

The background of the slide is a golden-yellow color with a dense, repeating pattern of various currency symbols (dollar, euro, yen, pound) in a 3D, embossed style. The symbols are arranged in a way that they appear to be floating or overlapping, creating a textured, metallic effect.

Funding Plans

Capital Projects

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

- Lift Station Review & Maintenance \$1.0 million, W&S Fund
- Infiltration & Inflow ID and Repair \$1.0 million, GEFA loan
- North Plant Upgrade \$3.0 million, GEFA loan
- I-20 Crossing Quick Fix \$100K, W&S Fund
- Hwy 78 Crossing to Interceptor \$1.0 million, GEFA loan

- Total \$5.0 million, GEFA loan

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 it’s 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?