



# Sweetwater West HOA Coordination Meeting

July 16, 2020

# Sweetwater West HOA Coordination Meeting

## Orange County Utilities Discussion Agenda

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Update on Design Status

Update on Funding Status

Update on Balloting Status

# Sweetwater West HOA Coordination Meeting

Update on Design Status

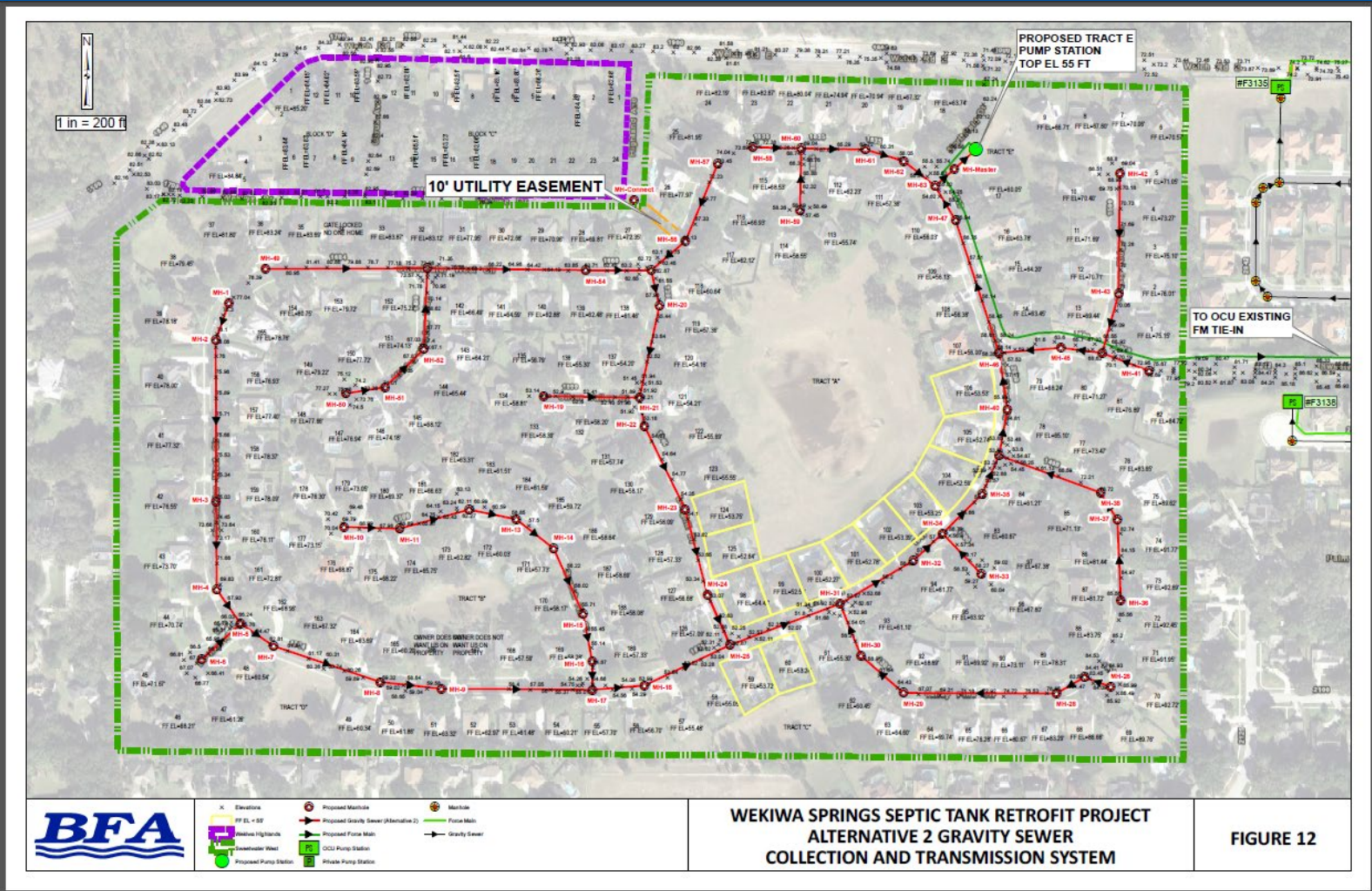
Summary of Design Activities

- **Onsite Activities**
  - Topographic and Boundary Surveying
- **Upcoming Onsite Activities**
  - Geotechnical Investigations
- **Ongoing Design Activities**
  - Gravity Sewer Plan & Profiles
  - Pump Station Layout and Flow Calculations
  - Coordination with Permitting Agencies

# Sweetwater West HOA Coordination Meeting

## Update on Design Status

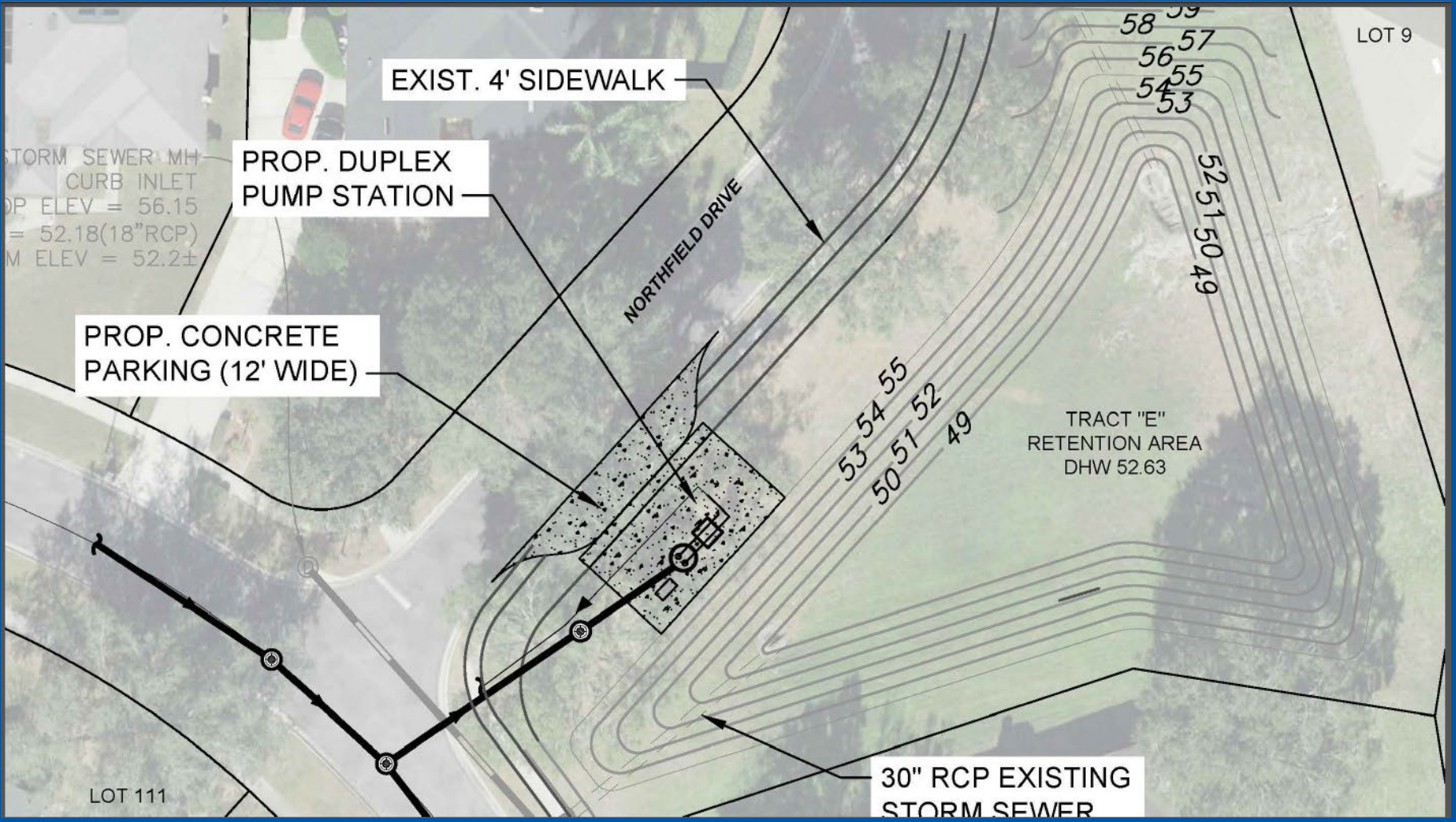
## Alternate Pump Station Site





# Sweetwater West HOA Coordination Meeting

## Update on Design Status Alternate Pump Station Site



# Sweetwater West HOA Coordination Meeting

## Update on Design Status

## Benefits of Alternate Pump Station Location

- Improved access
- Lower construction costs
- Less disruptive during construction
- Affects fewer properties
- More consistent with OCU design standards
- Smaller impact to drainage system/retention areas

# Sweetwater West HOA Coordination Meeting

## Update on Funding Status

### Matching Funding Applications Under Consideration

- **SJRWMD Cost Share Program**
  - \$1.5 million grant approved on 4/14/2020
- **Legislative Appropriations**
  - \$500,000 grant approved on 7/1/2020
- **FDEP Springs Restoration Program**
  - Multi-year program
  - Applied for grant of \$4.8 million over two years
  - Follow up expected in late summer
- **FDEP 319(h) Grant**
  - Covers specific construction activities such as sewer laterals and septic tank abandonments
  - Applied for grant of \$793,428
  - Follow up expected on rolling basis

# Sweetwater West HOA Coordination Meeting

## Update on Funding Status

### Funding Comparison by Source (Change Over Time)

<u>Funding Source</u>	<u>Status</u>	<u>Current % of Total Project</u>	<u>Current Amount (in millions)</u>	<u>Initial Amount (in millions)</u>
SJRWMD Cost Share Program	Approved	11.9%	\$ 1.50	\$ 1.50
FDEP Springs Restoration Program	Applied	37.9%	\$ 4.779	\$ 3.303
319(h) Grant through FDEP	Applied	6.3%	\$ 0.793	0
State Appropriations	Approved	4.0%	\$ 0.50	\$ 3.40
Contribution from Orange County Utilities	Per County Ordinance	25.0%	\$ 3.155	\$ 3.155
Contribution from Residents		10.0%	\$ 1.262	\$ 1.262
Total Funding Approved/Applied		95.0%	\$ 11.99	\$ 12.62
<b>Total Project Cost</b>		<b>100.0%</b>	<b>\$ 12.62</b>	<b>\$ 12.62</b>
Funding Gap		5.0%	0.631	0



# Sweetwater West HOA Coordination Meeting

## Update on Balloting Status

### Schedule

- Community meeting in August 2020 (funding gap)
- OCU to meet with BCC in September (funding gap)
- Community meeting in September 2020 (official ballot)
- Mail out official ballots in October
- Ballots due to Comptroller (30 Days)
- Comptroller to Provide Verification in November
- Prepare Notice of Intent in December. Advertise for 4 weeks.
- Notice of Intent hearing on 2/23/2021
- Public hearing prior to 5/31/2021
- Collections begin after 11/1/2021

# Sweetwater West HOA Coordination Meeting

## Update on Balloting Status

### Sample Ballot



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

September, 2020

«PARCEL\_ID»  
«NAME»  
«ADDR1»  
«ADDR2»  
«CITY» «STATE» «ZIP\_5»

Subject: **Wekiwa Springs Septic Tank Retrofit Project**

Dear Property Owner:

Enclosed is your ballot for voting on the construction of an Orange County gravity sewer collection system in the Hiawassee Highlands and Sweetwater West areas. This gravity sewer collection system project would be proposed as a part of the County-wide Septic Tank Retrofit Program. In addition to the gravity sewer collection system, the project will also include repaving existing asphalt roadways from curb to curb. In accordance with the Retrofit Program Policy, 67% of the total affected property owners must vote for construction of the gravity sewer collection system before the County will continue consideration of the project. Your property has been identified as one that would be included in the project and you would be responsible for any costs indicated below.

Property owners must also indicate their desire for the County to establish the project area as a Municipal Service Benefit Unit (MSBU). An MSBU designation provides property owners the opportunity to pay for their share of the cost of the gravity sewer collection system over a 10-year period. A fixed amount assessment would be included on the annual property tax bill of all benefiting properties. County policy requires that input from affected property owners be obtained to determine if a significant interest exists for the establishment of the MSBU before scheduling a public hearing with the Orange County Board of County Commissioners.

Your vote is to be indicated on the enclosed ballot. Please read the following and the enclosed ballot carefully.

The ballot options are:

**OPTION 1: CONSTRUCTION OF A GRAVITY SEWER COLLECTION SYSTEM AND ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT UNIT**

Voting for this option would signify a desire for the construction of a gravity sewer collection system to serve the project area and the establishment of an MSBU. The estimated, not to exceed, costs for each OWNER-OCCUPIED RESIDENTIAL property are presented below.

For verified owner-occupied residential properties, the cost is \$8,000 per parcel for the collection system and private property cost components and fees. Owner-occupied residential properties may qualify for Community Development Block Grant (CDBG) funds to cover the \$8,000 private property costs and fees if certain criteria are met.

The private property cost components and fees include the cost of construction work within the property's boundaries (i.e. connection of the dwelling's plumbing to the sewer main, abandonment of septic tank, etc.), and the Orange County Utilities Capital Fee.

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 6.0% and a \$2.50 administration fee.

Utilizing the 10-year MSBU financing, the annual assessment for the gravity sewer collection system and private property

cost components and fees would be \$8,000 for an annual assessment total of \$779.53 per year.

**OPTION 2: NO CONSTRUCTION OF A GRAVITY SEWER COLLECTION SYSTEM**

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

PLEASE READ THE BALLOT CAREFULLY. Then indicate on the ballot whether you are in favor of construction of a gravity sewer collection system and establishment of an MSBU (Option 1), or you are not in favor of construction of a gravity sewer collection system (Option 2). If you vote in favor of the construction of a gravity sewer collection system (Option 1), you agree to pay your share of the cost.

The final decision concerning the construction of a Hiawassee Highlands and Sweetwater West Gravity Sewer Collection System Project rests with the Orange County Board of County Commissioners (Board). The results of the community meetings and balloting will be submitted to the Board for review. Potential projects presented to the Board for consideration would not be acted upon until a public hearing is conducted. All affected property owners would be notified of the date and time of such public hearing by mail. The public hearing would be held during the customary 8:00 a.m.-5:00 p.m., Monday through Friday working hours. If you cannot attend the public hearing, you may contact your County Commissioner at 407-836-7350 to present comment concerning this matter.

If you have any questions concerning this, please call David Arms at 407-254-9894. Questions may also be emailed to David.Arms@ocfl.net.

Sincerely,

Ann Dawkins  
MSBU Supervisor, Special Assessments

Enclosures

www.OrangeCountyFL.net  
Para más información, por favor llame al Departamento de Utilidades del Condado de Orange y pida hablar con un representante en español. El número de teléfono es 407-836-7000.

# Sweetwater West HOA Coordination Meeting

## Update on Balloting Status

### Sample Ballot



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

September , 2020

**BALLOT**

**HIWASSEE HIGHLANDS AND SWEETWATER WEST GRAVITY SEWER COLLECTION SYSTEM PROJECT**

I am/we are the owners of the property included in the boundaries of the proposed Hiwassee Highlands and Sweetwater West Gravity Sewer Collection System 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.

**OPTION 1:** I am in favor of the construction of a gravity sewer collection system for the Hiwassee Highlands and Sweetwater West Gravity Sewer Collection System Project area. In addition to the gravity sewer collection system, the project will also include repaving existing asphalt roadways from curb to curb. I understand I am responsible for paying the applicable costs described in 1 through 2 below:

- For verified owner-occupied residential properties, the cost is \$8,000 per parcel for the collection system and private property cost components and fees. Owner-occupied residential properties may qualify for Community Development Block Grant (CDBG) funds to pay the \$8,000 private property cost components and fees if certain criteria are met.
- 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 5.0% 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 gravity sewer collection system for the Hiwassee Highlands and Sweetwater West project area.

**SEE NEXT PAGE!**

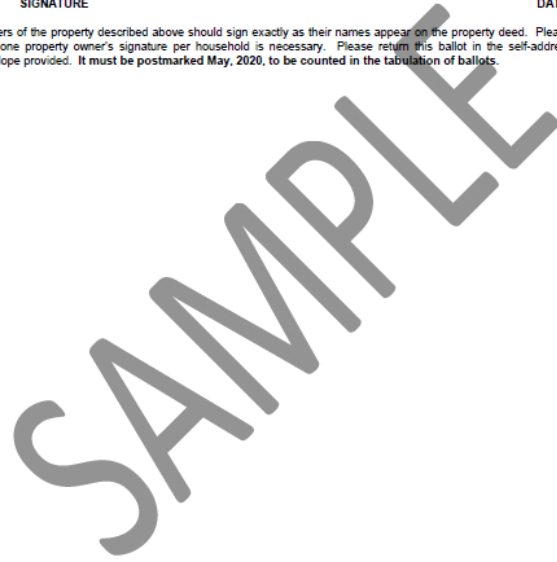
PRINT NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Owners of the property described above should sign exactly as their names appear on the property deed. Please note that only one property owner's signature per household is necessary. Please return this ballot in the self-addressed return envelope provided. It must be postmarked May, 2020, to be counted in the tabulation of ballots.





## Q & A