

Please read below for responses to many commonly asked questions regarding this project:

What is being constructed?

- Overall, the project includes over 27,000 lineal feet of sewer, 100 manholes, 4,000 lineal feet of force main, one lift station and one low pressure sewer system in the public right-of-way. See further information on project phasing below.
- Restoration including asphalt patching, aggregate shoulder, and seed & blanket.
- The entire region will benefit from this sanitary sewerage solution because eliminating most private septic systems will greatly improve the area's water quality. Failing and overloaded septic systems contribute significant amounts of fecal coliform bacteria to the Fox River, especially when they become submerged during wet weather conditions. Addressing this environmental and public health issue should benefit Holiday Hills and residents in downstream communities.

What impacts should residents expect during construction

- Residents should expect customary construction activities, including traffic detours, partial or full pavement replacement, and tree removal and replacement throughout the construction period.

Who will have access to the sanitary sewers and when?

- Due to pandemic-related increases in material costs, the cost of the public portion of the sewer installation is estimated to be over \$12 million for main underground sewer lines in the public right-of-way plus a lift station. This is more than the planning phase estimated cost of \$6.7 million. Therefore, the project will be constructed in phases. The first phase will include installation of the lift station, force main and underground trunk sewer on Sunset Drive and Holiday Drive. The work will be publicly bid to obtain competitive pricing. The bidding documents will include additional areas to be constructed in Phase 1 if contractor pricing is within the available funding amount.
- It is anticipated that Phase 1 will be constructed in 2022.
- Determining the Phase 1 sewer installation was a balance between serving homes within the floodplain while maximizing the number of homes to be served in the most cost-effective manner.
- Additional sewer extensions to serve remaining portions of the Village and Le Villa Vaupell will be constructed in future phases as more funding becomes available. The NMWRD is actively seeking funding opportunities on local, state and federal levels to construct sewer in the entire region. It is the NMWRD's goal to construct as much sanitary sewer as practical over the next five years.

How is this project being funded?

- The overall cost of the public portion of this sewer installation is estimated at more than \$12 million for underground sewer lines in the public right-of-way plus a lift station. Phase 1 is estimated to be \$7 million. \$3.5 million is being funded by an Unsewered Community Grant from the Illinois Environmental Protection Agency (the "IEPA Grant") and the remaining \$3.5 million will be paid by the NMWRD with no cost to residents. Ultimately, this project will result in more than \$35,000 of benefit for every homeowner.

What costs will residents be responsible for?

- Residents who initially connect to the new sanitary sewer will be treated the same as other new customers connecting to other parts of the NMWRD system, paying the same connection fee (currently \$10,822), plus a one-time \$100 inspection fee.

- Additionally, homeowners will be responsible for the cost to connect their home to the new sewer stub at their property line and to decommission their existing septic system. This cost is anticipated to be \$3,000 - \$8,000 depending on the individual home.

Can NMWRD help finance these costs?

- Yes, partially. NMWRD has agreed to offer Village residents the opportunity to finance their connection fee at a 4% annualized rate, leaving them responsible for an approximately \$52 monthly repayment for 30 years. Alternatively, they can self-fund this fee to avoid the 30-year amortization.
- The \$3,000 - \$8,000 expense for connecting private property to the sewer stub cannot be financed by the NMWRD. Homeowners will pick a licensed and bonded contractor that performs the installation at their cost, following the NMWRD's standards and subject to inspection.

Do homeowners have to connect to the sanitary sewer?

- Not immediately, but homeowners will have to connect to the sanitary sewer within 15 years after the sewer system becomes operational or when their septic system fails. However, the NMWRD's offer to finance the connection fee will expire 3 years after the sewer system is operational, leaving residents responsible for their own finances.

What costs will my NMWRD monthly user bill reflect, and when?

- For those who choose to connect within three years and select the option of 30-year financing of the connection fee, they will pay the monthly user fee (currently \$41.50) plus the monthly repayment amount for the financed connection fee (approximately \$52 monthly), which would result in a total monthly user bill of \$93.50.

What role will the NMWRD serve in future years?

- The NMWRD will own, inspect, and operate the sanitary sewer and lift station. The Village of Holiday Hills will not be involved with the sanitary sewer and all questions and concerns about the sewer system should be directed to the NMWRD.

With the increase in NMWRD costs, is the user fee of \$41.50 a month going to increase?

- The project's increased construction cost will not result in an increase of the District's user fee. The District's current user fee is \$41.50/month, which is a District-wide fee.
- The District reviews the user fee on an annual basis and may amend as appropriate to reflect changes in operation and maintenance costs, including replacement costs of NMWRD infrastructure (Ordinance No. 14-02). Future sewer user fees are outlined in Ordinance No. 14-02, as amended by Ordinance No. 20-03, which ordinances are available on NMWRD's website: <http://www.nmwrld.org/forms-and-documents/>.

Under the intergovernmental agreement between the Village and NMWRD (the "Sewer IGA"), what is "Base User Fee" and is that different from the "Standard User Fee"?

- The "Standard User Fee" is the user fee for different types of users as established by District Ordinance No. 14-02, as amended by Ordinance No. 20-03. As a condition of the IEPA Grant, the District must implement a user fee structure for customers of the new system (Holiday Hills and Le Villa Vaupell customers) that is at least 1.0% of the median household income in the Village of Holiday Hills. This is the "Base User Fee." Based on current data, the Base User Fee and Standard User Fee are essentially equivalent. Ordinances are available on NMWRD's website: <http://www.nmwrld.org/forms-and-documents/>.

Will the \$10,822.00 connection fee increase now that NMWRD project amount has increased? Also, need clarification - If we don't connect within the first 3 years, will the cost of the connection charge increase from \$10,822.00?

- Under the Sewer IGA, residents of the Village who connect within the first (3) years after the system is in operation will pay no more than the standard connection fee that NMWRD establishes for all of its customers, which are outlined in Ordinance No. 07-12, amended by Ordinance No. 20-02.
- Moreover, the Sewer IGA limits increases in the connection fee to changes in the CPI, so the project's increased construction cost will not result in an increased residential connection fee.

Village of Holiday Hills ordinance No. 2021- 367-21 - Sewage and sewage disposal - Para. 3 - what is considered "non-residential purposes"?

- McHenry County has primary authority private septic systems, and it does not permit such systems to be constructed for non-residential property if within 1,000 feet of a public sewer. [McHenry County Code of Ordinances, §§8.04.350.C, 8.04.360.B]. The County defines "NON-RESIDENTIAL PROPERTY" to mean "any property that is not used for a single family home."

Is a recording available of the January 11th, 2022 NMWRD Board Of Trustees meeting conducted via Zoom?

- Public access to the meeting recording of the January 11th NMWRD Board of Trustees meeting conducted via Zoom is permitted under the Open Meetings Act. Those interested may schedule an appointment to listen to the recording at the District's offices. Please contact Jillian Kiss, Trotter and Associates at 630-587-0470 or j.kiss@trotter-inc.com to schedule an appointment.

Is a copy of the soils report available?

- Public records may be available in accordance with the Freedom of Information Act by filing a request to the District info@nmwrld.org.