Community Meeting
October 23, 2019
Ortega Point North
Overhead to Underground Utility Conversion Project
AGENDA

• Greeting - Safety Briefing
• Introductions
• Project Overview & Objective
• Project Layout & Design
• Construction Conditions - What to Expect
• Converting Individual Service Lateral
• Special Assessment & Payment Information
• Estimated Costs - Total Annual Assessment
• Question & Answer
SAFETY BRIEFING

- Emergency Evacuation Route
- Assembly Place
- CPR
- Fire Extinguisher Location
- Hazards in the Room
- Cell Phones on Silent
- Restrooms
INTRODUCTIONS

• Lisa Jennings – JEA, Coordinator Project Outreach
• Councilmember Randy DeFoor – City Council District 14
• John Donahoo – Neighborhood Representative
• Greg Corcoran – JEA, Manager Project Outreach
• Ryan Heaton – JEA, Manager Electric Distribution Projects
• Shawn Parnell – JEA, Electric Distribution Engineer
• Nancy Kilgo Veasey – JEA, Director, Special Projects
• Bill Ferry – Comcast, Government Relations
PROJECT OVERVIEW

• The Ortega Point North Overhead to Underground Utility Conversion project is a community driven - “grass roots” project

• Project requested & organized by neighborhood captains - Polly Stein, John & Gina Donahoo

• 75% (92/122) of the property owners within the project area signed a petition in favor of funding this project

• The petition/ordinance for special assessment was approved by City Council on June 25, 2019

• 100% of property owners within the project footprint will be assessed for the conversion on their next property tax bill following construction completion
PROJECT OBJECTIVE

- Convert the existing overhead utility lines (electric & communications) to underground
- A contractor working for JEA (Hearts Utilities, Inc.) will be installing new electric conduit, transformers, cables and manholes
- The work will include underground boring of PVC conduit followed by pulling of the new electric cables through the conduit
- AT&T and Comcast will also be working in a similar manner to convert their utilities from overhead to underground
- JEA will also be installing new historic style “acorn” street lights throughout the project area
BENEFITS OF UNDERGROUND UTILITIES

• Improved reliability
• Less susceptible to power outages caused by wind, trees or animals
• Aesthetics
• Potential increased property value
CONSTRUCTION CONDITIONS

- Residents will first notice locate paint marks, flags and survey markers on the ground throughout the project area – Please do not disturb
- Expect large utility trucks in the area depending on the daily planned work activity
- JEA may require some detours and lane closures while this work is completed
- Customers will experience brief power outages as a result of this work
- Upon completion of the project, any roads, curb, grass, driveways, sidewalks, or sod impacted by the construction will be returned to pre-construction condition
WHAT TO EXPECT DURING CONSTRUCTION

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WHAT TO EXPECT AFTER CONSTRUCTION

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Transformer

Utility Box

Decorative Street Light

Cable Utility Box
TRANSFORMERS - LANDSCAPING

- Our crews need a safe work zone to perform routine inspections and maintenance
- If electrical cabinets are blocked during an outage, the restoration of power could be delayed
- Please keep shrubs and structures 15 feet away from the front of the pad and 3 feet away from the sides and back of the pad
- Small grass plants and shrubs such as African Iris, Indian Hawthorne are acceptable to plant around JEA equipment
CONVERTING INDIVIDUAL SERVICE LATERAL

- Converting the individual service lateral is optional
- Property owners can hire private electrician to install an underground conduit from the home to the transformer
- JEA will then remove the overhead power line and install the new electric cable at no additional cost
- Customers that do not choose to convert the service lateral underground will still have a power pole in the right-of-way connected to an overhead power line to their home
- Customers have the option to finance this individual conversion through the special assessment
• 100% of the properties within the project footprint will be assessed a pro rata share of the total cost to convert the basic utility services (including design, construction and administrative costs). The costs will also include financing costs associated with the loan via special assessment.

• The final costs will be presented to the Jacksonville City Council after construction completion and there will be an additional public hearing at that time.

• The assessment will be billed as an annual amount of the property tax bill and carry an annual finance charge.

• Estimated completion date is July 2021. Based on this timeline the special assessment will most likely first appear on the 2022 tax bill.

• Property owners may choose to pay upfront to JEA or finance through the special assessment.

• The special assessment will be over a 20 year term but can be paid in full at anytime.
CERTIFIED ESTIMATE COST OF IMPROVEMENTS

JEA Estimate $1,123,717
AT&T Estimate 234,000
Comcast Estimate 186,546

Total estimate $1,544,263
Less JEA parcel contribution - 12,555

Revised total estimate $1,531,708
ESTIMATED PER-PARCEL & TOTAL ANNUAL ASSESSMENT

• TOTAL: $1,531,708 / 122 parcels = $12,555 per parcel

• Annual Assessment is for a 20 year term

• Finance Cost/Interest Rate = 4.97% (varies annually)

• Tax Collector/Property Appraiser Fees & Admin Costs = 3.5%

• Early Payment Adjustment Recovery = 3.5%

• Estimated Annual Assessment = $1,075
Questions?

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JEA Project Outreach

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