



Neighborhood Meeting #1

2025 Street & Utility Improvements

June 5, 2024

Introductions

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Partnership Project: Houston County & City of Houston

Outline

Project Area

Existing Conditions

Proposed Improvements

Cost Estimate & Funding

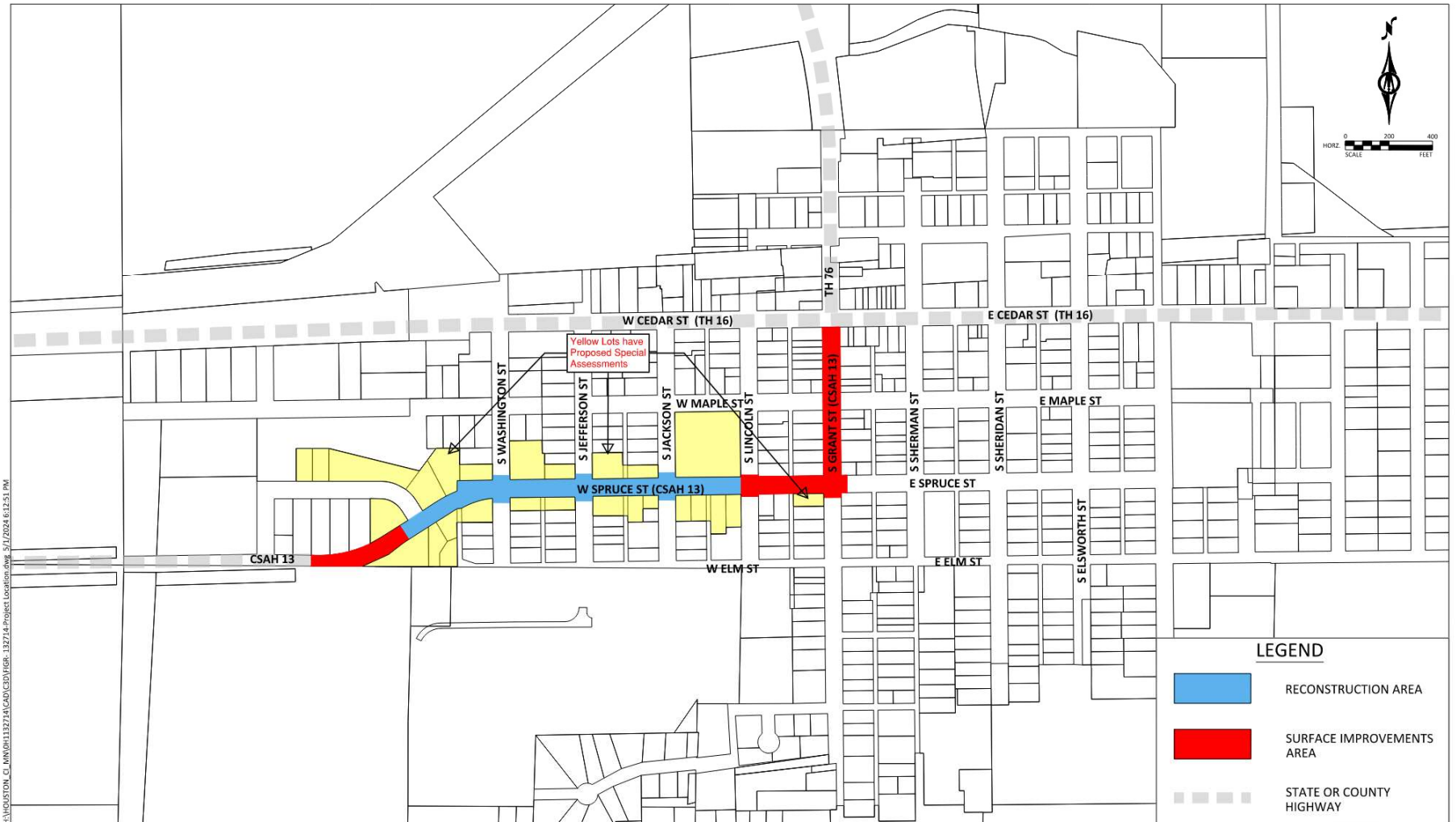
Assessments

Schedule & Next Steps

Capital Improvement Planning

- **On-Going effort to improve and maintain city infrastructure**
 - Facility Plan (2018): Future needs identified for (Spruce, Lincoln, Jackson)
 - Lincoln Street (2020)
- Spruce & Grant Street (County Hwy 13) identified in Houston County plan for reconstruction
- Additional improvements to follow

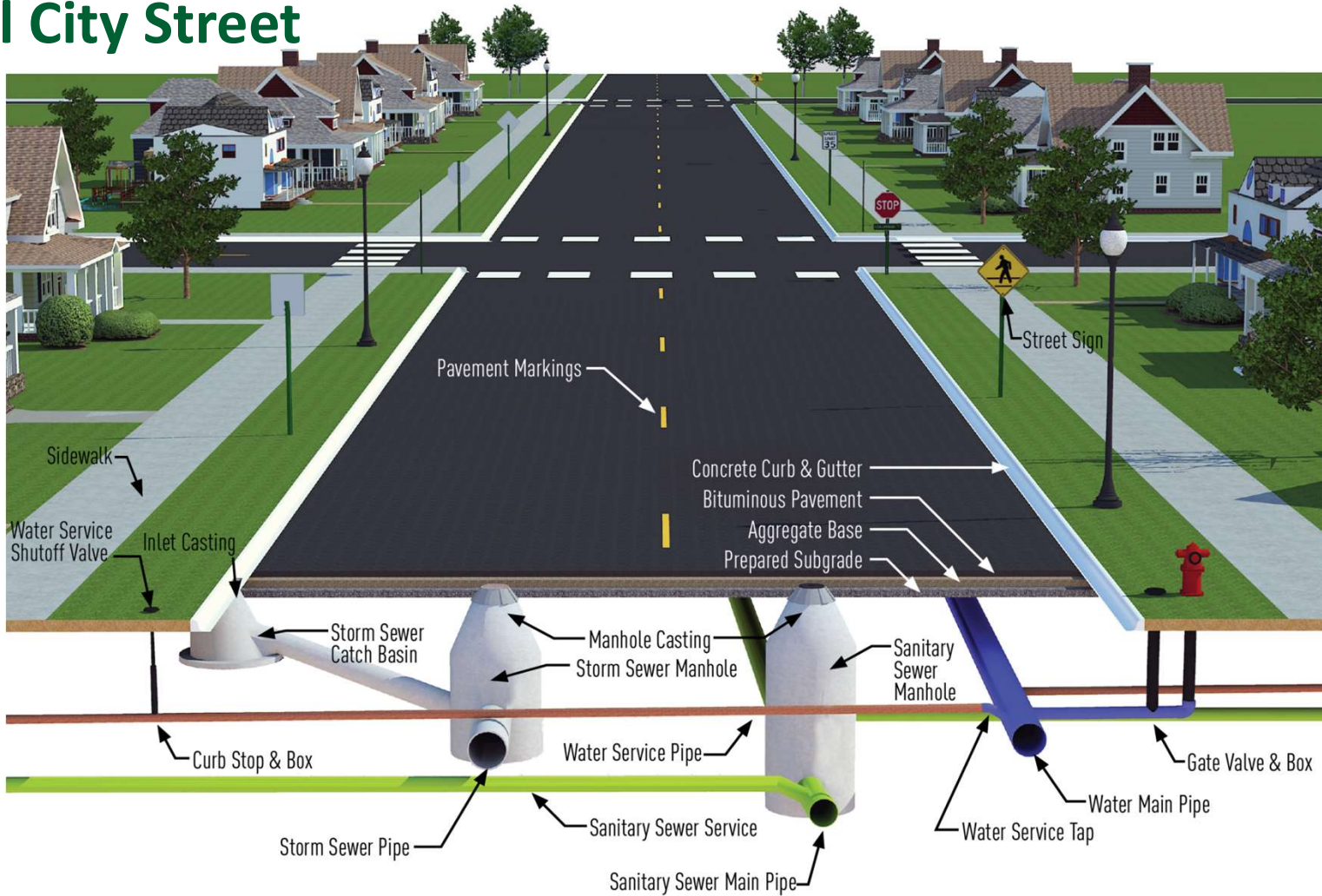
Project Location



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Typical City Street



Existing Conditions (Streets, Walks, Drainage)

Table 2 – Project Location & Scope		
Street	From/To	Section ¹ & Width ^{2,3}
W Spruce St	~950' W Washington St – ~200' W Washington St	~24' Rural
W Spruce St	~450' W Washington St – Grant St	44' Urban
S Grant St	W Spruce St – Cedar St (TH 16)	42'-60' Urban

Streets & Walks

- Street Condition is Moderate/Fair
- Sidewalks Non-Compliant w/ ADA Requirements
 - Narrow Width
 - Cracks, trippers
 - Non-Continuous
- Impacted by Utility Work



Drainage

- Piping slightly undersized
- Undersized Inlets



Exhibit 6 – Undersized Openings on the Catch Basins



Existing Conditions (Sanitary Sewer & Water System)

Sanitary Sewer

- Mostly 8-inch vitrified clay pipe (50+ years old)
- Roots, cracks, calcification, offset joints (causes leaks)
- Shallow Depth
- Infiltration – increases flows, increases backup and bypass risk, increases pumping costs



Water System

- 4-inch pipe, cast iron (50+ years old)
- brittle, corroded, susceptible to breaks
- 4-inch pipe is undersized for fire protection
- (5) lead service lines on project



For reconstruction area only (unless otherwise noted)

Proposed Conditions (Streets & Surfaces)

Reconstruction Area

- New aggregate base & asphalt pavement
- Concrete curb & gutter
- Concrete driveway aprons
- Same width/location
- 5' Concrete Walks
- Boulevard Tree Replacement



Repaving Area

- Remove & replace asphalt pavement
- Sidewalk curb ramps only



Proposed Conditions (Sanitary Sewer & Services)

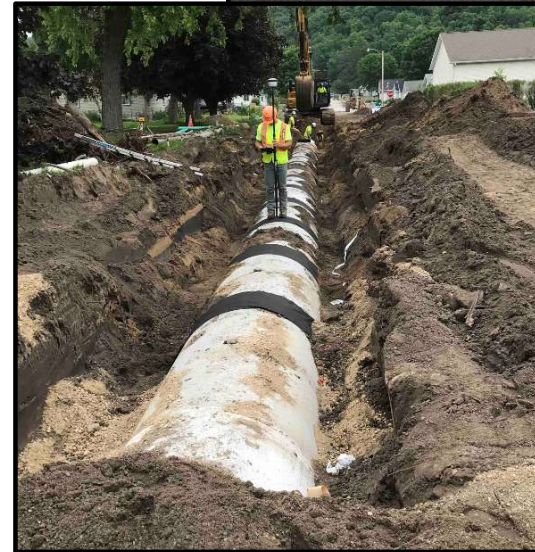
- 8" Diameter PVC Sewer Main Pipe
- Reinforced Concrete Manholes
- 6" Services to Right-of-Way Line
- Watertight System

For reconstruction area only (unless otherwise noted)



Proposed Conditions (Storm Sewer)

- New 12-inch to 30-inch reinforced concrete pipe
- Additional inlets at intersections
- Larger inlet grates
- Shallow depth will remain



For reconstruction area only (unless otherwise noted)



Proposed Conditions (Watermain & Services)

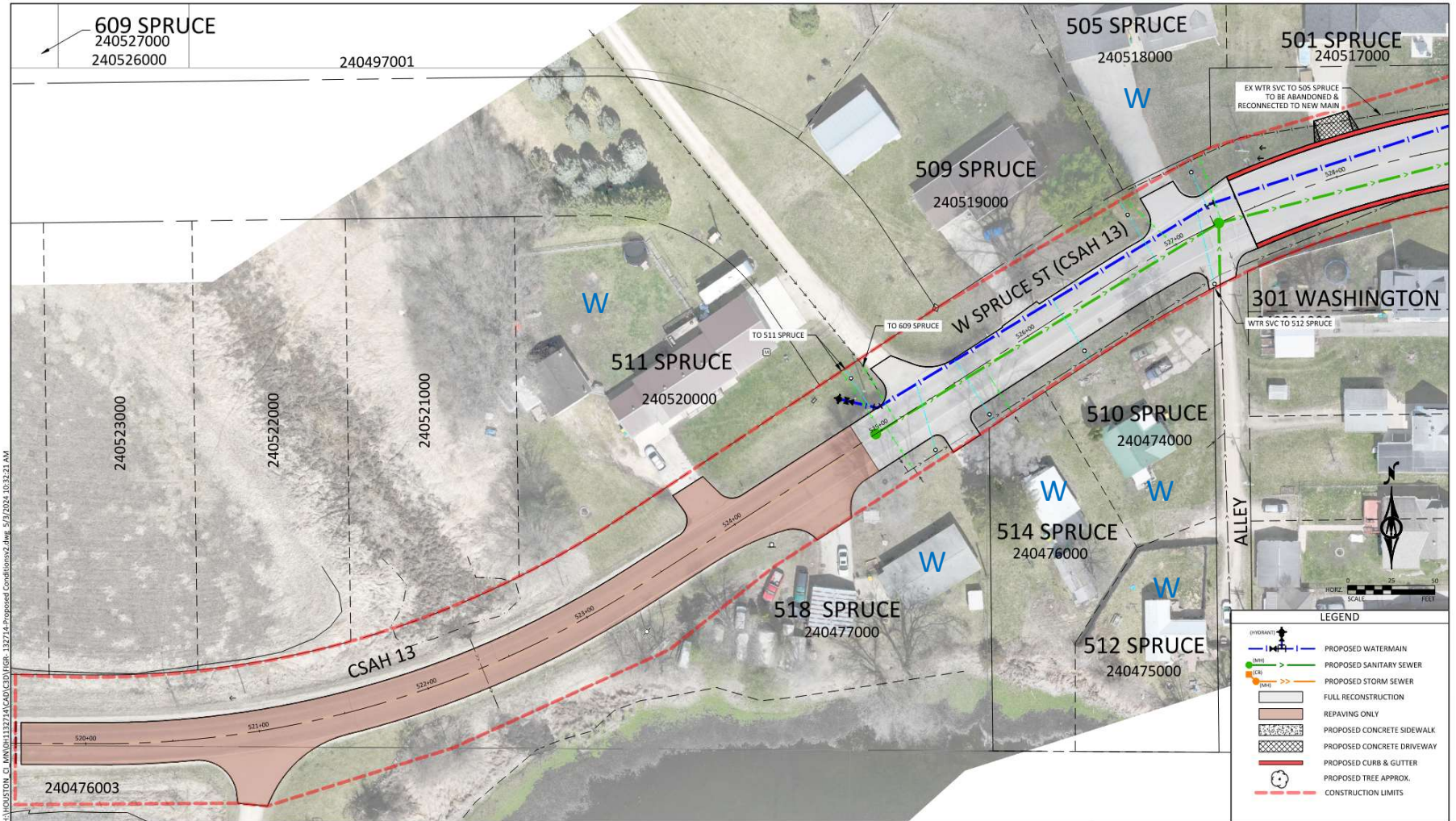


- 8" Diameter PVC Main
- New Hydrants & Mainline Valves
- 1" services & curb stop to right-of-way line
- Lead Service line replacements up to meter (inside home)
- 2 hydrants within Grant Street
- West Watermain Extension
 - Part of larger goal to consolidate system, get properties w/in city on city utilities
 - Required connection w/in 1 year Water Access Charge (WAC), likely not charged
 - Final connection not in current scope. May request by end of July to add to your assessment.
 - Terms subject to council approval (later)



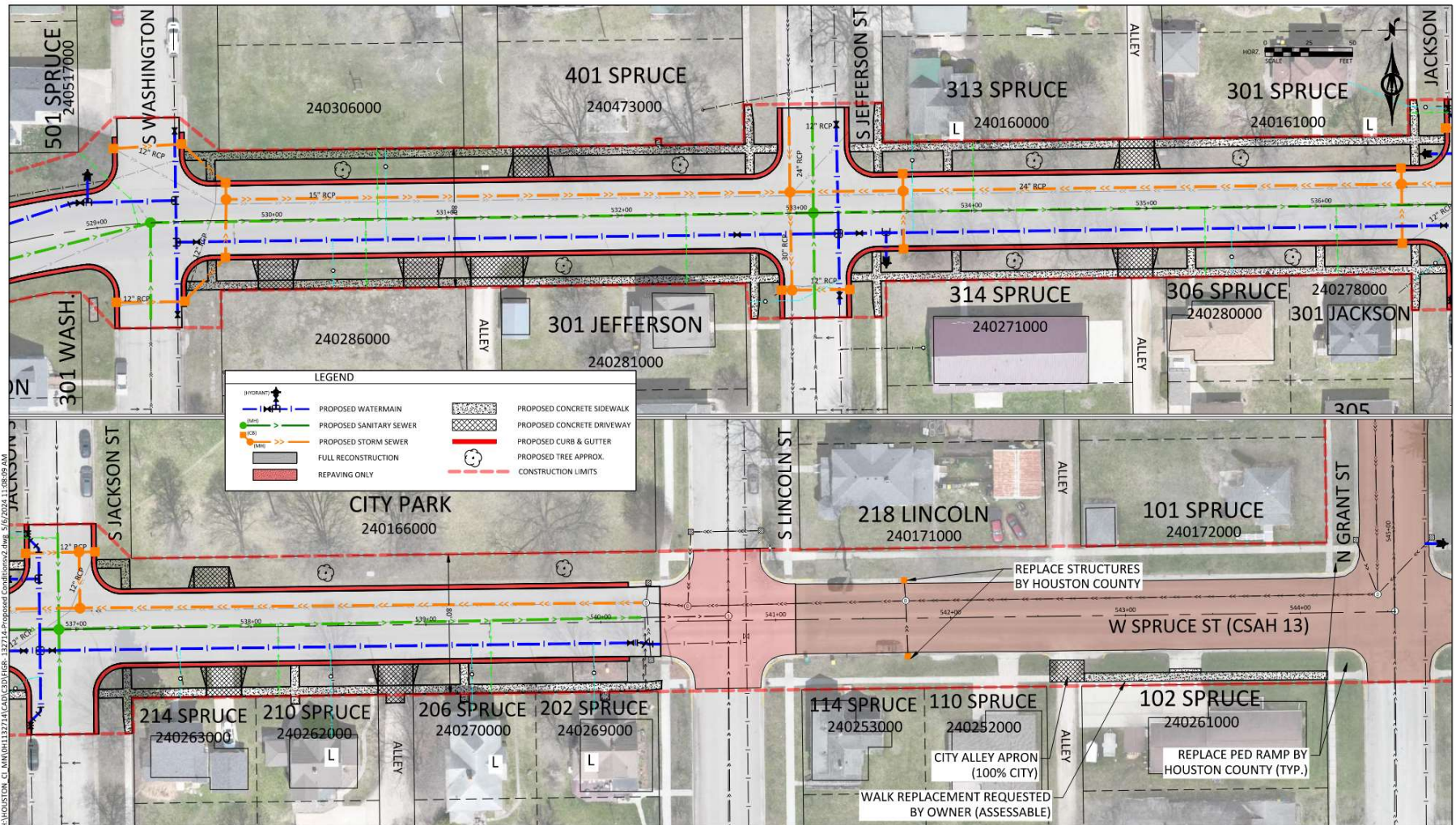
For reconstruction area only (unless otherwise noted)

Proposed Layout (West End)

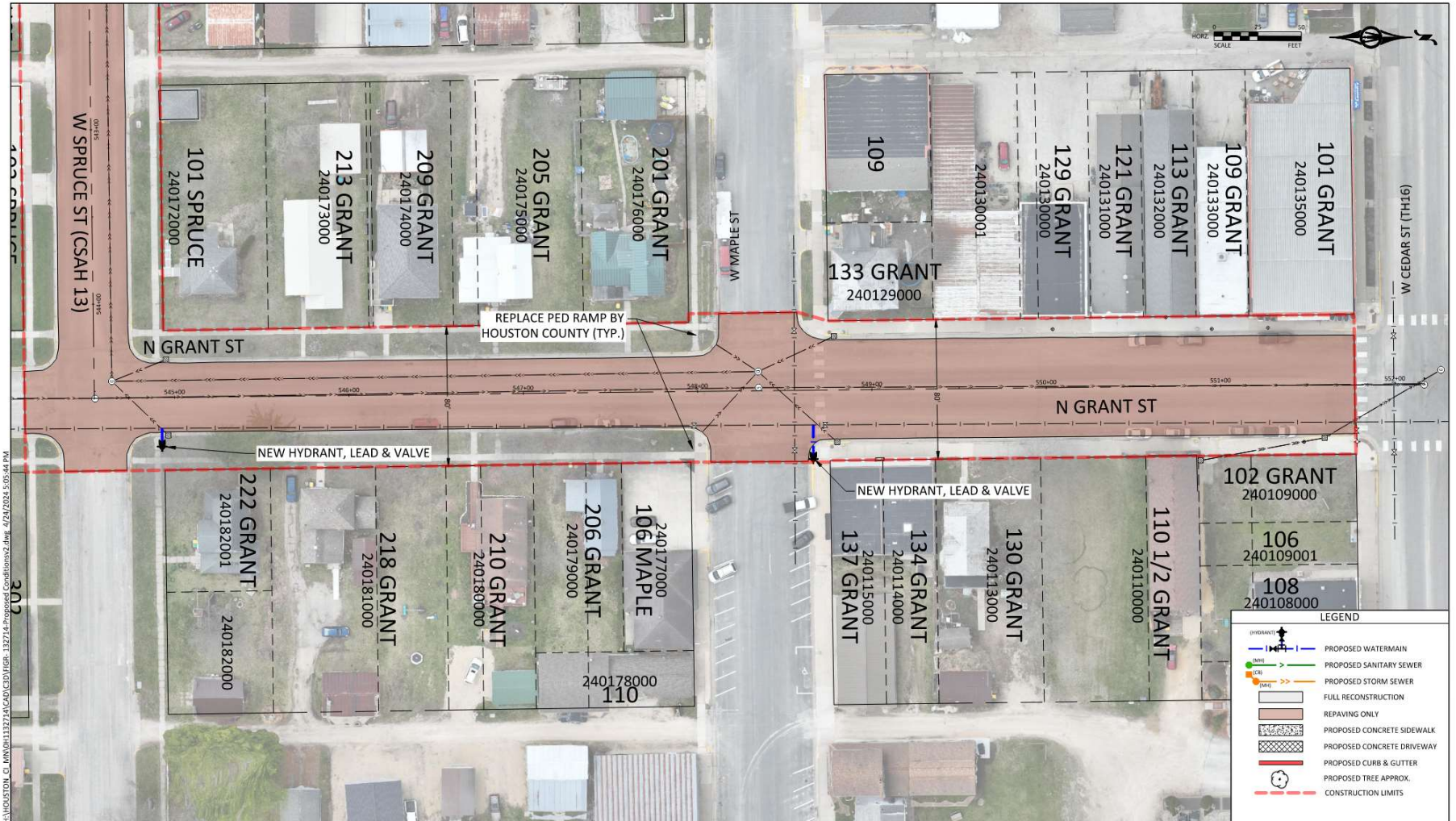


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Proposed Layout (Washington to Grant)



Proposed Layout (Grant St)



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

Funding

- City and County Cost Shares – Based on Past Houston County Cooperative Agreements
- County’s portion of cost paid directly by Houston County
- 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

Special Assessments

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 Assessments not approved till after bidding (spring '25)

Special Assessments

Payment Options

- Prepayment
 - Immediately following assessment hearing (early/spring 2025)
- Property Taxes
 - Certified to 2026 Taxes
 - Generally term of 10-15 years, includes interest
 - Payment term and interest TBD
- Deferment Options

More detailed information will be provided in time approaching assessment hearing

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
Hold Public Improvement Hearing #1	Week of 6/3/2024
Resolution Ordering Improvement and Preparation of Plans and Specifications	Week of 6/10/2024
Prepare Plans and Specifications	Week of 6/10/2024
Neighborhood Informational Meeting #2	June 2024 – August 2024
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	August 2024
Advertise & Open Bids (By County)	Late 2024
Prepare Assessment Roll	Early 2025
Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment	
Resolution for Hearing on Proposed Assessment	
Publish Notice of Hearing on Proposed Assessment (1x, two weeks prior)	Spring 2025
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	
Cooperative Agreement w/ Houston County	Early Summer 2025
Begin Construction	
Substantial Completion of Construction	Fall 2025
Final Completion of Construction	Early Summer 2026



Easements & Other information

Easements

- Required only if replacing a service line past your property line
- Will request signature of work agreement
- Contact us if you do not want to grant an easement agreement

Construction Expectations

- Will be discussed at future meetings

Summary & Next Steps

Feasibility Report Findings

- Proposed improvements are necessary, cost effective, and feasible

Improvement Hearing (Public Hearing)

- 6PM Wednesday June 12, 2024
- Formally Voice Opinion to Council
- Summary Notes from this meeting also shared
- Following Hearing, Council considers “Ordering the Improvement”

Discussion

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