

**COMMITTEE OF THE WHOLE SPECIAL MEETING
FEBRUARY 4, 2025
VILLAGE BOARD ROOM
2200 HARNISH DRIVE, ALGONQUIN
7:45 P.M.**

Trustee Brehmer – Chairperson
Trustee Auger
Trustee Spella
Trustee Glogowski
Trustee Dianis
Trustee Smith
President Sosine

∞ AGENDA ∞

- 1. Roll Call – Establish a Quorum**
- 2. Public Comment – Audience Participation**
(Persons wishing to address the Committee must register with the Chairperson prior to roll call.)
- 3. Presentation for Capital Budget for 2025/2026**
 - a. Proposed Water and Sewer Improvement and Construction Fund
 - b. Proposed MFT and Street Improvement Funds
 - c. Proposed Park Improvement Fund
 - d. Proposed Natural Area and Drainage Improvement Fund
- 4. Executive Session:**
 - A. Review Executive Session Minutes of:
 - February 20, 2024
 - May 21, 2024
 - June 4, 2024
 - June 11, 2024
 - November 12, 2024
 - B. Personnel Matters
- 5. Adjournment**



VILLAGE OF ALGONQUIN
GENERAL SERVICES ADMINISTRATION

- MEMORANDUM -

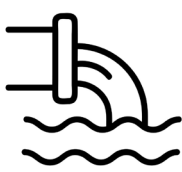
DATE: January 28, 2025
TO: Committee of the Whole
FROM: Tim Schloneger, Village Manager
SUBJECT: Proposed Capital Budget – 2025/2026 Water & Sewer Improvement Fund

OVERVIEW

Attached is the proposed Water and Sewer Improvement and Construction Fund budget. This fund is intended for larger capital improvements, such as expanding the water and sewer treatment plants and distribution systems, and smaller expenditures that improve or enhance the existing water and sewer distribution systems overall. The Water and Sewer Improvement and Construction Fund is a capital account with cash reserves that can be accumulated yearly.

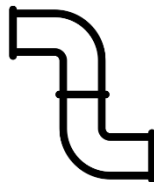
The revenue estimated for this fiscal year is \$5,150,000 (including a transfer of \$3,375,000 from the Water & Sewer Operating Fund), and expenses are budgeted at \$9,480,000. A planned drawdown on cash reserves will balance the fund.

Village of Algonquin Water and Sewer System



1

Wastewater
Treatment
Facility



139

Miles of
Sanitary
Sewer



3

Water
Treatment
Plants



169

Miles of
Water Main



9

Water
Wells



7

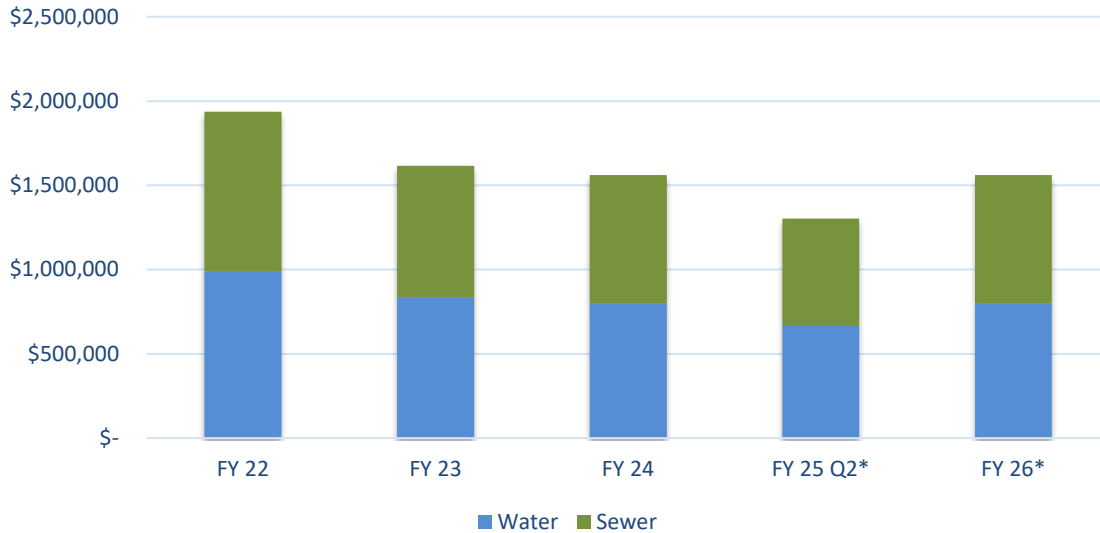
Water
Storage
Tanks

REVENUES - \$5,150,000

Maintaining safe drinking water and environmentally sound sewer services is one of the most important responsibilities of the Village of Algonquin. As providing water and sewer services becomes more expensive, the village faces the constant challenge of balancing our interest in offering a fundamental public health service at an affordable price against the necessity of managing our systems financially sustainably. Water, sewers, and all other

utilities are businesses, regardless of who owns them. The village's water and sewer utilities are businesses that happen to be owned by the government.

Water/Sewer Connection Fee History



EXPENSES - \$10,687,500

ACCOUNT 42230 - LEGAL SERVICES—\$10,000—This line item covers legal services required for water and sewer improvement projects.

ACCOUNT 42232 - ENGINEERING - \$1,420,000 - This line item provides payment for engineering services for the design, construction oversight, and inspection of projects planned in this fund. Projects include the following:

- Algonquin Shores Lift Station & Force Main - \$80,000 is budgeted to complete the design to upgrade the Algonquin Shores Lift Station as identified in the assessment completed by Trotter & Associates in August 2022. The design will include replacing and upsizing pumps beyond their useful life, bypass pumping capability, access improvements to the grinder hatch, electrical and mechanical upgrades to support new pumps and bypass, and replacing the backflow preventer to bring the station up to compliance.
- Annual Water Main Replacement Program - \$185,000 is budgeted for this annual program which is being introduced to replace aging water mains throughout the Village and close critical dead ends to improve fire flows and redundancy within the distribution system. This program will also target high main break areas, helping save on costly repairs. The Water System Master Plan will identify and prioritize these projects and recommend a 10-year program. In FY25/26, staff has identified replacing the undersized water main at Huntington Drive and Harnish Drive that feeds Neubert Elementary School. Additionally, this project will close two dead ends to improve reliability for the school and local residents. Increasing the size of the main will improve fire flows, which are in need of improvement per the Water System Master Plan. Funds are budgeted for construction oversight. The remaining funds in this program will be used to design a water main loop on Notting Hill Road

for redundancy and reliability to incorporate into Willoughby Farms Section 3 Improvements.

- Biosolids Handling - Biosolids Dewatering Design is 95% complete. \$225,000 is budgeted to begin construction oversight to start the replacement in the spring of 2025. Replacing the belt press with a centrifuge will significantly reduce waste disposal/hauling costs, which have increased by over 30% over the last two years. The centrifuge technology will reduce biosolid waste by over 30%, thus saving nearly \$100 per ton of waste for disposal and hauling (or \$3.3 million over the 20-year life of the centrifuges). Over the life of the centrifuges, this project will save the Village over \$500,000. Due to the extremely long lead times for the centrifuges, the project duration is expected to take two complete fiscal years.
- Boyer Road Improvements - \$50,000 is budgeted to complete the design for the future water main on Boyer Road from County Line Road to Longmeadow Parkway, which will occur concurrently with the roadway improvements. The water main construction will be completed at the same time as the roadway project in 2026.
- Braewood Pump Station Rehabilitation- \$120,000 is budgeted to begin the upgrade to the lift station. This is stage two of the two-stage project to increase the capacity of the lift station. Stage one was completed this past fiscal year, increasing the pressurized main size. Future sites, including Algonquin Meadows, the Enclave Residential, and the parcel at the northeast corner of Randall Rd and Longmeadow Pkwy, will all be gravity-fed to Braewood Lift Station. For those sites to develop, the lift station must be upgraded to include new/larger pumps, a new flow meter, pavement extension for maintenance access, and significant electrical and mechanical upgrades to support the new pumps and bypass. The funds budgeted for construction oversight are to complete the rehabilitation of the lift station.
- Eastgate Water Main Replacement - \$10,000 is budgeted for the existing water main along Eastgate Drive, which is over 65 years old and made of weak cast iron material. This 1,500-foot section of main has had five breaks over the last 15 years. Additionally, it is undersized with a diameter of six inches. Distribution mains in residential areas with proper fire flow protection should have a diameter of at least eight inches. The new main will be an eight-inch ductile iron water main with new valves, hydrants, and an expected lifespan of 75 years. Additionally, the Pressure Reducing Valve at the project's south end will be replaced as part of this project. This project will be coordinated with the roadway replacement to minimize disruption to the residents. Funds are requested to assist in-house construction oversight of this project, given the complexity of the coordination with multiple public and private entities during water main and service replacements.
- High Hill Sanitary Sewer Relocation - In 2023, a study was performed to determine the feasibility and a preferred route to relocate the existing sanitary sewer in Ratt Creek between Stonegate Road and Hanson Road. Due to the location of the main, the manholes are often underwater. Accessing these pipes and structures is challenging when maintenance is required. Additionally, a significant amount of inflow and infiltration (I&I) enters this section of main. These funds are requested to complete the design of the sewer main relocation. \$120,000 is budgeted for this work, which must occur before the future creek restoration along this section of Ratt Creek.

Funds are budgeted to complete the phase 2 engineering and begin construction oversight.

- Janak's Subdivision Improvements - \$75,000 is budgeted to begin Phase 1 engineering of the entire Janak's Subdivision, which encompasses all of the remaining local roads that are east of the Fox River, south of Algonquin Road, and west of Longwood Drive, including the section north of Algonquin Road in front of Eastgate Manor. The project's scope will comprise a topographical survey, a geotechnical analysis of subbase conditions, and completing condition assessments of the water main and sanitary sewers to determine the feasibility of replacing, relocating, or lining these facilities.
- McHenry County/Algonquin Public Works Yard Expansion - \$160,000 is budgeted for the Village partnership with McHenry County Division of Transportation to expand and upgrade the Village's Public Works facility. The expansion would accommodate up to 12 county plows, a separate county office, a larger salt dome, increased salt brine storage, an increased gasoline fill station, and an expanded garage for the Village's vehicles and plow equipment. Funds are budgeted for the design of the Phase 1 expansion. The project is expected to require two phases, with the second phase scheduled for FY 29/30.
- Water System Master Plan Update—Our current Master Plan was completed in 2012. It is suggested that these master plans be updated every 10 years to keep abreast of additions and changes in the water system and EPA regulations. Having current plans and costs also helps to get low-interest loans from the IEPA. \$15,000 is budgeted to complete the ongoing Master Plan that began last fiscal year.
- Weck's Subdivision Improvements—\$150,000 is budgeted to begin Phase 1 engineering services for Weck's Subdivision. The proposed area is the entire road network of Weck's Subdivision south of Algonquin Road, east of Longwood Drive, including Longwood Drive, and south of Washtenaw Lane. The money proposed in this fund will be used for a water main assessment, a replacement plan, and a study to determine the feasibility of relocating the rear yard sanitary sewers into the right-of-way.
- Woods Creek Force Main Replacement—The 3,330-foot 10-inch ductile iron pressurized main carries sewage from the lift station on the south side of Algonquin Road to Stonegate Road, which is gravity-fed to the WWTP. Two breaks occurred on this main within 14 months between summer 2023 and fall 2024. Staff is gathering soil boring data to determine if corrosive soils are to blame for the breaks. \$100,000 is budgeted to begin phase 2 engineering to replace the sections of the main susceptible to main breaks.
- WTP 1&2 Roof & Aerator Replacement—\$80,000 is budgeted for construction engineering services to replace the leaking roof and aging aerators. The aerator replacements for both treatment plants will match the aerators used at WTP #3 for efficiency, consistency, and ease of part replacements. Due to the lengthy lead times for the aerators, this project requires a second fiscal year to complete construction.
- Contract Engineer - \$50,000 is budgeted to contract for onsite engineering services to assist staff in managing the large number of RFPs and contracts flowing through

the Public Works Administration offices over the next several years. The scope of services for this individual may include the generation of RFPs for design and field services, plan review and comment, customer service and correspondence, and contract administration. The contract engineer will be under the direction of the Village Engineer. This budget was cut in half from FY 23/24 and reduced by nearly 75% since 2022 with the addition of the in-house engineering staff.

ACCOUNT 43370 – INFRASTRUCTURE MAINTENANCE - \$1,105,000

- Cary Standpipe Repair & Maintenance - \$905,000 is budgeted for this program, which starts with a complete tower renovation to bring it to a “baseline condition.” Once the tank is in “baseline condition,” a maintenance program involves annual draining, cleaning, and inspections. Next fiscal year, the Cary Standpipe will be renovated, and a new mixer will be installed along with exterior painting. Due to the unknown age of the water main in this area, contingency is built into this line item to include any repairs to the main or boosters.
- Willoughby Farms Section 2 - \$200,000 is budgeted for this project based on the most recent utility assessment for the Willoughby Farms Subdivision Section 2 project. We are adding valves and hydrants and replacing damaged B-boxes and hydrants within the subdivision.

ACCOUNT 44416 – COLLECTION SYSTEM MAINTENANCE - \$350,000

- Sanitary Sewer Rehabilitation—\$200,000 is budgeted for this ongoing program to identify and correct failures in the sanitary sewer collection system derived from sanitary sewer studies to prolong the life cycle and reduce routes of inflow and infiltration. Work includes potential manhole rehabilitation, sanitary sewer line replacements, CIPP (cured-in-place pipe), or lining of sanitary sewer pipe.
- Sanitary Collection System Flow Monitoring - \$150,000 is budgeted to monitor flows from the major sewer interceptors that feed the Waste Water Treatment Plant for six months. Performing this initial flow monitoring at the plant will help identify the collection routes contributing to I&I (inflow and infiltration). Additional flow monitoring will be required to identify specific distribution lines for repair, lining, or replacement to reduce I&I in the system. The budgeted amount includes an option to purchase the flow monitoring equipment after 6 months to perform in-house flow monitoring in the future.

ACCOUNT 45520 – WATER TREATMENT PLANT - \$1,500,000

- WTP 1 & 2 Aerator & Roof Replacement - \$1,500,000 is budgeted for construction to replace the leaking roof and aging aerators at both treatment plants. The aerator replacements for both treatment plants will match the aerators used at WTP #3 for efficiency, consistency, and ease of part replacements. This project started in the current fiscal year but requires a second fiscal year to complete construction due to the lengthy lead times for the aerators and mechanical components.

ACCOUNT 45526 – WASTEWATER COLLECTION - \$1,440,000

- Braewood Pump Station Rehabilitation- \$1,340,000 is budgeted to begin the upgrade to the lift station. This project is stage two of the two-stage project to increase the capacity of the lift station. Stage one was completed this past fiscal year, increasing the size of the pressurized main. Future sites, including Algonquin Meadows, the Enclave Residential, and the parcel at the northeast corner of Randall Rd and Longmeadow Pkwy, will all be gravity-fed to Braewood Lift Station. For those sites to develop, the lift station must be upgraded, including new/larger pumps, a new flow meter, pavement extension for maintenance access, and significant electrical and mechanical upgrades to support the new pumps and bypass.
- High Hill Sanitary Relocation - In 2023, a study was performed to determine the feasibility and a preferred route to relocate the existing sanitary sewer in Ratt Creek between Stonegate Road and Hanson Road. Due to the location of the main, the manholes are often underwater. Accessing these pipes and structures is challenging when maintenance is required. A significant amount of inflow and infiltration (I&I) enters this main section. This work must occur before the future creek restoration along this section of Ratt Creek. \$100,000 is budgeted to begin the relocation of this gravity main toward the end of the next fiscal year and continue in FY 26/27.

ACCOUNT 45565 – WATER MAIN - \$1,545,000

- Annual Water Main Replacement Program - \$970,000 is budgeted for this annual program, which is being introduced to replace aging water mains throughout the Village and close critical dead ends to improve fire flows and redundancy within the distribution system. This program will also target high main break areas, helping save on costly repairs. The Water System Master Plan will identify and prioritize these projects and recommend a 10-year program. In FY 25/26, this program has identified replacing the undersized water main at Huntington Drive and Harnish Drive that feeds Neubert Elementary School. Additionally, this project will close two dead ends to improve the reliability of the schools and local residents. Increasing the size of the main will improve fire flows, which requires improvement per the Water System Master Plan.
- Eastgate Water Main Replacement - \$275,000 is budgeted for the existing water main along Eastgate Drive, which is over 65 years old and made of cast iron. This 1,500-foot section of main has had five breaks over the last 15 years. Additionally, it is undersized with a diameter of six inches. Distribution mains in residential areas with proper fire flow protection should have a diameter of at least eight inches. The new main will be an eight-inch ductile iron water main with new valves and hydrants and an expected lifespan of 75 years. Additionally, the Pressure Reducing Valve at the project's south end will be replaced as part of this project. This project will be coordinated with the roadway replacement to minimize disruption to the residents. Funds are budgeted to complete the water main and service replacements expected to begin in March this year.
- Lead Service Line Replacement - \$300,000 is budgeted as an annual program to complete all lead services in the Village. This past year, 40 lead services were replaced. The amount budgeted for the next fiscal year is expected to complete the remaining lead services

ACCOUNT 45570 – WASTEWATER TREATMENT FACILITY - \$2,110,000

- Biosolids Handling - \$2,000,000 is budgeted to begin constructing the next step forward regarding replacing the belt filter press with centrifuge technology. Construction funds are budgeted to start the replacement in the spring of 2025. Replacing the belt press with a centrifuge will significantly reduce waste disposal/hauling costs, which have increased by over 30% over the last two years. The centrifuge technology will reduce biosolid waste by over 30%, thus saving nearly \$100 per ton of waste for disposal and hauling (or \$3.3 million over the 20-year life of the centrifuges). Over the life of the centrifuges, this project will save the Village over \$500,000. Due to the extremely long lead times for the centrifuges, the project duration is expected to take two complete fiscal years.
- Replace Automatic Transfer Switch—\$110,000 is budgeted for the existing automatic transfer switch (ATS), which needs replacement. The ATS is essential to allowing continuous power for critical operations at the wastewater treatment plant. It automatically transfers a power supply from one source to another when it detects failure at the primary power source. Additionally, a new ATS will allow the integration of a future generator at the WWTP.

SUMMARY OF WATER AND SEWER CAPITAL IMPROVEMENT BUDGET

The projects covered in this memo for water and sewer improvements are recommended for approval based on the continued implementation of the multi-year Water/Sewer Capital Improvement Plan. These recommended expenditures continue the implementation of our capital utility planning and add reliability to the village's water and sewer system for the residents.

Attachment

Water and Sewer Improvement and Construction Fund

Revenues

			FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 24/25	FY 25/26
			Actual	Actual	Actual	Q2	Budget	Budget
12000400	33055	Donations - Capital W&S	\$ -	\$ 70,884.00	\$ 63,261.00	\$ 45,441.00	\$ -	\$ 40,000.00
12000400	34800	Water Tap-On Fees	987,236.00	832,680.00	1,755,820.00	666,000.00	750,000.00	800,000.00
12000400	34810	Sewer Tap-On Fees	949,580.00	783,450.00	1,628,282.00	637,350.00	710,000.00	760,000.00
12000500	36001	Interest	205.99	127.56	155.44	22.23	-	-
12000500	36020	Interest - Investment Pools	1,026.19	38,230.40	265,454.34	133,732.74	160,000.00	175,000.00
12000500	38007	Transfer from W&S Operating	18,630,830.52	4,525,043.68	1,372,049.81	695,432.60	4,880,000.00	3,375,000.00
Water & Sewer Imp. & Const. Fund Total			\$ 20,568,878.70	\$ 6,250,415.64	\$ 5,085,022.59	\$ 2,177,978.57	\$ 6,500,000.00	\$ 5,150,000.00

Water and Sewer Improvement and Construction Fund

Expenses

		FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 24/25	FY 25/26	FY 25/26	FY 25/26	
		Actual	Actual	Actual	Q2	Budget	Dept.	Manager	Budget	
Nondepartmental										
12900400	42230	Legal Services	\$ 5,058.75	\$ 1,156.25	\$ 1,341.25	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -
12900400	42232	Engineering Services	147,903.97	156,313.03	240,664.16	315,778.83	1,170,000.00	1,465,000.00	1,420,000.00	-
12900400	43370	Infrastructure Maintenance	848,854.60	5,900.00	1,202,152.00	3,400.00	760,000.00	905,000.00	1,105,000.00	-
12900400	44416	Collection System Maintenance	85,999.24	140,995.72	-	-	600,000.00	350,000.00	350,000.00	-
Subtotal			\$ 1,087,816.56	\$ 304,365.00	\$ 1,444,157.41	\$ 319,178.83	\$ 2,540,000.00	\$ 2,730,000.00	\$ 2,885,000.00	\$ -
Capital Expenditures										
12900400	45520	Water Treatment Plant	\$ -	\$ -	\$ -	\$ -	\$ 1,865,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ -
12900400	45526	Wastewater Collection	91,109.60	-	-	1,449,783.43	3,775,000.00	1,440,000.00	1,440,000.00	-
12900400	45565	Water Main	16,810.75	-	260,223.82	83,117.92	1,507,500.00	1,545,000.00	1,545,000.00	-
12900400	45570	Wastewater Treatment Facility	-	-	-	-	1,000,000.00	2,110,000.00	2,110,000.00	-
Subtotal			\$ 107,920.35	\$ -	\$ 260,223.82	\$ 1,532,901.35	\$ 8,147,500.00	\$ 6,595,000.00	\$ 6,595,000.00	\$ -
Water & Sewer Imp. & Const. Fund Total			\$ 1,195,736.91	\$ 304,365.00	\$ 1,704,381.23	\$ 1,852,080.18	\$ 10,687,500.00	\$ 9,325,000.00	\$ 9,480,000.00	\$ -
Balance Sheet Adjustment										
12	18000	Advance to W/S Capital	\$ 87,744.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal			\$ 87,744.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer Imp. & Const. Fund Total (Adjusted)			\$ 1,283,481.78	\$ 304,365.00	\$ 1,704,381.23	\$ 1,852,080.18	\$ 10,687,500.00	\$ 9,325,000.00	\$ 9,480,000.00	\$ -
Actual figures have been adjusted to reflect capitalization of fixed assets, per auditor.										
Capital expenditures are transferred to and capitalized in the Water & Sewer Operating Fund.										



VILLAGE OF ALGONQUIN
GENERAL SERVICES ADMINISTRATION

- M E M O R A N D U M -

DATE: January 28, 2025

TO: Committee of the Whole

FROM: Tim Schloneger, Village Manager

SUBJECT: Proposed Capital Budgets – 2025/2026 – Motor Fuel Tax (MFT)

OVERVIEW

Attached are the proposed fiscal year 2025/2026 budgets for the Motor Fuel Tax (MFT) Fund. The recommended projects and programs continue the Village's commitment to maintaining, repairing, and rehabilitating existing infrastructure. Preventive maintenance is key to controlling long-term costs.

MFT FUND REVENUES - \$1,380,000

Under the MFT Fund, the primary revenue sources are the Motor Fuel Tax allotments provided by the State of Illinois and interest income on accumulated cash reserves.

MFT FUND EXPENDITURES - \$2,100,000

As part of a comprehensive procurement review for materials and infrastructure maintenance, Public Works has recommended that the Village no longer purchase these items through the MFT program and instead source these items through our regular operating expenditures. Accordingly, many of the routine maintenance items below will not have budgeted expenditures for this current year budget and will now be reflected in the General Operating Fund (Public Works General Services).

ACCOUNT 42232 - ENGINEERING/DESIGN - \$0

ACCOUNT 43309 - MATERIALS - \$0

- Asphalt, Liquid Dicer, and Road Salt expenses moved to the General Fund.

ACCOUNT 43370 - INFRASTRUCTURE MAINTENANCE - \$1,600,000

- Bike Path Repair, Asphalt Patching, and Tree Removal moved to the General Fund.
- Pavement Management Program - Money is budgeted for the pavement management program. This annual program will identify streets that are good candidates for roadway resurfacing. Next fiscal year, staff proposes using these funds to resurface the roads within Canterbury Townhomes Subdivision (1.45 miles). The streets in this

subdivision are 18 years old, in fair to poor condition, and are excellent candidates for resurfacing. Additional improvements include selective sidewalk and curb and gutter replacement and bike path replacement on Millbrook to Corporate Pkwy. Additionally, the asphalt patching and multi-use path repair annual programs will be absorbed into this fund. Patching locations include Manchester Lakes and Alta Vista subdivisions. Multi-use path repair replaces the one-mile section along Hanson Road from Edgewood Drive to Huntington Road.

ACCOUNT 44427 – MAINTENANCE – CURB/SIDEWALK - \$500,000

- Concrete Replacement Program - Money is budgeted to remove and replace concrete curb and sidewalk. We inspect approximately 1/5th of the Village's sidewalks and curbs yearly for deviations, drainage, or structural issues. A contractor is hired to remove and replace anything noted in our inspections. Unit pricing for concrete is expected to rise by about 30% next fiscal year due to labor rate and material increases. Due to the rising costs, staff recommends increasing the budget for this program to continue completing approximately 1/5th of the Village each year.

ACCOUNT 44428 – MAINTENANCE – STREETS - \$0

- Pavement Marking, Street Sweeping, and Crack Sealing expenses moved to the General Fund.

ACCOUNT 44429 – MAINTENANCE – STREET LIGHTS - \$0

- Street Light Maintenance expenses moved to the General Fund.

ACCOUNT 44431 – MAINTENANCE – STORM SEWER - \$0

- Storm Sewer Maintenance moved to the General Fund.

ACCOUNT 45593 – CAPITAL IMPROVEMENTS – \$0

Attachments

Motor Fuel Tax Fund

Revenues

			FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 24/25	FY 25/26
			Actual	Actual	Actual	Q2	Budget	Budget
03000300	33015	MFT Allotments	\$ 692,178.97	\$ 677,009.06	\$ 674,053.07	\$ 337,246.74	\$ 694,000.00	\$ 650,000.00
03000300	33018	MFT Transportation Renewal	505,596.63	539,991.96	630,366.15	335,732.91	594,000.00	670,000.00
03000300	33016	MFT Capital Program	330,024.94	330,024.94	-	-	-	-
03000300	33017	High Growth Allotment	61,566.00	21,404.40	-	-	21,000.00	-
03000300	33052	Donations - Capital	-	-	-	-	-	-
03000500	36020	Interest - Investment Pools	2,813.26	97,230.83	137,610.11	58,227.74	101,000.00	60,000.00
Motor Fuel Tax Fund Total			\$ 2,136,486.80	\$ 1,592,179.80	\$ 1,442,029.33	\$ 731,207.39	\$ 1,410,000.00	\$ 1,380,000.00

Motor Fuel Tax Fund

Expenditures

			FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 24/25	FY 25/26	FY 25/26	FY 25/26
			Actual	Actual	Actual	Q2	Budget	Dept.	Manager	Budget
03900300	42232	Engineering/Design Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
03900300	43309	Materials	161,952.61	108,374.30	227,847.14	\$ 23,373.35	300,000.00	-	-	-
03900300	43370	Infrastructure Maintenance	197,026.21	283,419.72	217,235.79	-	370,000.00	1,600,000.00	1,600,000.00	-
03900300	44427	Maintenance - Curb/Sidewalk	671,703.70	450,699.75	338,159.50	-	350,000.00	500,000.00	500,000.00	-
03900300	44428	Maintenance - Streets	183,305.10	193,372.00	193,013.41	158,323.86	274,000.00	-	-	-
03900300	44429	Maintenance - Street Lights	224,894.04	224,766.19	227,697.26	69,106.86	300,000.00	-	-	-
03900300	44431	Maintenance - Storm Sewer	200,000.00	200,000.00	115,500.00	-	150,000.00	-	-	-
03900300	45593	Capital Improvements	-	-	1,454,922.61	-	530,000.00	-	-	-
Motor Fuel Tax Fund Total			\$ 1,638,881.66	\$ 1,460,631.96	\$ 2,774,375.71	\$ 250,804.07	\$ 2,274,000.00	\$ 2,100,000.00	\$ 2,100,000.00	\$ -



VILLAGE OF ALGONQUIN
GENERAL SERVICES ADMINISTRATION

– M E M O R A N D U M –

DATE: January 28, 2025

TO: Committee of the Whole

FROM: Tim Schloneger, Village Manager

SUBJECT: Proposed Capital Budget – 2025/2026 - Street Improvement Funds

OVERVIEW

The proposed fiscal year 2025/2026 budgets for the Street Improvement Fund are attached. The recommended projects continue the village's commitment to implementing the multi-year street improvement program.

The Street Improvement Funds budget assumes carryover projects from the current fiscal year, outstanding monies to be paid to the state of Illinois for previously completed projects, a drawdown in cash reserves, grants, and future tax increment financing (TIF) fund reimbursements. These factors will allow road project expenditures to exceed revenues by \$3,862,975. The projected current-year revenue totals \$7,700,000, and the proposed engineering, road construction, and maintenance expenditures total \$11,562,975.

CAPITAL IMPROVEMENT PLANNING

A Capital Improvement Plan (CIP) is a multi-year plan identifying capital projects to be funded during the planning period. The CIP identifies each proposed capital project to be undertaken, the year the assets will be acquired, or the project started, the number of funds expected to be expended in each year of the CIP, and the way the expenditure will be funded. A CIP is not a static document. It is reviewed annually to reflect changing priorities and unexpected events and opportunities. A CIP includes the maintenance, repair, and rehabilitation of existing infrastructure and the construction of new infrastructure.

There are three (3) basic methods of financing capital requirements:

1. funding from current revenues/grants
2. funding from fund balance/working capital
3. funding through the issuance of debt

When possible, the Village uses cash for capital improvements within the financial affordability of each fund rather than issuing debt. Debt financing is used when the capital assets or projects cannot be funded prudently from current revenues or fund balances. Debt financing is also utilized to ensure inter-generational equity by spreading payments for assets and infrastructure over their useful lives. This is similar to taking out a mortgage to purchase

a home you intend to live in for a long time rather than emptying your savings to pay cash. When debt financing is being considered as a tool for implementing the CIP, the time horizon of the CIP must be adjusted to match the debt repayment period of the note(s) to ensure adequate financial capacity in future years.

Infrastructure deterioration continues constantly, regardless of revenues or economic conditions. All roads eventually reach the end of their useful life. As the physical condition of the asset declines, deferring maintenance and/or replacement increases long-term costs and liabilities. Our goal is to manage the village's roads to minimize the total cost of owning and maintaining them while continuously delivering the standard that the community expects.

Preventive maintenance is key to controlling long-term costs. It costs less in the long run to have good roads than bad roads--if you continuously keep up with preventive maintenance. Deferred maintenance drives up long-term costs; it shortens the cycle for rehabilitation which is four times as costly. Deferred rehabilitation compounds the problem, often leading to pavement failure and the need to reconstruct the whole roadbed, at ten times the cost.

Continued investment in village infrastructure is critical to avoid major structural failures in our road and drainage network in the near future. The capital expenditures for roads and drainage proposed in these funds continue to address the aged and deteriorating infrastructure of the community.

PAVEMENT CONDITION INDEX (PCI) RATING UPDATE

In 2021, the Village partnered with the [Chicago Metropolitan Agency for Planning \(CMAP\)](#), to hire the firm APTEch to update its pavement management program.

Pavement management is planning to maintain and repair a network of roads or other paved facilities to optimize pavement conditions over the entire network. The process of pavement management includes creating a network inventory, measuring the condition of each roadway, defining treatment strategies, establishing models to predict performance over time, and performing analyses to predict budget needs and create a work plan that will make the most efficient use of resources to achieve agency goals. Pavement management supports accountable, performance-based, goal-oriented decision-making and the clear and effective presentation of information to stakeholders. Pavement management allows the Village to move from worst-first, reactive planning to proactive, performance-based planning to make the most effective use of available funds over time.

The Village road network includes about 134 centerline miles (over 19.6 million square feet) of roads, divided into 1,605 pavement management sections. The network primarily has asphalt concrete (99.25 percent), although very small sections of gravel, brick, and Portland cement concrete (PCC) roads exist. The network is divided into three functional classes: Major Arterials, making up 1 percent of the area; Minor Arterials and Collectors, making up 36 percent; and Local roads, making up 63 percent of the road surface area.

APTEch collected pavement condition data in the Village in the Spring of 2021. Pavement distress was summarized to calculate Pavement Condition Index (PCI) values for each street per ASTM Specification D6433, Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys. Overall, the area-weighted average PCI of the Village-maintained roadway network is 50. This puts the area-weighted average PCI for the Village in the *Poor* condition category.

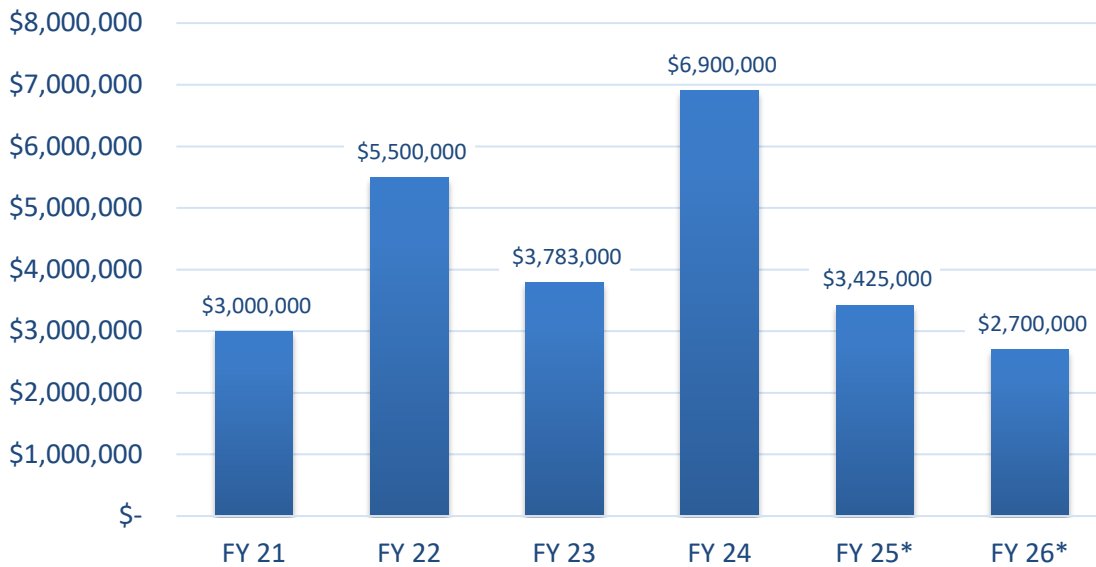
APTech performed a comprehensive pavement condition survey and evaluated the impact of the Village’s existing funding level on future pavement conditions. The Village used the resulting outputs to determine the funding levels required to maintain and improve pavement conditions, eliminate rehabilitation and reconstruction backlog, and recommend pavement preservation and rehabilitation projects.

The Street Improvement Fund budget implements the report's recommendations by taking an aggressive plan to address maintenance and rehabilitation needs. The models show that substantial upfront investments lower life cycle costs. Once the road network is dramatically improved, the Village will transition to a less intense and less expensive program of maintenance and preservation treatments to keep the roads in good condition.

STREET IMPROVEMENT FUND REVENUES - \$7,700,000

The estimated revenues for the Street Improvement Fund include 55% of home rule sales taxes, telecommunications tax, utility tax receipts, and interest estimated for this fiscal year. A \$1,000,000 transfer from the General Fund and a TIF reimbursement of \$1,700,000 have been budgeted for FY 25/26. In the six years shown below, approximately \$25,308,000 of one-time transfers have been made available to finance projects in the Street Improvement Fund.

Transfers from General and Downtown TIF Fund



STREET IMPROVEMENT FUND EXPENDITURES - \$11,562,975

ACCOUNT 42230 - LEGAL SERVICES—\$15,000—This line item covers legal services associated with street improvement projects such as right-of-way and easement research. Additional monies are budgeted for permanent easement acquisition within this fiscal year.

ACCOUNT 42232 - ENGINEERING DESIGN SERVICES – \$2,671,000 - The professional services anticipated in this item include construction oversight and inspection services for projects to be built during the next three (3) years:

- ADA Transition Plan - \$70,000 is budgeted to begin a Village-wide assessment of the pedestrian network and develop a long-term plan to bring the Village's infrastructure up to the most current standards of the Americans with Disabilities Act (ADA). In FY 24/25, the contract execution, project scoping, and initial survey are expected to occur. Public outreach, design standards development, and plan implementation are expected in FY 25/26. Soon, federal guidelines will require all local municipalities to implement an ADA Transition Plan. Additionally, having a plan will allow additional funding opportunities when applying for federal and state grants for infrastructure projects such as STP, ITEP, CMAQ, etc.
- Arbor Hills Subdivision Improvements - \$40,000 is budgeted for Phase I engineering to begin roadway improvements in the 1.9 miles of the Arbor Hills Subdivision. Arbor Hills is located north of Huntington Drive, south of Algonquin Road, and east of the Kapers Business Center. All streets were constructed between 1995 and 1998 and have no treatment outside heavy patching and maintenance upkeep. Based on the most recent pavement assessment, the roads are in poor to very poor condition, and the base on many streets has been compromised. Due to the base failure, many streets will receive full-depth reclamation (FDR) and pavement replacement. On low-volume streets and cul-de-sacs, staff will evaluate resurfacing as an option to reduce the overall project cost. Additional work will include selective sidewalk and curb replacement, drainage adjustments, and landscape restoration.
- Boyer Road Improvements - \$100,000 is budgeted for this project, which has significant geometric, drainage, and pedestrian access issues to meet State ADA regulations. Funds are budgeted to continue the final engineering design. The pavement condition index (PCI) on the Village's section of this road is below 10, meaning the roadway and base have failed. Improvements include roadway reconstruction, spot curb, gutter replacement, and a new multi-use path installation from County Line Road to Longmeadow Parkway, encompassing 0.75 miles of village-owned roadways. Future utility improvements, including a key 12-inch water main identified in the Water System Master Plan, must extend south on Boyer Road to Longmeadow Parkway. The water main improvements will be budgeted in the water/sewer fund. Boyer is funded through the McHenry County Council of Mayors (MCCOM) for \$1.5 million in federal funds to help offset construction costs. The funds are allocated to be used for construction in 2026. Boyer Road also requires land acquisition from private property owners and an IGA is needed with Dundee Township. Additional funds have been added to the 45595 Land Acquisition fund.
- Brittany Hills Subdivision Improvements - \$180,000 is budgeted for construction oversight on 1.65 miles of streets in the Brittany Hills subdivision. Brittany Hills is located directly south of Longmeadow Parkway and east of Sleepy Hollow Road. The roads were constructed in 1998 and have not had any treatment other than heavy patching due to poor roadway conditions and sections of base failure. Based on the 2021 roadway assessment, pavement conditions range from 8 to 36 (on a scale of 0 - failed to 100 - brand new) and are classified as very poor to serious. Due to base failure, most streets require Full-Depth Reclamation (FDR), with low-volume courts receiving 2-inch resurfacing. Additional work will include selective sidewalk curb and gutter replacements, drainage improvements, and landscape restoration. Full-time oversight is recommended, given the size and scale of this project.

- Broadsmore & Stonegate Road Improvements Phase 2 - \$135,000 is budgeted for the work in the Willoughby Farms Estates Subdivision, which will involve selective sidewalk, curb and gutter, and driveway replacement, minor drainage system repairs, full-depth reclamation and resurfacing on 0.79 miles of roadway. The work will involve improvements to Broadsmore Drive, from Randall Road to Tracy Lane, and Stonegate Road, from Broadsmore Drive to Grandview Drive. Additional enhancements include a new multi-use path extension along the south side of Broadsmore Road from Randall Road with a connection to Broadsmore Park, spot curb and gutter replacement, tree replacements, and landscape restoration. The budgeted amount is for construction oversight of this project.
- Canterbury Townhomes Subdivision Improvements - \$12,000 is budgeted for construction oversight.
- County Line Road Improvements - \$175,000 is budgeted for this project, which has been split from Boyer Road Improvements as County Line Road will not receive federal funds for construction. Local funds will be used to complete the Phase 2 design for this project. The work will involve improvements on County Line Road from Boyer Road to Stonegate Rd, which has since been expanded to include the entire segment east to Hanson Road, which equates to 1.5 miles of roadway. Due to internal staff turnover and insufficient staffing from the contracted consultant, this project will require a new contract with another engineering firm to complete the design. In addition to the full-depth reclamation (FDR) pavement replacement, curb and gutter, sidewalk, and multi-use path replacement will occur. Construction will likely occur over two construction seasons due to the challenging traffic flow and limited options for traffic staging and detour routes.
- Downtown Streetscape Main Street - IL 62 to Edward St - \$150,000 is budgeted for this project, the final phase of the Downtown Streetscape multi-phased plan. The limits of this project will be from IL-62 (south limits) to north of Edward Street to match the south limits of the roundabout project. The scope includes roadway rehabilitation, curb and gutter and sidewalk replacement, roadway lighting, and decorative landscape restoration in the parkway. This project successfully received \$1.5 million for construction from the STP-L through the McHenry County Council of Mayors in 2028. Funds are budgeted for final engineering next fiscal year.
- Eastgate Road Improvements - \$18,000 is budgeted for this project, which involves pavement rehabilitation on 0.3 miles of roadway and pavement striping to accommodate on-street parking for the Eastgate Library, curb and gutter replacement, selective sidewalk replacement, ADA and pedestrian upgrades, minor underground improvements, signing, striping, and landscape restoration. The Village is in coordination with the Algonquin Area Public Library, as its Eastgate Branch facility was renovated in 2024. These funds are budgeted to assist in-house construction oversight and material testing of the roadway portion of this project. Additionally, the aging and undersized water main will be replaced before the roadway project and is budgeted in the Water & Sewer fund.
- Grand Reserve Subdivision Resurfacing - \$135,000 is budgeted to complete engineering design for the Grand Reserve Subdivision. The sidewalk and ADA crossings will be upgraded along with spot curb and gutter replacement. The streets in this subdivision were constructed in 2002 but were never completed as the asphalt

binder was paved to the curb line rather than the asphalt surface. The roads are currently in Fair to Poor condition and are good candidates for a resurfacing improvement. It is anticipated that DR Horton will complete the development of the subdivision in 2025, and the Village plans to resurface 1.9 miles of roads in 2026 using MFT funds. Funds budgeted here are for final engineering and are not eligible for MFT. Additionally, the Village received \$170,000 from Forestar (developer) to contribute to resurfacing the streets in the subdivision.

- Huntington Drive from Hanson to Circle & High Hill Unit 10 - \$130,000 is budgeted for this project, located near the central part of the Village. This section of Huntington received roadway reconstruction in 2002 and 2007, but the surface is in poor condition. Staff recommends resurfacing this section of Huntington due to the existing 8-inch asphalt thickness providing better structural stability than local/low-volume streets. Additional improvements will likely include spot pavement patching, sidewalk and curb replacements, drainage improvements, and evaluating on-street bike lanes. The Phase I scope will require a topographic survey and geotechnical and environmental investigations per State standards and will seek outside grant funding such as ITEP, CMAP, or TAP-L.
- Janak's Subdivision - \$65,000 is budgeted to be provided in this line item for Phase I engineering of the entire Janak's Subdivision, which encompasses all of the remaining local roads that are east of the Fox River, south of Algonquin Road, and west of Longwood Drive, including the section north of Algonquin Road in front of Eastgate Manor. The scope of the project will comprise a topographical survey, geotechnical analysis of subbase conditions, select curb and gutter removal and replacement, sidewalk repair (per the Public Works Department survey results), bike path replacement, storm structure assessment and repair/replacement, and subbase repair and new asphalt driving surface on 2.8 miles of roadway. We will also take a deep dive into the sidewalk configuration in the subdivision directly behind the curb, creating significant difficulties for snow clearing in the winter and safe pedestrian passage.
- McHenry County/Algonquin Public Works Yard Expansion - \$160,000 is budgeted for the Village's partnership with the McHenry County Division of Transportation to expand and upgrade the Village's Public Works Facility. The expansion would accommodate up to 12 county plows, a separate county office, a larger salt dome, an increased salt brine storage, an increased gasoline fill station, and an expanded garage for the Village's vehicles and plow equipment. Funds are budgeted for the design of the Phase 1 expansion. The project is expected to require two phases, with the second phase scheduled for FY29/30.
- Sandbloom Road Improvements - \$245,000 is budgeted for this project, which includes 1.2 miles of roadway rehabilitation, drainage improvements, modernizing the roadway cross-section with curb and gutter and a closed drainage system, extension of the multi-use path from Souwanas Trail to IL-62, and the replacement of a failing culvert where Souwanas Creek passes under Sandbloom Road. The path extension makes the project eligible for TAP-L or CMAP funding. Staff will also seek grant funding for the roadway portion as well. The money budgeted for Phase I engineering is to complete funding applications and begin preliminary design.

- Spella Retaining Wall Replacement - \$52,000 is budgeted to complete engineering for replacing the Spella Retaining Wall located at the south end of Spella Park just west of the Harnish Branch Library. During a 2023 retaining wall assessment, Spella Wall was identified for replacement due to concerns about structural stability and the fair/poor condition of the retaining wall blocks. The wall is leaning between 6 and 10 degrees from vertical, and the segmental block tiebacks appear stressed with failure concerns. The design will look into possible replacement options, such as the redi-rock gravity blocks used at the Edgewood Drive Retaining Wall.
- Square Barn Road Improvements - \$100,000 is budgeted to begin preliminary design on Square Barn Road from Huntley Road to Algonquin Road, including final scoping. Square Barn Road is in very poor condition and carries the highest daily traffic volume of any local road within the Village. Additional development on the west side of the Village will increase traffic volumes, further deteriorating the 1.3 miles of Village-owned roadway. The potential improvements include roadway rehabilitation, multi-use path replacement and extension, intersection and signal upgrades at Huntley Road and Algonquin Road, drainage improvements, and potential for roadway widening and sidewalk/crossing upgrades. Coordination with Kane County, McHenry County, and Rutland Township is required to complete the full extent of the scope. Given the proposed improvements at county intersections, the village will seek contributions from each county to complete the upgrades. Additional funding sources, including ITEP and CMAQ, will be pursued to help offset the cost of the Village's Street fund.
- Village-wide Pavement Assessment - In 2021, the Village participated in a program offered through CMAP to have our roads analyzed and rated. Based on best management and engineering practices, it is recommended that the roadway system be reassessed every three to five years. Now four years removed from the last assessment, staff is budgeting funds to reassess all 135 miles of Village-owned streets. \$115,000 is budgeted for the evaluation to analyze the surface condition and the road base, checking for structural integrity. The final report will include ratings for each roadway's surface and structural components, recommendations for improvement/treatment types, and a long-range plan to bring the Village's streets up to a standard acceptable to the Village Board, staff, and residents.
- Weck's Subdivision Improvements - \$175,000 is budgeted for Phase 1 design services for Weck's Subdivision. The proposed area is the entire road network of Weck's Subdivision south of Algonquin Road, east of Longwood Drive, including Longwood Drive, and south to, including Washtenaw Lane. These road sections were last improved 28 years ago and are in significantly deteriorated condition. The project scope will include a topographical survey, geotechnical analysis of subbase conditions, select curb and gutter removal and replacement, sidewalk repair (per the Public Works Department survey results), storm structure assessment and repair/replacement, and 1.91 miles of roadway rehabilitation. Additionally, a water main assessment and study to determine the feasibility of relocating the rear yard sanitary sewers into the right-of-way will be added to the scope of the Water & Sewer fund.
- Willoughby Farms Section 2 - \$219,000 is budgeted for construction oversight of Willoughby Farms Section 2. The area proposed to be constructed is the Willoughby Farms subdivision south of County Line Road, east of Sleepy Hollow Road. This

section of Willoughby Farms was built in 1992 and 1994 with a total length of 2.0 miles. Due to base failure, most streets require Full-Depth Reclamation (FDR), with low-volume courts receiving 2-inch resurfacing. Additional work will include selective sidewalk, curb, and gutter replacements, drainage improvements, and landscape restoration. Full-time oversight is recommended, given the size and scale of this project. Full-time oversight is recommended for this project, given the size and scale.

- Willoughby Farms Section 3 - \$270,000 is budgeted to continue engineering design services for Willoughby Farms Section 3. The area proposed to be constructed is the Willoughby Farms subdivision north of Longmeadow Pkwy, east of Sleepy Hollow Road, and directly south of Section 2. This section of Willoughby Farms was constructed in 1996 and 2000 with a total length of 3.0 miles. The project scope will include most streets requiring Full-Depth Reclamation (FDR) with low-volume courts receiving 2-inch resurfacing. Additional work will include selective sidewalk, curb, and gutter replacement, drainage improvements, and landscape restoration. The scope of services will get us complete bidding documents, plans and specifications, and bidding services, including contract preparation with the selected low bidder. The project is expected to be ready for construction in FY 26/27.
- Contract Engineer - \$50,000 is budgeted to contract for onsite engineering services to assist staff in managing many RFPs and contracts flowing through the Public Works Administration offices over the next several years. The scope of services for this individual may include the generation of RFPs for design and field services, plan review and comments, customer service and correspondence, contract administration, private utility permit reviews, and assistance with grant funding applications. The contract engineer will be under the direction of the Village Engineer. The budget for this line item has been reduced by 75% by adding the two Engineer II positions.
- EV Charging Station (Metro Mayors Grant): If the grant funding is secured, \$75,000 is budgeted for 16 Dual-L2 charging stations at various locations throughout town.

ACCOUNT 43370 – INFRASTRUCTURE MAINTENANCE - \$710,000 – The anticipated projects include the following:

- Reclamite Treatment - \$16,000 was budgeted for this product, which we apply to all our roads within a year after construction. It is an asphalt rejuvenator that helps to extend the life of asphalt pavement. This treatment is also performed after years 5 and 10 to help extend the life of the pavement.
- Retaining Wall Maintenance - \$500,000 is budgeted to design and construct the two retaining walls in the lower (south Spella parking lot). Based on the 2024 condition assessment, these walls are 20 and 23 years old and severely lean. The walls did not appear to have geogrid, which helps horizontal stability, and the recommendation is to replace the walls as they are holding up a multi-use path and cul-de-sac within the Grand Reserve Subdivision. If funds remain, staff recommends performing in-house maintenance on several smaller retaining walls that need attention.
- Route 62 Bridge Deck—When IDOT patched and repaired the bridge deck several years ago, the Village paid to replace and paint the decorative railings. Since this was

an IDOT project, the Village awaits the final invoice for \$50,000, which typically takes up to five years to receive.

ACCOUNT 45593 – CAPITAL IMPROVEMENTS - \$7,580,000 – the anticipated projects include the following:

- Brittany Hills Subdivision Improvements - \$2,075,000 is budgeted for construction oversight on 1.65 miles of streets in the Brittany Hills subdivision. Brittany Hills is located directly south of Longmeadow Parkway and east of Sleepy Hollow Road. The roads were constructed in 1998 and have not had any treatment other than heavy patching due to poor roadway conditions and sections of base failure. Based on the 2021 roadway assessment, pavement conditions range from 8 to 36 (on a scale of 0 - failed to 100 - brand new) and are classified as very poor to serious. Due to base failure, most streets require Full-Depth Reclamation (FDR), with low-volume courts receiving 2-inch resurfacing. Additional work will include selective sidewalk curb and gutter replacements, drainage improvements, and landscape restoration.
- Broadsmore & Stonegate Road Improvements Phase 2 - \$1,525,000 is budgeted for construction of this project. The work in the Willoughby Farms Estates Subdivision will involve selective sidewalk, curb and gutter, driveway replacement, minor drainage system repairs, full-depth reclamation, and resurfacing on 0.79 miles of roadway. The work will involve improvements to Broadsmore Drive, from Randall Road to Tracy Lane, and Stonegate Road, from Broadsmore Drive to Grandview Drive. Additional improvements include a new multi-use path extension along the south side of Broadsmore Road from Randall Road with a connection to Broadsmore Park, spot curb and gutter replacement, tree replacements, and landscape restoration.
- Downtown Streetscape Washington & S Harrison—\$400,000 is budgeted to complete the remaining work in the downtown, including irrigation line installation, perennial and tree plantings, and punch list items.
- Downtown Streetscape Washington/Harrison Parking Lot—\$100,000 is budgeted to complete the parking lot's construction, including landscaping, paving the final asphalt surface, and striping the lot.
- Eastgate Road Improvements - \$1,050,000 is budgeted for this project, which involves pavement rehabilitation and pavement striping to accommodate on-street parking for the Eastgate Library, curb and gutter replacement, selective sidewalk replacement, ADA and pedestrian upgrades, drainage improvements, signing, striping, and landscape restoration. The Village is in coordination with the Algonquin Public Library as its facility completed a major renovation in 2024. The funds budgeted in this line item are for the remaining construction of the roadway portion of this project. Additionally, the aging and undersized water main will be replaced before the roadway project and is budgeted in the Water & Sewer Capital Fund.
- Willoughby Farms Section 1 - \$105,000 is budgeted to release retainage for this project following the 12-month warranty period.
- Willoughby Farms Section 2 - \$2,325,000 is budgeted to construct the Willoughby Farms Subdivision Section 2. The area proposed to be built is the Willoughby Farms

subdivision south of County Line Road, east of Sleepy Hollow Road. This section of Willoughby Farms was constructed in 1992 and 1994 with a total length of 2.0 miles. Due to base failure, most streets require Full-Depth Reclamation (FDR), with low-volume courts receiving 2-inch resurfacing. Additional work will include selective sidewalk and curb and gutter replacements, drainage improvements, and landscape restoration.

ACCOUNT 45595 – LAND ACQUISITION - \$50,000 – the anticipated projects include the following:

- Boyer Road Improvements - \$50,000 is budgeted to begin right-of-way coordination and survey for future land acquisition required before the Boyer Road Improvements project. Land acquisition will be required from Dundee Township and private property owners to complete the project in 2026.

ACCOUNT 48099 – TRANSFER TO DEBT SERVICE FUND - \$536,975

- \$536,975 is budgeted for Principal and Interest payments on 2024 bonds.

SUMMARY OF STREET IMPROVEMENT BUDGET

Implementing the Street Improvement Budget will allow the village to continue making major road improvements in many areas. Planning and engineering future road projects and preparing for additional grant funding will help maintain the growing road infrastructure needs for the next several years.

Attachments

Street Improvement Fund

Revenues

			FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 24/25	FY 25/26
			Actual	Actual	Actual	Q2	Budget	Budget
04000500	31011	Home Rule Sales Tax	\$ 4,743,846.57	\$ 4,663,268.18	\$ 5,042,110.14	\$ 2,551,444.99	\$ 5,100,000.00	\$ 3,870,000.00
04000500	31190	Telecommunications Tax	159,599.16	162,658.56	147,960.57	72,348.15	118,000.00	135,000.00
04000500	31495	Utility Tax Receipts	916,953.93	890,198.30	872,890.33	431,671.84	900,000.00	890,000.00
04000500	33012	Intergovernmental Agreement	-	-	-	65,000.00	-	-
04000300	33032	Donations - Operating - PW	-	-	3,500.00	-	-	-
04000300	33052	Donations - Capital - PW	-	20,000.00	240,225.00	1,005.00	-	-
04000300	33252	Grants - Capital - PW	-	419,706.15	1,093,890.60	-	-	-
04000500	36001	Interest	189.92	139.55	151.24	18.49	-	-
04000500	36020	Interest - Investment Pools	4,464.15	133,609.98	317,876.97	188,517.01	157,000.00	105,000.00
04000500	37910	Bond Proceeds	-	-	-	5,024,047.76	5,500,000.00	-
04000500	38001	Transfer - General Fund	5,500,000.00	3,317,607.44	5,200,000.00	-	2,325,000.00	1,000,000.00
04000500	38016	Transfer - Special Reveune Fund	-	-	-	-	-	-
04000500	38060	Transfer - Special Service Area	-	-	-	-	-	-
Street Improvement Fund Total			\$ 11,325,053.73	\$ 9,607,188.16	\$ 12,918,604.85	\$ 8,334,053.24	\$ 14,100,000.00	\$ 6,000,000.00
Balance Sheet Adjustement								
04	18000	Advance From Street Impr.	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000.00	\$ 1,700,000.00
Street Improvement Fund Total			\$ 11,325,053.73	\$ 9,607,188.16	\$ 12,918,604.85	\$ 8,334,053.24	\$ 15,200,000.00	\$ 7,700,000.00

Notes: Ordinance 2022-O-05 amended the home rule retailers' occupation tax and service occupation tax to a rate of one percent (1.00%). Allocations in FY 25/26 for home rule sales tax are as follows: 21% to the General Fund; 55% to the Street Improvement Fund; 13% to the Park Improvement Fund; and 11% to the Natural Area and Improvement Fund.

Utility tax receipts are based on use tax charges on energy usage for natural gas (Nicor) and electricity (ComEd). ComEd is based on kilowatt (KW) hours, and Nicor is based on therms.

Street Improvement Fund

Expenditures

			FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 24/25	FY 25/26	FY 25/26	FY 25/26
			Actual	Actual	Actual	Q2	Budget	Dept.	Manager	Budget
04900300	42230	Legal Services	\$ 49,763.29	\$ 10,806.75	\$ 18,018.93	\$ 10,600.31	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -
04900300	42232	Engineering/Design Services	2,063,727.69	983,672.41	1,192,888.50	635,763.90	1,937,000.00	2,901,000.00	2,671,000.00	-
04900300	43370	Infrastructure Maintenance	3,553,388.08	2,837,186.80	1,168,419.95	385,204.78	1,430,000.00	710,000.00	710,000.00	-
04900300	45593	Capital Improvements	2,655,646.08	2,823,986.57	5,477,869.49	7,346,630.86	17,913,000.00	7,580,000.00	7,580,000.00	-
04900300	45595	Land Acquisition	31,154.16	-	115,420.91	13,740.00	25,000.00	50,000.00	50,000.00	-
04900300	47769	Miscellaneous Expense	-	-	-	1,400.00	-	-	-	-
04900500	48026	Transfer to Nat. Area/Drainage Fun	580,900.00	-	-	-	-	-	-	-
04900500	48099	Transfer to Debt Service Fund	-	-	-	-	-	536,975.00	536,975.00	-
Street Improvement Fund Total			\$ 8,934,579.30	\$ 6,655,652.53	\$ 7,972,617.78	\$ 8,393,339.85	\$ 21,320,000.00	\$ 11,792,975.00	\$ 11,562,975.00	\$ -
Balance Sheet Adjustment										
	04	18000 Advance to Street Improvement	\$ 3,447,092.44	\$ 6,025,769.55	\$ 4,134,783.25	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal			\$ 3,447,092.44	\$ 6,025,769.55	\$ 4,134,783.25	\$ -	\$ -	\$ -	\$ -	\$ -
Street Improvement Fund Total (Adjusted)			\$ 12,381,671.74	\$ 12,681,422.08	\$ 12,107,401.03	\$ 8,393,339.85	\$ 21,320,000.00	\$ 11,792,975.00	\$ 11,562,975.00	\$ -



VILLAGE OF ALGONQUIN
GENERAL SERVICES ADMINISTRATION

– MEMORANDUM –

DATE: January 28, 2025

TO: Committee of the Whole

FROM: Tim Schloneger, Village Manager

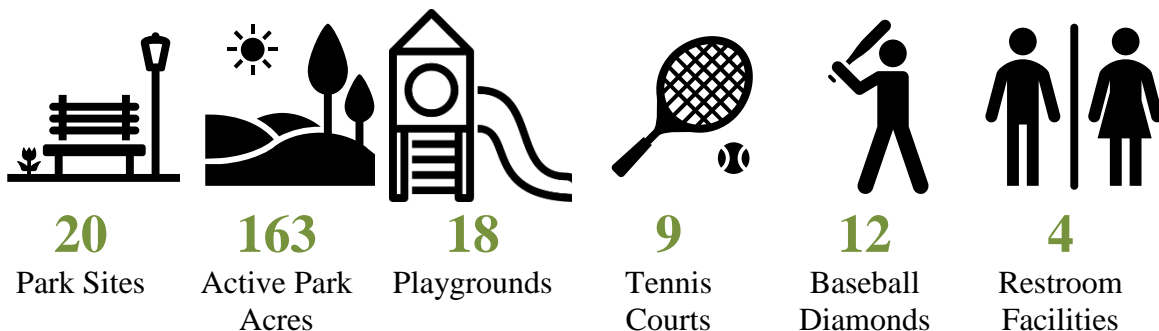
SUBJECT: Proposed Capital Budget – 2025/2026 – Park Improvement Fund

OVERVIEW

The Park Improvement Fund is used for the acquisition, development, and improvement of parklands. Through it, the village provides a comprehensive park system that provides recreational opportunities for all residents while protecting assets, natural resources, and open space for the benefit of present and future generations.

During the high growth years, park impact fees, paid by developers, financed many new park developments and other enhancements. With the evolving market for new construction, the revenue generated from park impact fees has become less predictable and more intermittent. Furthermore, the recreational improvements built during the growth years are substantial and require systematic maintenance. Therefore, the Village has dedicated four recurring revenue streams to protect and preserve the standards of excellence the community expects. First, video gaming revenue received via the state (5% of net terminal income) is deposited into the Park Improvement Fund. Second, “push tax” revenue payable by Video Gaming Terminal Operators, as the designated tax collector, is allocated here. Third, a portion (2.25% tax rate) of the village’s telecommunications tax revenue is also dedicated to the fund. Finally, 13% of the revenue from the Village’s home rule retailers' occupation and service occupation taxes is dedicated to finance scheduled improvements.

Village of Algonquin Park System



PARK IMPROVEMENT FUND REVENUES - \$3,570,000

Revenues include \$910,000 from Home Rule Sales Tax, \$170,000 in video gaming terminal tax receipts, \$200,000 from the Video Gaming Push Tax, \$165,000 from the dedicated portion of the telecommunications tax, \$1,000,000 in Open Space Land Acquisition and Development (OSLAD) grants for park development, \$25,000 in investment interest, and a \$1,100,000 transfer from the General Fund.

PARK IMPROVEMENT FUND EXPENDITURES - \$3,333,120**ACCOUNT 42232 – ENGINEERING AND DESIGN - \$425,000**

- Presidential Park - \$15,000 is budgeted to complete construction oversight for the reconstruction of Presidential Park.
- Towne Park - \$35,000 is budgeted to complete construction oversight for the reconstruction of Towne Park.
- Willoughby Farms Park—\$375,000 is budgeted to perform design engineering on the park. The scope includes a topographic survey, grading and drainage improvements design, replacing a themed playground and sport field, parking and pedestrian improvements, and a naturalized area around the pond.

ACCOUNT 43370 – INFRASTRUCTURE MAINTENANCE - \$360,000

- Spella Park Tennis and Basketball Court Replacement—\$360,000 is budgeted for the pavement and play surfaces for the 17-year-old tennis and basketball courts at Spella Park. They are in very poor condition and, after several years of maintenance, require complete replacement as they are becoming unsafe to play on. It is recommended that both courts and the perimeter fence of the tennis court be replaced in the spring. Funds are budgeted to complete a Design-Build contract.

ACCOUNT 44402 – REFORESTATION - \$100,000

- Funding is provided for reforestation of parkway planting areas within the Village without a tree. This funding is provided by the reforestation fee assessed to developers to mitigate tree loss during development as prescribed in Chapter 5, Section 15 of the Algonquin Municipal Code.

ACCOUNT 44408 – WETLAND MITIGATION - \$0

- No projects are planned this fiscal year.

ACCOUNT 44425 – MAINTENANCE – OPEN SPACE - \$0

- No projects are planned this fiscal year.

ACCOUNT 45593 – PARK DEVELOPMENT - \$1,275,000

- Presidential Park - \$125,000 is budgeted to complete construction for the reconstruction of Presidential Park.

- Towne Park - \$500,000 is budgeted to complete construction for the reconstruction of Towne Park.
- Tunbridge Playground Replacement—\$650,000 is budgeted for the playground at Tunbridge Park, which was installed in 1998 and is well overdue for replacement. Funds are budgeted to replace the playground equipment with a larger footprint, improve pedestrian access, and replace the pavilion in Tunbridge Park. Funds are also budgeted to complete the project via Design-Build.

ACCOUNT 48099 – TRANSFER TO DEBT SERVICE FUND - \$1,173,120

- \$1,173,120 is budgeted to pay debt service on the bonds that were used to fund improvements to Presidential Park and Towne Park.

Attachment

Park Improvement Fund

Revenues

			FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 24/25	FY 25/26
			Actual	Actual	Actual	Q2	Budget	Budget
06000500	31011	Home Rule Sales Tax	\$ 97,126.15	\$ 838,153.26	\$ 840,351.70	\$ 425,759.15	\$ 850,000.00	\$ 910,000.00
06000500	31175	Video Gaming Terminal Tax	176,241.11	192,415.31	188,202.19	93,626.24	180,000.00	170,000.00
06000500	31176	Video Gaming Push Tax	-	-	-	-	200,000.00	200,000.00
06000500	31190	Telecommunications Tax	134,908.20	133,111.20	136,423.74	88,425.54	145,000.00	165,000.00
06000300	33052	Donation - Capital - PW	11,856.00	2,823.44	188,674.17	148,013.04	-	-
06000300	33150	Donation - Ecosystem Maint.	-	-	-	-	-	-
06000300	33152	Donation - Reforestation	106,700.00	118,550.00	-	-	-	-
06000300	33153	Donation - Watershed	700.00	(590.00)	-	-	-	-
06000300	33155	Donation - Wetland Mitigation	-	-	-	-	-	-
06000300	33232	Grants - Operating - PW	-	-	-	-	-	-
06000300	33252	Grants - Capital - PW	4,943.75	-	385,064.41	-	1,000,000.00	1,000,000.00
06000500	36001	Interest	31.85	166.60	2,883.53	1,145.94	-	-
06000500	36020	Interest - Investment Pools	56.29	26,159.15	64,305.32	112,027.65	35,000.00	25,000.00
06000500	37910	Bond Proceeds	-	-	-	10,975,952.24	10,750,000.00	-
06000500	38001	Transfer - General Fund	-	1,162,000.00	-	-	-	1,100,000.00
06000500	38026	Transfer - Natural Area Fund	-	-	69,573.81	-	-	-
Park Improvement Fund Total			\$ 532,563.35	\$ 2,472,788.96	\$ 1,875,478.87	\$ 11,844,949.80	\$ 13,160,000.00	\$ 3,570,000.00

Notes: Ordinance 2022-O-05 amended the home rule retailers' occupation tax and service occupation tax to a rate of one percent (1.00%). Allocations in FY 25/26 for home rule sales tax are as follows: 21% to the General Fund; 55% to the Street Improvement Fund; 13% to the Park Improvement Fund; and 11% to the Natural Area and Improvement Fund.



VILLAGE OF ALGONQUIN
GENERAL SERVICES ADMINISTRATION

- M E M O R A N D U M -

DATE: January 28, 2025

TO: Committee of the Whole

FROM: Tim Schloneger, Village Manager

SUBJECT: Proposed Capital Budget – 2025/2026 – Natural Area & Drainage Improvement Fund

OVERVIEW

The Natural Area and Drainage Improvement Fund is utilized to improve water quality through refined stormwater management, flood reduction, enriched natural area management, groundwater recharge protection, utilization of green infrastructure, and control of invasive species. The goal is to enhance ecosystem benefits within the Village's watersheds and, ultimately, the Fox River.

NATURAL AREA & DRAINAGE FUND REVENUES - \$1,960,000

Revenues include \$775,000 in Home Rule Sales Tax, \$10,000 in Watershed Donations, \$1,140,000 from a potential 319 grant through the IEPA, and \$35,000 in investment interest.

NATURAL AREA & DRAINAGE FUND EXPENDITURES - \$2,705,000

ACCOUNT 42232 – ENGINEERING AND DESIGN - \$257,000

- Jelkes Creek Fox River Watershed Plan Update - \$2,000 is budgeted for this watershed plan created in December 2012 and is being updated by the Kane/DuPage Soil and Water Conservation District. Our contribution will fund the Algonquin-specific project summary tables that can be used to apply for grant funding and future planning purposes. This table will contain information about individual projects, including existing conditions, water quality BMP recommendations, priority level, and cost estimates. This information is used to apply for grant funding for future projects within the Jelkes Creek watershed.
- Surrey Lane Reach 2 Creek Restoration - \$20,000 is budgeted for this project, a continuation of design engineering that began last fiscal year. This project involves the restoration of the creek and riparian corridor from the Surrey Lane preserve to Surrey Lane. This is the portion upstream from the recently restored Surrey Lane Preserve project. This project will correct significant erosion of the creek banks behind the Surry Ct and Zange Drive homes. This erosion is causing sediment build-

up in the newly dredged detention pond in the Surrey Lane Preserve, so we want to stabilize this entire creek section. This fee includes land acquisition, if necessary.

- Windy Knoll & Oakview Drive Ravines—\$50,000 is budgeted for this project, which is a continuation of design engineering that began last fiscal year. This project entails the extension of four existing storm sewers to Ratt Creek. The current configuration discharges stormwater into ditches on private property that have been scouring and eroding their backyards for several years. The storm sewer would eliminate the backyard erosion.
- Woods Creek Reach 6&7 Restoration—\$10,000 is budgeted for construction oversight to complete construction for this project, which occurred most of last year. This project involves restoring the creek and riparian corridor in the middle section of the Woods Creek Riparian Corridor north of Bunker Hill Drive. It will correct major erosion of the creek banks and restore a high-quality fen and detention area.
- Woods Creek Reach 8 Restoration—\$165,000 is budgeted for construction oversight of this project next fiscal year, as design engineering was completed this winter. This project involves restoring the creek and riparian corridor in the northern section of the Woods Creek Riparian Corridor between Bunker Hill Drive and Rt 62. It will correct significant erosion of the creek banks and restore a high-quality fen and detention area. Provided the project is successful with the grant, it is recommended that this project move forward this coming FY.
- Woods Creek Watershed Plan Update - \$10,000 is budgeted for this watershed plan, created in January of 2013 and requires an update. Since most of the watershed is within the jurisdiction of the Village of Algonquin, we plan to take the lead on updating this plan. Updates include new maps, updated BMP recommendations, and an Algonquin-specific project summary table that can be used to apply for grant funding and future planning purposes. This table will contain information about individual projects, including existing conditions, water quality BMP recommendations, priority level, and cost estimates. This information is used to apply for grant funding for future projects within the Woods Creek watershed.

ACCOUNT 43370 – INFRASTRUCTURE MAINTENANCE - \$258,000

- Dixie Creek Reach 3 Restoration—\$15,000 is budgeted for the year two establishment period maintenance of the 9-acre creek and riparian buffer area that was restored in 2023.
- Dixie Creek Reach 5 Restoration—\$12,000 is budgeted for the year-one establishment period maintenance of the 1.6-acre creek that was restored in 2024.
- Lake Drive South Detention—\$3,000 is budgeted for the year three establishment period maintenance of the 3.6-acre naturalization area that was restored in 2022.
- Randall Road Wetland Complex - \$20,000 is budgeted for the year three establishment maintenance for this 27-acre wetland naturalization project. Due to the complexity of this site, a 5-year maintenance cycle is required before being added to the annual maintenance program.

- Ratt Creek Reach 5 Restoration—\$20,000 is budgeted for this project, which is in the third and final year of the maintenance establishment period.
- Spella Southwest Fen—\$12,000 is budgeted for the year two establishment period maintenance of the 10.3-acre naturalization area that was restored in 2023.
- Storm Sewer Lining—\$120,000 is budgeted to contract storm sewer lining and storm manhole lining to rehabilitate some areas in the drainage system that present problems or failures. These usually occur throughout the year when a sinkhole forms on a property or in the road. Areas slated for lining next FY are two locations on Surrey Drive and one on Zange Drive. These locations have corrugated metal pipes (CMP) that have eroded/failed over time. The lining provides 50-70-year protection.
- Woods Creek Reach 5 Restoration—\$12,000 is budgeted for this project, which is in year three of the maintenance establishment period.
- Woods Creek Reach 6/7 Restoration—\$35,000 is budgeted for this project, which is entering Year 1 of the maintenance period and includes stabilizing over 3,400 feet of main-line creek and tributary.
- Wynnfield Detention—\$9,000 is budgeted for year two of the establishment period for this 4-acre restoration project.

ACCOUNT 44408 – WETLAND MITIGATION - \$180,000

- CarMax/Huntington Detention/Arbor Hills Nature Preserve Naturalization—\$40,000 is budgeted for this project, which uses the mitigation funds collected from CarMax and Westview Crossing Developments to restore and naturalize a green corridor on these parcels. This project enters year 2 of a 3-year maintenance cycle.
- Northpoint Natural Area—\$60,000 is budgeted for this project, which uses the mitigation funds collected from the Northpoint Developer to pay for establishment period maintenance of this 24-acre site. The Village accepted the donation of the parcels early, and the developer pre-paid us for the maintenance so that the Village could manage the maintenance contract. This project enters the final year of a 3-year maintenance cycle.
- Trails of Woods Creek Natural Area - \$80,000 is budgeted for this project, which will use the mitigation funds collected from Pulte to maintain the naturalized areas for the remainder of the site's establishment period. In 2023, the Village took ownership of the parcels ahead of schedule, and these funds covered the remaining costs associated with the establishment period maintenance. This project enters the 4th and final year of the maintenance cycle.

ACCOUNT 44425 – MAINTENANCE – OPEN SPACE - \$0

ACCOUNT 45593 – CAPITAL IMPROVEMENTS - \$2,010,000

- Woods Creek Reach 6&7 Restoration - \$100,000 is budgeted for this project, which is a continuation of an FY25 improvement. It involves the restoration of the creek and riparian corridor in the middle section of the Woods Creek Riparian Corridor north of Bunker Hill Drive. This project will correct significant erosion of the creek banks and restore a high-quality fen and detention area. Funds will pay for the remaining construction costs associated with this project, which will wrap up in early summer 2025. The completion of this project is required before construction can begin on Woods Creek Reach 8.
- Woods Creek Reach 8 Restoration - \$2,010,000 is budgeted for the construction of this project next fiscal year as design engineering was completed this winter. This project involves the restoration of the creek and riparian corridor in the northern section of the Woods Creek Riparian Corridor between Bunker Hill Drive and Rt 62. This project will correct significant erosion of the creek banks and restore a high-quality fen and detention area. This project has been submitted for a 319 grant through the IEPA with a 60% construction match. Provided the project is successful with the grant, this project is being recommended to move forward this coming FY.

Attachment

Natural Area and Drainage Improvement Fund

Revenues

			FY 21/22	FY 22/23	FY 23/24	FY 23/24	FY 24/25	FY 25/26
			Actual	Actual	Actual	Q2	Budget	Budget
26000500	31011	Home Rule Sales Tax	\$ 97,126.15	\$ 838,153.26	\$ 840,351.70	\$ 425,240.85	\$ 850,000.00	\$ 775,000.00
26000300	33032	Donations - Operating - PW	836.77	-	-	-	-	-
26000300	33153	Donation - Watershed	-	203,144.85	18,307.00	12,750.00	5,000.00	10,000.00
26000300	33155	Donation - Wetland Mitigation	-	106,900.00	215,695.20	191,388.50	-	-
26000300	33252	Grants - Capital - PW	-	-	10,000.00	-	-	1,140,000.00
26000500	36001	Interest	33.07	297.85	5,918.32	3,478.32	-	-
26000500	36020	Interest - Investment Pools	-	36,974.53	83,507.43	36,178.07	50,000.00	35,000.00
26000500	38004	Transfer - Street Imp. Fund	580,900.00	-	-	-	-	-
26000500	38001	Transfer- General Fund	-	1,325,000.00	-	-	385,000.00	-
26000500	38006	Transfer - Park Imp. Fund	135,000.00	-	-	-	-	-
Natural Area and Drainage Improvement Fund Total			\$ 813,895.99	\$ 2,510,470.49	\$ 1,173,779.65	\$ 669,035.74	\$ 1,290,000.00	\$ 1,960,000.00
Notes: Ordinance 2022-O-05 amended the home rule retailers' occupation tax and service occupation tax to a rate of one percent (1.00%). Allocations in FY 25/26 for home rule sales tax are as follows: 21% to the General Fund; 55% to the Street Improvement Fund; 13% to the Park Improvement Fund; and 11% to the Natural Area and Improvement Fund.								

