

**Please practice social distancing if you attend this meeting.  
If social distancing is not possible please wear a mask.**

**AGENDA  
CITY OF ST. CHARLES  
PUBLIC HEARING  
MEETING**

**FRIDAY, MARCH 18, 2022  
10:00 A.M.  
CITY COUNCIL CHAMBERS  
2 E. MAIN  
STREET**

1. Call to Order
2. Public Hearing concerning the IEPA Loan and Deep Well Water Supply Project.
3. Public Comment
4. Adjournment

***ADA Compliance***

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at [jmcmahon@stcharlesil.gov](mailto:jmcmahon@stcharlesil.gov). Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

### Notice of Public Hearing

The City of St. Charles intends to submit a loan application to the Illinois Environmental Protection Agency seeking funds to complete the Deep Well Water Supply Project. Section 662.330 of the Illinois Procedures for Issuing Loans from the Public Water Supply Loan Program requires that the IEPA conduct an assessment of the environmental impacts of the proposed drinking water project to be funded with loans. This review was carried out in conjunction with the State's review of the City's project plan. Prior to final approval of the plan, the public's comments are sought regarding environmental impacts of the proposed project.

The IEPA has reviewed the project plan and has determined the project to be technically sound and cost-effective. Unless new information gained from the public causes a reconsideration, the Agency will approve the project plan at the close of the public comment period.

The City of St. Charles is making available for public inspection and comments a Project Summary and Preliminary Environmental Impacts Determination (PEID). That document is available for public inspection online at the City of St. Charles website, [www.stcharlesil.gov](http://www.stcharlesil.gov).

A public hearing will be held for the purpose of receiving comments on the Project Summary and Preliminary Environmental Impacts Determination on March 28<sup>th</sup>, 2022 at 10:00am. The public hearing will be held in person in the City Council Chambers at City Hall, 2 E. Main Street, St. Charles, Illinois. Written comments on the Project Summary and Preliminary Environmental Impacts Determination may be submitted at any time up to and including March 28<sup>th</sup>, 2022. Written comments may be submitted by mail to either of the following:

Nancy Garrison, City Clerk  
City of St. Charles  
2 E Main Street  
St. Charles, Illinois, 60174

George Lambert, Project Manager  
Infrastructure Financial Assistance Section  
Illinois Environmental Protection Agency  
Bureau of Water  
1021 North Grand Avenue East  
P.O. Box 19276  
Springfield, IL 62794-9276

Nancy Garrison, City Clerk  
City of St. Charles



# ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

## Project Summary and Preliminary Environmental Impacts Determination

Date:

Loan Applicant: City of St. Charles

IEPA Loan Project Number: L176102

To all interested persons:

Section 662.330 of the Illinois Procedures for Issuing Loans from the Public Water Supply Loan Program requires that the Illinois Environmental Protection Agency (IEPA) conduct an assessment of the environmental impacts of proposed public water supply projects to be funded with loans. This review is carried out in conjunction with the Agency's review of the applicant's project plan.

Prior to final approval of the project plan, the public's comments are sought regarding environmental impacts of the proposed project. Unless new information obtained through the public comment process causes reconsideration, the Agency will approve the project plan at the close of the public comment period.

The applicant will make the attached Project Summary and Preliminary Environmental Impacts Determination (PEID) available for public inspection. Within 60 days of receiving this letter, the applicant must conduct a public hearing regarding both the PEID and project planning. Advertisement of the hearing must be made at least 10 days in advance. The advertisement must include the purpose of the project along with the date, time, and location of the hearing. A comment period of at least 10 days shall be provided after the hearing in which written comments may be submitted to the loan applicant or to the IEPA contact person identified in the attached document.

For information purposes only, a copy of this document is being provided to your local newspaper of record.

Your interest and participation in this process are appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "Heidi Allen".

Heidi Allen  
Pre-Construction Unit Manager  
Infrastructure Financial Assistance Section  
Bureau of Water

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Attachment

## **Project Summary and Preliminary Environmental Impacts Determination (PEID)**

The following project summary and environmental assessment has been prepared by the IEPA to assist the loan applicant in complying with the public notice requirements. This report is based on information submitted to the IEPA by the City of St. Charles. Sources of information include the following documents: 2018 Water Utility Master Plan prepared by Trotter and Associates, Inc. dated December 2018, and the Supplemental memorandum to the 2018 Water Utility Master Plan prepared by Trotter and Associates, Inc. dated November 2021, and information compiled by the IEPA.

### **Part I – Project Information**

**Project Name:** Deep Well Water Supply Project

**Loan Applicant:** City of St. Charles

**Counties:** Kane & DuPage

**Project Number:** L176093

**Current Population:** 32,887

**Future Population (20 year):** 56,254

**Project Description:** The Deep Well Water Supply Project includes construction of a new deep well at the Kautz and Ohio Avenue detention basin, and improvements at the Ohio Avenue WTP to allow for a second raw water feed in addition to rehabilitation of the existing components and systems within the facility. The work will require an IEPA Construction Permit

**Project Location:** See attached map for project location.

**Project Justification:** In the 2018 Water Master Plan, it was noted that the maximum daily water demand of the City may exceed what is currently available due to lowered capacity of well pumps at all phases. In addition, it was also mentioned that the City anticipated significant growth over the next several years. Therefore, the maximum day demand would likely increase from 9.74 Million Gallons per Day (MGD) to 12.1 MGD in 2023. Based on this information, it was concluded that the City should consider pursuing additional water sources in order to meet any potential maximum day demand events, as well as future growth demands. Construction of the Deep Well Water Supply Project will be limited to the site of the existing detention basin, the water main pipeline located within the Ohio Ave right of way, and Ohio Ave treatment facility.

**Estimated Construction Start Date:** Spring 2023

**Estimated Construction Completion Date:** Spring 2024

**Project Cost Estimate:** \$13,032,000.00

### **Part II – Project Affordability for Residents and Utility Customers**

Annual repayments on a PWSLP loan in the amount of \$13,032,000.00 at the current loan program interest rate of 1.11% for a term of twenty (20) years are \$730,196.54. The Public Water Supply Loan Program (PWSLP) interest rate adjusts annually on July 1<sup>st</sup>. All loans are subject to the interest rate in effect at the time a loan agreement is issued. The loan program rules include provisions for incentives such as reduced interest rates, partial principal forgiveness, and extended repayment periods for qualifying applicants. The criteria used to determine incentive qualification are found in Sections 662.210 and 662.250 of the Procedures for Issuing Loans from the PWSLP which is available on the Agency's website. The final decision for incentive

qualification will be determined at the time a loan agreement is issued using updated Census Bureau and Department of Labor data. Using current data, the City is not eligible to receive any incentives.

**Source of Loan Repayment:** User Fees.

**Current Average Monthly Residential Cost of Service:** \$43.85 per month.

**Projected Average Monthly Residential Cost of Service:** \$54.32 per month.

**Average Monthly Residential Water Use:** 6,000 gallons

**Number of Customers or Service Connections:** 12,337

**How is the monthly residential rate/cost of service calculated?** Users are charged \$4.83 per 1,000 gallons of water used, plus a Customer Charge of \$14.85 per month based on meter size. The total for the average residential customer with a 1-inch water meter is \$43.85 per month.

**(6.0 units \* \$4.83/thousand gal = \$28.98) + (\$14.85 Customer Charge) = \$43.85/month**

The current City of St. Charles water use rate structure is set forth in the City Code. The rate structure is reviewed and changed accordingly on an annual basis. Current projected rates show a 5.50% annual increase for the next four years. In 2026, the average rate is expected to be \$54.32 per month, which is \$650.76 annually.

**Median Household Income (MHI):** \$98,393.00.

**Financial evaluation of the proposed project:** To evaluate the costs of the proposed project for the community, a percentage comparison of the MHI to the average, annual cost for waste water service is utilized. The above information only applies to wastewater collection and treatment. The MHI listed above is from the current fiscal year's census information. The proposed annual cost for waste water treatment of \$650.76 is 0.66% of the MHI for the area. The percentage is for comparison only and has no impact on whether a project qualifies for funding from the IEPA. The percentage comparison and MHI are two of several criteria used to determine whether a loan project qualifies for interest rate reductions or principal forgiveness.

### **Part III – Environmental Issues Associated with the Project**

**Illinois Department of Natural Resources:** The City of St. Charles submitted project information to the Illinois Department of Natural Resources (IDNR), State Historic Preservation Office (SHPO), for consultation under Section 106 of the National Historic Preservation Act of 1966. The Department has concluded that adverse effects are unlikely.

The loan applicant submitted project information to the IDNR EcoCAT website to determine compliance with the Illinois Endangered Species Act, Illinois Natural Areas Preservation Act, the Illinois Wetlands Act, and Title 17 Ill. Adm. Code Parts 1075 and 1090. The Department has concluded that adverse effects are unlikely.

**U.S. Army Corps of Engineers (USACOE):** A Letter of No Objection request has been submitted to the USACOE. IEPA Planning Approval will not be granted until a determination is submitted and reviewed.

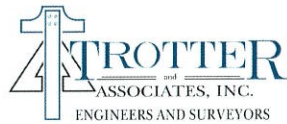
**Public comments are invited on the proposed project. For further information contact:**

George Lambert, Project Manager  
Infrastructure Financial Assistance Section  
Illinois Environmental Protection Agency  
Bureau of Water

1021 North Grand Avenue East  
P.O. Box 19276  
Springfield, Illinois 62794-9276  
(217)782-2027



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 TROTTER AND ASSOCIATES, INC.



40W201 Wasco Road, Suite D St Charles, IL 60175  
 P: 630-587-0470 F: 630-587-0475

## Deep Well Water Supply Project Site Map

City of St. Charles

Project No.: STC168
Base File:
Sheet File:
Issue Date: November 18, 2021
Scale: 1 inch = 300 feet

Sheet  
 Number

2