



**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



District 2 Commissioner
Christine Moore
District2@ocfl.net

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
9150 Curry Ford Road
Orlando, FL 32825
(407) 254-9694
David.Arms@ocfl.net

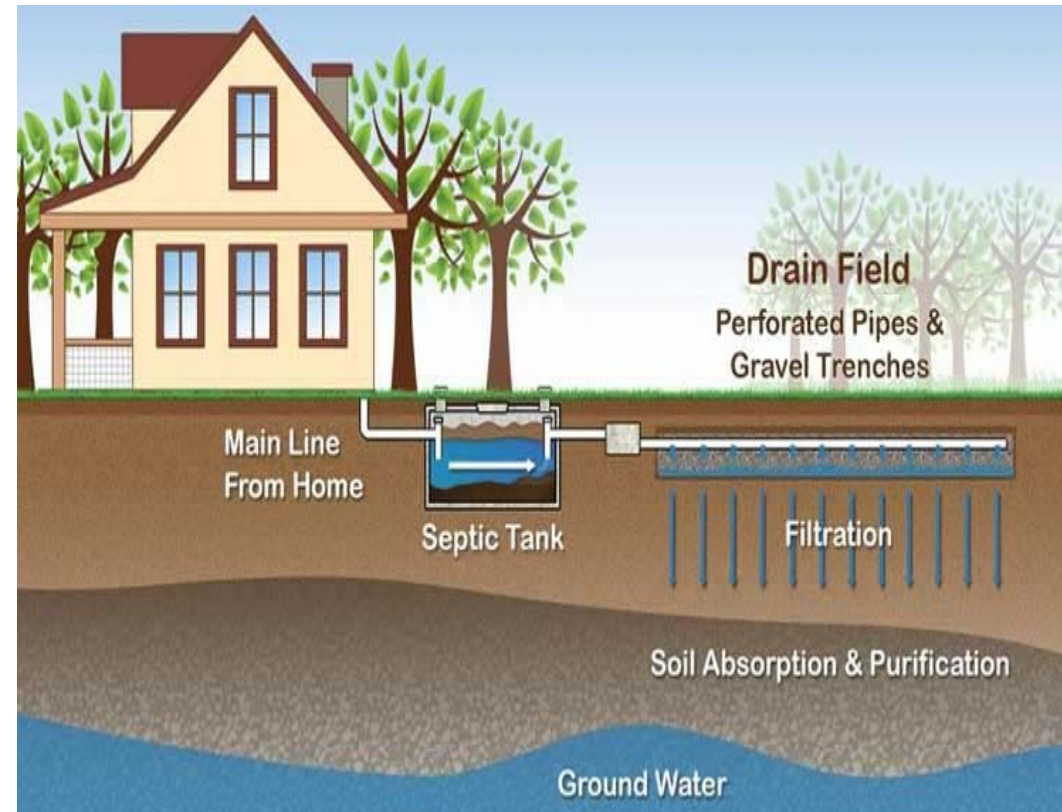


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- Onsite Sewage Treatment & Disposal System (OSTDS)
 - Collect wastewater in a water tight tank
 - Solids settle to the bottom
 - Liquid (effluent) exits the tank to a drain field
- Drain field
 - Spreads effluent into unsaturated soil, where it is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



Background

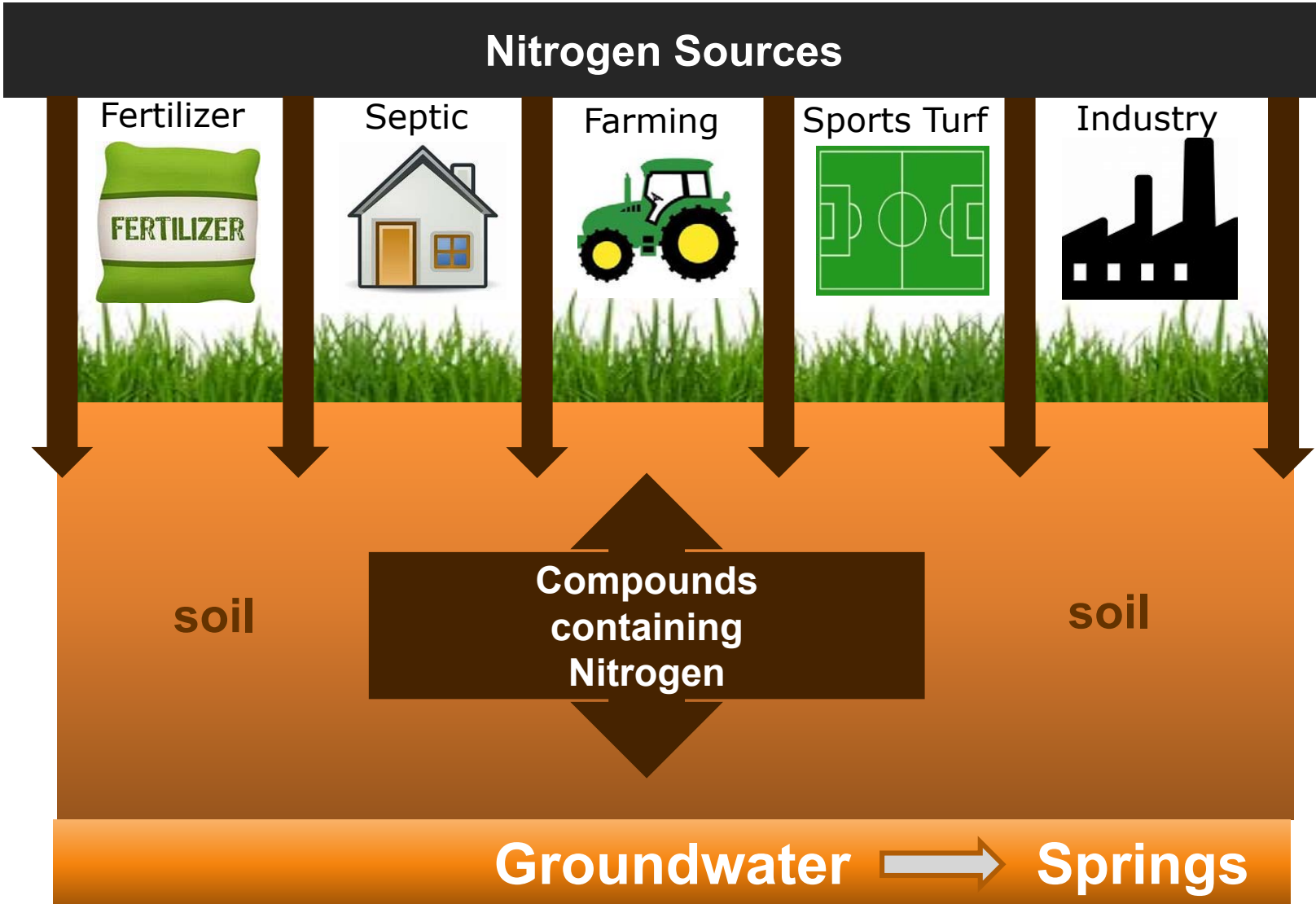
- The Wekiwa River and Rock Springs Run are impaired by nutrients:
 - Phosphorous
 - Nitrogen
- Excess nutrients cause overabundance of algae
 - Reduce diversity of plants and animals
 - Cause fish kills



Background

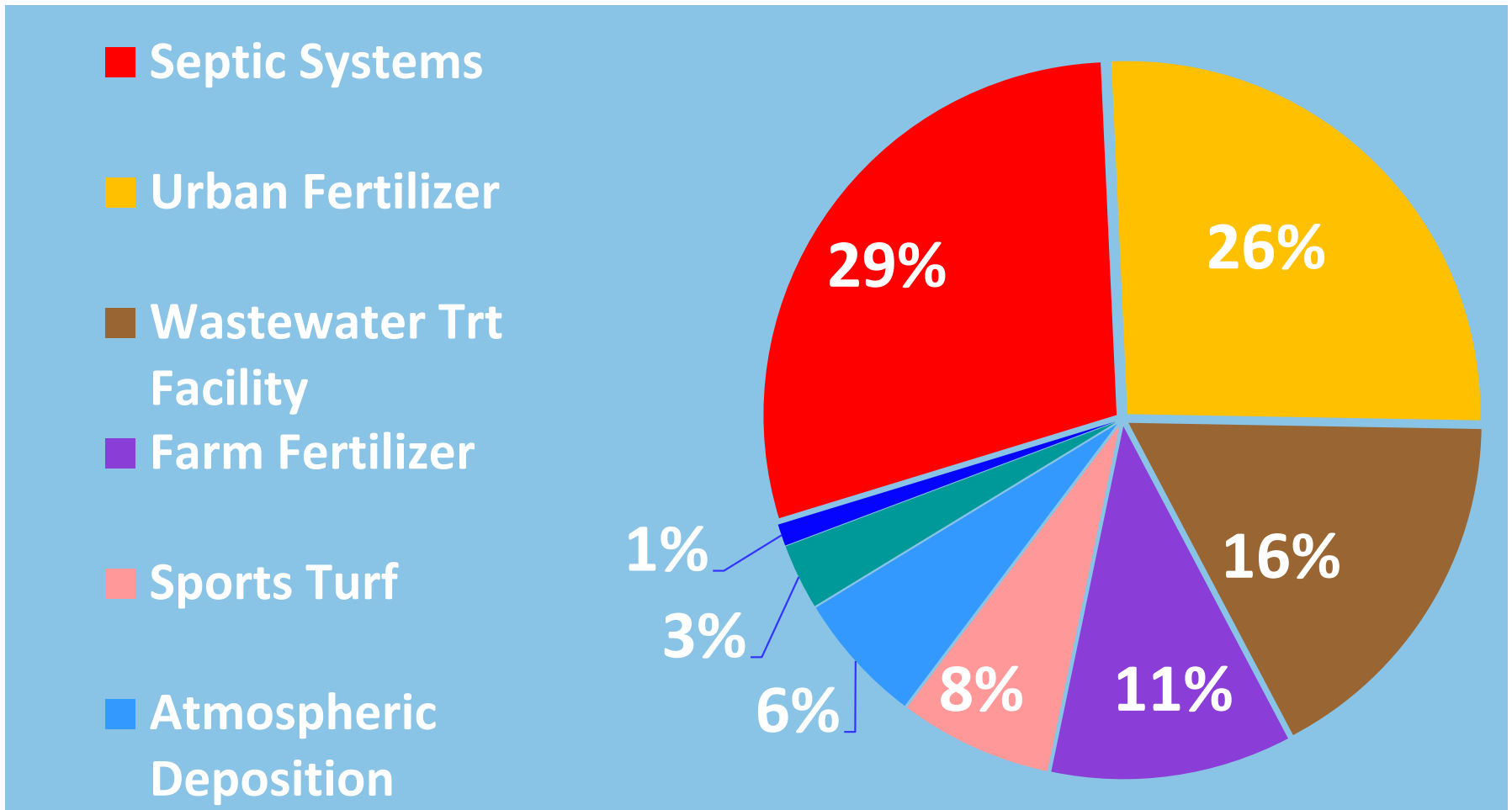
- Spring protection initiatives have been ramping up for more than 15 years
- 2016 - Florida Springs and Aquifer Protection Act
 - Required an update to the Wekiwa Springs and Rock Springs Basin Management Action Plan (BMAP)
 - Requires specific nutrient load reductions within 5, 10 and 15 years of BMAP
 - 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

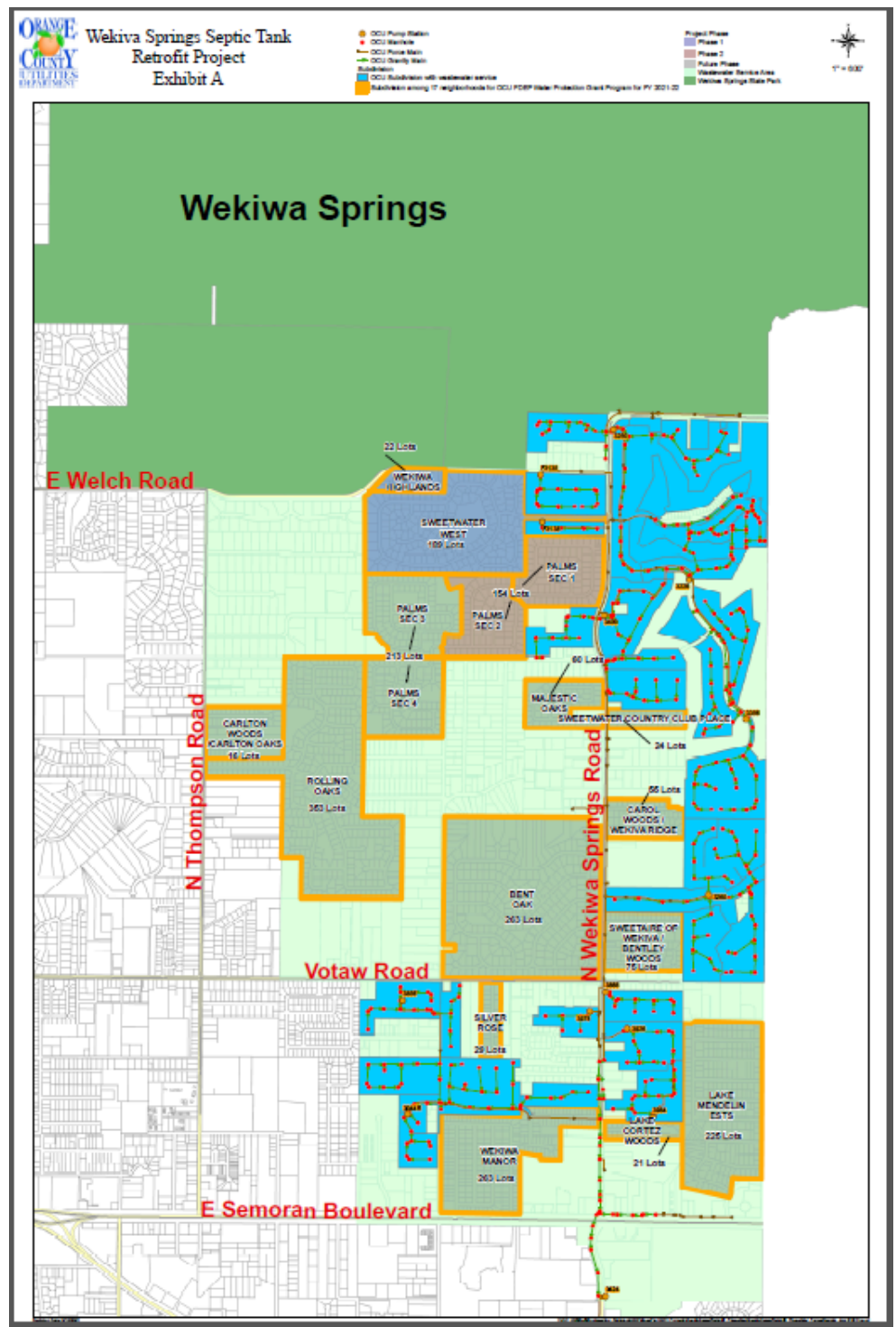
- Wekiwa Spring and Rock Springs Basin Management Action (BMAP)
 - Creates Priority Focus Area (PFA) Boundary
 - 5, 10 and 15 year milestones
 - Requires treatment of septic loads
 - 100% reduction plan by Year 15 to meet TMDL
 - Target lots of less than one acre
- All septic systems will be required to upgrade or connect to sanitary sewer
- For neighborhoods that are in the Wekiwa Springs Septic-to-Sewer Program, when septic tanks require maintenance or repairs, they can remain conventional septic systems and are not required to be upgraded to enhanced septic systems

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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 (214 homes)

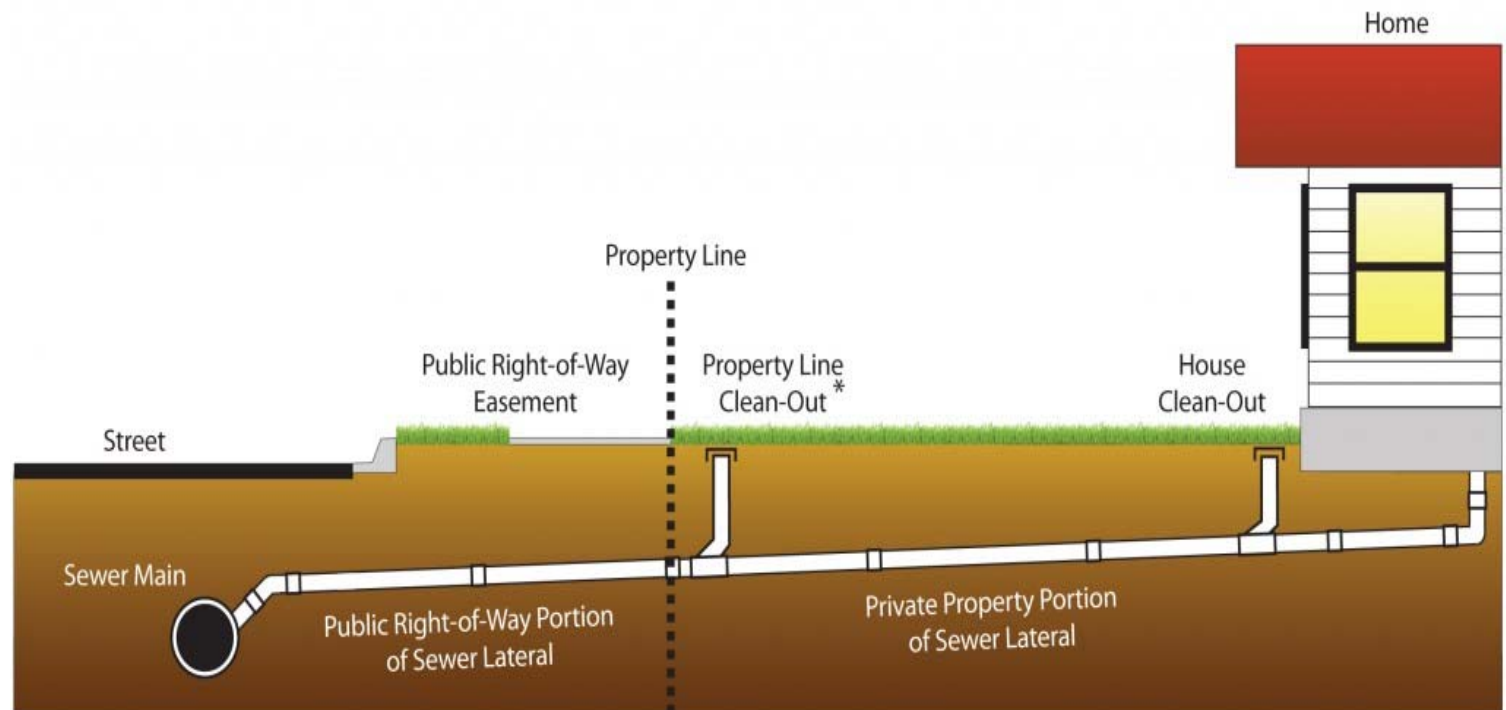


Septic-to-Sewer Program

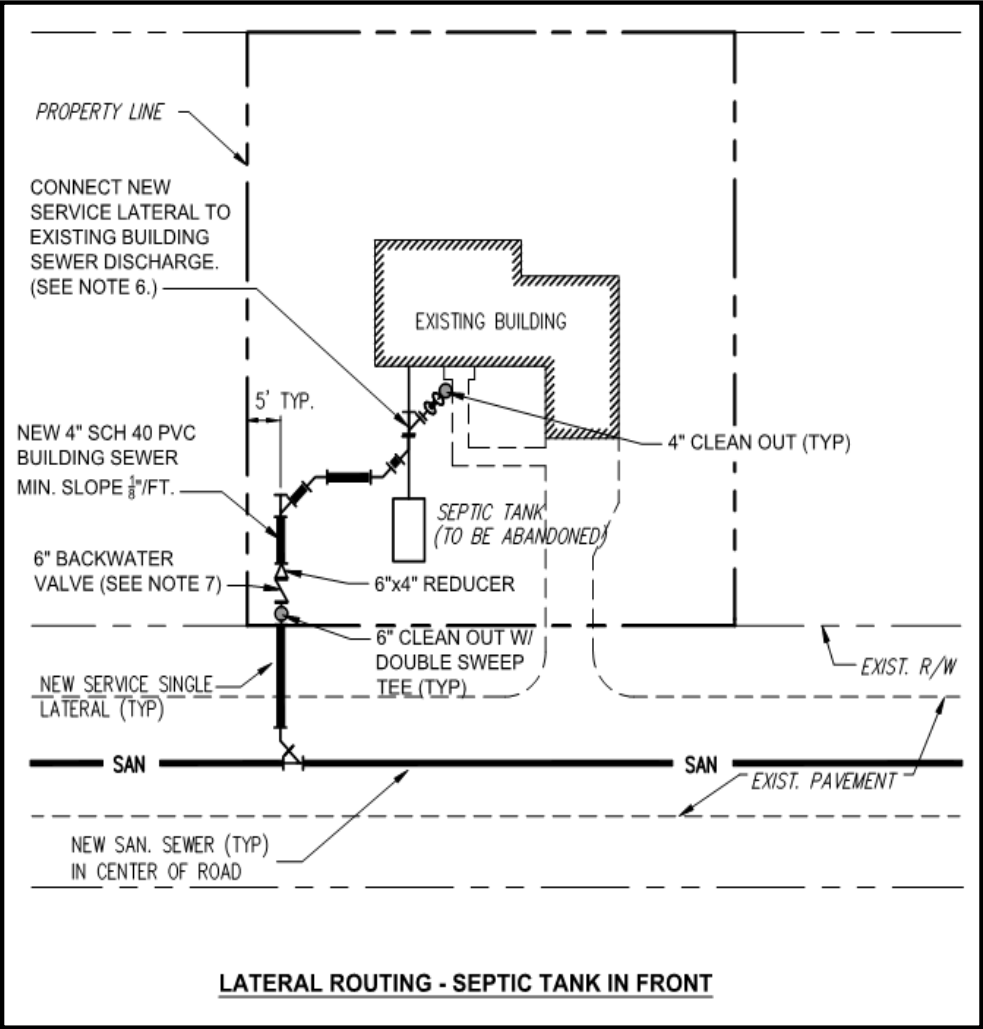
- Project Considerations (Phases 3-6)
 - Public funding is secured for 1,088 septic-to-sewer connections
 - Phase 3 is next (214 homes)
 - Community buy-in needed prior to design
- Project Objectives
 - Construct a gravity sewer system
 - Eliminate septic tanks to reduce nutrient loading of the springs
- 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

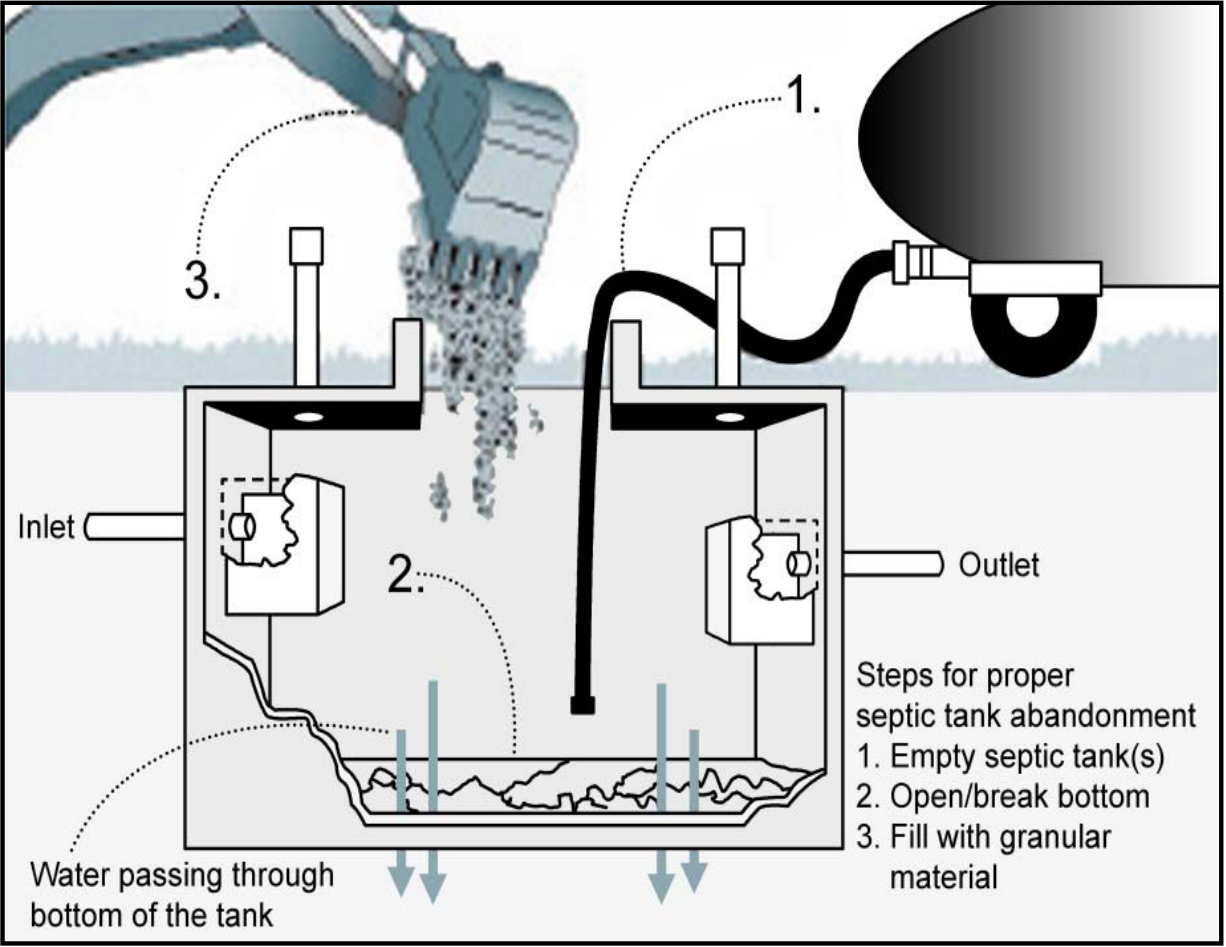


- Install new 4-inch sewer lateral and connect at existing discharge point
- Includes connection of each home to central sewer by the OCU contractor upon receiving authorization from the homeowner via license agreement
- Septic tanks will be abandoned in place in accordance with law: remove liquids and 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

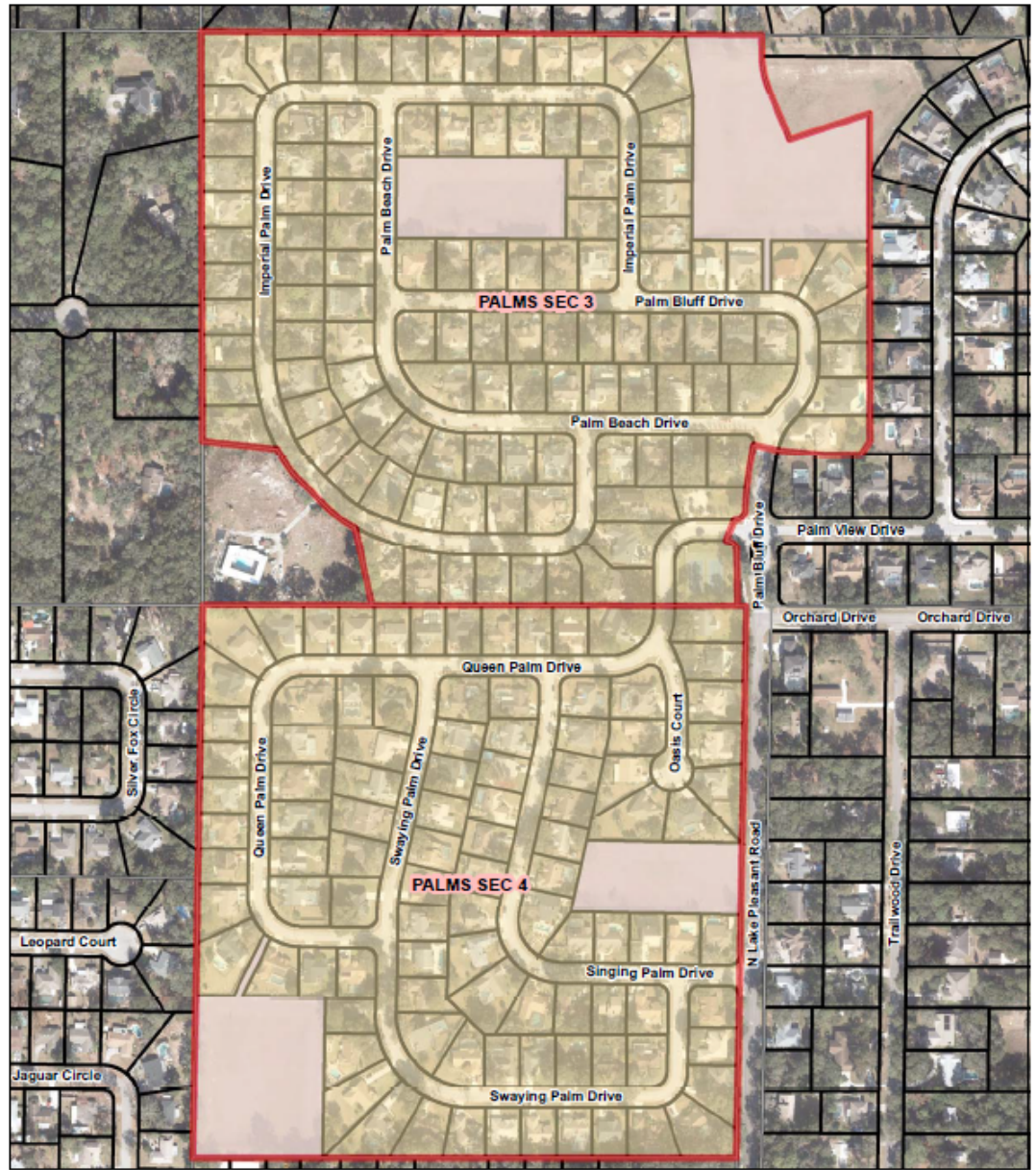
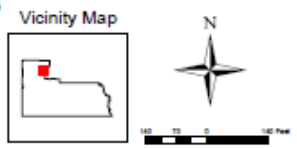


Wekiwa Springs Area Septic Tank Retrofit - Phase 3

Legend

 Phase 3
 BCC Owned

Phase 3	
The Palms Phase III	113 Parcels
The Palms Phase IV	101 Parcels
Total	214 Total Parcels



Revision Date: 3/20/22

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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

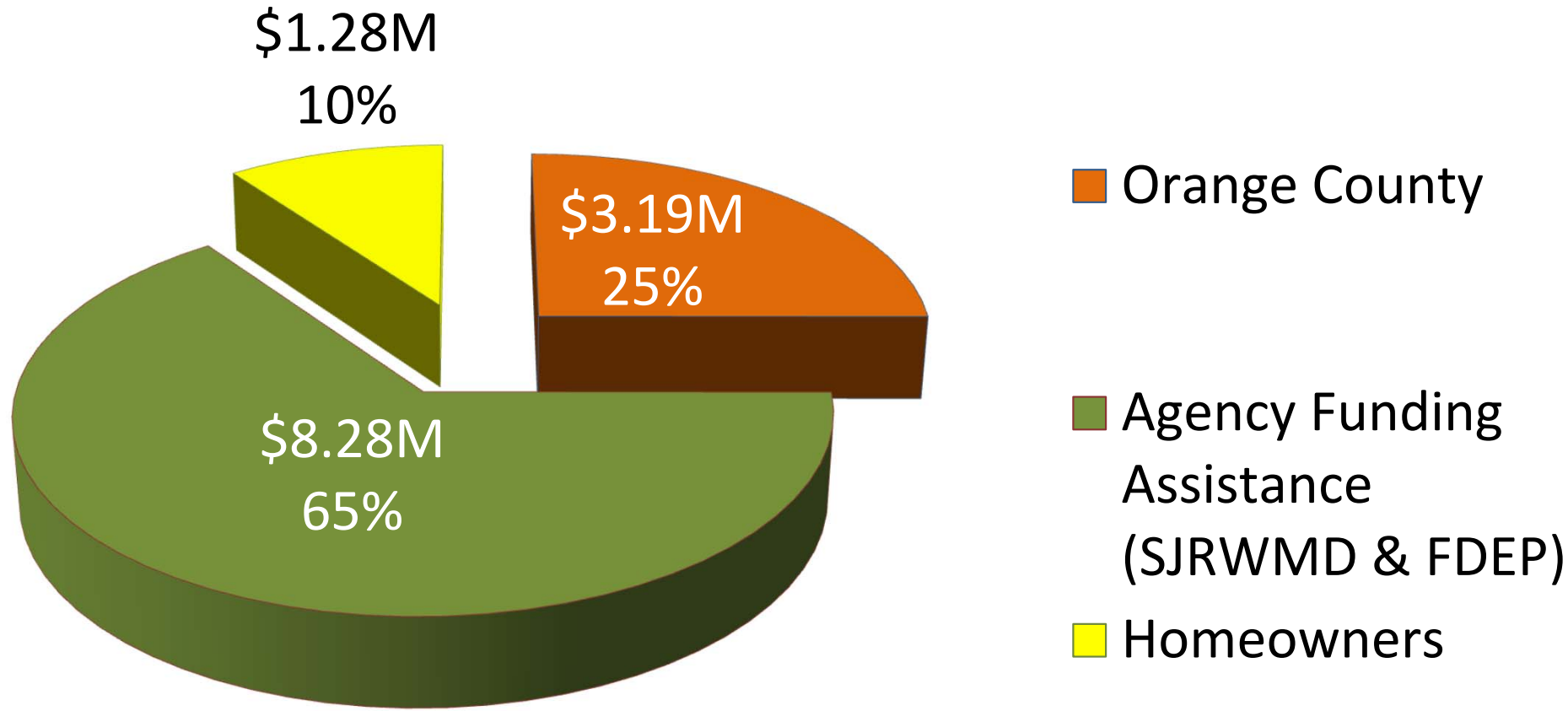
- Average Cost Per Parcel for Phase 3 – 214 parcels
 - Public Utility System \$ 49,923
 - Capital Charges, Meters, etc. \$ 4,106
 - Individual Site Work & Restoration \$ 1,050
 - Septic Tank Abandonment \$ 4,500
 - TOTAL \$ 59,579



Phase 3 Project Details

- Orange County Utilities Contribution
 - \$3.19 million (25%)
- SJRWMD Cost Share Program
 - \$2.55 million – approved 5/10/2022 (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




* For projects with greater than 50% public funding

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: 407-836-5783

May __, 2022

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

Subject: Wekiwa Springs Septic Tank Retrofit Project-Phase 3

Dear Property Owner:

Enclosed is your ballot for voting on the construction of an Orange County wastewater project in the Palms III and Palms IV subdivisions. This wastewater project would be proposed as a part of the Wekiwa Springs Septic Tank Retrofit Program. 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 benefiting property, and any associated wastewater capital charges and connection fees. **Your property has been identified as one that would be included in the project and you would be responsible for any costs indicated below.**

Homeowners of all benefiting properties are required to contribute to the cost of the wastewater project in the form of a fixed amount as outlined below. The sum total of the contributions from the homeowners is equal to 10% of the project cost. The remainder will be funded by contributions from Orange County Utilities (at 25%) and multiple state appropriations and grants (at 65%). In accordance with the Orange County Utilities Department Septic Tank and Private Well Retrofit Program Policy, for a retrofit project at 50% or greater publicly funded to be considered for implementation, 67% of the returned ballots from the property owners must indicate their interest in connecting to the County system. The funding structure for the project is detailed in the table below.

Source	Funding (in millions)	Percentage of Total	Funding Contribution per Home
SJRWMD	\$2.55	20%	\$11,916
FDEP	\$5.73	45%	\$26,771
Orange County	\$3.19	25%	\$14,895
Homeowners	\$1.28	10%	\$5,000
Totals	\$12.75	100.0%	\$59,582

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 wastewater project 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.

1

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 benefiting property is \$5,000.00 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 **\$709.48** 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.

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

The final decision concerning the construction of the Palms III and Palms IV Wastewater 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 comments concerning this matter.

If you have any questions concerning this, please call David Arms at 407-204-3694. 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.

2

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.

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 benefiting 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 benefiting property, the costs \$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 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 June 17, 2022, to be counted in the tabulation of ballots.

3



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 parcels 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