



12 South Center Street
Bensenville, IL 60106

Office: 630.350.3404
Fax: 630.350.3438
www.bensenville.il.us

VILLAGE BOARD

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Nancy Damm

Village Manager
Evan K. Summers

January 7, 2020

Via electronic mail
Ms. Gina Mellenthin
Ginawpca@gmail.com

Re: Freedom of Information Act request
Received December 18, 2019

Dear Ms. Mellenthin,

Thank you for writing to the Village of Bensenville ("Village") with your request for information pursuant to the Freedom of Information Act ("FOIA"), 5 ILCS 140/1 *et seq.* Your FOIA request seeks copies of any and all correspondence from Nick Kottmeyer to any and all Village employees from the years 2014 through 2019.

In correspondence sent to you on or around December 27, 2019, the Village extended its time frame for response to your FOIA request by five (5) business days. The requested records required examination and evaluation by personnel having the necessary competence and discretion to determine if they are exempt from disclosure under Section 7 of FOIA or should be revealed only with appropriate deletions. 5 ILCS 140/3(e)(v).

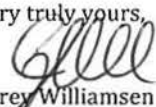
Your FOIA request is hereby granted in part and denied in part as follows. The attached records are being provided to you at no charge. A home address, personal e-mail address, and personal telephone numbers have been withheld as private information exempt from disclosure under Section 7(1)(b) of FOIA. 5 ILCS 140/7(1)(b).

You have the right to have the partial denial of your FOIA request reviewed by the Public Access Counselor (PAC) at the Office of the Illinois Attorney General. 5 ILCS 140/9.5(a). You may file your Request for Review with the PAC by writing to:

Ms. Sarah Pratt
Public Access Counselor
Office of the Attorney General
500 South 2nd Street
Springfield, Illinois 62706
Fax: 217-782-1396
E-mail: publicaccess@atg.state.il.us

You also have the right to seek judicial review of the partial denial of your FOIA request by filing a lawsuit in the State circuit court. 5 ILCS 140/11.

Very truly yours,


Corey Williamsen
Freedom of Information Officer
Village of Bensenville



12 South Center Street
Bensenville, IL 60106

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Fax: 630.350.3438
www.bensenville.il.us

VILLAGE BOARD

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Village Clerk

Nancy Quinn

Village Manager

Evan K. Summers

December 27, 2019

Ms. Gina Mellenthin
4N150 Pine Grove
Bensenville, Illinois 60106
Ginawpca@gmail.com

Re: Freedom of Information Act Request
Dated December 18, 2019

Dear Ms. Mellenthin:

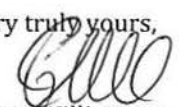
I am pleased to help you with your December 18, 2019 Freedom of Information Act ("FOIA"). Your request was received by the Village of Bensenville on December 18, 2019. You requested copies of the items indicated below:

"Pursuant to the Freedom of Information Act the White Pines Civic Association is requesting any and all correspondence from Nick Kottmeyer top any and all Village Employees from the years 2014 through years 2019."

The Village needs to consult with the Village Attorney to determine whether any of the records you have requested are exempt from disclosure under Section 7 of the FOIA or should be revealed only with appropriate deletions. Therefore, pursuant to Section 3(e)(v) of FOIA, 5 ILCS 140/3(e)(v), the Village is extending the time it has to respond to your request by an additional five (5) business days. The Village will respond to your request on or before January 7, 2020.

Please let me know if you have any questions.

Very truly yours,


Corey Williamsen
Freedom of Information Officer
Village of Bensenville

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Thursday, February 1, 2018 1:50 PM
To: Evan Summers
Cc: Frank DeSimone
Subject: RE: White Pines Civic Association Regrouping

Evan -

That email was also sent to our department's general mailbox so I read it yesterday morning. My plan is to meet with our District 1 members on Tuesday and brief them on the current situation. So far, no calls that I am aware of.

I appreciate you keeping us in the loop on this project, I will do the same if we hear anything from our end.

Thanks again,

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Evan Summers [mailto:ESummers@bensenville.il.us]
Sent: Wednesday, January 31, 2018 9:33 AM
To: Kottmeyer, Nick
Cc: Frank DeSimone
Subject: FW: White Pines Civic Association Regrouping
Importance: Low

Nick,

In the interest of full disclosure, the attached email was sent to some of your Board members last night. If you get any calls from your Board members, please let them know that the Village is still digesting the letter and they are welcome to call me or Mayor DeSimone if they have any questions, concerns or comments.

Respectfully,

eks

Evan K. Summers
Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Mary Ribando
Sent: Wednesday, January 31, 2018 8:14 AM
To: Frank DeSimone <FDeSimone@bensenville.il.us>
Cc: Evan Summers <ESummers@bensenville.il.us>
Subject: FW: White Pines Civic Association Regrouping

From: MyWPCA [<mailto:mywhitepines@gmail.com>]
Sent: Tuesday, January 30, 2018 10:21 PM
To: chairman@dupageco.org; pfichtner@dupageco.org; dpuchalski@dupageco.org; sam.tornatore@dupageco.org; publicworks@ec.dupageco.org; Village President <VPresident@bensenville.il.us>; Rosa Carmona <RCarmona@bensenville.il.us>; Ann Franz <AFranz@bensenville.il.us>; Annie Jaworska <AJaworska@bensenville.il.us>; McLane Lomax <MLomax@bensenville.il.us>; Armando Perez <APerez@bensenville.il.us>; Nicholas Panicola <NPanicola@bensenville.il.us>; Nancy Quinn <NQuinn@bensenville.il.us>
Subject: White Pines Civic Association Regrouping

Please see attached notification.

Sent from Mail for Windows 10

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Tuesday, June 19, 2018 3:34 PM
To: Frank DeSimone; Evan Summers; Joseph Caracci
Cc: Don Puchalski (Don@deplawoffice.com); Tornatore, S; Gavanese, Dino; Cuculich, Thomas
Subject: White Pines Response Letter
Attachments: DOC061918-06192018152857.pdf

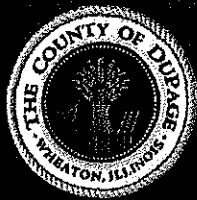
Attached is the letter that I prepared in response to questions raised by Richard Medina from the White Pines Subdivision. All of my discussions with our board members and Village President DeSimone should have been incorporated.

Please let me know if there are any concerns with the content of the letter. I would like to email this out later today.

Thank you,

Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187

Telephone: (630) 407-6818
Fax: (630) 407-6701



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publicworks@ec.dupageco.org

www.dupageco.org/publicworks

June 19, 2018

Richard Medina
White Pine Civic Association
17W050 Woodland Avenue
Bensenville, IL 60106

RE: White Pines Water Improvement Project

Dear Mr. Medina:

I am in receipt of your June 18th email requesting information regarding the potential White Pines Water System improvements. The following summarizes your questions and the DuPage County responses:

1) *Does DuPage County own the water mains in the White Pines Subdivision?*

DuPage County does not own, operate or maintain the White Pines Subdivision watermains.

2) *Provide a copy of the DuPage County water bill rates?*

The most recent billing rates/components for metered DuPage water customers are as follows:

DuPage County Water Charges: \$9.85 (per 1000 gallons)

Water Commission Capital Buy-In-Fee: \$0.73 (per 1000 gallons)

Base Charge: \$5.78 per billing cycle

3) *Would the County offer a "pay-as-you-go" option for the watermain improvements?*

As stated previously, DuPage County would be willing to consider a pay-as-you-go option for the watermain improvements. It would still be necessary for the White Pines residents to fund the \$3 to \$4 million in up-front expenses required to bring Lake Michigan water to the subdivision (storage tank, metering facility and IEPA allocation process). The water rates could then be set over the next 10 to 20 years to generate sufficient capital to slowly replace the deteriorating water mains. This scenario would be dependent upon County Board approval.

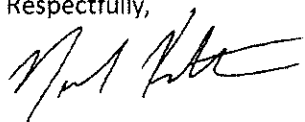
The DuPage County option is significantly more expensive than the Bensenville option due to the fact that the County would have to build the storage tank and metering station. Bensenville has already constructed these required facilities. The costs of the watermain replacement would be identical between DuPage County and Bensenville. Please refer to our 2016 letter that details the total cost of the watermain improvements. As a general estimate (in 2016 dollars) the \$7.0 million in watermain expenses would be divided among all of the White Pines residents over a 10-20 year period of time. This would be in addition to the \$3 to \$4 million in up-front expenses that would need to be funded by the residents.

4) *What is the term called when you go in front of a judge and receive a ruling on ownership (water system)?*

I would recommend that you discuss this issue with a lawyer. It appears that the term that you are referring to is "adverse possession" in this situation.

Please let me know if you have any additional questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Nick Kottmeyer', written in a cursive style.

Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations

Cc: Joe Caracci, Bensenville Director of Public Works

-----Original Message-----

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>

Sent: Tuesday, June 19, 2018 4:02 PM

To: Rick Medina (medinabuildersinc@yahoo.com) <medinabuildersinc@yahoo.com>; Gina Mellenthin (ginamellenthin@yahoo.com) <ginamellenthin@yahoo.com>

Subject: White Pines Subdivision - Reponse Letter

Rick/Gina -

Attached is my letter in response to the questions that you raised.

Thanks

Nicholas Kottmeyer, P.E.

Director of Public Works and Operations

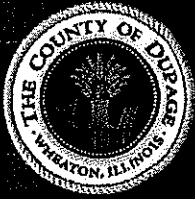
DuPage County

421 North County Farm Road

Wheaton, IL 60187

Telephone: (630) 407-6818

Fax: (630) 407-6701



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630-407-6800
Fax: 630-407-6701
publicworks@ec.dupageco.org

www.dupageco.org/publicworks

June 19, 2018

Richard Medina
White Pine Civic Association
17W050 Woodland Avenue
Bensenville, IL 60106

RE: White Pines Water Improvement Project

Dear Mr. Medina:

I am in receipt of your June 18th email requesting information regarding the potential White Pines Water System improvements. The following summarizes your questions and the DuPage County responses:

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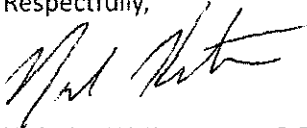
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4) *What is the term called when you go in front of a judge and receive a ruling on ownership (water system)?*

I would recommend that you discuss this issue with a lawyer, the county is not in a position to provide legal advice.

Please let me know if you have any additional questions.

Respectfully,

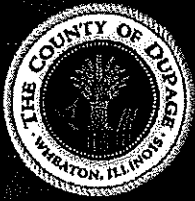
A handwritten signature in black ink, appearing to read 'Nick Kottmeyer', written over the word 'Respectfully,'.

Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations

Cc: Joe Caracci, Bensenville Director of Public Works

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Tuesday, June 19, 2018 4:04 PM
To: Frank DeSimone; Evan Summers; Joseph Caracci
Cc: Tornatore, S; Don Puchalski (Don@deplawoffice.com); Gavanis, Dino; Cuculich, Thomas
Subject: White Pines Letter
Attachments: DOC061918-06192018155917.pdf

Attached is the final version of the letter that was submitted for your records.



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publicworks@ec.dupageco.org

www.dupageco.org/publicworks

June 19, 2018

Richard Medina
White Pine Civic Association
17W050 Woodland Avenue
Bensenville, IL 60106

RE: White Pines Water Improvement Project

Dear Mr. Medina:

I am in receipt of your June 18th email requesting information regarding the potential White Pines Water System improvements. The following summarizes your questions and the DuPage County responses:

1) *Does DuPage County own the water mains in the White Pines Subdivision?*

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2) *Provide a copy of the DuPage County water bill rates?*

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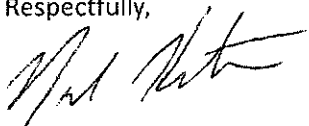
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4) *What is the term called when you go in front of a judge and receive a ruling on ownership (water system)?*

I would recommend that you discuss this issue with a lawyer, the county is not in a position to provide legal advice.

Please let me know if you have any additional questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Nick Kottmeyer', written over the word 'Respectfully,'.

Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations

Cc: Joe Caracci, Bensenville Director of Public Works

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>

Sent: Monday, July 15, 2019 8:43 AM

To: Joseph Caracci <JCaracci@bensenville.il.us>; Evan Summers <ESummers@bensenville.il.us>; Karen J. Ayala <kayala@dupagehealth.org>; Christopher R. Hoff <Christopher.Hoff@dupagehealth.org>; Kevin Dixon <kdixon@dupagehealth.org>; Michael J. DeSmedt <mdesmedt@dupagehealth.org>

Cc: Hayman, Anthony <Anthony.Hayman@dupageco.org>; Stran, Jim <Jim.Stran@dupageco.org>

Subject: RE: Sign-in sheet from 7/10/19 meeting

Tony –

I have included you on this email regarding the White Pines Watermain Replacement Project. Everybody on this email would like to have a quick conference call with you to discuss an issue associated with this project. Specifically, if during the course of the project a homeowner elects not to reconnect to the new public water supply and they effectively have no water service to their home, would the Building & Zoning Department issue a red tag to them and declare their home uninhabitable?

You might be able to answer this question through email if it is more convenient. I will give you a call later today to discuss your thoughts. I have also copied Jim Stran on this email as he runs the day-to-day operations of the department.

Thanks

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Joseph Caracci <JCaracci@bensenville.il.us>

Sent: Friday, July 12, 2019 2:15 PM

To: Evan Summers <ESummers@bensenville.il.us>; Karen J. Ayala <kayala@dupagehealth.org>; Christopher R. Hoff <Christopher.Hoff@dupagehealth.org>; Kevin Dixon <kdixon@dupagehealth.org>; Michael J. DeSmedt <mdesmedt@dupagehealth.org>; Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>

Cc: Joseph Caracci <JCaracci@bensenville.il.us>

Subject: Sign-in sheet from 7/10/19 meeting

All,

Thank you again for meeting us to discuss the White Pines Project. Attached is the sign-in sheet for your reference.

Our takeaways and action items from the meeting include:

- DuPage Health Department is supportive of our approach for the White Pines Replacement Project as it relates to sequencing of construction and shut offs.
- DuPage Health Department does NOT post homes uninhabitable but relies on a judge to issue the order upon their request.
- Nick Kottmeyer will initiate a meeting / conference call with Tony Hayman (States Attorney) to discuss getting out in front of the issue.

Hope everyone has a great weekend.

Joe

Joseph M. Caracci, P.E.
Director of Public Works



717 E. Jefferson Street, Bensenville, IL 60106

P: 630.350.3431 F: 630-594-1148 E: jcaracci@bensenville.il.us



Go Green ! Read it from the Screen. Print emails only when necessary.

This e-mail message is intended solely for the individuals to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer, and do not copy or disclose it to anyone else. Thank you.

The statements, opinions, and views expressed by the author in this message are the personal statements, opinions, and views of the author only, and they should not be construed, deemed, or interpreted to be those of the Village of Bensenville or any other elected or appointed official, officer, agent, or employee of the Village of Bensenville.

-----Original Message-----

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>

Sent: Tuesday, July 24, 2018 9:30 AM

To: Evan Summers <ESummers@bensenville.il.us>

Subject: White Pines Resident Letter

Evan -

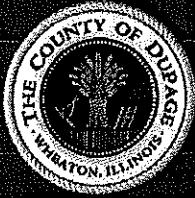
Attached is a letter that I prepared for the White Pines residents regarding a DuPage County service option. I understand that you are meeting with the residents tonight to present the proposed Bensenville service option. I would appreciate if this information could be provided to the residents as well.

Please let me know if you have any questions.

Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187

Telephone: (630) 407-6818

Fax: (630) 407-6701



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www.dupageco.org/publicworks

July 16, 2019

Evan Summers, Village Manager
Village of Bensenville
12 S Center Street
Bensenville, IL 60106

RE: White Pines Water Improvement Project
DuPage County Service Options

Dear Mr. Summers:

The following is a summary of the DuPage County service option to provide Lake Michigan water to the White Pines Subdivision. This option has been previously provided to the residents of the White Pines Subdivision in 2016 and is also available for review at the following link on the DuPage County website: http://www.dupageco.org/Public_Works/1382.

The DuPage County service option and the Bensenville service option are similar in respect to the pipe replacement component of the project. The water pipes that require replacement or rehabilitation will be identical between the two options. Therefore, the price for this component of the project would be effectively equal. The primary difference between the DuPage County and Bensenville service options would relate to several components that are needed to facilitate the DuPage County option. These would include the following components with their associated pricing estimates:

• Lake Michigan Allocation Request & System Modeling	\$150,000
• DuPage Water Commission Metering Station	\$1,100,000
• Water Storage Tank (350,000 gallons)	\$1,800,000
• <u>Final Design/Construction Management (15% of tower/station)</u>	<u>\$435,000</u>
TOTAL ADDITIONAL EXPENSES (2016 estimate)	\$3,485,000

It should be clearly understood that the \$3,485,000 would be in addition to the cost of the replacement of the watermain throughout the White Pines Subdivision and would need to be adjusted upward to account for price inflation since these 2016 estimates were completed. DuPage County would be willing to consider a pay-as-you-go option with respect to the watermain component of the project, but the additional project components listed above would need to be financed by the residents prior to project initiation.

DuPage County remains willing to pursue this option for the residents of White Pines should they determine this to be their preferred option. As stated previously, they will need to complete a petition from a clear majority of the homeowners within the subdivision requesting that the County move forward on behalf of the residents.

Please let me know if you have any additional questions.

Respectfully,

Nicholas W. Kottmeyer, P.E.
Director of Public Works & Operations

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Friday, August 3, 2018 5:04 PM
To: Evan Summers <ESummers@bensenville.il.us>
Subject: RE: White Pines PowerPoint

Thank for the information.

From: Evan Summers [<mailto:ESummers@bensenville.il.us>]
Sent: Friday, August 03, 2018 2:32 PM
To: Kottmeyer, Nick
Subject: White Pines PowerPoint

Mr. Kottmeyer,

Attached is a copy of the White Pines PowerPoint that was presented to the residents last week.

Respectfully,

eks

Evan K. Summers

Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.350.3420 F: 630.350.1105

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Thursday, August 30, 2018 4:39 PM
To: Evan Summers <ESummers@bensenville.il.us>
Subject: Fwd: Copy of WP Letter

Sent from my iPhone

Begin forwarded message:

From: "Kottmeyer, Nick" <Nick.Kottmeyer@dupageco.org>
To: "Gina Mellenthin (ginamellenthin@yahoo.com)" <ginamellenthin@yahoo.com>
Subject: Copy of WP Letter

Hi Gina --

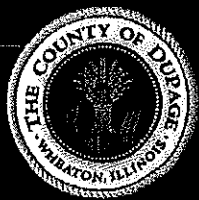
Attached is a copy of the last White Pines letter that we distributed back in 2015. Let me know if you have any questions. Please realize that this option is now 3 years old and the expenses shown are likely higher.

Thanks

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*



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630-407-6800
Fax: 630-407-6701
publicworks@ec.dupageco.org

www.dupageco.org/publicworks

September 14, 2015

Gina Mellenthin, President
White Pines Civic Association
4N150 Pine Grove
Bensenville, IL 60106

RE: DuPage County Water Service Option
White Pines Subdivision

Dear Ms. Mellenthin:

I am in receipt of your September 5th letter officially requesting three distinct DuPage County water service options for consideration by the residents of White Pines Subdivision. The requested service options were as follows (directly quoted from your letter):

Option 1 – A straight “apples to apples” proposal with DuPage taking over the system after full replacement of all water lines and purchasing water from one of our bordering municipalities.

This option includes complete replacement of all lines within the White Pines Subdivision by DuPage County with the water being supplied by the Village of Bensenville to DuPage County.

Option 2 – DuPage takes over the system, replaces, relines, directionally bores or a combination of all water lines and purchases water from one of our bordering municipalities.

This option was not analyzed as it is not possible to determine the viability of rehabilitation of pipes prior to final design.

Option 3 – DuPage takes over the system, constructs a ground level tank and pumping station, replaces, relines, directionally bores or a combination of all water lines and purchases water from the Water Commission for our use.

This option includes the complete replacement of all lines within the White Pines Subdivision by DuPage County, construction of a water tower and metering station. The water will be supplied to DuPage County directly from the Water Commission.

The following summarizes our preliminary findings and cost estimates for each of the requested options.

Option 1

The County assumed identical replacement of pipes as shown by Bensenville. This option was completed in order to show a direct comparison to the Village of Bensenville construction estimate for the watermain replacement project in the White Pines Subdivision. A detailed preliminary cost estimate has been attached for consideration. The following summarizes our estimates and key considerations for the residents of White Pines.

- Pipes will be replaced within the White Pines Subdivision as outlined by the Village of Bensenville option.
- The total DuPage County cost estimate for this option was determined to be \$7,388,062. After factoring in the \$900,000 contribution from the Bensenville Unincorporated Utility Fund, the total cost to the residents of White Pines would be approximately \$6.5 Million.
- It should be noted that approximately \$400,000 of this estimate is related to the estimated 3-year delay in construction that would be required for implementation of this option. This delay is due mainly to the fact that the County would have to initiate the loan process from the beginning with the EPA.
- Assuming that the County can be approved for the low-interest loan from the Illinois Environmental Protection Agency, a 3.00% interest rate will be incorporated into the cost estimates due to the three year delay in the project. This is higher than the currently projected 2.21% interest rate quoted by the Village of Bensenville. The interest rate fluctuates on a yearly basis and has been on an upward trend over the past several years.
- A total project cost of \$6,488,062, with a 3.00% interest rate for a 20-year loan, would result in a total loan payment (principal plus interest) of \$8,722,000. Considering the 262 homes currently connected to the water service, this would result in a yearly total obligation for the 262 homes of \$436,100. Each home would be responsible for a payment of \$1,664 for the next 20 years, or \$138.71 per month for the loan repayment.
- Residents of White Pines should be aware that this option requires that the County purchase water from a local provider. The County anticipates that Bensenville would likely be the only feasible local provider of the Lake Michigan Water. Obtaining water from other providers would likely add considerable expense to the total project cost, as infrastructure would need to be extended into the subdivision to supply the water. This issue will be further examined during final design.
- If an agreement can be negotiated between Bensenville and DuPage County for the supply of water, it would be anticipated that Bensenville would charge a mark-up for the Lake Michigan water delivered through their system to the new DuPage County water system. At this time, a mark-up of \$2.50 per 1,000 gallons was assumed to be charged by the Village of Bensenville. This constitutes approximately a 50% mark-up from the raw Lake Michigan water rates now being charged by the DuPage Water Commission.
- The estimated DuPage County water bill incorporating the completion of Option #1 has been prepared and shown below. It should be understood that the value shown represents a bi-monthly water charge amount as the County bills customers every two months. All rates shown are current DuPage County rates and are subject to change. The Village of Bensenville will still own, operate and bill for sanitary sewer service within the White Pines Subdivision. The sanitary sewer charge is not included in the chart below.

OPTION #1 - Anticipated DuPage Water Bill (utilizing current rates)	
NOTE: DuPage County Bills Bi-Monthly	
Usage calculated at 4,500 gallons per month (9,000 gallons bi-monthly)	
Water Consumption (2-month period)	9,000 gallons
Base Charge Per Bill (flat charge per bill)	\$ 5.78
Water Usage Charge (\$9.40 per 1,000 gallons)	\$ 84.60
Capital Buy-In Fee Charge (\$0.73 per 1,000 gallons)	\$ 6.57
Village of Bensenville Provider Mark-Up (assumed to be \$2.50 per 1,000 gallons of water)	\$ 22.50
White Pines Water System Improvements (\$1,703 per year divided equally over 6 billing cycles)	\$ 277.42
TOTAL ESTIMATED BI-MONTHLY WATER BILL	\$ 396.87

Option 2

The White Pines Civic Association requested that the County examine an option that incorporates a combination of system replacement, relining and directional boring of all water lines within the subdivision as well as the purchase of water from one of the bordering municipalities. The County was not able to complete this option analysis as it requires in-depth analysis of the condition of the existing water system. This level of value engineering typically occurs during the final design phase of a project when detailed condition assessments can be completed.

It should be understood that the County will not allow rear-yard watermain to remain in place. All watermain located within the rear-yard easements will be required to be reconstructed in front of the houses in the right-of-way of the streets. Existing pipes within the road right-of-way would be assessed during the design phase of the project for overall condition, pipe integrity, pipe type and conveyance capacity. Options including relining would then be considered if the pipe is deemed to be in acceptable condition.

Residents should not assume that the relining of pipes will be a feasible alternative that will reduce the overall project expenses when deciding on an acceptable project approach. It should be noted that the potential rehabilitation of watermain within the subdivision would only apply to a portion of the watermain within the subdivision. Therefore, the fiscal impact of this option would not be expected to be substantial.

Option 3

The White Pines Civic Association requested that the County also examine an option that includes taking over the water system, construction of a ground level tank and pumping station, replacement or relining of the same pipes as shown by Bensenville. A detailed preliminary cost estimate has been attached for consideration. The following summarizes our estimates and key considerations for the residents of White Pines.

- As detailed in Option #1, the County has assumed the full replacement of all watermain within the White Pines Subdivision for a comparison to the Village of Bensenville option. Consideration of relining alternatives would occur during the final design phase of the project.

- A ground level tank was requested for this alternative by the White Pines Civic Association. Until very detailed system modeling, site selection, topographic survey and system demands are determined during final design, a standard elevated storage tank was assumed.
- The total DuPage County cost estimate for this option was determined to be \$10,862,555. After factoring in the \$900,000 contribution from the Bensenville Unincorporated Utility Fund, the total cost to the residents of White Pines would be approximately \$10 Million.
- It should be noted that approximately \$760,000 of this estimate is related to the estimated 4-year delay in construction that would be required for implementation of this option. This delay is due mainly to the fact that the County would have to initiate the loan process from the beginning with the EPA. In addition, this option requires a lengthy process from the Illinois Department of Natural Resources to receive Lake Michigan allocation rights.
- Assuming that the County can be approved for the low-interest loan from the Illinois Environmental Protection Agency, a 3.25% interest rate will be incorporated into the cost estimates due to the four year delay in the project. This is higher than the currently projected 2.21% interest rate quoted by the Village of Bensenville. The interest rate fluctuates on a yearly basis and has been on an upward trend over the past several years.
- A total project cost of \$9,962,555, with a 3.25% interest rate for a 20-year loan, would result in a total loan payment (principal plus interest) of \$13,755,777. Considering the 262 homes currently connected to the water service, this would result in a yearly total obligation for the 262 homes of \$687,789. Each home would be responsible for a payment of \$2,625 for the next 20 years, or \$219 per month for the loan repayment.
- Option #3 allows the County to purchase Lake Michigan water directly from the DuPage Water Commission.
- The estimated DuPage County water bill incorporating the completion of Option #3 has been prepared and shown below. It should be understood that the value shown represents a bi-monthly water charge amount as the County bills customers every two months. All rates shown are current DuPage County rates and are subject to change. The Village of Bensenville will still own, operate and bill for sanitary sewer service within the White Pines Subdivision. The sanitary sewer charge is not included in the chart below.

OPTION #3 - Anticipated DuPage Water Bill (utilizing current rates)	
NOTE: DuPage County Bills Bi-Monthly	
Usage calculated at 4,500 gallons per month (9,000 gallons bi-monthly)	
Water Consumption (2-month period)	9,000 gallons
Base Charge Per Bill (flat charge per bill)	\$ 5.78
Water Usage Charge (\$9.40 per 1,000 gallons)	\$ 84.60
Capital Buy-In Fee Charge (\$0.73 per 1,000 gallons)	\$ 6.57
White Pines Water System Improvements	\$ 438.00
TOTAL ESTIMATED BI-MONTHLY WATER BILL	\$ 534.95

Summary

This letter has detailed two possible water service alternatives that include the participation by DuPage County. Each option fully replaces the water pipes within the White Pines Subdivision. Option #1 allows DuPage County to receive their water from Bensenville, while Option #3 allows DuPage County to receive their water from the DuPage Water Commission. Residents should fully understand that both of these options are significantly more expensive than the option being presented by the Village of Bensenville. Ultimately, the DuPage County options will cost the White Pines residents more money on a monthly basis than the Village of Bensenville option. In addition, the process of watermain replacement within the White Pines Subdivision would be significantly delayed while the County pursues financing from the Illinois Environmental Protection Agency.

Should the residents of White Pines wish to pursue one of the listed DuPage County options, a petition will be required to be signed from a clear majority of the homeowners within the subdivision requesting that the County move forward with a specific option. If the Civic Association is interested in pursuing a petition, the County would request that we assist in the development of the wording for the petition. It will be necessary that the petition include the costs and conditions outlined in this letter. Once the petition is submitted to the County, it will then be presented to the Public Works Committee and County Board for consideration of project approval.

If you have any questions regarding the information contained in this letter, please do not hesitate to contact me.

Respectfully,



Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations

Cc: District 1 County Board Members
Village of Bensenville

WHITE PINES WATER SYSTEM IMPROVEMENTS
DUPAGE COUNTY OPTIONS
PREPARED: SEPTEMBER 2015

OPTION #1 DuPage County takes over White Pines Water System after full replacement of water lines and purchases water from bordering municipality.

- Assumptions:
- 1) Watermains to be replaced are identical to Bensenville plan. During final design phase of project value engineering will be completed to determine which, if any, pipes will remain in place or be rehabilitated in place.
 - 2) Village of Bensenville assumed to be the water supplier to DuPage County due to existing boundary agreements and proximity to systems.
 - 3) Storage requirements for public water systems assumed to be supplied by Village of Bensenville.
 - 4) CPI Index changes based upon average from 2010 to 2014 for Chicago area as computed by US Department of Labor
 - 5) It is anticipated that construction would be initiated in 2018 (following loan approval, design, permitting, intergovernmental agreements)
 - 6) Contribution from utility fund provided by Village of Bensenville

Project Cost Estimate:

Project Component	Component Expense
8" watermain (includes hydrants & restoration) - 13,560 feet @ \$150 per foot	\$ 2,047,500.00
8" watermain in Route 83 Right-Of-Way (incl. hydrants & restoration) - 2,250 feet @ \$200 per foot	\$ 450,000.00
12" watermain (includes hydrants & restoration) - 3,380 feet @ \$175 per foot	\$ 591,500.00
New Services To Right-Of-Way (282 homes, only 262 homes on water system @ \$2,500 per service)	\$ 705,000.00
New Private Services (moved from back to front of house for 167 homes @ \$7,500 per home)	\$ 1,252,500.00
Metering Facilities - Connection to Bensenville System (8 connection locations @ \$40,000 each)	\$ 320,000.00
<i>Sub-Total Construction Expenses</i>	<i>\$ 5,366,500.00</i>
<i>Contingency (10%)</i>	<i>\$ 536,650.00</i>
<i>Total Construction Expenses (including contingency)</i>	<i>\$ 5,903,150.00</i>
Preparation & Submission of IEPA Low Interest Loan Application	\$ 30,000.00
Final Design Engineering and Permitting (7% of construction expenses)	\$ 413,220.50
Construction Management/Resident Engineering (8% of construction expenses)	\$ 472,252.00
Administration/Legal/Easements/Permitting	\$ 175,000.00
<i>TOTAL CONSTRUCTION EXPENSES (assuming immediate construction)</i>	<i>\$ 6,993,622.50</i>
CPI Price Index Adjustment For Project Construction Delay To 2018 (1.88% per year for 3 years)	\$ 394,440.31
<i>TOTAL PROJECT ESTIMATED PROJECT EXPENSES (prior to contribution from utility fund)</i>	<i>\$ 7,388,062.81</i>
Contribution From Bensenville Unincorporated Utility Fund	\$ (900,000.00)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)	\$ 6,488,062.81

WHITE PINES WATER SYSTEM IMPROVEMENTS
DUPAGE COUNTY OPTIONS
PREPARED: SEPTEMBER 2015

OPTION #3 DuPage County takes over White Pines Water System after full replacement of water lines and purchases water from Water Commission.

- Assumptions:
- 1) Watermains to be replaced are identical to Bensenville plan. During final design phase of project value engineering will be completed to determine which, if any, pipes will remain in place or be rehabilitated in place.
 - 2) Water Commission assumed to provide water to White Pines water system (water tower storage and metering station required).
 - 3) CPI Index changes based upon average from 2010 to 2014 for Chicago area as computed by US Department of Labor
 - 4) It is anticipated that construction would be initiated in 2019 (following loan approval, design, permitting, intergovernmental agreements)
 - 5) Project dependent upon Lake Michigan allocation approval from the Illinois Department of Natural Resources
 - 6) Contribution from utility fund provided by Village of Bensenville

Project Cost Estimate:

Project Component	Component Expense
8" watermain (includes hydrants & restoration) - 13,560 feet @ \$150 per foot	\$ 2,047,500.00
8" watermain in Route 83 Right-Of-Way (incl. hydrants & restoration) - 2,250 feet @ \$200 per foot	\$ 450,000.00
12" watermain (includes hydrants & restoration) - 3,380 feet @ \$175 per foot	\$ 591,500.00
New Services To Right-Of-Way (282 homes, only 262 homes on water system @ \$2,500 per service)	\$ 705,000.00
New Private Services (moved from back to front of house for 167 homes @ \$7,500 per home)	\$ 1,252,500.00
Construction of DuPage Water Commission Metering Station	\$ 1,000,000.00
Construction of 350,000 gallon storage tank (includes land acquisition)	\$ 1,600,000.00
<i>Sub-Total Construction Expenses</i>	<i>\$ 7,646,500.00</i>
Contingency (10%)	\$ 764,650.00
<i>Total Construction Expenses (including contingency)</i>	<i>\$ 8,411,150.00</i>
Preparation & Filing of Lake Michigan Allocation Request	\$ 75,000.00
Preparation & Submission of IEPA Low Interest Loan Application	\$ 30,000.00
System Modeling Required For Design of Stand Alone System with Tower & Metering Station	\$ 75,000.00
Final Design Engineering and Permitting (7% of construction expenses)	\$ 588,780.50
Construction Management/Resident Engineering (8% of construction expenses)	\$ 672,892.00
Administration/Legal/Easements/Permitting	\$ 250,000.00
<i>TOTAL CONSTRUCTION EXPENSES (assuming immediate construction)</i>	<i>\$ 10,102,822.50</i>
CPI Price Index Adjustment For Project Construction Delay To 2019 (1.88% per year for 4 years)	\$ 759,732.25
<i>TOTAL PROJECT ESTIMATED PROJECT EXPENSES (prior to contribution from utility fund)</i>	<i>\$ 10,862,554.75</i>
Contribution From Bensenville Unincorporated Utility Fund	\$ (900,000.00)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)	\$ 9,962,554.75

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Monday, November 25, 2019 8:19 AM
To: Joseph Caracci
Subject: RE: White Pines Letter

Thanks!

From: Joseph Caracci <JCaracci@bensenville.il.us>
Sent: Monday, November 25, 2019 8:18 AM
To: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Subject: RE: White Pines Letter

Here is one of the letters.

Joe

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Monday, November 25, 2019 8:15 AM
To: Joseph Caracci <JCaracci@bensenville.il.us>
Subject: White Pines Letter

Joe --

Can I grab the letter that you sent to residents mentioning us and the health department? I have somebody calling me about it and before I return the call wanted to grab a copy and read it.

Thanks

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*



[Click here](#) to learn more about
the 2020 Census in DuPage County!

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Monday, November 25, 2019 8:15 AM
To: Joseph Caracci
Subject: White Pines Letter

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Thanks

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*



[Click here](#) to learn more about
the 2020 Census in DuPage County!

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Sunday, November 17, 2019 12:28 PM
To: dnr.grants@illinois.gov
Cc: Gina Mellenthin; Puchalski, Donald
Subject: Funding Assistance Consideration Request
Attachments: 2791_001.pdf

To Whom It May Concern:

Attached is a petition that was received by DuPage County from the residents of the White Pines Subdivision located in Bensenville, Illinois. They have requested consideration of a potential grant to help cover some, or all, of the costs associated with a water main improvement project that is required in their subdivision. This project is being completed by the Village of Bensenville and paid for primarily by the benefitted residents within the White Pines Subdivision. It should be noted that Bensenville has already received approval of SRF loan funding through the IEPA.

In review of your website, I did not see any obvious grant opportunities that might work for this project. However, if you see any opportunities that this project might qualify under, please let me know and I can work with the Village of Bensenville to forward any information or forms that would be required.

I appreciate your consideration.

Respectfully,

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*



White Pines Civic Association

<https://whitepines.info>

To Whom It May Concern:

My name is Gina Mellenthin and I am the current President of White Pines Civic Association. We stand before you once again to ask our DuPage County representatives for assistance in our long standing disagreement between the Village of Bensenville and our community.

I would like to give a history of our community to the new board members. Back in the 90's, the community of White Pines lobbied the County for two years for a grant which was awarded for 1.7 million dollars. The grant was intercepted by the Village of Bensenville and used on a community which was then forced to annex. The Department of Natural Resources/Building & Grounds are in receipt of the original copies of our petitions. The county deemed it necessary to do this project in the 90's I am certain the County realizes this project is still worthwhile. Please take the time to review our petition to apply for a grant.

In closing, we thank the County for their help, time and direction and look forward to working with them in the very near future.

Sincerely,

Gina Mellenthin & The White Pines Civic Association Team

**PETITION FOR WATER INFRASTRUCTURE GRANT
FROM THE
ILLINOIS DEPARTMENT OF NATURAL RESOURCES**

We, the undersigned, being residents of the White Pines community in Unincorporated Addison Township, County of DuPage, agree to apply for a grant to cover the project cost for the new water infrastructure in the White Pines community.

SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. <i>[Signature]</i>	17W131 Woodland	BENSENVILLE	DUPAGE	IL
2. <i>[Signature]</i>	17W148 Woodland	BENSENVILLE	DUPAGE	IL
3. <i>[Signature]</i>	17W119 Woodland	BENSENVILLE	DUPAGE	IL
4. <i>[Signature]</i>	17W106 WOODLAND	BENSENVILLE	DUPAGE	IL
5. <i>[Signature]</i>	17W061 WOODLAND AVE	BENSENVILLE	DUPAGE	IL
6. <i>[Signature]</i>		BENSENVILLE	DUPAGE	IL
7. <i>[Signature]</i>	17W146 WOODLAND	BENSENVILLE	DUPAGE	IL
8. <i>[Signature]</i>	17W146 WOODLAND	BENSENVILLE	DUPAGE	IL
9. <i>[Signature]</i>	17W173 Woodland	BENSENVILLE	DUPAGE	IL
10. <i>[Signature]</i>	17W185 Woodland Ave	BENSENVILLE	DUPAGE	IL
11. <i>[Signature]</i>	17W185 Woodland Ave	BENSENVILLE	DUPAGE	IL
12. <i>[Signature]</i>	17W159 WOODLAND	BENSENVILLE	DUPAGE	IL
13. <i>[Signature]</i>	17W159 WOODLAND	BENSENVILLE	DUPAGE	IL
14. <i>[Signature]</i>	17W205 Woodland	BENSENVILLE	DUPAGE	IL
15. <i>[Signature]</i>	17W221 Woodland	BENSENVILLE	DUPAGE	IL
16. <i>[Signature]</i>	17W205 Woodland	BENSENVILLE	DUPAGE	IL
17. <i>[Signature]</i>	17W097 Woodland Ave	BENSENVILLE	DUPAGE	IL
18. <i>[Signature]</i>	4N120 FISCHER DR.	BENSENVILLE	DUPAGE	IL
19. <i>[Signature]</i>	4N120 Fischer Dr.	BENSENVILLE	DUPAGE	IL
20. <i>[Signature]</i>	17W120 WOODLAND	BENSENVILLE	DUPAGE	IL

**PETITION FOR WATER INFRASTRUCTURE GRANT
FROM THE
ILLINOIS DEPARTMENT OF NATURAL RESOURCES**

We, the undersigned, being residents of the White Pines community in Unincorporated Addison Township, County of DuPage, agree to apply for a grant to cover the project cost for the new water infrastructure in the White Pines community.

SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. <i>[Signature]</i>	4 N 385 R. J. J. J. J.	BENSENVILLE	DUPAGE	IL
2. <i>[Signature]</i>	16 W 694 Red Oak	BENSENVILLE	DUPAGE	IL
3. <i>[Signature]</i>	16 W 694 Red Oak	BENSENVILLE	DUPAGE	IL
4. <i>[Signature]</i>	16 W 639 Red Oak	BENSENVILLE	DUPAGE	IL
5. <i>[Signature]</i>	16 W 639 Red Oak	BENSENVILLE	DUPAGE	IL
6. <i>[Signature]</i>	16 W 638 RED OAK	BENSENVILLE	DUPAGE	IL
7. <i>[Signature]</i>	16 W 638 Red Oak Ave	BENSENVILLE	DUPAGE	IL
8. <i>[Signature]</i>	16 W 620 Red Oak Ave	BENSENVILLE	DUPAGE	IL
9. <i>[Signature]</i>	16 W 620 RED OAK AVE	BENSENVILLE	DUPAGE	IL
10. <i>[Signature]</i>	16 W 688 Red Oak Ave	BENSENVILLE	DUPAGE	IL
11. <i>[Signature]</i>	16 W 710 Red Oak	BENSENVILLE	DUPAGE	IL
12. <i>[Signature]</i>	16 W 710 Red Oak	BENSENVILLE	DUPAGE	IL
13. <i>[Signature]</i>	16 W 721 RED OAK	BENSENVILLE	DUPAGE	IL
14. <i>[Signature]</i>	16 W 740 Red Oak	BENSENVILLE	DUPAGE	IL
15. <i>[Signature]</i>	16 W 740 Red Oak	BENSENVILLE	DUPAGE	IL
16. <i>[Signature]</i>	16 W 780 Red Oak	BENSENVILLE	DUPAGE	IL
17. <i>[Signature]</i>	4 N 420 BRAR LN.	BENSENVILLE	DUPAGE	IL
18. <i>[Signature]</i>	16 W 603 Red Oak	BENSENVILLE	DUPAGE	IL
19. <i>[Signature]</i>	16 W 603 RED OAK	BENSENVILLE	DUPAGE	IL
20. <i>[Signature]</i>	16 W 726 RED OAK	BENSENVILLE	DUPAGE	IL

**PETITION FOR WATER INFRASTRUCTURE GRANT
FROM THE
ILLINOIS DEPARTMENT OF NATURAL RESOURCES**

We, the undersigned, being residents of the White Pines community in Unincorporated Addison Township, County of DuPage, agree to apply for a grant to cover the project cost for the new water infrastructure in the White Pines community.

SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. <i>Alanna Johnson</i>	4N208 Ridgewood Ave	BENSENVILLE	DUPAGE	IL
2. <i>[Signature]</i>	14W 162 Forest View	BENSENVILLE	DUPAGE	IL
3. <i>[Signature]</i>	11W 662 Forest View	BENSENVILLE	DUPAGE	IL
4. <i>Mary G. [Signature]</i>	4N181 Ridgewood	BENSENVILLE	DUPAGE	IL
5. <i>[Signature]</i>	4N225 Ridgewood	BENSENVILLE	DUPAGE	IL
6. <i>[Signature]</i>	4N240 Ridgewood	BENSENVILLE	DUPAGE	IL
7. <i>[Signature]</i>	4N224 Ridgewood	BENSENVILLE	DUPAGE	IL
8. <i>[Signature]</i>	16W 700 Forest View	BENSENVILLE	DUPAGE	IL
9. <i>Cathy Lancaster</i>	16W 700 Forest View	BENSENVILLE	DUPAGE	IL
10. <i>[Signature]</i>	4N310 Hawthorn Ave	BENSENVILLE	DUPAGE	IL
11. <i>[Signature]</i>	4N371 Ridgewood Ave	BENSENVILLE	DUPAGE	IL
12. <i>[Signature]</i>	4N211 Ridgewood	BENSENVILLE	DUPAGE	IL
13. <i>[Signature]</i>	4N211 Ridgewood	BENSENVILLE	DUPAGE	IL
14. <i>[Signature]</i>	4N224 Ridgewood	BENSENVILLE	DUPAGE	IL
15. <i>[Signature]</i>	4N341 Ridgewood	BENSENVILLE	DUPAGE	IL
16. <i>[Signature]</i>	4N351 Ridgewood	BENSENVILLE	DUPAGE	IL
17. <i>[Signature]</i>	4N360 Ridgewood	BENSENVILLE	DUPAGE	IL
18. <i>[Signature]</i>	4N360 Ridgewood	BENSENVILLE	DUPAGE	IL
19. <i>[Signature]</i>	4N316 Ridgewood	BENSENVILLE	DUPAGE	IL
20. <i>[Signature]</i>	4N310 Ridgewood	BENSENVILLE	DUPAGE	IL

**PETITION FOR WATER INFRASTRUCTURE GRANT
FROM THE
ILLINOIS DEPARTMENT OF NATURAL RESOURCES**

We, the undersigned, being residents of the White Pines community in Unincorporated Addison Township, County of DuPage, agree to apply for a grant to cover the project cost for the new water infrastructure in the White Pines community.

SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. <i>Thom Shy</i>	4N180 PINE GROVE	BENSENVILLE	DUPAGE	IL
2. <i>Mike Brown</i>	4N358 Pine Grove	BENSENVILLE	DUPAGE	IL
3. <i>John Brown</i>	4N370 Pine Grove	BENSENVILLE	DUPAGE	IL
4. <i>John Brown</i>	4N370 Pine Grove	BENSENVILLE	DUPAGE	IL
5. <i>John Brown</i>	4N180 Church Rd	BENSENVILLE	DUPAGE	IL
6. <i>John Brown</i>	4N140 BRIMLEY	BENSENVILLE	DUPAGE	IL
7. <i>Deborah Pines</i>	4N180 Pine Grove	BENSENVILLE	DUPAGE	IL
8. <i>Mike Pavone</i>	4N326 Ridgewood Ave	BENSENVILLE	DUPAGE	IL
9. <i>John Brown</i>	16W710 Red Oak	BENSENVILLE	DUPAGE	IL
10. <i>Kelly Martello</i>	4N194 Pine Grove	BENSENVILLE	DUPAGE	IL
11. <i>John Brown</i>	4N210 Pine Grove	BENSENVILLE	DUPAGE	IL
12. <i>John Brown</i>	16W760 Red Oak Blvd	BENSENVILLE	DUPAGE	IL
13. <i>John Brown</i>	4N180 Church Rd	BENSENVILLE	DUPAGE	IL
14. <i>John Brown</i>	4N224 Pine Grove Ave	BENSENVILLE	DUPAGE	IL
15. <i>John Brown</i>	16W692 Chestnut	BENSENVILLE	DUPAGE	IL
16. <i>John Brown</i>	16W641 White Pine Rd	BENSENVILLE	DUPAGE	IL
17. <i>John Brown</i>	16W760 White Pine Rd	BENSENVILLE	DUPAGE	IL
18. <i>John Brown</i>	4N366 Brown	BENSENVILLE	DUPAGE	IL
19. <i>John Brown</i>	4N366 Brown	BENSENVILLE	DUPAGE	IL
20. <i>ANNA M. TARASEK</i>	4N324 HAWTHORNE AVE	BENSENVILLE	DUPAGE	IL

**PETITION FOR WATER INFRASTRUCTURE GRANT
FROM THE
ILLINOIS DEPARTMENT OF NATURAL RESOURCES**

We, the undersigned, being residents of the White Pines community in Unincorporated Addison Township, County of DuPage, agree to apply for a grant to cover the project cost for the new water infrastructure in the White Pines community.

SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. <i>Tom Kloss</i>	<i>4N252 Ridgewood Ave</i>	BENSENVILLE	DUPAGE	IL
2. <i>Wayne Bluff</i>	<i>4N252 Ridgewood Ave</i>	BENSENVILLE	DUPAGE	IL
3. <i>Chris Dugan</i>	<i>17019 Loomis Road</i>	BENSENVILLE	DUPAGE	IL
4. <i>Nancy White</i>	<i>120211 W. Oakland</i>	BENSENVILLE	DUPAGE	IL
5. <i>Phil Holden</i>	<i>4N225 Hawthorne</i>	BENSENVILLE	DUPAGE	IL
6. <i>John Doe</i>	<i>4N359 Hawthorne</i>	BENSENVILLE	DUPAGE	IL
7. <i>Ann Smith</i>	<i>4N357 Hawthorne</i>	BENSENVILLE	DUPAGE	IL
8. <i>Bob Jones</i>	<i>4N335 Pine Grove Ave</i>	BENSENVILLE	DUPAGE	IL
9. <i>Mike</i>	<i>4N371 Hawthorne Ave</i>	BENSENVILLE	DUPAGE	IL
10. <i>VZ</i>	<i>4N371 Hawthorne Ave</i>	BENSENVILLE	DUPAGE	IL
11. <i>John Doe</i>	<i>4N240 Ridgewood Ave</i>	BENSENVILLE	DUPAGE	IL
12. <i>John Doe</i>	<i>4N498 RTE 93</i>	BENSENVILLE	DUPAGE	IL
13. <i>John Doe</i>	<i>4N498 IL 93</i>	BENSENVILLE	DUPAGE	IL
14. <i>Robert A. Doe</i>	<i>4N370 Church Rd.</i>	BENSENVILLE	DUPAGE	IL
15. <i>Edward M. Peterson</i>	<i>4N370 Church Rd.</i>	BENSENVILLE	DUPAGE	IL
16. <i>John Doe</i>	<i>4N323 Ridgewood</i>	BENSENVILLE	DUPAGE	IL
17. <i>Russ Summrell</i>	<i>4N323 Ridgewood</i>	BENSENVILLE	DUPAGE	IL
18. <i>S. Salia</i>	<i>4N340 Pine Grove</i>	BENSENVILLE	DUPAGE	IL
19. <i>Shirley Bailey</i>	<i>4N359 Pine Grove Ave</i>	BENSENVILLE	DUPAGE	IL
20. <i>Thomas J. Bailey</i>	<i>4N359 Pine Grove Ave</i>	BENSENVILLE	DUPAGE	IL

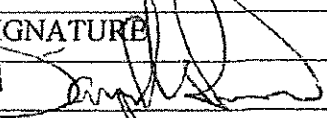



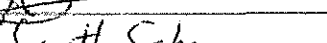
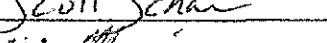
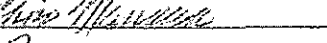
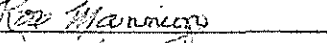


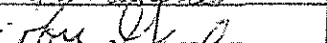

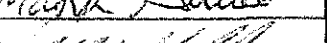
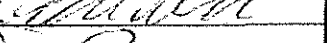

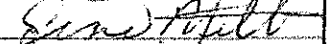
**PETITION FOR WATER INFRASTRUCTURE GRANT
FROM THE
ILLINOIS DEPARTMENT OF NATURAL RESOURCES**

We, the undersigned, being residents of the White Pines community in Unincorporated Addison Township, County of DuPage, agree to apply for a grant to cover the project cost for the new water infrastructure in the White Pines community.

SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. <i>[Signature]</i>	17 W 131 Woodland	BENSENVILLE	DUPAGE	IL
2. <i>[Signature]</i>	4W311 Pine Grove	BENSENVILLE	DUPAGE	IL
3. <i>[Signature]</i>	4N150 Church	BENSENVILLE	DUPAGE	IL
<i>[Signature]</i>	4N325 Briar Lane	BENSENVILLE	DUPAGE	IL
5. <i>[Signature]</i>	4N386 Ridgemoor	BENSENVILLE	DUPAGE	IL
6. <i>[Signature]</i>	4W401 Ridgemoor	BENSENVILLE	DUPAGE	IL
7. <i>[Signature]</i>	4N298 Pine Grove	BENSENVILLE	DUPAGE	IL
8. <i>[Signature]</i>	4N481 Briar Lane	BENSENVILLE	DUPAGE	IL
9. <i>[Signature]</i>	16W604 Forest View	BENSENVILLE	DUPAGE	IL
10. <i>[Signature]</i>	16W604 Forest View	BENSENVILLE	DUPAGE	IL
11. <i>[Signature]</i>	4W370 Church Road	BENSENVILLE	DUPAGE	IL
12. <i>[Signature]</i>	4N195 Hawthorne Ave	BENSENVILLE	DUPAGE	IL
13. <i>[Signature]</i>	7N241 PINE GROVE AVE	BENSENVILLE	DUPAGE	IL
14. <i>[Signature]</i>	7N241 PINE GROVE	BENSENVILLE	DUPAGE	IL
15. <i>[Signature]</i>	4N298 Pine Grove	BENSENVILLE	DUPAGE	IL
16. <i>[Signature]</i>	16W720 White Pine	BENSENVILLE	DUPAGE	IL
17. <i>[Signature]</i>	16W150 Red Oak Ave	BENSENVILLE	DUPAGE	IL
18. <i>[Signature]</i>	4W150 Pine Grove	BENSENVILLE	DUPAGE	IL
19. <i>[Signature]</i>	4N150 Church	BENSENVILLE	DUPAGE	IL
20. <i>[Signature]</i>	4N340 Church Rd	BENSENVILLE	DUPAGE	IL

**PETITION FOR WATER INFRASTRUCTURE GRANT
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SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. 	4N163 Hawthorne Ave	BENSENVILLE	DUPAGE	IL
2. 	4N163 Hawthorne Ave	BENSENVILLE	DUPAGE	IL
3. Dawn Brown	4N163 Hawthorne Ave	BENSENVILLE	DUPAGE	IL
4. 	4N181 Hawthorne Ave	BENSENVILLE	DUPAGE	IL
5. Scott Schan	4N181 Hawthorne Ave	BENSENVILLE	DUPAGE	IL
6. 	16W604 Forestview	BENSENVILLE	DUPAGE	IL
7. 	16W604 Forestview	BENSENVILLE	DUPAGE	IL
8. 	16W700 Forestview	BENSENVILLE	DUPAGE	IL
9. 	16W700 Forestview	BENSENVILLE	DUPAGE	IL
10. 	4N298 PINE GROVE	BENSENVILLE	DUPAGE	IL
11. Mark Duda	4N298 PINE GROVE	BENSENVILLE	DUPAGE	IL
12. 	4N150 PINE GROVE	BENSENVILLE	DUPAGE	IL
13. 	4N251 PINE GROVE	BENSENVILLE	DUPAGE	IL
14. 	4N150 PINE GROVE	BENSENVILLE	DUPAGE	IL
15. 	17W050 Woodland Ave	BENSENVILLE	DUPAGE	IL
16. 	4N386 Ridgewood	BENSENVILLE	DUPAGE	IL
17. 	4N225 Bear Lane	BENSENVILLE	DUPAGE	IL
18. 	17W078 Woodland Ave	BENSENVILLE	DUPAGE	IL
19. 	17W078 Woodland Ave	BENSENVILLE	DUPAGE	IL
20. Christopher Cotton	17W078 White Pine Rd	BENSENVILLE	DUPAGE	IL

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SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. <i>Hale Ferguson</i>	4N386 Ridgewood Ave.	BENSENVILLE	DUPAGE	IL
2. <i>Sharon Catlyn</i>	4N164 Churcett	BENSENVILLE	DUPAGE	IL
3. <i>Carol Wickell</i>	17W026 White Pine	BENSENVILLE	DUPAGE	IL
4. <i>Phil & Helen Jensen</i>	17W036 " "	BENSENVILLE	DUPAGE	IL
5. <i>G. Nelson Zapp</i>	17W019 Cedar Knb	BENSENVILLE	DUPAGE	IL
6. <i>R. Zappen</i>	17W020 Red Oak St	BENSENVILLE	DUPAGE	IL
7. <i>N. Zappen</i>	17W020 Red Oak St	BENSENVILLE	DUPAGE	IL
8. <i>B. Rosenberg</i>	17W057 White Pine	BENSENVILLE	DUPAGE	IL
9. <i>Robert & Dorothy</i>	17W185 Woodland Ave	BENSENVILLE	DUPAGE	IL
10. <i>Don & Mary DeBorja</i>	4N224 Hawthorne Ave	BENSENVILLE	DUPAGE	IL
11. <i>Robert Galt</i>	4N335 Pine Grove Ave	BENSENVILLE	DUPAGE	IL
12. <i>Betty Galt</i>	16W761 White Pine Rd	BENSENVILLE	DUPAGE	IL
13. <i>Larry Harris</i>	16W041 White Pine Rd	BENSENVILLE	DUPAGE	IL
14. <i>William Jensen</i>	4N231 BRIAR LN.	BENSENVILLE	DUPAGE	IL
15. <i>Antonia P. Thumiger</i>	16W781 WHITE PINE	BENSENVILLE	DUPAGE	IL
16. <i>Maryellen Reine</i>	4N438 Briar Ln.	BENSENVILLE	DUPAGE	IL
17. <i>Angela Stiel</i>	16W575 Red Oak	BENSENVILLE	DUPAGE	IL
18. <i>Carl W.</i>	4N150 Pine Grove Ave	BENSENVILLE	DUPAGE	IL
19. <i>Henry J. Madrox</i>	17W050 Woodland Ave	BENSENVILLE	DUPAGE	IL
20. <i>James Cook</i>	4N164 Ridgewood Ave.	BENSENVILLE	DUPAGE	IL

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SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. James Cook	4N164 RIDGEWOOD	BENSENVILLE	DUPAGE	IL
2. [Signature]	16W557 3rd Ave	BENSENVILLE	DUPAGE	IL
3. [Signature]	4N557 Briar Lane	BENSENVILLE	DUPAGE	IL
4. [Signature]	16W930 Forestview	BENSENVILLE	DUPAGE	IL
5. [Signature]	16W930 Forestview	BENSENVILLE	DUPAGE	IL
6. [Signature]	17W092 White Pine Ave	BENSENVILLE	DUPAGE	IL
7. [Signature]	17W092 White Pine Ave	BENSENVILLE	DUPAGE	IL
8. [Signature]	4N252 Pine Grove	BENSENVILLE	DUPAGE	IL
9. Joanne Barabara	174061 WOODLAND AVE	BENSENVILLE	DUPAGE	IL
10. Leslie Barabara	174061 WOODLAND AVE	BENSENVILLE	DUPAGE	IL
11. [Signature]	16W587 3rd Ave	BENSENVILLE	DUPAGE	IL
12. [Signature]	4N252 Pine Grove	BENSENVILLE	DUPAGE	IL
13. Thomas J. [Signature]	4N252 Pine Grove	BENSENVILLE	DUPAGE	IL
14. FERRY MALINOWSKI	17W092 WHITE PINE	BENSENVILLE	DUPAGE	IL
15. [Signature]	17W092 WHITE PINE	BENSENVILLE	DUPAGE	IL
16. [Signature]	4N572 Briar Lane	BENSENVILLE	DUPAGE	IL
17. [Signature]	4N311 Ridgewood	BENSENVILLE	DUPAGE	IL
18. Karen [Signature]	4N386 Hawthorne	BENSENVILLE	DUPAGE	IL
19. [Signature]	4N311 Hawthorne Ave	BENSENVILLE	DUPAGE	IL
20. [Signature]	4N225 Briar Ln	BENSENVILLE	DUPAGE	IL

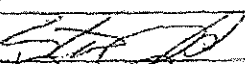

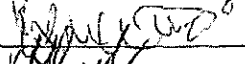

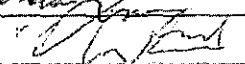
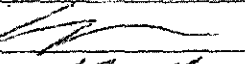
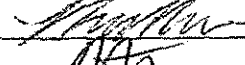

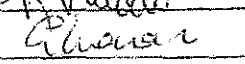



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SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. <i>Sarah Peterson</i>	4N 211 BRIDGE	BENSENVILLE	DUPAGE	IL
2. <i>Shirley Anderson</i>	4N 211 BRIDGE	BENSENVILLE	DUPAGE	IL
3. <i>Lathrop K. Smith</i>	4N 234 BRIDGE	BENSENVILLE	DUPAGE	IL
4. <i>Gina Geline</i>	4N 234 BRIDGE st. Bensenville	BENSENVILLE	DUPAGE	IL
5. <i>Phil Roy</i>	4N 150 BRIDGE Ln Ben	BENSENVILLE	DUPAGE	IL
6. <i>Phil Ferris</i>	17W 036 White Pine Rd	BENSENVILLE	DUPAGE	IL
7. <i>Phil Ferris</i>	17W 036 White Pine Rd	BENSENVILLE	DUPAGE	IL
8. <i>Phil Ferris</i>	17W 036 White Pine Rd	BENSENVILLE	DUPAGE	IL
9. <i>Phil Ferris</i>	17W 036 White Pine Rd	BENSENVILLE	DUPAGE	IL
10. <i>Phil Ferris</i>	16W 695 Crest Ave	BENSENVILLE	DUPAGE	IL
11. <i>J. Strang</i>	16W 711 Crest Ave	BENSENVILLE	DUPAGE	IL
12. <i>J. Strang</i>	16W 680 Crest Ave	BENSENVILLE	DUPAGE	IL
13. <i>Bill W. Wilson</i>	4N 180 Hawthorne	BENSENVILLE	DUPAGE	IL
14. <i>DAT WHELAN</i>	4N 180 Hawthorne	BENSENVILLE	DUPAGE	IL
15. <i>MARY LOU PILLIS</i>	4N 195 Ridgewood Ave	BENSENVILLE	DUPAGE	IL
16.		BENSENVILLE	DUPAGE	IL
17.		BENSENVILLE	DUPAGE	IL
18.		BENSENVILLE	DUPAGE	IL
19.		BENSENVILLE	DUPAGE	IL
20.		BENSENVILLE	DUPAGE	IL

**PETITION FOR WATER INFRASTRUCTURE GRANT
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SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. 	4N 324 Briar Lane	BENSENVILLE	DUPAGE	IL
2. 	4N 324 Briar Lane	BENSENVILLE	DUPAGE	IL
3. Margaretta Onwuka	4N 366 Briar Ln	BENSENVILLE	DUPAGE	IL
4. Tom Hawley	4N 366 Briar Ln	BENSENVILLE	DUPAGE	IL
5. 	NN 291 Ridgeway	BENSENVILLE	DUPAGE	IL
6. 	4N 359 Briar Ln	BENSENVILLE	DUPAGE	IL
7. 	4N 310 Briar Ln	BENSENVILLE	DUPAGE	IL
8. 	4N 325 Briar Ln	BENSENVILLE	DUPAGE	IL
9. 	4N 410 Briar	BENSENVILLE	DUPAGE	IL
10. 	4N 464 Briar	BENSENVILLE	DUPAGE	IL
11. 	4N 241 Briar	BENSENVILLE	DUPAGE	IL
12. 	4N 371 Briar Ln	BENSENVILLE	DUPAGE	IL
13. 	4N 524 Briar Ln	BENSENVILLE	DUPAGE	IL
14. 	4N 323 Briar Ln	BENSENVILLE	DUPAGE	IL
15.		BENSENVILLE	DUPAGE	IL
16.		BENSENVILLE	DUPAGE	IL
17.		BENSENVILLE	DUPAGE	IL
18.		BENSENVILLE	DUPAGE	IL
19.		BENSENVILLE	DUPAGE	IL
20.		BENSENVILLE	DUPAGE	IL

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SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. <i>[Signature]</i>	1661557 3rd Ave	BENSENVILLE	DUPAGE	IL
2. <i>[Signature]</i>	1661557 3rd Ave	BENSENVILLE	DUPAGE	IL
3. <i>[Signature]</i>	4N1360 Church Rd.	BENSENVILLE	DUPAGE	IL
4. <i>[Signature]</i>	4N180 Church Rd	BENSENVILLE	DUPAGE	IL
5. <i>[Signature]</i>	4N180 Church Rd.	BENSENVILLE	DUPAGE	IL
6. <i>[Signature]</i>	1661619 3rd Ave	BENSENVILLE	DUPAGE	IL
7. <i>[Signature]</i>	1661619 3rd Ave.	BENSENVILLE	DUPAGE	IL
8. <i>[Signature]</i>	4N323 Ridgeland Ave	BENSENVILLE	DUPAGE	IL
9. <i>[Signature]</i>	4N194 Church Rd	BENSENVILLE	DUPAGE	IL
10. <i>[Signature]</i>	4N252 Church Rd	BENSENVILLE	DUPAGE	IL
11. <i>[Signature]</i>	4N542 Church Rd	BENSENVILLE	DUPAGE	IL
12. <i>[Signature]</i>	4N342 Church Rd	BENSENVILLE	DUPAGE	IL
13.		BENSENVILLE	DUPAGE	IL
14.		BENSENVILLE	DUPAGE	IL
15.		BENSENVILLE	DUPAGE	IL
16.		BENSENVILLE	DUPAGE	IL
17.		BENSENVILLE	DUPAGE	IL
18.		BENSENVILLE	DUPAGE	IL
19.		BENSENVILLE	DUPAGE	IL
20.		BENSENVILLE	DUPAGE	IL

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SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. <i>[Signature]</i>	17W013 WHITE PINE	BENSENVILLE	DUPAGE	IL
2. <i>[Signature]</i>	17W013 WHITE PINE	BENSENVILLE	DUPAGE	IL
3. <i>[Signature]</i>	17W035 White Pine	BENSENVILLE	DUPAGE	IL
4. <i>[Signature]</i>	13W057 White Pine	BENSENVILLE	DUPAGE	IL
5. <i>[Signature]</i>	17W082 White Pine	BENSENVILLE	DUPAGE	IL
6. <i>[Signature]</i>	17W151 White Pine	BENSENVILLE	DUPAGE	IL
7. <i>[Signature]</i>	17W105 WHITE PINE	BENSENVILLE	DUPAGE	IL
8. <i>[Signature]</i>	17W058 WHITE PINE	BENSENVILLE	DUPAGE	IL
9. <i>[Signature]</i>	16W640 White Pine	BENSENVILLE	DUPAGE	IL
10. <i>[Signature]</i>	16W640 White Pine	BENSENVILLE	DUPAGE	IL
11. <i>[Signature]</i>	17W026 White Pine Rd.	BENSENVILLE	DUPAGE	IL
12.		BENSENVILLE	DUPAGE	IL
13.		BENSENVILLE	DUPAGE	IL
14.		BENSENVILLE	DUPAGE	IL
15.		BENSENVILLE	DUPAGE	IL
16.		BENSENVILLE	DUPAGE	IL
17.		BENSENVILLE	DUPAGE	IL
18.		BENSENVILLE	DUPAGE	IL
19.		BENSENVILLE	DUPAGE	IL
20.		BENSENVILLE	DUPAGE	IL

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SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. <i>[Signature]</i>	16W588 Crest Ave	BENSENVILLE	DUPAGE	IL
2. <i>[Signature]</i>	16W 698 Crest Ave	BENSENVILLE	DUPAGE	IL
3. <i>[Signature]</i>	16W 638 Crest Ave	BENSENVILLE	DUPAGE	IL
4. <i>[Signature]</i>	16W 665 Crest Ave	BENSENVILLE	DUPAGE	IL
5. <i>[Signature]</i>	16W 681 Crest Ave	BENSENVILLE	DUPAGE	IL
6. <i>[Signature]</i>	16W 708 Crest Ave	BENSENVILLE	DUPAGE	IL
7. <i>[Signature]</i>	16W 650 Crest Ave	BENSENVILLE	DUPAGE	IL
8. <i>[Signature]</i>	16W 650 Crest Ave	BENSENVILLE	DUPAGE	IL
9. <i>[Signature]</i>	16W 604 Crest Ave	BENSENVILLE	DUPAGE	IL
10. <i>[Signature]</i>	16W 604 Crest Ave	BENSENVILLE	DUPAGE	IL
11.		BENSENVILLE	DUPAGE	IL
12.		BENSENVILLE	DUPAGE	IL
13.		BENSENVILLE	DUPAGE	IL
14.		BENSENVILLE	DUPAGE	IL
15.		BENSENVILLE	DUPAGE	IL
16.		BENSENVILLE	DUPAGE	IL
17.		BENSENVILLE	DUPAGE	IL
18.		BENSENVILLE	DUPAGE	IL
19.		BENSENVILLE	DUPAGE	IL
20.		BENSENVILLE	DUPAGE	IL

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FROM THE
ILLINOIS DEPARTMENT OF NATURAL RESOURCES**

We, the undersigned, being residents of the White Pines community in Unincorporated Addison Township, County of DuPage, agree to apply for a grant to cover the project cost for the new water infrastructure in the White Pines community.

SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. B	4N 150 Hawthorne	BENSENVILLE	DUPAGE	IL
2. D. H. B. B.	4N 160 Hawthorne	BENSENVILLE	DUPAGE	IL
3. D. H. B. B.	4N 160 Hawthorne	BENSENVILLE	DUPAGE	IL
4. D. H. B. B.	4N 164 Hawthorne	BENSENVILLE	DUPAGE	IL
5. D. H. B. B.	4N 224 Hawthorne Ave	BENSENVILLE	DUPAGE	IL
6. D. H. B. B.	4N 224 Hawthorne Ave	BENSENVILLE	DUPAGE	IL
7. D. H. B. B.	4N 224 Hawthorne Ave	BENSENVILLE	DUPAGE	IL
8. D. H. B. B.	4N 370 Hawthorne	BENSENVILLE	DUPAGE	IL
9. K. B. B.	17W 120 Woodland Ave	BENSENVILLE	DUPAGE	IL
10. Tony. D. B.	4N 146 Fisher Dr.	BENSENVILLE	DUPAGE	IL
11.		BENSENVILLE	DUPAGE	IL
12.		BENSENVILLE	DUPAGE	IL
13.		BENSENVILLE	DUPAGE	IL
14.		BENSENVILLE	DUPAGE	IL
15.		BENSENVILLE	DUPAGE	IL
16.		BENSENVILLE	DUPAGE	IL
17.		BENSENVILLE	DUPAGE	IL
18.		BENSENVILLE	DUPAGE	IL
19.		BENSENVILLE	DUPAGE	IL
20.		BENSENVILLE	DUPAGE	IL

**PETITION FOR WATER INFRASTRUCTURE GRANT
FROM THE
ILLINOIS DEPARTMENT OF NATURAL RESOURCES**

We, the undersigned, being residents of the White Pines community in Unincorporated Addison Township, County of DuPage, agree to apply for a grant to cover the project cost for the new water infrastructure in the White Pines community.

SIGNATURE	STREET AND NUMBER	VILLAGE	COUNTY	STATE
1. <i>Dr. J. Gelman</i>	<i>4N 370 Ridgewood Ave</i>	BENSENVILLE	DUPAGE	IL
2. <i>W. B. B. B.</i>	<i>4N 358 Pine Grove</i>	BENSENVILLE	DUPAGE	IL
3. <i>W. B. B. B.</i>	<i>4N 400 Ridgewood Ave</i>	BENSENVILLE	DUPAGE	IL
4. <i>WITOLD B. B.</i>	<i>4N 400 Ridgewood Ave</i>	BENSENVILLE	DUPAGE	IL
5. <i>B. B. B. B.</i>	<i>— " —</i>	BENSENVILLE	DUPAGE	IL
6. <i>Rich Zappen</i>	<i>17W020 Red Oak</i>	BENSENVILLE	DUPAGE	IL
7. <i>Nancy Zappen</i>	<i>— " —</i>	BENSENVILLE	DUPAGE	IL
8. <i>CINNIE DRESSING</i>	<i>4N524 CHURCH RD</i>	BENSENVILLE	DUPAGE	IL
9. <i>CRAIG OFENLOCH</i>	<i>4N524 CHURCH RD</i>	BENSENVILLE	DUPAGE	IL
10. <i>Phyllis Anne</i>	<i>17W 141 White Pine Rd</i>	BENSENVILLE	DUPAGE	IL
11. <i>Michael Maggio</i>	<i>4N350 Brian Ln</i>	BENSENVILLE	DUPAGE	IL
12. <i>Rich Maggio</i>	<i>4N350 Brian Ln</i>	BENSENVILLE	DUPAGE	IL
13. <i>Gabrielle DeAlba</i>	<i>4N240 PINE GROVE AV.</i>	BENSENVILLE	DUPAGE	IL
14. <i>Tom Prossiti</i>	<i>4N240 PINE GROVE</i>	BENSENVILLE	DUPAGE	IL
15. <i>Alfred Schumacher</i>	<i>16W681 3RD AVE.</i>	BENSENVILLE	DUPAGE	IL
16.		BENSENVILLE	DUPAGE	IL
17.		BENSENVILLE	DUPAGE	IL
18.		BENSENVILLE	DUPAGE	IL
19.		BENSENVILLE	DUPAGE	IL
20.		BENSENVILLE	DUPAGE	IL

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Sunday, November 17, 2019 11:56 AM
To: Hoss, Paul; Stran, Jim
Cc: Joseph Caracci
Subject: 4N310 Church Road - White Pines Subdivision

Paul, Jim –

Joe Caracci, PW Director for Bensenville, got in touch with me late last week and asked about a specific new house that is being constructed in the White Pines Subdivision – 4N310 Church Road. As you are aware, Bensenville will be running new mains throughout the subdivision in the near future and moving rear yard mains to the right-of-way out front of the homes. He was wondering if it would be possible to see the approved plan to determine how they are running their service line. If possible, he would like to work with the home owner to prevent unnecessary rework of the service line in less than a year.

Please forward a copy of the plan to him at your earliest convenience. I have copied Joe on this email if you have any specific questions for him.

Thanks

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Monday, July 15, 2019 8:43 AM
To: Joseph Caracci; Evan Summers; Karen J. Ayala; Christopher R. Hoff; Kevin Dixon; Michael J. DeSmedt
Cc: Hayman, Anthony; Stran, Jim
Subject: RE: Sign-in sheet from 7/10/19 meeting

Tony –

I have included you on this email regarding the White Pines Watermain Replacement Project. Everybody on this email would like to have a quick conference call with you to discuss an issue associated with this project. Specifically, if during the course of the project a homeowner elects not to reconnect to the new public water supply and they effectively have no water service to their home, would the Building & Zoning Department issue a red tag to them and declare their home uninhabitable?

You might be able to answer this question through email if it is more convenient. I will give you a call later today to discuss your thoughts. I have also copied Jim Stran on this email as he runs the day-to-day operations of the department.

Thanks

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Joseph Caracci <JCaracci@bensenville.il.us>
Sent: Friday, July 12, 2019 2:15 PM
To: Evan Summers <ESummers@bensenville.il.us>; Karen J. Ayala <kayala@dupagehealth.org>; Christopher R. Hoff <Christopher.Hoff@dupagehealth.org>; Kevin Dixon <kdixon@dupagehealth.org>; Michael J. DeSmedt <mdesmedt@dupagehealth.org>; Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Cc: Joseph Caracci <JCaracci@bensenville.il.us>
Subject: Sign-in sheet from 7/10/19 meeting

All,

Thank you again for meeting us to discuss the White Pines Project. Attached is the sign-in sheet for your reference.

Our takeaways and action items from the meeting include:

- DuPage Health Department is supportive of our approach for the White Pines Replacement Project as it

- DuPage Health Department does NOT post homes uninhabitable but relies on a judge to issue the order upon their request.
- Nick Kottmeyer will initiate a meeting / conference call with Tony Hayman (States Attorney) to discuss getting out in front of the issue.

Hope everyone has a great weekend.

Joe

Joseph M. Caracci, P.E.
Director of Public Works



717 E. Jefferson Street, Bensenville, IL 60106
P: 630.350.3431 F: 630-594-1148 E: jcaracci@bensenville.il.us



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From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, June 19, 2019 8:44 AM
To: Joseph Caracci
Subject: Kevin Dixon
Attachments: Kevin Dixon.vcf

Kevin Dixon
Environmental Health Director
EHS

(630) 221-7216 Work
(630) 682-7979 X 7216 Work
(630) 885-7762 Mobile
k.dixon@dupagehealth.org

Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187

Telephone: (630) 407-6818
Fax: (630) 407-6701

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, November 15, 2017 2:45 PM
To: Joseph Caracci; Stran, Jim
Subject: RE: White Pines Resident - County Permit Required

Joe –

Received your message. I have copied Jim Stran, Regulatory Services Manager, on this email. He runs the day-to-day operations for the department and he will ensure that your request is noted on the property and will contact you prior to the issuance of any permits as the water system is under Bensenville's jurisdiction.

Thank You,

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Wednesday, November 15, 2017 2:24 PM
To: Kottmeyer, Nick
Cc: Evan Summers; Scott Viger; Ron Herff; Amit Thakkar
Subject: White Pines Resident - County Permit Required

Nick,

As we discussed, we were approached by an unincorporated White Pines resident that has identified an illegal water connection at the home she recently purchased. The outside sill cocks are leaking and their plumber identified that they are connected before the meter and before the shut-off valve to the home. The resident would like to make the connection right.

As they are unincorporated, I will be directing them to your building department (630-407-6700) for the permit. Please have your staff flag this address and provide a copy of the permit to me when issued. They will also have to call the Bensenville Public Works Department (630-350-3435) for the water shut off at the b-box.

The resident is

Claudia Duquene
4N241 Pine Grove
708-805-6056

Let me know if you need any additional information.

Joe

Joseph M. Caracci, P.E.
Director of Public Works



717 E. Jefferson Street, Bensenville, IL 60106
P: 630.350.3431 F: 630-594-1148 E: jcaracci@bensenville.il.us



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From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, October 12, 2016 9:24 AM
To: Joseph Caracci
Subject: Illinois American
Attachments: White Pines_Proposal_Final 091216.pdf

I will give you a call.



Mr. Richard Hermann, PE
Senior Manager, Field Services and Production
Illinois - American Water Company
1000 Internationale Parkway
Woodridge, Illinois 60517
630.739.8825
Richard.Hermann@amwater.com
www.amwater.com

September 12, 2016

White Pines Civic Association
4N 150 Pine Grove
Bensenville IL 60106

Re: Illinois American Potential Acquisition of White Pines Association Water Infrastructure

Dear Board of Directors:

Based on your letter dated April 22, 2016 requesting Illinois America's approach and financial impact of acquiring the White Pines Water System, we are providing the following information for discussion.

Upon review of the available information, our approach and pricing structures are based on two different supply potentials. Each at this time requires assumptions based on current existing conditions and will be defined further herein.

Option 1 – Illinois American Water would acquire the White Pines distribution system and be responsible for operation, maintenance, and all capital improvements. Illinois American Water would purchase water directly from the Village of Bensenville.

Option 2 – Illinois American Water would acquire the White Pines distribution system and be responsible for operation, maintenance, and all capital improvements. Illinois American Water would enter into an interim contract with Bensenville for an approximate period of three years. During that time, Illinois American Water would obtain the necessary approvals, design and build the infrastructure needed to make the modifications to the system to be able to purchase water from the DuPage Water Commission through a direct water connection.

In both instances, all infrastructure improvements would be addressed in the rate structure further described in the following information. The following summarizes our approach and the financial impacts relating to a potential acquisition as well as the potential rate impact to residents.

Sincerely,

Richard Hermann, P.E.
Senior Manager, Field Services and Production

Illinois American Water
Potential Purchase of the White Pines Civic Association Water System

OPTION 1: Illinois American Water ownership, Village of Bensenville water source

- Illinois American would make an offer of \$150 per customer / connection for the infrastructure owned by the White Pines Civic Association.
- Recommendation would be made that the funds, in Bensenville's unincorporated account allocated for White Pines Infrastructure improvements that residents have been contributing towards, would be refunded back to the residents of White Pines. Estimated balance of this fund is approximately \$1,000,000.
- Illinois American Water would be responsible for negotiations with Bensenville to establish rates for water purchased to be provided to the White Pines residents.
- White Pines residents would be placed on Illinois American Water's Zone 1 Water Tariff.
- Illinois American Water would be responsible for all system improvements within the White Pines service area under the proposed rate structure.
 - As noted in previous discussions, under proposed Bensenville or DuPage ownership the additional costs for system improvements would be the responsibility to White Pines residents. These costs have been in the range of an additional \$98 to \$146 a month to cover the capital costs needed for system improvements under the plans proposed by Bensenville or DuPage County.
 - The impact of the needed infrastructure improvements for White Pines in the case of an Illinois American Water acquisition is greatly reduced due to our ability to spread those costs across our entire tariff group over a period of time moving forward.

The rate structure quoted below is based on the rate request currently pending Illinois Commerce Commission (ICC) approval and would be adjusted accordingly based on the final ruling effective January 2017. This estimate includes purchasing water from Bensenville at a cost of 1.5 times the supply charge based on Bensenville 2016 ordinance rates.

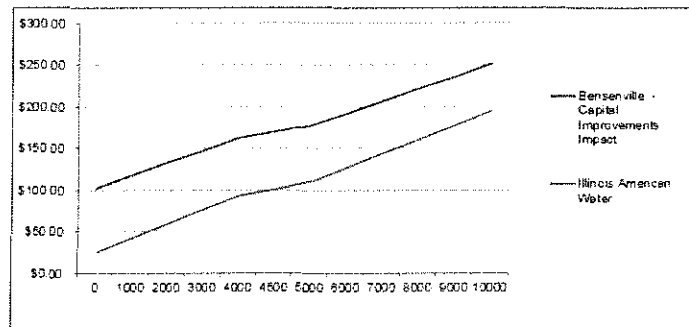
IAWC Water Service Charge based upon meter size (5/8" meter)	\$20.00
Water Usage Charge per 1,000 gallons	\$4.319
Public Fire Protection Charge based upon meter size (5/8" meter)	\$4.55
Bensenville Purchased Water Charge per 1,000 gallons (plus unaccounted for water to the extent permitted by the ICC)	\$10.73

Based on the rate structure currently in place with Bensenville, at closing the increase for the average user of around 4,500 gallons would be approximately \$26.00.

Comparing the above rate structure to White Pines residents' current usage at 4,500 gallons and **allocating future capital costs as projected by Bensenville required for the systems would be:**

Illinois American Water
Potential Purchase of the White Pines Civic Association Water System

Gallons Used	Total Monthly Bill	
	Bensenville - Capital Improvements Impact	Illinois American Water
0	\$102.93	\$24.57
1,000	\$117.79	\$41.61
2,000	\$132.65	\$58.65
3,000	\$147.51	\$75.69
4,000	\$162.37	\$92.72
4,500	\$169.80	\$101.24
5,000	\$177.23	\$109.76
6,000	\$192.09	\$126.80
7,000	\$206.95	\$143.82
8,000	\$221.81	\$160.86
9,000	\$236.67	\$177.90
10,000	\$251.53	\$194.93



Key assumptions:

- Bensenville would provide water at the defined rate in their existing ordinance - 150% of rates for customers within the Bensenville corporate limits.
- If a lower bulk rate was to be negotiated, those savings would be passed onto White Pines customers.

Option 1: Capital Improvements Approach

Upon acquisition, Illinois American Water would perform a comprehensive planning study of the White Pines water main infrastructure to develop a multi-year capital investment plan to develop a systematic water main placement program for the White Pines service area. Based on Illinois American Water's experience and competitive bidding of water main replacement technologies, we have found horizontal directional drilling to be the most cost effective, and least disruptive approach to replacement of water mains in similar neighborhoods such as White Pines. Each water main replacement project would also include the installation of new services lines from the new main to the customer's home. This approach places Illinois American Water in the position of being able to negotiate a supply contract with Bensenville, and also places Illinois American Water as the entity interfacing directly with Bensenville as the supplier.

OPTION 2: Illinois American Water ownership, interim purchased water from Bensenville - transitioning to DuPage Water Commission as source water in year 4

- Illinois American would make an offer of \$150 per customer / connection for the infrastructure owned by the White Pines Association.
- Recommendation would be made that the funds in Bensenville's unincorporated account, allocated for White Pines infrastructure improvements that residents have been contributing towards, would be an asset transferred to Illinois American Water. The Company would in turn use these funds to offset the cost of necessary infrastructure improvements required to connect to DuPage Water Commission. Estimated balance of this fund is approximately \$1,000,000.
- Illinois American Water would be responsible for negotiations with Bensenville to establish a rates agreement for the interim basis.

Illinois American Water

Potential Purchase of the White Pines Civic Association Water System

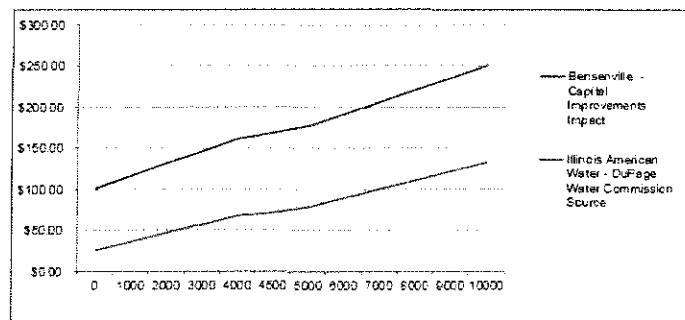
- White Pines residents would be placed on Illinois American Water's Zone 1 tariff. Bensenville rates would apply as reflected in Option 1 for the first three years until infrastructure is in place to connect to the DuPage Water Commission water source. Adjustment to the rates from Bensenville source rate of \$10.73 per 1,000 to the DuPage Water Commission rate, currently \$4.80 per 1,000, would be projected in year 4 as shown below.
- Illinois American Water would be responsible for all system improvements within the White Pines service area.
 - As noted in previous discussions, under proposed Bensenville or DuPage ownership the additional costs for system improvements would be the responsibility to White Pines residents. These costs have been in the range of an additional \$98 to \$146 a month to cover the capital costs needed for system improvements under the plans proposed by Bensenville or DuPage County.

The rate structure quoted below is based on the rate request currently pending ICC approval and would be adjusted accordingly based on the final ruling effective January 2017. The rate reduction is the difference in the source water charge from DuPage Water Commission compared to Bensenville source.

IAWC Water Service Charge based upon meter size (5/8" meter)	\$20.00
Water Usage Charge per 1,000 gallons	\$4.319
Public Fire Protection Charge based upon meter size (5/8" meter)	\$4.55
DuPage Water Commission Purchased Water Charge per 1,000 gallons (plus wheeling charges, currently \$0.68 (assumes no additional wheeling for connection to DWC / plus unaccounted for water to the extent permitted by the ICC.)	\$4.80

Comparing the above rate structure to White Pines residents' current usage at 4,500 gallons and adding the **future capital costs as projected by Bensenville required for the systems improvements compared to the Illinois American Water rates with DuPage Water Commission providing the source water would be in year 4 (assuming the current DWC and municipalities' wheeling rates):**

Gallons Used	Total Monthly Bill	
	Bensenville - Capital Improvements Impact	Illinois American Water - DuPage Water Commission Source
0	\$102.93	\$24.57
1,000	\$117.79	\$35.40
2,000	\$132.65	\$46.21
3,000	\$147.51	\$57.03
4,000	\$162.37	\$67.84
4,500	\$169.80	\$73.24
5,000	\$177.23	\$78.66
6,000	\$192.09	\$89.46
7,000	\$206.95	\$100.28
8,000	\$221.81	\$111.09
9,000	\$236.67	\$121.91
10,000	\$251.53	\$132.72



Key assumptions:

- Bensenville would provide water at the agreed upon rate in their existing ordinance at the rate of 150% of rates within the Bensenville corporate limits and enter into a short term agreement with Illinois American Water.
- If a lower bulk rate was to be negotiated, those savings would be passed onto White Pines customers.
- Property can be acquired for a site to construct a reservoir or tower to provide the required storage.
- Necessary approvals can be obtained from DuPage Water Commission, ICC, FAA, IEPA, IDNR (Lake Michigan Water Allocation), and other involved agencies.

Option 2: Capital Improvement Approach

This alternative includes the same approach, as Alternative 1, with respect to the water main infrastructure; however, this alternative proposes a change in the source of supply. Illinois American Water would engage the DuPage Water Commission for a direct water connection along Church Rd. Illinois American Water would engineer and construct a new water storage tank and metering station to supply water to the residents of White Pines directly from the DuPage Water Commission. This option assumes a suitable parcel of land can be acquired, and that appropriate zoning variances can be achieved to allow the construction of a water storage structure. While an elevated storage tank would be the preferred method of providing daily use and emergency water storage to White Pines, depending upon land options and local restrictions, a ground storage tank and booster pumps may be necessary.

Under this option, it would, however, be necessary to continue the supply of water to White Pines via the Village of Bensenville; until the infrastructure connection to DuPage Water Commission could be engineered, permitted, approved and constructed. Based on Illinois American Water's discussion with the Commission, the terms of an agreement would require that land for the construction of a water storage tank be secured (with proof of documented land rights provided) prior to the Commission solidifying a final agreement.

As an example of Illinois American Water's commitment to the residents of White Pines, IAW has been in preliminary discussions with the Bensenville Park District (BPD) in regards to potential land options along Church Rd; and has ascertained that the Park District is unable to sell the lands under their jurisdiction. The concept of a potential land lease arrangement was discussed with BPD, of which BPD indicated it would be open to consideration upon receiving an official written proposal to share with its board. The cost effectiveness of a lease arrangement, however, would have to be further evaluate, as a result of an understanding that an existing communication antennae situated on the White Pines golf course property is approximately \$2500 / month. Given the potential of a significant annualized expense for a property lease, Illinois American Water, in partnership with White Pines, would explore other property interest in the area, including potential parcels within the White Pines neighborhood.

Illinois American Water similarly has been in discussion with the DuPage County Forest Preserve in regards to potential land options; and has ascertained that the Forest Preserve cannot legally sell any property, but has the ability to grant easements. A number of the Forest Preserve land options in this vicinity are however reported to be considered ecologically and environmentally sensitive, and likely impractical to build on from a regulatory perspective. Other parcels in the area of White Pines would additionally be explored to further ascertain other land options for prospective siting of a water tank.

Illinois American Water

Potential Purchase of the White Pines Civic Association Water System

Illinois American Water is determined to deliver value to our customers by taking advantage of economies of scale and skill provided by our parent company, American Water Works. By coordinating common activities such as purchasing, engaging a broad base of employees and building common practices, American Water creates more consistent, higher quality and more cost-effective solutions for its customers. By leveraging our purchasing power as a nationwide industry leading company, American Water is able to ultimately save our customers money in many ways.

Following execution of a definitive asset purchase agreement with Illinois American Water, and approval by the Illinois Commerce Commission, the customers of White Pines would be integrated into Illinois American Water's Zone 1 Tariff group. The Zone 1 tariff group consists of approximately 257,000 water customers across eleven of Illinois American Water's thirteen service areas in Illinois. The resulting benefit to the White Pines residents of being incorporated into this larger group of customers is that the cost of capital investments are shared by the larger group of customers. Additionally, under Illinois American Water utility ownership and operations, no debt service charges or monthly capital recovery charges would be passed along to residents when capital infrastructure investments are made.

Assumption / Issues requiring resolution:

1. Evidence of ownership of the assets of White Pines
2. Land available for storage required for DuPage Water Commission Source
 - a. Park District negotiations
 - b. Final cost of land impacts
3. Bensenville agreements for long / short term water supply
4. Memo of Understanding with DuPage Water Commission
5. IDNR Lake Michigan Water allocation confirmation of transfer from Bensenville / White Pines to Illinois American Water
6. ICC approval of cost for revising source water from Bensenville to DuPage Water Commission
7. FAA approval for tower construction

Please be advised that the material in this document is for informational purposes only and does not constitute a legally binding commitment or agreement of the parties. Statements herein as to what either party may or will do are otherwise so expressed for convenience only.

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Thursday, July 14, 2016 9:03 AM
To: Joseph Caracci
Subject: White Pines Info

Joe –

Whenever you get a chance, please send over the latest and greatest Burke report/presentation. Probably just the presentation that we made to the residents earlier in the year. Once I get whatever you send, I will forward to our board member Sam. Guessing he will then forward to the resident that has been emailing him regularly.

Thanks

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, June 29, 2016 8:17 AM
To: Joseph Caracci
Subject: FW: White Pines Letter

Joe –

Looks like I am going to hold off on the letter – I will let you know if it changes.

Nick

From: Gina Mellenthin [mailto:ginamellenthin@yahoo.com]
Sent: Tuesday, June 28, 2016 5:32 PM
To: Kottmeyer, Nick
Subject: Re: White Pines Letter

Nick if we can coordinate all three people together to get their information I agree it probably would be a better way to go hold that thought for one minute

Sent from my iPhone

On Jun 28, 2016, at 3:34 PM, Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org> wrote:

Gina –

I was about ready to mail off the letters and had a quick question for you. I am concerned that it may be confusing to everybody that they are only receiving one option to review. Does it make sense that all three of the options are sent to the residents together with a cover letter. That way they can compare and contrast right away.

Let me know how you would like me to proceed.

Thanks

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Friday, June 24, 2016 3:47 PM
To: Joseph Caracci
Subject: FW: Send data from MFP07826207 06/24/2016 15:36
Attachments: DOC062416-06242016153640.pdf

Joe -

Cover letter - take a look since I it includes reference to your letter. Let me know if you are good with it.

Nick



DUPAGE
COUNTY

Wastewater

Water

Drainage

Permitting

PUBLIC WORKS DEPARTMENT

630-407-6800
Fax: 630-407-6701
publicworks@ec.dupageco.org

www.dupageco.org/publicworks

June 24, 2016

RE: White Pines Water Improvement Project
DuPage County Service Options

Dear White Pines Resident:

The White Pines Civic Association (WPCA) recently requested that DuPage County provide updated and amended county water service options originally provided to the residents of the White Pines Subdivision. Specifically, the Civic Association requested that the County incorporate any new information resulting from the Christopher B. Burke Engineering Study being prepared for the Village of Bensenville. A copy of our updated option analysis has also been included with this letter.

It should be noted that both options being presented are maximum project expense numbers. As stated within the letter to the White Pines Civic Association, both of the DuPage County service options are more expensive than the Village of Bensenville service alternative. This is due primarily to the fact that if the residents select DuPage County as the service provider, the project will be delayed several years as the financing, permits and required intergovernmental agreements are secured. The Village of Bensenville option has already been distributed to the Civic Association and can be found on the Bensenville website at www.bensenville.il.us. Click on the departments tab on the top of the page and the information is under the Public Works option.

Should the residents of White Pines wish to pursue one of the listed DuPage County options, a petition will be required to be signed from a clear majority of the homeowners within the subdivision requesting that the County move forward with a specific option. If residents are interested in pursuing a petition, the county would request that we assist in the development of the wording for the petition. It will be necessary that the petition include the costs and conditions of a specific option. Once the petition is submitted, it will then be presented to the Public Works Committee and County Board for consideration of project approval.

Please contact this office at (630) 407-6800 if you have any questions.

Respectfully,

Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Friday, May 20, 2016 1:15 PM
To: kellywpca@gmail.com; Gina Mellenthin (ginamellenthin@yahoo.com)
Cc: Joseph Caracci
Subject: White Pines Water System Improvements - DuPage County Option
Attachments: DOC052016-05202016130654.pdf

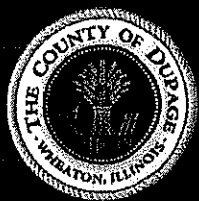
Attached please find the updated DuPage County options for the rehabilitation of the White Pines Water System as requested by the White Pines Civic Association. These have been updated to incorporate the findings to date from the on-going Christopher B. Burke engineering analysis being completed by Bensenville. I have provided two distinct options for your consideration. One option purchases the water from Bensenville while the other option purchases the water directly from the DuPage Water Commission.

Please let me know if you have any questions.

Respectfully,

Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187

Telephone: (630) 407-6818
Fax: (630) 407-6701



**DUPAGE
COUNTY**

Wastewater

Water

Drainage

Permitting

PUBLIC WORKS DEPARTMENT

630-407-6800
Fax: 630-407-6701
publicworks@ec.dupageco.org

www.dupageco.org/publicworks

May 20, 2016

White Pines Civic Association
4N150 Pine Grove
Bensenville, IL 60106

RE: DuPage County Water Service Option
White Pines Subdivision

Dear Board of Directors:

I am in receipt of your April 22, 2016 letter requesting that DuPage County update/amend our original options as submitted in September, 2015 for DuPage County to provide water to the White Pines Subdivision. In this request you have asked DuPage County to change, review, amend, and/or edit such proposals with any and all information resulting from but not limited to the completed Burke study that was shared with the WPCA in March of 2016.

DuPage County has reviewed their initial proposal from September of 2015 and has now developed two distinct options for the consideration of the White Pines residents. These are as follows:

Option 1 – This option follows the recommendations of the Christopher B. Burke (CBBEL) study that was presented in March of 2016 with respect to pipe replacement throughout the White Pines Subdivision. The pipes that are being replaced, relined or will remain in place in this option are identical to the CBBEL recommendations shown in their Exhibit B-1 (included). This option includes the replacement of all existing services within the subdivision. DuPage County would own and operate the system but would purchase water directly from the Village of Bensenville.

Option 2 – This option follows the recommendations of the Christopher B. Burke (CBBEL) study that was presented in March of 2016 with respect to pipe replacement throughout the White Pines Subdivision. The pipes that are being replaced, relined or to remain in place in this option are identical to the CBBEL recommendations shown in their Exhibit B-1 (included). This option includes the replacement of all existing services within the subdivision. DuPage County would own and operate the system, build a new water storage tank and construct a metering station required for a direct connection to the DuPage Water Commission. The County would then purchase the water directly from the Water Commission.

It should be noted that the two options being presented are identical except for the source of the water being provided to the White Pines Association and the specific construction requirements associated with the differing sources of the water.

The following summarizes our preliminary findings and cost estimates for each of the requested options.

Option 1

This option follows the recommendation of the Christopher B. Burke (CBBEL) study that was presented in March of 2016 with respect to pipe replacement throughout the White Pines Subdivision with DuPage County purchasing the water from the Village of Bensenville. A detailed preliminary cost estimate has been attached that shows the breakdown of expenses as well as the water mains that will be replaced as part of this project. The following summarizes our estimates and key considerations for the residents of White Pines.

- Pipes will be replaced within the White Pines Subdivision as shown on CBBEL Exhibit B-1 (included).
- The total DuPage County cost estimate for this option was determined to be \$7,016,223. After factoring in the \$1,000,000 contribution from the Bensenville Unincorporated Utility Fund, the total cost to the residents of White Pines would be approximately \$6.02 Million.
- It should be noted that approximately \$400,000 of this estimate is related to the estimated 3-year delay in construction that would be required for implementation of this option. This delay is due mainly to the fact that the County would have to initiate the loan process from the beginning with the EPA.
- Assuming that the County can be approved for the low-interest loan from the Illinois Environmental Protection Agency, a 3.00% interest rate will be incorporated into the cost estimates due to the three year delay in the project. This is higher than the currently projected 2.00% interest rate quoted by the Village of Bensenville. The interest rate fluctuates on a yearly basis and has been on an upward trend over the past several years.
- A total project loan amount of \$6,016,223, with a 3.00% interest rate for a 20-year loan, would result in a total loan payment (principal plus interest) of \$8,087,694. Considering the 230 homes currently connected to the water service (as supplied by Bensenville), this would result in a yearly total obligation for the 230 homes of \$404,385. Each home would be responsible for a payment of \$1,758 for the next 20 years, or \$146.50 per month for the loan repayment (\$293 bi-monthly).
- The estimate being provided includes the replacement of all current water services within the subdivision due to the concern over the possible presence of lead joints in the services. During the final design process it will be determined which services do not contain lead and will remain in place.
- Residents of White Pines should be aware that this option requires that the County purchase water from a local provider. The County anticipates that Bensenville would likely be the only feasible local provider of the Lake Michigan Water. Obtaining water from other providers would likely add considerable expense to the total project cost, as infrastructure would need to be extended into the subdivision to supply the water. This issue will be further examined during final design.
- If an agreement can be negotiated between Bensenville and DuPage County for the supply of water, it would be anticipated that Bensenville would charge a mark-up for the Lake Michigan water delivered through their system to the new DuPage County water system. At this time, a mark-up of \$2.50 per 1,000 gallons was assumed to be charged by the Village of Bensenville. This constitutes approximately a 50% mark-up from the raw Lake Michigan water rates now being charged by the DuPage Water Commission.

- The estimated DuPage County water bill incorporating the completion of Option #1 has been prepared and shown below. It should be understood that the value shown represents a bi-monthly water charge amount as the County bills customers every two months. All rates shown are current DuPage County rates and are subject to change. The Village of Bensenville will still own, operate and bill for sanitary sewer service within the White Pines Subdivision. The sanitary sewer charge is not included in the chart below.

OPTION #1 - Anticipated DuPage Water Bill (utilizing current rates)	
NOTE: DuPage County Bills Bi-Monthly	
Usage calculated at 4,500 gallons per month (9,000 gallons bi-monthly)	
Water Consumption (2-month period)	9,000 gallons
Base Charge Per Bill (flat charge per bill)	\$ 5.78
Water Usage Charge (\$9.40 per 1,000 gallons)	\$ 84.60
Capital Buy-In Fee Charge (\$0.73 per 1,000 gallons)	\$ 6.57
Village of Bensenville Provider Mark-Up (assumed to be \$2.50 per 1,000 gallons of water)	\$ 22.50
White Pines Water System Improvements (\$1,758 per year divided equally over 6 billing cycles)	\$ 293.00
TOTAL ESTIMATED BI-MONTHLY WATER BILL	\$ 412.45

Option 2

This option follows the recommendation of the Christopher B. Burke (CBBEL) study that was presented in March of 2016 with respect to pipe replacement throughout the White Pines Subdivision with DuPage County purchasing the water directly from the DuPage Water Commission. A detailed preliminary cost estimate has been attached that shows the breakdown of expenses as well as the watermains that will be replaced as part of this project. The following summarizes our estimates and key considerations for the residents of White Pines.

- Pipes will be replaced within the White Pines Subdivision as shown on CBBEL Exhibit B-1 (included).
- A ground level tank was requested for this alternative by the White Pines Civic Association. Until very detailed system modeling, site selection, topographic survey and system demands are determined during final design, a standard elevated storage tank was assumed.
- The total DuPage County cost estimate for this option was determined to be \$10,462,244. After factoring in the \$1,000,000 contribution from the Bensenville Unincorporated Utility Fund, the total cost to the residents of White Pines would be approximately \$9.5 Million.
- It should be noted that approximately \$575,000 of this estimate is related to the estimated 3-year delay in construction that would be required for implementation of this option. This delay is due mainly to the fact that the County would have to initiate the loan process from the beginning with the EPA. In addition, this option requires a lengthy process from the Illinois Department of Natural Resources to receive Lake Michigan allocation rights.

- Assuming that the County can be approved for the low-interest loan from the Illinois Environmental Protection Agency, a 3.00% interest rate will be incorporated into the cost estimates due to the three year delay in the project. This is higher than the currently projected 2.00% interest rate quoted by the Village of Bensenville. The interest rate fluctuates on a yearly basis and has been on an upward trend over the past several years.
- A total project loan amount of \$9,462,244, with a 3.00% interest rate for a 20-year loan, would result in a total loan payment (principal plus interest) of \$12,720,000. Considering the 230 homes currently connected to the water service (as supplied by Bensenville), this would result in a yearly total obligation for the 230 homes of \$636,011. Each home would be responsible for a payment of \$2,765 for the next 20 years, or \$230.42 per month for the loan repayment (\$461 bi-monthly).
- The estimate being provided includes the replacement of all current water services within the subdivision due to the concern over the possible presence of lead joints in the services. During the final design process it will be determined which services do not contain lead and will remain in place.
- This option allows the County to purchase water directly from the DuPage Water Commission through a metering station connection that will be required to be constructed as part of this option.
- The estimated DuPage County water bill incorporating the completion of Option #2 has been prepared and shown below. It should be understood that the value shown represents a bi-monthly water charge amount as the County bills customers every two months. All rates shown are current DuPage County rates and are subject to change. The Village of Bensenville will still own, operate and bill for sanitary sewer service within the White Pines Subdivision. The sanitary sewer charge is not included in the chart below.

OPTION #2 - Anticipated DuPage Water Bill (utilizing current rates)	
NOTE: DuPage County Bills Bi-Monthly	
Usage calculated at 4,500 gallons per month (9,000 gallons bi-monthly)	
Water Consumption (2-month period)	9,000 gallons
Base Charge Per Bill (flat charge per bill)	\$ 5.78
Water Usage Charge (\$9.40 per 1,000 gallons)	\$ 84.60
Capital Buy-In Fee Charge (\$0.73 per 1,000 gallons)	\$ 6.57
White Pines Water System Improvements (\$2,765 per year divided equally over 6 billing cycles)	\$ 461.00
TOTAL ESTIMATED BI-MONTHLY WATER BILL	\$ 557.95

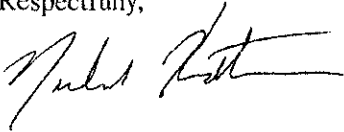
Summary

This letter has detailed two possible water service alternatives that include the participation by DuPage County. Each option follows the pipe replacement plan as presented by Christopher B. Burke Engineering, Ltd. in their presentation to the White Pines Civic Association in March of 2016. Option #1 allows DuPage County to receive their water from Bensenville, while Option #2 allows DuPage County to receive their water from the DuPage Water Commission. Residents should fully understand that both of these options appear to be more expensive then the option being presented by the Village of Bensenville. In addition, the process of watermain replacement within the White Pines Subdivision would be significantly delayed while the County pursues financing from the Illinois Environmental Protection Agency. This delay in project completion will likely result in higher interest rates and overall project cost escalation.

Should the residents of White Pines wish to pursue one of the listed DuPage County options, a petition will be required to be signed from a clear majority of the homeowners within the subdivision requesting that the County move forward with a specific option. Typically, this percentage has been required to be at least 60 to 70% of the residents before DuPage County will consider progression of the project. If the Civic Association is interested in pursuing a petition, the County would request that we assist in the development of the wording for the petition. It will be necessary that the petition include the costs and conditions outlined in this letter. Once the petition is submitted to the County, it will then be presented to the Public Works Committee and County Board for consideration of project approval.

If you have any questions regarding the information contained in this letter, please do not hesitate to contact me.







Respectfully,

A handwritten signature in black ink, appearing to read "Nick Kottmeyer", written in a cursive style.

Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations

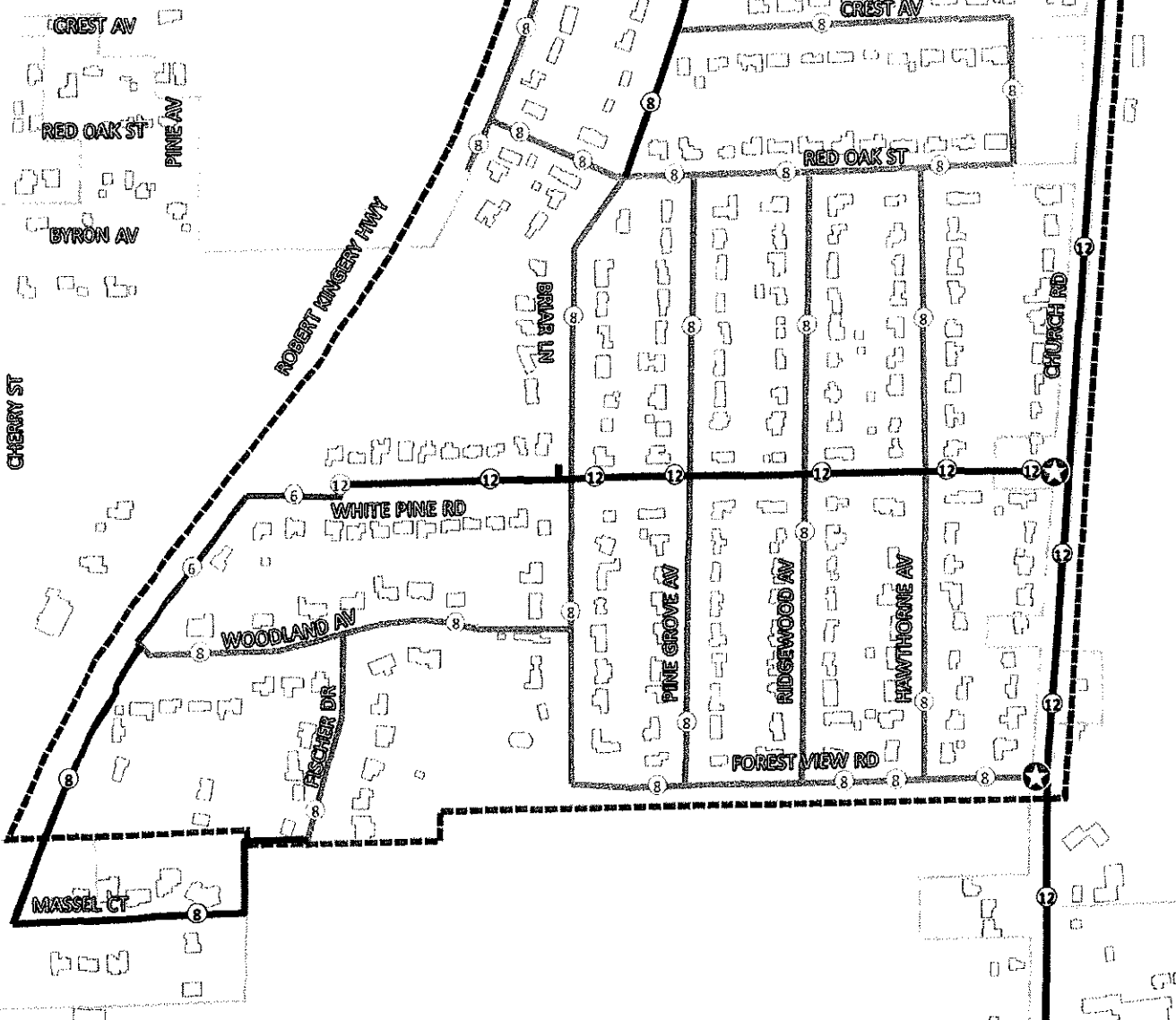
Cc: District 1 County Board Members
Joseph Caracci, P.E. – Director of Public Works, Village of Bensenville

Legend

-  Existing Water Main to Remain
-  Proposed Water Main
-  Existing Water Main to be Lined
-  Proposed Meter Station
-  Project Limits
-  Village Limits



0 250 500 1,000
Feet
1 inch = 500 feet



CLIENT:



**VILLAGE OF
BENSENVILLE**

TITLE:

WHITE PINES AREA RECOMMENDED PROJECT

PROJ. NO. 120433

DATE: 02-17-16

SHEET 1 OF 1

DRAWING NO.

EXH D-1



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W. Higgins Road, Suite 600 • Rosemont, Illinois 60018 • (847) 823-0500

DSGN.		SCALE:	1:6000
DWN.		AUTHOR:	DWALTERS
CHKD.		PLOT DATE:	2/18/2016
FILE:	Recommended Project		

OPTION 2 - Replacement/Rehabilitation of Identified Pipes & Services, Water Service By DuPage County & Water Purchased From DuPage Water Commission

Assumptions:

- 1) Watermains to be replaced/relined are based upon most current data. During final design phase of project value engineering will be completed to determine final design plans or bidding options for rehabilitation.
- 2) Water Commission assumed to be the water supplier to DuPage County (water tower storage and metering station required).
- 3) Project dependent upon Lake Michigan allocation approval from the Illinois Department of Natural Resources and design approval by the DuPage Water Commission.
- 4) CPI Index changes based upon average from 2010 to 2014 for Chicago area as computed by US Department of Labor
- 5) It is anticipated that construction would be initiated in 2019 (following loan approval, design, permitting, intergovernmental agreements)
- 6) Contribution from utility fund provided by Village of Bensenville

Project Item	Planned Action/Description	Unit	Quantity	Unit Price	Price Extension
Watermain					
Crest Avenue - 8"	complete replacement	ft	1200	\$ 175	\$ 210,000
Red Oak Street (includes Crest connect) - 8"	complete replacement	ft	2250	\$ 175	\$ 393,750
Hawthorne Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
Ridgewood Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
Pine Grove Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
3rd Avenue - 8"	main sufficient, new services only	ft	0	\$ 175	\$ -
Briar Lane (Red Oak to 3rd Avenue) - 8"	main sufficient, new services only	ft	0	\$ 175	\$ -
Briar Lane (Red Oak to Forestview) - 8"	complete replacement	ft	2025	\$ 175	\$ 354,375
Route 83 Right-Of-Way - 8"	complete replacement	ft	1050	\$ 175	\$ 183,750
Woodland Avenue - 8"	complete replacement	ft	1500	\$ 175	\$ 262,500
Fischer Drive - 8"	complete replacement	ft	725	\$ 175	\$ 126,875
Forest View - 8"	complete replacement	ft	1525	\$ 175	\$ 266,875
Route 83 Frontage Road - 8"	relining of existing pipe, new services	ft	925	\$ 220	\$ 203,500
White Pines Road - 12"	main sufficient, new services only	ft	0	\$ 175	\$ -
Church Road - 12"	main sufficient, new services only	ft	0	\$ 175	\$ -
Water Service Replacements					
Main To B-Box	quantity determined from 290 total parcels minus recent new services	each	235	\$ 2,500	\$ 587,500
B-Box To Back Of House	quantity determined from number of homes that currently receive service from rear yard mains	each	159	\$ 5,500	\$ 874,500
B-Box To Front of House	quantity determined from total water customers (230) minus number of new services to rear of house	each	71	\$ 2,500	\$ 177,500
Metering Station & Water Storage Tank					
DuPage Water Commission Metering Station	required for connection to DuPage Water Commission	each	1	\$ 1,100,000	\$ 1,100,000
350,000 Gallon Storage Tank	includes land acquisition	each	1	\$ 1,800,000	\$ 1,800,000
SUB-TOTAL CONSTRUCTION EXPENSES					\$ 7,564,875
Construction Contingency	10% of Total Construction Cost				\$ 756,488
Lake Michigan Allocation Request	obtain required Lake Michigan allocation approval from IEPA				\$ 75,000
System Modeling For Stand Alone System	system modeling required for metering station and storage tank design				\$ 75,000
Preparation & Submission of IEPA Loan App.	Required for approval of low interest loan program				\$ 30,000
Final Design Engineering & Permitting	7% of Total Construction Cost (including contingency)				\$ 582,495
Construction Management/Resident Eng.	9% of Total Construction Cost (including contingency)				\$ 665,709
Administration/Legal/Easements/Permitting	3.5% of Total Construction Cost (including contingency)				\$ 291,248
TOTAL CONSTRUCTION EXPENSES					\$ 9,890,815
CPI Price Index Adjustment	Assumed project delay until 2019 (1.88% per year for 3 years)				\$ 571,429
TOTAL ESTIMATED PROJECT EXPENSES					\$ 10,462,244
Contribution From Bensenville	Funds To Be Contributed From Unincorporated Utility Fund				(1,000,000)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)					\$ 9,462,244

OPTION 1 - Replacement/Rehabilitation of Identified Pipes & Services, Water Service By DuPage County & Water Purchased From Bensenville

Assumptions:

- 1) Watermains to be replaced/relined are based upon most current data. During final design phase of project value engineering will be completed to determine final design plans or bidding options for rehabilitation.
- 2) Village of Bensenville assumed to be the water supplier to DuPage County due to existing boundary agreements and proximity to systems.
- 3) Storage requirements for public water systems assumed to be supplied by Village of Bensenville.
- 4) CPI Index changes based upon average from 2010 to 2014 for Chicago area as computed by US Department of Labor
- 5) It is anticipated that construction would be initiated in 2019 (following loan approval, design, permitting, intergovernmental agreements)
- 6) Contribution from utility fund provided by Village of Bensenville

OPTION 1 - Replacement/Rehabilitation of Identified Pipes & Services, Water Service By DuPage County & Water Purchased From Bensenville

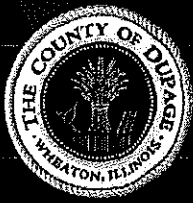
Project Item	Planned Action/Description	Unit	Quantity	Unit Price	Price Extension
Watermain					
Crest Avenue - 8"	complete replacement	ft	1200	\$ 175	\$ 210,000
Red Oak Street (includes Crest connect) - 8"	complete replacement	ft	2250	\$ 175	\$ 393,750
Hawthorne Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
Ridgewood Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
Pine Grove Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
3rd Avenue - 8"	main sufficient, new services only	ft	0	\$ 175	\$ -
Briar Lane (Red Oak to 3rd Avenue) - 8"	main sufficient, new services only	ft	0	\$ 175	\$ -
Briar Lane (Red Oak to Forestview) - 8"	complete replacement	ft	2025	\$ 175	\$ 354,375
Route 83 Right-Of-Way - 8"	complete replacement	ft	1050	\$ 175	\$ 183,750
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White Pines Road - 12"	main sufficient, new services only	ft	0	\$ 175	\$ -
Church Road - 12"	main sufficient, new services only	ft	0	\$ 175	\$ -
Water Service Replacements					
Main To B-Box	quantity determined from 290 total parcels minus recent new services	each	235	\$ 2,500	\$ 587,500
B-Box To Back Of House	quantity determined from number of homes that currently receive service from rear yard mains	each	159	\$ 5,500	\$ 874,500
B-Box To Front of House	quantity determined from total water customers (230) minus number of new services to rear of house	each	71	\$ 2,500	\$ 177,500
Metering Facilities (Bensenville Water)					
Briar Lane @ 3rd Avenue	Allows separate of WP system from Bensenville	each	1	\$ 120,000	\$ 120,000
White Pines @ Church Road	Allows separate of WP system from Bensenville	each	1	\$ 140,000	\$ 140,000
Forest View Drive @ Church Road	Allows separate of WP system from Bensenville	each	1	\$ 140,000	\$ 140,000
SUB-TOTAL CONSTRUCTION EXPENSES				\$ 5,064,875	
Construction Contingency	10% of Total Construction Cost				\$ 506,488
Preparation & Submission of IEPA Loan App.	Required for approval of low interest loan program				\$ 30,000
Final Design Engineering & Permitting	7% of Total Construction Cost (including contingency)				\$ 389,995
Construction Management/Resident Eng.	9% of Total Construction Cost (including contingency)				\$ 445,709
Administration/Legal/Easements/Permitting	3.5% of Total Construction Cost (including contingency)				\$ 194,998
TOTAL CONSTRUCTION EXPENSES				\$ 6,632,065	
CPI Price Index Adjustment	Assumed project delay until 2019 (1.88% per year for 3 years)				\$ 384,158
TOTAL ESTIMATED PROJECT EXPENSES				\$ 7,016,223	
Contribution From Bensenville	Funds To Be Contributed From Unincorporated Utility Fund				(1,000,000)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)				\$ 6,016,223	

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Friday, May 20, 2016 11:30 AM
To: Joseph Caracci; Reese, Sean
Subject: White Pines - County Option DRAFT
Attachments: DOC052016-05202016111812.pdf

Here is our first cut draft. Let me know if anybody has any concerns. I am looking to send it off to the association after lunch. Joe, I still want to confirm that 230 customer number.

Thanks

Nick



DUPAGE
COUNTY

Wastewater

Water

Drainage

Permitting

PUBLIC WORKS DEPARTMENT

630-407-6800

Fax: 630-407-6701

publicworks@ec.dupageco.org

www.dupageco.org/publicworks

May 20, 2016

White Pines Civic Association
4N150 Pine Grove
Bensenville, IL 60106

RE: DuPage County Water Service Option
White Pines Subdivision

Dear Board of Directors:

I am in receipt of your April 22, 2016 letter requesting that DuPage County update/amend our original options as submitted in September, 2015 for DuPage County to provide water to the White Pines Subdivision. In this request you have asked DuPage County to change, review, amend, and/or edit such proposals with any and all information resulting from but not limited to the completed Burke study that was shared with the WPCA in March of 2016.

DuPage County has reviewed their initial proposal from September of 2015 and has now developed two distinct options for the consideration of the White Pines residents. These are as follows:

Option 1 – This option follows the recommendations of the Christopher B. Burke (CBBEL) study that was presented in March of 2016 with respect to pipe replacement throughout the White Pines Subdivision. The pipes that are being replaced, relined or will remain in place in this option are identical to the CBBEL recommendations shown in their Exhibit B-1 (included). This option includes the replacement of all existing services within the subdivision. DuPage County would own and operate the system but would purchase water directly from the Village of Bensenville.

Option 2 – This option follows the recommendations of the Christopher B. Burke (CBBEL) study that was presented in March of 2016 with respect to pipe replacement throughout the White Pines Subdivision. The pipes that are being replaced, relined or to remain in place in this option are identical to the CBBEL recommendations shown in their Exhibit B-1 (included). This option includes the replacement of all existing services within the subdivision. DuPage County would own and operate the system, build a new water storage tank and construct a metering station required for a direct connection to the DuPage Water Commission. The County would then purchase the water directly from the Water Commission.

It should be noted that the two options being presented are identical except for the source of the water being provided to the White Pines Association and the specific construction requirements associated with the differing sources of the water.

The following summarizes our preliminary findings and cost estimates for each of the requested options.

Option 1

This option follows the recommendation of the Christopher B. Burke (CBBEL) study that was presented in March of 2016 with respect to pipe replacement throughout the White Pines Subdivision with DuPage County purchasing the water from the Village of Bensenville. A detailed preliminary cost estimate has been attached that shows the breakdown of expenses as well as the watermain that will be replaced as part of this project. The following summarizes our estimates and key considerations for the residents of White Pines.

- Pipes will be replaced within the White Pines Subdivision as shown on CBBEL Exhibit B-1 (included).
- The total DuPage County cost estimate for this option was determined to be \$7,016,223. After factoring in the \$1,000,000 contribution from the Bensenville Unincorporated Utility Fund, the total cost to the residents of White Pines would be approximately \$6.02 Million.
- It should be noted that approximately \$400,000 of this estimate is related to the estimated 3-year delay in construction that would be required for implementation of this option. This delay is due mainly to the fact that the County would have to initiate the loan process from the beginning with the EPA.
- Assuming that the County can be approved for the low-interest loan from the Illinois Environmental Protection Agency, a 3.00% interest rate will be incorporated into the cost estimates due to the three year delay in the project. This is higher than the currently projected 2.00% interest rate quoted by the Village of Bensenville. The interest rate fluctuates on a yearly basis and has been on an upward trend over the past several years.
- A total project loan amount of \$6,016,223, with a 3.00% interest rate for a 20-year loan, would result in a total loan payment (principal plus interest) of \$8,087,694. Considering the 230 homes currently connected to the water service (as supplied by Bensenville), this would result in a yearly total obligation for the 230 homes of \$404,385. Each home would be responsible for a payment of \$1,758 for the next 20 years, or \$146.50 per month for the loan repayment (\$293 bi-monthly).
- The estimate being provided includes the replacement of all current water services within the subdivision due to the concern over the possible presence of lead joints in the services. During the final design process it will be determined which services do not contain lead and will remain in place.
- Residents of White Pines should be aware that this option requires that the County purchase water from a local provider. The County anticipates that Bensenville would likely be the only feasible local provider of the Lake Michigan Water. Obtaining water from other providers would likely add considerable expense to the total project cost, as infrastructure would need to be extended into the subdivision to supply the water. This issue will be further examined during final design.
- If an agreement can be negotiated between Bensenville and DuPage County for the supply of water, it would be anticipated that Bensenville would charge a mark-up for the Lake Michigan water delivered through their system to the new DuPage County water system. At this time, a mark-up of \$2.50 per 1,000 gallons was assumed to be charged by the Village of Bensenville. This constitutes approximately a 50% mark-up from the raw Lake Michigan water rates now being charged by the DuPage Water Commission.

- The estimated DuPage County water bill incorporating the completion of Option #1 has been prepared and shown below. It should be understood that the value shown represents a bi-monthly water charge amount as the County bills customers every two months. All rates shown are current DuPage County rates and are subject to change. The Village of Bensenville will still own, operate and bill for sanitary sewer service within the White Pines Subdivision. The sanitary sewer charge is not included in the chart below.

OPTION #1 - Anticipated DuPage Water Bill (utilizing current rates)	
NOTE: DuPage County Bills Bi-Monthly	
Usage calculated at 4,500 gallons per month (9,000 gallons bi-monthly)	
Water Consumption (2-month period)	9,000 gallons
Base Charge Per Bill (flat charge per bill)	\$ 5.78
Water Usage Charge (\$9.40 per 1,000 gallons)	\$ 84.60
Capital Buy-In Fee Charge (\$0.73 per 1,000 gallons)	\$ 6.57
Village of Bensenville Provider Mark-Up (assumed to be \$2.50 per 1,000 gallons of water)	\$ 22.50
White Pines Water System Improvements (\$1,758 per year divided equally over 6 billing cycles)	\$ 293.00
TOTAL ESTIMATED BI-MONTHLY WATER BILL	\$ 412.45

Option 2

This option follows the recommendation of the Christopher B. Burke (CBBEL) study that was presented in March of 2016 with respect to pipe replacement throughout the White Pines Subdivision with DuPage County purchasing the water directly from the DuPage Water Commission. A detailed preliminary cost estimate has been attached that shows the breakdown of expenses as well as the watermains that will be replaced as part of this project. The following summarizes our estimates and key considerations for the residents of White Pines.

- Pipes will be replaced within the White Pines Subdivision as shown on CBBEL Exhibit B-1 (included).
- A ground level tank was requested for this alternative by the White Pines Civic Association. Until very detailed system modeling, site selection, topographic survey and system demands are determined during final design, a standard elevated storage tank was assumed.
- The total DuPage County cost estimate for this option was determined to be \$10,462,244. After factoring in the \$1,000,000 contribution from the Bensenville Unincorporated Utility Fund, the total cost to the residents of White Pines would be approximately \$9.5 Million.
- It should be noted that approximately \$575,000 of this estimate is related to the estimated 3-year delay in construction that would be required for implementation of this option. This delay is due mainly to the fact that the County would have to initiate the loan process from the beginning with the EPA. In addition, this option requires a lengthy process from the Illinois Department of Natural Resources to receive Lake Michigan allocation rights.

- Assuming that the County can be approved for the low-interest loan from the Illinois Environmental Protection Agency, a 3.00% interest rate will be incorporated into the cost estimates due to the three year delay in the project. This is higher than the currently projected 2.00% interest rate quoted by the Village of Bensenville. The interest rate fluctuates on a yearly basis and has been on an upward trend over the past several years.
- A total project loan amount of \$9,462,244, with a 3.00% interest rate for a 20-year loan, would result in a total loan payment (principal plus interest) of \$12,720,000. Considering the 230 homes currently connected to the water service (as supplied by Bensenville), this would result in a yearly total obligation for the 230 homes of \$636,011. Each home would be responsible for a payment of \$2,765 for the next 20 years, or \$230.42 per month for the loan repayment (\$461 bi-monthly).
- The estimate being provided includes the replacement of all current water services within the subdivision due to the concern over the possible presence of lead joints in the services. During the final design process it will be determined which services do not contain lead and will remain in place.
- This option allows the County to purchase water directly from the DuPage Water Commission through a metering station connection that will be required to be constructed as part of this option.
- The estimated DuPage County water bill incorporating the completion of Option #2 has been prepared and shown below. It should be understood that the value shown represents a bi-monthly water charge amount as the County bills customers every two months. All rates shown are current DuPage County rates and are subject to change. The Village of Bensenville will still own, operate and bill for sanitary sewer service within the White Pines Subdivision. The sanitary sewer charge is not included in the chart below.

OPTION #2 - Anticipated DuPage Water Bill (utilizing current rates)	
NOTE: DuPage County Bills Bi-Monthly	
Usage calculated at 4,500 gallons per month (9,000 gallons bi-monthly)	
Water Consumption (2-month period)	9,000 gallons
Base Charge Per Bill (flat charge per bill)	\$ 5.78
Water Usage Charge (\$9.40 per 1,000 gallons)	\$ 84.60
Capital Buy-In Fee Charge (\$0.73 per 1,000 gallons)	\$ 6.57
White Pines Water System Improvements (\$2,765 per year divided equally over 6 billing cycles)	\$ 461.00
TOTAL ESTIMATED BI-MONTHLY WATER BILL	\$ 557.95

Summary

This letter has detailed two possible water service alternatives that include the participation by DuPage County. Each option follows the pipe replacement plan as presented by Christopher B. Burke Engineering, Ltd. in their presentation to the White Pines Civic Association on March of 2016. Option #1 allows DuPage County to receive their water from Bensenville, while Option #2 allows DuPage County to receive their water from the DuPage Water Commission. Residents should fully understand that both of these options appear to be more expensive than the option being presented by the Village of Bensenville. In addition, the process of watermain replacement within the White Pines Subdivision would be significantly delayed while the County pursues financing from the Illinois Environmental Protection Agency. This delay in project completion will likely result in higher interest rates and overall project cost escalation.

Should the residents of White Pines wish to pursue one of the listed DuPage County options, a petition will be required to be signed from a clear majority of the homeowners within the subdivision requesting that the County move forward with a specific option. Typically, this percentage has been required to be at least 60 to 70% of the residents before DuPage County will consider progression of the project. If the Civic Association is interested in pursuing a petition, the County would request that we assist in the development of the wording for the petition. It will be necessary that the petition include the costs and conditions outlined in this letter. Once the petition is submitted to the County, it will then be presented to the Public Works Committee and County Board for consideration of project approval.







If you have any questions regarding the information contained in this letter, please do not hesitate to contact me.

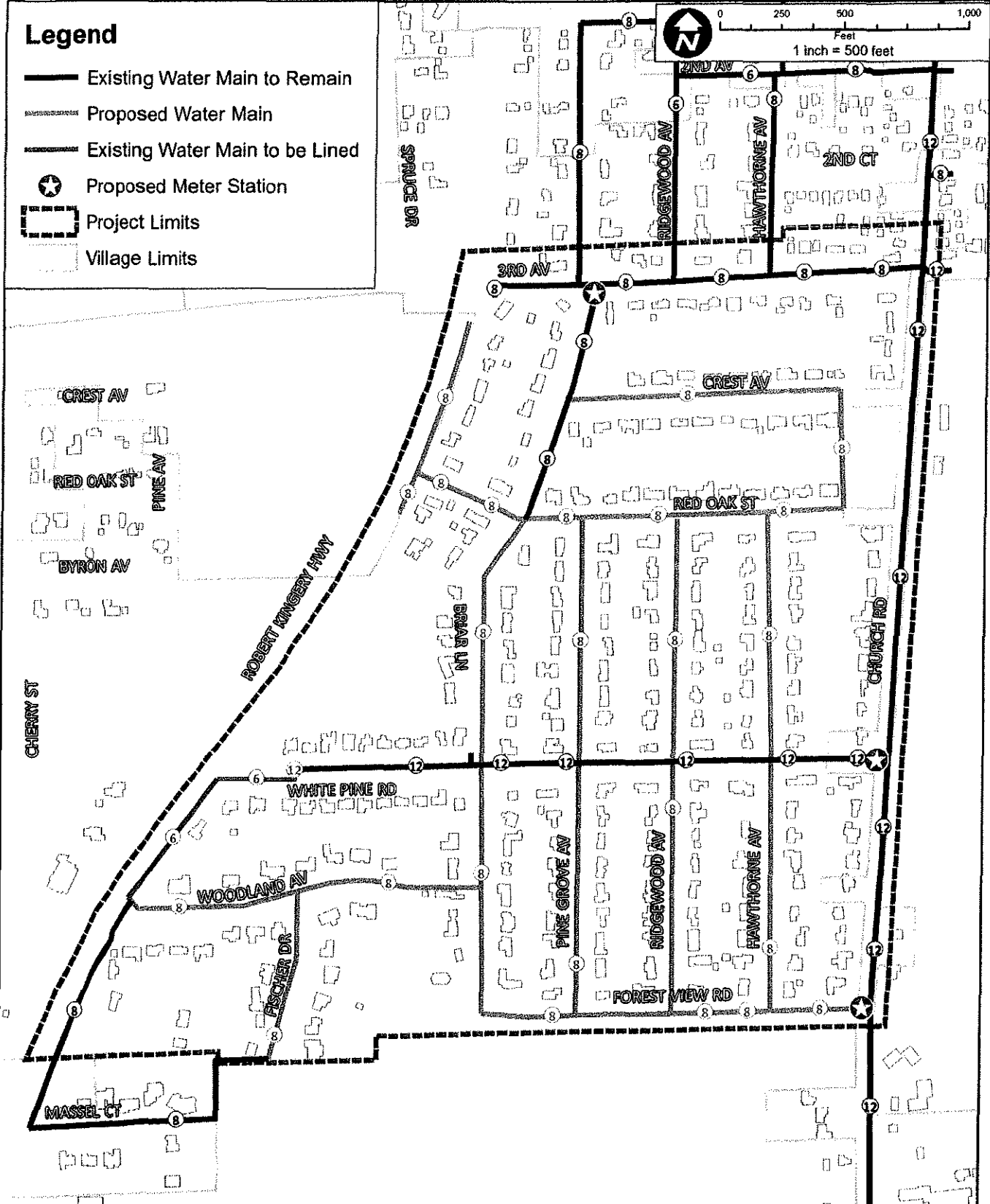
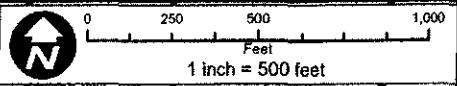
Respectfully,

Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations

Cc: District 1 County Board Members
Joseph Caracci, P.E. – Director of Public Works, Village of Bensenville

Legend

-  Existing Water Main to Remain
-  Proposed Water Main
-  Existing Water Main to be Lined
-  Proposed Meter Station
-  Project Limits
-  Village Limits



CLIENT:



**VILLAGE OF
BENSENVILLE**

TITLE:

**WHITE PINES AREA
RECOMMENDED PROJECT**

PROJ. NO. 120433

DATE: 02-17-16

SHEET 1 OF 1

DRAWING NO.

EXH D-1



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W. Higgins Road, Suite 600 • Rosemont, Illinois 60018 • (847) 823-0500

DSGN.		SCALE:	1:6000
DWN.		AUTHOR:	DWALTERS
CHKD.		PLOT DATE:	2/18/2018
FILE:	Recommended Project		

OPTION 2 - Replacement/Rehabilitation of Identified Pipes & Services, Water Service By DuPage County & Water Purchased From DuPage Water Commission

Assumptions:

- 1) Watermains to be replaced/relined are based upon most current data. During final design phase of project value engineering will be completed to determine final design plans or biddin options for rehabilitation.
- 2) Water Commission assumed to be the water supplier to DuPage County (water tower storage and metering station required).
- 3) Project dependent upon Lake Michigan allocation approval from the Illinois Department of Natural Resources and design approval by the DuPage Water Commission.
- 4) CPI Index changes based upon average from 2010 to 2014 for Chicago area as computed by US Department of Labor
- 5) It is anticipated that construction would be initiated in 2019 (following loan approval, design, permitting, intergovernmental agreements)
- 6) Contribution from utility fund provided by Village of Bensenville

Project Item	Planned Action/Description	Unit	Quantity	Unit Price	Price Extension
Watermain					
Crest Avenue - 8"	complete replacement	ft	1200	\$ 175	\$ 210,000
Red Oak Street (includes Crest connect) - 8"	complete replacement	ft	2250	\$ 175	\$ 393,750
Hawthorne Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
Ridgewood Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
Pine Grove Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
3rd Avenue - 8"	main sufficient, new services only	ft	0	\$ 175	\$ -
Briar Lane (Red Oak to 3rd Avenue) - 8"	main sufficient, new services only	ft	0	\$ 175	\$ -
Briar Lane (Red Oak to Forestview) - 8"	complete replacement	ft	2025	\$ 175	\$ 354,375
Route 83 Right-Of-Way - 8"	complete replacement	ft	1050	\$ 175	\$ 183,750
Woodland Avenue - 8"	complete replacement	ft	1500	\$ 175	\$ 262,500
Fischer Drive - 8"	complete replacement	ft	725	\$ 175	\$ 126,875
Forest View - 8"	complete replacement	ft	1525	\$ 175	\$ 266,875
Route 83 Frontage Road - 8"	relining of existing pipe, new services	ft	925	\$ 220	\$ 203,500
White Pines Road - 12"	main sufficient, new services only	ft	0	\$ 175	\$ -
Church Road - 12"	main sufficient, new services only	ft	0	\$ 175	\$ -
Water Service Replacements					
Main To B-Box	quantity determined from 290 total parcels minus recent new services	each	235	\$ 2,500	\$ 587,500
B-Box To Back Of House	quantity determined from number of homes that currently receive service from rear yard mains	each	159	\$ 5,500	\$ 874,500
B-Box To Front of House	quantity determined from total water customers (230) minus number of new services to rear of house	each	71	\$ 2,500	\$ 177,500
Metering Station & Water Storage Tank					
DuPage Water Commission Metering Station	required for connection to DuPage Water Commission	each	1	\$ 1,100,000	\$ 1,100,000
350,000 Gallon Storage Tank	includes land acquisition	each	1	\$ 1,800,000	\$ 1,800,000
SUB-TOTAL CONSTRUCTION EXPENSES					\$ 7,564,875
Construction Contingency	10% of Total Construction Cost				\$ 756,488
Lake Michigan Allocation Request	obtain required Lake Michigan allocation approval from IEPA				\$ 75,000
System Modeling For Stand Alone System	system modeling required for metering station and storage tank design				\$ 75,000
Preparation & Submission of IEPA Loan App.	Required for approval of low interest loan program				\$ 30,000
Final Design Engineering & Permitting	7% of Total Construction Cost (including contingency)				\$ 582,495
Construction Management/Resident Eng.	9% of Total Construction Cost (including contingency)				\$ 665,709
Administration/Legal/Easements/Permitting	3.5% of Total Construction Cost (including contingency)				\$ 291,248
TOTAL CONSTRUCTION EXPENSES					\$ 9,890,815
CPI Price Index Adjustment	Assumed project delay until 2019 (1.88% per year for 3 years)				\$ 571,429
TOTAL ESTIMATED PROJECT EXPENSES					\$ 10,462,244
Contribution From Bensenville	Funds To Be Contributed From Unincorporated Utility Fund				(1,000,000)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)					\$ 9,462,244

OPTION 1 - Replacement/Rehabilitation of Identified Pipes & Services, Water Service By DuPage County & Water Purchased From Bensenville

Assumptions:

- 1) Watermains to be replaced/relined are based upon most current data. During final design phase of project value engineering will be completed to determine final design plans or biddin options for rehabilitation.
- 2) Village of Bensenville assumed to be the water supplier to DuPage County due to existing boundary agreements and proximity to systems.
- 3) Storage requirements for public water systems assumed to be supplied by Village of Bensenville.
- 4) CPI Index changes based upon average from 2010 to 2014 for Chicago area as computed by US Department of Labor
- 5) It is anticipated that construction would be initiated in 2019 (following loan approval, design, permitting, intergovernmental agreements)
- 6) Contribution from utility fund provided by Village of Bensenville

OPTION 1 - Replacement/Rehabilitation of Identified Pipes & Services, Water Service By DuPage County & Water Purchased From Bensenville

Project Item	Planned Action/Description	Unit	Quantity	Unit Price	Price Extension
Watermain					
Crest Avenue - 8"	complete replacement	ft	1200	\$ 175	\$ 210,000
Red Oak Street (includes Crest connect) - 8"	complete replacement	ft	2250	\$ 175	\$ 393,750
Hawthorne Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
Ridgewood Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
Pine Grove Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
3rd Avenue - 8"	main sufficient, new services only	ft	0	\$ 175	\$ -
Briar Lane (Red Oak to 3rd Avenue) - 8"	main sufficient, new services only	ft	0	\$ 175	\$ -
Briar Lane (Red Oak to Forestview) - 8"	complete replacement	ft	2025	\$ 175	\$ 354,375
Route 83 Right-Of-Way - 8"	complete replacement	ft	1050	\$ 175	\$ 183,750
Woodland Avenue - 8"	complete replacement	ft	1500	\$ 175	\$ 262,500
Fischer Drive - 8"	complete replacement	ft	725	\$ 175	\$ 126,875
Forest View - 8"	complete replacement	ft	1525	\$ 175	\$ 266,875
Route 83 Frontage Road - 8"	relining of existing pipe, new services	ft	925	\$ 220	\$ 203,500
White Pines Road - 12"	main sufficient, new services only	ft	0	\$ 175	\$ -
Church Road - 12"	main sufficient, new services only	ft	0	\$ 175	\$ -
Water Service Replacements					
Main To B-Box	quantity determined from 290 total parcels minus recent new services	each	235	\$ 2,500	\$ 587,500
B-Box To Back Of House	quantity determined from number of homes that currently receive service from rear yard mains	each	159	\$ 5,500	\$ 874,500
B-Box To Front of House	quantity determined from total water customers (230) minus number of new services to rear of house	each	71	\$ 2,500	\$ 177,500
Metering Facilities (Bensenville Water)					
Briar Lane @ 3rd Avenue	Allows separate of WP system from Bensenville	each	1	\$ 120,000	\$ 120,000
White Pines @ Church Road	Allows separate of WP system from Bensenville	each	1	\$ 140,000	\$ 140,000
Forest View Drive @ Church Road	Allows separate of WP system from Bensenville	each	1	\$ 140,000	\$ 140,000
SUB-TOTAL CONSTRUCTION EXPENSES					\$ 5,064,875
Construction Contingency	10% of Total Construction Cost				\$ 506,488
Preparation & Submission of IEPA Loan App.	Required for approval of low interest loan program				\$ 30,000
Final Design Engineering & Permitting	7% of Total Construction Cost (including contingency)				\$ 389,995
Construction Management/Resident Eng.	9% of Total Construction Cost (including contingency)				\$ 445,709
Administration/Legal/Easements/Permitting	3.5% of Total Construction Cost (including contingency)				\$ 194,998
TOTAL CONSTRUCTION EXPENSES					\$ 6,632,065
CPI Price Index Adjustment	Assumed project delay until 2019 (1.88% per year for 3 years)				\$ 384,158
TOTAL ESTIMATED PROJECT EXPENSES					\$ 7,016,223
Contribution From Bensenville	Funds To Be Contributed From Unincorporated Utility Fund				(1,000,000)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)					\$ 6,016,223

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Thursday, May 19, 2016 5:02 PM
To: Joseph Caracci; Bryan Welch (bwelch@cbbel.com); Reese, Sean
Subject: DRAFT - Preliminary Cost Estimate - County Option For WP Subdivision
Attachments: DOC051916-05192016165629.pdf

Attached is a first cut at a revised cost estimate for a DuPage County option. This is the option where we receive the water from Bensenville. My next option will eliminate the 3 metering stations with Bensenville and add on about \$3.0M for a metering station and tower for a direct connection to the Water Commission. Let me know if anybody has any concerns with my numbers or assumptions in the estimate. I am still thinking that my number of services might be off a bit.

Thanks

Nick

Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187

Telephone: (630) 407-6818
Fax: (630) 407-6701

OPTION 1 - Replacement/Rehabilitation of Identified Pipes & Services, Water Service By DuPage County & Water Purchased From Bensenville

Project Item	Planned Action/Description	Unit	Quantity	Unit Price	Price Extension
Watermain					
Crest Avenue - 8"	complete replacement	ft	1200	\$ 175	\$ 210,000
Red Oak Street (includes Crest connect) - 8"	complete replacement	ft	2250	\$ 175	\$ 393,750
Hawthorne Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
Ridgewood Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
Pine Grove Avenue - 8"	complete replacement	ft	1950	\$ 175	\$ 341,250
3rd Avenue - 8"	main sufficient, new services only	ft	0	\$ 175	\$ -
Briar Lane (Red Oak to 3rd Avenue) - 8"	main sufficient, new services only	ft	0	\$ 175	\$ -
Briar Lane (Red Oak to Forestview) - 8"	complete replacement	ft	2025	\$ 175	\$ 354,375
Route 83 Right-Of-Way - 8"	complete replacement	ft	1050	\$ 175	\$ 183,750
Woodland Avenue - 8"	complete replacement	ft	1500	\$ 175	\$ 262,500
Fischer Drive - 8"	complete replacement	ft	725	\$ 175	\$ 126,875
Forest View - 8"	complete replacement	ft	1525	\$ 175	\$ 266,875
Route 83 Frontage Road - 8"	relining of existing pipe, new services	ft	925	\$ 220	\$ 203,500
White Pines Road - 12"	main sufficient, new services only	ft	0	\$ 175	\$ -
Church Road - 12"	main sufficient, new services only	ft	0	\$ 175	\$ -
Water Service Replacements					
Main To B-Box	quantity determined from 290 total parcels minus recent new services (22 on 3rd, 10 on Briar, 20 on White Pines)	each	238	\$ 2,500	\$ 595,000
B-Box To Back Of House	quantity determined from number of homes that currently receive service from rear yard mains	each	170	\$ 5,500	\$ 935,000
B-Box To Front of House	quantity determined from total water customers (230) minus number of new services to rear of house	each	60	\$ 2,500	\$ 150,000
Metering Facilities (Bensenville Water)					
Briar Lane @ 3rd Avenue	Allows separate of WP system from Bensenville	each	1	\$ 120,000	\$ 120,000
White Pines @ Church Road	Allows separate of WP system from Bensenville	each	1	\$ 140,000	\$ 140,000
Forest View Drive @ Church Road	Allows separate of WP system from Bensenville	each	1	\$ 140,000	\$ 140,000
SUB-TOTAL CONSTRUCTION EXPENSES					\$ 5,105,375
Construction Contingency	10% of Total Construction Cost				\$ 510,538
Preparation & Submission of IEPA Loan App.	Required for approval of low interest loan program				\$ 30,000
Final Design Engineering & Permitting	7% of Total Construction Cost (including contingency)				\$ 393,114
Construction Management/Resident Eng.	9% of Total Construction Cost (including contingency)				\$ 449,273
Administration/Legal/Easements/Permitting	3.5% of Total Construction Cost (including contingency)				\$ 196,557
TOTAL CONSTRUCTION EXPENSES					\$ 6,684,856
CPI Price Index Adjustment	Assumed project delay until 2019 (1.88% per year for 3 years)				\$ 384,158
TOTAL ESTIMATED PROJECT EXPENSES					\$ 7,069,014
Contribution From Bensenville	Funds To Be Contributed From Unincorporated Utility Fund				(1,000,000)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION 1)					\$ 6,069,014

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, May 18, 2016 11:50 AM
To: Joseph Caracci
Subject: FW: Request from WPCA
Attachments: DuPage County Service Option Analysis.pdf

Just sent this to the WPCA.

From: Kottmeyer, Nick
Sent: Wednesday, May 18, 2016 11:46 AM
To: 'kellywpc@gmail.com'
Cc: Gina Mellenthin (ginamellenthin@yahoo.com)
Subject: Request from WPCA

Ms. Novello -

As requested, I am working to update our previous DuPage County cost estimates that we provided back in September (see attached). I want to make sure that we are providing exactly what the Civic Association is looking for as part of this request. In your original letter from September, your group had asked for 3 different scenarios. I was wondering if there was a specific scenario that I should be focusing on. These were your original options that you requested:

Option 1 – A straight “apples to apples” proposal with DuPage taking over the system after full replacement of all water lines and purchasing water from one of our bordering municipalities. This option includes complete replacement of all lines within the White Pines Subdivision by DuPage County with the water being supplied by the Village of Bensenville to DuPage County.

Option 2 – DuPage takes over the system, replaces, relines, directionally bores or a combination of all water lines and purchases water from one of our bordering municipalities.

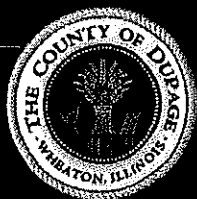
Option 3 – DuPage takes over the system, constructs a ground level tank and pumping station, replaces, relines, directionally bores or a combination of all water lines and purchases water from the Water Commission for our use. This option includes the complete replacement of all lines within the White Pines Subdivision by DuPage County, construction of a water tower and metering station. The water will be supplied to DuPage County directly from the Water Commission.

If the WPCA can eliminate any options that are no longer viable, I can then attempt to correlate the Burke presentation to the option analysis. If you can get back to me by tonight, I should have no trouble meeting your deadline request of May 20th for this information.

Respectfully,

Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187

Telephone: (630) 407-6818
Fax: (630) 407-6701



DUPAGE
COUNTY

Wastewater

Water

Drainage

Permitting

PUBLIC WORKS DEPARTMENT

630-407-6800
Fax: 630-407-6701
publicworks@ec.dupageco.org

www.dupageco.org/publicworks

September 14, 2015

Gina Mellenthin, President
White Pines Civic Association
4N150 Pine Grove
Bensenville, IL 60106

RE: DuPage County Water Service Option
White Pines Subdivision

Dear Ms. Mellenthin:

I am in receipt of your September 5th letter officially requesting three distinct DuPage County water service options for consideration by the residents of White Pines Subdivision. The requested service options were as follows (directly quoted from your letter):

Option 1 – A straight “apples to apples” proposal with DuPage taking over the system after full replacement of all water lines and purchasing water from one of our bordering municipalities.

This option includes complete replacement of all lines within the White Pines Subdivision by DuPage County with the water being supplied by the Village of Bensenville to DuPage County.

Option 2 – DuPage takes over the system, replaces, relines, directionally bores or a combination of all water lines and purchases water from one of our bordering municipalities.

This option was not analyzed as it is not possible to determine the viability of rehabilitation of pipes prior to final design.

Option 3 – DuPage takes over the system, constructs a ground level tank and pumping station, replaces, relines, directionally bores or a combination of all water lines and purchases water from the Water Commission for our use.

This option includes the complete replacement of all lines within the White Pines Subdivision by DuPage County, construction of a water tower and metering station. The water will be supplied to DuPage County directly from the Water Commission.

The following summarizes our preliminary findings and cost estimates for each of the requested options.

Option 1

The County assumed identical replacement of pipes as shown by Bensenville. This option was completed in order to show a direct comparison to the Village of Bensenville construction estimate for the watermain replacement project in the White Pines Subdivision. A detailed preliminary cost estimate has been attached for consideration. The following summarizes our estimates and key considerations for the residents of White Pines.

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187

- Pipes will be replaced within the White Pines Subdivision as outlined by the Village of Bensenville option.
- The total DuPage County cost estimate for this option was determined to be \$7,388,062. After factoring in the \$900,000 contribution from the Bensenville Unincorporated Utility Fund, the total cost to the residents of White Pines would be approximately \$6.5 Million.
- It should be noted that approximately \$400,000 of this estimate is related to the estimated 3-year delay in construction that would be required for implementation of this option. This delay is due mainly to the fact that the County would have to initiate the loan process from the beginning with the EPA.
- Assuming that the County can be approved for the low-interest loan from the Illinois Environmental Protection Agency, a 3.00% interest rate will be incorporated into the cost estimates due to the three year delay in the project. This is higher than the currently projected 2.21% interest rate quoted by the Village of Bensenville. The interest rate fluctuates on a yearly basis and has been on an upward trend over the past several years.
- A total project cost of \$6,488,062, with a 3.00% interest rate for a 20-year loan, would result in a total loan payment (principal plus interest) of \$8,722,000. Considering the 262 homes currently connected to the water service, this would result in a yearly total obligation for the 262 homes of \$436,100. Each home would be responsible for a payment of \$1,664 for the next 20 years, or \$138.71 per month for the loan repayment.
- Residents of White Pines should be aware that this option requires that the County purchase water from a local provider. The County anticipates that Bensenville would likely be the only feasible local provider of the Lake Michigan Water. Obtaining water from other providers would likely add considerable expense to the total project cost, as infrastructure would need to be extended into the subdivision to supply the water. This issue will be further examined during final design.
- If an agreement can be negotiated between Bensenville and DuPage County for the supply of water, it would be anticipated that Bensenville would charge a mark-up for the Lake Michigan water delivered through their system to the new DuPage County water system. At this time, a mark-up of \$2.50 per 1,000 gallons was assumed to be charged by the Village of Bensenville. This constitutes approximately a 50% mark-up from the raw Lake Michigan water rates now being charged by the DuPage Water Commission.
- The estimated DuPage County water bill incorporating the completion of Option #1 has been prepared and shown below. It should be understood that the value shown represents a bi-monthly water charge amount as the County bills customers every two months. All rates shown are current DuPage County rates and are subject to change. The Village of Bensenville will still own, operate and bill for sanitary sewer service within the White Pines Subdivision. The sanitary sewer charge is not included in the chart below.

OPTION #1 - Anticipated DuPage Water Bill (utilizing current rates)	
NOTE: DuPage County Bills Bi-Monthly	
Usage calculated at 4,500 gallons per month (9,000 gallons bi-monthly)	
Water Consumption (2-month period)	9,000 gallons
Base Charge Per Bill (flat charge per bill)	\$ 5.78
Water Usage Charge (\$9.40 per 1,000 gallons)	\$ 84.60
Capital Buy-In Fee Charge (\$0.73 per 1,000 gallons)	\$ 6.57
Village of Bensenville Provider Mark-Up (assumed to be \$2.50 per 1,000 gallons of water)	\$ 22.50
White Pines Water System Improvements (\$1,703 per year divided equally over 6 billing cycles)	\$ 277.42
TOTAL ESTIMATED BI-MONTHLY WATER BILL	\$ 396.87

Option 2

The White Pines Civic Association requested that the County examine an option that incorporates a combination of system replacement, relining and directional boring of all water lines within the subdivision as well as the purchase of water from one of the bordering municipalities. The County was not able to complete this option analysis as it requires in-depth analysis of the condition of the existing water system. This level of value engineering typically occurs during the final design phase of a project when detailed condition assessments can be completed.

It should be understood that the County will not allow rear-yard watermain to remain in place. All watermain located within the rear-yard easements will be required to be reconstructed in front of the houses in the right-of-way of the streets. Existing pipes within the road right-of-way would be assessed during the design phase of the project for overall condition, pipe integrity, pipe type and conveyance capacity. Options including relining would then be considered if the pipe is deemed to be in acceptable condition.

Residents should not assume that the relining of pipes will be a feasible alternative that will reduce the overall project expenses when deciding on an acceptable project approach. It should be noted that the potential rehabilitation of watermain within the subdivision would only apply to a portion of the watermain within the subdivision. Therefore, the fiscal impact of this option would not be expected to be substantial.

Option 3

The White Pines Civic Association requested that the County also examine an option that includes taking over the water system, construction of a ground level tank and pumping station, replacement or relining of the same pipes as shown by Bensenville. A detailed preliminary cost estimate has been attached for consideration. The following summarizes our estimates and key considerations for the residents of White Pines.

- As detailed in Option #1, the County has assumed the full replacement of all watermain within the White Pines Subdivision for a comparison to the Village of Bensenville option. Consideration of relining alternatives would occur during the final design phase of the project.

- A ground level tank was requested for this alternative by the White Pines Civic Association. Until very detailed system modeling, site selection, topographic survey and system demands are determined during final design, a standard elevated storage tank was assumed.
- The total DuPage County cost estimate for this option was determined to be \$10,862,555. After factoring in the \$900,000 contribution from the Bensenville Unincorporated Utility Fund, the total cost to the residents of White Pines would be approximately \$10 Million.
- It should be noted that approximately \$760,000 of this estimate is related to the estimated 4-year delay in construction that would be required for implementation of this option. This delay is due mainly to the fact that the County would have to initiate the loan process from the beginning with the EPA. In addition, this option requires a lengthy process from the Illinois Department of Natural Resources to receive Lake Michigan allocation rights.
- Assuming that the County can be approved for the low-interest loan from the Illinois Environmental Protection Agency, a 3.25% interest rate will be incorporated into the cost estimates due to the four year delay in the project. This is higher than the currently projected 2.21% interest rate quoted by the Village of Bensenville. The interest rate fluctuates on a yearly basis and has been on an upward trend over the past several years.
- A total project cost of \$9,962,555, with a 3.25% interest rate for a 20-year loan, would result in a total loan payment (principal plus interest) of \$13,755,777. Considering the 262 homes currently connected to the water service, this would result in a yearly total obligation for the 262 homes of \$687,789. Each home would be responsible for a payment of \$2,625 for the next 20 years, or \$219 per month for the loan repayment.
- Option #3 allows the County to purchase Lake Michigan water directly from the DuPage Water Commission.
- The estimated DuPage County water bill incorporating the completion of Option #3 has been prepared and shown below. It should be understood that the value shown represents a bi-monthly water charge amount as the County bills customers every two months. All rates shown are current DuPage County rates and are subject to change. The Village of Bensenville will still own, operate and bill for sanitary sewer service within the White Pines Subdivision. The sanitary sewer charge is not included in the chart below.

OPTION #3 - Anticipated DuPage Water Bill (utilizing current rates)	
NOTE: DuPage County Bills Bi-Monthly	
Usage calculated at 4,500 gallons per month (9,000 gallons bi-monthly)	
Water Consumption (2-month period)	9,000 gallons
Base Charge Per Bill (flat charge per bill)	\$ 5.78
Water Usage Charge (\$9.40 per 1,000 gallons)	\$ 84.60
Capital Buy-In Fee Charge (\$0.73 per 1,000 gallons)	\$ 6.57
White Pines Water System Improvements	\$ 438.00
TOTAL ESTIMATED BI-MONTHLY WATER BILL	\$ 534.95

Summary

This letter has detailed two possible water service alternatives that include the participation by DuPage County. Each option fully replaces the water pipes within the White Pines Subdivision. Option #1 allows DuPage County to receive their water from Bensenville, while Option #3 allows DuPage County to receive their water from the DuPage Water Commission. Residents should fully understand that both of these options are significantly more expensive than the option being presented by the Village of Bensenville. Ultimately, the DuPage County options will cost the White Pines residents more money on a monthly basis than the Village of Bensenville option. In addition, the process of watermain replacement within the White Pines Subdivision would be significantly delayed while the County pursues financing from the Illinois Environmental Protection Agency.

Should the residents of White Pines wish to pursue one of the listed DuPage County options, a petition will be required to be signed from a clear majority of the homeowners within the subdivision requesting that the County move forward with a specific option. If the Civic Association is interested in pursuing a petition, the County would request that we assist in the development of the wording for the petition. It will be necessary that the petition include the costs and conditions outlined in this letter. Once the petition is submitted to the County, it will then be presented to the Public Works Committee and County Board for consideration of project approval.

If you have any questions regarding the information contained in this letter, please do not hesitate to contact me.

Respectfully,



Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations

Cc: District 1 County Board Members
Village of Bensenville

WHITE PINES WATER SYSTEM IMPROVEMENTS
DUPAGE COUNTY OPTIONS
PREPARED: SEPTEMBER 2015

OPTION #1 DuPage County takes over White Pines Water System after full replacement of water lines and purchases water from bordering municipality.

- Assumptions:
- 1) Watermains to be replaced are identical to Bensenville plan. During final design phase of project value engineering will be completed to determine which, if any, pipes will remain in place or be rehabilitated in place.
 - 2) Village of Bensenville assumed to be the water supplier to DuPage County due to existing boundary agreements and proximity to systems.
 - 3) Storage requirements for public water systems assumed to be supplied by Village of Bensenville.
 - 4) CPI Index changes based upon average from 2010 to 2014 for Chicago area as computed by US Department of Labor
 - 5) It is anticipated that construction would be initiated in 2018 (following loan approval, design, permitting, intergovernmental agreements)
 - 6) Contribution from utility fund provided by Village of Bensenville

Project Cost Estimate:

Project Component	Component Expense
8" watermain (includes hydrants & restoration) - 13,560 feet @ \$150 per foot	\$ 2,047,500.00
8" watermain in Route 83 Right-Of-Way (incl. hydrants & restoration) - 2,250 feet @ \$200 per foot	\$ 450,000.00
12" watermain (includes hydrants & restoration) - 3,380 feet @ \$175 per foot	\$ 591,500.00
New Services To Right-Of-Way (282 homes, only 262 homes on water system @ \$2,500 per service)	\$ 705,000.00
New Private Services (moved from back to front of house for 167 homes @ \$7,500 per home)	\$ 1,252,500.00
Metering Facilities - Connection to Bensenville System (8 connection locations @ \$40,000 each)	\$ 320,000.00
<i>Sub-Total Construction Expenses</i>	<i>\$ 5,366,500.00</i>
<i>Contingency (10%)</i>	<i>\$ 536,650.00</i>
<i>Total Construction Expenses (including contingency)</i>	<i>\$ 5,903,150.00</i>
Preparation & Submission of IEPA Low Interest Loan Application	\$ 30,000.00
Final Design Engineering and Permitting (7% of construction expenses)	\$ 413,220.50
Construction Management/Resident Engineering (8% of construction expenses)	\$ 472,252.00
Administration/Legal/Easements/Permitting	\$ 175,000.00
<i>TOTAL CONSTRUCTION EXPENSES (assuming immediate construction)</i>	<i>\$ 6,993,622.50</i>
CPI Price Index Adjustment For Project Construction Delay To 2018 (1.88% per year for 3 years)	\$ 394,440.31
<i>TOTAL PROJECT ESTIMATED PROJECT EXPENSES (prior to contribution from utility fund)</i>	<i>\$ 7,388,062.81</i>
Contribution From Bensenville Unincorporated Utility Fund	\$ (900,000.00)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)	\$ 6,488,062.81

WHITE PINES WATER SYSTEM IMPROVEMENTS
DUPAGE COUNTY OPTIONS
PREPARED: SEPTEMBER 2015

OPTION #3 DuPage County takes over White Pines Water System after full replacement of water lines and purchases water from Water Commission.

Assumptions:

- 1) Watermains to be replaced are identical to Bensenville plan. During final design phase of project value engineering will be completed to determine which, if any, pipes will remain in place or be rehabilitated in place.
- 2) Water Commission assumed to provide water to White Pines water system (water tower storage and metering station required).
- 3) CPI Index changes based upon average from 2010 to 2014 for Chicago area as computed by US Department of Labor
- 4) It is anticipated that construction would be initiated in 2019 (following loan approval, design, permitting, intergovernmental agreements)
- 5) Project dependent upon Lake Michigan allocation approval from the Illinois Department of Natural Resources
- 6) Contribution from utility fund provided by Village of Bensenville

Project Cost Estimate:

Project Component	Component Expense
8" watermain (includes hydrants & restoration) - 13,560 feet @ \$150 per foot	\$ 2,047,500.00
8" watermain in Route 83 Right-Of-Way (incl. hydrants & restoration) - 2,250 feet @ \$200 per foot	\$ 450,000.00
12" watermain (includes hydrants & restoration) - 3,380 feet @ \$175 per foot	\$ 591,500.00
New Services To Right-Of-Way (282 homes, only 262 homes on water system @ \$2,500 per service)	\$ 705,000.00
New Private Services (moved from back to front of house for 167 homes @ \$7,500 per home)	\$ 1,252,500.00
Construction of DuPage Water Commission Metering Station	\$ 1,000,000.00
Construction of 350,000 gallon storage tank (includes land acquisition)	\$ 1,600,000.00
<i>Sub-Total Construction Expenses</i>	<i>\$ 7,646,500.00</i>
Contingency (10%)	\$ 764,650.00
<i>Total Construction Expenses (including contingency)</i>	<i>\$ 8,411,150.00</i>
Preparation & Filing of Lake Michigan Allocation Request	\$ 75,000.00
Preparation & Submission of IEPA Low Interest Loan Application	\$ 30,000.00
System Modeling Required For Design of Stand Alone System with Tower & Metering Station	\$ 75,000.00
Final Design Engineering and Permitting (7% of construction expenses)	\$ 588,780.50
Construction Management/Resident Engineering (8% of construction expenses)	\$ 672,892.00
Administration/Legal/Easements/Permitting	\$ 250,000.00
<i>TOTAL CONSTRUCTION EXPENSES (assuming immediate construction)</i>	<i>\$ 10,102,822.50</i>
CPI Price Index Adjustment For Project Construction Delay To 2019 (1.88% per year for 4 years)	\$ 759,732.25
TOTAL PROJECT ESTIMATED PROJECT EXPENSES (prior to contribution from utility fund)	\$ 10,862,554.75
Contribution From Bensenville Unincorporated Utility Fund	\$ (900,000.00)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)	\$ 9,962,554.75

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, May 18, 2016 11:20 AM
To: Joseph Caracci
Subject: Burke Presentation

Can you also send me a copy of the Powerpoint that Burke did for the residents. I want to go through that again with respect to our option.

Thanks

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, May 18, 2016 11:19 AM
To: Joseph Caracci
Subject: White Pines Option Letter
Attachments: DuPage County Service Option Analysis.pdf

Joe –

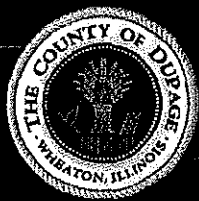
Here is our old option letter from back in September. Let me know when you would be available to discuss.

Thanks

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*



DUPAGE
COUNTY

Wastewater

Water

Drainage

Permitting

PUBLIC WORKS DEPARTMENT

630-407-6800
Fax: 630-407-6701
publicworks@ec.dupageco.org

www.dupageco.org/publicworks

September 14, 2015

Gina Mellenthin, President
White Pines Civic Association
4N150 Pine Grove
Bensenville, IL 60106

RE: DuPage County Water Service Option
White Pines Subdivision

Dear Ms. Mellenthin:

I am in receipt of your September 5th letter officially requesting three distinct DuPage County water service options for consideration by the residents of White Pines Subdivision. The requested service options were as follows (directly quoted from your letter):

Option 1 – A straight “apples to apples” proposal with DuPage taking over the system after full replacement of all water lines and purchasing water from one of our bordering municipalities.

This option includes complete replacement of all lines within the White Pines Subdivision by DuPage County with the water being supplied by the Village of Bensenville to DuPage County.

Option 2 – DuPage takes over the system, replaces, relines, directionally bores or a combination of all water lines and purchases water from one of our bordering municipalities.

This option was not analyzed as it is not possible to determine the viability of rehabilitation of pipes prior to final design.

Option 3 – DuPage takes over the system, constructs a ground level tank and pumping station, replaces, relines, directionally bores or a combination of all water lines and purchases water from the Water Commission for our use.

This option includes the complete replacement of all lines within the White Pines Subdivision by DuPage County, construction of a water tower and metering station. The water will be supplied to DuPage County directly from the Water Commission.

The following summarizes our preliminary findings and cost estimates for each of the requested options.

Option 1

The County assumed identical replacement of pipes as shown by Bensenville. This option was completed in order to show a direct comparison to the Village of Bensenville construction estimate for the watermain replacement project in the White Pines Subdivision. A detailed preliminary cost estimate has been attached for consideration. The following summarizes our estimates and key considerations for the residents of White Pines.

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187

- Pipes will be replaced within the White Pines Subdivision as outlined by the Village of Bensenville option.
- The total DuPage County cost estimate for this option was determined to be \$7,388,062. After factoring in the \$900,000 contribution from the Bensenville Unincorporated Utility Fund, the total cost to the residents of White Pines would be approximately \$6.5 Million.
- It should be noted that approximately \$400,000 of this estimate is related to the estimated 3-year delay in construction that would be required for implementation of this option. This delay is due mainly to the fact that the County would have to initiate the loan process from the beginning with the EPA.
- Assuming that the County can be approved for the low-interest loan from the Illinois Environmental Protection Agency, a 3.00% interest rate will be incorporated into the cost estimates due to the three year delay in the project. This is higher than the currently projected 2.21% interest rate quoted by the Village of Bensenville. The interest rate fluctuates on a yearly basis and has been on an upward trend over the past several years.
- A total project cost of \$6,488,062, with a 3.00% interest rate for a 20-year loan, would result in a total loan payment (principal plus interest) of \$8,722,000. Considering the 262 homes currently connected to the water service, this would result in a yearly total obligation for the 262 homes of \$436,100. Each home would be responsible for a payment of \$1,664 for the next 20 years, or \$138.71 per month for the loan repayment.
- Residents of White Pines should be aware that this option requires that the County purchase water from a local provider. The County anticipates that Bensenville would likely be the only feasible local provider of the Lake Michigan Water. Obtaining water from other providers would likely add considerable expense to the total project cost, as infrastructure would need to be extended into the subdivision to supply the water. This issue will be further examined during final design.
- If an agreement can be negotiated between Bensenville and DuPage County for the supply of water, it would be anticipated that Bensenville would charge a mark-up for the Lake Michigan water delivered through their system to the new DuPage County water system. At this time, a mark-up of \$2.50 per 1,000 gallons was assumed to be charged by the Village of Bensenville. This constitutes approximately a 50% mark-up from the raw Lake Michigan water rates now being charged by the DuPage Water Commission.
- The estimated DuPage County water bill incorporating the completion of Option #1 has been prepared and shown below. It should be understood that the value shown represents a bi-monthly water charge amount as the County bills customers every two months. All rates shown are current DuPage County rates and are subject to change. The Village of Bensenville will still own, operate and bill for sanitary sewer service within the White Pines Subdivision. The sanitary sewer charge is not included in the chart below.

OPTION #1 - Anticipated DuPage Water Bill (utilizing current rates)	
NOTE: DuPage County Bills Bi-Monthly	
Usage calculated at 4,500 gallons per month (9,000 gallons bi-monthly)	
Water Consumption (2-month period)	9,000 gallons
Base Charge Per Bill (flat charge per bill)	\$ 5.78
Water Usage Charge (\$9.40 per 1,000 gallons)	\$ 84.60
Capital Buy-In Fee Charge (\$0.73 per 1,000 gallons)	\$ 6.57
Village of Bensenville Provider Mark-Up (assumed to be \$2.50 per 1,000 gallons of water)	\$ 22.50
White Pines Water System Improvements (\$1,703 per year divided equally over 6 billing cycles)	\$ 277.42
TOTAL ESTIMATED BI-MONTHLY WATER BILL	\$ 396.87

Option 2

The White Pines Civic Association requested that the County examine an option that incorporates a combination of system replacement, relining and directional boring of all water lines within the subdivision as well as the purchase of water from one of the bordering municipalities. The County was not able to complete this option analysis as it requires in-depth analysis of the condition of the existing water system. This level of value engineering typically occurs during the final design phase of a project when detailed condition assessments can be completed.

It should be understood that the County will not allow rear-yard watermain to remain in place. All watermain located within the rear-yard easements will be required to be reconstructed in front of the houses in the right-of-way of the streets. Existing pipes within the road right-of-way would be assessed during the design phase of the project for overall condition, pipe integrity, pipe type and conveyance capacity. Options including relining would then be considered if the pipe is deemed to be in acceptable condition.

Residents should not assume that the relining of pipes will be a feasible alternative that will reduce the overall project expenses when deciding on an acceptable project approach. It should be noted that the potential rehabilitation of watermain within the subdivision would only apply to a portion of the watermain within the subdivision. Therefore, the fiscal impact of this option would not be expected to be substantial.

Option 3

The White Pines Civic Association requested that the County also examine an option that includes taking over the water system, construction of a ground level tank and pumping station, replacement or relining of the same pipes as shown by Bensenville. A detailed preliminary cost estimate has been attached for consideration. The following summarizes our estimates and key considerations for the residents of White Pines.

- As detailed in Option #1, the County has assumed the full replacement of all watermain within the White Pines Subdivision for a comparison to the Village of Bensenville option. Consideration of relining alternatives would occur during the final design phase of the project.

- A ground level tank was requested for this alternative by the White Pines Civic Association. Until very detailed system modeling, site selection, topographic survey and system demands are determined during final design, a standard elevated storage tank was assumed.
- The total DuPage County cost estimate for this option was determined to be \$10,862,555. After factoring in the \$900,000 contribution from the Bensenville Unincorporated Utility Fund, the total cost to the residents of White Pines would be approximately \$10 Million.
- It should be noted that approximately \$760,000 of this estimate is related to the estimated 4-year delay in construction that would be required for implementation of this option. This delay is due mainly to the fact that the County would have to initiate the loan process from the beginning with the EPA. In addition, this option requires a lengthy process from the Illinois Department of Natural Resources to receive Lake Michigan allocation rights.
- Assuming that the County can be approved for the low-interest loan from the Illinois Environmental Protection Agency, a 3.25% interest rate will be incorporated into the cost estimates due to the four year delay in the project. This is higher than the currently projected 2.21% interest rate quoted by the Village of Bensenville. The interest rate fluctuates on a yearly basis and has been on an upward trend over the past several years.
- A total project cost of \$9,962,555, with a 3.25% interest rate for a 20-year loan, would result in a total loan payment (principal plus interest) of \$13,755,777. Considering the 262 homes currently connected to the water service, this would result in a yearly total obligation for the 262 homes of \$687,789. Each home would be responsible for a payment of \$2,625 for the next 20 years, or \$219 per month for the loan repayment.
- Option #3 allows the County to purchase Lake Michigan water directly from the DuPage Water Commission.
- The estimated DuPage County water bill incorporating the completion of Option #3 has been prepared and shown below. It should be understood that the value shown represents a bi-monthly water charge amount as the County bills customers every two months. All rates shown are current DuPage County rates and are subject to change. The Village of Bensenville will still own, operate and bill for sanitary sewer service within the White Pines Subdivision. The sanitary sewer charge is not included in the chart below.

OPTION #3 - Anticipated DuPage Water Bill (utilizing current rates)	
NOTE: DuPage County Bills Bi-Monthly	
Usage calculated at 4,500 gallons per month (9,000 gallons bi-monthly)	
Water Consumption (2-month period)	9,000 gallons
Base Charge Per Bill (flat charge per bill)	\$ 5.78
Water Usage Charge (\$9.40 per 1,000 gallons)	\$ 84.60
Capital Buy-In Fee Charge (\$0.73 per 1,000 gallons)	\$ 6.57
White Pines Water System Improvements	\$ 438.00
TOTAL ESTIMATED BI-MONTHLY WATER BILL	\$ 534.95

Summary

This letter has detailed two possible water service alternatives that include the participation by DuPage County. Each option fully replaces the water pipes within the White Pines Subdivision. Option #1 allows DuPage County to receive their water from Bensenville, while Option #3 allows DuPage County to receive their water from the DuPage Water Commission. Residents should fully understand that both of these options are significantly more expensive than the option being presented by the Village of Bensenville. Ultimately, the DuPage County options will cost the White Pines residents more money on a monthly basis than the Village of Bensenville option. In addition, the process of watermain replacement within the White Pines Subdivision would be significantly delayed while the County pursues financing from the Illinois Environmental Protection Agency.

Should the residents of White Pines wish to pursue one of the listed DuPage County options, a petition will be required to be signed from a clear majority of the homeowners within the subdivision requesting that the County move forward with a specific option. If the Civic Association is interested in pursuing a petition, the County would request that we assist in the development of the wording for the petition. It will be necessary that the petition include the costs and conditions outlined in this letter. Once the petition is submitted to the County, it will then be presented to the Public Works Committee and County Board for consideration of project approval.

If you have any questions regarding the information contained in this letter, please do not hesitate to contact me.

Respectfully,



Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations

Cc: District 1 County Board Members
Village of Bensenville

WHITE PINES WATER SYSTEM IMPROVEMENTS
DUPAGE COUNTY OPTIONS
PREPARED: SEPTEMBER 2015

OPTION #1 DuPage County takes over White Pines Water System after full replacement of water lines and purchases water from bordering municipality.

- Assumptions:
- 1) Watermains to be replaced are identical to Bensenville plan. During final design phase of project value engineering will be completed to determine which, if any, pipes will remain in place or be rehabilitated in place.
 - 2) Village of Bensenville assumed to be the water supplier to DuPage County due to existing boundary agreements and proximity to systems.
 - 3) Storage requirements for public water systems assumed to be supplied by Village of Bensenville.
 - 4) CPI Index changes based upon average from 2010 to 2014 for Chicago area as computed by US Department of Labor
 - 5) It is anticipated that construction would be initiated in 2018 (following loan approval, design, permitting, intergovernmental agreements)
 - 6) Contribution from utility fund provided by Village of Bensenville

Project Cost Estimate:

Project Component	Component Expense
8" watermain (includes hydrants & restoration) - 13,560 feet @ \$150 per foot	\$ 2,047,500.00
8" watermain in Route 83 Right-Of-Way (incl. hydrants & restoration) - 2,250 feet @ \$200 per foot	\$ 450,000.00
12" watermain (includes hydrants & restoration) - 3,380 feet @ \$175 per foot	\$ 591,500.00
New Services To Right-Of-Way (282 homes, only 262 homes on water system @ \$2,500 per service)	\$ 705,000.00
New Private Services (moved from back to front of house for 167 homes @ \$7,500 per home)	\$ 1,252,500.00
Metering Facilities - Connection to Bensenville System (8 connection locations @ \$40,000 each)	\$ 320,000.00
<i>Sub-Total Construction Expenses</i>	<i>\$ 5,366,500.00</i>
<i>Contingency (10%)</i>	<i>\$ 536,650.00</i>
<i>Total Construction Expenses (including contingency)</i>	<i>\$ 5,903,150.00</i>
Preparation & Submission of IEPA Low Interest Loan Application	\$ 30,000.00
Final Design Engineering and Permitting (7% of construction expenses)	\$ 413,220.50
Construction Management/Resident Engineering (8% of construction expenses)	\$ 472,252.00
Administration/Legal/Easements/Permitting	\$ 175,000.00
<i>TOTAL CONSTRUCTION EXPENSES (assuming immediate construction)</i>	<i>\$ 6,993,622.50</i>
CPI Price Index Adjustment For Project Construction Delay To 2018 (1.88% per year for 3 years)	\$ 394,440.31
<i>TOTAL PROJECT ESTIMATED PROJECT EXPENSES (prior to contribution from utility fund)</i>	<i>\$ 7,388,062.81</i>
Contribution From Bensenville Unincorporated Utility Fund	\$ (900,000.00)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)	\$ 6,488,062.81

WHITE PINES WATER SYSTEM IMPROVEMENTS
DUPAGE COUNTY OPTIONS
PREPARED: SEPTEMBER 2015

OPTION #3 **DuPage County takes over White Pines Water System after full replacement of water lines and purchases water from Water Commission.**

Assumptions:

- 1) Watermains to be replaced are identical to Bensenville plan. During final design phase of project value engineering will be completed to determine which, if any, pipes will remain in place or be rehabilitated in place.
- 2) Water Commission assumed to provide water to White Pines water system (water tower storage and metering station required).
- 3) CPI Index changes based upon average from 2010 to 2014 for Chicago area as computed by US Department of Labor
- 4) It is anticipated that construction would be initiated in 2019 (following loan approval, design, permitting, intergovernmental agreements)
- 5) Project dependent upon Lake Michigan allocation approval from the Illinois Department of Natural Resources
- 6) Contribution from utility fund provided by Village of Bensenville

Project Cost Estimate:

Project Component	Component Expense
8" watermain (includes hydrants & restoration) - 13,560 feet @ \$150 per foot	\$ 2,047,500.00
8" watermain in Route 83 Right-Of-Way (incl. hydrants & restoration) - 2,250 feet @ \$200 per foot	\$ 450,000.00
12" watermain (includes hydrants & restoration) - 3,380 feet @ \$175 per foot	\$ 591,500.00
New Services To Right-Of-Way (282 homes, only 262 homes on water system @ \$2,500 per service)	\$ 705,000.00
New Private Services (moved from back to front of house for 167 homes @ \$7,500 per home)	\$ 1,252,500.00
Construction of DuPage Water Commission Metering Station	\$ 1,000,000.00
Construction of 350,000 gallon storage tank (includes land acquisition)	\$ 1,600,000.00
<i>Sub-Total Construction Expenses</i>	<i>\$ 7,646,500.00</i>
Contingency (10%)	\$ 764,650.00
<i>Total Construction Expenses (including contingency)</i>	<i>\$ 8,411,150.00</i>
Preparation & Filing of Lake Michigan Allocation Request	\$ 75,000.00
Preparation & Submission of IEPA Low Interest Loan Application	\$ 30,000.00
System Modeling Required For Design of Stand Alone System with Tower & Metering Station	\$ 75,000.00
Final Design Engineering and Permitting (7% of construction expenses)	\$ 588,780.50
Construction Management/Resident Engineering (8% of construction expenses)	\$ 672,892.00
Administration/Legal/Easements/Permitting	\$ 250,000.00
<i>TOTAL CONSTRUCTION EXPENSES (assuming immediate construction)</i>	<i>\$ 10,102,822.50</i>
CPI Price Index Adjustment For Project Construction Delay To 2019 (1.88% per year for 4 years)	\$ 759,732.25
TOTAL PROJECT ESTIMATED PROJECT EXPENSES (prior to contribution from utility fund)	\$ 10,862,554.75
Contribution From Bensenville Unincorporated Utility Fund	\$ (900,000.00)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)	\$ 9,962,554.75

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Monday, February 8, 2016 2:25 PM
To: Joseph Caracci

Joe –

Can you give me a quick call. One of my board members would like us to add the following line at the end of the first paragraph. If it is ok with you, I will still be able to send out today.

Nick

The system isolation portion of the design is necessary in order to separate the White Pines water system from the remaining Bensenville water system and to allow for alternative service options in the future.

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Friday, February 5, 2016 2:16 PM
To: Joseph Caracci
Subject: White Pines Letter
Attachments: DOC020516-02052016141152.pdf

Joe -

Attached is the final letter. We will send it out on Monday morning to the White Pines Subdivision.

Have a good weekend.

Nick

Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187

Telephone: (630) 407-6818
Fax: (630) 407-6701



February 8, 2016

RE: White Pines Water Improvement Project
Project Update

Dear White Pines Resident:

The Village of Bensenville and DuPage County would like to update you on the progress to-date on the White Pines Water System Improvement Project. As you are aware, the Village entered into engineering agreements with Christopher B. Burke Engineering, Ltd. (CBBEL) for two separate projects on November 24, 2015 – design engineering of the water system rehabilitation and water system isolation.

As promised, the design will investigate and incorporate, where applicable, alternatives to replacement such as relining and directional boring. Existing mains that are determined to be acceptable in both size and condition will be considered for remaining in place. The ISO flow standards used for pipe sizing during the design process will also be reviewed for accuracy and industry consistency. DuPage County and Bensenville will continue to work closely with the design engineers to ensure that the most cost effective options are considered and incorporated into the final design.

The consultant has spent most the winter months collecting survey data, soil borings, and utility information in order to complete preliminary layout plans for the design. The Village and County recently had a brief kickoff meeting that reviewed the preliminary layout of the area and re-emphasized the importance of evaluating alternative replacement measures based on the criteria mentioned above. We are currently awaiting this analysis from the consultant and hope to have another meeting in the coming weeks. We have been requested by members of the White Pines Civic Association (WPCA) to have representation at our meetings. We will be extending an invitation to the WPCA to attend our next meeting once a date is known.

At this time, the engineers are also proceeding with the design of the system isolation. This system isolation is also being designed and evaluated from both functionality as well as cost effectiveness. Several measures have already been incorporated into this design to reduce the overall cost of this portion of the project.

As we continue to move forward with the design we will provide progress updates and information relevant to the residents in the area. We are confident that both the Village and County will agree on a final scope of work for the Water System Rehabilitation Project. Once the scope is determined, we will then present the updated design options, cost estimates and project timelines to the residents of White Pines.

Respectfully,

A handwritten signature in black ink, appearing to read "Nick Kottmeyer".

Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County

A handwritten signature in black ink, appearing to read "Joseph M. Caracci".

Joseph M. Caracci, P.E.
Director of Public Works
Village of Bensenville

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Friday, February 5, 2016 11:23 AM
To: Joseph Caracci
Subject: White Pines Resident Letter
Attachments: White Pines Resident Update Letter - 020816.docx

Joe –

Resident letter looks good to me, I made a couple of little tweaks. Take a look and make sure that you are good with everything. If you are, we should run it by Burke to make sure they are comfortable with everything as well. Did you want me to send out from my end? I have the labels so it wouldn't be a big deal.

I should have the signed Cronin, Soto letter on Tuesday. I will give you a call once I have it in my hands.

Thanks

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
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February 8, 2016

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Respectfully,

Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County

Joseph M. Caracci, P.E.
Director of Public Works
Village of Bensenville

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Tuesday, January 26, 2016 3:06 PM
To: Bryan Welch; Joseph Caracci
Subject: RE: Draft Letter to IEPA

I'm good with that.

From: Bryan Welch [mailto:bwelch@cbbel.com]
Sent: Tuesday, January 26, 2016 2:17 PM
To: Kottmeyer, Nick; Joe Caracci (JCaracci@bensenville.il.us)
Subject: RE: Draft Letter to IEPA

Hi Joe/Nick,

I spoke with Chris about this letter and he indicated that he thinks the letter should be signed by the Village and DuPage County (not CBBEL) since they are the government agencies backing this project. So if both of you are in agreement with that, I think the letterhead you previously used would work. Let me know. Thanks.

Bryan Welch, PE
Senior Project Manager
Christopher B. Burke Engineering, Ltd.
9575 W. Higgins Road, Suite 600 1938 E. Lincoln Highway, Suite 212
Rosemont, Illinois 60018 New Lenox, Illinois 60451
Phone: (847) 823-0500 Phone: (815) 463-9050
Fax: (847) 823-0520 Fax: (815) 463-9065
E-Mail: bwelch@cbbel.com

The information contained in this e-mail is intended only for the individual or entity to whom it is addressed and should not be opened, read or utilized by any other party. This message shall not be construed as official project information or as direction except as expressly provided in the contract document. Its contents (including any attachments) may contain confidential and/or privileged information. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. If you receive this e-mail in error, please notify the sender by reply e-mail and delete and destroy the message.

From: Kottmeyer, Nick [mailto:Nick.Kottmeyer@dupageco.org]
Sent: Tuesday, January 26, 2016 1:34 PM
To: Bryan Welch <bwelch@cbbel.com>; Joe Caracci (JCaracci@bensenville.il.us) <JCaracci@bensenville.il.us>
Subject: RE: Draft Letter to IEPA

The letter looks good to me. How would everybody like to proceed with the letterhead? We could go with the joint Bensenville/DuPage County logo that we did for the most recent resident letter. We may also want to include the Burke logo. I have attached a copy of our recent letter with the logos.

I think we should have the Mayor of Bensenville and the County Board Chairman sign the letter with Chris.

Let me know your thoughts.

Nick

Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187

Telephone: (630) 407-6919

From: Bryan Welch [<mailto:bwelch@cbbel.com>]
Sent: Monday, January 25, 2016 8:31 AM
To: Joe Caracci (JCaracci@bensenville.il.us); Kottmeyer, Nick
Subject: Draft Letter to IEPA

Hi Joe/Nick,

Attached is a draft letter to Lisa Bonnett that I drafted requesting that private service construction being deemed SRF-eligible for the White Pines project. I believe we discussed this letter coming from the Village, County and CBBEL. Please review and let me know if you have any comments or additions. Thanks.

Bryan Welch, PE

Senior Project Manager

Christopher B. Burke Engineering, Ltd.

9575 W. Higgins Road, Suite 600	1938 E. Lincoln Highway, Suite 212
Rosemont, Illinois 60018	New Lenox, Illinois 60451
Phone: (847) 823-0500	Phone: (815) 463-9050
Fax: (847) 823-0520	Fax: (815) 463-9065
E-Mail: bwelch@cbbel.com	

The information contained in this e-mail is intended only for the individual or entity to whom it is addressed and should not be opened, read or utilized by any other party. This message shall not be construed as official project information or as direction except as expressly provided in the contract document. Its contents (including any attachments) may contain confidential and/or privileged information. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. If you receive this e-mail in error, please notify the sender by reply e-mail and delete and destroy the message.

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Tuesday, January 26, 2016 1:34 PM
To: Bryan Welch; Joseph Caracci
Subject: RE: Draft Letter to IEPA
Attachments: White Pines Resident Update Letter - 11-18-15.docx

The letter looks good to me. How would everybody like to proceed with the letterhead? We could go with the joint Bensenville/DuPage County logo that we did for the most recent resident letter. We may also want to include the Burke logo. I have attached a copy of our recent letter with the logos.

I think we should have the Mayor of Bensenville and the County Board Chairman sign the letter with Chris.

Let me know your thoughts.

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
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*Telephone: (630) 407-6818
Fax: (630) 407-6701*

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To: Joe Caracci (JCaracci@bensenville.il.us); Kottmeyer, Nick
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Bryan Welch, PE
Senior Project Manager
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9575 W. Higgins Road, Suite 600 1938 E. Lincoln Highway, Suite 212
Rosemont, Illinois 60018 New Lenox, Illinois 60451
Phone: (847) 823-0500 Phone: (815) 463-9050
Fax: (847) 823-0520 Fax: (815) 463-9065
E-Mail: bwelch@cbbel.com

The information contained in this e-mail is intended only for the individual or entity to whom it is addressed and should not be opened, read or utilized by any other party. This message shall not be construed as official project information or as direction except as expressly provided in the contract document. Its contents (including any attachments) may contain confidential and/or privileged information. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. If you receive this e-mail in error, please notify the sender by reply e-mail and delete and destroy the message.



November 18, 2015

RE: White Pines Water Improvement Project
Project Update

Dear White Pines Resident:

This letter is intended as a brief update for the residents of the White Pines Subdivision regarding the potential water improvement project within your subdivision. A meeting was conducted on November 17th to discuss the current status of the project and to determine how best to move forward. This meeting was organized by DuPage County and included the following individuals: District 1 County Board Members (Sam Tornatore, Paul Fichtner, Don Puchalski), Bensenville Village President Frank Soto, White Pines Civic Association members, as well as staff and consultants from DuPage County, Bensenville and the Illinois American Water Company. Residents can hear the full audio recording of the meeting by accessing the DuPage County Public Works Department website at http://www.dupageco.org/Public_Works/24978/

The main focus of this meeting was to come to a consensus as to the appropriate course of action that should be taken with respect to the design engineering contract being considered by the Village of Bensenville. After a considerable amount of discussion, all parties agreed that it would be beneficial to the White Pines residents if the Village were to proceed with the engineering contract. This contract will be brought to the November 24th Bensenville Village Board Meeting for consideration with several clarifications to the overall scope of the project. The design will investigate, and incorporate where applicable, alternatives to replacement such as relining and directional boring. Existing mains that are determined to be acceptable in both size and condition will be considered for remaining in place. The ISO flow standards used for pipe sizing during the design process will also be reviewed for accuracy and industry consistency. In addition, DuPage County and Bensenville will work closely with the design engineers to ensure that the most cost effective options are considered and incorporated into the final design.

The completion of the design engineering phase for the White Pines Water Improvement Project will be critical for the residents in order to determine their preferred future course of action. This design will provide a much more detailed and refined cost estimate for the residents to consider in the future. The final engineering design will be relevant and beneficial for all possible service providers. As part of this final design, the design will also include required system isolation measures in the event that a provider other than Bensenville is selected to supply the water to White Pines. It is expected that the design efforts will take approximately 3-4 months.

Respectfully,

Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County

Joseph M. Caracci, P.E.
Director of Public Works
Village of Bensenville

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, November 18, 2015 4:24 PM
To: Joseph Caracci
Subject: White Pines Letter
Attachments: DOC111815-11182015161652.pdf

Joe -

Signed letter - sending out the Gina tonight and then the whole subdivision tomorrow.

Thanks

Nick



November 18, 2015

RE: White Pines Water Improvement Project
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Dear White Pines Resident:

This letter is intended as a brief update for the residents of the White Pines Subdivision regarding the potential water improvement project within your subdivision. A meeting was conducted on November 17th to discuss the current status of the project and to determine how best to move forward. This meeting was organized by DuPage County and included the following individuals: District 1 County Board Members (Sam Tornatore, Paul Fichtner, Don Puchalski), Bensenville Village President Frank Soto, White Pines Civic Association members, as well as staff and consultants from DuPage County, Bensenville and the Illinois American Water Company. Residents can hear the full audio recording of the meeting by accessing the DuPage County Public Works Department website at http://www.dupageco.org/Public_Works/24978/

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Respectfully,

A handwritten signature in black ink, appearing to read "Nick Kottmeyer".

Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County

A handwritten signature in black ink, appearing to read "Joseph M. Caracci".

Joseph M. Caracci, P.E.
Director of Public Works
Village of Bensenville

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, November 18, 2015 4:11 PM
To: Joseph Caracci
Subject: RE: White Pines Letter

Give me a quick call if you have a second. (630) 407-6804

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Wednesday, November 18, 2015 4:00 PM
To: Kottmeyer, Nick
Subject: RE: White Pines Letter

I did make a couple of changes:

- Added the time and location of the board meeting
- Changed first sentence of third paragraph "critical to the project" and "determine the preferred"
- Changed last sentence to "preliminary design"

Hope those are minor enough.

Thanks,

Joe

From: Kottmeyer, Nick [mailto:Nick.Kottmeyer@dupageco.org]
Sent: Wednesday, November 18, 2015 3:23 PM
To: Joseph Caracci <JCaracci@bensenville.il.us>
Subject: White Pines Letter

Joe –

Final version for your signature. If you are good with it, please sign, scan in color (high resolution) and send back. I will then sign and make sure it goes out to everyone.

Thanks

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, November 18, 2015 3:23 PM
To: Joseph Caracci
Subject: White Pines Letter
Attachments: White Pines Resident Update Letter - 11-18-15.docx

Joe –

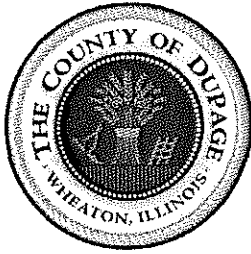
Final version for your signature. If you are good with it, please sign, scan in color (high resolution) and send back. I will then sign and make sure it goes out to everyone.

Thanks

Nick

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Director of Public Works and Operations
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Wheaton, IL 60187*

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November 18, 2015

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Respectfully,

Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County

Joseph M. Caracci, P.E.
Director of Public Works
Village of Bensenville

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, November 18, 2015 3:16 PM
To: Joseph Caracci
Subject: RE: White Pines
Attachments: White Pines Resident Update Letter - 11-18-15.docx

Here it is. Will be sending the final in about 10 minutes...

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Wednesday, November 18, 2015 3:15 PM
To: Kottmeyer, Nick
Subject: RE: White Pines

Can you get my signature block to include my PE

Joseph M. Caracci, P.E.

From: Kottmeyer, Nick [mailto:Nick.Kottmeyer@dupageco.org]
Sent: Wednesday, November 18, 2015 2:58 PM
To: Joseph Caracci <JCaracci@bensenville.il.us>
Subject: White Pines

Joe –

If you have a minute can you give me a call (630) 407-6804.

Thanks

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*



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Respectfully,

Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County

Joseph M. Caracci, P.E.
Director of Public Works
Village of Bensenville

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, November 18, 2015 2:35 PM
To: Joseph Caracci
Subject: White Pines Letter - DRAFT
Attachments: DOC111815-11182015135529.pdf

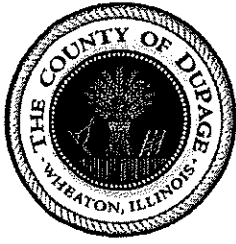
Joe –

A first cut of the letter. Still waiting for my elected officials to review. I also still need to add the location of the recording.

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

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Respectfully,

Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County

Joseph Caracci
Director of Public Works
Village of Bensenville

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Tuesday, October 27, 2015 4:42 PM
To: Joseph Caracci
Subject: RE: WP Letter

Joe –

You have requested that the County respond to the following statement with respect to the prospective White Pines Subdivision water project:

The county has stated that alternative funding is expected to free up within the next two years. Due to the scope of this project, the probability that funding will free up within the designated time frame of the project is quite high. Thus, the county has already agreed to look into alternative funding for White Pines.

My response to this statement would be as follows:

I am unaware of any alternative funding that would be available for the White Pines Subdivision water improvement project. If the county were to become involved in the subject project, we would likely also utilize the IEPA low interest loan that the Village of Bensenville is planning to utilize. The anticipated interest rate would likely be higher in later years than is currently available.

Please let me know if you have any additional questions.

Respectfully,

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Monday, October 19, 2015 10:56 AM
To: Kottmeyer, Nick
Subject: WP Letter

Nick,

I am hoping to get a County response to the highlighted question on page three of the attached letter. I references funding that the County can make available for the project in two years.

Thanks,

Joe

Director of Public Works



717 E. Jefferson Street, Bensenville, IL 60106

P: 630-350-3431 F: 630-594-1148 E: jcaracci@bensenville.il.us



Go Green ! Read it from the Screen. Print emails only when necessary.

This e-mail message is intended solely for the individuals to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer, and do not copy or disclose it to anyone else. Thank you.

The statements, opinions, and views expressed by the author in this message are the personal statements, opinions, and views of the author only, and they should not be construed, deemed, or interpreted to be those of the Village of Bensenville or any other elected or appointed official, officer, agent, or employee of the Village of Bensenville.

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Saturday, September 19, 2015 11:49 AM
To: Joseph Caracci
Subject: White Pines Cover Letter
Attachments: DOC091915-09192015114743.pdf

Joe -

Here is the cover letter that I am going to include with the information being sent to the residents. Any concerns?

Nick



Wastewater
Water
Drainage
Permitting

PUBLIC WORKS DEPARTMENT

630-407-6800
Fax: 630-407-6701
publicworks@ec.dupageco.org

www.dupageco.org/publicworks

September 18, 2015

RE: White Pines Water Improvement Project
DuPage County Service Options

Dear White Pines Resident:

The White Pines Civic Association officially requested that DuPage County provide several alternatives for water service within the White Pines Subdivision. A copy of this September 5th letter has been attached for your reference. In response to this request, the Public Works Department prepared several option evaluations for the resident's consideration. A copy of our option analysis has also been included with this letter.

Our department was able to provide preliminary estimates for two of the requested water service alternatives. In both of these options, DuPage County would fully replace the water lines within the subdivision and would be the water service provider. The main difference between the two options presented is that with Option 1 the county would purchase the water from Bensenville while in Option 3 the county would purchase the water directly from the Water Commission.

It should be noted that both options being presented are maximum cap numbers. As stated within the letter to the White Pines Civic Association, both of the DuPage County service options are more expensive than the Village of Bensenville service alternative. This is due primarily to the fact that if the residents select DuPage County as the service provider, the project will be delayed several years as the financing, permits and required intergovernmental agreements are secured.

Should the residents of White Pines wish to pursue one of the listed DuPage County options, a petition will be required to be signed from a clear majority of the homeowners within the subdivision requesting that the County move forward with a specific option. If residents are interested in pursuing a petition, the county would request that we assist in the development of the wording for the petition. It will be necessary that the petition include the costs and conditions of a specific option. Once the petition is submitted, it will then be presented to the Public Works Committee and County Board for consideration of project approval.

Please contact this office at (630) 407-6800 if you have any questions.

Respectfully,

Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Saturday, September 19, 2015 11:25 AM
To: Joseph Caracci
Subject: RE: White Pines Mailing

Will do, I will send to all unincorporated properties along Massel Court (no incorporated properties).

-----Original Message-----

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Saturday, September 19, 2015 11:22 AM
To: Kottmeyer, Nick
Subject: Re: White Pines Mailing

The map looks good. As far as Massel Ct goes, if it's an unincorporated address, then it is good to send. There are 4 incorporated parcels (Village Addresses) that do not need the letter. I just don't know which ones they are.

Sent from my iPhone

> On Sep 19, 2015, at 11:04 AM, Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org> wrote:

>

> Joe -

>

> I received your text, we have not mailed out the letter yet. Hoping to get it out first thing Monday morning. I wanted to verify the mailing list with you first. Can you take a look at the attached map and let me know if the group that is marked with light green encompasses all of the homes that the letter should be mailed to. Pay special attention to the homes north of Third Avenue and down on Massel Court (should these be included in the mailing).

>

> Thanks

>

> Nick

>

>

> Nicholas Kottmeyer, P.E.

> Director of Public Works and Operations DuPage County

> 421 North County Farm Road

> Wheaton, IL 60187

>

> Telephone: (630) 407-6818

> Fax: (630) 407-6701

>

>

>

> <DOC091915-09192015105707.pdf>

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Saturday, September 19, 2015 11:09 AM
To: Gina Mellenthin (ginamellenthin@yahoo.com)
Cc: Michael Cassady; Joseph Caracci
Subject: Updated White Pines Letter
Attachments: DOC091915-09192015105350.pdf

Gina -

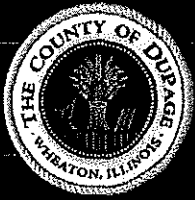
I have attached the final County Option letter for the White Pines Subdivision. This the same letter that you previously received with the correction of one typo and some format changes. I updated the date of the letter to the 18th to make sure that everyone is using the correct version. We will be mailing this out to the subdivision on Monday morning.

Please let me know if you have any questions.

Respectfully,

Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187

Telephone: (630) 407-6818
Fax: (630) 407-6701



**DUPAGE
COUNTY**

Wastewater

Water

Drainage

Permitting

PUBLIC WORKS DEPARTMENT

630-407-6800
Fax: 630-407-6701
publicworks@ec.dupageco.org

www.dupageco.org/publicworks

September 18, 2015

Gina Mellenthin, President
White Pines Civic Association
4N150 Pine Grove
Bensenville, IL 60106

RE: DuPage County Water Service Option
White Pines Subdivision

Dear Ms. Mellenthin:

I am in receipt of your September 5th letter officially requesting three distinct DuPage County water service options for consideration by the residents of White Pines Subdivision. The requested service options were as follows (directly quoted from your letter):

Option 1 – A straight “apples to apples” proposal with DuPage taking over the system after full replacement of all water lines and purchasing water from one of our bordering municipalities.

This option includes complete replacement of all lines within the White Pines Subdivision by DuPage County with the water being supplied by the Village of Bensenville to DuPage County.

Option 2 – DuPage takes over the system, replaces, relines, directionally bores or a combination of all water lines and purchases water from one of our bordering municipalities.

This option was not analyzed as it is not possible to determine the viability of rehabilitation of pipes prior to final design.

Option 3 – DuPage takes over the system, constructs a ground level tank and pumping station, replaces, relines, directionally bores or a combination of all water lines and purchases water from the Water Commission for our use.

This option includes the complete replacement of all lines within the White Pines Subdivision by DuPage County, construction of a water tower and metering station. The water will be supplied to DuPage County directly from the Water Commission.

The following summarizes our preliminary findings and cost estimates for each of the requested options.

Option 1

The County assumed identical replacement of pipes as shown by Bensenville. This option was completed in order to show a direct comparison to the Village of Bensenville construction estimate for the watermain replacement project in the White Pines Subdivision. A detailed preliminary cost estimate has been attached for consideration. The following summarizes our estimates and key considerations for the residents of White Pines.

- Pipes will be replaced within the White Pines Subdivision as outlined by the Village of Bensenville option.
- The total DuPage County cost estimate for this option was determined to be \$7,388,062. After factoring in the \$900,000 contribution from the Bensenville Unincorporated Utility Fund, the total cost to the residents of White Pines would be approximately \$6.5 Million.
- It should be noted that approximately \$400,000 of this estimate is related to the estimated 3-year delay in construction that would be required for implementation of this option. This delay is due mainly to the fact that the County would have to initiate the loan process from the beginning with the EPA.
- Assuming that the County can be approved for the low-interest loan from the Illinois Environmental Protection Agency, a 3.00% interest rate will be incorporated into the cost estimates due to the three year delay in the project. This is higher than the currently projected 2.21% interest rate quoted by the Village of Bensenville. The interest rate fluctuates on a yearly basis and has been on an upward trend over the past several years.
- A total project cost of \$6,488,062, with a 3.00% interest rate for a 20-year loan, would result in a total loan payment (principal plus interest) of \$8,722,000. Considering the 262 homes currently connected to the water service, this would result in a yearly total obligation for the 262 homes of \$436,100. Each home would be responsible for a payment of \$1,664 for the next 20 years, or \$138.71 per month for the loan repayment (\$277.42 bi-monthly).
- Residents of White Pines should be aware that this option requires that the County purchase water from a local provider. The County anticipates that Bensenville would likely be the only feasible local provider of the Lake Michigan Water. Obtaining water from other providers would likely add considerable expense to the total project cost, as infrastructure would need to be extended into the subdivision to supply the water. This issue will be further examined during final design.
- If an agreement can be negotiated between Bensenville and DuPage County for the supply of water, it would be anticipated that Bensenville would charge a mark-up for the Lake Michigan water delivered through their system to the new DuPage County water system. At this time, a mark-up of \$2.50 per 1,000 gallons was assumed to be charged by the Village of Bensenville. This constitutes approximately a 50% mark-up from the raw Lake Michigan water rates now being charged by the DuPage Water Commission.
- The estimated DuPage County water bill incorporating the completion of Option #1 has been prepared and shown below. It should be understood that the value shown represents a bi-monthly water charge amount as the County bills customers every two months. All rates shown are current DuPage County rates and are subject to change. The Village of Bensenville will still own, operate and bill for sanitary sewer service within the White Pines Subdivision. The sanitary sewer charge is not included in the chart below.

OPTION #1 - Anticipated DuPage Water Bill (utilizing current rates)	
NOTE: DuPage County Bills Bi-Monthly	
Usage calculated at 4,500 gallons per month (9,000 gallons bi-monthly)	
Water Consumption (2-month period)	9,000 gallons
Base Charge Per Bill (flat charge per bill)	\$ 5.78
Water Usage Charge (\$9.40 per 1,000 gallons)	\$ 84.60
Capital Buy-In Fee Charge (\$0.73 per 1,000 gallons)	\$ 6.57
Village of Bensenville Provider Mark-Up (assumed to be \$2.50 per 1,000 gallons of water)	\$ 22.50
White Pines Water System Improvements (\$1,664 per year divided equally over 6 billing cycles)	\$ 277.42
TOTAL ESTIMATED BI-MONTHLY WATER BILL	\$ 396.87

Option 2

The White Pines Civic Association requested that the County examine an option that incorporates a combination of system replacement, relining and directional boring of all water lines within the subdivision as well as the purchase of water from one of the bordering municipalities. The County was not able to complete this option analysis as it requires in-depth analysis of the condition of the existing water system. This level of value engineering typically occurs during the final design phase of a project when detailed condition assessments can be completed.

It should be understood that the County will not allow rear-yard watermain to remain in place. All watermain located within the rear-yard easements will be required to be reconstructed in front of the houses in the right-of-way of the streets. Existing pipes within the road right-of-way would be assessed during the design phase of the project for overall condition, pipe integrity, pipe type and conveyance capacity. Options including relining would then be considered if the pipe is deemed to be in acceptable condition.

Residents should not assume that the relining of pipes will be a feasible alternative that will reduce the overall project expenses when deciding on an acceptable project approach. It should be noted that the potential rehabilitation of watermain within the subdivision would only apply to a portion of the watermain within the subdivision. Therefore, the fiscal impact of this option would not be expected to be substantial.

Option 3

The White Pines Civic Association requested that the County also examine an option that includes taking over the water system, construction of a ground level tank and pumping station, replacement or relining of the same pipes as shown by Bensenville. A detailed preliminary cost estimate has been attached for consideration. The following summarizes our estimates and key considerations for the residents of White Pines.

- As detailed in Option #1, the County has assumed the full replacement of all watermain within the White Pines Subdivision for a comparison to the Village of Bensenville option. Consideration of relining alternatives would occur during the final design phase of the project.

- A ground level tank was requested for this alternative by the White Pines Civic Association. Until very detailed system modeling, site selection, topographic survey and system demands are determined during final design, a standard elevated storage tank was assumed.
- The total DuPage County cost estimate for this option was determined to be \$10,862,555. After factoring in the \$900,000 contribution from the Bensenville Unincorporated Utility Fund, the total cost to the residents of White Pines would be approximately \$10 Million.
- It should be noted that approximately \$760,000 of this estimate is related to the estimated 4-year delay in construction that would be required for implementation of this option. This delay is due mainly to the fact that the County would have to initiate the loan process from the beginning with the EPA. In addition, this option requires a lengthy process from the Illinois Department of Natural Resources to receive Lake Michigan allocation rights.
- Assuming that the County can be approved for the low-interest loan from the Illinois Environmental Protection Agency, a 3.25% interest rate will be incorporated into the cost estimates due to the four year delay in the project. This is higher than the currently projected 2.21% interest rate quoted by the Village of Bensenville. The interest rate fluctuates on a yearly basis and has been on an upward trend over the past several years.
- A total project cost of \$9,962,555, with a 3.25% interest rate for a 20-year loan, would result in a total loan payment (principal plus interest) of \$13,755,777. Considering the 262 homes currently connected to the water service, this would result in a yearly total obligation for the 262 homes of \$687,789. Each home would be responsible for a payment of \$2,625 for the next 20 years, or \$219 per month for the loan repayment (\$438 bi-monthly).
- Option #3 allows the County to purchase Lake Michigan water directly from the DuPage Water Commission.
- The estimated DuPage County water bill incorporating the completion of Option #3 has been prepared and shown below. It should be understood that the value shown represents a bi-monthly water charge amount as the County bills customers every two months. All rates shown are current DuPage County rates and are subject to change. The Village of Bensenville will still own, operate and bill for sanitary sewer service within the White Pines Subdivision. The sanitary sewer charge is not included in the chart below.

OPTION #3 - Anticipated DuPage Water Bill (utilizing current rates)	
NOTE: DuPage County Bills Bi-Monthly	
Usage calculated at 4,500 gallons per month (9,000 gallons bi-monthly)	
Water Consumption (2-month period)	9,000 gallons
Base Charge Per Bill (flat charge per bill)	\$ 5.78
Water Usage Charge (\$9.40 per 1,000 gallons)	\$ 84.60
Capital Buy-In Fee Charge (\$0.73 per 1,000 gallons)	\$ 6.57
White Pines Water System Improvements (\$2,625 per year divided equally over 6 billing cycles)	\$ 438.00
TOTAL ESTIMATED BI-MONTHLY WATER BILL	\$ 534.95

Summary

This letter has detailed two possible water service alternatives that include the participation by DuPage County. Each option fully replaces the water pipes within the White Pines Subdivision. Option #1 allows DuPage County to receive their water from Bensenville, while Option #3 allows DuPage County to receive their water from the DuPage Water Commission. **Residents should fully understand that both of these options are significantly more expensive than the option being presented by the Village of Bensenville. Ultimately, the DuPage County options will cost the White Pines residents more money on a monthly basis than the Village of Bensenville option.** In addition, the process of watermain replacement within the White Pines Subdivision would be significantly delayed while the County pursues financing from the Illinois Environmental Protection Agency.

Should the residents of White Pines wish to pursue one of the listed DuPage County options, a petition will be required to be signed from a clear majority of the homeowners within the subdivision requesting that the County move forward with a specific option. If the Civic Association is interested in pursuing a petition, the County would request that we assist in the development of the wording for the petition. It will be necessary that the petition include the costs and conditions outlined in this letter. Once the petition is submitted to the County, it will then be presented to the Public Works Committee and County Board for consideration of project approval.

If you have any questions regarding the information contained in this letter, please do not hesitate to contact me.

Respectfully,



Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations

Cc: District 1 County Board Members
Village of Bensenville

WHITE PINES WATER SYSTEM IMPROVEMENTS
DUPAGE COUNTY OPTIONS
PREPARED: SEPTEMBER 2015

OPTION #1 DuPage County takes over White Pines Water System after full replacement of water lines and purchases water from bordering municipality.

Assumptions:

- 1) Watermains to be replaced are identical to Bensenville plan. During final design phase of project value engineering will be completed to determine which, if any, pipes will remain in place or be rehabilitated in place.
- 2) Village of Bensenville assumed to be the water supplier to DuPage County due to existing boundary agreements and proximity to systems.
- 3) Storage requirements for public water systems assumed to be supplied by Village of Bensenville.
- 4) CPI Index changes based upon average from 2010 to 2014 for Chicago area as computed by US Department of Labor
- 5) It is anticipated that construction would be initiated in 2018 (following loan approval, design, permitting, intergovernmental agreements)
- 6) Contribution from utility fund provided by Village of Bensenville

Project Cost Estimate:

Project Component	Component Expense
8" watermain (includes hydrants & restoration) - 13,560 feet @ \$150 per foot	\$ 2,047,500.00
8" watermain in Route 83 Right-Of-Way (incl. hydrants & restoration) - 2,250 feet @ \$200 per foot	\$ 450,000.00
12" watermain (includes hydrants & restoration) - 3,380 feet @ \$175 per foot	\$ 591,500.00
New Services To Right-Of-Way (282 homes, only 262 homes on water system @ \$2,500 per service)	\$ 705,000.00
New Private Services (moved from back to front of house for 167 homes @ \$7,500 per home)	\$ 1,252,500.00
Metering Facilities - Connection to Bensenville System (8 connection locations @ \$40,000 each)	\$ 320,000.00
<i>Sub-Total Construction Expenses</i>	<i>\$ 5,366,500.00</i>
Contingency (10%)	\$ 536,650.00
<i>Total Construction Expenses (including contingency)</i>	<i>\$ 5,903,150.00</i>
Preparation & Submission of IEPA Low Interest Loan Application	\$ 30,000.00
Final Design Engineering and Permitting (7% of construction expenses)	\$ 413,220.50
Construction Management/Resident Engineering (8% of construction expenses)	\$ 472,252.00
Administration/Legal/Easements/Permitting	\$ 175,000.00
<i>TOTAL CONSTRUCTION EXPENSES (assuming immediate construction)</i>	<i>\$ 6,993,622.50</i>
CPI Price Index Adjustment For Project Construction Delay To 2018 (1.88% per year for 3 years)	\$ 394,440.31
<i>TOTAL PROJECT ESTIMATED PROJECT EXPENSES (prior to contribution from utility fund)</i>	<i>\$ 7,388,062.81</i>
Contribution From Bensenville Unincorporated Utility Fund	\$ (900,000.00)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)	\$ 6,488,062.81

WHITE PINES WATER SYSTEM IMPROVEMENTS
DUPAGE COUNTY OPTIONS
PREPARED: SEPTEMBER 2015

OPTION #3: DuPage County takes over White Pines Water System after full replacement of water lines and purchases water from Water Commission.

- Assumptions:
- 1) Watermains to be replaced are identical to Bensenville plan. During final design phase of project value engineering will be completed to determine which, if any, pipes will remain in place or be rehabilitated in place.
 - 2) Water Commission assumed to provide water to White Pines water system (water tower storage and metering station required).
 - 3) CPI Index changes based upon average from 2010 to 2014 for Chicago area as computed by US Department of Labor
 - 4) It is anticipated that construction would be initiated in 2019 (following loan approval, design, permitting, intergovernmental agreements)
 - 5) Project dependent upon Lake Michigan allocation approval from the Illinois Department of Natural Resources
 - 6) Contribution from utility fund provided by Village of Bensenville

Project Cost Estimate:

Project Component	Component Expense
8" watermain (includes hydrants & restoration) - 13,560 feet @ \$150 per foot	\$ 2,047,500.00
8" watermain in Route 83 Right-Of-Way (incl. hydrants & restoration) - 2,250 feet @ \$200 per foot	\$ 450,000.00
12" watermain (includes hydrants & restoration) - 3,380 feet @ \$175 per foot	\$ 591,500.00
New Services To Right-Of-Way (282 homes, only 262 homes on water system @ \$2,500 per service)	\$ 705,000.00
New Private Services (moved from back to front of house for 167 homes @ \$7,500 per home)	\$ 1,252,500.00
Construction of DuPage Water Commission Metering Station	\$ 1,000,000.00
Construction of 350,000 gallon storage tank (includes land acquisition)	\$ 1,600,000.00
<i>Sub-Total Construction Expenses</i>	<i>\$ 7,646,500.00</i>
Contingency (10%)	\$ 764,650.00
<i>Total Construction Expenses (including contingency)</i>	<i>\$ 8,411,150.00</i>
Preparation & Filing of Lake Michigan Allocation Request	\$ 75,000.00
Preparation & Submission of IEPA Low Interest Loan Application	\$ 30,000.00
System Modeling Required For Design of Stand Alone System with Tower & Metering Station	\$ 75,000.00
Final Design Engineering and Permitting (7% of construction expenses)	\$ 588,780.50
Construction Management/Resident Engineering (8% of construction expenses)	\$ 672,892.00
Administration/Legal/Easements/Permitting	\$ 250,000.00
<i>TOTAL CONSTRUCTION EXPENSES (assuming immediate construction)</i>	<i>\$ 10,102,822.50</i>
CPI Price Index Adjustment For Project Construction Delay To 2019 (1.88% per year for 4 years)	\$ 759,732.25
<i>TOTAL PROJECT ESTIMATED PROJECT EXPENSES (prior to contribution from utility fund)</i>	<i>\$ 10,862,554.75</i>
Contribution From Bensenville Unincorporated Utility Fund	\$ (900,000.00)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)	\$ 9,962,554.75

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Saturday, September 19, 2015 11:04 AM
To: Joseph Caracci
Subject: White Pines Mailing
Attachments: DOC091915-09192015105707.pdf

Joe -

I received your text, we have not mailed out the letter yet. Hoping to get it out first thing Monday morning. I wanted to verify the mailing list with you first. Can you take a look at the attached map and let me know if the group that is marked with light green encompasses all of the homes that the letter should be mailed to. Pay special attention to the homes north of Third Avenue and down on Massel Court (should these be included in the mailing).

Thanks

Nick

Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187

Telephone: (630) 407-6818
Fax: (630) 407-6701

DUPAGE COUNTY



From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Tuesday, September 15, 2015 3:28 PM
To: Gina Mellenthin (ginamellenthin@yahoo.com)
Cc: Michael Cassady; Joseph Caracci; Cuculich, Thomas
Subject: White Pines Subdivision - DuPage County Water Service Option Analysis
Attachments: DuPage County Service Option Analysis.pdf

Gina –

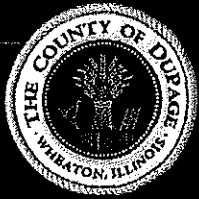
Attached is the DuPage County water service option analysis requested by the White Pines Civic Association on September 5th. The County will also be mailing this letter to the homeowners of the White Pines Subdivision later this week.

Please let me know if there are any questions regarding this information.

Respectfully,

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*



DUPAGE
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Wastewater

Water

Drainage

Permitting

PUBLIC WORKS DEPARTMENT

630-407-6800
Fax: 630-407-6701
publicworks@ec.dupageco.org

www.dupageco.org/publicworks

September 14, 2015

Gina Mellenthin, President
White Pines Civic Association
4N150 Pine Grove
Bensenville, IL 60106

RE: DuPage County Water Service Option
White Pines Subdivision

Dear Ms. Mellenthin:

I am in receipt of your September 5th letter officially requesting three distinct DuPage County water service options for consideration by the residents of White Pines Subdivision. The requested service options were as follows (directly quoted from your letter):

Option 1 – A straight “apples to apples” proposal with DuPage taking over the system after full replacement of all water lines and purchasing water from one of our bordering municipalities.

This option includes complete replacement of all lines within the White Pines Subdivision by DuPage County with the water being supplied by the Village of Bensenville to DuPage County.

Option 2 – DuPage takes over the system, replaces, relines, directionally bores or a combination of all water lines and purchases water from one of our bordering municipalities.

This option was not analyzed as it is not possible to determine the viability of rehabilitation of pipes prior to final design.

Option 3 – DuPage takes over the system, constructs a ground level tank and pumping station, replaces, relines, directionally bores or a combination of all water lines and purchases water from the Water Commission for our use.

This option includes the complete replacement of all lines within the White Pines Subdivision by DuPage County, construction of a water tower and metering station. The water will be supplied to DuPage County directly from the Water Commission.

The following summarizes our preliminary findings and cost estimates for each of the requested options.

Option 1

The County assumed identical replacement of pipes as shown by Bensenville. This option was completed in order to show a direct comparison to the Village of Bensenville construction estimate for the watermain replacement project in the White Pines Subdivision. A detailed preliminary cost estimate has been attached for consideration. The following summarizes our estimates and key considerations for the residents of White Pines.

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- It should be noted that approximately \$400,000 of this estimate is related to the estimated 3-year delay in construction that would be required for implementation of this option. This delay is due mainly to the fact that the County would have to initiate the loan process from the beginning with the EPA.
- Assuming that the County can be approved for the low-interest loan from the Illinois Environmental Protection Agency, a 3.00% interest rate will be incorporated into the cost estimates due to the three year delay in the project. This is higher than the currently projected 2.21% interest rate quoted by the Village of Bensenville. The interest rate fluctuates on a yearly basis and has been on an upward trend over the past several years.
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- Residents of White Pines should be aware that this option requires that the County purchase water from a local provider. The County anticipates that Bensenville would likely be the only feasible local provider of the Lake Michigan Water. Obtaining water from other providers would likely add considerable expense to the total project cost, as infrastructure would need to be extended into the subdivision to supply the water. This issue will be further examined during final design.
- If an agreement can be negotiated between Bensenville and DuPage County for the supply of water, it would be anticipated that Bensenville would charge a mark-up for the Lake Michigan water delivered through their system to the new DuPage County water system. At this time, a mark-up of \$2.50 per 1,000 gallons was assumed to be charged by the Village of Bensenville. This constitutes approximately a 50% mark-up from the raw Lake Michigan water rates now being charged by the DuPage Water Commission.
- The estimated DuPage County water bill incorporating the completion of Option #1 has been prepared and shown below. It should be understood that the value shown represents a bi-monthly water charge amount as the County bills customers every two months. All rates shown are current DuPage County rates and are subject to change. The Village of Bensenville will still own, operate and bill for sanitary sewer service within the White Pines Subdivision. The sanitary sewer charge is not included in the chart below.

OPTION #1 - Anticipated DuPage Water Bill (utilizing current rates)	
NOTE: DuPage County Bills Bi-Monthly	
Usage calculated at 4,500 gallons per month (9,000 gallons bi-monthly)	
Water Consumption (2-month period)	9,000 gallons
Base Charge Per Bill (flat charge per bill)	\$ 5.78
Water Usage Charge (\$9.40 per 1,000 gallons)	\$ 84.60
Capital Buy-In Fee Charge (\$0.73 per 1,000 gallons)	\$ 6.57
Village of Bensenville Provider Mark-Up (assumed to be \$2.50 per 1,000 gallons of water)	\$ 22.50
White Pines Water System Improvements (\$1,703 per year divided equally over 6 billing cycles)	\$ 277.42
TOTAL ESTIMATED BI-MONTHLY WATER BILL	\$ 396.87

Option 2

The White Pines Civic Association requested that the County examine an option that incorporates a combination of system replacement, relining and directional boring of all water lines within the subdivision as well as the purchase of water from one of the bordering municipalities. The County was not able to complete this option analysis as it requires in-depth analysis of the condition of the existing water system. This level of value engineering typically occurs during the final design phase of a project when detailed condition assessments can be completed.

It should be understood that the County will not allow rear-yard watermain to remain in place. All watermain located within the rear-yard easements will be required to be reconstructed in front of the houses in the right-of-way of the streets. Existing pipes within the road right-of-way would be assessed during the design phase of the project for overall condition, pipe integrity, pipe type and conveyance capacity. Options including relining would then be considered if the pipe is deemed to be in acceptable condition.

Residents should not assume that the relining of pipes will be a feasible alternative that will reduce the overall project expenses when deciding on an acceptable project approach. It should be noted that the potential rehabilitation of watermain within the subdivision would only apply to a portion of the watermain within the subdivision. Therefore, the fiscal impact of this option would not be expected to be substantial.

Option 3

The White Pines Civic Association requested that the County also examine an option that includes taking over the water system, construction of a ground level tank and pumping station, replacement or relining of the same pipes as shown by Bensenville. A detailed preliminary cost estimate has been attached for consideration. The following summarizes our estimates and key considerations for the residents of White Pines.

- As detailed in Option #1, the County has assumed the full replacement of all watermain within the White Pines Subdivision for a comparison to the Village of Bensenville option. Consideration of relining alternatives would occur during the final design phase of the project.

- A ground level tank was requested for this alternative by the White Pines Civic Association. Until very detailed system modeling, site selection, topographic survey and system demands are determined during final design, a standard elevated storage tank was assumed.
- The total DuPage County cost estimate for this option was determined to be \$10,862,555. After factoring in the \$900,000 contribution from the Bensenville Unincorporated Utility Fund, the total cost to the residents of White Pines would be approximately \$10 Million.
- It should be noted that approximately \$760,000 of this estimate is related to the estimated 4-year delay in construction that would be required for implementation of this option. This delay is due mainly to the fact that the County would have to initiate the loan process from the beginning with the EPA. In addition, this option requires a lengthy process from the Illinois Department of Natural Resources to receive Lake Michigan allocation rights.
- Assuming that the County can be approved for the low-interest loan from the Illinois Environmental Protection Agency, a 3.25% interest rate will be incorporated into the cost estimates due to the four year delay in the project. This is higher than the currently projected 2.21% interest rate quoted by the Village of Bensenville. The interest rate fluctuates on a yearly basis and has been on an upward trend over the past several years.
- A total project cost of \$9,962,555, with a 3.25% interest rate for a 20-year loan, would result in a total loan payment (principal plus interest) of \$13,755,777. Considering the 262 homes currently connected to the water service, this would result in a yearly total obligation for the 262 homes of \$687,789. Each home would be responsible for a payment of \$2,625 for the next 20 years, or \$219 per month for the loan repayment.
- Option #3 allows the County to purchase Lake Michigan water directly from the DuPage Water Commission.
- The estimated DuPage County water bill incorporating the completion of Option #3 has been prepared and shown below. It should be understood that the value shown represents a bi-monthly water charge amount as the County bills customers every two months. All rates shown are current DuPage County rates and are subject to change. The Village of Bensenville will still own, operate and bill for sanitary sewer service within the White Pines Subdivision. The sanitary sewer charge is not included in the chart below.

OPTION #3 - Anticipated DuPage Water Bill (utilizing current rates)	
NOTE: DuPage County Bills Bi-Monthly	
Usage calculated at 4,500 gallons per month (9,000 gallons bi-monthly)	
Water Consumption (2-month period)	9,000 gallons
Base Charge Per Bill (flat charge per bill)	\$ 5.78
Water Usage Charge (\$9.40 per 1,000 gallons)	\$ 84.60
Capital Buy-In Fee Charge (\$0.73 per 1,000 gallons)	\$ 6.57
White Pines Water System Improvements	\$ 438.00
TOTAL ESTIMATED BI-MONTHLY WATER BILL	\$ 534.95

Summary

This letter has detailed two possible water service alternatives that include the participation by DuPage County. Each option fully replaces the water pipes within the White Pines Subdivision. Option #1 allows DuPage County to receive their water from Bensenville, while Option #3 allows DuPage County to receive their water from the DuPage Water Commission. Residents should fully understand that both of these options are significantly more expensive than the option being presented by the Village of Bensenville. Ultimately, the DuPage County options will cost the White Pines residents more money on a monthly basis than the Village of Bensenville option. In addition, the process of watermain replacement within the White Pines Subdivision would be significantly delayed while the County pursues financing from the Illinois Environmental Protection Agency.

Should the residents of White Pines wish to pursue one of the listed DuPage County options, a petition will be required to be signed from a clear majority of the homeowners within the subdivision requesting that the County move forward with a specific option. If the Civic Association is interested in pursuing a petition, the County would request that we assist in the development of the wording for the petition. It will be necessary that the petition include the costs and conditions outlined in this letter. Once the petition is submitted to the County, it will then be presented to the Public Works Committee and County Board for consideration of project approval.

If you have any questions regarding the information contained in this letter, please do not hesitate to contact me.

Respectfully,



Nicholas W. Kottmeyer, P.E.
Director of Public Works and Operations

Cc: District 1 County Board Members
Village of Bensenville

WHITE PINES WATER SYSTEM IMPROVEMENTS
DUPAGE COUNTY OPTIONS
PREPARED: SEPTEMBER 2015

OPTION #1 DuPage County takes over White Pines Water System after full replacement of water lines and purchases water from bordering municipality.

Assumptions:

- 1) Watermains to be replaced are identical to Bensenville plan. During final design phase of project value engineering will be completed to determine which, if any, pipes will remain in place or be rehabilitated in place.
- 2) Village of Bensenville assumed to be the water supplier to DuPage County due to existing boundary agreements and proximity to systems.
- 3) Storage requirements for public water systems assumed to be supplied by Village of Bensenville.
- 4) CPI Index changes based upon average from 2010 to 2014 for Chicago area as computed by US Department of Labor
- 5) It is anticipated that construction would be initiated in 2018 (following loan approval, design, permitting, intergovernmental agreements)
- 6) Contribution from utility fund provided by Village of Bensenville

Project Cost Estimate:

Project Component	Component Expense
8" watermain (includes hydrants & restoration) - 13,560 feet @ \$150 per foot	\$ 2,047,500.00
8" watermain in Route 83 Right-Of-Way (incl. hydrants & restoration) - 2,250 feet @ \$200 per foot	\$ 450,000.00
12" watermain (includes hydrants & restoration) - 3,380 feet @ \$175 per foot	\$ 591,500.00
New Services To Right-Of-Way (282 homes, only 262 homes on water system @ \$2,500 per service)	\$ 705,000.00
New Private Services (moved from back to front of house for 167 homes @ \$7,500 per home)	\$ 1,252,500.00
Metering Facilities - Connection to Bensenville System (8 connection locations @ \$40,000 each)	\$ 320,000.00
<i>Sub-Total Construction Expenses</i>	<i>\$ 5,366,500.00</i>
<i>Contingency (10%)</i>	<i>\$ 536,650.00</i>
<i>Total Construction Expenses (including contingency)</i>	<i>\$ 5,903,150.00</i>
Preparation & Submission of IEPA Low Interest Loan Application	\$ 30,000.00
Final Design Engineering and Permitting (7% of construction expenses)	\$ 413,220.50
Construction Management/Resident Engineering (8% of construction expenses)	\$ 472,252.00
Administration/Legal/Easements/Permitting	\$ 175,000.00
<i>TOTAL CONSTRUCTION EXPENSES (assuming immediate construction)</i>	<i>\$ 6,993,622.50</i>
CPI Price Index Adjustment For Project Construction Delay To 2018 (1.88% per year for 3 years)	\$ 394,440.31
<i>TOTAL PROJECT ESTIMATED PROJECT EXPENSES (prior to contribution from utility fund)</i>	<i>\$ 7,388,062.81</i>
Contribution From Bensenville Unincorporated Utility Fund	\$ (900,000.00)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)	\$ 6,488,062.81

WHITE PINES WATER SYSTEM IMPROVEMENTS
DUPAGE COUNTY OPTIONS
PREPARED: SEPTEMBER 2015

OPTION #3 DuPage County Takes over White Pines Water System after full replacement of water lines and purchases water from Water Commission

Assumptions:

- 1) Watermains to be replaced are identical to Bensenville plan. During final design phase of project value engineering will be completed to determine which, if any, pipes will remain in place or be rehabilitated in place.
- 2) Water Commission assumed to provide water to White Pines water system (water tower storage and metering station required).
- 3) CPI Index changes based upon average from 2010 to 2014 for Chicago area as computed by US Department of Labor
- 4) It is anticipated that construction would be initiated in 2019 (following loan approval, design, permitting, intergovernmental agreements)
- 5) Project dependent upon Lake Michigan allocation approval from the Illinois Department of Natural Resources
- 6) Contribution from utility fund provided by Village of Bensenville

Project Cost Estimate:

Project Component	Component Expense
8" watermain (includes hydrants & restoration) - 13,560 feet @ \$150 per foot	\$ 2,047,500.00
8" watermain in Route 83 Right-Of-Way (incl. hydrants & restoration) - 2,250 feet @ \$200 per foot	\$ 450,000.00
12" watermain (includes hydrants & restoration) - 3,380 feet @ \$175 per foot	\$ 591,500.00
New Services To Right-Of-Way (282 homes, only 262 homes on water system @ \$2,500 per service)	\$ 705,000.00
New Private Services (moved from back to front of house for 167 homes @ \$7,500 per home)	\$ 1,252,500.00
Construction of DuPage Water Commission Metering Station	\$ 1,000,000.00
Construction of 350,000 gallon storage tank (includes land acquisition)	\$ 1,600,000.00
<i>Sub-Total Construction Expenses</i>	<i>\$ 7,646,500.00</i>
Contingency (10%)	\$ 764,650.00
<i>Total Construction Expenses (including contingency)</i>	<i>\$ 8,411,150.00</i>
Preparation & Filing of Lake Michigan Allocation Request	\$ 75,000.00
Preparation & Submission of IEPA Low Interest Loan Application	\$ 30,000.00
System Modeling Required For Design of Stand Alone System with Tower & Metering Station	\$ 75,000.00
Final Design Engineering and Permitting (7% of construction expenses)	\$ 588,780.50
Construction Management/Resident Engineering (8% of construction expenses)	\$ 672,892.00
Administration/Legal/Easements/Permitting	\$ 250,000.00
<i>TOTAL CONSTRUCTION EXPENSES (assuming immediate construction)</i>	<i>\$ 10,102,822.50</i>
CPI Price Index Adjustment For Project Construction Delay To 2019 (1.88% per year for 4 years)	\$ 759,732.25
<i>TOTAL PROJECT ESTIMATED PROJECT EXPENSES (prior to contribution from utility fund)</i>	<i>\$ 10,862,554.75</i>
Contribution From Bensenville Unincorporated Utility Fund	\$ (900,000.00)
TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)	\$ 9,962,554.75

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Monday, September 14, 2015 11:20 AM
To: Joseph Caracci
Subject: Cost Estimates
Attachments: DOC091415-09142015105852.pdf

Joe -

Here are the two draft estimates. Let me know if anything looks off.

Thanks

Nick

WHITE PINES WATER SYSTEM IMPROVEMENTS
DUPAGE COUNTY OPTIONS
PREPARED: SEPTEMBER 2015

OPTION #1 DuPage County takes over White Pines Water System after full replacement of water lines and purchases water from bordering municipality.

Assumptions:

- 1) Watermains to be replaced are identical to Bensenville plan. During final design phase of project value engineering will be completed to determine which, if any, pipes will remain in place or be rehabilitated in place.
- 2) Village of Bensenville assumed to be the water supplier to DuPage County due to existing boundary agreements and proximity to systems.
- 3) Storage requirements for public water systems assumed to be supplied by Village of Bensenville.
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- 5) It is anticipated that construction would be initiated in 2018 (following loan approval, design, permitting, intergovernmental agreements)
- 6) Contribution from utility fund provided by Village of Bensenville

DRAFT

Project Cost Estimate:

Project Component	Component Expense
8" watermain (includes hydrants & restoration) - 13,560 feet @ \$150 per foot	\$ 2,047,500.00
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WHITE PINES WATER SYSTEM IMPROVEMENTS
DUPAGE COUNTY OPTIONS
PREPARED: SEPTEMBER 2015

OPTION #3 DuPage County takes over White Pines Water System after full replacement of water lines and purchases water from Water Commission

Assumptions:

- 1) Watermains to be replaced are identical to Bensenville plan. During final design phase of project value engineering will be completed to determine which, if any, pipes will remain in place or be rehabilitated in place.
- 2) Water Commission assumed to provide water to White Pines water system (water tower storage and metering station required).
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DRAFT

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TOTAL REQUIRED FUNDING FOR COMPLETION OF PROJECT (DUPAGE COUNTY OPTION #1)	\$ 9,962,554.75

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Tuesday, September 8, 2015 2:05 PM
To: Joseph Caracci
Subject: RE: rate

Joe-

Quick question – are you sure about the 266 lots? My 2008 analysis listed 298 lots needing service connections. I just want to get it right since it will make a big difference in cost per home.

Thanks

Nick

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Tuesday, September 08, 2015 9:26 AM
To: Kottmeyer, Nick
Subject: rate

Joseph M. Caracci, P.E.
Director of Public Works



717 E. Jefferson Street, Bensenville, IL 60106
P: 630.350.3431 F: 630-594-1148 E: jcaracci@bensenville.il.us



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This e-mail message is intended solely for the individuals to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer, and do not copy or disclose it to anyone else. Thank you.

The statements, opinions, and views expressed by the author in this message are the personal statements, opinions, and views of the author only, and they should not be construed, deemed, or interpreted to be those of the Village of Bensenville or any other elected or appointed official, officer, agent, or employee of the Village of Bensenville.

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Friday, April 10, 2015 3:44 PM
To: Joseph Caracci
Subject: FW: White Pines Infrastructure

From: Kottmeyer, Nick
Sent: Wednesday, April 08, 2015 9:17 AM
To: 'Susan Diamond'
Subject: RE: White Pines Infrastructure

Allan –

I apologize for the delay in the response, but the following are answers to your questions:

1. *Could you provide us with a step-by-step procedure for what needs to happen if we'd prefer the county to do the SSA for our:*
 - a. *Water infrastructure replacement only? Approximate cost?*
 - b. *Complete water system with water tower, lifting station, etc.? Approximate cost?*
 - c. *In each case, could you please include the percentage of residents that you'd like to see on any petitions you would need and what type of cooperation would be needed with the Village of Bensenville to implement each SSA with respect to water and sewer?*

Response: The County's SSA procedure for both of the listed options would be identical. The steps would be as follows:

- 1) The County would require that a petition be submitted from the White Pines residents requesting us to take a particular action on behalf of the residents. This should be concise and be representative of a vast majority of the residents. Keep in mind, this action would not be binding. There is not a specific number that we are looking for, but typically this petition represents 70-80% of the residents. The County can help formulate the wording of this petition but it is typically a request to provide more information about a project.
- 2) Once this petition is received, we will present it to the Public Works Committee for consideration. If given approval, staff will then analyze the project options. This analysis typically includes a project layout and cost estimate.
- 3) The County would then present this information to the residents of White Pines for consideration. A survey that details the SSA expenses for the residents would be distributed to all properties that would potentially be contained within the SSA. At this point the expenses reported to the residents would be maximum cap numbers as detailed engineering would not have been completed.
- 4) Once the results of the survey are received, they will be presented to the Public Works Committee for consideration. The Committee will only move forward with the SSA formation if a majority of the residents respond positively to the survey. Typically, the County likes to see an excess of 65-75% of the residents in favor of a project at this point of the SSA process.
- 5) If sufficient interest exists among the residents for a project and the Public Works Committee recommends approval, the formal SSA formation process would commence with the County Board.
- 6) The formal SSA formation process typically takes 1-4 months to complete (public hearings, advertisements, votes, etc.).
- 7) Once formally approved, the County would then begin the design process associated with the project. It is during this process that the County's engineers the various construction

- 8) Throughout the design process, the County would complete all required loan/bonding documents and applications. Bidding and construction would then commence once the design process has been completed.

As for the costs of the various projects, these would be determined during the initial project investigation mentioned above. At this point, the numbers being presented by Bensenville are likely the most current numbers.

2. *If Wood Dale were to provide the replacement, what would be your estimate for the above?*

Response: This would not be possible to answer until the initial design is completed. If this were to be a direction that the subdivision wishes to explore, we would then meet with Wood Dale to discuss if they have the ability to serve your area. Such items as existing network capacity, excess storage availability, proximity of existing lines would all have to be examined. At that time, anticipated service fees would also be established by Wood Dale.

3. *If we were to ask "Illinois American Water" to replace our pipes, etc., where would they get our water from--Lake Michigan, community well? Can you please discuss who regulates them and what recourse residents would have if there are problems? What type of cooperation would be needed from the Village to implement this alternative?*

Response: Once again, detailed meetings would be needed with Illinois American Water to determine definitively. However, I would assume that they would supply Lake Michigan water to your subdivision through an agreement with Bensenville. Bensenville would likely sell them the water and then they would sell it to your subdivision. Illinois American would be responsible for the water mains throughout the subdivision. The Illinois Commerce Commission (ICC) regulates Illinois American since they are a private "for profit" company. The avenue that residents have with a private utility would be with the ICC or through private legal filings. The County or the EPA would have no regulatory authority over this organization. In order to make this option feasible, Bensenville would have to do the following: 1) sell or give the current system to Illinois American and 2) agree to sell Lake Michigan water to Illinois American.

4. *What would it take to revisit the items mentioned in Chairman Schillerstrom's 3/12/2010 letter to Village President, Frank Soto, and to possibly restart discussions with respect to the water system infrastructure improvement project?*

Response: I would assume that you are referring to the possibility of the County taking over the White Pines System, forming an SSA to make the needed improvements and purchasing water from Bensenville. If this is the case, then the County would require clear direction from the neighborhood that this is the option that they would like us to further explore. In previous attempts for the County to form an SSA to make the infrastructure repairs, a majority of the residents within the subdivision were not supportive of this concept. As with the other options, Bensenville would need to be highly involved and supportive with this concept.

5. *It has been rumored and publicly stated that members of the White Pines Civic Association Board told County officials, including yourself, that **most or all of the residents** of the White Pines subdivision were "on-board" or "ok" with **annexation by the Village of Bensenville**. To your knowledge, in any of your meetings or conversations with Civic Association Board members, has this been stated by them to you or to any County Board members or staff?*

Response: During the meetings that I was in attendance, it is my recollection that the Civic Association Board never stated that most or all of the residents were "ok with annexation". Although annexation was

Please let me know if you have any additional questions.

Respectfully,

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Susan Diamond [<mailto:szdiamond@comcast.net>]
Sent: Sunday, March 01, 2015 6:26 PM
To: Kottmeyer, Nick
Subject: White Pines Infrastructure

Hi Nick,

Thanks for calling me back yesterday. Here are some items we discussed that I'd appreciate more information on.

1. Could you provide us with a step-by-step procedure for what needs to happen if we'd prefer the county to do the SSA for our:
 - a. Water infrastructure replacement only? Approximate cost?
 - b. Complete water system with water tower, lifting station, etc.? Approximate cost?
 - c. In each case, could you please include the percentage of residents that you'd **like** to see on any petitions you would need and what type of cooperation would be needed with the Village of Bensenville to implement each SSA with respect to water and sewer?
2. If Wood Dale were to provide the replacement, what would be your estimate for the above?
3. If we were to ask "Illinois American Water" to replace our pipes, etc., where would they get our water from--Lake Michigan, community well? Can you please discuss who regulates them and what recourse residents would have if there are problems? What type of cooperation would be needed from the Village to implement this alternative?
4. What would it take to revisit the items mentioned in Chairman Schillerstrom's 3/12/2010 letter to Village President, Frank Soto, and to possibly restart discussions with respect to the water system infrastructure improvement project?
5. It has been rumored and publicly stated that members of the White Pines Civic Association Board told County officials, including yourself, that **most or all of the residents** of the White Pines subdivision were "on-board" or "ok" with **annexation by the Village of Bensenville**. To your knowledge, in any of your meetings or conversations with Civic Association Board members, has this been stated by them to you or to any County Board members or staff?

Thanks, Nick, for taking the time to provide us with some answers. Your wise and thoughtful advice is

Allan

Allan Devitt

[REDACTED]

Bensenville, IL [REDACTED]

Phone: [REDACTED]

Fax: [REDACTED]

[REDACTED]

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Monday, April 6, 2015 1:29 PM
To: Michael Cassady
Cc: Joseph Caracci
Subject: RE: Meeting with White Pines Civic Association and Save White Pines Committee

Mike/Joe –

I apologize not getting back to you two sooner on this. Yes, the County will attend the meeting. We should probably talk later this week so that I understand the current project situation and if I need to prepare anything.

Thanks

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Michael Cassady [mailto:MCassady@bensenville.il.us]
Sent: Friday, April 03, 2015 12:47 PM
To: Kottmeyer, Nick
Cc: Joseph Caracci
Subject: Meeting with White Pines Civic Association and Save White Pines Committee

Hi Nick:

We are planning to meet representatives of these groups on Monday, April 13th at 6:30pm. We want to re-group and allow CBBEL a chance to present recent modeling results and review the three options on the table. Are you able to attend?

Hope all is well with you!

mike

Michael J. Cassady
Village Manager



12 South Center Street, Bensenville, IL 60106
P: 630.360.3420 C: 847-894-0008 E: mcassady@bensenville.il.us



From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, January 28, 2015 8:27 AM
To: Joseph Caracci
Subject: CMT Report - White Pines

Joe —

No luck on the CMT report. See the response from CMT below – it looks like we never proceeded with the study.

Let me know if you have any questions.

Thanks

Nick

From: Bauman, Alex
Sent: Wednesday, January 28, 2015 8:10 AM
To: Kottmeyer, Nick
Subject: CMT Report - White Pines

Nick,

I spoke with Chris at CMT and he confirmed this report was never actually created. They have zero hours billed to this project as it was canceled due to outside reasons.

Please advise how you would like me to proceed.

Alex Bauman, M.P.A
Project Manager
DuPage County Public Works
P: 630.407.6819
Alex.bauman@dupageco.org

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From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Monday, January 26, 2015 11:33 AM
To: Joseph Caracci
Subject: RE: Study done by DuPage County back in 2006 for White Pines:

I will look for it and send it to you when we track it down.

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Thursday, January 22, 2015 5:51 PM
To: Kottmeyer, Nick
Subject: FW: Study done by DuPage County back in 2006 for White Pines:

Nick,

Do you have a copy of the CMT report referenced below?

Thanks,

Joe

From: Amit Thakkar
Sent: Thursday, January 22, 2015 4:57 PM
To: Timothy Sloth; Michael Cassidy; Dan Di Santo; Joseph Caracci
Subject: Study done by DuPage County back in 2006 for White Pines:

This is abstracted from DuPage County Minutes dated Feb-21-2006.

Proposed White Pines Subdivision Water Main And Sanitary Replacement Preliminary Study (Potential Future Special Service Area)

Principal Environmental Engineer Kottmeyer stated that the residents of the White Pines Subdivision submitted a petition to the County of DuPage for assistance with the repair and/or replacement of the water mains and sanitary sewers located within their subdivision. This petition was signed by 173 residents. The White Pines Subdivision is located in unincorporated Bensenville at the southeast corner of the intersection of Third Avenue and Route 83. The residents of this unincorporated area are currently serviced by Bensenville for their utilities. This area of the Bensenville water and sewer system experiences frequent interruptions of service due to water main breaks and sanitary sewer back-ups. These are older systems that are primarily located in the rear of houses that further impacts residents during the repair process. The residents have asked the County of DuPage to work with Bensenville to determine if these systems can be repaired or replaced as part of a potential future special service area.

Due to the large size of the White Pines Subdivision and the unknown condition of their systems, staff proposes to complete a due diligence study of the area to determine a solution and to quantify the cost of this solution. In order to minimize the costs of this study, county staff will complete a majority of the work in-house. However, some components of this study, such as surveying and CAD drafting, will require the services of an outside consulting firm. A contract with Crawford, Murphy & Tilley in the amount of \$14,900 has also been proposed for approval (separate agenda item). Through the course of this preliminary study, staff will work closely with the Village of Bensenville to determine viable alternatives and the associated costs. Upon completion of this study, the results will be presented to the Public Works Committee for consideration of a potential future course of action. It should be noted that any funds expended as part of this study, including staff time, will be recovered if a special service

initiation of a preliminary study for potential water main and sanitary sewer replacement within the White Pines Subdivision. Member Healy moved, seconded by Member Campuzano to authorize a preliminary study for the potential water main and sanitary sewer replacement within the White Pines Subdivision.

Contract No. 13353 issued to Crawford, Murphy & Tilly, Inc. for White Pines Professional Engineering Services in the amount of \$14,900

Member Healy moved, seconded by Member Campuzano to approve Requisition #13353, issued to Crawford, Murphy & Tilly, for Professional Engineering Services for preliminary design services for the White Pines Subdivision Watermain Project, for Public Works, for a contract total amount of \$14,900.00, Professional Services per 50 ILCS 510. Roll call: Healy-aye, O'Shea-aye, Bennington-aye, Campuzano-aye. Motion carried unanimously.

Amit Thakkar
Asst. to Finance Director



12 S Center St., Bensenville, IL 60106
Ph: 630-766-8200
athakkar@bensenville.il.us

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Thursday, December 4, 2014 2:33 PM
To: Joseph Caracci
Subject: RE: White Pines Quote

Sounds good to me – put it in the letter and I will run it by the District 1 members.

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Thursday, December 04, 2014 2:31 PM
To: Kottmeyer, Nick
Subject: White Pines Quote

Instead of :

DuPage County Director of Public Works Nick Kottmeyer has stated *“the water system in White Pines exceeded its useful life the last time we had these discussions (back in 2008), we simply cannot wait any longer to upgrade this system. The County is supportive of any plan that ultimately results in a new system for the residents of White Pines”*.

How about:


DuPage County Director of Public Works Nick Kottmeyer has stated *“the water system in White Pines exceeded its useful life the last time we had these discussions (back in 2008). The County is supportive of any plan that ultimately results in a new system for the residents of White Pines”*.

Joseph M. Caracci, P.E.
Director of Public Works



717 E. Jefferson Street, Bensenville, IL 60106
P: 630.350.3431 F: 630-594-1148 E: jcaracci@bensenville.il.us



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From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, December 3, 2014 2:17 PM
To: Joseph Caracci
Subject: RE: Quote

Looks good to me. Also, here is a second quote that may be useful (you can change the wording if you would like). I will run these by our CB District 1 members.

Director Kottmeyer has also stated that *"DuPage County has examined alternative options that would include the involvement of the DuPage County Public Works Department and has determined that all options would result in a project cost that is significantly more than the offered Bensenville option. The cost of the available county options would be \$3 and \$6 million more than the Bensenville offer due to their fiscal contributions."*

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Wednesday, December 03, 2014 1:46 PM
To: Kottmeyer, Nick
Subject: Quote

Can we use this?

DuPage County Director of Public Works Nick Kottmeyer has also gone on record saying *"the water system in White Pines exceeded its useful life the last time we had these discussions (back in 2008), we simply cannot wait any longer to upgrade this system. The County is supportive of any plan that ultimately results in a new system for the residents of White Pines"*.

Joseph M. Caracci, P.E.
Director of Public Works



717 E. Jefferson Street, Bensenville, IL 60106
P: 630-350-3431 F: 630-594-1148 E: jcaracci@bensenville.il.us



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From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, November 26, 2014 3:51 PM
To: Joseph Caracci
Subject: RE: White Pines

Joe –

What day and time were you thinking about the resident night meeting?

Nick

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Wednesday, November 26, 2014 12:27 PM
To: Kottmeyer, Nick
Subject: White Pines

Nick,

Everything went well last night. There will be three individuals (possible with spouses) from White Pines in attendance. I will get you the names shortly.

Joe

Joseph M. Caracci, P.E.
Director of Public Works



717 E. Jefferson Street, Bensenville, IL 60106
P: 630.350.3431 F: 630-594-1148 E: jcaracci@bensenville.il.us



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From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, November 26, 2014 2:54 PM
To: Joseph Caracci
Subject: White Pines Meetings

Joe –

We are all set for the meeting with the District 1 members next Tuesday (12/2) at 9:15. We will be meeting in the large DOT conference room, Room 2-400. We will only have a 45-minute window until they have to head to the other meetings. Please let the White Pine HOA members that will be attending the meeting know the time and location.

Have a good holiday.

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

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From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, November 26, 2014 1:05 PM
To: Joseph Caracci
Subject: RE: White Pines

Joe –

Would you be ok with me forwarding this email to the District 1 members?

Nick

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Tuesday, November 18, 2014 4:50 PM
To: Kottmeyer, Nick
Subject: White Pines

Nick,

Sorry about the phone tag these past couple days. I wanted to give you an update on where the Village stands on the White Pines Project.

Village staff met with the White Pines Civic Association Board Members last week. At this meeting the Village presented a very generous annexation proposition to the Board. Basically, the terms of the proposed annexation would include:

1. Court supervised annexation (requiring 51% approval)
2. Village development of Water Main Replacement Project SSA (\$7 million project estimate)
3. Village to utilize approximately \$1 million of unincorporated fund balance
4. Village to split the remaining \$6 million , up to \$3 million for the Project
5. Village to abate property taxes for 5 years
6. "Residents" to pay incorporated water/sewer rates once annexation is complete (which will be before project completion)
7. Properties to remain "legal non-conforming" status with Bensenville
8. White Pines remains "rural" in appearance (ie no sidewalks, open ditches, etc.)
9. Although out of our control, the Fire District indicated that they may be willing to abate the Fire District increase for the 5 years as well

At the conclusion of the meeting, all Board members were in favor of moving forward. Those who came to the meeting never expecting to annex, have changed their minds and called the offer "surprising" and "doable".

As such, we are planning to move forward with an expedited schedule that will include the following:

1. Preliminary "term sheet" to Village Board for review and approval (Nov 25 / Dec 2)
2. Legal Council will begin to draft annexation agreements (2 weeks)
3. Re-meet with Civic Association Boar (November 25)
4. **MEET WITH DUPAGE COUNTY PUBLIC WORKS COMMITTEE (DEC 2)**
5. Public Hearing on each Annexation Agreement (?)
6. Submit to Circuit Court for Court Order (?)
7. SSA Ordinance Process upon Annexation

I will obviously need your assistance with #4 above. Please let me know what I need to do to prepare for this

I will try to call you tomorrow or even stop by if I get a chance. I have a permit that I need to pick up from Transportation. If I have time I will try to stop by.

Joe

Joseph M. Caracci, P.E.
Director of Public Works



717 E. Jefferson Street, Bensenville, IL 60106
P: 630-350-3431 F: 630-594-1148 E: jcaracci@bensenville.il.us



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From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, November 26, 2014 1:04 PM
To: Joseph Caracci
Subject: RE: White Pines

Sounds good. I will let the District 1 members know as well.

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Wednesday, November 26, 2014 12:27 PM
To: Kottmeyer, Nick
Subject: White Pines

Nick,

Everything went well last night. There will be three individuals (possible with spouses) from White Pines in attendance. I will get you the names shortly.

Joe

Joseph M. Caracci, P.E.
Director of Public Works



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From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, October 29, 2014 2:35 PM
To: Joseph Caracci
Cc: cburke@cbbel.com; Hayman, Anthony
Subject: SSA Presentation Examples
Attachments: Nelson Highview Water SSA Presentation.ppt; Hobson Valley Pal & Bren SSA Presentation.ppt; NELSON HIGHVIEW Costs Calc - 10% Opt Out.xls

Joe –

Attached are some examples of an SSA Power Point presentation that we have completed. I have also attached our calculator sheet that helps to explain how SSA costs are calculated to the residents. We are still looking for Tony Hayman's legal opinion and I will forward that to you if it is located. In the meantime, I would suggest that your attorney contact Tony directly to discuss his thoughts on the formation of the White Pines SSA. I have included him on this email. He can also be reached at (630) 407-8204.

Please let me know if you need any additional information.

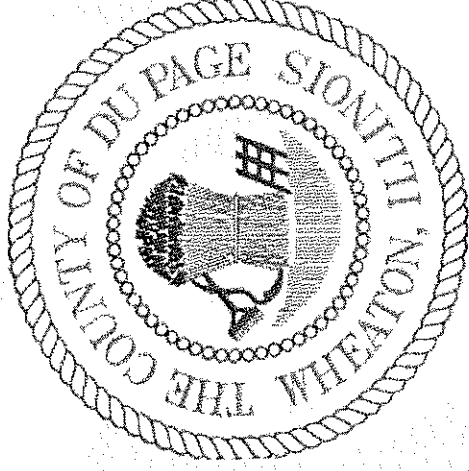
*Nicholas Kottmeyer, P.E.
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Nelson Highview Subdivision Water Main Improvements



DuPage County Public Works Department
Nick Kottmeyer
Superintendent

Introduction

Why are we meeting?

- **Petition received for water service**
- **Individual homeowner requests**
- **Availability of Lake Michigan water service from DuPage County**

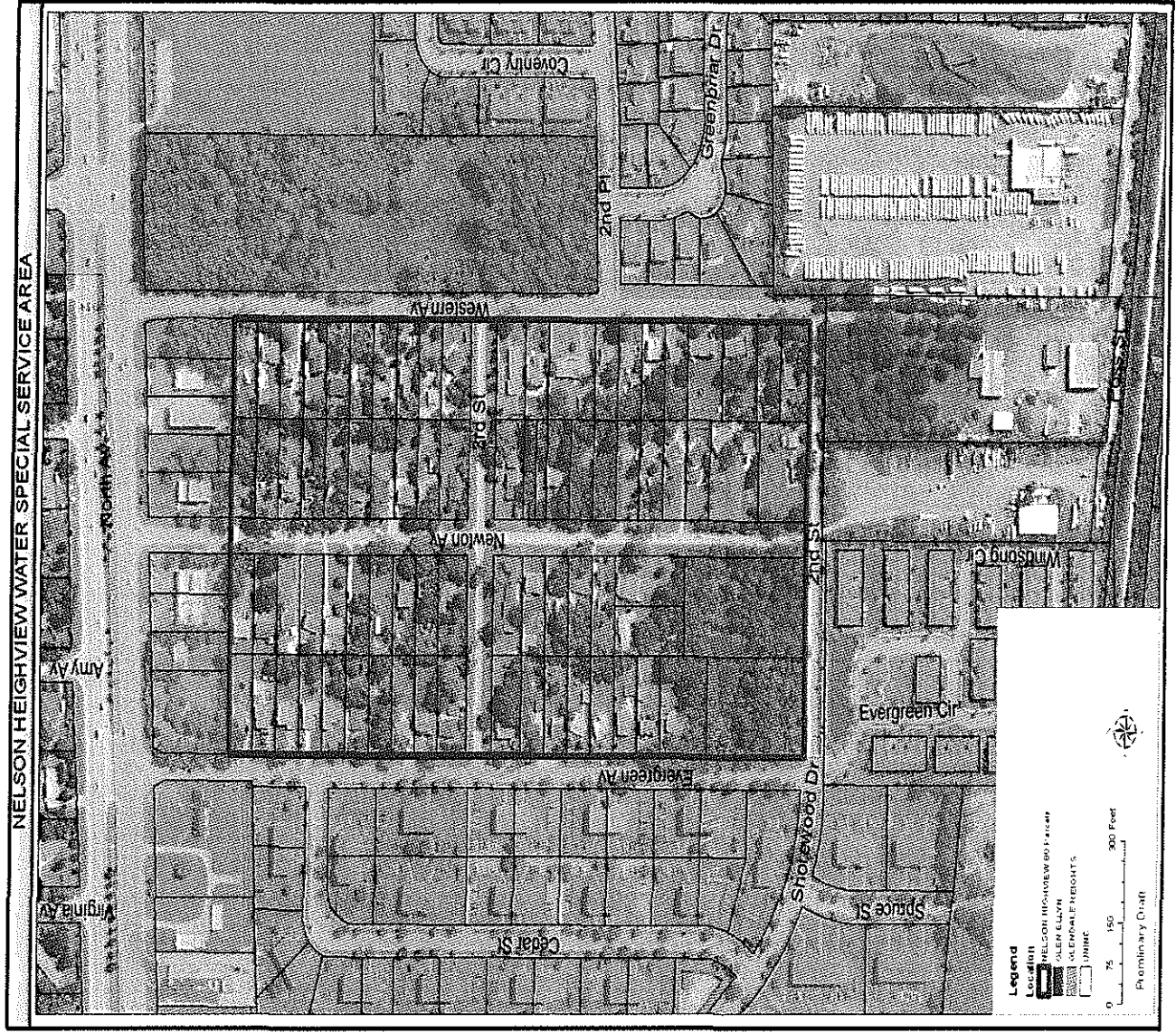
Introduction

- **What is a Special Service Area?**
- **What is the process to form a Special Service Area?**

Special Service Area Procedure

- STEP 1: Property Owners make a request for service
- STEP 2: Public Works Committee Approval
- STEP 3: Meeting with Property Owners
- STEP 4: Survey Property Owners to Form SSA
- STEP 5: Public Works Approve or Deny SSA Creation
- STEP 6: County Board Approve or Deny SSA Creation
- STEP 7: If SSA is Approved - Public Hearing - 60 days
- STEP 8: County Board Approve or Deny SSA Formation

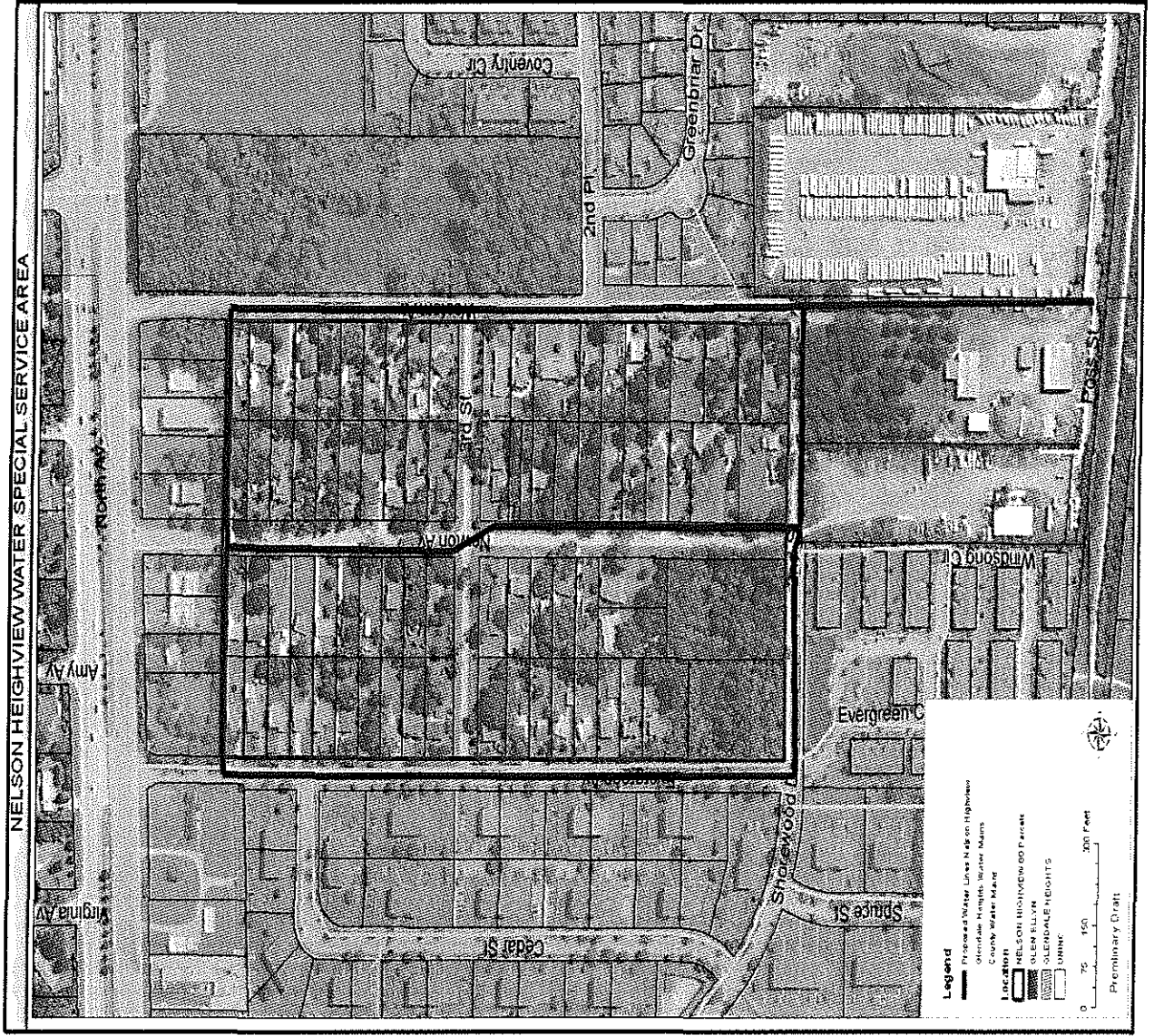
Nelson Highview Subdivision (Potential Service Area)



Nelson Highview Subdivision (Newton Avenue Only)



Nelson Highview SSA Water Mains



Estimated Project Costs (Assumes 10% Of Properties Opt Out Of SSA)

<u>Project Estimated Costs</u>	
Construction (watermain infrastructure)	\$985,000
Pressure Booster Station	\$80,000
Engineering & Construction Oversight	\$100,000
Administrative/Legal Fees/Easements	\$100,000
Bond Issuance Expenses	\$85,000
Project Cost (sub-total)	\$1,350,000
Contingency 10%	\$135,000
Total Project Cost (maximum SSA bonding amount)	\$1,485,000

The Total Project Cost figure represents the amount needed to construct the water system in the public right of way and install the service stubs up to the property line with restoration.

Estimated SSA Tax Payments (Assumes 10% Of Properties Opt Out Of SSA)

20 Years @ 5.25% Interest Rate	Annual Payment	\$121,699	per year
Area Total Assessed Value of the SSA Parcels	72	\$5,163,363	
Annual Tax Rate = Payment / Total Area Assessed Value			
	\$121,699	/	\$5,163,363 = 0.0236
Annual Tax Rate = \$2.36 per \$100 of the assessed valuation			

Example of Annual Tax Payments (Assumes 10% Of Properties Opt Out Of SSA)

- Utilize billing value for SSA tax calculations (billing value = assessed value - property exemptions).
- Assessed valuation is approximately one-third of fair market valuation
- Property owners should contact their Township Assessor for accurate property assessments & exemptions.
- Property owners should contact a tax advisor to determine tax deductibility of SSA tax payments.

Home Assessed at	\$ 60,000	(est. home value \$180,000)	Annual Payment	\$1,414
Home Assessed at	\$ 70,000	(est. home value \$210,000)	Annual Payment	\$1,650
Home Assessed at	\$ 80,000	(est. home value \$240,000)	Annual Payment	\$1,886

Estimated Project Costs (Assumes Newton Avenue Participation Only)

<u>Project Estimated Costs</u>			
Construction (watermain infrastructure)			\$520,500
Pressure Booster Station			\$80,000
Engineering & Construction Oversight			\$60,000
Administrative/Legal Fees/Easements			\$70,000
Bond Issuance Expenses			\$75,000
Project Cost (sub-total)			\$805,500
Contingency 10%			\$80,550
Total Project Cost (maximum SSA bonding amount)			\$886,050

The Total Project Cost figure represents the amount needed to construct the water system in the public right of way and install the service stubs up to the property line with restoration.

Estimated SSA Tax Payments (Assumes Newton Avenue Participation Only)

<u>Finance Bond Payments (Assumes Participation Of Newton Avenue Properties Only)</u>				
20 Years @ 5.25% Interest Rate		Annual Payment		\$72,614 per year
Area Total Assessed Value of the SSA Parcels		39	\$2,521,563	
Annual Tax Rate =		Payment / Total Area Assessed Value		
		\$72,614	/	\$2,521,563 = 0.0288
Annual Tax Rate =		\$2.88 per \$100 of the assessed valuation		
<u>Example of Annual Tax Payments (Assumes Participation Of Newton Avenue Properties Only)</u>				
- Utilize billing value for SSA tax calculations (billing value = assessed value - property exemptions).				
- Assessed valuation is approximately one-third of fair market valuation				
- Property owners should contact their Township Assessor for accurate property assessments & exemptions.				
- Property owners should contact a tax advisor to determine tax deductibility of SSA tax payments.				
Home Assessed at	\$ 60,000	(est. home value \$180,000)	Annual Payment	\$1,728
Home Assessed at	\$ 70,000	(est. home value \$210,000)	Annual Payment	\$2,016
Home Assessed at	\$ 80,000	(est. home value \$240,000)	Annual Payment	\$2,304

Estimated Individual Private Costs

Water Connection Fee with 3/4" Meter (current rates)	(\$1592 + \$392)		\$1,984
Estimated cost of service line installed on private property varies	\$35/ft Avg 55ft		<u>\$1,925</u>
		Estimated Private costs	\$3,909
DuPage County Public Works water billing est. (6000 gals/ mo. average residential user)			\$41 monthly
<i>Note: Any remaining funds available at end of project will be applied towards connection & meter expenses.</i>			

Summary Of Financial Information

Nelson Highview Water SSA

Scenario 1 – 10% of properties opt out of SSA

Total Project Cost - \$1,485,000

SSA Tax Rate - \$2.36 per \$100 of assessed valuation

Home Assessed @ \$60,000 - \$1,414 per year

Home Assessed @ \$70,000 - \$1,650 per year

Home Assessed @ \$80,000 - \$1,886 per year

Scenario 2 – Newton Avenue Properties Only

Total Project Cost - \$886,050

SSA Tax Rate - \$2.88 per \$100 of assessed valuation

Home Assessed @ \$60,000 - \$1,728 per year

Home Assessed @ \$70,000 - \$2,016 per year

Home Assessed @ \$80,000 - \$2,304 per year

Private Costs (Applies To Both Scenarios)

Costs related to individual connections - \$3,909

All regular usage charges

Construction Process & Tentative Timeline

(If Approved By Homeowners)

- Engineering completed (Dec 2010)
- Obtain easements and permits (Jan 2011)
- Construction contract awarded (Jan 2011)
- County issues bond for project (Feb 2011)
- Construction started (March 2011)
- Completion of construction (August 2011)
- Initial restoration (September 2011)
- Individual water connection allowed (October 2011)
- Final restoration (March 2012)
- First Tax Increase From SSA Tax (2012)

Key Issues Related To Nelson Highview Project

(If Approved By Homeowners)

- Future Of SSA project determined by residents
- If approved, final SSA boundaries will be set when County reviews surveys submitted.
- Final price of the SSA tax will be determined once boundaries are finalized.
- County will not include properties along Western & Evergreen that votes no to the survey.
- If project moves forward, all of Newton Avenue will be included.
- Other water service options exist from Glendale Heights.

Property Owner Survey

Nelson Highview Subdivision Water Improvements Proposed Special Service Area August 2010 Homeowner Survey

This survey is being sent to all property owners within the Nelson Highview Subdivision area to determine their interest in forming a special service area to finance a water improvement project. It should be understood that based on the results of this survey, DuPage County will determine if the SSA formation process will be initiated for your neighborhood. The final boundaries of the SSA project will be established once these surveys have been returned to the County with the boundaries being established to provide water service to the majority of property owner consensus.

If a majority consensus exists among the property owners in favor of forming a special service area, the results of this survey will be presented to the DuPage County Board to begin the formation process and a public hearing will be announced by registered mail.

Please select the statement that best represents your view on the formation of a special service area. **Only one vote for each lot will be counted.**

_____ **Yes, I am in favor** of creating a special service area to finance the proposed water improvement project in my area. I understand that the final cost of this project will depend upon the number of properties included within the SSA, with the SSA tax ranging from \$2.36 to \$2.88 per \$100 of assessed valuation. I understand that this survey will be used to determine whether an SSA will be initiated by the DuPage County Board.

_____ **No, I am not in favor** of creating a special service area to finance the proposed water improvement project in my area. I understand that this survey will be used to determine whether an SSA will be initiated by the DuPage County Board.

_____ I already receive water service from another water utility provider, therefore do not include me within the boundary of any proposed special service area for water.
Please provide name of current water provider: _____

Owner's Name: _____

Property Address: _____

Parcel Number: _____

Signature: _____ Date: _____

Please return this survey prior to September 10, 2010.

MAIL TO: DuPage County Public Works
Nelson Highview Subdivision Water Improvements Survey
421 N. County Farm Road
Wheaton, IL 60187

Please call (630) 407-6800 with any questions/comments related to this survey.

Frequently Asked Questions

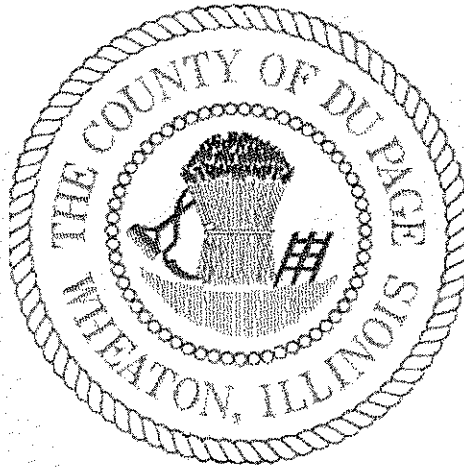
- Will the SSA charges be tax deductible?
- When is the first year this shows on my taxes?
- How is the cost per home calculated?
- Is it possible for the costs to be higher or lower?
- What happens to remaining project bond funds?
- What happens if I sell my house?
- What happens if the SSA is approved and properties not included in SSA want to connect in the future?

Questions & Answers

CONTACT INFORMATION

DuPage County Public Works
630-407-6800

Hobson Valley Water System Improvements



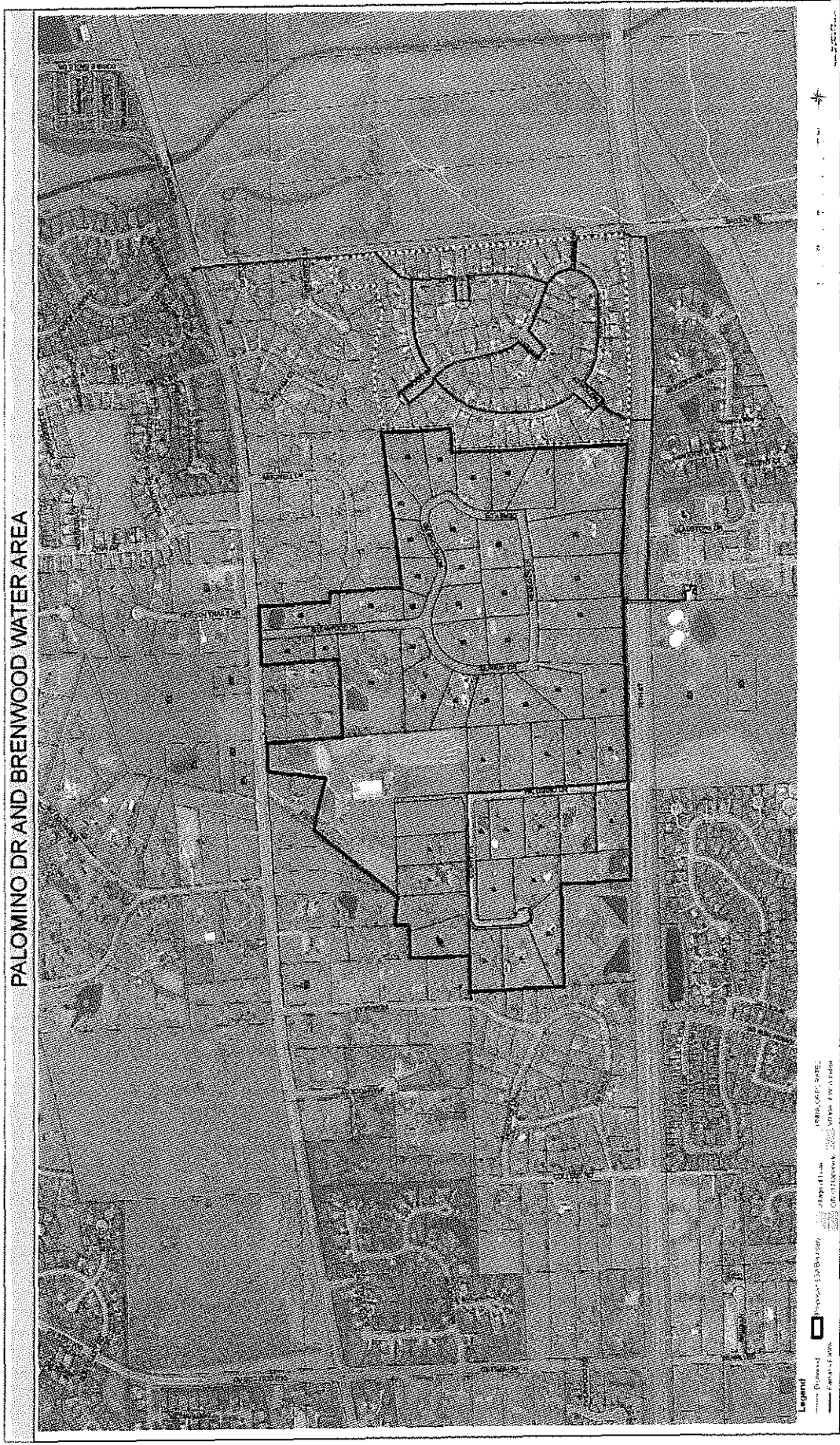
DuPage County Public Works Department
Nicholas Kottmeyer
Superintendent

Introduction

Why are we meeting?

- **Petitions were received & individual homeowner requests for water**
- **Revised project scope based on last meeting**
- **Finalized engineering design**
- **Revised cost based on actual bid pricing**

Hobson Valley Water System Improvements Proposed SSA Boundary Area



Introduction

- **What is a Special Service Area?**

A means to provide funding and facilitate services requested by residents.

- **What is the process to form a Special Service Area?**

Establishing ordinance

Public Hearing

Forming ordinance

Special Service Area Procedure

- STEP 1: Property Owners make a request for service
- STEP 2: Public Works Committee Approval
- STEP 3: Meeting with Property Owners
- STEP 4: Survey Property Owners to Form SSA
- STEP 5: Public Works Approve or Deny to Establish SSA
- STEP 6: County Board Approve or Deny to Establish SSA
- STEP 7: If SSA is Established - Public Hearing - 60 days
- STEP 8: County Board Approve or Deny SSA Formation

Project Cost Estimate

- **Cost based on actual bid of revised project**
- **9 contractors submitted bids**
- **Price represents lowest qualified bidder**
- **Contractor is required to hold bid price to allow for residents to decide on SSA**
- **Project timing takes advantage of highly competitive construction market**
- **Project cost savings by combining the two subdivision areas**

Estimated Project Costs

DRAFT
20 Year Bond

HOBSON VALLEY WATER SYSTEM IMPROVEMENTS SPECIAL SERVICE AREA ESTIMATED COSTS SEPTEMBER 2008

Project Estimated Costs

Construction	\$1,388,665
Design Engineering	\$230,000
Construction Oversight	\$80,000
Contingency	\$100,000
Administrative / Legal / Easements	\$50,000
Bond Issuance	\$70,000
Total Project Cost	\$1,918,665

The **Total Project Cost** figure represents the amount needed to construct the water mains in the public right of way and install the service stubs up to the property line with restoration.

Finance Bond Payments

20 Years @ 5.50% Interest Rate \$160,553 per year

Area Total Assessed Value of the SSA 55 Lots \$20,514,481

Annual Tax Rate = Payment / Total Area Assessed Value
\$160,553 / \$20,514,481 = 0.0078

Annual Tax Rate \$0.78 per \$100 of the Assessed Value

Example of Annual Tax Payments

Assessed Value is approximately one third of the property value

Home Assessed at \$300,000 (actual home value \$900,000)	Annual Payment	\$2,348
Home Assessed at \$200,000 (actual home value \$600,000)	Annual Payment	\$1,565
Home Assessed at \$100,000 (actual home value \$300,000)	Annual Payment	\$783

The Special Service Area does not include the following Private Property Costs.

- Water Connection Permit Fee with Meter (\$1,073* + \$577)	\$1,650
- Estimated cost of service line with meter on private property varies	\$35/ft Avg 100ft \$3,500
TOTAL	\$5,150

DuPage County Public Works water billing est. 8000 gal/month (average residential user) \$35 monthly

* If there is remaining funds, they may be used to secure service connection permit fees.

Cost Comparisons

	<u>Old Estimate</u>	<u>New Estimate</u>
Tax Rate / \$100	\$1.12	\$0.78
<u>Assessed Value</u>		
\$100,000	\$1,120	\$ 780
\$200,000	\$2,240	\$1,560
\$300,000	\$3,360	\$2,340

Property Owner Survey

**Hobson Valley Water System Improvements
Proposed Special Service Area
September 2008 Homeowner Survey**

This survey is being sent to all property owners within the Hobson Valley Water System Improvements area to determine their interest in forming a special service area to finance the proposed water project. It should be clearly understood that the results of this survey will be used to determine if the SSA formation process should be initiated for your area. If a majority consensus exists among the property owners in favor of forming a special service area, the results of this survey will be presented to the DuPage County Board to begin the formation process and a public hearing will be announced by registered mail.

Please select the statement that best represents your view on the formation of a special service area. **Only one vote for each lot will be counted.**

Water Main Service

☐ **I am in favor** of creating a special service area to finance the proposed water main extensions into my area with a project maximum cost of \$1,918,665.00. I understand that this survey will be used to determine whether an SSA will be initiated.

☐ **I am not in favor** of creating a special service area to finance the proposed water main extensions into my area. I understand that this survey will be used to determine whether an SSA will be initiated.

Owner's Name: _____

Property Address: _____

Parcel Number: _____

Signature: _____ Date: _____

Please return this survey prior to September 15, 2008

MAIL TO: DuPage County Public Works
Hobson Valley Water System Improvements Survey
421 N. County Farm Road
Wheaton, IL 60187

Please call (630) 407-6800 with any questions/comments related to this survey.

Construction Process & Tentative Timeline

(If Approved By Homeowners)

- Surveying & final engineering design (August 08)
- Obtain easements and construction permits (Sept/Oct 08)
- Award construction contract (Nov/Dec 08)
- Initiate construction of the water main project (Dec 08/Jan 09)
- Completion of construction project (Summer 2009)
- Initial restoration (Fall 2009)
- Homeowners allowed to connect to water mains (Fall 2009)
- Final restoration (Spring 2010)

Questions & Answers

CONTACT INFORMATION

**DuPage County Public Works
Kenneth Zenisek 630-407-6800**

**NELSON HIGHVIEW ESTATES
SPECIAL SERVICE AREA WATER SYSTEM
ESTIMATED COSTS
(ASSUMPTION - 10% OF PROPERTIES OPT OUT OF SSA)
- AUGUST, 2010 -**

Project Estimated Costs

Construction (watermain infrastructure)	\$985,000
Pressure Booster Station	\$80,000
Engineering & Construction Oversight	\$100,000
Administrative/Legal Fees/Easements	\$100,000
Bond Issuance Expenses	\$85,000
Project Cost (sub-total)	\$1,350,000
Contingency 10%	\$135,000
Total Project Cost (maximum SSA bonding amount)	\$1,485,000

The Total Project Cost figure represents the amount needed to construct the water system in the public right of way and install the service stubs up to the property line with restoration.

Finance Bond Payments (Assumes 10% Of Properties Opt Out Of SSA)

20 Years @ 5.25% Interest Rate Annual Payment \$121,699 per year

Area Total Assessed Value of the SSA Parcels 72 \$5,163,363

Annual Tax Rate = Payment / Total Area Assessed Value
 \$121,699 / \$5,163,363 = 0.0236

Annual Tax Rate = \$2.36 per \$100 of the assessed valuation

Example of Annual Tax Payments (Assumes 10% Of Properties Opt Out Of SSA)

- Utilize billing value for SSA tax calculations (billing value = assessed value - property exemptions).
- Assessed valuation is approximately one-third of fair market valuation
- Property owners should contact their Township Assessor for accurate property assessments & exemptions.
- Property owners should contact a tax advisor to determine tax deductibility of SSA tax payments.

Home Assessed at	\$ 60,000 (est. home value \$180,000)	Annual Payment	\$1,414
Home Assessed at	\$ 70,000 (est. home value \$210,000)	Annual Payment	\$1,650
Home Assessed at	\$ 80,000 (est. home value \$240,000)	Annual Payment	\$1,886

The following represents an estimate of individual costs for connection to water system.

Water Connection Fee with 3/4" Meter (current rates)	(\$1592 + \$392)	\$1,984
Estimated cost of service line installed on private property varies	\$35/ft Avg 55ft	<u>\$1,925</u>
	Estimated Private costs	\$3,909

DuPage County Public Works water billing est (6000 gals/ mo. average residential user) \$41 monthly

Note: Any remaining funds available at end of project will be applied towards connection & meter expenses.

From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, October 15, 2014 9:44 AM
To: Joseph Caracci
Subject: RE: White Pines Water Main Project

Hi Joe – I marked which one of the dates listed below would work for me in red.

Nick

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Monday, October 13, 2014 2:58 PM
To: Kottmeyer, Nick
Subject: FW: White Pines Water Main Project

Nick,

Wondering if you got a chance to review.

Joe

From: Joseph Caracci
Sent: Thursday, October 09, 2014 3:16 PM
To: Christopher Burke; Kottmeyer, Nick
Cc: Buoy, Kevin
Subject: RE: White Pines Water Main Project

Gentlemen,

I got an email crossed up last week. Chris is not available next Friday. Do any of the following dates work on your ends?

10/20 – 11-2 (unavailable this entire time, but would be available from 10-12)
10/22 – 11:30-2:30 (this would work)
10/23 – After 2pm (unavailable)
10/24 – all day (after 2:00)

Sorry for the confusion. I will update the invite once I hear back.

Thanks,

Joe

From: Christopher Burke [mailto:cburke@cbbel.com]
Sent: Wednesday, October 01, 2014 10:25 AM
To: Kottmeyer, Nick; Joseph Caracci
Cc: Michael Cassidy; Dan Di Santo; Mehul Patel; Buoy, Kevin
Subject: RE: White Pines Water Main Project

I can meet on the 16th From 9:30-11:30 and from 2-4:30

Christopher B. Burke Engineering, Ltd.
9575 W. Higgins Road, Suite 600 Rosemont, IL 60018
Phone: (847) 823-0500 Fax: (847) 823-0520
E-Mail: cburke@cbbel.com

From: Kottmeyer, Nick [<mailto:Nick.Kottmeyer@dupageco.org>]
Sent: Wednesday, October 01, 2014 9:08 AM
To: 'Joseph Caracci'
Cc: Christopher Burke; Michael Cassady; Dan Di Santo; Mehul Patel; Buoy, Kevin
Subject: RE: White Pines Water Main Project

Joe –

I wouldn't be available on the first two dates, but both the 10/16 and 10/17 would work for me. If you need other dates for consideration, let me know.

Thanks,

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Joseph Caracci [<mailto:JCaracci@bensenville.il.us>]
Sent: Wednesday, October 01, 2014 8:41 AM
To: Kottmeyer, Nick
Cc: cburke@cbbel.com; Michael Cassady; Dan Di Santo; Mehul Patel; Buoy, Kevin
Subject: White Pines Water Main Project

Nick (and Chris),

I think it's time to revisit (once again) the White Pines project. Do you have any of the following times available:

Friday 10/10 – anytime
Monday 10/13 – after 1pm
Thursday 10/16 – 9-11am
Friday 10/17 – anytime

Thanks,

Joe

Joseph M. Caracci, P.E.
Director of Public Works



BENSENVILLE

DEPARTMENT OF PUBLIC WORKS

717 E. Jefferson Street, Bensenville, IL 60106

P: 630.350.3431 F: 630-594-1148 E: jcaracci@bensenville.il.us



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From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, October 1, 2014 9:08 AM
To: Joseph Caracci
Cc: cburke@cbbel.com; Michael Cassady; Dan Di Santo; Mehul Patel; Buoy, Kevin
Subject: RE: White Pines Water Main Project

Joe –

I wouldn't be available on the first two dates, but both the 10/16 and 10/17 would work for me. If you need other dates for consideration, let me know.

Thanks,

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
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From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Thursday, July 10, 2014 8:20 AM
To: Joseph Caracci
Cc: Buoy, Kevin; Hayman, Anthony
Subject: RE: July 22 White Pines Neighborhood Meeting

Joe –

Our attorney is Tony Hayman, I have copied him on this email. His phone number is (630) 407-8204.

Nick

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Thursday, July 10, 2014 6:48 AM
To: Kottmeyer, Nick
Cc: Buoy, Kevin
Subject: Re: July 22 White Pines Neighborhood Meeting

Can I get your attorneys contact info to pass along?

Thanks,

Joe

Sent from my iPhone

On Jul 9, 2014, at 4:38 PM, "Kottmeyer, Nick" <Nick.Kottmeyer@dupageco.org> wrote:

Joe –

You might want to get our attorney with your attorney to discuss the specifics of the SSA formation in an unincorporated area. He has already done some work towards this project in the past that may prove useful.

Thanks

Nick

*Nicholas Kottmeyer, P.E.
Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]

To: Kottmeyer, Nick; Buoy, Kevin
Subject: July 22 White Pines Neighborhood Meeting

Gentlemen,

Just wanted to give you a heads up that we have cancelled our 7/22 White Pines Neighborhood Meeting. We have decided to get more info from Oakdale Woods and our SSA Attorney before trying to cram in a meeting. We are now looking at a mid-late August Meeting. I will keep you posted.

Thanks,

Joe

Joseph M. Caracci, P.E.
Director of Public Works

<image001.jpg>

717 E. Jefferson Street, Bensenville, IL 60106

P: 630.350.3431 F: 630-594-1148 E: jcaracci@bensenville.il.us

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From: Kottmeyer, Nick <Nick.Kottmeyer@dupageco.org>
Sent: Wednesday, July 9, 2014 4:39 PM
To: Joseph Caracci; Buoy, Kevin
Subject: RE: July 22 White Pines Neighborhood Meeting

Joe —

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Thanks

Nick

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Director of Public Works and Operations
DuPage County
421 North County Farm Road
Wheaton, IL 60187*

*Telephone: (630) 407-6818
Fax: (630) 407-6701*

From: Joseph Caracci [mailto:JCaracci@bensenville.il.us]
Sent: Wednesday, July 09, 2014 4:35 PM
To: Kottmeyer, Nick; Buoy, Kevin
Subject: July 22 White Pines Neighborhood Meeting

Gentlemen,

Just wanted to give you a heads up that we have cancelled our 7/22 White Pines Neighborhood Meeting. We have decided to get more info from Oakdale Woods and our SSA Attorney before trying to cram in a meeting. We are now looking at a mid-late August Meeting. I will keep you posted.

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Joe

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