



Heritage Lake Association Annual Meeting

March 24, 2018

2017 Projects

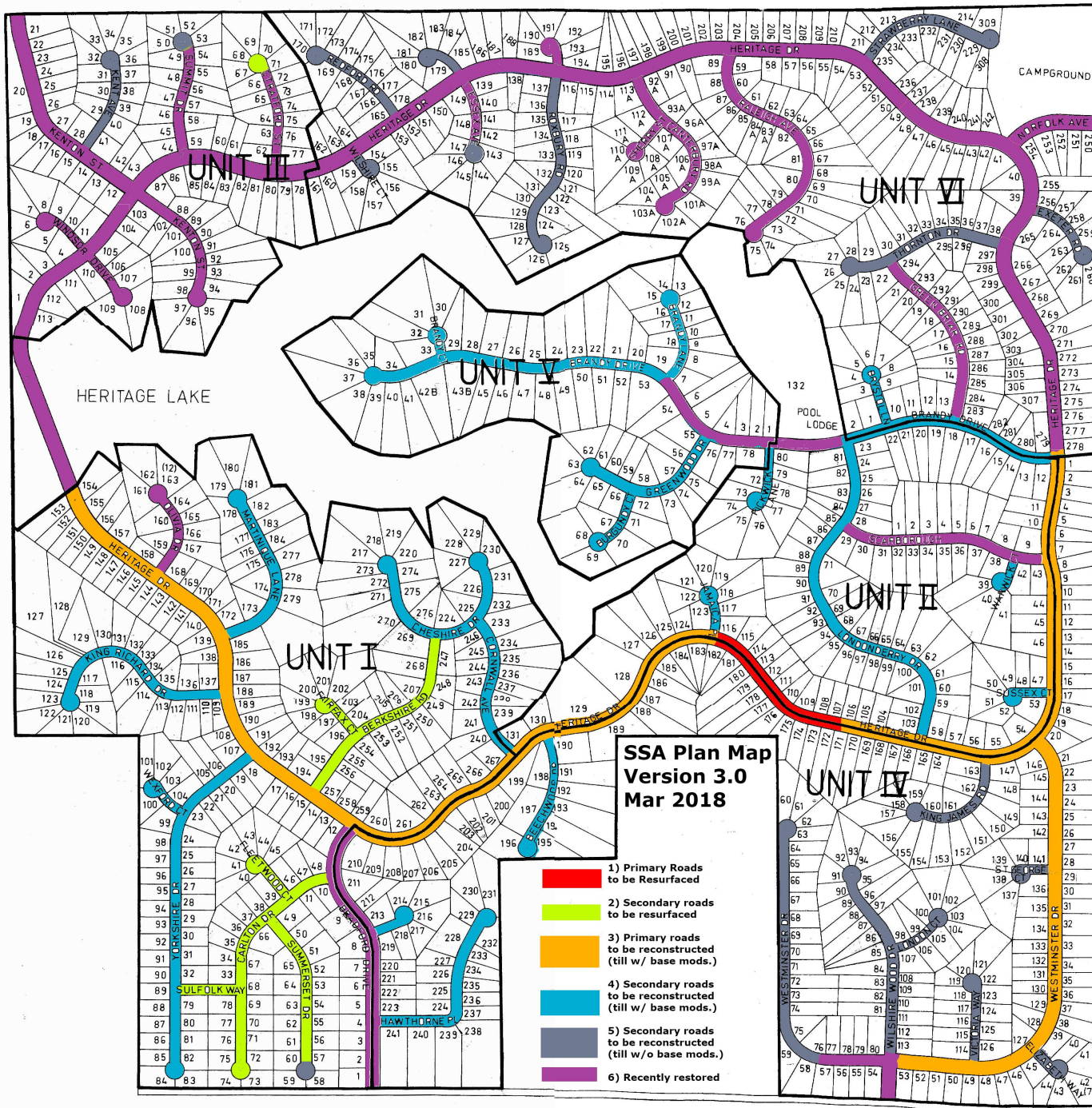


Roads

- Summit
- Stratford
- Essex (South)
- Roxbury (North)
- Canterbury
- Sherry
- Raleigh
- Greenbriar
- Brandy (partial)
- Heritage Dr (partial)

Ditch/Culverts

- Raleigh
- Canterbury
- Essex
- Brandy (culverts only)
- Cheshire
- Cornwall
- Berkshire
- Martinique
- Heritage Dr (culverts only)



**SSA Plan Map
Version 3.0
Mar 2018**



Budget Allocations

	2016	2017	2018
Ditch/Culvert	\$ 26,822	\$ 141,503	
Culvert Lining	\$ -	\$ 21,172	
Spray Patch	\$ 11,215	\$ 12,407	
Seal Coat	\$ 162,625	\$ 91,276	
Design Engineering	\$ 26,684	\$ 79,400	
Inspection Engineering	\$ -	\$ 33,745	
Reconstruction	\$ -	\$ -	
Maintenance	\$ 8,524	\$ 10,110	
SSA Administrative Expenses	\$ -	\$ 120,366	\$ 11,040
Yearly Total	\$ 235,870	\$ 509,979	\$ 11,040
SSA Funds Allocated	\$ 131,406		
HLA Road Funds Allocated	\$ 625,483		
HLA Road Fund Remaining Balance	\$ 108,025		
2016 to Present Allocations	\$ 756,889		

SSA Status



- SSA will be used to fund road, ditch, and culvert engineering, maintenance, repairs, and construction in 2018 and beyond.
 - Austin Engineering was selected for the project based on the county bidding process for professional services
 - Additional professional services are being pursued for inspection engineering (phase 3) via the same bidding process
-

SSA Commission



- Tazewell County formed a commission:
 - Oversee and manage the operation of the SSA
 - Annually submit appropriation and tax levy ordinance for the SSA
- Public meetings several times a year
- Approved meeting minutes are posted on HLA website
- Current Members:
 - Mike Harris, County BOD Member, Chair
 - Craig Fink, County Engineer
 - Wendy Ferrill, County Administrator
 - Brad Reed, HLA Rep
 - Jim Flynn, HLA Rep
 - Tim Coan, HLA Rep



SSA Tax Levy

- HLA submitted a list of property ID numbers
 - This was approved by the SSA commission in Feb 2018
 - Members should only receive one SSA tax even if multiple lots are owned
 - **It's critical to keep the HLA office informed of any ownership changes, especially if the sale of a lot creates or removes a member**
- Tax levy of \$438,295 was passed by the commission in Oct 2017
- Heritage Lake has 632 members
- Tax levy per member = \$693.51/yr
 - Balance will be split like other taxes - half June, half September
 - Tax levy will fluctuate year over year, based on actual expenses and revenues



2018 Projects

- Engineering planning is underway for 2018 road, ditch, and culvert projects
 - Will include ALL remaining ditch and culvert work
 - Some culvert lining might be delayed until Fall 2018
 - Construction work planned for May 2018
 - Road work window is June 1 to Sept 1, 2018
 - Will start after school is out
- A majority of the road work will be finished in 2018, but is ultimately weather and condition dependant

Upcoming Road Closure Info



- Reconstruction may require partial or complete road closures
 - Plans will be setup to minimize member impact, but ultimately there will be some impact
 - General notifications will be sent to all members
 - Specific notifications will be sent to affected members
 - The most up to date information will be at the office, Facebook, and the website
 - Please communicate any critical medical needs, that require special access to your property, to the HLA office, ASAP
 - If you'd like to become a representative for your street, please contact myself or the office
-

Winter Weight Limits



- From Jan 1 to Apr 15, max GCW allowed is 6 tons (12,000 lbs)
 - Township roads have similar restrictions
- This affects semi loads and most large delivery trucks
- Weight limit rules will be evaluated in 2018, with the potential to update it at the 2019 annual meeting
- Limits are in place to reduce road damage when they are most susceptible - typically during daily freezing and thawing
- Enforcement is difficult, multiple options are under consideration



Future Maintenance Plans

- Resurfacing schedule
 - Main roads: 5 year rotation
 - Secondary connecting roads: 7 years
 - Other secondary roads: 9 years
- Spray patching and crack filling will be performed as needed
- Culverts and ditches will be lined/cleaned as needed
- Planning will start in 2019 for maintenance beyond 20 years
- Members will be charged to clean out any ditches that are intentionally filled in



FAQ

- Will Tazewell County maintain and/or own the roads?
 - HLA Roads remain private, the SSA is only a funding mechanism. The county will not be maintaining the roads. They are only responsible for: oversight of road plans and approvals SSA fund allocations. SSA funds must be used according to state law and county ordinances.
- Will the SSA fund repair/maintenance costs?
 - The SSA will fund most repair and maintenance costs. There are small expenses such as cold patch, minor ditch repairs, etc, that are much more cost effective if performed by the HLA maintenance staff. Assuming successful reconstruction, pot holes will be few and far between.
- Can the county increase the SSA tax above \$715/year/member?
 - The Development Agreement, SSA Ordinance, and the Bond documents state that the per member tax will not exceed the \$715.00 limit.

FAQ

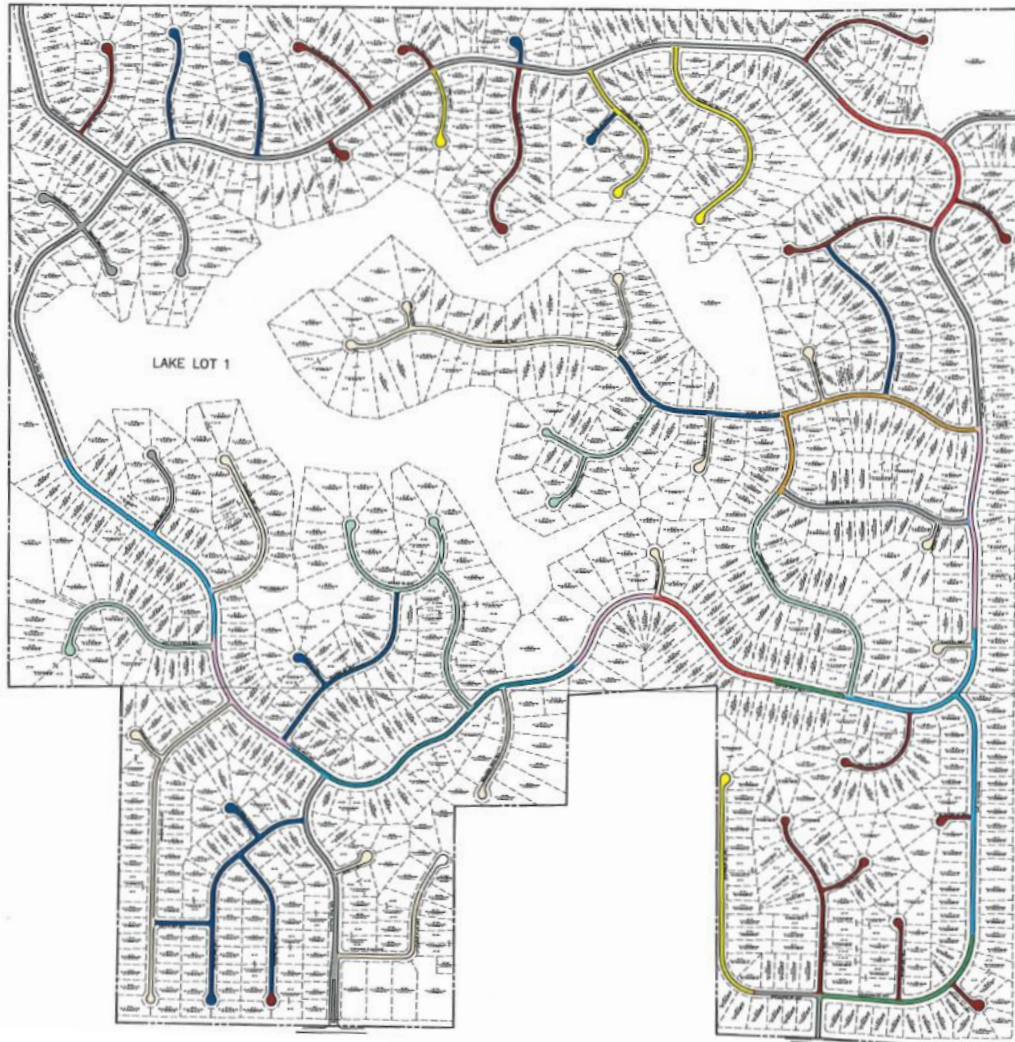


- Can the SSA bonds be purchased on the open market?
 - The SSA loan was offered to several area banks, **not** on the open market. Morton Community bank loaned the money for this project. The SSA is actually structured closer to a construction loan, where funds are available, but aren't withdrawn until they're needed.
- Who oversees and manages the operation of the SSA, submits appropriations, and tax levy ordinances for the SSA?
 - The 6 member SSA commission which is made up of 3 members from the county and 3 appointed by the HLA board.
- Will the HLA annual road fund fee be in place in 2018?
 - The 2016 SSA motion at the annual meeting set the annual road fund fee at \$0 once the SSA is in place. The SSA is now in place, the road committee does not have plans to increase the yearly road fund beyond \$0.
 - Remaining funds in the road fund account will stay in place to be used for small maintenance jobs.



BACKUP

Road Plan



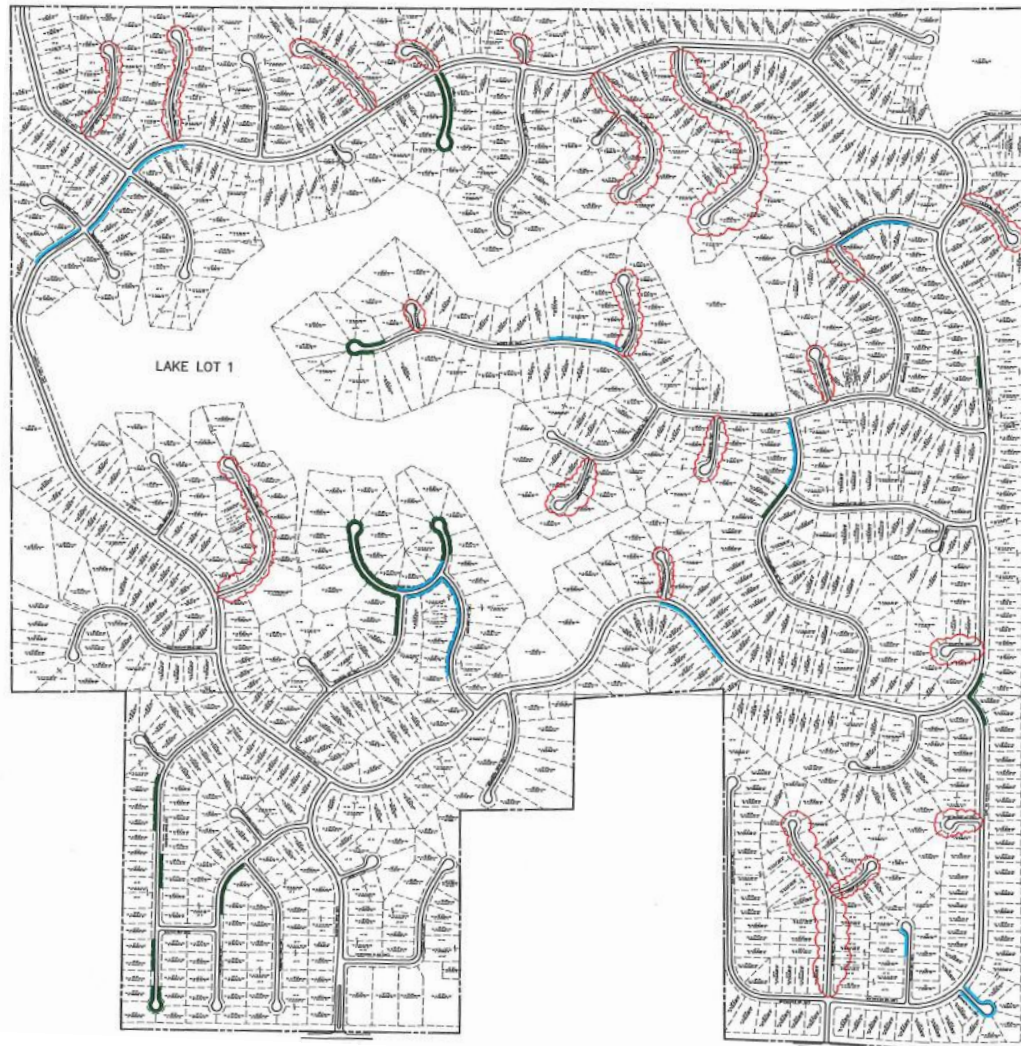
ROAD IMPROVEMENT MAP

- PREVIOUSLY COMPLETED
- SECONDARY RESURFACING
A-1 SURFACE ONLY
- SECONDARY RESURFACING
A-2 SURFACE ONLY
- SECONDARY RECONSTRUCTION
3" TILL W/5" C&G ADDED
A-3 SURFACE
- SECONDARY RECONSTRUCTION
4" TILL W/4" C&G ADDED
A-3 SURFACE
- SECONDARY RECONSTRUCTION
6" TILL W/2" C&G ADDED
A-3 SURFACE
- SECONDARY RECONSTRUCTION
4" TILL WITH A-3 SURFACE
- PRIMARY RESURFACING
A-2 SURFACE ONLY
- PRIMARY RECONSTRUCTION
4" TILL W/8% CEMENT ADDED
PLUS 6" C&G AND A-3 SURFACE
- PRIMARY RECONSTRUCTION
6" TILL W/8% CEMENT ADDED
PLUS 4" C&G AND A-3 SURFACE
- PRIMARY RECONSTRUCTION
8" TILL W/8% CEMENT ADDED
PLUS 2" C&G AND A-3 SURFACE
- PRIMARY RECONSTRUCTION
10" TILL W/8% CEMENT ADDED
AND A-3 SURFACE

ROAD MAINTENANCE DESIGNATIONS

HERITAGE LAKE		AE		AUSTIN ENGINEERING, CO., INC.	
PRELIMINARY ROAD MAINTENANCE DESIGNATIONS				Consulting Engineers / Surveyors	
FOR HERITAGE LAKE ASSOCIATION				6000 North University Drive	
DATE: 12/27/16		SCALE:		PERRY, TEXAS 78415-1875	
BY:		CHECKED:		LICENSE NO. 168-0001343	
		DATE: 02/10/17		PROJECT NO. 16-16-004	
				SHEET NO. 1 OF 1	

Ditch Plan



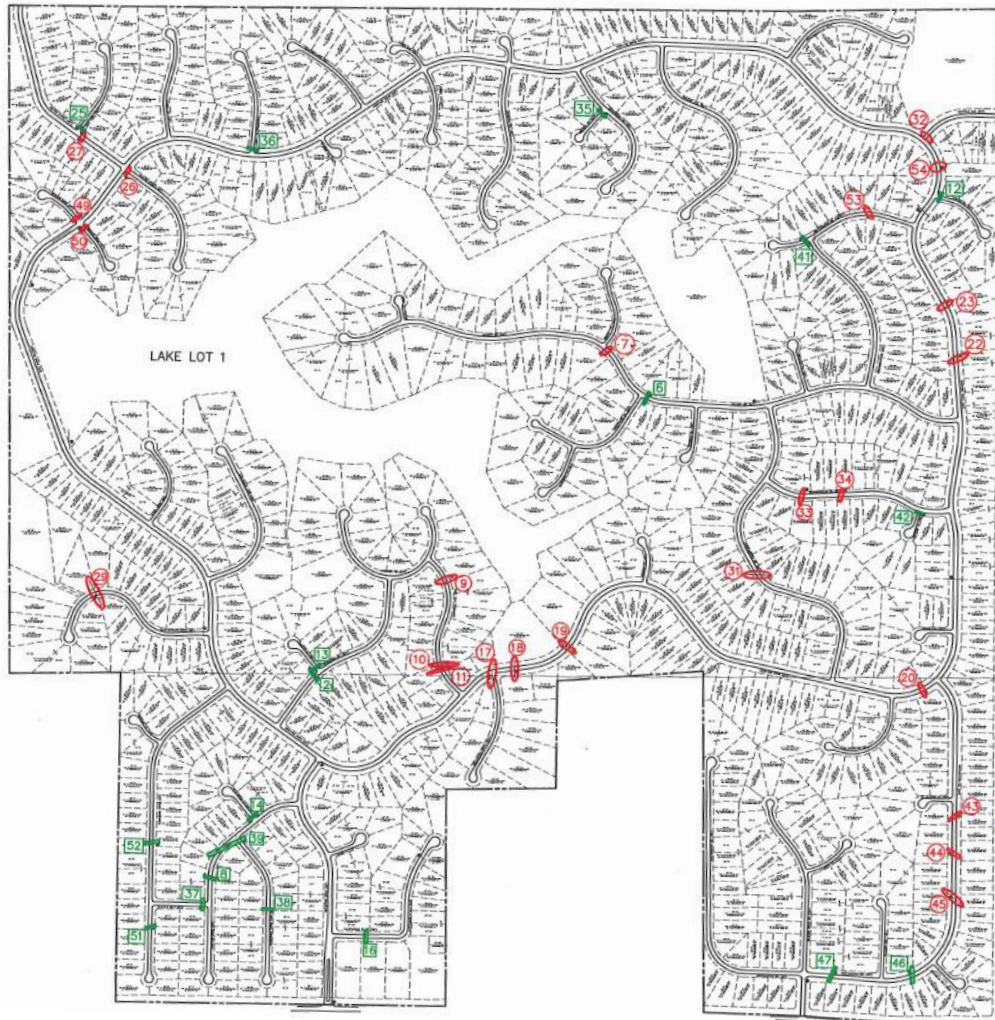
DITCH MAINTENANCE LEGEND

- DITCH WORK (MAJOR)
- DITCH WORK (MINOR)
- AREAS INCLUDED IN ESTIMATE BUT WORK LIMITS NOT YET DEFINED

DITCH MAINTENANCE DESIGNATIONS

HERITAGE LAKE PRELIMINARY DITCH MAINTENANCE LOCATIONS		AUSTIN ENGINEERING, CO., INC. Consulting Engineers / Surveyors 2000 North University Street Peoria, Illinois 61615-1879 License No. 184-00143	
DATE: 12/27/16	BY: [Signature]	DATE: 02/16/17	PROJECT: 16-16-004

Culvert Plan



CULVERT MAINTENANCE LEGEND

- 9 CULVERT MAINTENANCE
LOCATION NUMBER
CURED-IN-PLACE PIPE LINING
- 12 CULVERT MAINTENANCE
LOCATION NUMBER
REMOVE AND REPLACE
- 12 CULVERT MAINTENANCE
LOCATION NUMBER
REMOVE AND REPLACE
- 12 CULVERT MAINTENANCE
LOCATION NUMBER
REMOVE AND REPLACE

CULVERT MAINTENANCE DESIGNATIONS

HERITAGE LAKE PRELIMINARY CULVERT MAINTENANCE LOCATIONS FOR: HERITAGE LAKE ASSOCIATION		 AUSTIN ENGINEERING CO., INC. Consulting Engineers / Surveyors 8100 Foothill University Street Plano, Texas 75075-4273 License No. 104-001143	
DATE: 12/27/16	BY: [Signature]	REVISION: 02/16/17	PROJECT: 10-16-004
			SHEET NO. 1 OF 1



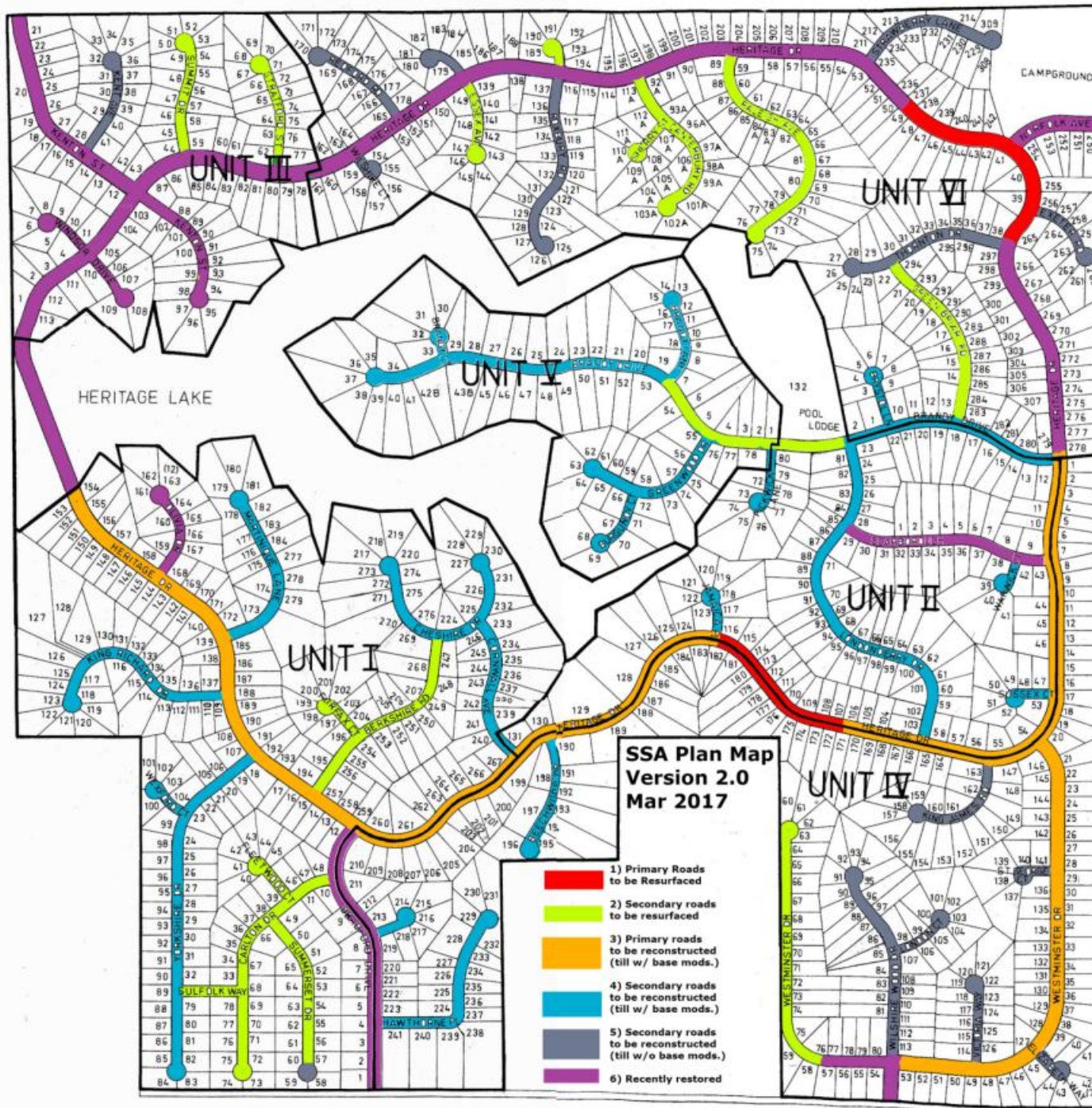
2016 Road Fund Motion

The Reserve Road Fund Assessment shall remain in effect at \$500 through 2016. If the County Tax billing cycle begins levying the SSA Tax to Heritage Lake Association members, the Reserve Road Fund will go to \$0. If the SSA is disapproved, the Reserve Road Fund will return to \$123.58 adjusted for the CPI. Budget priority for the Reserve Road Fund shall be given to fund costs associated with creation of the SSA as well as maintenance deemed necessary to preserve road integrity before SSA funding and emergency repairs of the roads.



2017 Road Fund Proposal

A Reserve Road Fund Assessment of \$500.00 shall be assessed to all members in 2017. The assessment will apply one time to each individual member regardless of the number of lots owned. Budget priority for the Reserve Road Fund shall be given to pay for costs associated with resurfacing roads, creation of the SSA, and reconstruction of ditches and culverts in advance of road improvements planned under the SSA. This billing will be due on July 1, 2017.



SSA Expenses to Date



- Bond Council - \$17,500
- Loan Fees - \$11,000
- County/Bank Attorney Fees - \$92,216
- Tazewell County Highway Dept - \$10,690