



2023 STREET RESURFACING PROJECT

Requested Action:

- Motion to accept the project bid from James Parker Construction for the 2023 Street Resurfacing Project.
- and
- Motion to table the Machon Paving Project decision until next month.

Powell Bill funds are budgeted in the amount of \$278,500 for the resurfacing project. We have a total of \$567,000 in our Powell Bill account. We receive anywhere between \$125k-\$140k every year from the state in Powell Bill allocations.

SUMMARY

Town staff and Odom Engineering bid out the 2023 Street Repaving Project for the following roads:

- Wichita Drive
- N. Lindsey Lee Court
- N. Beason Street
- Belaire Circle
- Hawk Ridge Road
- Sycamore Lane
- White Haven Court
- Deer Run Circle
- Parkwild Circle
- Carters Grove (full depth patch)
- Kendallwood Dr. (full depth patch)

Bids were opened for this project on January 31st and the lowest bidder was James Parker Construction at \$228,714.75.

We bid the project on Machon separately, but at the same time as the street repaving projects. Our intent was to allow the same contractor to work on both projects in an effort to make it more economical for the Town and to include an additional project for the bidders.

As a reminder, we currently claim Machon on the Powell Bill as a gravel road (the type of road – gravel, asphalt, etc. – claimed on the Powell Bill affects our funding from the Powell



Bill) and it is barely that. It is an old right-of-way (ROW) that we still have ownership of. Recently, Ms. Keelee Jones purchased two parcels on Machon Ave (behind the KFC/Taco Bell) to build a new home for her business, Magnolia Mill. Because of this new business development, staff recommended paving Machon. This will bring the ROW up to our road standards (curb, gutter, sidewalk) and open an area, currently barely accessible, to potential further development. The Machon Project would also include a new water line to serve this business.

Bids for the Machon Project were opened on January 31st and ranged from just under \$500k to the lowest bidder, Sugarhill Construction, at \$304,917.25.

Staff recommends tabling this project until March. Ms. Jones will have had time to meet with her contractors and give staff a better understanding of the proposed building and any changes to the proposed street layout that may be needed. She is set to meet with them this week. With that information, we will have a better idea of the full project.

From a cost-benefit analysis perspective based on current numbers, property taxes on the existing Magnolia Mill site are \$1,091 per year, and utility billing averages \$53 per month (\$636 annually). This does not include any sales tax revenue we receive. The property taxes and sales tax revenue would both likely increase with this larger building.

There is a potential for this road to connect to adjacent parcels and open them up for development in the future.

Our Standard Specifications and UDO state that curb and guttering and sidewalk must be installed.

Alternatively, we could approach Ms. Jones with the option of abandoning that right of way and allowing her to take it over, essentially creating a driveway for her business.

MATERIALS PROVIDED

- **Bid package (resurfacing)**
- **Bid tab sheets (both projects)**