# Current Water Projects

- **Water Plant Upgrade**  
  $3.5$ million, GEFA loan

- **Edge Road Water Line Extension**  
  $1.0$ million, GEFA loan

- **Highway 61 Water Line Extension**  
  $300K$, W&S Fund

- **North Avenue Water Line Extension**  
  $4.0$ million, GEFA loan

- **Total**  
  $8.5$ GEFA loan
# Current Sewer Projects

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lift Station Review &amp; Maintenance</td>
<td>$1.0 million, W&amp;S Fund</td>
<td></td>
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<tr>
<td>Infiltration &amp; Inflow ID and Repair</td>
<td>$1.0 million, GEFA loan</td>
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<tr>
<td>North Plant Upgrade</td>
<td>$3.0 million, GEFA loan</td>
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<tr>
<td>I-20 Crossing Quick Fix</td>
<td>$100K, W&amp;S Fund</td>
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<tr>
<td>Hwy 78 Crossing to Interceptor</td>
<td>$1.0 million, GEFA loan</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$5.0 million, GEFA loan</strong></td>
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Current Water & Sewer Projects
Debt Repayment

• GEFA loans are currently offered at interest rates of 2.75% or less
• Loan amounts are limited to $3.0 million for some programs, but $25.0 million for others
• Our water and sewer rate increases were based on a financial model that used 2.75% but assumed only $10.0 million in additional water and sewer debt
• The results were increases of 75% for sewer and 21% for water
• Unfortunately, our nine current projects total $13.5 million, not $10 million
• Fortunately, additional revenues are also being generated due to an unforeseen increase in housing starts
• Therefore, we currently forecast that we’ll have the ability to make the required debt payments, but an early downturn in the local economy will potentially deplete our ability to fund additional pay-as-you-go projects in 2021 and following
Highway 61 Corridor Project Description

• Our current collection of pipes, manholes, lift stations, and force mains are the product of evolution and not design

• Each of the ten or so lift stations along the corridor were constructed with a development-specific perspective without looking “down the road”

• All of the flow for this corridor currently travels under I-20 through a single 8-inch pipe near Walmart, and the pipe is being taxed beyond its capacity

• Current development consists of new houses in existing neighborhoods

• Future development could include the 220-acre Avemore project, a new industrial park, the “Kroger” site, Hickory Level and South Van Wert, etc.
Highway 61 Corridor Approach

- This project will be comprised of four tasks
  1) Conceptual design – 2019
  2) Technical review and adjustment – 2019-2020
  3) Engineering design – 2020-2021
  4) Construction – 2021+
Highway 61 Corridor
Funding and Debt Repayment

- Costs could exceed $10 million
- This amount of debt will probably require us to issue bonds
- We need to make these improvements to support foreseen and unforeseen new development along the corridor
- To make the associated debt payments we will need to grow our revenues organically and not rely on rate increases
Highway 61 Corridor Decisions

• We must choose between a large lift station with miles of force main or a new treatment plant

• We must choose the route of the new force main and how it interacts with the existing lift stations and force mains

• We must decide how ambitious our planning horizon will be

• We must size everything “properly”, balancing long-term needs with our short-term ability to make debt payments

• We must consider the practicality of building in “phases”
Highway 61 Corridor

Next Steps

• Review the lift station report by Brennan Jones (November 1)
• Complete the I-20 crossing quick fix
• Select an engineer to help staff work through the conceptual design phase
• Decide on the pipe diameter needed when we replace the line under I-20, under Highway 78, and beside City Hall
• Design, bid, permit and complete the three pipe replacements
• Select an engineer to perform a technical review of the concept and to prepare detailed bid documents for the engineering phase
Other Capital Projects

- Gold Dust Park Upgrade: CSPLOST
- Conners Road Park, Pine Mountain Upgrade: DSPLOST
- Walking Trail: Grants and Donations, TSPLOST?
- Butterballs Restoration: General Fund
- Old Library Renovation: CSPLOST
- Annual Road Resurfacing: LMIG, DSPLOST, CSPLOST, TSPLOST?
- Mirror Lake Connector, North Bypass: TAD?, CSPLOST, TSPLOST?
- Downtown Renovation: General Fund?
- Avanti Building & City Hall Relocation: General Fund?