



2022 Capital Improvement Plan

COUNCIL WORK SESSION

OCTOBER 25, 2021

CIP Purpose



- Guide for provision of public facilities
- Tool for implementation of goals and plans
- Forecast future needs – reserve funds
- Anticipate funding needs (bonding, external funding)
- Balance need for future development with existing needs
- Economic Development
- Balance need for improvements with financial capacity
- Ensure infrastructure is maintained

Capital Projects



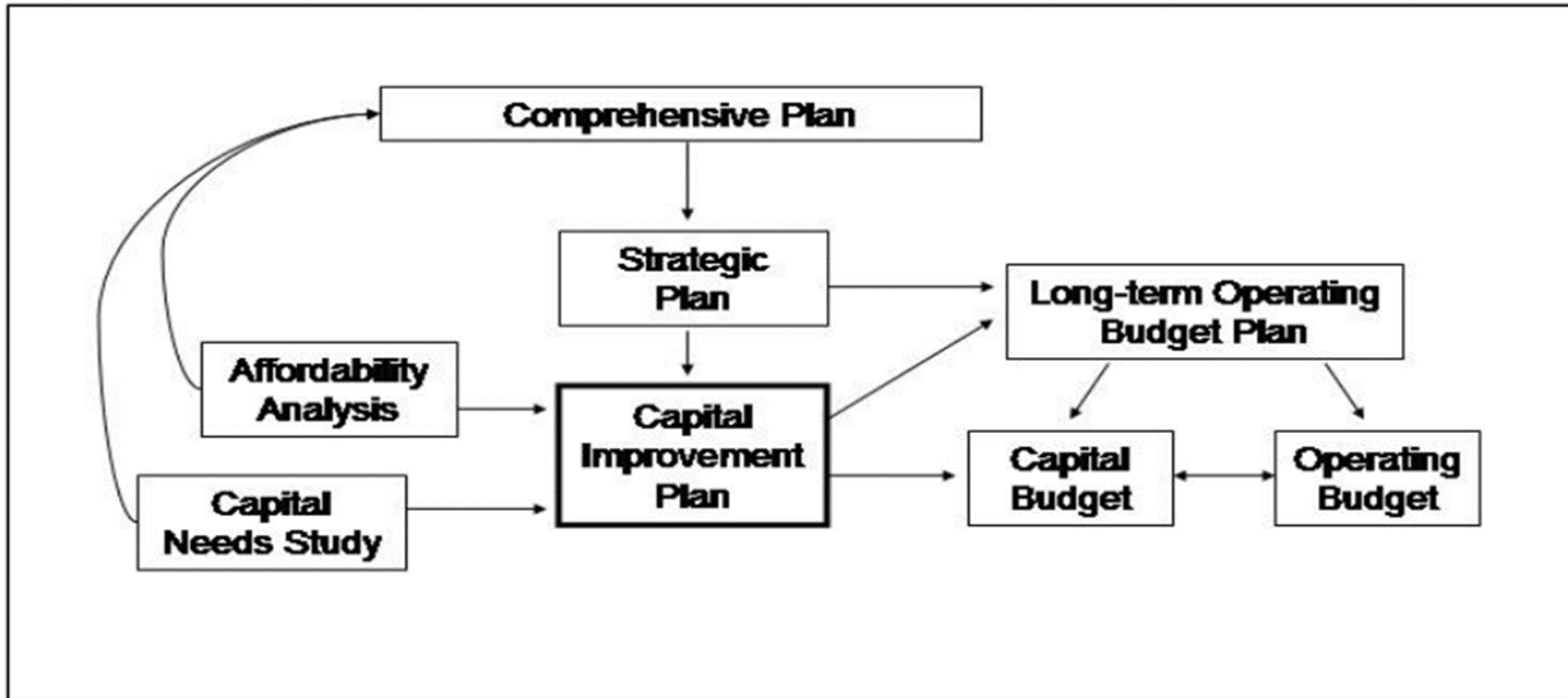
- Capital Improvement Plan
 - 5-year planning document
 - Planning tool not budget
 - Out years = 5 for 10 year planning horizon
- Capital Budget
 - 1st year of CIP serves as basis
 - Incorporated into budget
 - Funding approved for FY
- Serves as a guide for provision of public facilities
- Tool for implementation of other plans & goal
- Financial planning

Criteria for Capital Budget



- Continuation of on-going projects
- Provide Matching Funds
- Urgent Needs
- Maintenance Funds
- Implement plans & goals
- Funding availability

CIP Planning



Costs and Timing



- Project costs are planning estimates
- Costs adjusted on annual basis
- Not fully funded
- Projects can occur over multiple years
- Timing
 - Priority
 - Financial capacity and funding source
 - Administrative Capacity
 - Coordination of projects

Project Sheets



Project Title: Monmouth Blvd. Resurfacing (Academy to Hender
Project Type: Transportation

DESCRIPTION:

Patch, mill, and Resurface Monmouth Blvd from Academy Street to Henderson Street. Will also include reconstruction of all sidewalks, curb walls, all curb and gutter, storm sewer inlets, and driveway approaches.



FUNDING:

PROJECTED EXPENDITURE SCHEDULE (000)

Element	Prior	2022	2023	2024	2025	2026	Out Years	Total
Admin/Inspection	0	0	0	0	0	0	0	0
Construction	0	1,000	0	0	0	0	0	1,000
Design	0	0	0	0	0	0	0	0
Land Acquisition	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
Total:	0	1,000	0	0	0	0	0	1,000

PROJECTED FUNDING SCHEDULE (000)

Element	Prior	2022	2023	2024	2025	2026	Out Years	Total
Motor Fuel Tax Fun	0	1,000	0	0	0	0	0	1,000
Total:	0	1,000	0	0	0	0	0	1,000

Project Type

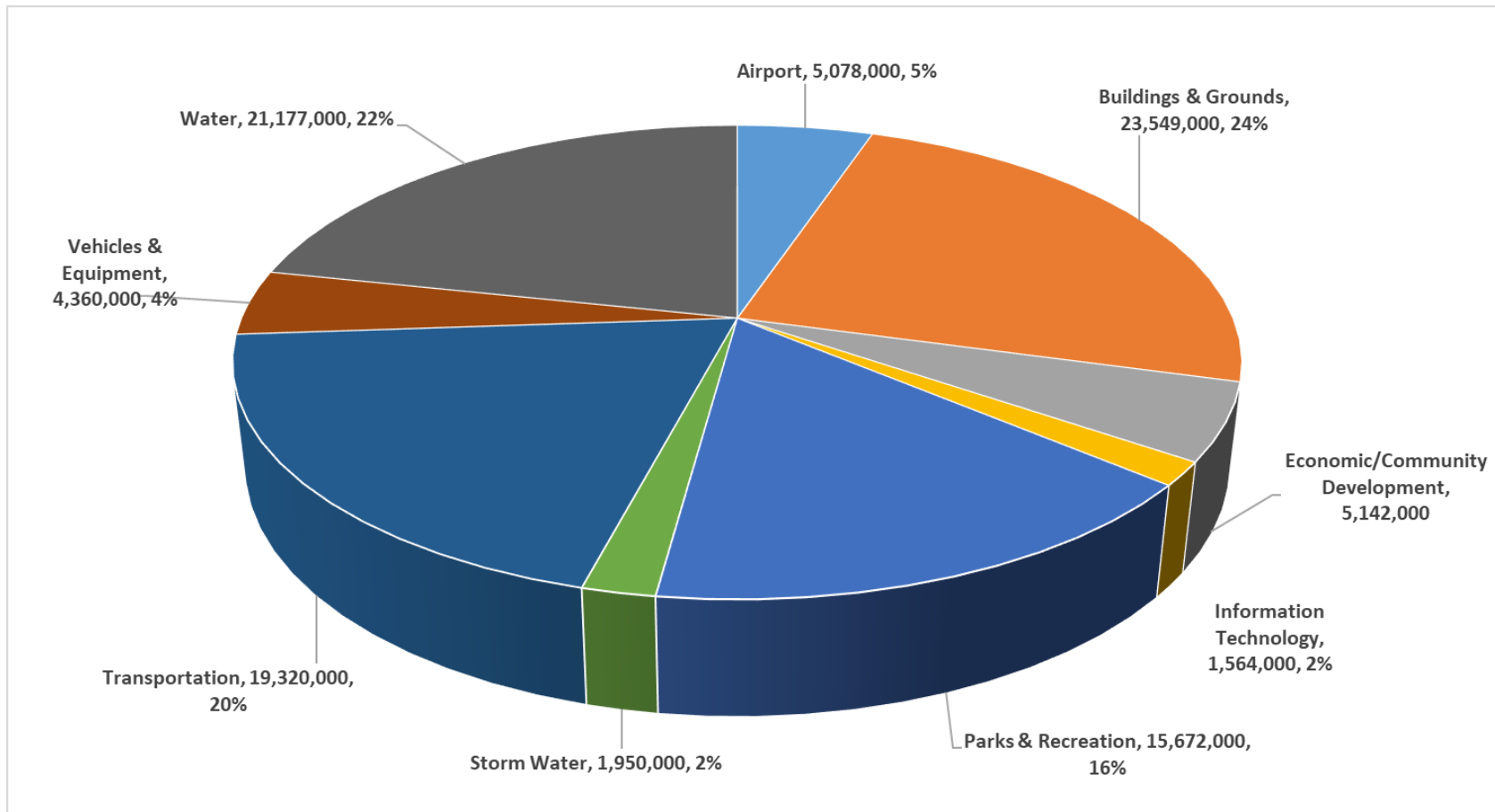


TYPE	PRIOR		2022		2023		2024		2025		2026		OUT	
Airport	110	110	1,868	1,868	710	0	2,500	2,500	0	0	0	0	0	0
Buildings & Grounds	4,950	2,161	21,856	17,938	792	190	264	64	388	388	249	249	1,575	1,200
Economic/Community Development	6,125	6,125	4,427	4,427	565	565	150	150	0	0	0	0	0	0
Information Technology	1,285	1,285	255	255	433	433	235	235	90	90	551	551	1,503	1,503
Parks & Recreation	589	539	629	629	12,073	2,050	1,215	200	455	0	1,300	0	600	0
Storm Water	0	0	950	950	200	200	300	300	200	200	300	300	0	0
Transportation	0	0	3,445	3,445	1,985	1,485	6,325	2,025	2,590	1,850	4,975	2,025	5,455	5,455
Vehicles & Equipment	2,522	2,522	1,138	1,138	681	681	585	585	1,348	1,348	608	608	3,443	3,443
Water	2,695	2,695	7,685	7,685	3,393	3,393	4,275	4,275	4,624	4,342	1,200	1,200	950	950
	18,276	15,437	42,253	38,335	20,832	8,997	15,849	10,334	9,695	8,218	9,183	4,933	13,526	12,551

Dollars in \$1,000's.

Grey column projects cost, white column projected funding.

Project Type



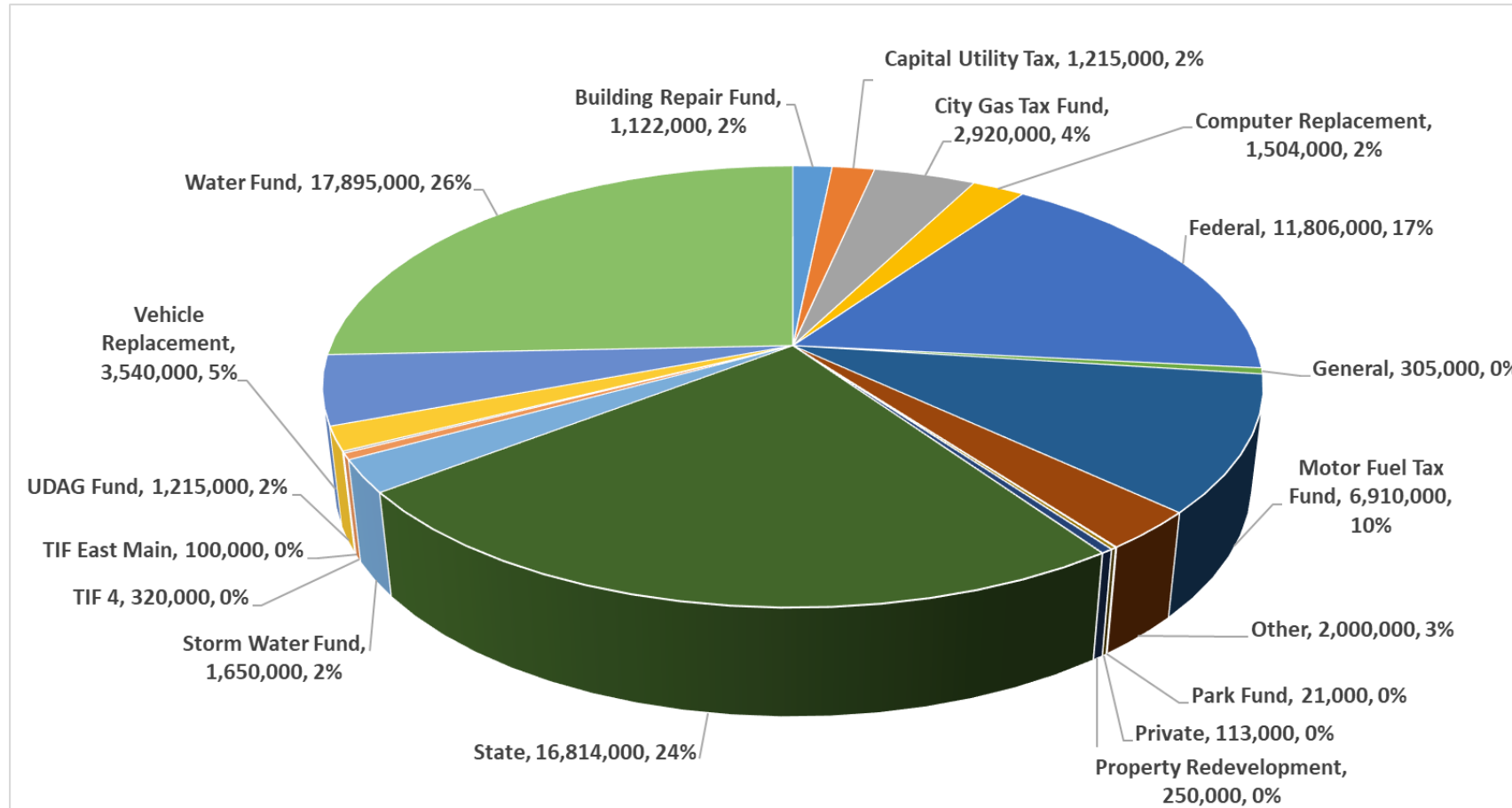
Funding by Source



SOURCE	2022	2023	2024	2025	2026
Building Repair Fund	231	190	64	388	249
Capital Utility Tax	509	506	200	0	0
City Gas Tax Fund	1,120	550	550	550	150
Computer Replacement	225	403	235	90	551
Federal	8,076	1,480	2,250	0	0
General	175	130	0	0	0
Motor Fuel Tax Fund	2,325	935	1,475	1,300	875
Other	2,000	0	0	0	0
Park Fund	21	0	0	0	0
Private	113	0	0	0	0
Property Redevelopment	125	125	0	0	0
State	16,625	64	125	0	0
Storm Water Fund	650	200	300	200	300
TIF 4	206	76	38	0	0
TIF East Main	100	0	0	0	0
UDAG Fund	836	266	113	0	0
Vehicle Replacement	318	681	585	1,348	608
Water Fund	4,685	3,393	4,275	4,342	1,200
	38,340	8,999	10,210	8,218	3,933

Dollars in \$1,000's.

Funding by Source



FY 2022 Capital Budget



PROJECT TYPE	#	COST
Airport	3	\$ 1,868,000
Buildings & Grounds	5	\$ 565,000
Economic/Community Development	12	\$ 4,427,000
Information Technology	4	\$ 255,000
Parks & Recreation	6	\$ 629,000
Storm Water	3	\$ 950,000
Transportation	7	\$ 3,445,000
Vehicles & Equipment	4	\$ 1,138,000
Water	10	\$ 7,685,000
	54	\$ 20,962,000

New Public Library = \$21,291,000



Fund Models

Description	2021	2022	2023	2024	2025	2026
11 - MOTOR FUEL TAX						
1/1 Beg Cash/Investments Balance	2,301,598					
Other Assets	200,034					
Liabilities	(166,641)					
1/1 Beg Fund Balance	(2,334,992)	(1,866,982)	(1,096,982)	(1,340,417)	(1,034,099)	(861,408)
Revenues	(2,119,500)	(1,925,000)	(1,238,435)	(1,228,682)	(1,187,309)	(1,188,367)
Interest	(25,000)	(25,000)	(32,435)	(16,652)	30,781	35,814
Motor Fuel Tax	(1,200,000)	(1,200,000)	(1,206,000)	(1,212,030)	(1,218,090)	(1,224,181)
MFT Rebuild IL additional funding	(700,000)	(700,000)				
Simmons Street reconstruction	(192,000)					
Miscellaneous	(2,500)					
Project Totals:	2,587,510	2,695,000	995,000	1,535,000	1,360,000	935,000
Garfield Ave reconstruct (Main to North)				400,000		
Kellogg St reconstruct (Dayton to Park Lane)	567,112					
Main Street downtown resurfacing				200,000		
McClure Street concrete reconstruction		350,000				
Monmouth Blvd resurfacing (Academy to Henderson)		1,000,000				
S Seminary Street reconstruct. Berrient St to Fifth St)	707,260					
Pine Street (brick) reconstruct (Maiden to Knox)					425,000	
Simmons Street reconstruction (20% of project funded by MFT)	WNC					
WC Jackson bridget painting			60,000			
Concrete street repairs	WNC					
Resurfacing various asphalt streets	560,000	700,000	600,000	600,000	600,000	600,000
Seal coat various streets	275,000	275,000	275,000	275,000	275,000	275,000
Estimated asphalt mix	125,000	125,000				
Estimated concrete	60,000	60,000	60,000	60,000	60,000	60,000
Estimated salt	110,000	140,000				
Estimated gravel	45,000	45,000				
FY20 PO91278 & PO 91253 State Treasurer rolled over	138,138					
Prior Year Actual Expenses						
Revenues (Over)/Under Expenses	468,010	770,000	(243,435)	306,318	172,691	(253,367)
Estimated Ending Fund Balance	(1,866,982)	(1,096,982)	(1,340,417)	(1,034,099)	(861,408)	(1,114,775)



Public Works

CAPITAL PROJECTS 2021 - 2022

2021 PROJECTS

ENGINEERING & STREET DIVISION



- S. SEMINARY STREET RECONSTRUCTION (BERRIEN TO 5TH STREET) - START AUGUST 2020 – COMPLETED OCTOBER 2021
- KELLOGG STREET (MAIN TO NORTH) - RECONSTRUCT
- HOT MIX ASPHALT RESURFACING PROJECTS (VAR. LOCATIONS)
 - S. HENDERSON STREET (FOURTH ST TO KNOX ST)
 - HAMPTON COURT
 - FERRIS STREET (PRAIRIE TO SEMINARY)
 - MONROE STREET (DAYTON TO HACKBERRY)
- ANNUAL SEAL COATING PROJECT



N. Kellogg Street - 2021

2021 PROJECTS (CONT.)

ENGINEERING & STREET DIVISION



- MICHIGAN AVENUE PAVEMENT PATCHING
- SIDEWALK ON TOMPKINS IN FRONT OF CITY HALL
- SIDEWALK ON S. KELLOGG & E. TOMPKINS
- MISC. SIDEWALK PROJECT (VARIOUS LOCATIONS)
 - S. PRAIRIE STREET (NORTH OF SOUTH STREET)
 - INDIANA AVENUE (E. MAIN ST TO WASHINGTON)
 - BATEMAN STREET (ALONG CORNER OF BATEMAN & GREENLEAF)
 - E. LOSEY STREET (EAST OF ARNOLD STREET)
 - FARNHAM/GROVE STREET (400 BLOCK N FARNHAM AND 1500 BLOCK OF E. GROVE)
 - N. PRAIRIE STREET (NORTH OF SELDEN STREET)



S. PRAIRIE STREET - 2021

2022 PROJECTS

ENGINEERING & STREET DIVISION



- McCLURE STREET(MONMOUTH BLVD TO COULTER) – RECONSTRUCT
\$350,000 – RECONSTRUCT CONCRETE PAVEMENT
- MONMOUTH BLVD – ACADEMY STREET TO HENDERSON STREET - RESURFACE
\$1,000,000 - RECONSTRUCT SIDEWALKS AND CURBS AND RESURFACE
- S. WEST STREET (MAIN ST TO TOMPKINS ST) – RECONSTRUCT
\$620,000 – RECONSTRUCT PAVEMENT IN CONCRETE W/ NEW SIDEWALKS AND CURB
- HOT MIX ASPHALT RESURFACING PROJECTS (VAR. LOCATIONS) - RESURFACE
\$800,000 – RESURFACE 5 -7 STREETS SELECTED LATER THIS FALL
- CURB AND GUTTER AND SIDEWALK REPAIR CONSTRUCT – RECONSTRUCT
\$250,000 – REPLACE VARIOUS SECTIONS OF SIDEWALK AND CURB



N. MONROE ST RESURFACING - 2021

2022 PROJECTS

ENGINEERING & STREET DIVISION



- ANNUAL SEAL COATING PROJECT – MAINTENANCE
\$275,000 - ASPHALT AND CHIP SEALING IN NORTHEAST SECTION OF CITY – ROTATES EACH YEAR
- CONCRETE PAVEMENT PATCHING PROJECT - MAINTENANCE
\$150,000 - PATCHING OF VARIOUS CONCRETE PAVEMENTS
- STORM SEWER PROJECT (SOUTH STREET AREA) – CARRY OVER FROM 2021
\$675,000 - \$300K IS REBUILD IL GRANT SEN. TRACY, BALANCE IS STORM SEWER FUND
- CULVERT REPLACEMENT N. SOANGETAHA ROAD -
\$175,000 – REPLACE EXISTING RUSTED OUT 24” DIAM. CULVERT WITH 36” DIAM. CULVERT
- MISC STORM SEWER PROJECT (TBD) – ADDRESS PAVEMENT FLOODING
\$100,000 – BASED ON RESULTS OF DRAINAGE STUDY NEAR LOWE’S



REBUILD ILLINOIS FUNDS



CITY IS RECEIVING AN ADDITIONAL \$705,000 PER YEAR FOR 3 YEAR PERIOD (2020-2022)

- TREATED AS “SPECIAL” MFT
- CITY HAS TO TRACK FUNDS SEPARATELY FROM REGULAR MFT
- CAN ONLY BE USED FOR “BONDABLE” PROJECTS
(PROJECTS REQUIRED TO HAVE A MINIMUM OF 13 YEAR LIFE)
- ALL FUNDS HAVE TO BE SPENT BY JULY 1, 2025
- USED 2020 ALLOTMENT FOR LOCAL MATCH ON S. SEMINARY
- PROPOSE TO USE 2021 AND HALF OF 2022 ALLOTMENT ON MONMOUTH BLVD IN 2022

Water Division



2022 Water Rates Policy Direction



- Continued replacement of lead service lines with water main construction projects and through IEPA forgivable loan. It is anticipated that all lead water service lines will be replaced by the end of 2022.
- Continued Evaluation of PFAS removal/reduction options for water supply.
- Proposed rate increase of 3.5% for all customers including fire lines as recommended by the 2021 Water Rate Study in order to keep on track with paying off debt and funding needed infrastructure construction and repairs.

2022 Debt Service



Instrument	Original Issue	Final Payment Year	Term	Debt Service
2015 Ref. GO	\$8.29M	2032	18 Years	\$ 626,513
2017 Ref. GO	\$8.32M	2033	17 Years	\$ 712,281
2009 IEPA	\$1.2M	2031	20 Years	\$ 41,406
			TOTAL	\$1,380,200

FY 2020 – FY 2026 Estimated Water Unrestricted Fund Balance



Description	FY 2020 Actual	FY 2021 Estimate	FY 2022 Estimate	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate
Operating revenue	\$7,209,969	\$6,593,900	\$6,799,600	\$7,031,503	\$7,271,413	\$7,519,608	\$7,776,375
Investment income/Misc.	130,589	30,000	30,000	36,033	49,411	5,734	(39,390)
Bond/Loans Proceeds	0	0	0	7,000,000	0	0	0
Total cash flow	\$7,340,558	\$6,623,900	\$6,829,600	\$14,067,536	\$7,320,824	\$7,525,342	\$7,736,985
Operating expenses	(5,983,881)	(5,690,745)	(4,836,855)	(4,987,903)	(5,197,395)	(5,415,685)	(5,643,144)
Capital investment/other	(1,097,732)	(1,235,000)	(3,955,000)	(2,355,000)	(5,820,000)	(4,622,000)	(2,990,000)
Long-term debt	(1,374,332)	(1,371,149)	(1,380,199)	(1,378,699)	(1,376,099)	(1,379,724)	(1,381,274)
Total cash outflow	(\$8,455,945)	(\$8,296,894)	(\$10,172,054)	(\$8,721,602)	(\$12,393,494)	(\$11,417,410)	(\$10,014,419)
Increase/(Decrease) in net position	(1,115,387)	(1,672,994)	(3,342,454)	5,345,934	(5,072,670)	(3,892,068)	(2,277,434)
Beginning estimated unrestricted balance	8,262,335	7,146,948	5,473,954	2,131,499	7,477,433	2,404,762	(1,487,306)
Ending estimated unrestricted balance	\$7,146,948	\$5,473,954	\$2,131,499	\$7,477,433	\$2,404,762	(\$1,487,306)	(\$3,764,740)
Calculated 30% of operating expenses required to be maintained in unrestricted fund balance	\$1,795,164	\$1,707,224	\$1,451,057	\$1,496,371	\$1,559,218	\$1,624,706	\$1,692,943

FY 22 Proposed Water Fund Revenues



Description	2022 Proposed	2021 Adopted	\$ Change	% Change
Sale of Water/Facility Fee	6,313,000	6,043,300	269,700	4%
Penalties	125,000	118,000	7,000	6%
Turn-On-Fees	40,000	44,000	(4,000)	-9%
Delinquent Fees	90,000	185,000	(95,000)	-51%
Meter Resale	24,100	24,100	-	0%
Interest Income	30,000	30,000	-	0%
Other Miscellaneous	62,500	69,500	(7,000)	-10%
Sanitary Service Fees	145,000	110,000	35,000	32%
Total Revenues	6,829,600	6,623,900	205,700	3%

FY 22 Water Fund Proposed Expenses



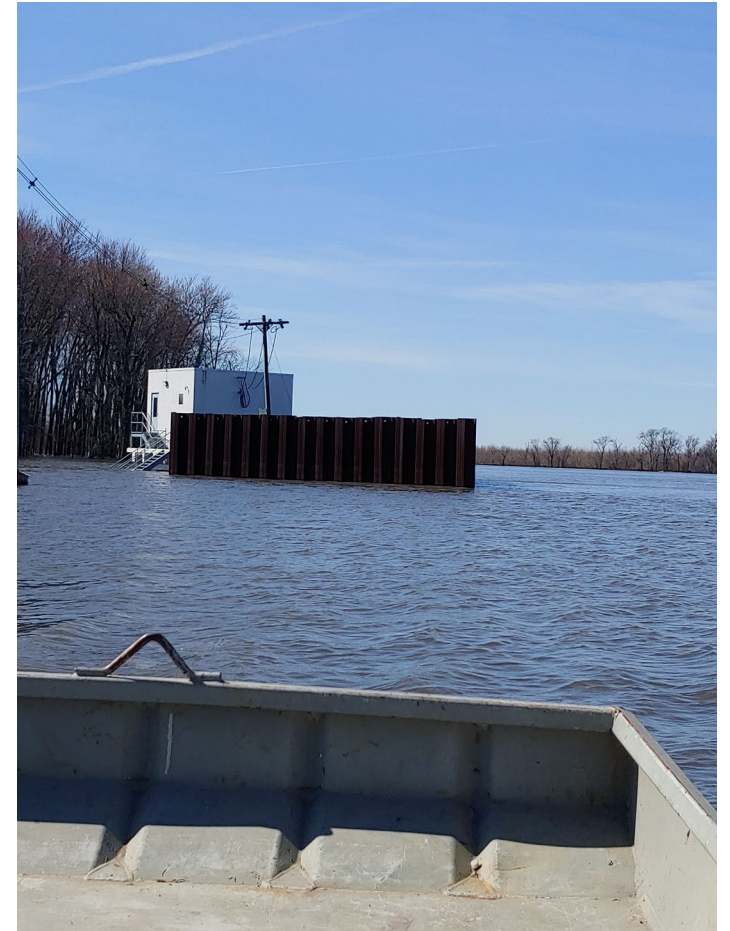
Description	2022 Proposed	2021 Adopted	\$ Change	% Change
Personnel Services	2,156,480	2,125,290	31,190	1%
Contractual Services	1,793,870	1,692,800	101,070	6%
Commodities	864,390	891,090	(26,700)	-3%
Other Charges	1,635,990	1,518,025	117,965	8%
Total Expenses	6,450,730	6,227,205	223,525	4%

2022 PROJECTS

WATER PROJECTS



- LEAD SERVICE LINE REPLACEMENT PROJECT – PHASE 6 (LAST CONTRACT)
- S. WEST STREET WATER MAIN REPLACEMENT – MAIN TO TOMPKINS
- PILOT STUDY FOR PFAS TREATMENT OPTIONS/ PFAS REDUCTION
- INSPECTION OF 5 MILES OF TRANSMISION PIPELINE FROM OQUAWKA
- SEALCOAT MAIN WELL ROAD FROM IL 164 – SINGLE SEAL
- REHAB SMALL PUMP (HC-7) IN RANNEY WELL
- TUCKPOINT EXTERIOR BRICK AT PUMP STATION 920 W. MAIN STREET
- FRANK STREET WATERMAIN (HENDERSON TO HAWKINSON)
- WATER DISTRIBUTION SYSTEM LEAK DETECTION STUDY (1/4 OF CITY)
- BACKUP WELL FEASIBILITY STUDY - GALESBURG



Recommended Rates



	Past	Existing	Proposed
	2020	2021	2022
Monthly Facility Charge	4.0% Increase	0% Increase	3.5% Increase
Meter size:			
Less than 1 "	\$15.91	\$15.91	\$16.47
1" to less than 2"	\$33.05	\$33.05	\$34.21
2" to less than 4"	\$66.10	\$66.10	\$68.41
4" to less than 6"	\$165.35	\$165.35	\$171.14
6" and Greater	\$413.40	\$413.40	\$427.87
Consumption Charge per CCF			
	\$2.50	\$2.50	\$2.59
Facility Charge=	100% of inside	100% of inside	100% of inside
PIPELINE WATER RATES =	110% of inside	110% of inside	110% of inside
Facility Charge=	200% of inside	200% of inside	200% of inside
OUTSIDE WATER RATES =	200% of inside	200% of inside	200% of inside
Facility Charge=	200% of inside	200% of inside	200% of inside
NON-PROFIT OUTSIDE RATES =	68.1% of inside	68.1% of inside	68.1% of inside

Impact on User



Household size	Average Monthly Consumption (CCF & Gallons)	Monthly Charge (2021 Rates)	Monthly Charge (2022 Rates)	Monthly Increase
Single	1.7 ccf or 1,272 gallons	\$20.16	\$20.87	\$0.71
Family of 4	8 ccf or 5,984 gallons	\$35.91	\$37.19	\$1.28
Family of 6	17 ccf or 12,716 gallons	\$58.41	\$60.50	\$2.09
St. Mary's Hospital	1,438 ccf or 1.07 million gallons	\$4,008	\$4,152	\$144
Henry Hill Facility	14,075 ccf or 10.53 million gallons	\$35,601	\$36,882	\$1,281

1 ccf = 748 gallons

Current 2021 Water Rates

(All Rates Based on Meter Less than 1")



Community	Total
Oak Run	\$39.15
IL. American – Peoria/Sterling/Alton	\$37.51
Monmouth	\$37.04
Rock Island	\$35.35
Canton	\$33.56
Macomb	\$30.16
IL. American – Peoria	\$28.17
Moline	\$26.85
Abingdon	\$26.71
Normal	\$26.16
Galesburg	\$25.91
Decatur	\$25.39
Kewanee	\$24.66
Dekalb	\$22.49
Knoxville	\$22.00
Bloomington	\$21.04

Rates are for 4 units of water



Community Development

2021-2022 PROJECTS

HOUSING GRANTS



HOUSING GRANTS

- IHDA SINGLE FAMILY HOUSING REHABILITATION GRANT -\$580,000 – WORK JUST BID OUT ON 5 HOMES, EXPECT 5-7 MORE HOMES TO BE DONE IN 2022
- H.E.L.P GRANT – LEAD PAINT REDUCTION PROGRAM – TOTAL GRANT IS \$1,200,000 – SINCE 2019 HAVE COMPLETED 38 PROJECTS AND HAVE 3 IN PROGRESS CURRENTLY
- H.U.D. GRANT – LEAD PAINT REDUCTION PROGRAM –TOTAL GRANT IS \$4,000,000 - SINCE 2019 HAVE COMPLETED 33 PROJECTS, HAVE 8 IN PROGRESS AND 4 THAT HAVE JUST BEEN BID OUT.



2021 PROJECTS

PLANNING



- DEMOLITION PROGRAM - \$337,500 – 6 PROPERTIES ARE IN THE PROCESS OF THE DEMOLITION BEING COMPLETED AND ONCE OWNERSHIP OF PROPERTIES BEING PURCHASED FROM THE KNOX COUNTY TRUSTEE WE WILL BE BIDDING OUT DEMOLITION OF 10 MORE PROPERTIES
- APPLY FOR A DCEO HOUSING REHABILITATION GRANT
- SUBDIVISION HOUSING INFRASTRUCTURE GRANT - \$400,000 TO DEVELOPER INTERESTED IN CONSTRUCTING NEW RESIDENTIAL HOUSING SUBDIVISION.



FUTURE PROJECTS (2022)

- APPLY FOR A DCEO HOUSING REHABILITATION GRANT
- DEMOLITION OF 238-240 SOUTH SEMINARY STREET PROPERTIES
- GALESBURG HOUSING REPAIR PROGRAM FOR OWNER OCCUPIED SINGLE FAMILY HOMES
- TWO NEW FIXED ROUTE BUSES – IDOT GRANT \$800,000



Department of Parks and Recreation

CAPITAL IMPROVEMENT PROGRAM

2021 Capital Projects



1. Bateman Park Tennis Courts to Pickleball – COMPLETE, \$51,800
2. Removal of old airport tower – COMPLETE, \$9,949
3. Stearman Foundation hangar – City paid for site prep work – COMPLETE, \$255,000
4. Installation of commercial overhead fans at Lakeside Recreation Facility – COMPLETE, \$21,052
5. Purchase of golf simulator – COMPLETE, \$22,587
6. New recreation software – COMPLETE, \$15,500
7. South Lake Storey multi-use path – ITEP grant awarded. Working on completing Phase I engineering. Estimated cost of project \$2.4 million
8. Installation of water play feature at Lakeside Waterpark – In progress, \$168,500
9. Replacement of airport septic tank with some additional work such as scoping the septic lines – In progress, approximately \$30,000
10. Replace airport maintenance building – In progress
11. 120 E. Main Street storage for Park Plaza – In progress

2022 Funded Capital Projects



1. Airport Layout Plan - \$250,000, local share approx. \$13,000
2. Overlay northern half of apron pavement at airport - \$835,000, local share approx. \$42,000
3. Taxiway B Overlay - \$783,000, local share approx. \$39,000
4. East boat ramp bathroom – grant, local \$21,000
5. City Hall front stairs renovation - \$24,000
6. Installing shade structures at Lakeside Waterpark - \$40,000 (depends on decision made on Hawthorne Pool)
7. Resurfacing outdoor tennis courts at Galesburg High School - \$44,000
8. Adding paths to new playgrounds - \$35,000
9. Sealcoating Park roads - \$75,000
10. South Lake Storey multi use path. Engineering in 2022 with construction in 2023 – total project approx. \$2.3 million, local approx. \$300,000

Unfunded Future Capital Projects



1. Continue to repair/widen Lake Storey multi-use path \$50,000
2. Removal of old airport terminal building - \$40,000
3. Park storage building expansion - \$125,000
4. Hawthorne Pool (indoor aquatics) – estimated \$2.3 to \$5 million
5. Replacing park bathrooms at ON, HT, Lake Storey and Lincoln Parks - \$140,000 each
6. Replacing playground equipment at Dale Kelly Tot Lot, HT Custer and Lancaster Parks - \$300,000 each
7. Acquiring Churchill Junior High School – purchase \$1.
8. Converting Lakeside Recreation Facility into a full multi-use facility