



**WEKIWA SPRINGS SEPTIC TO SEWER PROJECT
PHASE 4 – ROLLING OAKS, CARLTON WOODS &
CARLTON OAKS – DISTRICT 2
WEDNESDAY, AUGUST 2, 2023**

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

Agenda

- Welcome
- Background
- Septic-to-Sewer Program
- Phase 4 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
 - Services for water, wastewater, reclaimed water, garbage & recycling
 - Wastewater services for a population of 1,046,000
 - Four Regional Wastewater Plants
 - 1,421 miles of gravity mains and 641 miles of force mains
 - 823 pump stations
 - Ranked #1 in Customer Satisfaction for Midsize Water Utilities in the South by J.D. Power



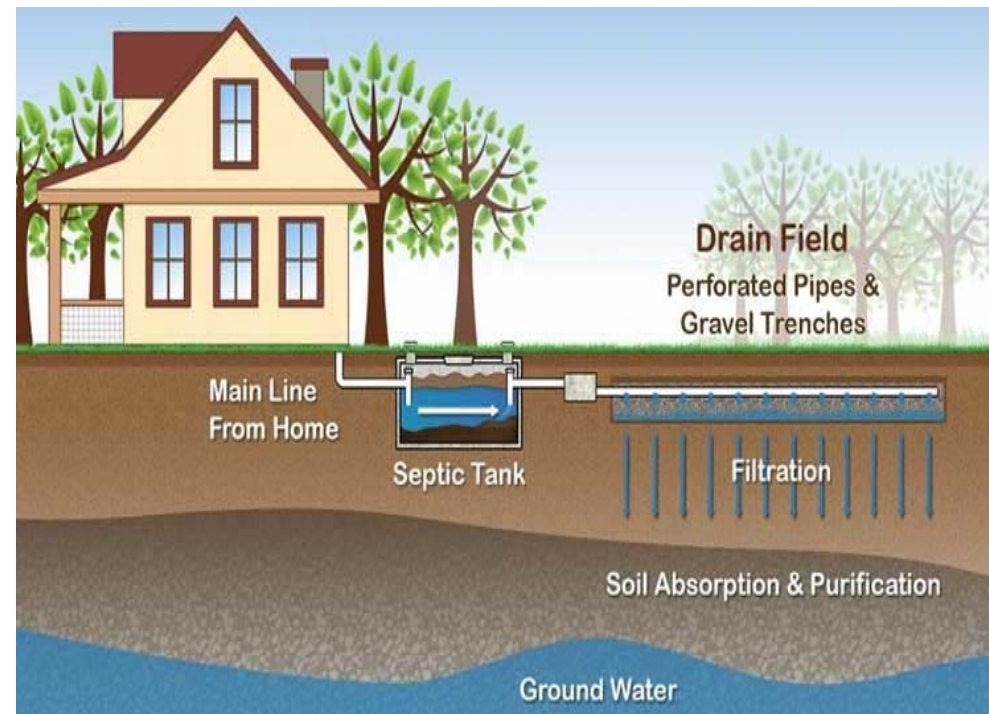
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Background

- 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

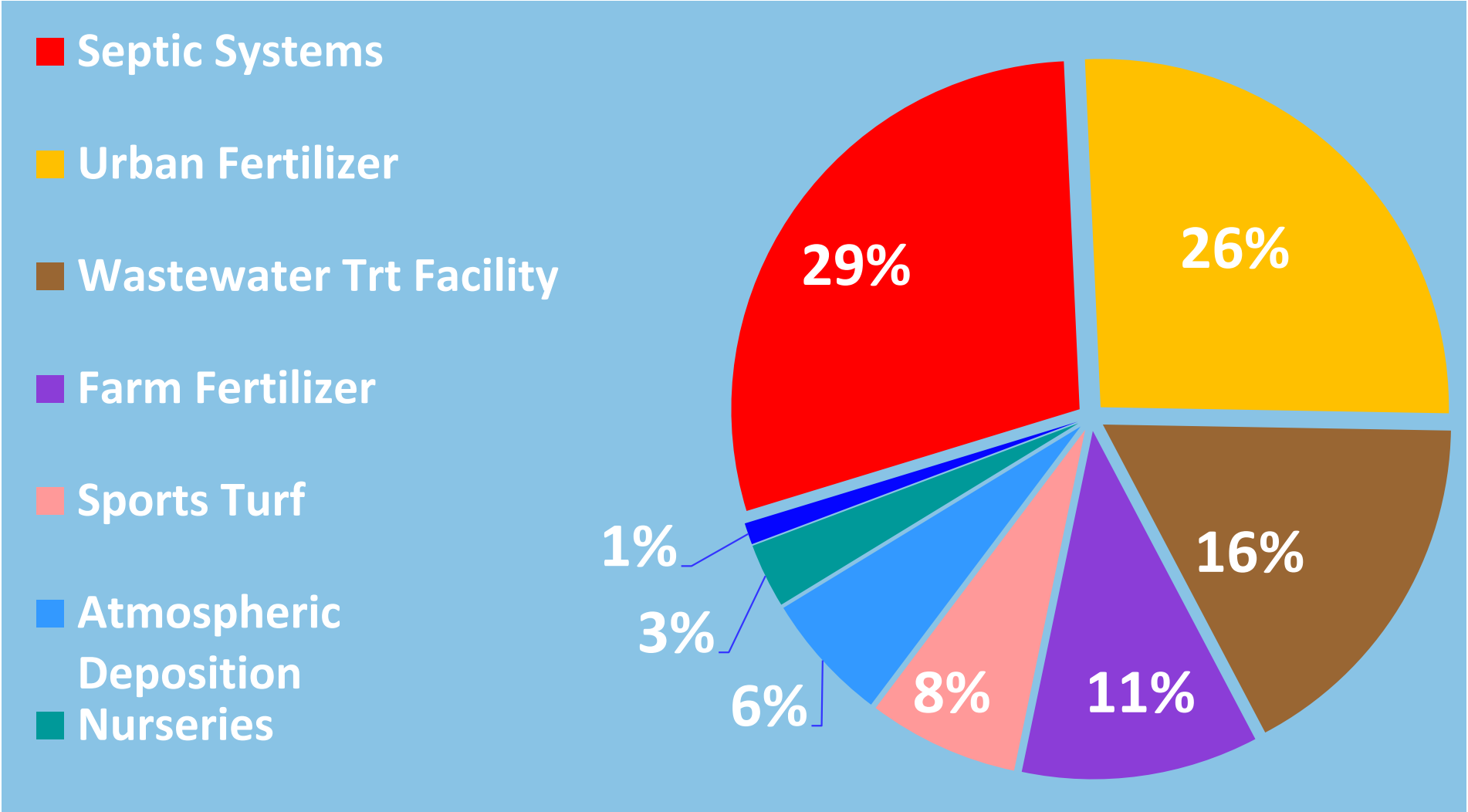


Background

- Spring protection initiatives have been ramping up for more than 15 years
- Wekiwa Spring and Rock Springs Basin Management Action (BMAP)
 - Became effective in 2021
 - Creates Priority Focus Area (PFA) Boundary
 - Identifies septic tanks as the source of 29% of nitrogen in the springs
 - Requires treatment of septic loads
 - Establishes 5-, 10- and 15-year milestones for nutrient reductions
- Septic systems in the PFA that are less than one acre are affected
 - Connect to sanitary sewer
 - Upgrade to enhanced OSTDS that reduces nutrient loads
 - Estimated costs range from \$15,000 to \$25,000 per system
- **BOTTOM LINE: Homeowners in the PFA less than one acre will have to upgrade to an enhanced OSTDS or connect to sewer. This is true if/when repairs are needed or by a date to be established by FDEP. No exceptions!**



Background



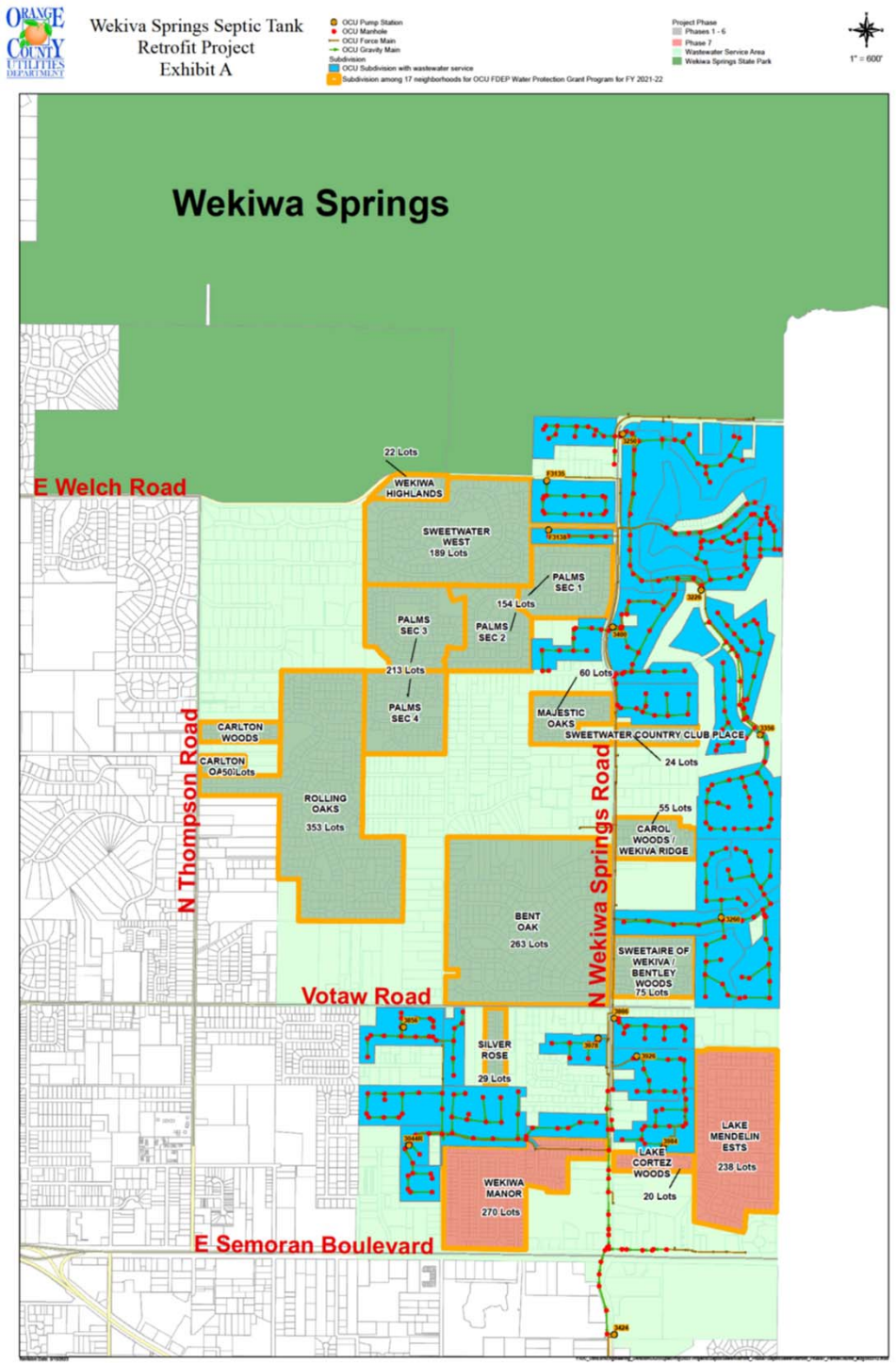
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Septic-to-Sewer Program

- Eliminate septic tanks in 20 neighborhoods closest to Wekiwa Springs
 - Multi-year plan
 - 2,009 septic tanks
 - \$140 million
- Phase 1 (Sweetwater West and Wekiwa Highlands) and Phase 2 (The Palms 1 & 2) are under construction (211 homes)
- Phase 3 (The Palms 3 & 4) will begin construction in Fall 2023 (214 homes)



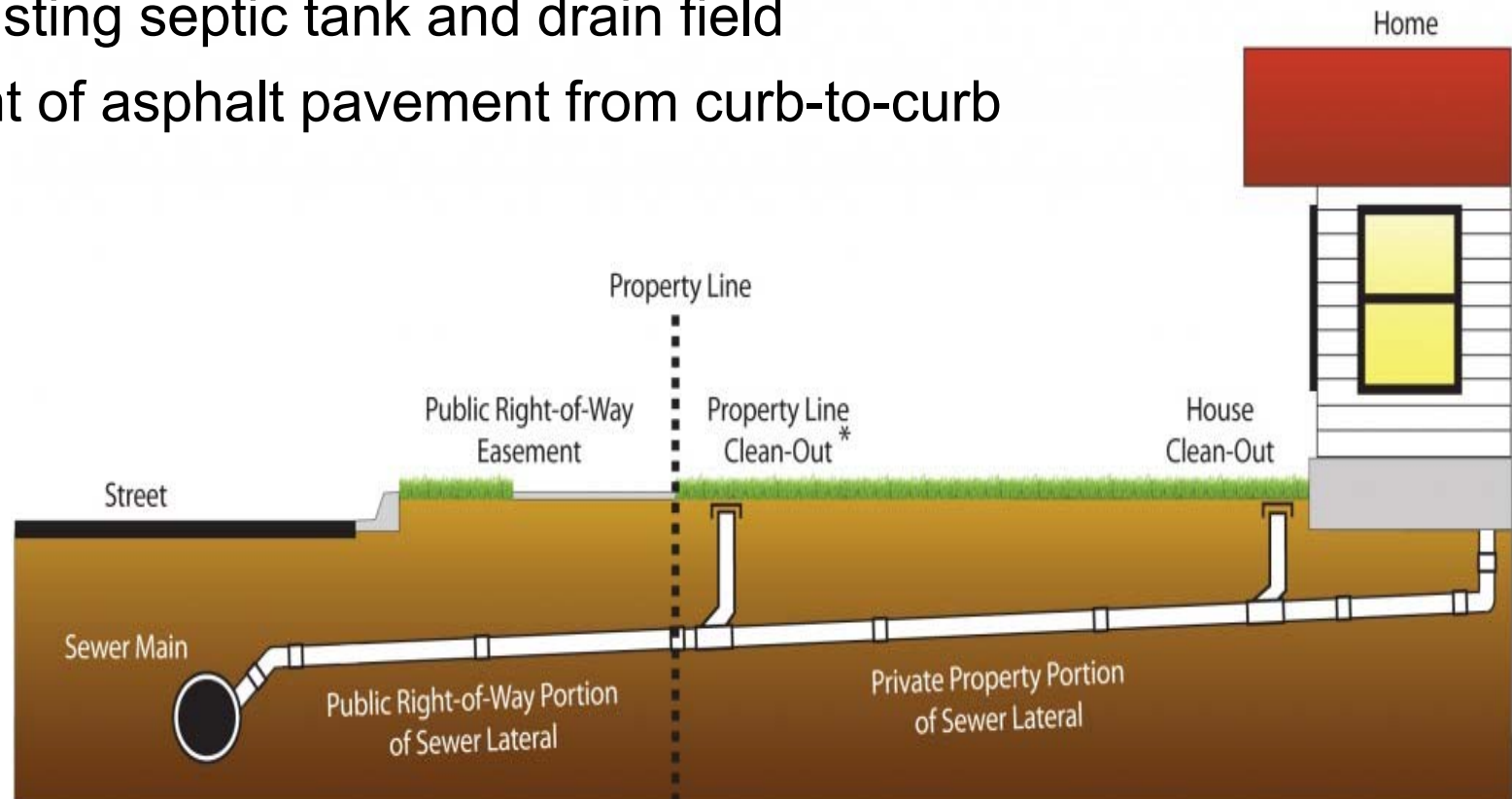
Septic-to-Sewer Program

- Project Considerations
 - Public funding is secured for all septic-to-sewer connections in the program
 - Phase 4 (Rolling Oaks, Carlton Woods & Carlton Oaks) is included (396 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

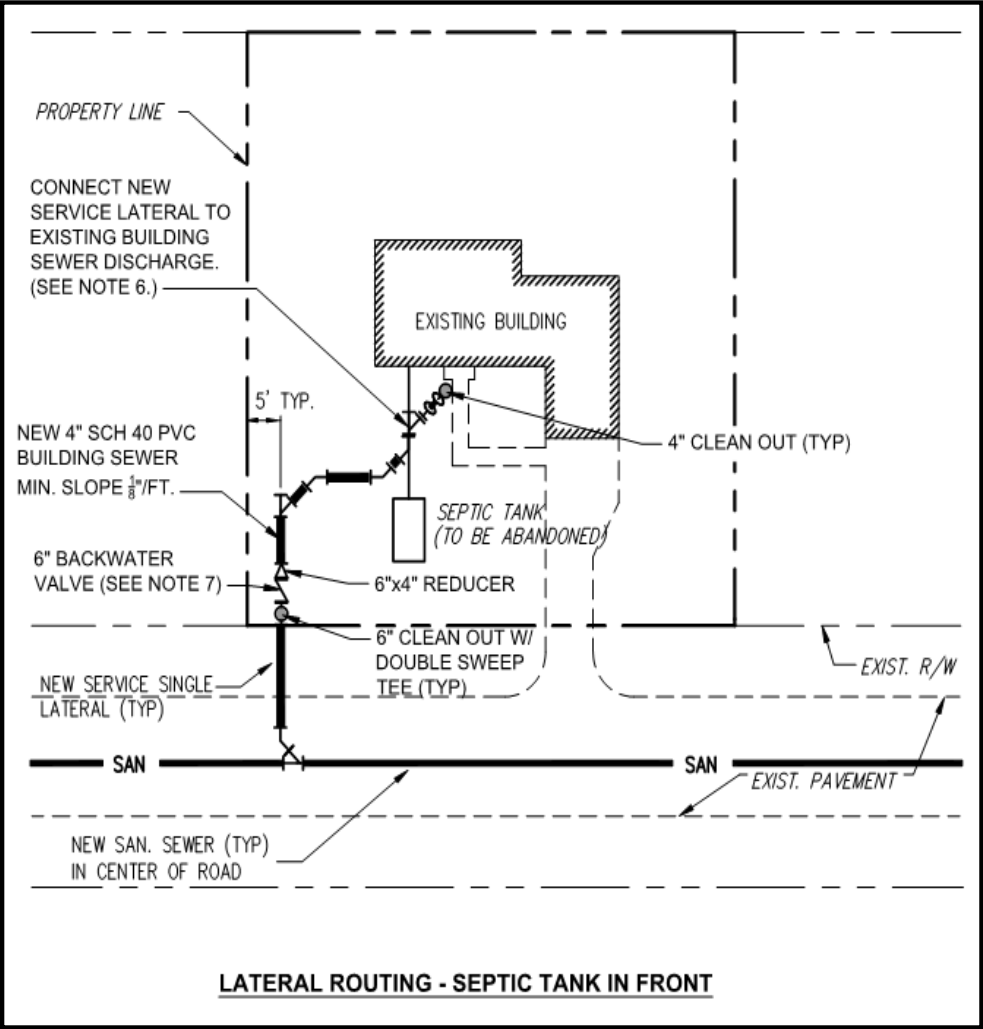


Septic-to-Sewer Program

- 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

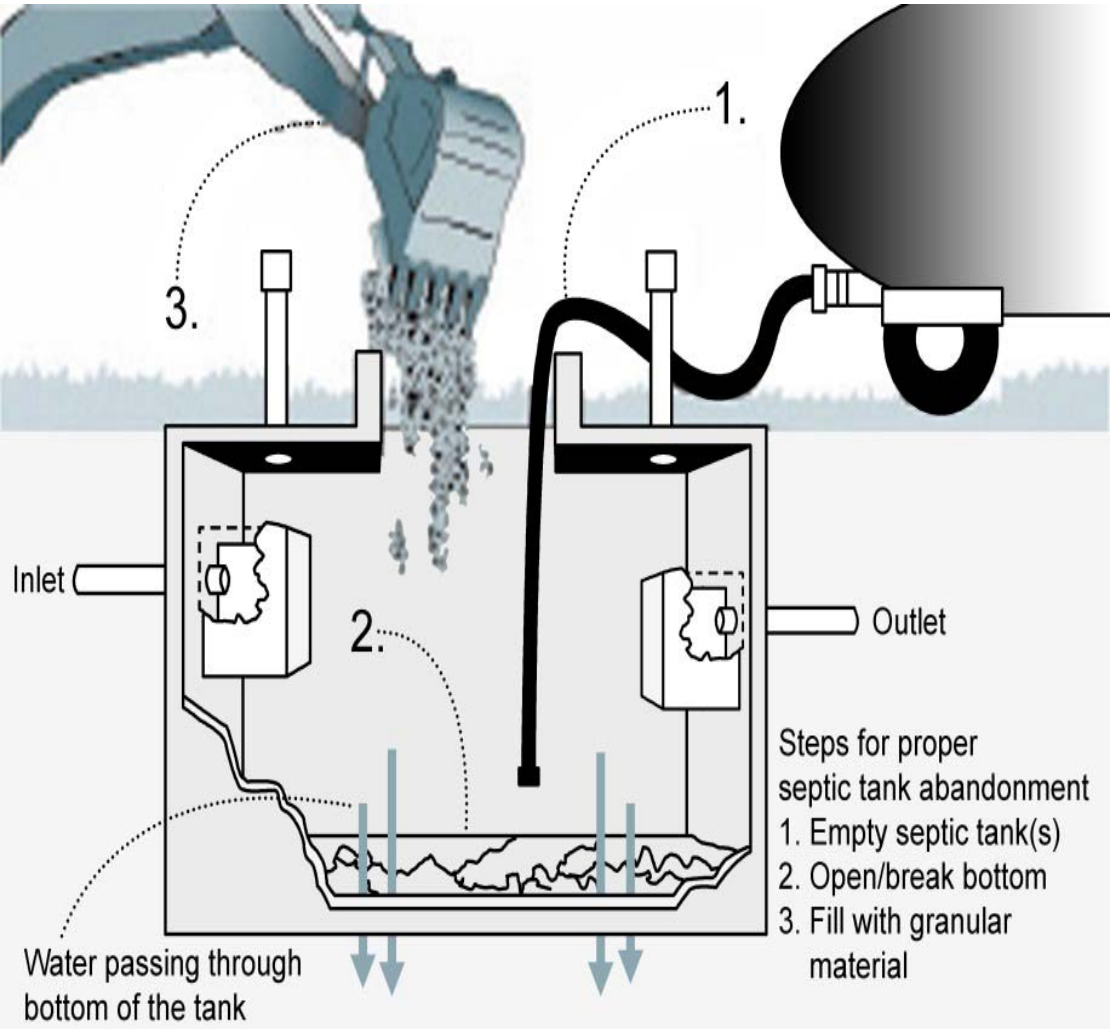


- Install new 4-inch sewer lateral and connect at existing discharge point
- Includes connection of each home to central sewer by the OCU contractor upon receiving authorization from the homeowner via license agreement
- Septic tanks will be abandoned in place in accordance with law: remove liquids and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



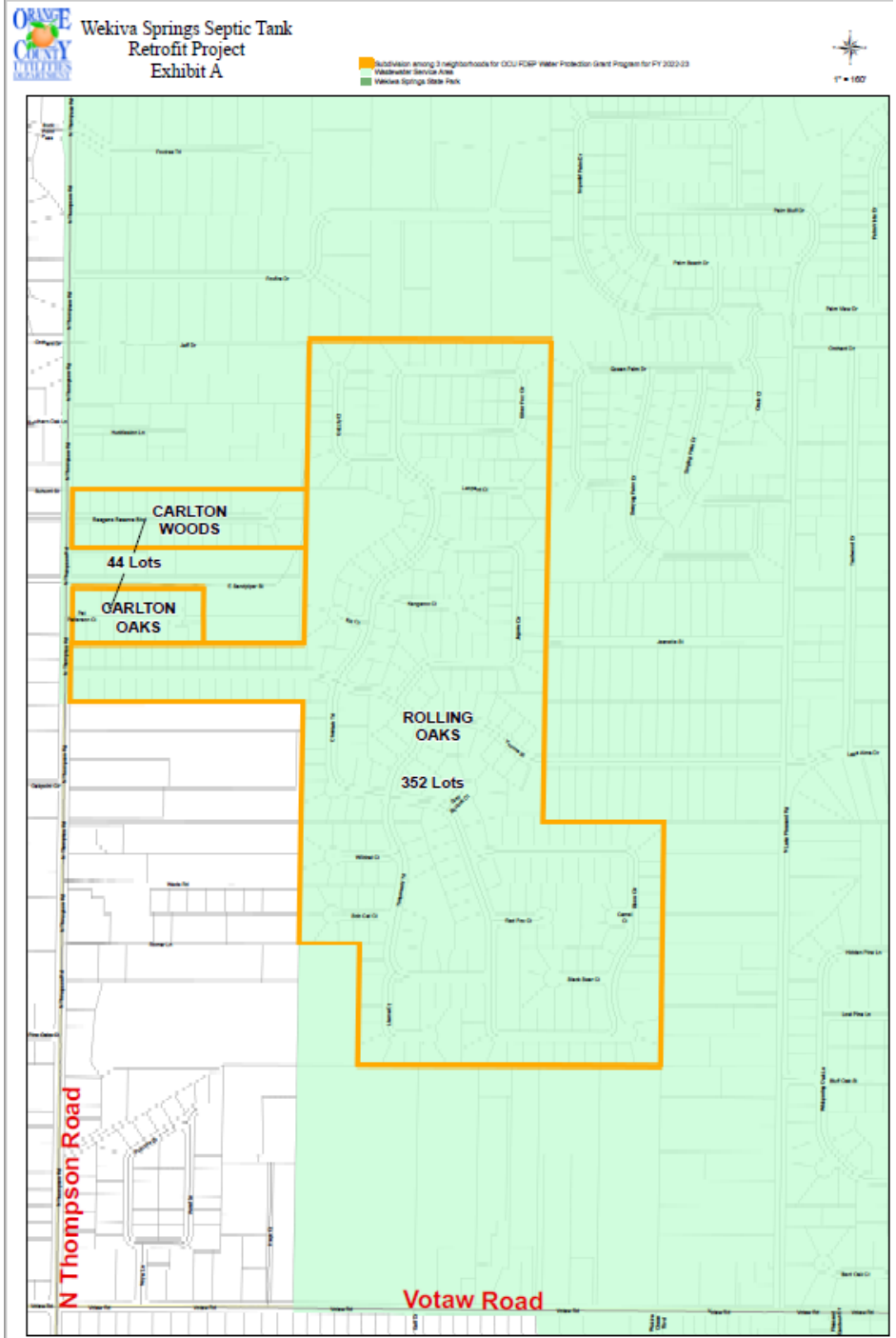
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Septic-to-Sewer Program

- Rolling Oaks, Carlton Woods & Carlton Oaks
 - 396 parcels
 - \$75,000 per parcel
 - \$29.70 million



Phase 4 Project Details

- Cost Summary for Phase 4 – 396 parcels

	Current Estimate
▪ Design	\$ 2,000,000
▪ Other (preconstruction)	\$ 400,000
▪ Construction	\$ 25,220,000
▪ Other (post-construction)	\$ 2,080,000
▪ TOTAL	\$ 29,700,000



Phase 4 Project Details

- Average Cost Per Parcel for Phase 4 – 396 parcels
 - Public Utility System \$ 54,992
 - Capital Charges, Meters, etc. \$ 5,250
 - Individual Site Work & Restoration \$ 7,088
 - Septic Tank Abandonment \$ 7,670
 - TOTAL \$ 75,000

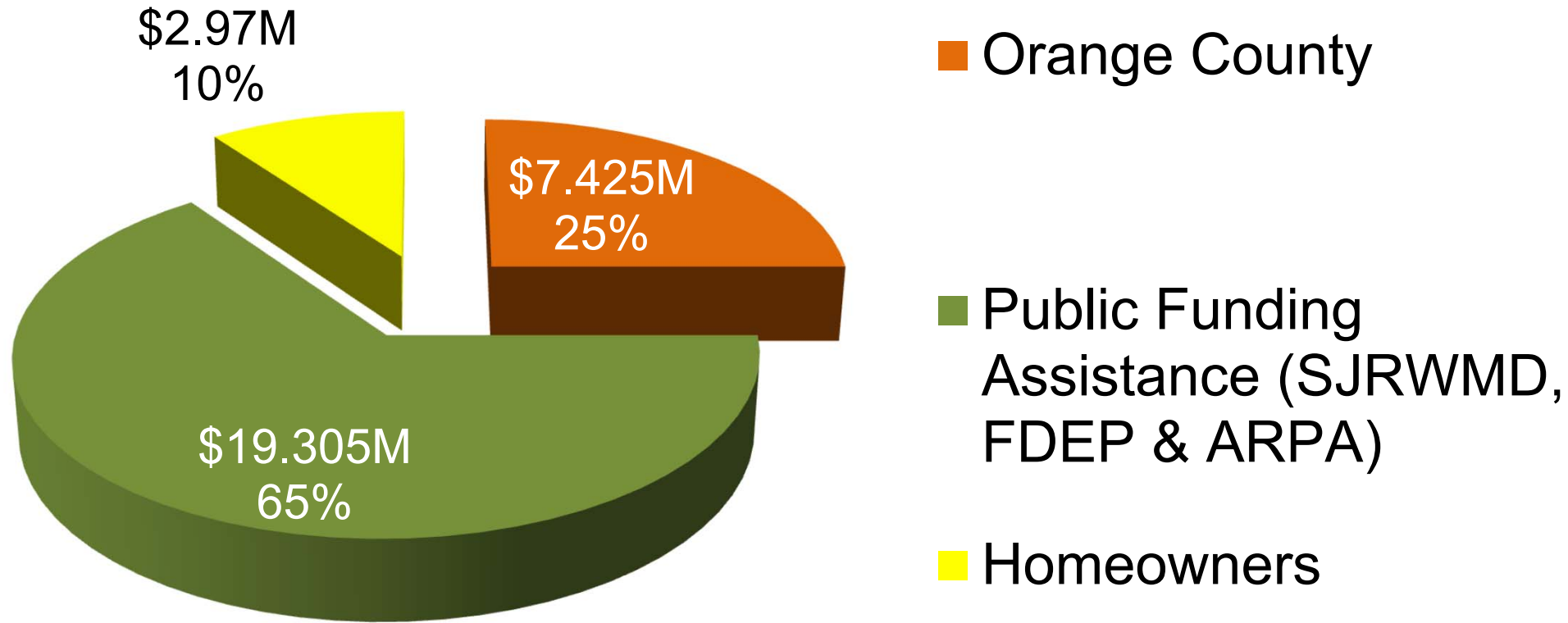


Phase 4 Project Details

- Orange County Utilities Contribution
 - \$7.425 million (25%)
- SJRWMD Cost Share Program
 - \$3 million awarded by Governing Board on 4/11/2023
- FDEP Funding Assistance
 - Springs Restoration Program/Water Protection Grant Program
 - Orange County was notified of a multi-phase, multi-year grant including \$14.85 million for Phase 4 on 9/24/2021
- American Rescue Plan Act (ARPA) Funding
 - Orange County received funding through ARPA for Wekiwa Septic to Sewer program.
 - \$1.455 million available for Phase 4
- Phase 4 Homeowners (\$7,500 each/~10%)
 - \$2.97 million



Phase 4 Project Details – Funding Breakdown



Phase 4 Project Details – Schedule

- Following dates are approximated
- Design
 - 30% Design 9/15/2023
 - 90% Design 11/15/2023
 - 100% Design 1/15/2024
- Bid
 - Advertise 2/15/2024
 - BCC Award 6/15/2024
- Construction
 - Start 9/30/2024
 - Completion 12/31/2026



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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
- Ballots must be returned/postmarked by September 1, 2023
- 67% of returned ballots “In Favor” of project required
- If ballot passes, each homeowner will be responsible for \$7,500
 - Financed over a 10-year period or may be paid up front
 - If financed, homeowner will pay annually – included with property taxes
 - Will apply interest 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
- Once connection to sewer is established, residents will receive bill revised to include wastewater fees. Typical monthly charge is ± \$50.00.
 - 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



The ballot options are:

BALLOT

ROLLING OAKS, CARLTON WOODS (formerly known as Reagans Reserve) & CARLTON OAKS WASTEWATER PROJECT

I am/we are the owners of the property included in the boundaries of the proposed of Rolling Oaks, Carlton Woods (formerly known as Reagans Reserve) & Carlton Oaks Wastewater Project; parcel identification of the property being as follows:

«F1»
«F2»
«F3»
«MAILING_ADDRESS»
«F9» «F10», «F11»

OPTION 1: I am **in favor of** the construction of a wastewater project for the Rolling Oaks, Carlton Woods (formerly known as Reagans Reserve) & Carlton Oaks Wastewater Project. 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:

1. For each benefiting property, the cost is \$7,500 per parcel for the collection system and other improvements and fees.
2. 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 6.7% 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 Rolling Oaks, Carlton Woods (formerly known as Reagans Reserve) & Carlton Oaks Project area.

Orange County wastewater project in the Rolling Oaks, Carlton Woods area will be proposed as a part of the Wekiwa Springs Septic System. The project will also include connection of each parcel to the system. Homeowners will contribute to the cost of the wastewater project in the form of a fixed amount from the homeowners is equal to 10% of the project cost. The project is funded by Orange County Utilities (at 25%) and multiple state appropriations and grants under the Department of Septic Tank and Private Well Retrofit Program Policy, considered for implementation, 67% of the returned ballots from the project area will be used to fund the project. The funding structure for the project is

	Percentage of Total	Funding Contribution per Home
Orange County	25%	\$18,750
Homeowners	10%	\$7,500
Totals	100%	\$75,000



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 conventional septic tanks
- Phase 4 consists of 396 homes in Rolling Oaks, Carlton Woods & Carlton Oaks. Public funding available for ~ 90% of cost
 - Goal to complete project by December 2026
- Community commitment is essential
 - 67% of responding homeowners must vote to pay for ~10% of the cost

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Questions & Answers

Balloting Strategy – Getting the Ballots Returned

- Distant Communication
 - Emailing
 - Texting
 - Phone Calling
- Mandatory
 - Divide up the neighborhood and assign block captains to make multiple personal visits
- Best Method
 - Write and tape letter to the mailboxes
- Desperation Method
 - Stop all the cars leaving the neighborhood and ask for their ballots

Balloting Strategy

- HOA Leadership meeting
 - Sewer projects prioritized by commitment
- Community meetings
 - Individual HOA Leadership
 - With residents after ballot is mailed
- Implement steps to increase resident participation
 - Coordination with Comptroller's Office
 - Traditional media (mailers, flyers, door hangers)
 - Electronic media (emails, texts)
 - Social media
 - Signs
 - Variable message boards

