

AGENDA FOR FAYETTE COUNTY SPECIAL BOARD MEETING

December 14, 2017

FAYETTE COUNTY COURTHOUSE, COURTROOM A

221 S SEVENTH STREET, VANDALIA, IL

MEETING BEGINS AT 6:30 P.M.

Meeting will be called to order by Chairman Jeffrey E Beckman at 6:30 P.M.

Pledge of Allegiance

Roll Call of Board Members.

Roll Call of Department Heads.

This Special Board Meeting is called for the purpose of:

Resolution No. 2017-12-14-A: A Council Resolution of Support for a Community Development Block Grant.

Adjournment

Fayette County Board Special Meeting

December 14, 2017

Convene

Chairman Jeffrey E. Beckman called the County Board of Fayette County and State of Illinois regular session meeting to order in Courtroom A at the Fayette County Courthouse, 221 South Seventh Street, Vandalia, Illinois, on December 14, 2017, at 6:30 PM. Attendance: Bryce Kistler, Present; Chad Austin, Absent; Dean J. Bernhardt, Present; Glen W. Daniels, Present; Glenda Bartels, Absent; Glenn L. Gurtner, Present; Jacob Harris, Present; Jenny (Austin) Waggoner, Absent; John C. Daniels, Jr., Present; Keith Cole, Present; Mark Isaiah, Present; Wade Wilhour, Absent; Jeffrey E. Beckman, Present; Darrell Schaal, Present. The Board met for the following purposes:

1. For the purpose of transacting business that may properly be presented to the County Board

The meeting opened with the Pledge to the Flag.

Roll Call of Department Heads

David Hejl, Coroner, Absent; Rhonda Andrews, Health Dept. Administrator, Absent; Joshua Morrison, States Attorney, Absent; Rose Hoover, Treasurer, Absent; William Starnes, Public Defender, Absent; Chris Smith, Sheriff, Absent; Cindi Lotz, Supervisor of Assessments, Absent; Julie Wollerman, ROE, Absent; Michael Maxey, Highway Dept. Administrator, Absent; Meredith Stewart, Probation, Absent; Kendra Craig, EMA Coordinator, Absent; Kathy Emerick, Circuit Clerk, Absent; Vicky Conder, Clerk/Recorder, Present.

Others Attending Meeting

None.

Resolution 2017-12-14-A

Bryce Kistler made a motion to approve the following items:
Resolution 2017-12-14-A: A council resolution of support for a Community Development Block Grant. John C. Daniels, Jr. seconded the motion. The motion passed by vote.

Adjournment

John C. Daniels, Jr. made a motion to adjourn this meeting. Keith Cole seconded the motion. The motion passed by vote. Meeting adjourned at 6:55 PM.

Submitted:

Vicky L. Conder
Fayette County Clerk and Recorder

MINUTES OF PUBLIC HEARING

After providing due notice in the Vandalia Leader Union newspaper, Jeffery E. Beckman, the Fayette County Board Chairman called the Project Application Public Hearing to order at approximately 6:30 P.M. on Tuesday, December 12, 2017. The public hearing was held at the Fayette County Courthouse, located at 221 7th St. in Vandalia, Illinois with several interested individuals in attendance (see the accompanying attendance sheet). County Board Chair Beckman opened the public hearing and then recognized Mike Shaw, Grant Manager of the South Central Illinois Regional Planning and Development Commission who assisted the county in preparing the CDBG grant request.

Mr. Shaw noted that the purpose of the public hearing was to provide interested parties with information regarding: (1) the amount of CDBG grant funds available to local governments; (2) the range of eligible public infrastructure program activities that can be undertaken with CDBG resources; (3) the estimated amount of CDBG grant funds targeted such that they will benefit low and moderate-income local residence; (4) the county's plans for minimizing involuntary displacement of individuals as a result of the implementation of this CDBG project; and (5) the discussion on the county's community development and housing needs. Mr. Shaw also indicated that the public hearing would be used to discuss the county's pending plans to submit a \$500,000 Public Infrastructure CDBG grant application, to be matched with other funds secured by the Fayette Water Company for \$68,600.50 in a conventional Bank Loan from the First National Bank of Brownstown for the \$568,600.50 in project costs.

Mr. Shaw noted that, for the FY-2017 funding period, the State of Illinois, through the Illinois Department of Commerce and Economic Opportunity (DCEO), expects to receive \$26,585,660 in federal community development block grant funds, which in turn will be made available in the form of grants to qualifying non-metropolitan general-purpose units of government (i.e., villages, cities, townships and counties) throughout rural Illinois. Mr. Shaw noted that the state's allocation of federal funds under the CDBG program was further subdivided into several "components" as indicated in the table below.

<u>Program Category</u>	<u>Budget</u>	<u>Grant Ceiling</u>	<u>Application Dates</u>
<u>Competitive Programs</u>			
Public Infrastructure (PI) – Construction Only	14,388,910	\$500,000	12/15/2017
Housing Rehabilitation (HR)	6,500,000	\$500,000	12/15/2017
<u>Ongoing (non-competitive) Programs</u>			
Economic Development (ED)	2,000,000	\$1,000,000	NA
Disaster Response (DR)	2,000,000	\$500,000	NA
<u>Pilot Project</u>			
HELP (Help Eliminate Lead Program)	\$500,000		

Mr. Shaw noted that the balance of the state's total PY-2017 allocation would be retained by the Illinois Department of Commerce and Economic Opportunity to provide: (1) technical assistance to local governments; and (2) general administration of the CDBG program. Shaw noted that a diverse range of eligible activities could be supported by CDBG grant resources with the specifics guided by the particular regulations for the program component in question.

Shaw noted that the CDBG Public Infrastructure grant component has, as its priority, the acquisition, construction improvements, reconstruction, rehabilitation, demolition or installation of public infrastructure for water and sanitary and storm sewer projects. He further outlined that the geographic project areas must be primarily residential in nature and that resources must be used in a way that will ultimately benefit low-to-moderate income individuals via the construction of such public infrastructure. The project must address a present unresolved, verified, ongoing, and serious threat to the health and safety of local residents. Shaw indicated that CDBG Public Infrastructure grants are used to establish and capitalize on a project's overall readiness to proceed and construct the essential water or sewer improvements that are needed and that the design component is now available only to those units of local government that own, or are constructing, their own systems. As this will be an application on behalf of a water authority, design funding is not available. He noted that successful applications document that a complete and achievable project has been carefully thought out for which local construction efforts can be completed within no more than 24 months of the date of the State's award of the grant. Shaw shared that the draft application for Fayette County has project activities that fall well within the grant guidelines. Those in attendance were advised that all general purpose local governments applying for CDBG Public Infrastructure grants must have their application in DCEO's offices in Springfield, Illinois by no later than 5:00 PM, on December 15, 2017, for PY-2017 funding consideration.

It was explained that, as an outgrowth of earlier meetings with officials of the South Central Illinois Regional Planning & Development Commission (Salem, Illinois) and Milano & Grunloh Engineers, LLC (Effingham, Illinois), the Fayette County Board has elected to apply for a \$500,000 Public Infrastructure grant request under the broader CDBG grant program on behalf of the Fayette Water Company. Shaw shared that the estimated cost of the construction phase of the project will be \$568,600.50 and that the Fayette Water Company has passed a funding resolution to provide the remaining \$68,600.50 or more in required funding in conjunction with a cooperation agreement to handle all of the financial and project obligations under the grant.

If selected for funding by DCEO (perhaps in Spring of 2018), Shaw noted that Fayette Water Company would cooperate with Fayette County to procure a qualified project engineering firm to proceed with project engineering, including assistance in competitively bidding the proposed project. In addition, Fayette Water Company funds would be used to support the 32.8 miles of water line extensions a project target area within the eastern part of Ramsey Township and the western portion of Carson Township, containing 78 households, of which 72.19% of the beneficiaries have been verified by survey as qualifying low-to-moderate-income residents. Shaw shared a project area map that outlined the location of the proposed service lines as well as project budget documents and copies of the resolution of support, funding resolution, and cooperation agreement.

Shaw provided a summary of the costs as follows: \$568,600.50 in construction costs associated with extending 32.8 miles of 4", 6" and 8" diameter water line along with 7 flushing hydrants, 14 gate valves and 24 service connectors/pressure regulators and associated activities would be paid via the \$500,000 in grant funds with \$68,600.50 paid in Fayette Water Co. money. Fayette Water Co. would also pay the estimated for project engineering inspection and activity delivery services. In addition, \$15,000 in CDBG funds would be used for residential tap-on and \$12,500 for service lateral cost subsidies to up to 15 low-to-moderate income households in the target area. Of the \$500,000 in proposed grant funds to be allocated toward the project, \$360,950 is planned for direct benefit to qualifying low-to-moderate-income residents.

Shaw noted that the county's proposed PY-2017 CDBG Public Infrastructure grant request is not expected to directly or indirectly result in the involuntary displacement of individuals from their current residential dwellings within the county. Shaw further noted that, during working sessions to prepare the CDBG grant request, consideration was given to the project's relationship to the Fayette County "Statement of Housing and Community Development Needs" developed as a state requirement of the CDBG application process. Copies of the county's Housing and Community Development Needs statement were available for review by those in attendance.

The following Community Development needs were reviewed and reconsidered in order of priority; 1.) exploring opportunities for retention and expansion of existing commercial and agriculture-related businesses and locating additional firms; 2.) exploring financial alternatives to undertake public infrastructure improvements to support eliminate persistent health and safety threats; 3.) working closely with local area financial institutions and regional economic development organizations to promote small business development and available incentives and loan programs; 4.) attracting new businesses that are complimentary to existing firms in the community; 5.) promoting employee training programs with Crossroads Workforce Investment Board and local school districts; 6.) promoting commercial and industrial development within the county based upon compatible land uses; and 7.) utilizing available programs to promote accessibility under ADA compliance standards.

The following housing related needs were reviewed and reconsidered in order of priority; 1.) encouraging the development of a range of affordable housing for existing and projected needs of varying incomes and lifestyles; 2.) encouraging conservation of older residences and farmsteads and promoting programs for rehabilitation and improvements to meet minimum occupancy standards; 3.) encouraging use of publicly-assisted housing programs for the economically disadvantaged; 4.) eliminating blight associated with residences and farmsteads to prevent further deterioration; and 5.) opposing influences that restrict free housing choice and opportunities caused by discrimination.

The Board determined that its previous Community Development and Housing Needs Summary accurately reflected Fayette County's goals and accepted them as is. The proposed use of CDBG grant funds and Bank Loan funds loaned to the Fayette Water Company for the project is considered to be consistent with the continuing, priorities established by the county in the aforementioned statement of needs.

Prior to concluding the December 12, 2017 public hearing, County Board Chairman Jeffery Beckman invited any interested individuals to express their personal observations or comments regarding the CDBG General Public Infrastructure grant proposal under consideration by the Fayette County Board at this time. There were minor clarifications.

County Board Chairman Beckman formally closed the public hearing at approximately 7:00 PM.

Dated: December 12, 2017

Jeffery E. Beckman, County Board Chairman
Fayette County, Illinois

Public Hearing Minutes (cont.)