



**JEA**<sup>®</sup>



**Neighborhood Meeting  
October 26, 2020 - 6:00 p.m.  
Montgomery Place  
Overhead to Underground  
Utility Conversion Project**



October 26, 2020



# **AGENDA**

## **AGENDA**

- Greeting - Introductions
- NAP Overview
- Project Overview & Objective
- Project Layout & Design
- Construction Conditions - What to Expect
- Converting Individual Service Lateral
- Estimated Costs - Total Annual Assessment
- Next Steps
- Special Assessment & Payment Information
- Question & Answer Period



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# INTRODUCTIONS

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- Lisa Jennings – JEA, Coordinator, Project Outreach
- Councilmember Randy DeFoor – City Council District 14
- Alden Howell – Neighborhood Representative
- Nancy Powell – Scenic Jax, Executive Director
- Kurt Wilson – JEA, Interim Chief Government Affairs Officer
- Greg Corcoran – JEA, Manager, Project Outreach
- Steve Belanger – JEA, Project Manager/Engineer
- Shawn Parnell – JEA, Electric Distribution Engineer

# NAP OVERVIEW

- For those neighborhoods interested, JEA offers programs for overhead to underground utility line conversions and water/sewer main extensions
- The program provides a means for neighborhoods to finance these projects through a special assessment process
- JEA provides engineering, project management and customer outreach assistance throughout the project at no cost to the homeowners. JEA will also partially fund the project's construction costs, depending on the age and condition of the electric equipment being replaced
- JEA coordinates with other utilities and includes the cost in our estimate. The cost to convert the communication lines can vary depending on the project scope
- Individual service lateral conversions are not included in the project but homeowners can choose to convert their private overhead utilities lines and finance the cost through the special assessment

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**PROJECT  
OVERVIEW**



# PROJECT OVERVIEW

- The proposed Montgomery Place Overhead to Underground Utility Conversion project is a community driven “grass roots” project
- Project requested by neighborhood captains and organizers Alden Howell and Avery Williams
- A minimum of 67% (13/19) of the property owners within the project area will need to sign a petition in favor of funding this project (the ordinance requires a minimum of 2/3) in order for the project to proceed to the next step
- The general estimate is approximately \$10k - \$13k per parcel (plus an additional optional cost of approximately \$3k – \$6k for individual service lateral conversion)
- The petition/ordinance for special assessment will be submitted to City Council for approval
- If approved, 100% of property owners within the project footprint will be assessed for the conversion on their next property tax bill following construction completion



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**PROJECT  
OVERVIEW**



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## **PROJECT OBJECTIVE**

# PROJECT OBJECTIVE

- Convert the existing overhead utility lines (electric & communications) to underground (if approved by City Council)
- A contractor working for JEA would install new electric conduit, transformers, cables and manholes
- The work would include underground boring of PVC conduit followed by pulling of the new electric cables through the conduit
- AT&T and Comcast would also work in a similar manner to convert their utilities from overhead to underground
- JEA would also install new street lights throughout the project area

# BENEFITS OF UNDERGROUND UTILITIES

- Improved electric reliability
- Less susceptible to power outages caused by wind, trees, animals or vehicles
- Preserves tree canopy
- Aesthetics

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# Downsides of Underground Utilities

- Time/cost of construction
- More susceptible to flooding
- May take longer to repair during an outage

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# PROJECT LAYOUT & DESIGN



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## PROJECT LAYOUT & DESIGN



Disclaimer of Liability: Accuracy is contingent upon the source information as compiled by various agencies and department both internal and external to JEA. Maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness, or financial commitment. JEA assumes no legal responsibility for the information contained on this map.

MONTGOMERY PLACE  
OVERHEAD TO UNDERGROUND  
UTILITY CONVERSION  
EXHIBIT 1





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# WHAT TO EXPECT DURING CONSTRUCTION



JEA Transformer



Utility Box (ATT)



Street Light



Utility Box (Comcast)

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# WHAT TO EXPECT AFTER CONSTRUCTION

# CONVERTING INDIVIDUAL SERVICE LATERAL

- Converting the individual service lateral is optional
- Property owners would hire a 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

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**CONVERTING  
INDIVIDUAL  
SERVICE LATERAL**



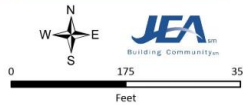
# ESTIMATED PER-PARCEL & TOTAL ANNUAL ASSESSMENT

- General estimate per parcel is \$10k – \$13k
- Annual Assessment can be either a 10 or 20-year term (neighborhood must decide as a whole)
- Current Finance Cost/Interest Rate = **4.19%** (varies annually)
- Tax Collector/Property Appraiser Fees & Admin Costs = **3.5%**
- Early Payment Adjustment Recovery = **3.5%**
- Historically, the estimate annual assessment for 20 year term has been under \$1k



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EXHIBIT 1



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**ESTIMATED  
COSTS**



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**ESTIMATED  
COSTS**

## NEXT STEPS

- Neighborhood captains will gauge interest and collect petition signature pages from those interested in moving forward.
- If 67% of the neighborhood is interested in moving forward, JEA will begin preparing the NAP estimate.
- Once the NAP estimate has been completed, JEA will provide an updated petition to all property owners

# NEXT STEPS



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**ESTIMATED  
COSTS**

- Neighborhood captains will collect and submit the original petition signature pages with a check made payable to the “Duval County Tax Collector” for the advertising fees, and a check for the petition fees (\$10 per-parcel in project scope, total 19 parcels).
- The petition pages and checks will be delivered to JEA for submission to the City. JEA will file the petitions/payments with COJ Legislative Services.
- The Office of General Council (OGC) will create the legislation (and bill number) that will be assigned to one or more of the five City Council Standing Committee(s) for recommendations to be made to the full Council. The legislation will be introduced to City Council, and there will be committee meeting(s) prior to going before the full Council for a vote (public hearing).
- There will be a required advertisement for a public hearing in *The Daily Record* for four consecutive weeks.
- City Council will review and either approve or reject the project following the public hearing.
- If approved, construction will commence shortly thereafter.

# SPECIAL ASSESSMENT & PAYMENT INFO

- If the ordinance is approved by City Council, 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 (includes design, construction and administrative costs).
- The annual costs will also include financing costs associated with the loan via special assessment
- The final actual costs will be presented to the Jacksonville City Council after construction completion - additional public hearing at that time
- The special assessment will be billed as an annual amount of the property tax bill and carry an annual finance charge
- The special assessment would first appear on the property tax bill following construction completion and final Council approval
- Property owners may choose to pay upfront to JEA or finance through the special assessment
- The special assessment can either be over a 10-year or 20-year term but can be paid in full at anytime



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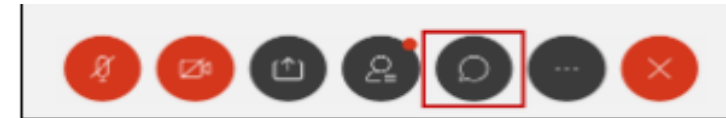


**SPECIAL  
ASSESSMENT &  
PAYMENT INFO**



# QUESTIONS – VIRTUAL CHAT INSTRUCTIONS

- To send a chat message. Open the chat panel by clicking on the chat icon at the bottom of the screen



In the Send to or To drop-down list, select the recipient of the message (Everyone)

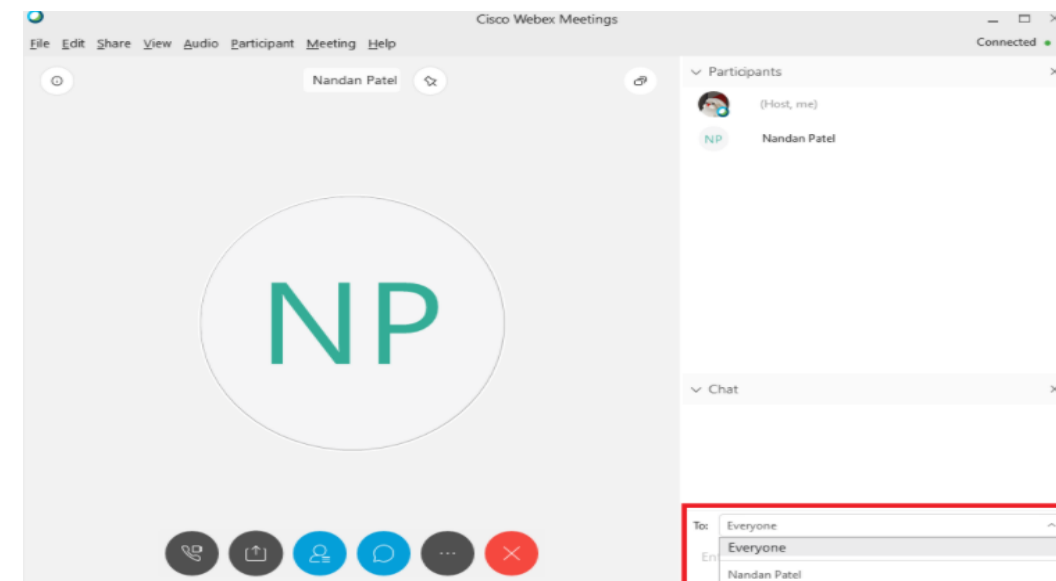
- Enter your message in the chat text box, then press Enter on your keyboard.
- The JEA moderator will monitor the chat and provide your question to the presenter for a response in the order it was received. In the interest of time, similar questions may be combined.



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**Questions?**





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**Questions?**



Building Community®  
a Better

JEA Project Outreach

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