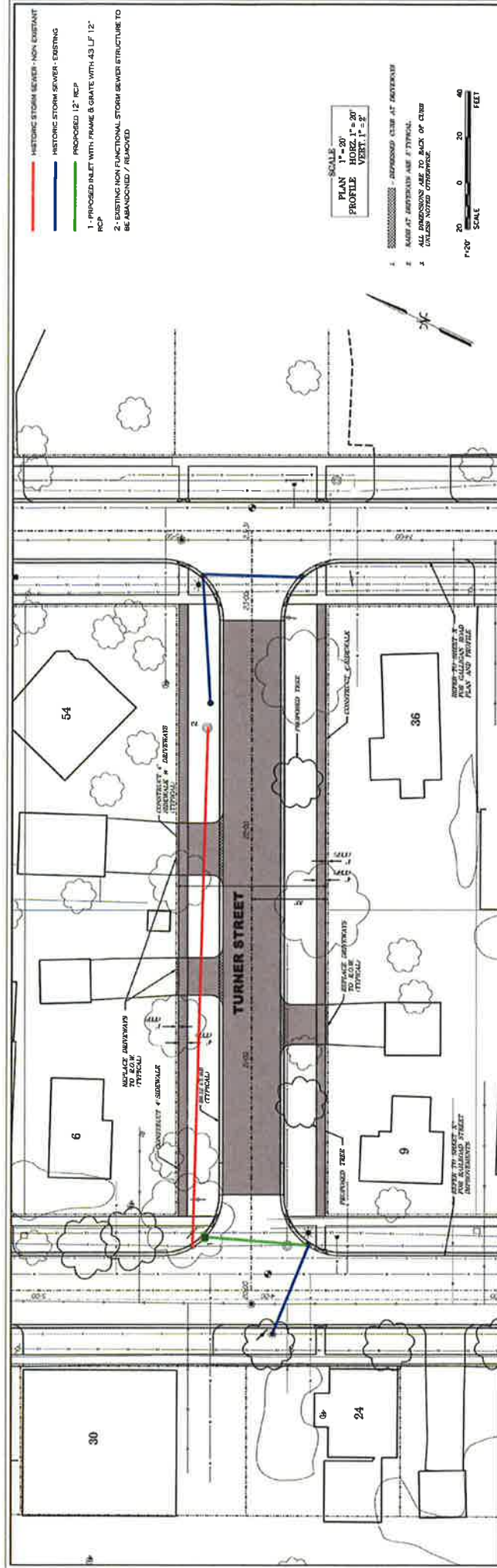
GILBERTS OUTLET NO. 2

PROPOSED 18" PIPE WITH FES

© 2012 Google

Google earth

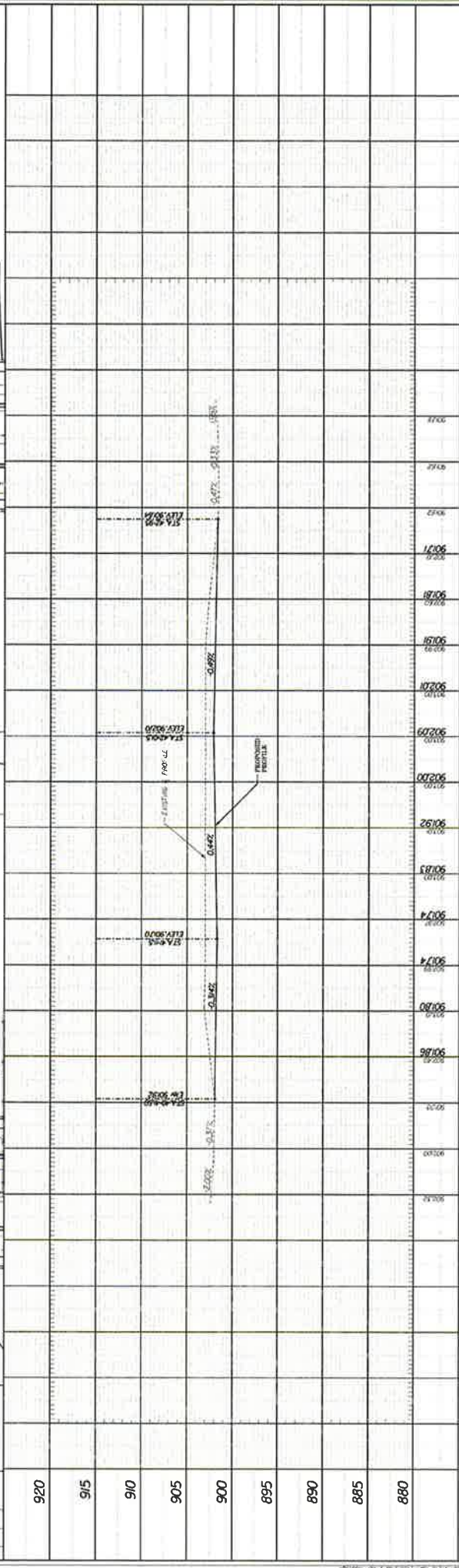
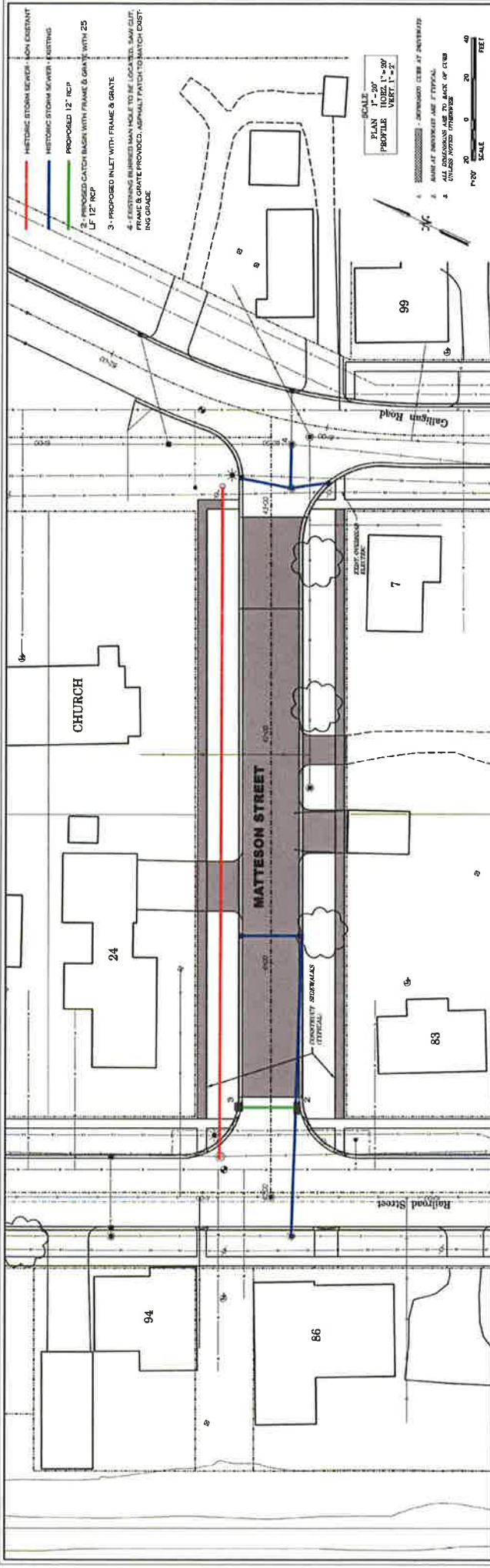


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OLD TOWN STREET IMPROVEMENTS PHASE II GILBERT, ILLINOIS										MATTESON STREET- ROADWAY IMPROVEMENT PLAN AND PROFILE									
STATION	EXISTING ELEVATION	PROPOSED ELEVATION	PROPOSED GRADE	PROPOSED SLOPE	PROPOSED INVERT	PROPOSED MANHOLE	PROPOSED CATCH BASIN	PROPOSED INLET	PROPOSED OUTLET	STATION	EXISTING ELEVATION	PROPOSED ELEVATION	PROPOSED GRADE	PROPOSED SLOPE	PROPOSED INVERT	PROPOSED MANHOLE	PROPOSED CATCH BASIN	PROPOSED INLET	PROPOSED OUTLET
39+00	920	915	910	905	900	895	890	885	880	43+00	920	915	910	905	900	895	890	885	880
39+20										43+20									
39+40										43+40									
39+60										43+60									
39+80										43+80									
39+90										43+90									
40+00										44+00									

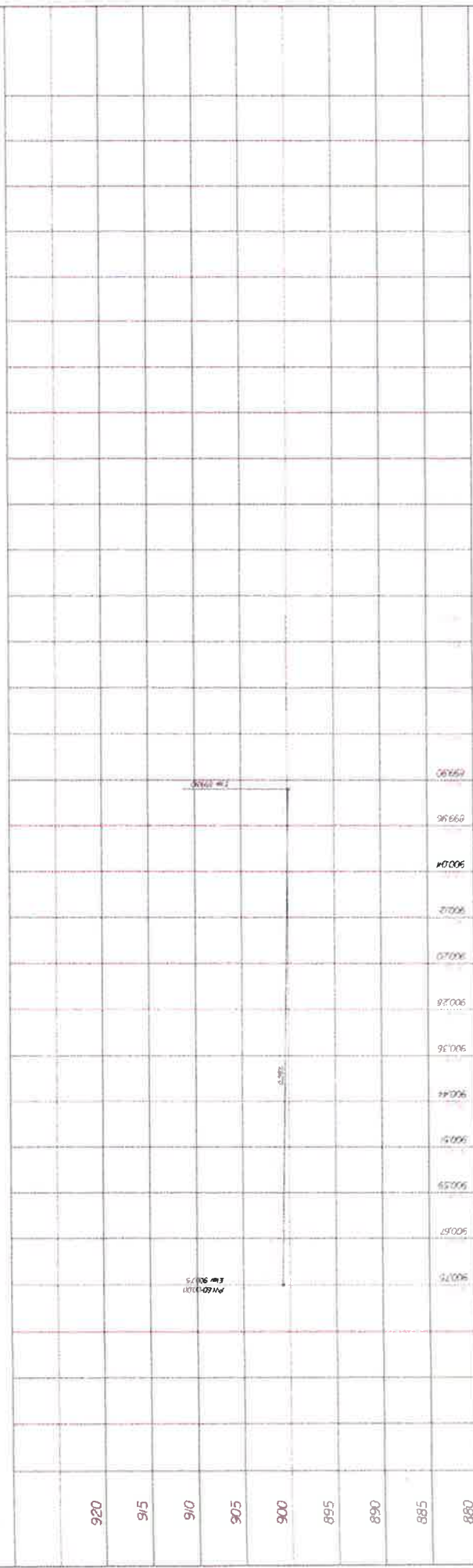
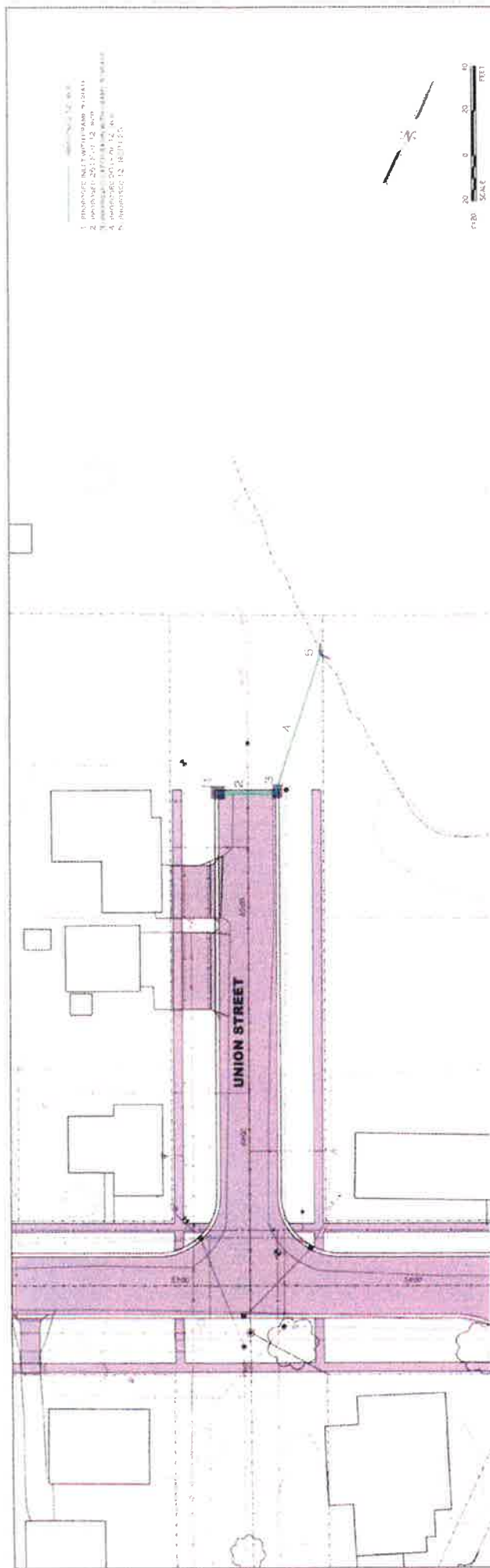
**ESI CONSULTANTS, LTD.**  
2000 N. WILSON AVENUE, SUITE 200  
CHICAGO, ILLINOIS 60640  
TEL: (773) 344-1100  
FAX: (773) 344-1101  
WWW.ESI-CONSULTANTS.COM

Phoenix & Associates  
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CHICAGO, ILLINOIS 60640  
TEL: (773) 344-1100  
FAX: (773) 344-1101  
WWW.ESI-CONSULTANTS.COM

DATE: 2/13/2012

FILE: 1011-1002

DATE: 2/13/2012

[illegible]

# MEMORANDUM



**Crystal Lake Office**  
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**DATE: March 1, 2012**

**TO: Ray Keller**

**FROM: Bill Blecke**

**SUBJECT: Annual Stormwater Conveyance System and Natural Areas Maintenance**

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## **Phoenix Assoc. Average Annual Stormwater Conveyance and Natural Areas Maintenance Cost:**

Certain assumptions must be considered in order to calculate the annual average maintenance effort expended by Phoenix Assoc. staff. Each year will present unique challenges and levels of effort. An annual average budget can be used with the understanding that the Village must then consider whether to carry over funds during years requiring less work.

### **Assumptions:**

1. 50 weeks where at least some kind of inspection or site visit is warranted or requested (once per week).
2. 25 significant rain events (one every other week) requiring pre and post event inspection (E.I.) requiring 2 laborers and 1 supervisor. Pre and post needing a minimum of 8 hours or 24mhrs. Annual man hours per year = **600** (25 x 24).
3. 10 events to require use of machine (backhoe/bobcat etc.) for a minimum of 5 hours. Annual machine/man hours per year = **50** (10 x 5).
4. 25 minor events or inspection requests require 1 laborer and 1 supervisor needing a minimum of 3 hours or 6mhrs. Annual man hours per year = **150** (25 x 6).
5. Man hour costs: Labor= \$55/hour; Supervisor= \$90/hour; Labor with Machine= \$150/hour
6. Avg. cost for significant event = **\$70/mhr** ((55 + 55 + 90)/3).
7. Avg. cost for minor event = **\$73/mhr** ((55 + 90)/2).

Annual Cost Calculation:

Significant event = 600mhrs x \$70 = \$42,000

Minor event = 150mhrs x \$73 = \$10,950

Machine/mhr cost = 50mhrs x \$150= \$7,500

Total annual cost \$60,450

Phoenix Associates has reviewed the above assumptions.

*If enclosures are not as noted, please notify us at once.*

**County of Kane, Illinois**

Taxable General Obligation Alternate Bonds (Riverboat Revenue Alternate Revenue Source), Series 2010 \*\*\*Final\*\*\*  
Gilberts Portion

**Debt Service Schedule**

Date	Principal	Coupon	Interest	Treasury Rebate	Total P+I	Fiscal Total	
12/29/2010	-	-	-	-	-	-	
12/15/2011	32,344.49	1.150%	11,243.42	(4,047.63)	39,540.28	39,540.28	PAID FY2012
06/15/2012	-	-	5,663.20	(2,038.75)	3,624.45	-	
12/15/2012	32,261.51	1.500%	13,570.21	(4,885.27)	40,946.45	44,570.90	FY2013
06/15/2013	43,134.87	1.150%	13,328.25	(4,798.16)	51,664.96	-	
12/15/2013	32,745.44	2.150%	13,080.23	(4,708.87)	41,116.80	92,781.76	FY2014 ←
06/15/2014	43,630.93	1.500%	12,728.21	(4,582.15)	51,776.99	-	
12/15/2014	33,449.46	2.600%	12,400.98	(4,464.35)	41,386.09	93,163.08	FY2015
06/15/2015	44,285.39	2.150%	11,966.14	(4,307.80)	51,943.73	-	
12/15/2015	34,319.15	3.100%	11,490.07	(4,136.41)	41,672.81	93,616.54	FY2016
06/15/2016	45,237.52	2.600%	10,958.12	(3,944.91)	52,250.73	-	
12/15/2016	35,383.04	3.600%	10,370.03	(3,733.20)	42,019.87	94,270.60	FY2017
06/15/2017	46,413.70	3.100%	9,733.14	(3,503.92)	52,642.92	-	
12/15/2017	36,656.83	4.000%	9,013.73	(3,244.93)	42,425.63	95,068.55	FY2018
06/15/2018	47,852.53	3.600%	8,280.59	(2,981.00)	53,152.12	-	
12/15/2018	38,123.10	4.350%	7,419.24	(2,670.92)	42,871.42	96,023.54	FY2019
06/15/2019	49,575.22	4.000%	6,590.06	(2,372.42)	53,792.86	-	
12/15/2019	39,781.46	4.550%	5,598.56	(2,015.48)	43,364.54	97,157.40	FY2020
06/15/2020	51,558.23	4.350%	4,693.54	(1,689.67)	54,562.10	-	
12/15/2020	41,591.52	4.800%	3,572.15	(1,285.97)	43,877.70	98,439.80	FY2021
06/15/2021	53,801.01	4.550%	2,573.95	(926.62)	55,448.34	-	
12/15/2021	-	-	1,349.97	(485.99)	863.98	56,312.32	FY2022
06/15/2022	56,248.95	4.800%	1,349.97	(485.99)	57,112.93	-	
12/15/2022	-	-	-	-	-	57,112.93	FY2023
<b>Total</b>	<b>\$838,394.35</b>	<b>-</b>	<b>\$186,973.76</b>	<b>(67,310.41)</b>	<b>\$958,057.70</b>	<b>-</b>	

**Yield Statistics**

Bond Year Dollars	\$5,507.91
Average Life	6.570 Years
Average Coupon	3.3946423%
Net Interest Cost (NIC)	3.5773021%
True Interest Cost (TIC)	4.0888701%
Bond Yield for Arbitrage Purposes	2.4726749%
All Inclusive Cost (AIC)	3.1083692%

**IRS Form 8038**

Net Interest Cost	3.3946423%
Weighted Average Maturity	6.570 Years

- \* RZB option \$481K for Old Town Improvements
- \* Debt service increases ~ \$53K/yr for 10 years starting FY2014

Gilberts Increase.022112 | Issue Summary | 2/21/2012 | 2:08 PM

**County of Kane, Illinois**

Taxable General Obligation Alternate Bonds (Riverboat Revenue Alternate Revenue Source), Series 2010 \*\*\*Final\*\*\*  
Gilberts Portion

**Total Issue Sources And Uses**

Dated 12/29/2010 | Delivered 12/29/2010

	345,000 Portion	465,995 Portion	Issue Summary
<b>Sources Of Funds</b>			
Par Amount of Bonds	\$356,656.00	\$481,738.35	\$838,394.35
<b>Total Sources</b>	<b>\$356,656.00</b>	<b>\$481,738.35</b>	<b>\$838,394.35</b>
<b>Uses Of Funds</b>			
Total Underwriter's Discount (1.200%)	4,279.87	5,780.86	10,060.73
Costs of Issuance	7,375.90	9,962.72	17,338.62
Rounding Amount	345,000.23	465,994.77	810,995.00
<b>Total Uses</b>	<b>\$356,656.00</b>	<b>\$481,738.35</b>	<b>\$838,394.35</b>

# MEMORANDUM

**Crystal Lake Office**

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Crystal Lake, IL 60012

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**DATE:** February 29, 2012

**TO:** Ray Keller

**FROM:** Bill Blecke

**SUBJECT:** Dunhill Detention/Hennessey Bridge Area Streambank  
Restoration Scope for RZB proposal

---

## **Detention Basins Improvements**

### **Background:**

With the offer to the Village from Kane County for additional RZB funds various scenarios/project scopes for use of the funds were requested to be explored. The first project scope reported is that of continuation of the "Old Town Drainage Improvements" in the memo dated February 28, 2012 to Ray Keller from Bill Blecke/Casey Hutson.

The subject of this memo is the rendering of opinion on use of RZB funds to make improvements to the Dunhill Subdivision detention basins. Stormwater runoff from the subdivision is conveyed to the pond along the north side of I-90 which then discharges unrestricted under I-90 via three existing culverts. The subdivision's original stormwater management design called for the construction of a second detention area east of the existing pond mentioned above. This second basin, along with a restricted outlet of the existing pond was not completed with the construction of subdivision improvements over 3 decades ago. Improvements to the Dunhill Stormwater management areas have long been discussed as one of a number of Village stormwater quality/quantity enhancements.

An additional request was to estimate the cost of making improvements to the banks of Tyler Creek upstream and downstream of the Hennessey Ct. Bridge due to the continuing erosion and cutting of the creek embankments.

### **Analysis:**

The recently completed improvements to the Gilberts Glen stormwater conveyance system, in our opinion, lowers the priority for modification of the Dunhill system because

of the runoff storage that has been recovered in the North Gilberts Glen pond to which Dunhill is tributary. As a result we feel it is not a priority to prepare a project scope of potential improvements to the Dunhill system at this time for consideration of use of Recovery Zone Bond funds.

Regarding stream restoration up and down stream of Hennessey Bridge, there is an estimated 450 L.F. of embankment that requires stabilization. While an analysis will be required to select the vegetative and/or structural enhancements best suited for the various reaches that need improvement, the average cost today for such work is approximately \$175 per L.F.; therefore we can anticipate an approximate total cost for construction of \$79,000. Add in engineering design and field supervision and the total will be in the neighborhood of \$90,000.

*If enclosures are not as noted, please notify us at once.*

**6B**

**Village of Gilberts**  
**Draft Water / Wastewater Rates**  
**FY 2013-2018**

	FY-13	FY-14	FY-15	FY-16	FY-17	FY-18
<b>Set Rate / 1000 gallons potable water</b>	<b>5.00</b>	<b>5.50</b>	<b>5.75</b>	<b>6.00</b>	<b>6.25</b>	<b>6.50</b>
Average Usage/1000 gallons	130,469	130,469	130,469	130,469	130,469	130,469
<b>Total Revenue</b>	<b>652,346</b>	<b>717,580</b>	<b>750,198</b>	<b>782,815</b>	<b>815,432</b>	<b>848,049</b>
Water Operating & Rehab Expenses	542,923	564,640	587,226	610,715	635,143	660,549
Barium removal operating		77,342	80,436	83,653	86,999	90,479
Barium removal debt		30,008	30,008	30,008	30,008	30,008
<b>Water Operating/Rehab/Debt Total</b>	<b>542,923</b>	<b>671,990</b>	<b>697,669</b>	<b>724,376</b>	<b>752,150</b>	<b>781,036</b>
<b>Balance = capital set-aside</b>	<b>109,423</b>	<b>45,590</b>	<b>52,528</b>	<b>58,439</b>	<b>63,282</b>	<b>67,013</b>

	FY-13	FY-14	FY-15	FY-16	FY-17	FY-18
<b>Set Rate / 1000 gallons wastewater</b>	<b>5.00</b>	<b>5.50</b>	<b>5.75</b>	<b>6.00</b>	<b>6.25</b>	<b>6.50</b>
Average Usage/1000 gallons	113,343	113,343	113,343	113,343	113,343	113,343
<b>Total Revenue</b>	<b>566,713</b>	<b>623,384</b>	<b>651,720</b>	<b>680,055</b>	<b>708,391</b>	<b>736,727</b>
Sewer Operating & Rehab Total	605,252	629,462	654,641	680,826	708,059	736,382
<b>Balance = capital set-aside</b>	<b>-38,539</b>	<b>-6,078</b>	<b>-2,921</b>	<b>-771</b>	<b>332</b>	<b>345</b>
<b>Net capital set-aside (Water + Sewer)</b>	<b>70,884</b>	<b>39,512</b>	<b>49,608</b>	<b>57,668</b>	<b>63,614</b>	<b>67,358</b>

Assumptions:

Ba removal operating/debt costs begin in FY 2014

4% annual cost increase

No additional staff

"Operating & Rehab" includes routine maintenance and minor component replacement

## Replacement Values WWTP & WTP

Natural Gas <u>Generators</u> (3) 40 year life + @ \$45,000 ea.	3375.00 per yr.
Diesel <u>Generators</u> (3) 50 year life + @ \$126,000 (ave) ea.	7560.00 per yr.

### Scada

Server	\$8000 @ 5 years	1600.00 per yr.
PLC	\$80,000 @ 12 years	6666.00 per yr.
Communications	\$25,000 @ 5 years (older)	5000.00 per yr.
"	\$25,000 @ 10 years (newer)	2500.00 per yr.

### WTP

Softeners	Resins Media 10 years	1000.00 per yr.
Selinoid Valves	\$200.00 ea . Plan on 2 per yr	400.00 per yr.
H2s Aerator	fans blades & motors 2000.00 in 5 yrs	400.00 per yr.
MCC Panel (electric)	\$120,000 @ 20 years	6000.00 per yr.

### WWTP – Liftpumps

16 pumps	\$208,000 @ 10 years	20,800 per yr.
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### Wells

#3 (2001)	\$900,000 @ 40 years	22,500 per yr
#4 (2001)	\$900,000 @ 40 years	22,500 per yr

### Roofs

WWTP	\$15,500 @ 10 years out	1550 per yr
WTP	\$16,500 @ 10 years out	1650 per yr
Alum Bld	Metal Roof 40 years	500 per yr

### Overhead Doors

73 Industrial	\$10,000 @ 7 years	1550 per yr
WTP	\$4000 @ 12 years	340 per yr
WWTP	\$600 @ 12 years	50 per yr
Alum Bld	\$5000 @ 20 years	250 per yr

### Parking Lots

WWTP	25000 sq ft @ 3.00 per (8 years)	9375 per yr
WTP	18000 sq ft @ 3.00 per (8 years)	6750 per yr
73 Industrial	14000 sq ft @ 3.00 per (2 years)	21000 per yr

### Wells

#4 (2001)	900,000 @ 40 years	22,500 per yr
#3 (2001)	900,000 @ 40 years	22,500 per yr

\$188,316.00