



**WEKIWA SPRINGS SEPTIC TO SEWER PROJECT
PHASE 3 – THE PALMS 3 & 4
DISTRICT 2
TUESDAY, MAY 17, 2022**

**PRESENTED BY:
David S. Arms, P.E.
Chief Engineer
Orange County Utilities**

Agenda

- Welcome
- Background
- Septic-to-Sewer Program
- Phase 3 Project Details
- Balloting Process
- Summary
- Questions and Answers



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Welcome

- Orange County Utilities
 - One of the largest utility providers in Florida
 - Provides drinking water, wastewater treatment, reclaimed water, and other services for nearly 150,000 customers
 - Has been recognized nationally and locally for outstanding operations, efficiencies, innovations, education programs, and customer focus
- David S. Arms, P.E.
Chief Engineer
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Orlando, FL 32825
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David.Arms@ocfl.net



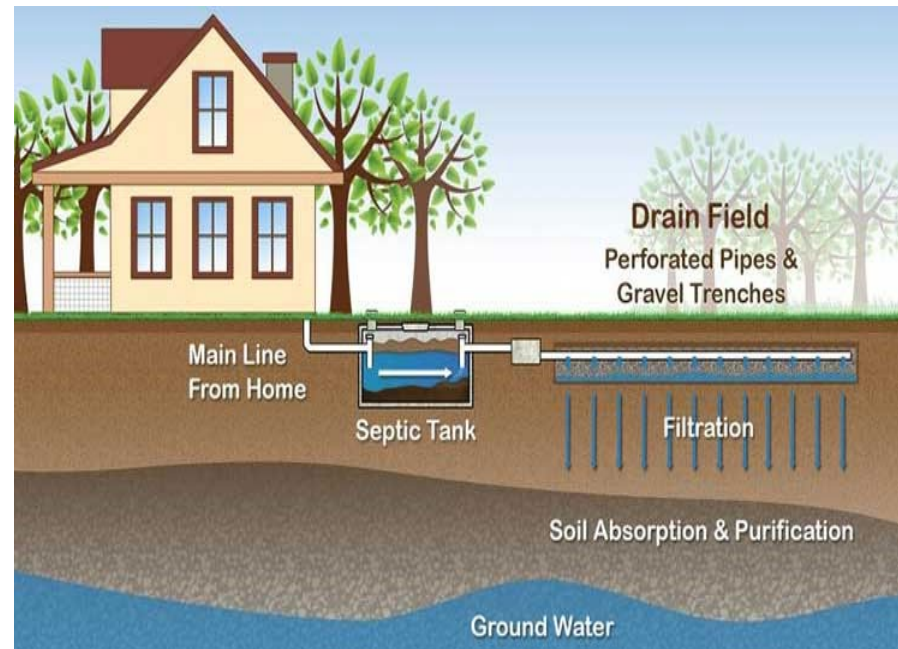
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Background

- Onsite Sewage Treatment & Disposal System (OSTDS)
 - Collect wastewater in a water tight tank
 - Solids settle to the bottom
 - Liquid (effluent) exits the tank to a drain field
- Drain field
 - Spreads effluent into unsaturated soil, where it is filtered and treated
 - Water is discharged into the groundwater
 - Some nutrients remain in the treated water



Background

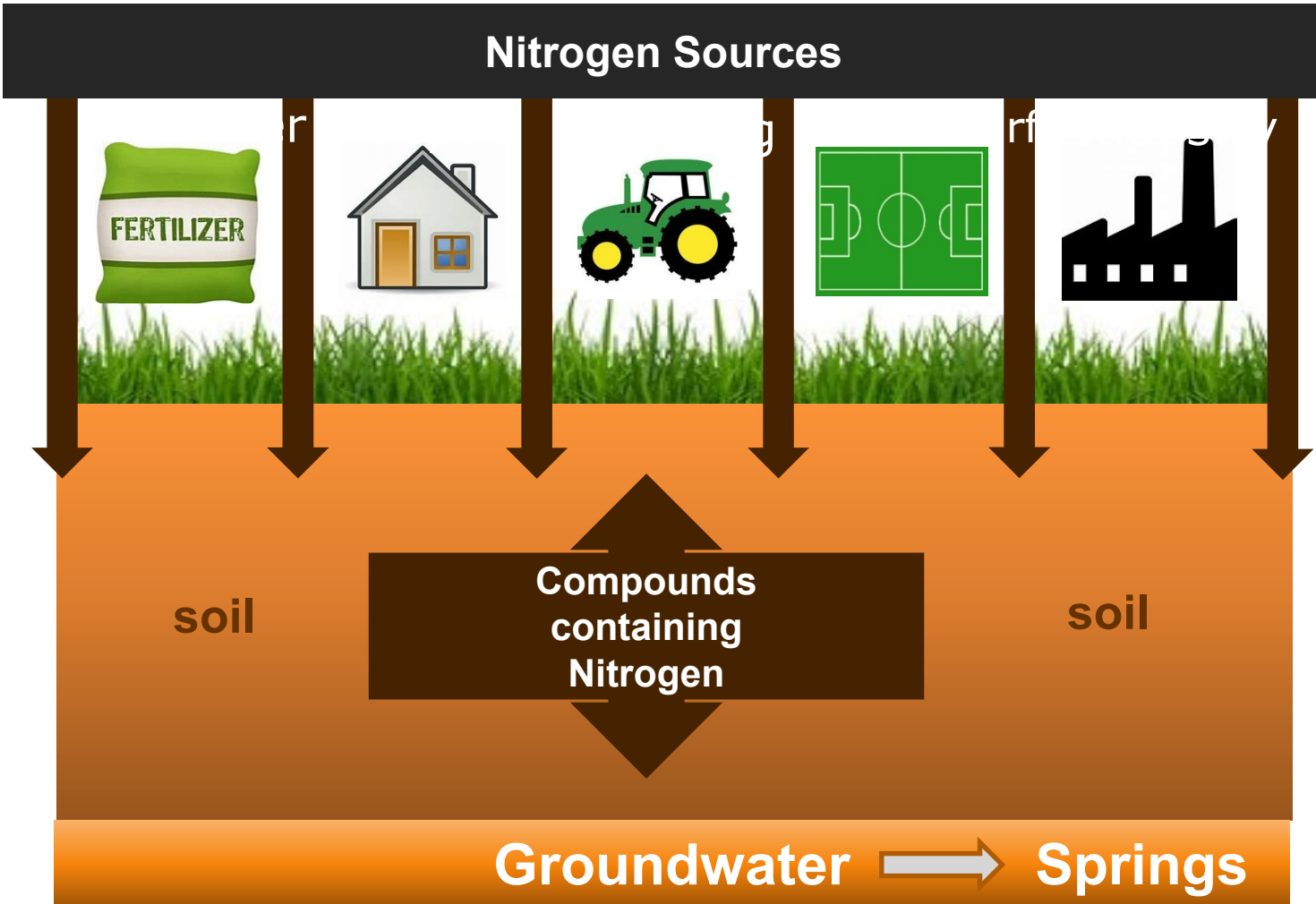
- The Wekiwa River and Rock Springs Run are impaired by nutrients:
 - Phosphorous
 - Nitrogen
- Excess nutrients cause overabundance of algae
 - Reduce diversity of plants and animals
 - Cause fish kills



Background

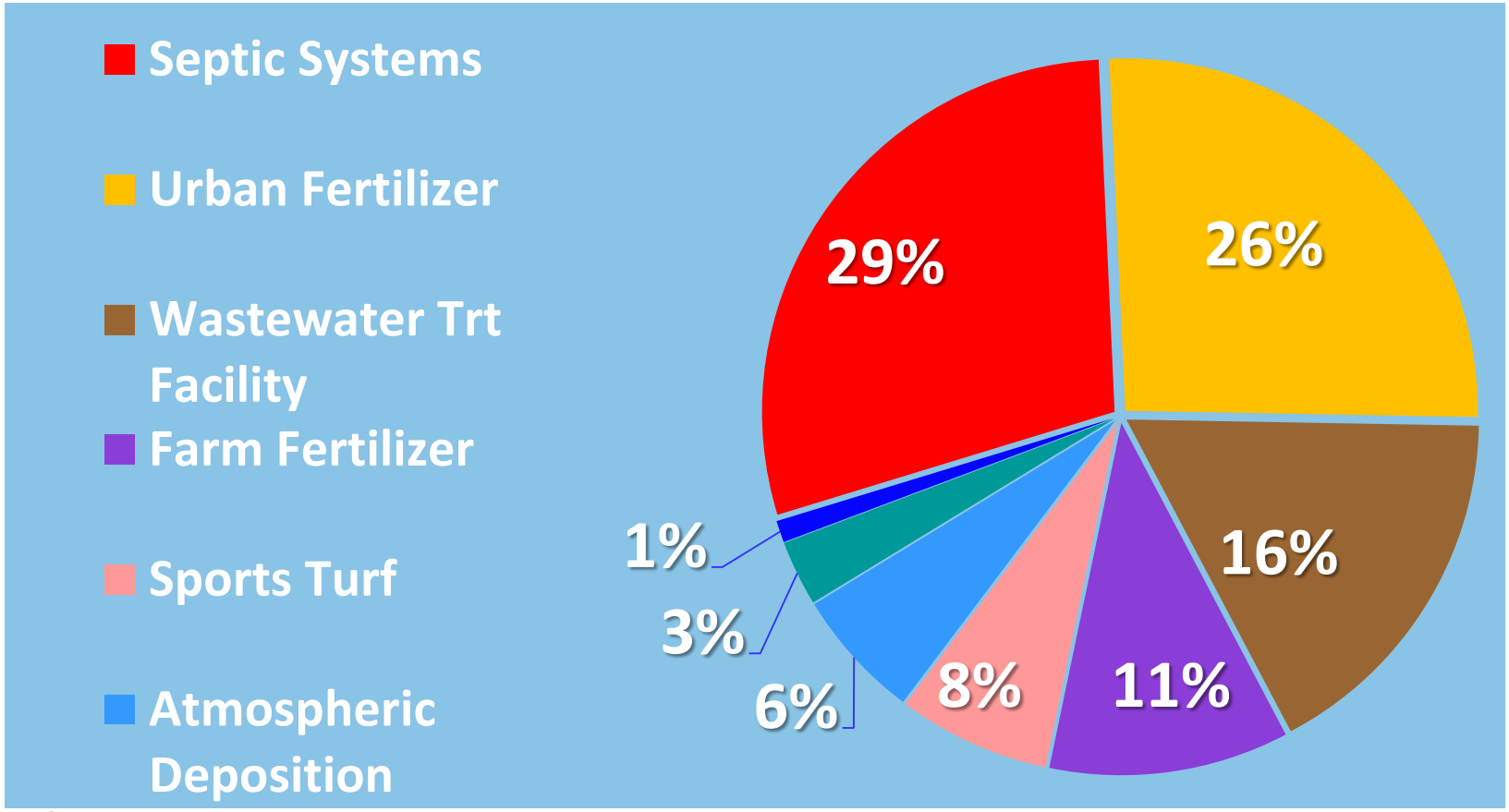
- Spring protection initiatives have been ramping up for more than 15 years
- 2016 - Florida Springs and Aquifer Protection Act
 - Required an update to the Wekiwa Springs and Rock Springs Basin Management Action Plan (BMAP)
 - Requires specific nutrient load reductions within 5, 10 and 15 years of BMAP
 - Identified septic tanks as the source of 29% of nitrogen in the springs
- 2019 – Wekiwa Spring BMAP adopted
- 2024 – Wekiwa Spring BMAP latest possible effective date

Background



Background

Estimated Nitrogen Groundwater Loading by Source





Background

- Wekiwa Spring and Rock Springs Basin Management Action (BMAP)
 - Creates Priority Focus Area (PFA) Boundary
 - 5, 10 and 15 year milestones
 - Requires treatment of septic loads
 - 100% reduction plan by Year 15 to meet TMDL
 - Target lots of less than one acre
- Septic systems required to upgrade or connect to sanitary sewer

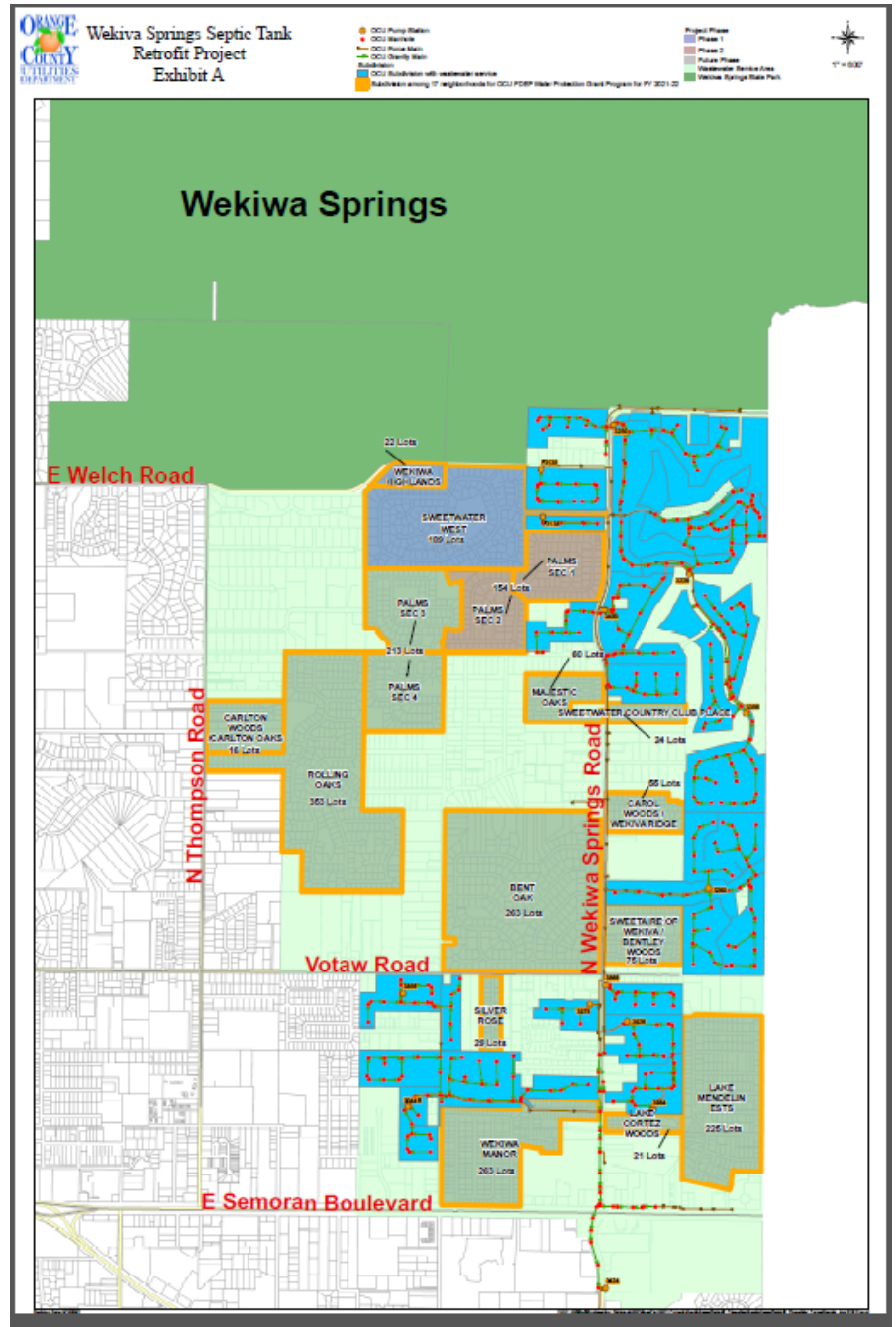
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Septic-to-Sewer Program

- Eliminate septic tanks in 17 neighborhoods closest to Wekiwa Springs
 - Multi-year plan
 - 1,962 septic tanks
 - \$118 million
- Phase 1 (Sweetwater West and Wekiwa Highlands) is under construction (211 homes)
- Phase 2 (The Palms 1 & 2) will begin construction in June (154 homes)
- Phase 3 (The Palms 3 & 4) is next (213 homes)



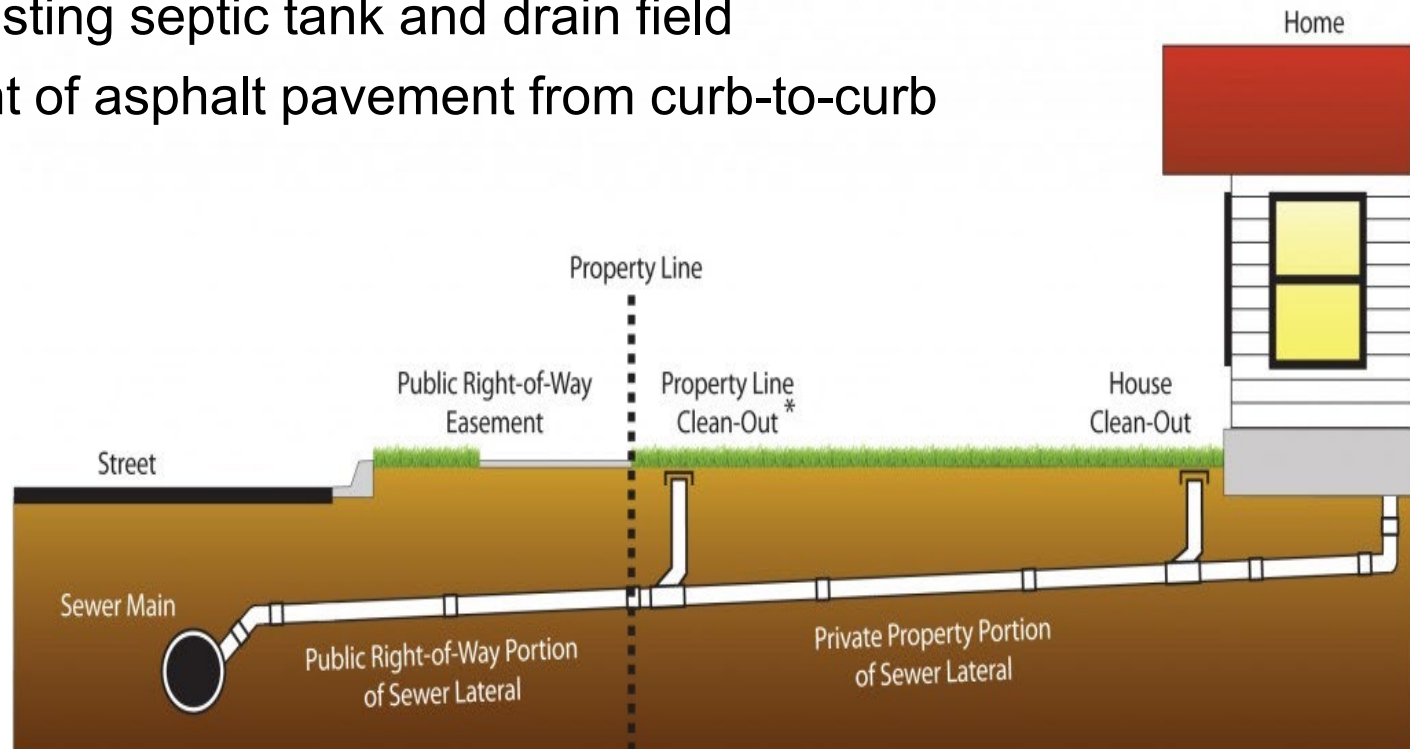
Septic-to-Sewer Program

- Project Considerations (Phases 3-6)
 - Public funding is secured for 1,088 septic-to-sewer connections
 - Phase 3 is next (213 homes)
 - Community buy-in needed prior to design
- Project Objectives
 - Construct a gravity sewer system
 - Eliminate septic tanks to reduce nutrient loading of the springs
- Project Requirements
 - MSBU ballot
 - Design and construction
 - Connection to gravity sewer system required by County Code

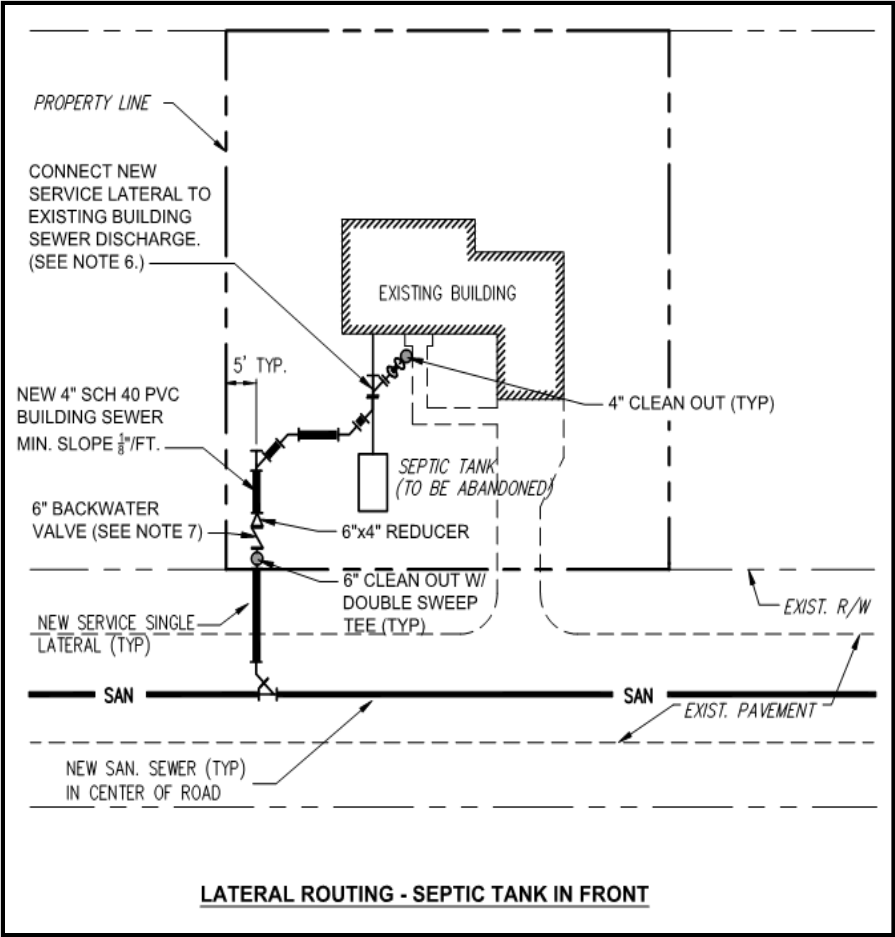


Septic-to-Sewer Program

- Construction of new gravity sewer system in the right-of-way
- Ensure reasonable efforts to maintain access to each home at the end of the day
- Install service lateral from home property line
- Abandon existing septic tank and drain field
- Replacement of asphalt pavement from curb-to-curb



Septic-to-Sewer Program

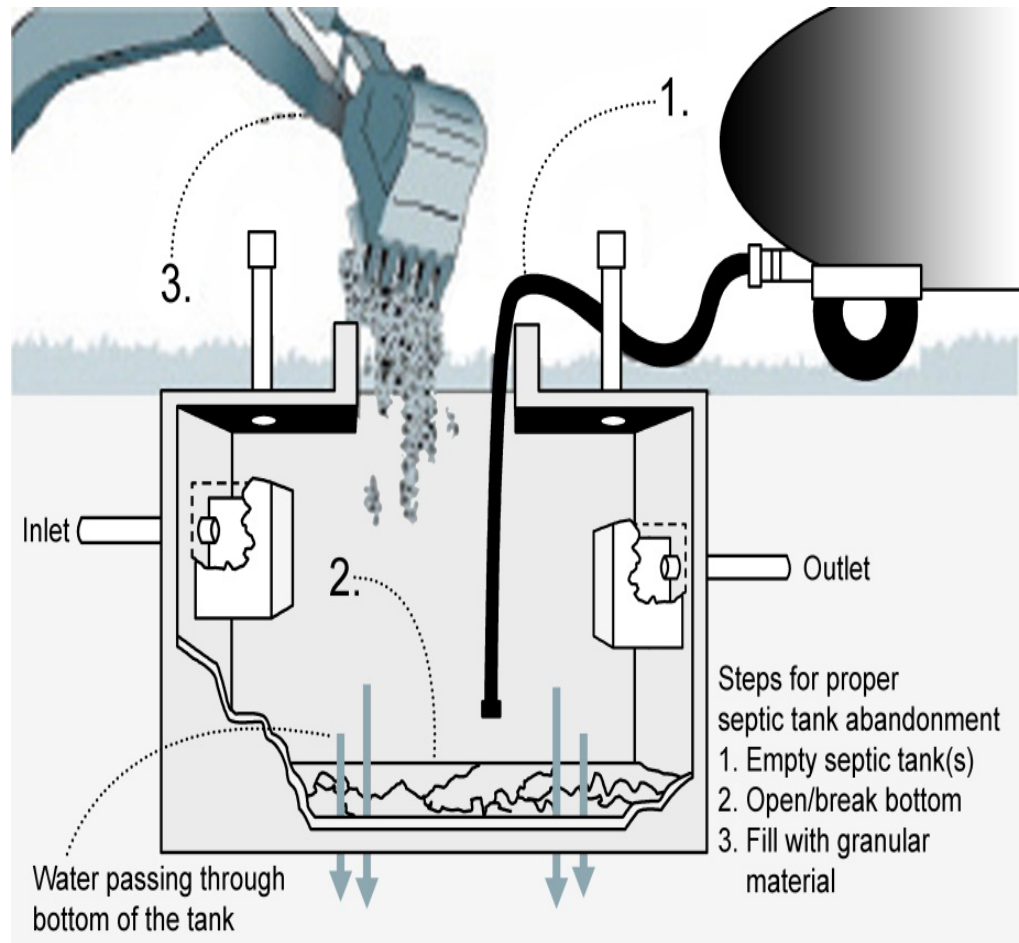


- Install new 4-inch sewer lateral and connect at existing discharge point
- Includes connection of each home to central sewer by the OCU contractor upon receiving authorization from the homeowner via license agreement
- Septic tanks will be abandoned in place in accordance with law: remove liquids and sludge, break up the bottom and sides to 12 inches below grade, backfill, and restore with sod
- Any impacts to existing driveways, sidewalks, sod, irrigation, etc. will be fixed by the OCU contractor
- All of this work is included in the project; there will be no additional costs to the homeowner



Septic-to-Sewer Program

- Septic Tank Abandonment



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Phase 3 Project Details

- Palms 3 & 4
 - 214 parcels
 - \$12.75 million
 - \$59,579 per parcel



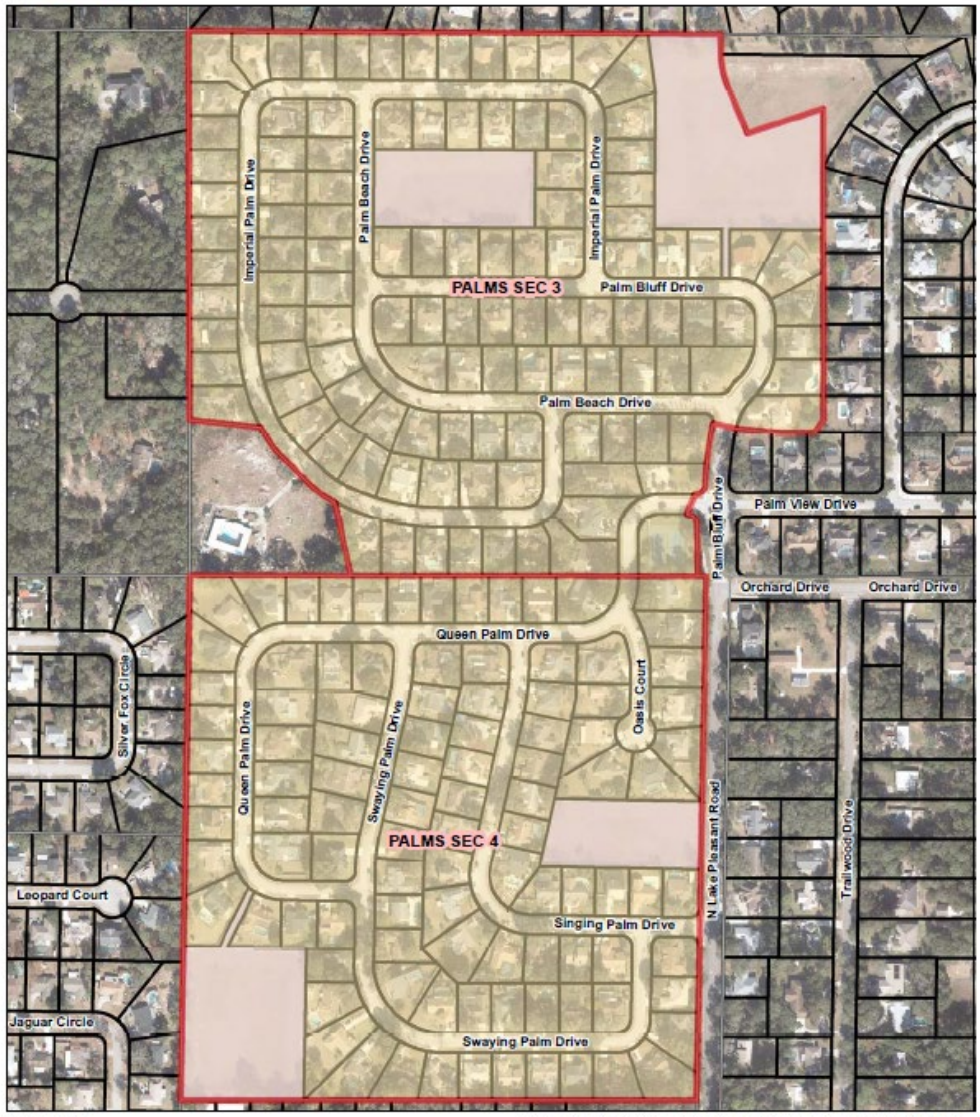
Wekiwa Springs Area Septic Tank Retrofit - Phase 3

Legend

- Phase 3
- BCC Owned

Phase 3	
The Palms Phase III	112 Parcels
The Palms Phase IV	101 Parcels
213 Total Parcels	

Vicinity Map



Phase 3 Project Details

- Cost Summary for Phase 3 – 214 parcels

	Current Estimate
▪ Design	\$ 1,225,000
▪ Other (preconstruction)	\$ 100,000
▪ Construction	\$ 10,200,000
▪ Other (post-construction)	\$ 1,225,000
▪ TOTAL	\$ 12,750,000



Phase 3 Project Details

- Average Cost Per Parcel for Phase 3 – 214 parcels

Current Estimate

▪ Public Utility System	\$ 50,103
▪ Capital Charges, Meters, etc.	\$ 4,106
▪ Individual Site Work & Restoration	\$ 1,050
▪ Septic Tank Abandonment	\$ 4,500
▪ TOTAL	\$ 59,759

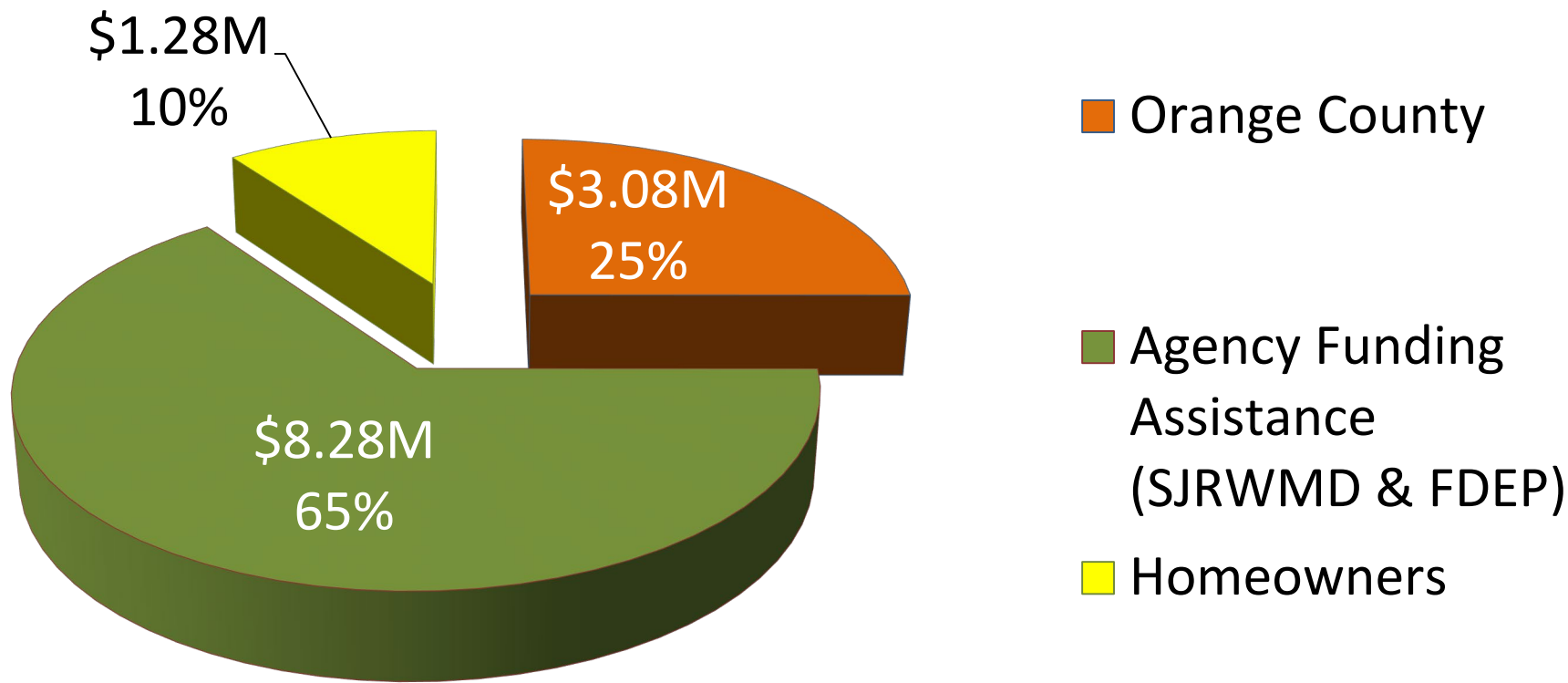


Phase 3 Project Details

- Orange County Utilities Contribution
 - \$3.19 million (25%)
- SJRWMD Cost Share Program
 - \$2.55 million – applied 2/14/2022 (25% of construction)
- FDEP Funding Assistance
 - Springs Restoration Program/Water Protection Grant Program
 - Orange County was notified of a multi-phase, multi-year grant including \$5.73 million for Phase 3 on 9/24/2021
- Phase 3 Homeowners (\$6,000 each/~10%)
 - \$1.28 million



Phase 3 Project Details – Funding Breakdown



Phase 3 Project Details – Schedule

- Following dates are approximated
- Design
 - 30% Design 9/16/2022
 - 90% Design 11/4/2022
 - 100% Design 12/9/2022
- Bid
 - Advertise 1/16/2023
 - BCC Award 5/16/2023
- Construction
 - Start 6/19/2023
 - Completion 9/30/2024



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Balloting Process (Comptroller's Office)


- The Orange County Comptroller will mail ballots to establish a Municipal Service Benefit Unit (MSBU)
- Ballots must be returned to the Comptroller to be counted. Other Orange County Departments cannot accept ballots to turn in for you.
- 67% of the returned ballots “In Favor” of project is required
- If ballot passes, each and every homeowner will be responsible for \$6,000
 - Financed over a 10-year period or may be paid up front
 - If financed, homeowner will pay annually – included with property taxes
 - A low interest rate and \$2.50 annual admin fee
 - Balance may be paid at any time during the 10-year period
- If the home is sold, the MSBU remains with the property, not the individual
- Previous ballots/voting to gauge commitment levels (straw polls) or for land acquisition (pump station) did not provide the basis for assessing an MSBU and proceeding with the sewer project. That is what this ballot will do.



Sample Ballot

The ballot will arrive in an envelope from the Orange County Comptroller

SPECIAL ASSESSMENTS
OFFICE OF THE COMPTROLLER

ORANGE COUNTY FLORIDA
**Phil Diamond, CPA**
County Comptroller
Department of Finance and Accounting
Post Office Box 38
Orlando, Florida 32802-0038

Name 1
Address 1
Address 2
City, State Zip

OFFICIAL BALLOT ENCLOSED



Sample Ballot & Cover Letter



OFFICE OF COMPTROLLER

ORANGE COUNTY
FLORIDA

Phil Diamond, CPA
County Comptroller
Finance and Accounting Department
Special Assessments
PO Box 38
Orlando, FL 32802-0038
Telephone: 407-836-5770
Fax: 407-836-5753

May __, 2022

«PARCEL_ID»

The ballot options are:

OPTION 1: CONSTRUCTION OF A WASTEWATER PROJECT AND ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT UNIT

Voting for this option would signify a desire for the construction of a wastewater project to serve the project area and the establishment of an MSBU. The total fixed costs to the OWNER of each benefitting property is \$6,000.00 and may be either paid in full or financed as presented below.

The designation of the project area as an MSBU allows property owner costs to be amortized (financed) over a 10-year period. The cost would be added to your property real estate tax bill as an annual assessment. The assessment includes interest at 3.1% and a \$2.50 administration fee.

Utilizing the 10-year MSBU financing, the annual assessment for the wastewater project and fees would be a total of \$109.48 for each of the following ten years.

OPTION 2: NO CONSTRUCTION OF A WASTEWATER PROJECT

Voting for this option would signify a desire against the construction of a wastewater project to serve the project area. No wastewater project would be constructed and no MSBU would be established.

May __, 2022

BALLOT

PALMS III AND PALMS IV WASTEWATER PROJECT

I am/we are the owners of the property included in the boundaries of the proposed Palms III and Palms IV Wastewater Project; parcel identification of the property being as follows:

«PARCEL_ID»
«NAME»
«ADDR1»
«ADDR2»
«CITY» «STATE» «ZIP_5»

I am/we are aware of the proposed Project. I am/we are a property owner within the boundary of said proposed project and I/we hereby cast my/our vote as follows:

PLEASE MARK YOUR CHOICE WITH A CHECK Please choose only one option. Sign your Ballot.

PLEASE MARK YOUR CHOICE WITH A CHECK

Please choose only one option. Sign your Ballot.

OPTION 1: I am in favor of the construction of a wastewater project for the Palms III and Palms IV Wastewater Project area. In addition to a gravity sewer collection system, the project will also include connection of each dwelling's plumbing to the sewer main, abandonment of the existing septic tank, landscape and site restoration, resurfacing of existing roadways with materials to match existing conditions, (i.e. repaving existing asphalt roadways from curb to curb), installation of a new irrigation service with a meter at each benefitting property, and any associated wastewater capital charges and connection fees. I understand I am responsible for paying the applicable costs described in 1 through 2 below:

- For each benefitting property, the cost is \$6,000 per parcel for the collection system and other improvements and fees.
- I am in favor of the project area being designated as a Municipal Service Benefit Unit (MSBU), which if I choose, would allow the payment of the above costs over 10 years by way of a yearly addition to my property taxes plus fixed interest at a 3.1% annual rate plus an annual \$2.50 administration fee. I understand that I may choose to pay all costs up front or the unpaid balance of costs at any time during the 10-year period by one lump sum payment.

OPTION 2: I am not in favor of the construction of a wastewater project for the Palms III and Palms IV Project areas.

n of an Orange County wastewater project in the Palms III and Palms IV posed as a part of the Wekiwa Springs Septic Tank Retrofit Program. In object will also include connection of each dwelling's plumbing to the sewer

Percentage of Total	Funding Contribution per Home
20%	\$11,916
45%	\$26,771
25%	\$14,895
10%	\$6,000
100.0%	\$59,582

he County to establish the project area as a Municipal Service Benefit property owners the opportunity to pay for their share of the cost of the mount assessment would be included on the annual property tax bill of all at input from affected property owners be obtained to determine if a e MSBU before scheduling a public hearing with the Orange County



Balloting Process (Comptroller's Office)

- **IMPORTANT: If you do not receive your ballot or you lose your ballot, Contact the Orange County Comptroller Special Assessments Office**
 - Phone number: (407) 836-5770
 - Email: special.assessments@occompt.com
 - In person: 201 S. Rosalind Avenue, 4th Floor



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Summary

- Wekiwa BMAP requires reduction of nutrient loads
- Conventional septic tanks account for 29% of nitrogen discharged into groundwater
- Phase 3 consists of 214 homes in Palms 3 & 4
- Public funding available for ~ 90% of cost
 - Project must be completed by 2024
- Community commitment is essential
 - 67% of returned ballots must vote to pay for ~10% of the cost
- If balloting passes, construction would begin next year

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Questions & Answers