

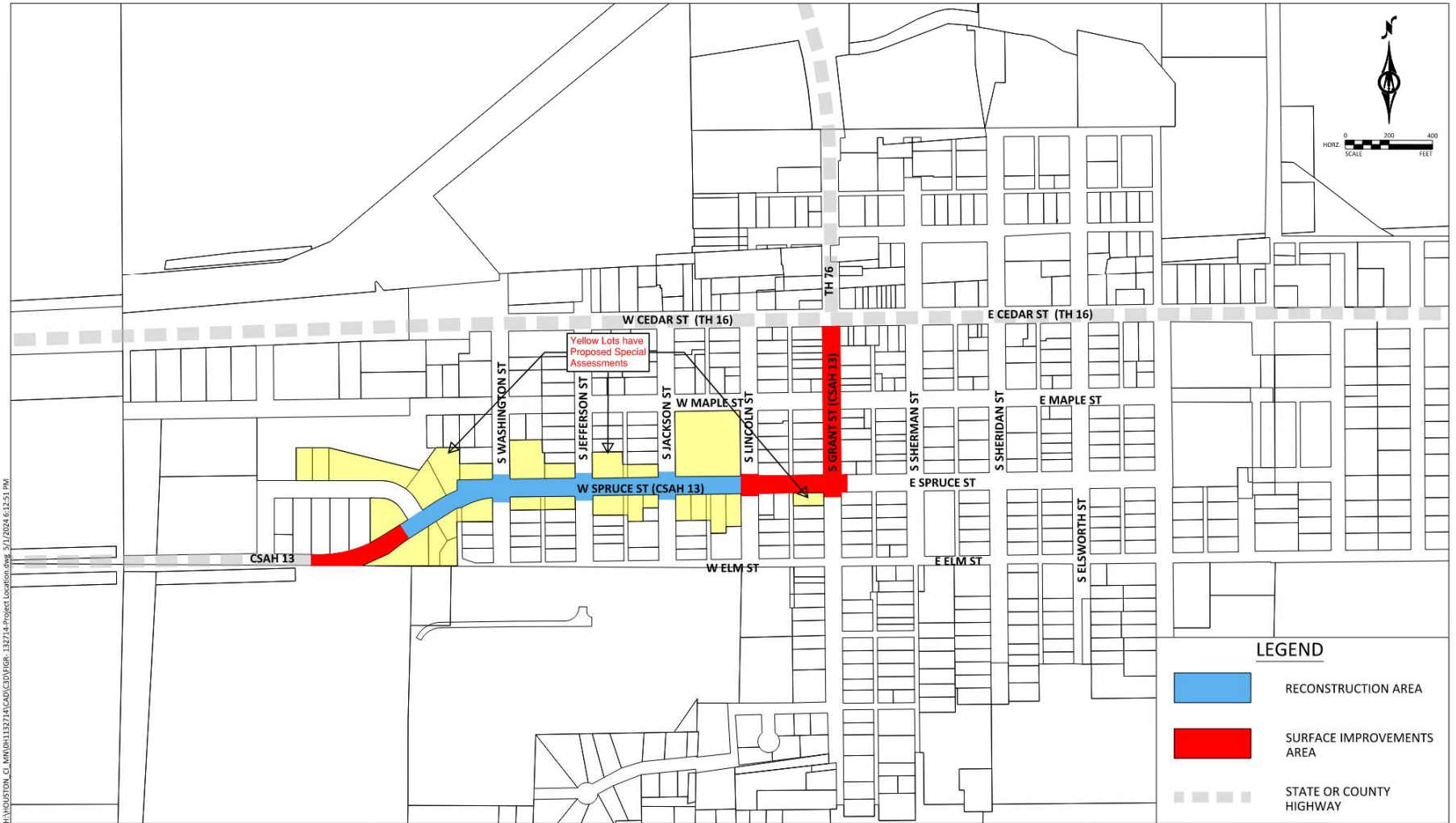


Improvement Hearing

2025 Street & Utility Improvements

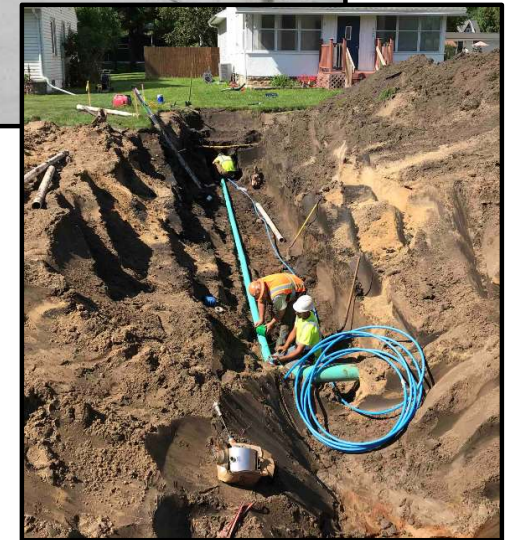
June 5, 2024

Project Location



Proposed Improvements

- Complete Reconstruction of Pavement, Curbs (same layout)
- Replace & Reconnect Walks
- Driveways (as needed)
- Boulevard Trees



- Replace with 8" San & Water Mains
- Water and Sanitary Services to R/W*
- West Watermain Extension
 - Future Connection Req'd Later
- Storm Sewer Replacement



For reconstruction area only (unless otherwise noted)

Estimated Costs

Table 6 – Preliminary Cost Summary					
Project Component	Total Project Cost	County Share		City Share	
Sanitary Main Reconstruction	\$336,225.12	0%	\$0.00	100%	\$336,225.12
Sanitary Sewer Services	\$64,473.48	0%	\$0.00	100%	\$64,473.48
Watermain Extension	\$65,721.00	0%	\$0.00	100%	\$65,721.00
Watermain Reconstruction	\$500,104.24	0%	\$0.00	100%	\$500,104.24
Water Services	\$74,294.56	0%	\$0.00	100%	\$74,294.56
Lead Service Replacement ¹	\$13,750.00	0%	\$0.00	100%	\$13,750.00
Misc. City Improvements ²	\$49,340.00	0%	\$0.00	100%	\$49,340.00
Storm Sewer ⁴	\$422,129.60	58%	\$239,151.17	42%	\$182,978.43
City Sidewalk	\$124,675.44	0%	\$0.00	100%	\$124,675.44
Curb & Gutter ⁴	\$133,183.64	58%	\$77,246.51	42%	\$55,937.13
Street Repaving ³	\$367,020.32	100%	\$367,020.32	0%	\$0.00
Street Reconstruction	\$446,467.21	100%	\$446,467.21	0%	\$0.00
Project Total	\$2,597,384.61		\$1,129,885.21		\$1,467,499.40

Costs vary slightly from published feasibility report & notices due to recent scope updates

Costs & Funding

- City and County Cost Shares – Based on Cooperative Agreement
- City's Portion
 - Sale of Bond
 - Public Facilities Authority (PFA) revolving fund loans and potential grants
 - PFA lead service line replacement funds (grant)
 - Cash from City's Capital Projects Fund
- City Loans/Bonds Repaid through
 - Enterprise Utility Funds
 - Property Taxes (Levy)
 - Special Assessments

Special Assessments

- Only portions of city costs assessed (County shares not included)
- Individual assessments by lot available for viewing
- Assessments will change (final to be determined after bid)

Table 9 – Frontage Adjustments	
Adjustment Type	Brief description of Adjustment
Odd Shaped Lots	Area of lot (sf) x 75' ÷ 10,500 sf
Irregularly Shaped Lots	Width of Lot at 25' setback line
Standard Lots	Width of Lot at Front Lot Line
Corner Lots	Only Assess the Longer Side (add'l detail in policy)
Flag Lots	Use 75' Width
Double Frontage Lots	Only Assess One Side, when not subdividable

Table 7 – Assessment Summary	
Project Component	% Assessable ^{1,2}
Sanitary Main Reconstruction	0%
Sanitary Sewer Services	100%
Watermain Extension	100%
Watermain Reconstruction	0%
Water Services	100%
Lead Service Replacement ³	0%
Misc. City Improvements ⁴	0%
Storm Sewer	0%
City Sidewalk	50%
Curb & Gutter	50%

Table 8 – Assessment Calculation Method	
Project Component	Distribution of Assessments
Street (Reconstruction)*	Adjusted Front Footage Method
Street (Repaving)*	Adjusted Front Footage Method
Curb & Gutter, Sidewalk	Adjusted Front Footage Method
Watermain (Extension)	Unit Method ¹
Sanitary and Water Services	Unit Method ¹

Special Assessments

Table 10 – Preliminary Assessment Rates	
Project Component	Estimated Assessment Rate
Sanitary Sewer	\$3,792.56 per unit
Watermain Extension	\$9,388.71 per unit
Water System	\$4,127.48 per unit
City Sidewalk	\$39.96 per ft
Curb & Gutter	\$14.15 per ft

Table 11 – Typical Total Assessments	
Property Description	Estimated Total Assessment
Typical Reconst. Lot (70' wide, sewer and water)	\$11,708
Typical Reconst. Lot (140' wide, sewer and water)	\$15,496
Standard Lot (100' wide, sewer and water – for comparison w/ past projects)	\$13,331
Standard Lot (100' wide, sewer and water w/ water extension)	\$22,720

- 2020 Project Assessment (100' Lot w/ Sewer and Water) = \$13,535 (\$16,470 inflation adjusted)
- Assessments are based on **preliminary estimates** and **will change, Final in Spring '25**

Tentative Schedule



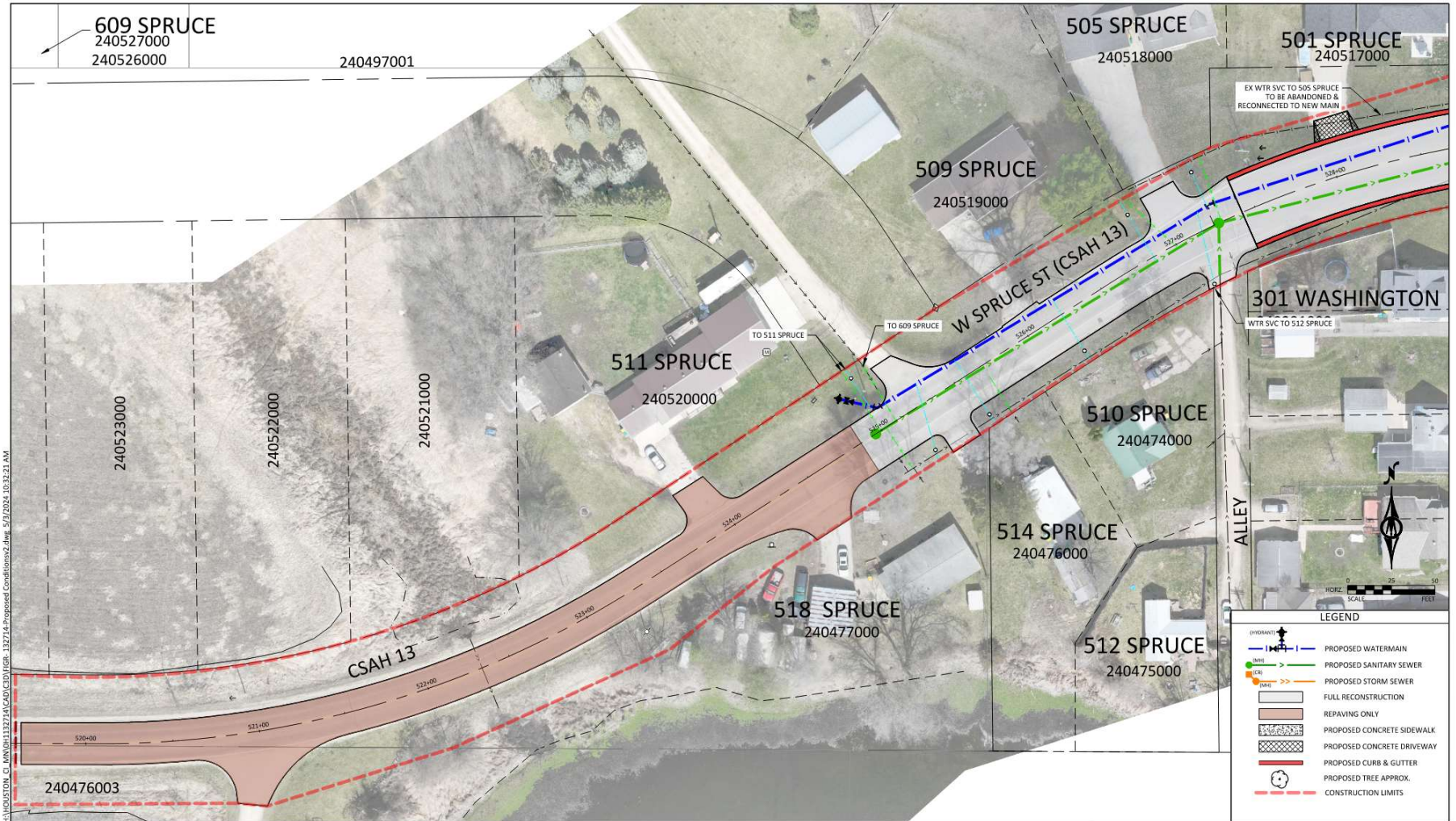
Table 13 – Project Schedule	
Resolution Ordering Preparation of the Feasibility Report	3/11/2024
Prepare Feasibility Report	3/11/2024 5/10/2024
Resolution Receiving Report and Calling for Hearing on Improvement	5/13/2024
Published Notice of Hearing on Improvement (2x in newspaper, last at least 3 days prior)	5/30/2024
Mailed Notice of Hearing on Improvement (10 days prior)	6/6/2024
Neighborhood Informational Meeting	5/30/2024
Neighborhood Informational Meeting	Week of 6/3/2024
Hold Public Improvement Hearing #1	Week of 6/10/2024
Resolution Ordering Improvement and Preparation of Plans and Specifications	Week of 6/10/2024
Prepare Plans and Specifications	June 2024 – August 2024
Neighborhood Informational Meeting #2	August 2024
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	Late 2024
Advertise & Open Bids (By County)	Early 2025
Prepare Assessment Roll	
Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment	
Resolution for Hearing on Proposed Assessment	Spring 2025
Publish Notice of Hearing on Proposed Assessment (1x, two weeks prior)	
Mailed Notice of Hearing on Proposed Assessment (two weeks prior)	
Neighborhood Informational Meeting #3 (prior to public hearing)	
Hold Public Assessment Hearing	
Resolution Adopting Assessment	Early Summer 2025
Cooperative Agreement w/ Houston County	
Begin Construction	Fall 2025
Substantial Completion of Construction	Early Summer 2026
Final Completion of Construction	



Summary & Next Steps

- Public Hearing
 - Comments (One at a time, State name & Address)
 - Close Hearing (by council)
 - Consider comments (by council)
- Resolution “Ordering the Improvement”
 - Approving next major planning step (final design)

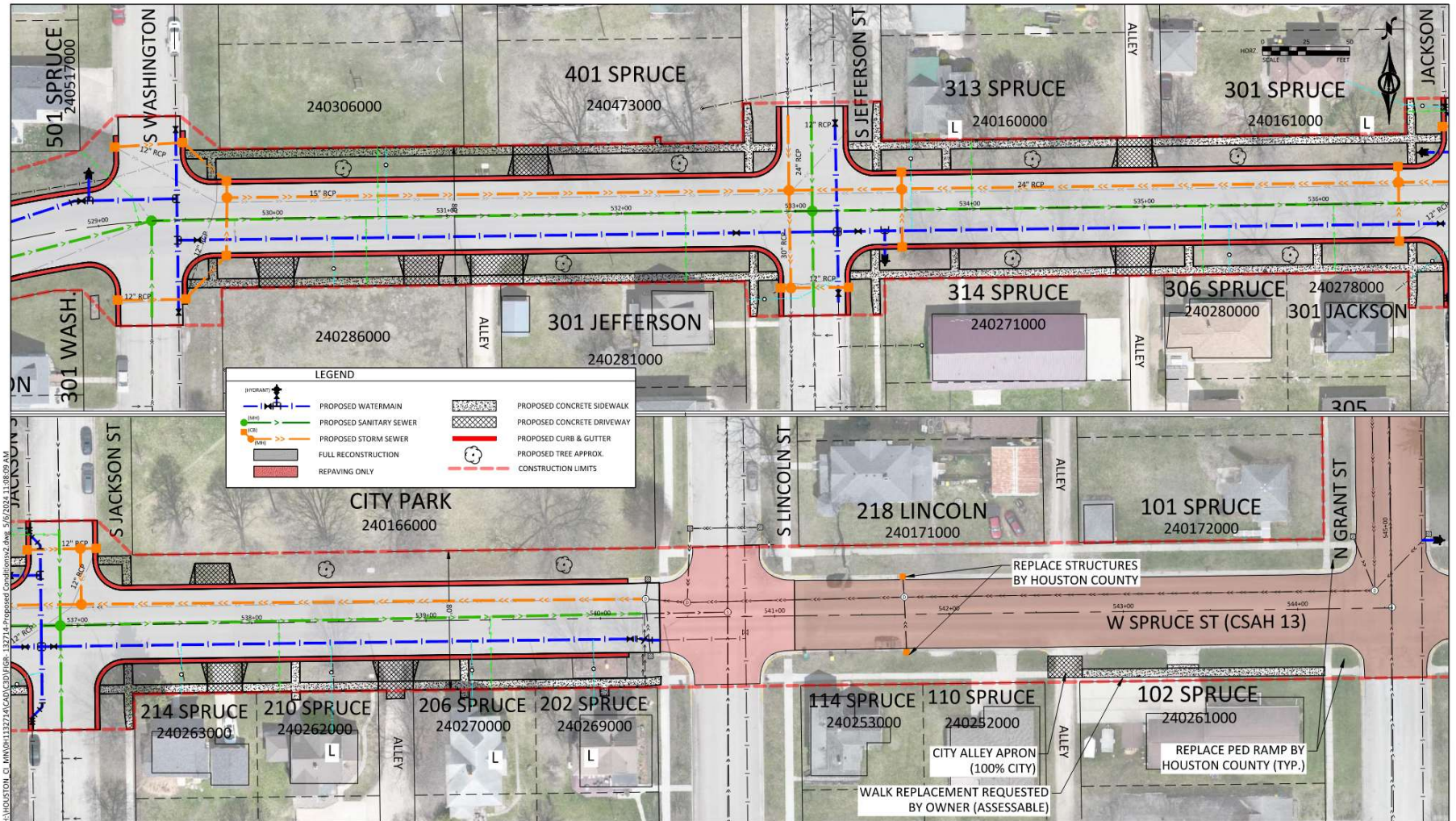
Layout 1



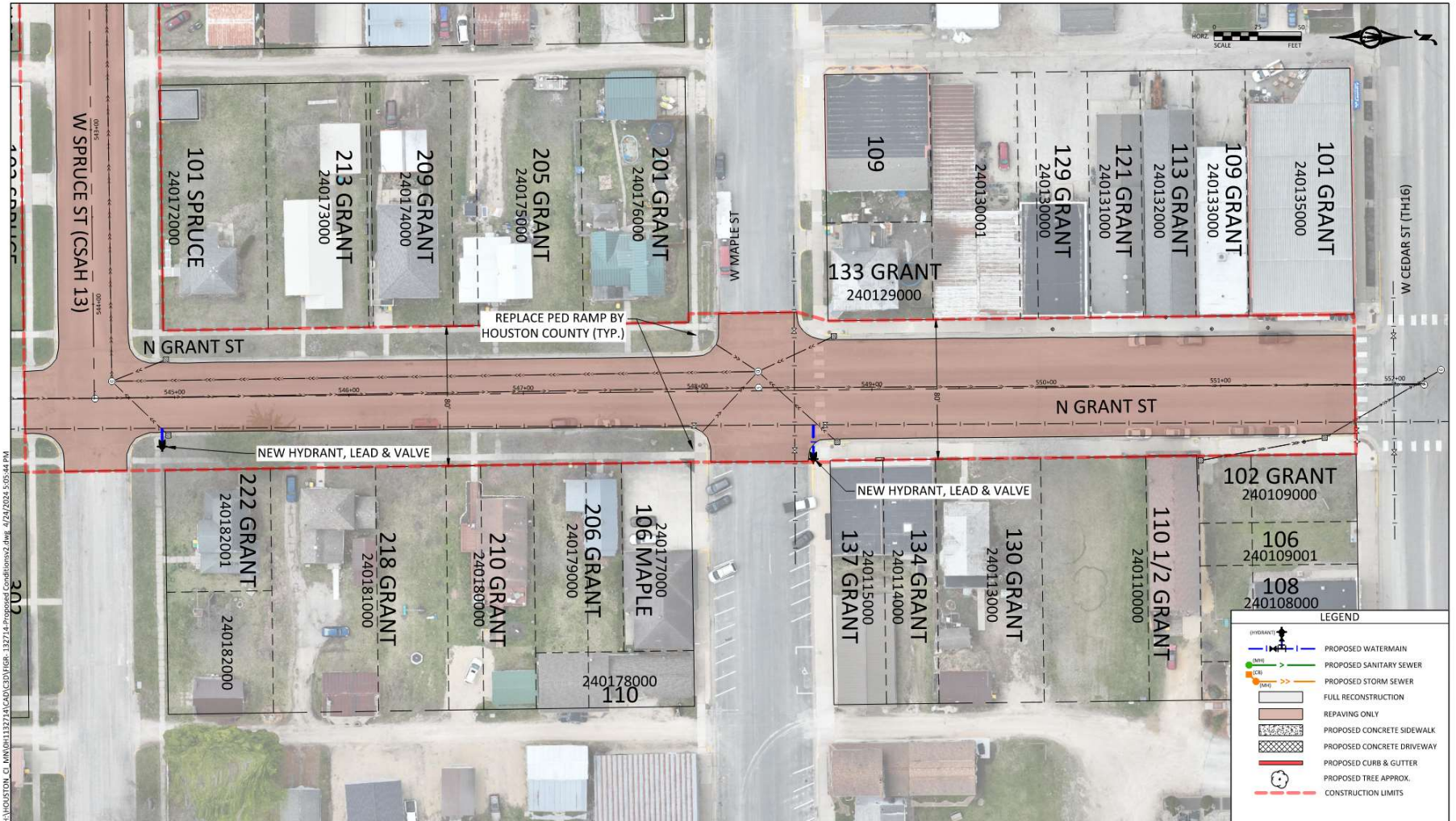
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Layout 2



Layout 3



Discussion

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