



**WEKIWA SPRINGS SEPTIC TO SEWER PROJECT
PHASE 2 – THE PALMS 1 & 2
DISTRICT 2
TUESDAY, NOVEMBER 2, 2021**

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

Welcome



District 2 Commissioner
Christine Moore
District2@ocfl.net

Agenda

- Objective
- Background
- Project Details
- Funding
- Balloting
- Next Steps
- Questions & Answers

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Objective

- Discuss the Wekiwa Springs Septic to Sewer Project Phase 2 ballot and associated Municipal Service Benefit Unit (MSBU)

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Background

- The Wekiva River and Wekiwa Springs are impaired by nutrients, which cause pollution
- In 2016, the Florida Springs and Aquifer Protection Act updated the Wekiwa Springs and Rock Springs Basin Management Action Plan (BMAP) to require nutrient load reductions
 - Identified septic tanks as the source of 29% of nitrogen in the springs
- Series of meetings with homeowners beginning in 2019
- Construction of Phase 1 (Sweetwater West and Wekiwa Highlands) consisting of 211 lots began in June 2021
- Board of County Commissioners work sessions for Phase 2 on 3/9/2021 and 10/26/2021



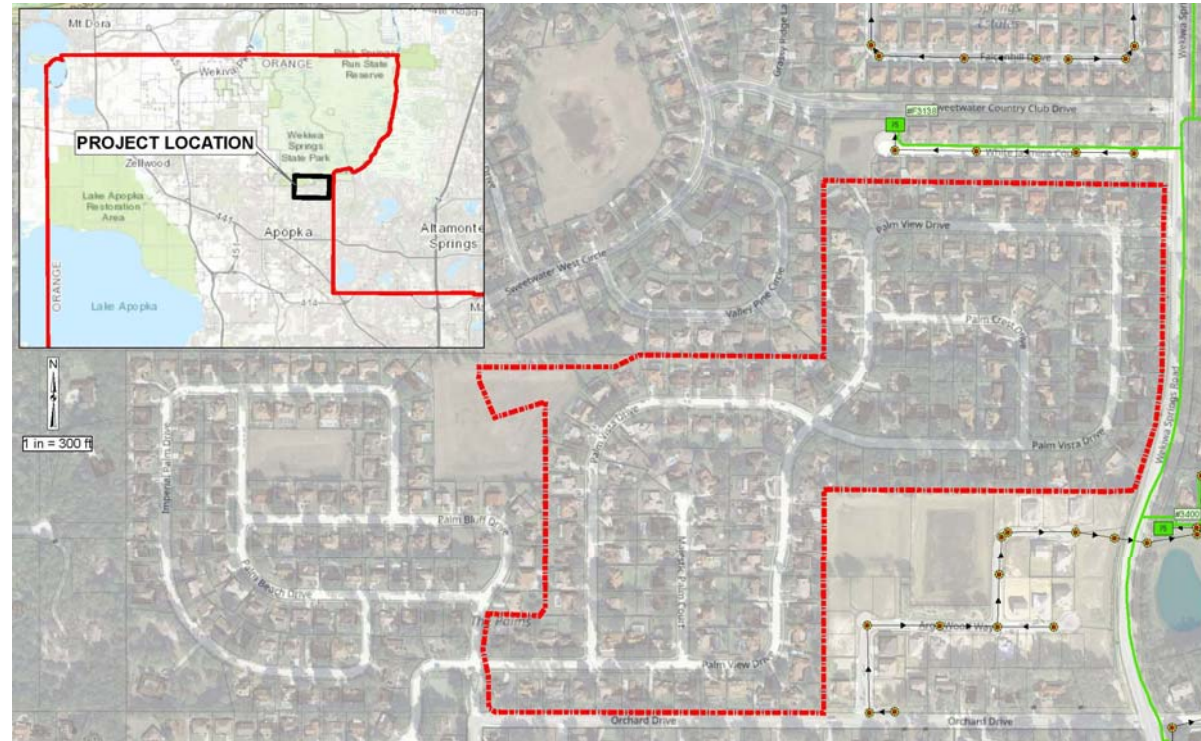
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Project Details

- Phase 2 – 154 parcels
 - Palms I
 - Palms II
- \$8.468 million
- \$54,987 per parcel



Project Details

- Cost Summary for Phase 2 – 154 parcels
 - Design \$ 730,000
 - Other (preconstruction) \$ 100,000
 - Construction \$ 6,888,000
 - Other (post-construction) \$ 750,000
 - TOTAL \$ 8,468,000

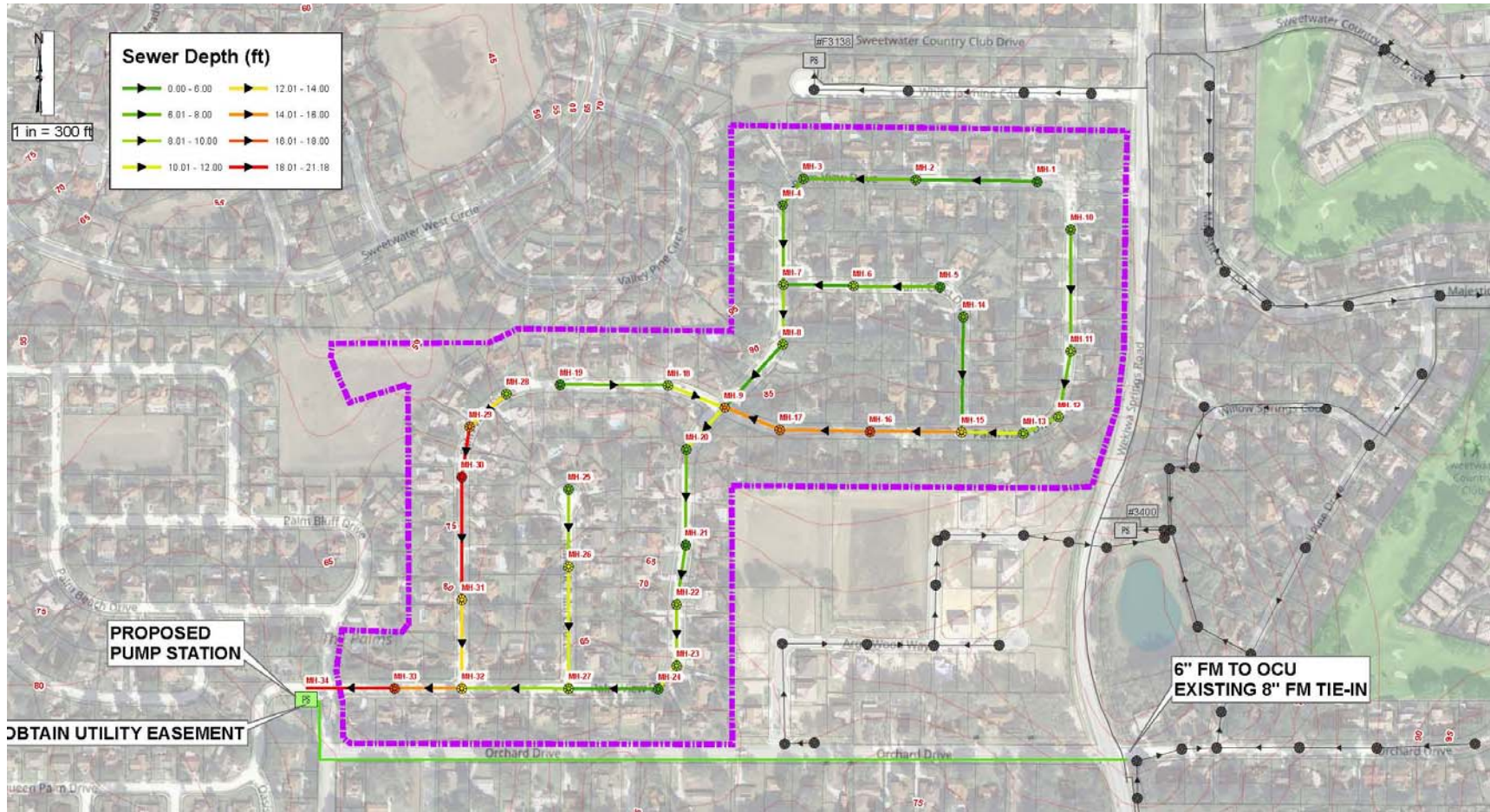
Project Details

- Average Cost Per Parcel

	Current Estimate
– Public Utility System	\$ 45,331
– Capital Charges, Meters, etc.	\$ 4,106
– Individual Site Work & Restoration	\$ 1,050
– Septic Tank Abandonment	\$ 4,500
– TOTAL	\$ 54,987

Project Details

- Phase 2 Central Sewer Layout



Project Details

- Design
 - 30% Design 9/17/2021 – Completed
 - 90% Design 11/5/2021 – On schedule
 - 100% Design 12/10/2021 – On schedule
- Bid
 - Advertise 1/17/2022 (approximate date)
 - BCC Award 5/17/2022 – If MSBU ballot passes
- Construction
 - Start 6/15/2022 – Subject to MSBU funding
 - Completion 9/30/2023



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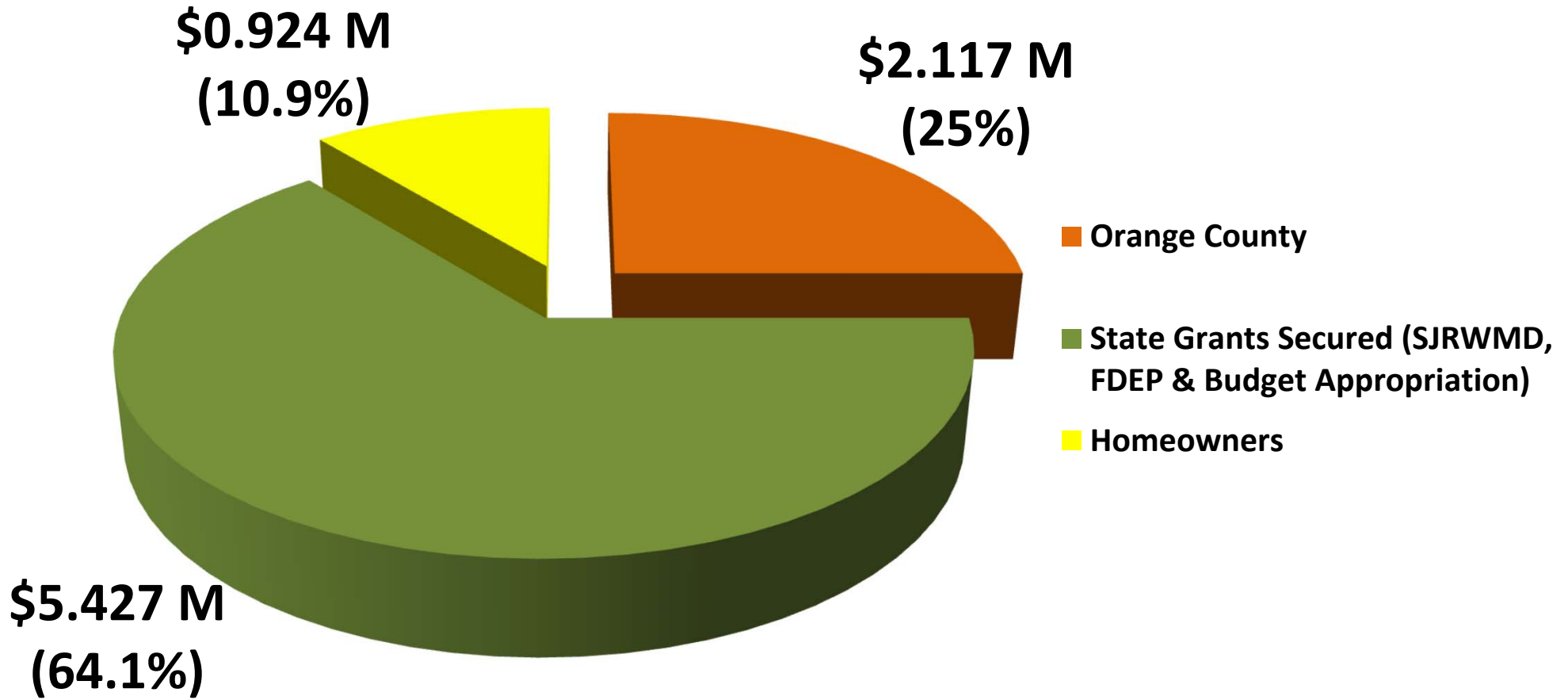


Funding

- SJRWMD Cost Share Program
 - \$1.722 million approved 5/11/2021
- Legislative Appropriations
 - \$0.500 million approved, effective 7/1/2021
 - Administered by FDEP in the form of a grant
- FDEP Funding Assistance
 - \$0.154 million Sewer Incentives Grant approved 10/2/2020
 - Springs Restoration Program/Water Protection Grant Program
 - Orange County was notified of a multi-phase, multi-year grant including \$3.051 million for Phase 2 on 9/24/2021



Funding



Funding

- State Agency Cash Flow Summary

State Agency	FY2022	FY2023	Total
State Budget Appropriations	\$0.500	0	\$0.500
SJRWMD Cost Share	\$1.722	0	\$1.722
FDEP Springs Restoration	\$1.525	\$1.526	\$3.051
FDEP Sewer Incentives Program	0	\$0.154	\$0.154
TOTALS (BY FISCAL YEAR)	\$3.747	\$1.680	\$5.427

NOTE: All dollar values are in millions



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Balloting

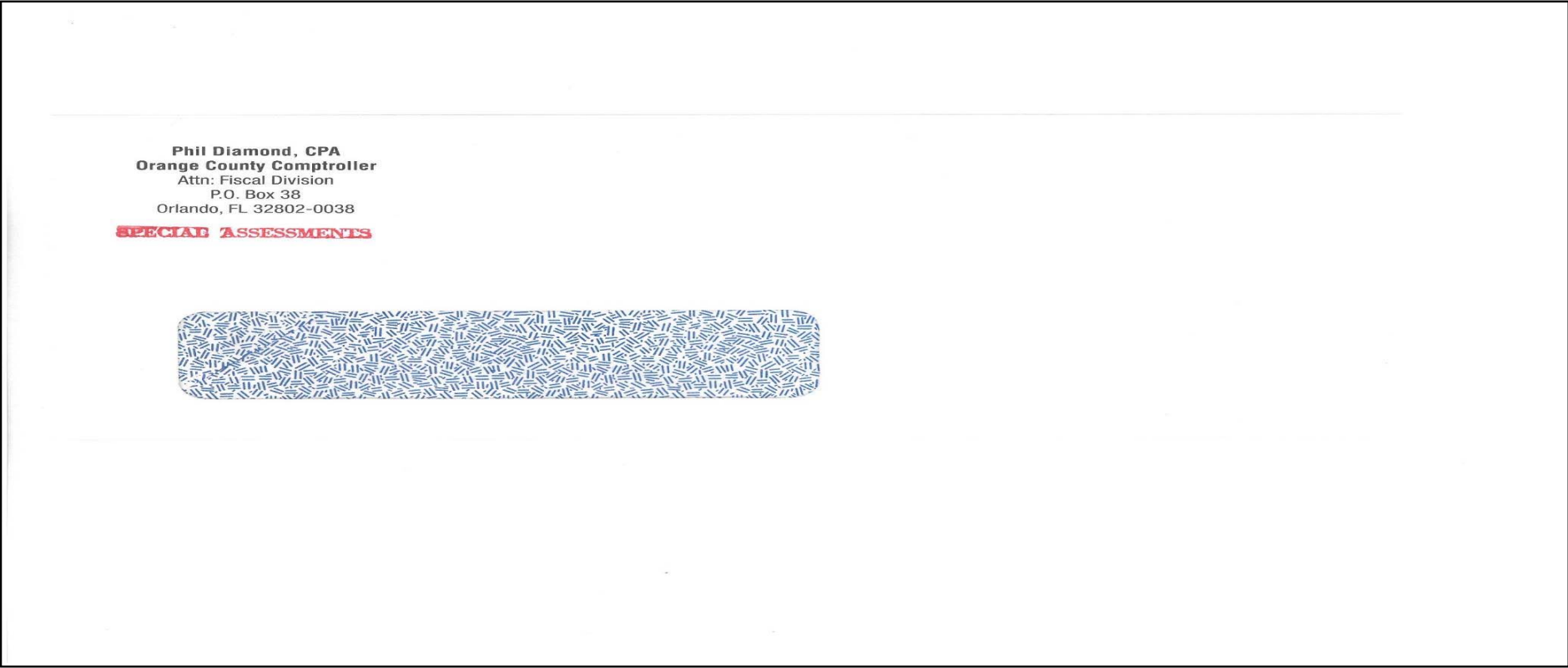
The Orange County Comptroller has mailed MSBU ballots

- Ballots must be returned by mail and postmarked by 11/29/2021 to be counted
- 67% “In Favor” of project required
- If ballot passes, each homeowner will be responsible for a portion of the project cost as follows:
 - \$6,000 per parcel (paid by homeowner)
 - Cost can be paid up front or financed over a 10-year period through an MSBU
 - If MSBU is utilized, homeowner will pay an annual assessment of \$684.51 for 10 years
 - Includes 2.4% interest rate and \$2.50 annual admin fee
 - Remaining balance may be paid at any time during the 10-year period
 - Assessment is attached to the home itself, not the homeowner (If the house is sold, the assessment is inherited by the new owner)



Sample Ballot

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



Sample Ballot & Cover Letter



OFFICE OF COMPTROLLER

ORANGE COUNTY
FLORIDA

October 22, 2021

Dear Property Owner:

Subject: Wekiwa Springs Septic Tank Retrofit Project - Phase 2

Enclosed is your ballot for voting on the construction of an Orange County wastewater project in the Palms I and Palms II 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 would also include connecting each dwelling's plumbing to the sewer main, abandoning the existing septic tank, landscaping and site restoration, resurfacing existing roadways with materials to match existing conditions (repairing existing asphalt roadways from curb to curb), installing a new irrigation service connection with a meter at each benefiting property, and any associated wastewater capital charges and connection fees. In accordance with the Retrofit Program Policy, 67% of the total affected property owners must vote for construction of the project before Orange 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.**

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 10.9% of the project cost. The remainder will be funded by contributions from Orange County Utilities (25%) and multiple state appropriations and grants (64.1%), including the St. Johns River Water Management District (SRJWMD) and the Florida Department of Environmental Protection (FDEP). The funding structure for the project is detailed in the table below.

Source	Funding (in millions)	Percentage of Total	Funding Contribution per Home
SRJWMD	\$1,722	20.3%	\$11,182
State Appropriation	\$0,500	5.9%	\$3,247
FDEP	\$3,051	Up to 50%	\$19,811
FDEP Sewer Incentive	\$0,154	1.8%	\$1,000
Orange County	\$2,117	25.0%	\$13,747
Homeowners	\$0,924	10.9%	\$6,000
Totals	\$8,468	100.0%	\$54,987

Property owners must also indicate their desire for Orange 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 (Board).

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

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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 cost to the OWNER of each benefiting property is \$6,000 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 2.4% 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 **\$684.51** 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. 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 I and Palms II Wastewater Project rests with the 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 407-536-7350 to present comments concerning this matter.

If you have any questions concerning this ballot, please contact David Arms at 407-254-9694 or David.Arms@ocfl.net.

Sincerely,

Ann Dawkins
MSBU Supervisor, Special Assessments

Enclosures

www.ocfl.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 407-254-9900.

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PALMS I AND PALMS II WASTEWATER PROJECT

I am/we are the owners of the property included in the boundaries of the proposed Palms I and Palms II 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 I and Palms II Wastewater Project area. In addition to a gravity sewer collection system, the project will also include connecting each dwelling's plumbing to the sewer main, abandoning the existing septic tank, landscaping and site restoration, resurfacing existing roadways with materials to match existing conditions (repairing existing asphalt roadways from curb to curb), installing a new irrigation service connection 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 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 2.4% 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 I and Palms II Project area.

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 by November 29, 2021, to be counted in the tabulation of ballots.

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Next Steps

- Ballots due to Comptroller (postmarked by 11/29/2021)
- If ballot results > 67% YES, bid project on 1/17/2022
 - Notice of Intent of public hearing mailed by the Comptroller's Office
- BCC Notice of Intent hearing – February 2022
- 2nd BCC hearing prior to May 2022
- Collections begin after 11/1/2022
- Construction contract awarded by BCC – May 2022
 - Start 6/15/2022
 - Completion 9/30/2023



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