



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

Project Summary and Preliminary Environmental Impacts Determination

Date:

Loan Applicant: City of Geneva

IEPA Loan Project Numbers: L176747 & 48

To all interested persons:

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

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

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

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

Your interest and participation in this process are appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Bingenheimer".

Gary Bingenheimer, F.E.

Manager

Infrastructure Financial Assistance Section

Bureau of Water

GB:BH:N:\BOW\Grants\COM_DOCS\Huffman\Projects\PWS\GENEVA\L176747\Water Mains & Lead Services.docx

Attachment

2125 S. First Street, Champaign, IL 61820 (217) 278-5800
1101 Eastport Plaza Dr., Suite 100, Collinsville, IL 62234 (618) 346-5120
9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000
595 S. State Street, Elgin, IL 60123 (847) 608-3131

2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200
412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022
4302 N. Main Street, Rockford, IL 61103 (815) 987-7760

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

The information project summary and environmental assessment has been prepared by the IEPA to assist the loan applicant in complying with the public notice requirements. This report is based on information submitted to the IEPA by the City of Geneva. Sources of information include the following documents: Water Main and Lead Service Replacement, dated May 2023, prepared by Hampton, Lenzini and Renwick, Inc.

Part I – Project Information

Project Name: Water Main and Lead Service Replacement

Project Numbers: L176747 (Water Main) & L176748 (Lead Service Replacement)

Loan Applicant: City of Geneva

County: Kane

Current Population: 21,595

Future Population (30) years: 28,495

Number of Service Connections: 8,301

Project Description: The City intends to replace old cast iron water main with new 8 inch ductile iron water main, which also includes new valves and fire hydrants. The new water main will be installed by traditional open-cut excavation. The City intends to replace approximately 59,300 feet of water main over 15 years.

The project will include replacement of approximately 900 lead and galvanized water service lines along the water main route. The lead and galvanized services will be fully replaced from the water main or buffalo box to the inside of the building up to the meter, valve or 18 inches inside the building. The City intends to eliminate all lead and galvanized services with a proposed 15-year program.

Project Location: The water main and lead service lines the City intends to replace are located on: Division Street from N. Bennett St. to East Side drive, Anderson Blvd from State St. to Gray St., Wilson St. from Eklund Ave. to Gray St., Illinois St. from Stevens St. to Eklund Ave., Edison St. from North St. to Eklund Ave., Union St. from Edison St. to Richards St., North St. from Edison St. to Richards St. and Richards St. from Union St. to Gray St.

See attached map for further details.

Project Justification: The City intends to replace the water mains and lead service lines primarily due to the age of these services dating back to 1900. The water mains to be replaced are cast iron pipes in excess of 80 to 100-year-old with lead service lines. The main program benefit is to reduce/eliminate the public's potential exposure to lead when consuming potable water from the City's distribution system. The intent is also to minimize the risk of continued main breaks and leaks along streets where lead service lines will be replaced.

Service lines are small pipes that carry drinking water from the water mains into homes. Older service lines may be constructed from lead. Older household plumbing fixtures and faucets may also contain lead. Lead can enter drinking water when corrosion of pipes and/or fixtures occurs. Lead is a toxic metal that can accumulate in the body over time. The adverse health effects of lead exposure in children and adults are numerous and well documented. Eliminating lead service lines will reduce exposure to residents living in homes currently utilizing lead service lines.

Estimated Construction Start Date: September 2024

Estimated Construction Completion Date: March 2025

Project Cost Estimate: L176747: \$9,417,227.23

L176748: \$5,614,595.79

Watermain Replacement Schedule (L176747)

Project # / Year	Start Construction	End Construction	Cost Estimate
Year 1	September 2024	March 2025	\$931,572.37
Year 2	April 2025	October 2025	\$2,765,388.47
Year 3	April 2026	October 2026	\$2,302,468.03
Year 4	April 2027	October 2027	\$1,875,001.24
Year 5	April 2028	October 2028	\$1,542,797.12

Lead Service Line Replacement Schedule (L176748)

Project # / Year	Start Construction	End Construction	Cost Estimate
Year 1	September 2024	March 2025	\$697,622.56
Year 2	April 2025	October 2025	\$1,634,657.79
Year 3	April 2026	October 2026	\$1,370,528.32
Year 4	April 2027	October 2027	\$659,852.12
Year 5	April 2028	October 2028	\$1,251,934.99

Part II – Environmental Issues Associated with the Project

Project construction impacts: Temporary adverse environmental impacts such as construction associated noise, blowing dust, air emissions, soil erosion, and traffic disruption will likely occur during construction.

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

The City additionally submitted project information to the IDNR EcoCAT website to determine compliance with the Illinois Endangered Species Act, Illinois Natural Areas Preservation Act (Section 17 Ill. Administrative Code Part 1075), and the Illinois Wetlands Act (Section 17 Ill. Administrative Code Part 1090). The Department has concluded that adverse effects are unlikely.

U.S. Army Corps of Engineers (USACE): The City submitted project information to the USACE on July 27th, 2023. The USACE determined that the proposed project will not impact water features or wetlands and has no potential for the placement of dredged or fill material into waters of the United States. Therefore, a Section 404 permit will not be required. It is acknowledged by the U.S. Army Corps of Engineers, Chicago District, that the project will be executed in multiple phases over the span of 5 years with an expiration date of 5 years from the date of this letter, December 21, 2023.

Part III – Project Affordability for Residents and Utility Customers

The City of Geneva is proposing to finance the lead service line removal project with a loan from the Public Water Supply Loan Program. A loan of \$5,614,595.79 with an interest rate of 1.81% and a twenty (20) year term would have an annual repayment of \$334,810.

Using current data, the City is eligible to receive the Base interest rate as well as the environmental discount for the lead service line removal project loan. The Agency adjusts its interest rates annually on July 1st. The final decision on incentive qualifications is determined at the time a loan agreement is issued based upon the current data from the Census Bureau and Illinois Department of Labor data. Loan applicant specific data is subject to change from year to year.

During State fiscal years 2024 through 2028 (July 1, 2023, through June 30, 2028), the Agency will be providing funding for lead service line replacement (LSLR) activities from funds provided to the Agency by the Bipartisan Infrastructure Law (BIL). Project applications for LSLR funding will be reviewed to see if the project qualifies the applicant as a disadvantaged community. After this is completed, the project will be scored and ranked for priority in accordance with program rules. The Agency will be scoring and ranking all projects which have obtained Planning Approval by March 31 for possible inclusion on the Intended Funding List, thus reserving funding for the upcoming fiscal year.

Applicant should be aware that funding for their LSLR project may be entirely in the form of loan principal that must be repaid, but certain applicants may qualify for LSLR funding in the form of principal forgiveness. Applicants for LSLR funding should review the Intended Use Plan issued by the Agency prior to each fiscal year to see the Intended Funding List, funding caps, the breakdown of projects with funds reserved for them and the type of funding reserved. Applicants should submit a Funding Nomination Form prior to March 31 of each year indicating the amount of funding the applicant would like to receive and the anticipated construction schedule for activity in the upcoming fiscal year. The Agency may limit the amount of funding per project based on the funds available and the number of projects seeking funding. Applicants should be in contact with their assigned project manager to discuss their intent to move forward with the project should funds be reserved for their project.

The City of Geneva is proposing to finance the water main project costs with a loan from the Public Water Supply Loan Program (PWSLP). A loan in the amount of \$9,417,227.23 with an estimated interest rate of 1.81% for a twenty (20) year period would have an annual repayment of approximately \$561,569. The current loan program interest rate is 1.81%. The interest rate adjusts annually on July 1st. All loans are subject to the interest rate in effect at the time a loan agreement is issued.

The loan program rules include provisions for incentives such as reduced interest rates, partial principal forgiveness (a reduction in the amount of principal borrowed that would otherwise have to be repaid), and extended repayment periods for qualifying applicants. The criteria used to determine incentive qualification are found in Section 662.210 and 662.250 of the Procedures for Issuing Loans from the PWSLP, which is available on the Agency's website. The final decision for incentive qualification will be determined at the time a loan agreement is issued, using updated Census Bureau and Department of Labor data. The Agency adjusts qualifying criteria annually on July 1st.

Using current data, the City is eligible to receive a 20-year loan term and no principal forgiveness for the watermain replacement project loan. A user rate increase will be necessary to repay the loan. The final loan and annual repayment amounts will be based on the as-bid project costs and loan terms in effect on the date the loan agreement is issued. Applicants that qualify for principal forgiveness will not have a repayment obligation for a portion of their loan. Principal forgiveness and/or a reduced interest rate will reduce the loan payment amount and possibly any associated increase to the user charges. Principal forgiveness is not guaranteed until a loan agreement is issued.

Source of Loan Repayment: The City intends to increase revenue generated in order to repay the loan.

Average Residential Monthly Water Use: 651.14 CF

Current Average Monthly Residential Cost of Service: \$49.12

Projected Average Monthly Residential Cost of Service: \$66.57

Number of Customers: 8,044

How the monthly residential rate/cost of service is calculated: The City charges \$5.31 per 100 cubic feet. A meter service fee of \$14.54 is also charged. The average residential water use per customer per month is 651.14 cubic feet. This calculates to a monthly water bill of \$49.12.

$$6.5114 \times 5.31 = 34.58 \qquad \$34.58 + \$14.54 = \$49.12$$

The future water consumption rate charge would increase evenly among all users an annual increase between \$0.10-\$0.25 per 100 CF, with a cumulative peak rate increase of \$2.68 per 100 CF monthly. The new rate would be \$66.57.

$$5.31 + 2.68 = 7.99 \qquad 6.5114 \times 7.99 = \$52.03 \qquad \$52.03 + \$14.54 = \$66.57$$

Median Household Income (MHI): \$126,759

Financial evaluation of the proposed project: To evaluate the cost of the proposed project for the community, a percentage comparison of the MHI to the average, annual cost for water service is utilized. The MHI listed above is from the current fiscal year's census information. The proposed annual cost for service of \$798.84 is 0.63% of the MHI of the City. This percentage is for comparison only and has no impact on whether a project qualifies for funding from the IEPA. The percentage comparison and MHI are two of several criteria used to determine whether a loan project qualifies for interest rate reduction or principal forgiveness.

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

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

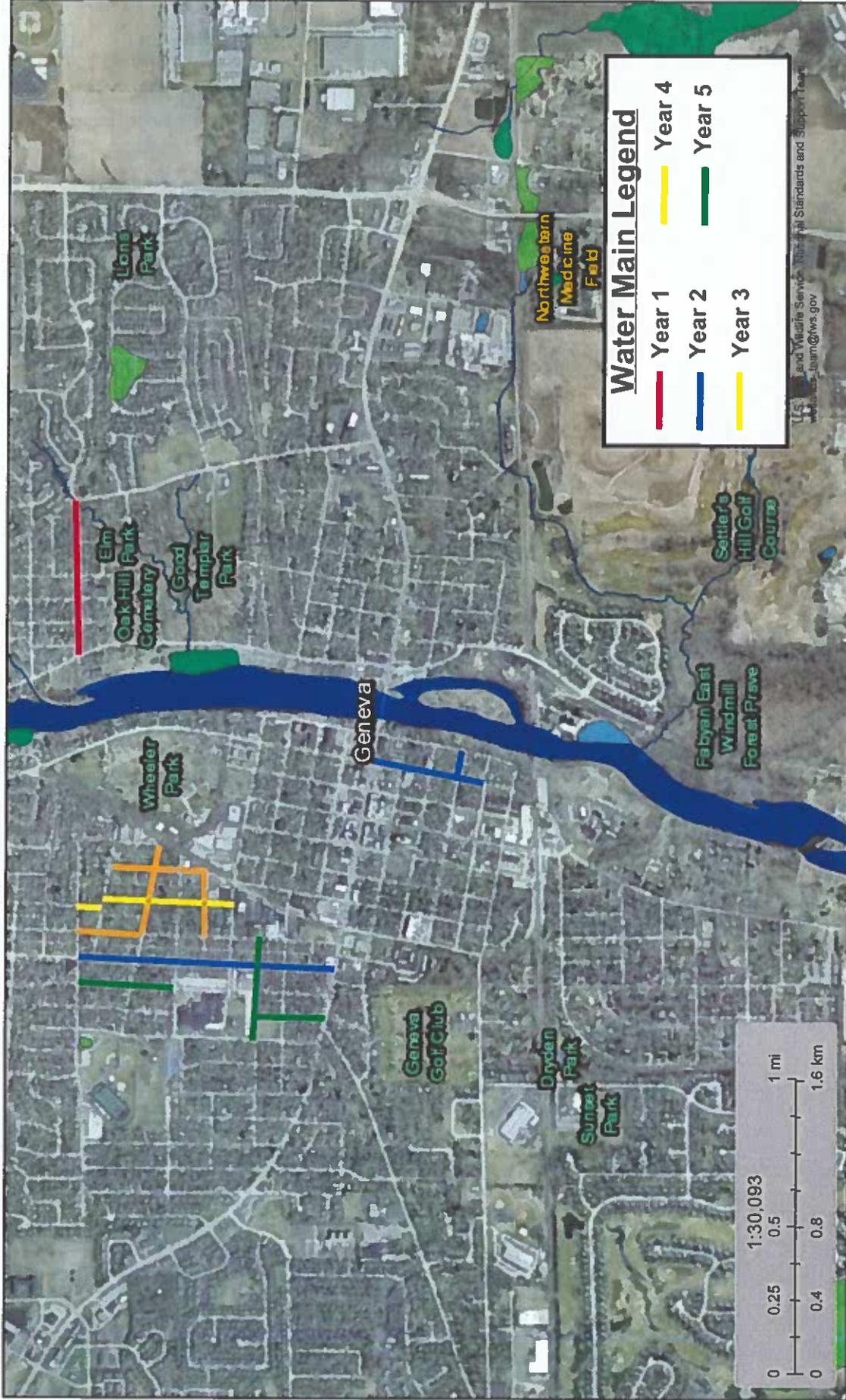
(217)782-2027



U.S. Fish and Wildlife Service

National Wetlands Inventory

Geneva National Wetlands Inventory Map



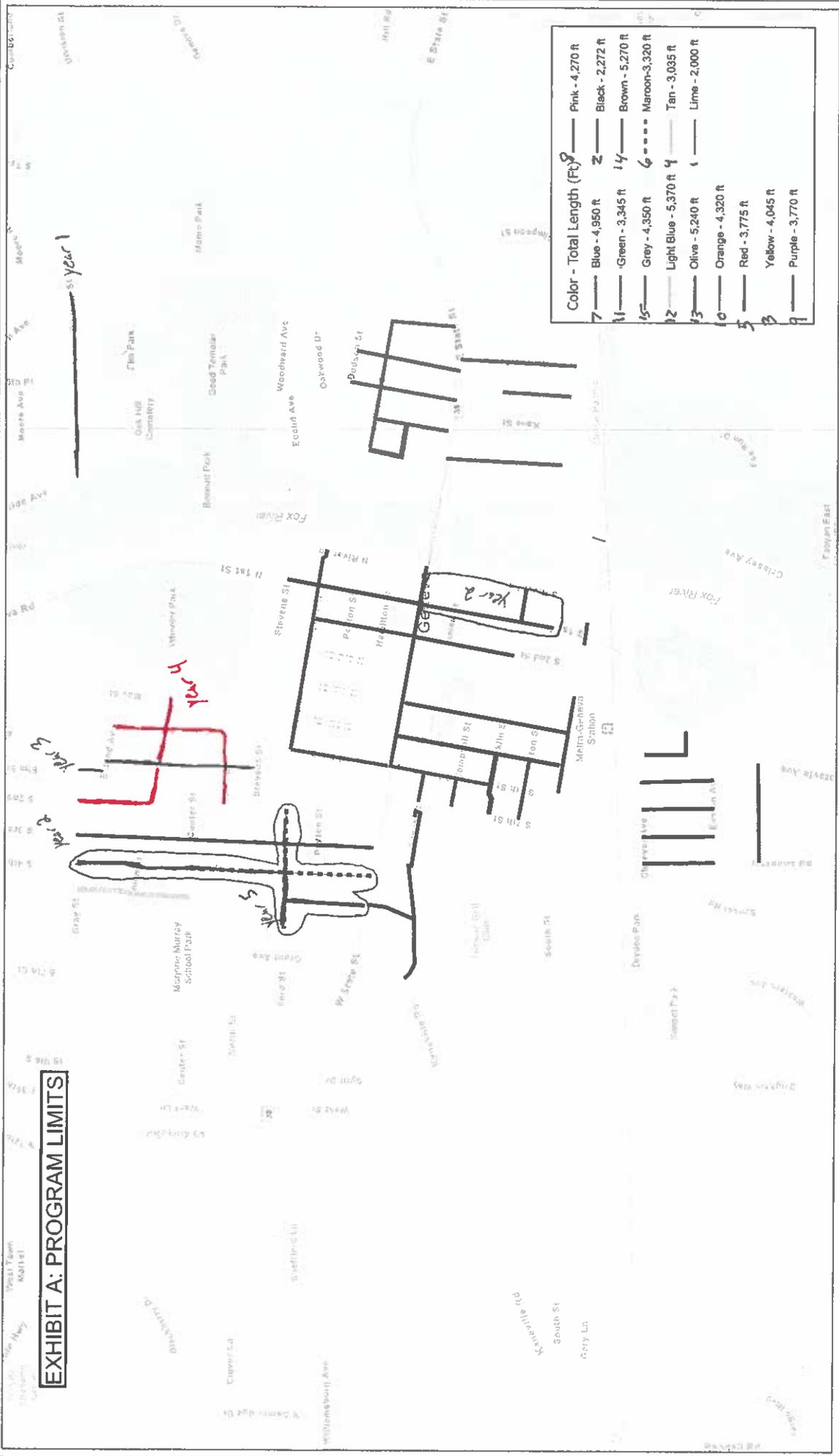
July 26, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

EXHIBIT A: PROGRAM LIMITS



Color - Total Length (Ft)	Color - Total Length (Ft)
7 — Blue - 4,950 ft	2 — Black - 2,272 ft
11 — Green - 3,345 ft	14 — Brown - 5,270 ft
15 — Grey - 4,350 ft	6 — Maroon - 3,320 ft
12 — Light Blue - 5,370 ft	4 — Tan - 3,035 ft
13 — Olive - 5,240 ft	1 — Lime - 2,000 ft
10 — Orange - 4,320 ft	
5 — Red - 3,775 ft	
8 — Yellow - 4,045 ft	
9 — Purple - 3,770 ft	

Geneva Lead Service Replacement (All Zones)

Not to Scale



GENERATED BY:
City of Geneva, Illinois
Engineering/GIS Division
July 2022

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