



Welcome to Town Hall Meeting

To discuss

Road Issues

Saturday, November 14, 2015

Granite Shoals Fire Station

9:00 AM

**also Special Called Joint Meeting
Streets and Water Advisory Group
City Council**

Town Hall Meeting – November 14, 2015 - Granite Shoals, Texas

3. Discuss in Workshop Session:

- I. Review of prior studies – background information.
 - A. Traffic counts
 - B. Engineering comments and estimates.
 - C. Funding Options. multiple ways to pay for 1.5 million in expenditures
 1. use of only bonds
 2. bonds and fees
 3. bonds, fees and land sales. City property/Parks
- II. Development of a multiyear arterial road plan.
 - A. Establish plan
 - B. Set priorities
 - C. Determine 1st step.
- III. Develop, discuss & consider a time line of activities working toward May 2016, including;
 - A. engineering design work
 - B. financial and bond advisors
 - C. determining financing alternatives
 1. strictly bonds
 2. bonds with water bill fees
 3. sale of city property
 - D. developing a project support group – citizen advocates
 - E. establishment of election by ordinance
- IV. Develop, discuss and consider finding citizen advocates for a road improvement proposal

Town Hall Meeting – November 14, 2015 - Granite Shoals, Texas

Welcome – Opening Remarks

Agenda – Review & Discussion of Four Meeting Goals

Presentation Slides – Meeting Overview

Arterial Traffic Counts – Review of June/July 2015 Data

Engineering Estimates – Data Currently Available

Financing Options – Theoretical Cost of \$1,500,000

**** STOP FOR CITIZEN COMMENTS / QUESTIONS**

Street Classifications – Comprehensive Plan, Chapter 3, Transportation

2016 Multiyear Transportation Plan – For Opening Discussion on Road Plan

**** STOP FOR CITIZEN COMMENTS / QUESTIONS**

Talking Points on Road Priorities – For Opening Discussion on Plan Priorities

**** STOP FOR CITIZEN COMMENTS / QUESTIONS**

Talking Points on Time Line – For Opening Discussion on Timing of Activities

Citizens For Road Improvements – Discussion of Needs & Constraints

**** STOP FOR CITIZEN COMMENTS / QUESTIONS**

Other Public Improvements

**** FINAL STOP FOR CITIZEN COMMENTS / QUESTIONS**

Town Hall Meeting - November 14, 2015 - Granite Shoals, Texas

Peggy Smith
Traffic Count Summary

July 2015

<u>Street</u>	<u>Time Period</u>	<u>Average # Vehicles / Day</u>
N. Phillips Ranch Road	July 2 nd - July 7 th	4710
	July 8 th - July 13 th	3010
Prairie Creek	July 21 st - July 26 th	4498
Valley View	July 14 - July 15 th	3123

Town Hall Meeting - November 14, 2015 - Granite Shoals, Texas

Engineering Quote #1

Length of Phillips Ranch Road:

R.M. 1431 to Newcastle Drive 4,800 feet

Newcastle to Bluebriar Drive 2,950 feet

Bluebriar Drive South to Live Oak 3,440 feet

Total 11,190 feet

Rehabilitation of road: Scarify, reshape, and re-compact the existing road and asphalt, place additional flexible base material of 9 inches thickness and hot mix asphalt pavement and compact to 2 inches and re-stripe the road.

Cost per linear foot of 30 foot wide roadway - \$162 per foot

Includes construction cost, engineering, geotechnical investigation, design survey, financial advisor cost of the bonds issuance and contingency reserve.

Estimated Cost

R.M. 1431 to Newcastle Drive – 4,800 feet \$ 779,400

Newcastle to Bluebriar Drive – 2,950 feet \$ 479,000

Bluebriar Drive South to Live Oak – 3,440 feet \$ 558,600

Total \$1,817,000

Town Hall Meeting - November 14, 2015 - Granite Shoals, Texas
Engineering Quote #2

Length of Phillips Ranch Road	
F.M. 1431 to Newcastle Drive	4800 feet
Newcastle to Bluebriar Drive	2950 feet
Bluebriar Drive South to Live Oak	3440 feet

Rehabilitation of road- B.O.M.A.G. the exiting road and asphalt, grade and re-compact, final base material thickness of 9 inches and hot mix asphalt pavement and compact to 1 1/2 inches and re-stripe the road.

Cost per linear foot of 30 foot wide roadway - \$160 per foot
Includes construction cost, engineering, geotechnical investigation, design survey, financial advisor cost of the bonds issuance and contingency reserve.

Estimated Cost

F.M. 1431 to Newcastle Drive-4800 feet	\$ 768,000
Newcastle to Bluebriar Drive-2950 feet	\$ 472,000
Bluebriar Drive South to Live Oak-3440 feet	<u>\$ 550,400</u>
Total	<u>\$1,790,400</u>

OPTIONSTO GET TO \$1.5 Million

- 1. Bond Only**
- 2. Bond and Fee**
- 3. Bond, Fee and Sale of City property / Parks**

I. Bond Election

\$1,500,000 Bond

4% Interest Rate

10 Year repayment schedule

Monthly Increase in Taxes for \$100,000 home

\$4.11 per month or \$49.30 per year

Total impact \$49.30

2. Bond Elections and a Monthly Fee

\$1,000,000 Bond

Monthly Fee of \$20 per month (Annual fee generates approximately \$500,000)

4% Interest Rate

10 Year repayment schedule

Monthly Increase in Taxes and Fees for \$100,000 home

Property Tax Impact -\$2.82 per month or

\$33.84 per year

Monthly Fees Impact - \$20.00 month or

\$240.00 per year

Total Impact \$273.84 per year

3. Bond Election, Monthly Fee and Sale of City Property / Parks

\$500,000 Bond

Monthly Fee of \$20 per resident (Annual fee generates approximately \$500,000)

Sale of some City Properties which generates \$500,000 in revenue

4% interest rate

10 Year repayment schedule

Monthly Increase in Taxes and Fees for \$100,000 home-

Property Tax impact \$1.37 per month or \$16.44 per year

Monthly Fees Impact - \$20.00 or \$240.00 per year

Sale of City Property – no financial impact

Total Financial Impact \$256.44 **STOP**

FROM THE COMPREHENSIVE PLAN:

Transportation plans typically recognize four general classes of roadways that are based on a hierarchical function that include: freeways, arterial streets, collector streets and local/residential streets.

Freeways ... Freeways serve large volumes of high-speed traffic, are intended to serve interregional trips, and typically fall under design guidelines established by TxDOT. Examples ... include U.S. Highway 281 and State Highway 71.

Arterial Streets are streets that provide a high degree of mobility, service relatively high traffic volumes, have high operational speeds, and service a significant portion of through travel or cross-town trips. Arterial roadways serve as connections between major traffic generators and land use concentrations. Minor arterials serve as connections between collectors and major arterial streets. Because direct access is a secondary function of arterial streets, access should be carefully managed. An example of an existing arterial class facility would be R.R. 1431.

Collector Streets serve as connections between arterials and local/residential streets and serve to collect and distribute traffic to the arterial network.

... Collectors accommodate smaller volumes of traffic over shorter distances and may border or traverse neighborhood boundaries. ... An example of a collector class facility would be Lake Drive.

Local Streets are intended to provide direct access to abutting property and to collect/distribute traffic from individual parcels. These streets are intended for short, low volume and slow speed traffic movements. Right-of way for these two-lane streets is 50 feet.

Town Hall Meeting – November 14, 2015 – Granite Shoals, Texas
Development of a Multiyear Arterial Road Plan – Establish Plan

Comprehensive Plan – Chapter 3, Transportation Arterials

FM 1431

Phillips Ranch Road

E. Granitecastle – Sherwood Forest Dr.

– Hill Wood Dr. – Woodland Hills Dr. – Valley View Ln.

Collectors

W. Granitecastle

E. & W. Bluebriar Dr.

Hill Dr.

Belaire Dr. (Part of Hilldale Dr.)

Hillcrest Dr. – W. Maple Dr.

N. & S. Lake Dr. – N. Shorewood Dr. – Castle Way Dr.

N. & S. Baker Dr.

Prairie Creek Rd. (From Sherwood Forest Dr.)

Town Hall Meeting – November 14, 2015 - Granite Shoals, Texas

Discussion Starting Point For A 2016 Multiyear Improvement Plan

Arterials

Phillips Ranch Road

Prairie Creek Rd, (From Sherwood Forest Dr.)

Valley View Ln (From Hill Circle E.)

Collectors

E. Granitecastle – Sherwood Forest Dr.

E. Bluebriar Dr.

Hillcrest Dr. – W. Maple Dr.

Belaire Dr. (Part of Hilldale Dr.)

N, & S, Baker Dr.

N. Castlehills Dr.

STOP

Development of Priorities

Arterials

2016-17 Phillips Ranch Road (FM 1431 to Bluebriar Dr.)

Issues

Remove Curve Between City Hall & Church

Grind Down Road for Sub-Base Material

Add 9 Inches Road Base & 1-1/2 Inches Asphalt

2018-20 Prairie Creek Rd. (FM 1431 to Sherwood Forest Dr.)

Issues

Purchase Right of Way for Widening

Straighten North End of Road by FM 1431

Rebuild Road Base with Asphalt Surface

Bond Election

2018 Valley View (FM 1431 to Hill Circle E.)

Issues

Chip Seal Completed in 2011

Repair as Needed & Chip Seal

Finance with Operating Funds

Development of Priorities – cont.

Collectors (General Fund)

2016 – E. Granitecastle – Sherwood Forest Dr.

Issues

Chip Seal Postponed in 2015

Repair as Needed & Chip Seal

Finance with Operating Funds

All Other Collectors

Issue

Chip Seal as Needed

Time Frame, 2018-20

STOP

Town Hall Meeting – November 14, 2015 - Granite Shoals, Texas

Possible Plan to Develop

Activities Working Toward May, 2016 Election *

1. Nov. 14 – Town Hall Meeting / Joint Workshop
2. Nov. 30 – Rough Draft of Road Plan
3. Dec. 1 – Select Financial Advisor – City Council Reg. Meeting
4. Dec. 15 – Select Engineering Firm – City Council Reg. Meeting
5. Jan. 8 – Newspaper Announcement for Public Meeting
on Bond Proposal
6. Jan. 12 – 1st Public Hearing on Proposed Bond Election
7. Jan. 26 – 2nd Public Hearing on Proposed Bond Election
8. Jan. 26 – Approve Ordinance Authorizing Bond Election
9. Feb./Mar./Apr. – Citizen Advocacy Group
10. May 7 – Election Day

*if a financing option including a bond is selected.

Town Hall Meeting - November 14, 2015 - Granite Shoals, Texas

Role of City Council, Staff, SWAG and residents:

Council, City Staff & SWAG can only EDUCATE, NOT ADVOCATE for any Bond measure that may be formulated for proposal.

Only private citizens may advocate passage of the Public Improvement Bond Election, if Bond measure is option selected.

STOP

Other Public Improvements

Is there interest in adding items other than Road Improvements to a Proposal or Bond Package?

Community Center?

Senior Center ?

Park Upgrades / Improvements – in general

Park Improvements – Specific

- **Soccer Fields**
- **Baseball Fields**



Final Questions?

STOP

Supplemental Exhibits / Attachments S-1
Town Hall Meeting - November 14, 2015 - Granite Shoals, Texas

2015 Property Taxable Value	\$ 456,008,831
Taxable Value - over 65 exempt	<u>\$ 88,845,731</u>
Adjusted Taxable Value	\$ 370,163,100

Yearly Bond Payments: 4% interest rate / 10 year	<u>Per Year</u>
\$1,500,000 Bond	\$182,241.24
\$1,000,000 Bond	\$121,494.12
\$ 500,000 Bond	\$ 60,747.12

Supplemental Exhibits / Attachments S-2

Town Hall Meeting - November 14, 2015 - Granite Shoals, Texas

Best Practices - Bond Initiatives

Update comprehensive plan every five years, with goals, implementation plans and dates. Identify changes and opportunities. Get meaningful participation.

Prepare single purpose plan(s) in support of the comprehensive plan, with estimates, implementation plans and dates (roads, parks, facilities).

Complete citizen surveys on plans and hold public meetings.

Craft your story/ Get citizen buy-in through public education. Need collaborative effort of citizens, elected officials, administration and advocacy groups in support of a plan proposal. Someone needs to take ownership.

Get outside assistance - engineering estimates, financial advisors and bond council.

Look at tax implication scenarios, future needs to avoid maxing out the city's taxing ability, impact on credit rating.

Scrub the numbers, be conservative with projections.

Look at lay of land for the election, other initiatives, political landscape, and controversial issues.

Establish the election by ordinance.

Post-election, obtain or assign a project manager.