



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning and Economic Development Division*

### **m e m o r a n d u m**

**TO:** Bruce K. Walden, Chief Administrative Officer

**FROM:** William R. Gray, P.E., Public Works Director/City Engineer  
Elizabeth H. Tyler, AICP/ASLA, Planning Manager

**DATE:** September 13, 2001

**SUBJECT:** City Commitment of Local Funds for the Community Development Assistance Program (CDAP) Grant for the Scottswood Subdivision Area

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### **Introduction & Background**

Since 1998, the City of Urbana has been involved in a joint effort with Champaign County, Urbana Township, St. Joseph Drainage District, and other interested parties to address and resolve chronic flooding problems in the Scottswood Subdivision area and its surroundings. An intergovernmental committee has been formed to address these issues and is composed of representatives from Champaign County, City of Urbana, St. Joseph Drainage District, Urbana Township and Road District, Champaign County Regional Planning Commission, and the Urbana Park District.

The Scottswood Subdivision was developed prior to current stormwater management regulations, does not properly convey off-site runoff and has suffered from a lack of maintenance of existing storm drains. Residents of this area experience localized flooding of streets and private property following storm events. Residents presented their concerns to a meeting of the Champaign County Environment and Land Use Committee in June 1998 and at a neighborhood meeting held in October 1998.

Following these neighborhood meetings, the Township, County and City agreed to request that the Champaign County Regional Planning Commission prepare a grant application to fund a drainage study for the area. In April 1999, the City of Urbana adopted a Resolution Committing Local Funds for the Community Development Assistance Program (CDAP) Grant to prepare a drainage study for the Scottswood Subdivision area and to pledge in-kind engineering services as a local match for the grant. The total grant amount was for \$23,500, with \$10,480 in unreimbursed in-kind engineering services. Neighborhood support for completion of this study and for correction of drainage problems was affirmed at a meeting held in August 2000.

The Scottswood Subdivision Drainage Study was completed on September 29, 2000. A copy of

this Study has delivered separately to Council members. The report concluded that flooding problems in the Scottswood West Basin of the subdivision could be reduced by the construction of a detention basin on the Smith Farm/Strube Farm properties to the west of the subdivision and routing of offsite runoff around the subdivision. For the Scottswood East Basin flooding problems could be reduced through the installation of manholes, culverts and the construction of ditches to intercept stormwater runoff and to transport it to the existing drainage tile system serving the basin (please see attached Executive Summary and map of drainage basins).

In order to determine the financial feasibility of constructing the improvements indicated by the drainage study, the intergovernmental committee studying this issue directed the Regional Planning Commission to conduct a funding survey of the residents and to provide recommendations regarding methods of financing drainage improvements in the area. This RPC study was executed under contract with the City for a cost not to exceed \$3,000.

The financial feasibility study was completed on July 16, 2001. A copy of this study has been provided previously to Council members. This study showed that approximately 34% of those surveyed were willing to incur an additional monthly cost of \$5 to correct stormwater problems in the subdivision. This level of support is felt to be relatively strong, given the nature of the question. Based upon a combination of special assessment of benefiting residents with additional grant monies from the CDAP program, the report determined that construction of improvements would be feasible without additional contributions by the local units of government. The report identified a number of alternatives in which the benefiting residents could be assessed for the improvements. These alternatives include special assessment by the County or Drainage District or creation of a sub drainage district.

## **Current Request**

The current request is for City of Urbana support of an application to the CDAP program for design of the storm drainage improvements. The maximum amount for engineering design grants is \$100,000. The application for this grant request is being prepared by the Regional Planning Commission. Resolutions of support are being requested of the Township, County, and City. Support has already been indicated by the State Representative of the 104<sup>th</sup> District (see attached letter).

CDAP grant applications are awarded on a competitive basis. Evidence of local support through matching funds or in-kind services is generally necessary for grant applications to be successful. Urbana Township has pledged \$4,700 towards this grant application, in addition to the \$5,300 in Township funds that have been previously expended on the project.

City of Urbana engineering staff believe that televising and cleaning of the Scottswood Subdivision storm drains is an important first step to rectifying flooding problems. These storm drains have not previously been televised or cleaned. Because the City of Urbana has the specialized equipment that is necessary to perform this operation, the current proposal is to pledge in-kind services in the form of labor and materials to conduct these operations on the major sewers

in the Scottswood Subdivision.

The Public Works Department estimates that the televising and cleaning operations would take six to eight weeks to conduct and would represent a value of \$100,000. Of this \$100,000 amount, \$50,000 is for a “soft cost” rental rate charge for the equipment and \$50,000 represents costs for wages and materials. Of the \$50,000 “hard costs” for labor, \$26,000 would be reimbursed by the CDAP grant, leaving a total of \$24,000 in unreimbursed City hard costs.

It should be noted that this amount should represent the City’s final contribution to the intergovernmental effort to resolve flooding issues in this area. Construction of the proposed improvements would be funded through a combination of State grants and assessment of benefiting properties.

## **Questions and Concerns**

At the Council Committee meeting of September 10, 2001, Council members had a number of concerns and questions about the basic need for the project, the equity of the City’s contributions relative to those of other government units, and how the project would benefit the City in that the Scottswood Subdivision is not currently in the City limits.

The discussion above and the distributed copies of the Drainage Study provide additional background information on the project and the request for local support in the form of in-kind services.

## **Rationale for City Assistance**

With respect to the issue of City contributions to this area versus those that are already in the City, the point was made that CDAP grants are available for smaller communities and areas outside of corporate limits only. These funds will not be available once this area is annexed to the City. The intergovernmental nature of the request also makes it compete very successfully in comparison with other requests. The Scottswood Subdivision readily qualifies with grant requirements that residents have low to moderate incomes.

The Scottswood Subdivision was built to urban densities even though it is outside of the City’s limits. Under current intergovernmental agreements, this density of development could not be constructed without annexation agreements. The Scottswood situation is exacerbated by the fact that it was built to subdivision standards that predate our current regulations and which did not require adequate stormwater detention. Rural government has not been able to provide Scottswood residents with the level of services and infrastructure maintenance necessary to maintain an acceptable urban standard of living. Overall frustration with government services and infrastructure maintenance are apparent in the surveys conducted as a part of the Scottswood Funding Survey. At the same time, many Scottswood residents have been adamant in their determination not to be annexed into the City of Urbana. This concern is largely related to the anticipated tax burden that annexation would impose on residents.

It is City's staff opinion that it is only a matter of time before significant portions of Scottswood will become annexed into the City – perhaps in as short a timeframe as the next three to five years. The ongoing lack of public and private maintenance in this area is leading to a noticeable decline in the community. It is a detriment to the citizens of Urbana to have declining properties on its fringes. Local governments cooperating on this study are reaching a consensus that it would be in the best interests of the residents of Scottswood, the Township, and the City to pursue annexation of this area.

Once the Scottswood area is annexed into the corporate limits, the City would realize an increase in its federal block grant funding (which is based upon population and income levels) which will help to fund housing improvement and other programs to benefit this area.

In the more immediate future, the proposed stormwater improvements would assist in the developability of the Smith/Strube properties, which would be annexed into the City prior to or at the time of development. Development of the vacant parcels in the center of the Scottswood Subdivision would also be benefited by the project and would also be annexed into the City at the time of development. In addition, there are other areas that would benefit from the drainage improvement that are currently within the corporate limits, including the Brookens County Complex.

### **Equity of Contributions**

Finally, with respect to the equity of the City's contributions to the Scottswood drainage project relative to other affected units of government, it is noted that the total unreimbursed City contribution would be approximately \$35,400 in labor costs and consultant fees (including contributions to the drainage study, funding survey, and the proposed cleaning/televising), while the Township has pledged \$10,000 plus an undetermined amount of labor costs. Accounting for the relative size of government, the Township contribution is more significant than that of the City. The County's contributions have been in the form of coordination and support provided by the Regional Planning Commission.

Attached to this memorandum is a table depicting generalized contributions by affected parties towards the Scottswood drainage project.

### **Recommendation**

City planning and engineering staff recommend that the City Council adopt the attached "Resolution Committing Local Funds for the Community Development Assistance Program Grant for Scottswood Subdivision". Adoption of this resolution would allow the RPC to meet the grant submittal deadline of October 2, 2001 and would allow the grant to partially fund televising and cleaning of the sewers.

If the City Council does not adopt the resolution of support, the remaining units of government

would still be able to submit the grant application for engineering design of the detention basin, with the local match provided by Urbana Township. In this case, the grant would not fund the televising and cleaning operation. The likelihood of success for the grant application would also be reduced due to the lower amount of the local match.

Attached: Draft Resolution

Drainage Study Executive Summary and Drainage Basin Map

Letter of support from State Representative Tom Berns

Table of Local/State Government Contributions for Scottswood Drainage Project

Cc: Don Flessner

Jim Prather

Lisa Trimble

Don Wauthier

Barb Wysocki

Robin Hall

RESOLUTION NO. 2001-08-028

A RESOLUTION COMMITTING LOCAL FUNDS FOR THE COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM GRANT FOR SCOTTSWOOD SUBDIVISION

WHEREAS, Urbana Township through the Champaign County Regional Planning Commission has taken action to submit an Illinois Community Development Assistance Program [CDAP] engineering design application for stormwater improvements for the Scottswood Subdivision area; and

WHEREAS, receipt of CDAP Grant assistance is essential to allow Urbana Township to undertake design engineering for storm water management improvements; and

WHEREAS, the City of Urbana seeks to support Urbana Township's CDAP Design Engineering Grant; and

WHEREAS, it is in the City's best interest to participate in the CDAP Grant, since Scottswood Subdivision lies on the City's edge and impacts the City of Urbana's infrastructure, improvements, and neighborhoods; and

WHEREAS, criteria of CDAP are such that local financial participation is preferred in conjunction with CDAP funds; and

WHEREAS, Urbana Township has pledged a cash contribution to the project of \$10,000; and

WHEREAS, the City of Urbana has pledged in-kind services associated with cleaning and televising of affected storm sewers

estimated to be worth \$73,900.00, based on experience with similar projects; and

WHEREAS, the City agrees to cooperate with the Township in order to accomplish the CDAP Grant application and design engineering if the grant is awarded.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

That the City of Urbana does hereby commit in-kind services estimated to be worth \$73,900.00 for use in conjunction with an Illinois Community Development Assistance Program (CDAP) Grant.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

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Tod Satterthwaite, Mayor

**Scottswood Drainage Project – Breakdown of Existing and Potential Contributions**

Project Component	City of Urbana	Urbana Township	Champaign County	State of Illinois	Residents (Special Assessment)
Drainage Study	\$10,480 (service match)		RPC application	\$23,500	
Grant Administration		\$5,300 (cash)	RPC application		
Funding Survey	\$3,000		RPC Study		
Design Grant	\$73,900 (labor/equipment rental)*	\$4,700 (cash)	RPC application	\$100,000	
Construction (for drainage basin)				\$400,000	\$382,550
<b>TOTAL</b>	<b>\$87,380*</b>	<b>\$10,000*</b>		<b>\$523,500</b>	<b>\$382,550</b>

\* Township contribution to labor cost for design grant is possible, but extent has not yet been determined.