

Minutes of the August 10, 2023 meeting of Street and Sewer Committee.

Meeting called to order by Joe Buffington at 5:30pm. Present Rachel Teel, Mayor Rodriguez, Public Works Director Josh Ferkel, and City Clerk Tanna Leonard.

Clerk provided the committee the following information.

After reviewing the minutes from March 17, 2023, it was determined that the Street Committee identified five projects as priorities for resurfacing:

1. Dodge Street, from Hwy 22 to 6th Street, with curb/gutters (if required). This has already been approved for engineering by the council.
2. Jefferson, from 4th to the already existing asphalt.
3. Clark, from Hwy 22 to the corner of 6th Street.
4. Hacker, from Hwy 22 to 5th street.
5. Oak, from Hwy 22 from Ash Street.

Josh prepared a construction proposal of costs for these projects and a couple of other ones that he feels are priorities.

1. Dodge Street, from Hwy 22 to 6th Street, with curb/gutters (if required). This was already approved for engineering by the council - \$ 153,407
2. Jefferson, from 4th to the already existing asphalt- \$75,600
3. Clark, from Hwy 22 to corner of 6th Street- \$161,595
4. Hacker, from Hwy 22 to 5th street- \$149,730
5. Oak, from Hwy 22 from Ash Street-\$120,435
6. Franklin St from HWY 22 to 5th Street-\$148,680
7. Washington St from HWY 22 to 5th Street-\$136,605
8. Main St from HWY 22 to 4th Street-\$103,635
9. Maple St from Hwy 22 to alley N of Walnut Street-\$92,925
10. Costs for engineering and drone surveying \$7.28 per LF total \$68,548

Option 1- No bond and pay for street projects from existing street funds \$900K.

Choose priority streets identified in the minutes from March (1-5) . This would leave \$250K in street reserves for unexpected projects and funds for wages. Estimated \$65K will be added to the RUT fund by December.

Option 2- Bond \$1,000,000 and pay remaining from street funds \$60K (estimated)

Choose all of Josh's proposed streets (1-10)

Example: Bond Issue size, payments, and interest.

\$1,000,000

20 year – Annual Payment \$78,500, impact per \$1,000 - \$0.89, Interest rate 4.55%

15 year – Annual Payment \$91,000, impact per \$1,000 - \$1.02, Interest rate 4.34%

10 year – Annual Payment \$122,000, impact per \$1,000 - \$1.38, Interest rate 4.12%

Estimated costs for bonding \$12,000

Option 3 – Bond \$2,000,000 and increase resurfacing projects, consider curb and gutter, or funding towards street scape. Complete all priority projects for \$1,057,000 leaving \$

\$2,000,000

20 year – Annual payment \$157,000 , impact per \$1,000 - \$1.77 – Interest rate 4.55%

15 year – Annual payment \$182,000, impact per \$1,000 - \$2.04 – Interest rate 4.34%

10 year – Annual payment \$244,000, impact per \$1,000 - \$2.75 – Interest rate 4.12%

Sample valuation for impact:

Valuation - Assessor's Office

	2023	2022	2021	2020	2019
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$34,700	\$14,330	\$14,330	\$14,330	\$14,330
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$178,400	\$134,720	\$134,720	\$134,450	\$134,450
= Gross Assessed Value	\$213,100	\$149,050	\$149,050	\$148,780	\$148,780
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$213,100	\$149,050	\$149,050	\$148,780	\$148,780

Taxation - Auditor/Treasurer's Office

	2022 Pay 2023-2024	2021 Pay 2022-2023
x Rollback (estimated)	54.65	54.13
+ Taxable Land Value	\$7,831	\$7,757
+ Taxable Building Value	\$0	\$0
+ Taxable Dwelling Value	\$73,625	\$72,924
= Gross Taxable Value	\$81,456	\$80,681
- Military Credit	\$0	\$0
= Net Taxable Value	\$81,456	\$80,681
x Levy Rate (per \$1000 of value)	32.28088	31.95977

Sample impact for this property:

Option 1 - \$1,000,000

20 year @ \$0.89 x \$81.456 = \$72.50 Annual Increase

15 year @ \$1.02 x \$81.456 = \$85.53 Annual Increase

10 year @ \$1.38 x \$81.456 = \$112.41 Annual Increase

Option 2 - \$2,000,000

20 year @ \$1.77 x \$81.456 = \$144.18 Annual Increase

15 year @ \$2.04 x \$81.456 = \$166.17 Annual Increase

10 year @ \$2.75 x \$81.456 = \$224.01 Annual Increase

After reviewing all the options, motion by R. Teel and seconded by Buffington to remove 8. Main St and 9. Maple Street from Josh's list in exchange for adding 4th Street (being more traveled), and recommend to council that we move forward with a revenue bond in the amount of \$1M to move forward with resurfacing the following streets:

- 4th Street, from Dodge to Franklin Street-\$286,650
- Clark, from Hwy 22 to corner of 6th Street- \$161,595
- Hacker, from Hwy 22 to 5th street- \$149,730
- Oak, from Hwy 22 from Ash Street-\$120,435
- Franklin St from HWY 22 to 5th Street-\$148,680
- Washington St from HWY 22 to 5th Street-\$136,605
- Costs for engineering and drone surveying \$7.28 per LF total \$68,548
- Jefferson, from 4th to the already existing asphalt- \$75,600 (pending watermain repairs prior to resurfacing)

Total Project Estimated costs (with 10% increase): \$1,675,000.

The bond requires us to levy the payment, consider a 15-year loan increasing the average homeowner \$85.53 annual increase. The current balance of Street funds is \$250K and would continue to increase as Road Tax and Local Option Sales Taxes are received. Motion carried.

Motion by R.Teel and seconded by Buffington to adjourn at 6:00pm. Motion carried unanimously. Minutes Submitted by Tanna Leonard.