

**TOWN COUNCIL SPECIAL  
MEETING/WORKSHOP**

**MAY 16, 2023 AT 6:30  
PM**

- 
- **DISCUSSION OF WASTEWATER TREATMENT PLANT**
  - Review of possible new legislation
  - Review of preliminary system design and location
  - Review of Phase I cost
  - Review of sewer rates
  - Public discussion
  - Council discussion

## Town of Montverde Grant Awards for Capital Projects

<u>Grant Name</u>	<u>Purpose</u>	<u>Amount</u>
Cares Act	PPE related to COVID	\$ 185,000.00
FMIT Safety Grant	Safety upgrades to Water System	\$ 2,000.00
American Rescue Plan Act of 2021 (ARPA)	Library	\$ 853,956.00
American Rescue Plan Act of 2021 (Lake CO ARPA)	Wastewater	\$ 5,000,000.00
Department of Environmental Protection (DEP)	Wastewater	\$ 4,000,000.00
Lake County Library	Impact Fee Grant for New Library	\$ 947,000.00
DEP Resiliency Grant	Stormwater	\$ 1,800,000.00
State Revolving Loan Fund Wastewater Grant	Wastewater	\$ 125,000.00
Lake County Water Authority	Stormwater	\$ 200,000.00
SRLF Water Planning Grant/Loan	Water	\$ 168,000.00
Lake County Water Authority	Boat Ramp / Water Quality Grant	\$ 80,000.00
Parks - Boat Ramp	Boat Ramp / Water Quality Grant	\$ 100,000.00
		<b>\$ 13,460,956.00</b>



- Review of possible new legislation

## **HB 1379**

- Passed House unanimously on 4/26/23
- Passed Senate unanimously on 5/2/23
- Effective Date of July 1, 2023, if signed by the Governor
- Applicable to septic systems, grease interceptors, etc.

## Requirements applicable to the Town

- 5 year capital improvement element and plan must include projects to achieve pollutant load reductions
- Must prioritize advanced waste treatment in Town's Comprehensive Plan Capital Improvement Element
- Must consider in its comprehensive plan the feasibility of providing sanitary sewer within 10-years including a timeline for construction of the sewer system
  - Must include other details such as name and location of the facility, capacity of the sewer system and transmission facilities, projected wastewater flow at the facility for the next 20 years, expected future new construction and septic to sewer connections.

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- **Deadline to amend Town's Comprehensive Plan to address the requirements above is July 1, 2024**
  - **Due to being subject to a BMAP, annually the Town must provide FDEP with the status of construction of a sanitary sewer**

**381.0065 Onsite sewage treatment and disposal systems; regulation.—**

**(2) DEFINITIONS.—As used in ss. 381.0065-381.0067, the term:**

**(a) “Available,” as applied to a publicly owned or investor-owned sewerage system, means that the publicly owned or investor-owned sewerage system is capable of being connected to the plumbing of an establishment or residence, is not under a Department of Environmental Protection moratorium, and has adequate permitted capacity to accept the sewage to be generated by the establishment or residence; and:**

- 1. For a residential subdivision lot, a single-family residence, or an establishment, any of which has an estimated sewage flow of 1,000 gallons per day or less, a gravity sewer line to maintain gravity flow from the property’s drain to the sewer line, or a low pressure or vacuum sewage collection line in those areas approved for low pressure or vacuum sewage collection, exists in a public easement or right-of-way that abuts the property line of the lot, residence, or establishment.**
- 2. For an establishment with an estimated sewage flow exceeding 1,000 gallons per day, a sewer line, force main, or lift station exists in a public easement or right-of-way that abuts the property of the establishment or is within 50 feet of the property line of the establishment as accessed via existing rights-of-way or easements.**
- 3. For proposed residential subdivisions with more than 50 lots, for proposed commercial subdivisions with more than 5 lots, and for areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within one-fourth mile of the development as measured and accessed via existing easements or rights-of-way.**



# Central Sewer and Wastewater Treatment Study - UPDATE



City Council Presentation  
May 16, 2023

# Where will the money come from?

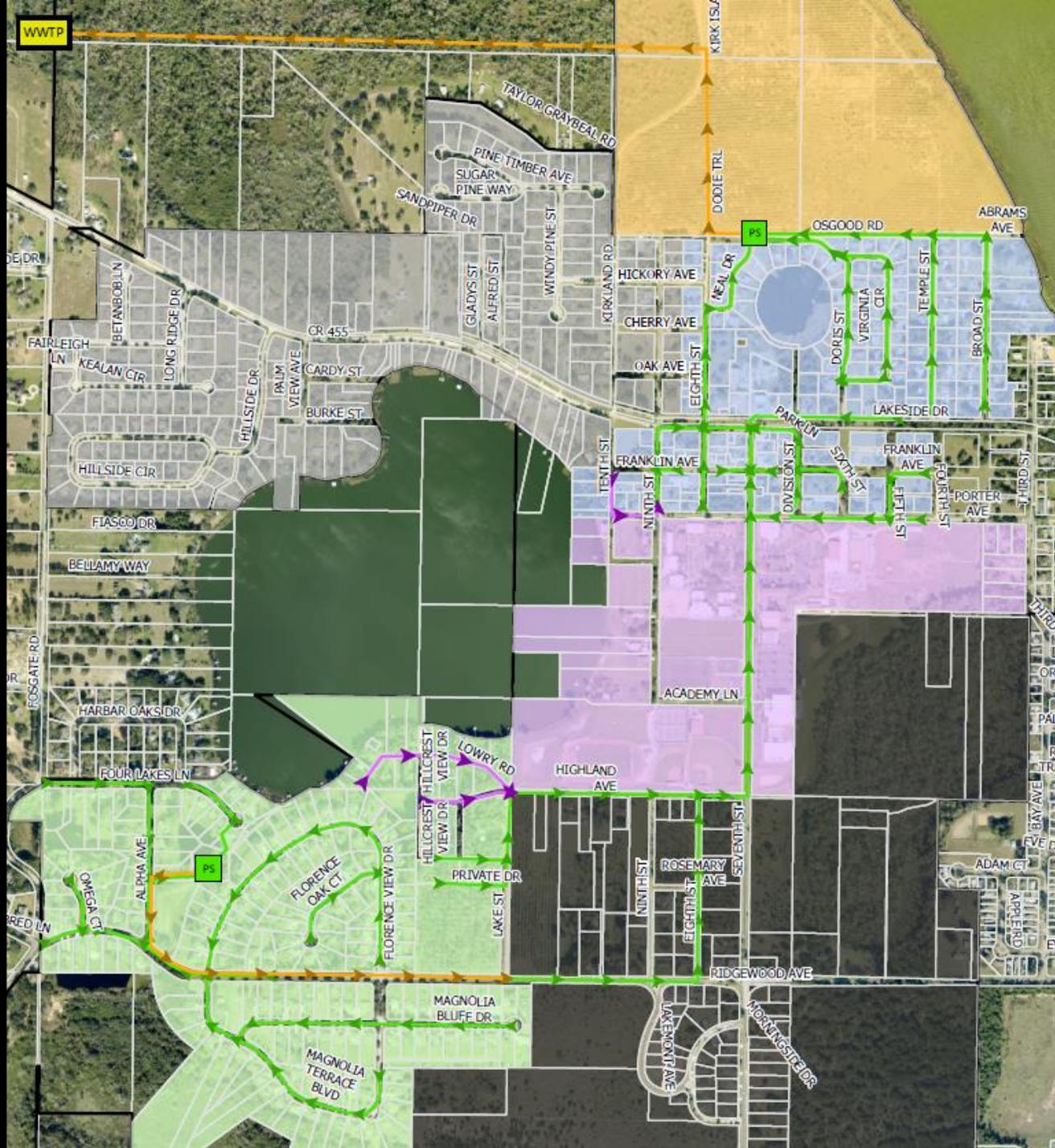
Agency	Program	Amount	Approved
	FDEP Wastewater Grant Program	\$4,000,000	
	Lake County Federal Stimulus Grant	\$5,000,000	
<b>Total Received by Montverde:</b>		<b>\$9,000,000</b>	

**\$9M** in **FREE** state and federal grant money means **NO COST** for the Town and those in the served areas who volunteer to connect.

# More sewer grants are available now, but these program budgets will likely decline after three or four more years.

Agency/Program	Award/Budget Details	Montverde Potential
Lake County ARPA Grant	County has additional \$8M to allocate in 2023.	\$1-2 Million
FDEP Wastewater Grant	State awarded \$240M in grants in January 2023, including \$12M for Groveland and Mascotte.	\$2-4 Million
SRF Clean Water	Current SRF Loans have potential for 30-60% principal forgiveness	\$2-4 Million
St. Johns River WMD	Districtwide Cost Share Program for water quality/nutrient load reduction projects	\$1-3 Million
Resilient Florida Grants	Focused on flood adaptation, including reducing water quality impacts from septic systems	\$2-3 Million
FL Legislative Appropriation	State legislature provides direct funding for water quality improvement projects	\$500,000
<b>TOTAL</b>		<b>\$8 - 16 Million</b>

# Review of Preliminary Design



# Potential Sewer System Layout





# Potential Sewer System Layout



# Conceptual Capital Cost Estimate

**Table 1. Sanitary Sewer System Conceptual Cost  
Town of Montverde, Florida**

Description	Quantity	Unit	Unit Price	Total Price
<b>Phase 1A</b>				
Wastewater Treatment Plant	100	kgal/day	\$15,000.00	\$1,500,000.00
Total Flows	75	kgal/day		
Mag Terrace/Four Lakes	60	kgal/day		
Downtown	5	kgal/day		
Montverde Academy	10	kgal/day		
Primary Collection System				
Pump Station, Master	1	EA	\$400,000.00	\$400,000.00
Lift Stations	1	EA	\$200,000.00	\$200,000.00
Force Mains and Valves	9,000	LF	\$150.00	\$1,350,000.00
Gravity Sewer Mains	15,000	LF	\$200.00	\$3,000,000.00
Service Laterals	150	EA	\$1,000.00	\$150,000.00
Site Work (abandon tank and restore)	150	EA	\$5,000.00	\$750,000.00
Subtotal Construction				\$7,350,000.00
Construction Contingency	20	percent		\$1,470,000.00
Engineering (@15%)				\$1,102,500.00
<b>Subtotal Phase 1A</b>				<b>\$9,922,500.00</b>



# Anticipated Project Timeline

Secure \$8M Grant Funding.....	<b>COMPLETED</b>
Hold Town Hall Meetings.....	<b>COMPLETED</b>
Gather Community Input.....	<b>COMPLETED</b>
Review with Town Council.....	<b>COMPLETED</b>
Develop Conceptual Plan.....	<b>COMPLETED</b>
Accept or Refuse \$9M Grant.....	<b>IN PROGRESS</b>
Begin Design and Permitting.....	May 2023
Begin Sewer System Construction.....	June 2024
Begin Connecting Properties.....	June 2025



# Engineering Cost Estimate

Table 2. Sanitary Sewer System Engineering Cost  
Town of Montverde, Florida

DESCRIPTION	UNIT PRICE	% OF TOTAL	TOTAL PRICE
<b>PHASE 1</b>			
<b>Design Phase</b>		<b>10.00%</b>	<b>\$735,000</b>
Basis of Design Report	\$73,500	1.00%	
Drawings 30%	\$106,575	1.45%	
Specifications 30%	\$33,075	0.45%	
Drawings 60%	\$110,250	1.50%	
Specifications 60%	\$36,750	0.50%	
Permitting	\$73,500	1.00%	
Drawings 90%	\$117,600	1.60%	
Specifications 90%	\$44,100	0.60%	
Surveying (Subconsultant)	\$91,875	1.25%	
Geotechnical (Subconsultant)	\$29,400	0.40%	
Environmental (Subconsultant)	\$18,375	0.25%	
<b>Bidding Phase</b>		<b>0.50%</b>	<b>\$36,750</b>
Respond to Questions from Bidders	\$4,410	0.06%	
Evaluate Bids	\$20,580	0.28%	
Check Contractor References	\$5,145	0.07%	
Prepare Award Recommendation	\$6,615	0.09%	
<b>Construction Phase</b>		<b>3.00%</b>	<b>\$220,500</b>
Engineering Inspections	\$95,550	1.30%	
Review Contractor Submittals	\$44,100	0.60%	
Review/Approve Contractor Invoices	\$36,750	0.50%	
Review/Approve Shop Drawings	\$44,100	0.60%	
<b>Funding Administration</b>		<b>1.50%</b>	<b>\$110,250</b>
Progress Reporting	\$22,050	0.30%	
Disbursement Processing	\$29,400	0.40%	
Construction Compliance (Davis-Bacon, AIS, etc.)	\$58,800	0.80%	
<b>SUBTOTAL PHASE 1</b>			<b>\$1,102,500</b>



# Town of Montverde, FL

## Central Sewer System Rate Analysis

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May 16, 2023

### Willdan Financial Services

- Jeff McGarvey, Vice President/Managing Principal
- Tara Hollis, CPA, CVA, Principal Consultant



# Town of Montverde, FL

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Willdan Financial Services

# Willdan Group, Inc.

## DOMESTIC EXPERIENCE

## INTERNATIONAL EXPERIENCE

American Samoa

Fiji

Guam

Kiribati

Palau

Saipan

Samoa

● Willdan Financial Services Office

**1,500+**  
Employees

Established  
**1964**

**\$429M**  
Annual Revenues

**800+**  
Public Clients  
Nationwide

# Willdan Financial Services



Cost Allocation and  
User Fee Studies



Development  
Impact Fees



Utility Rates



Financial and Economic  
Impact and Feasibility



Special District  
Formation and  
Administration  
(CFD, AD)



Bond Compliance  
(IRS and SEC)

# Town of Montverde, FL

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## Sewer Rate Analysis

# Rate Sufficiency Analysis



## Key Objectives

- High Level Financial Analysis
  - Anticipated Customers and Usage
  - Current and Projected Rates
  - Operating Expenses
  - Liquidity targets
- Projected Operating Results

# Assumptions

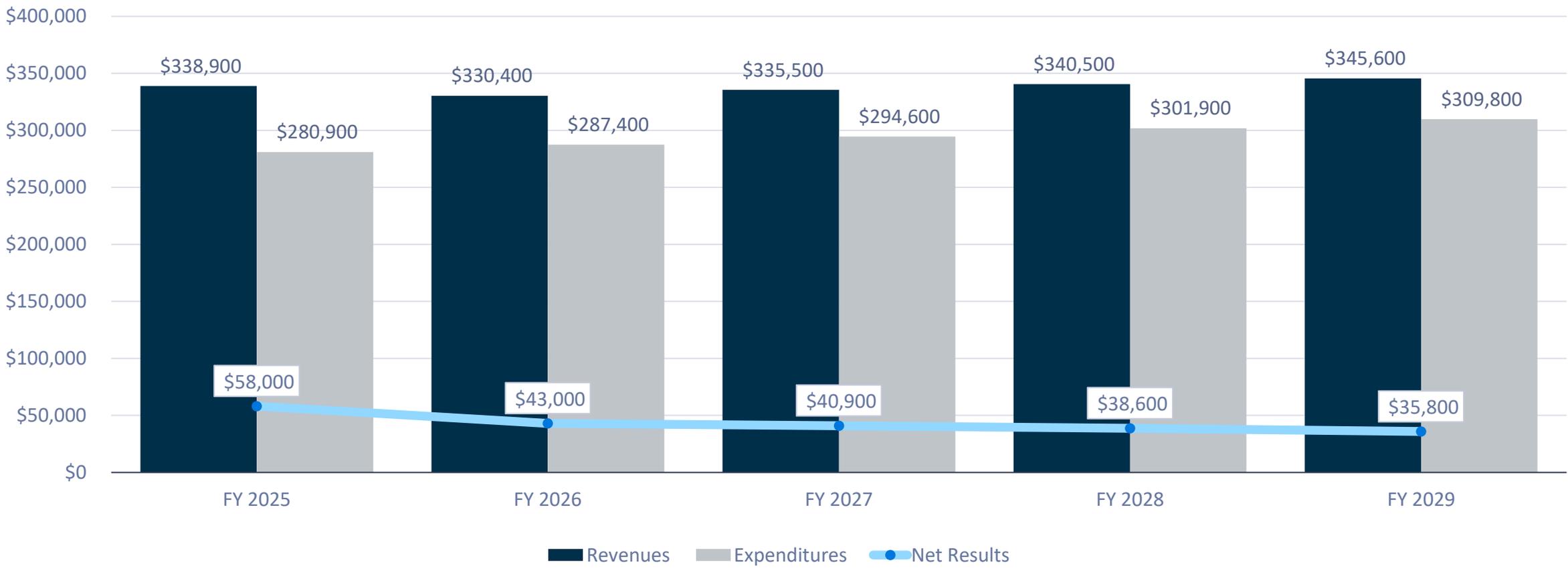
- Customers
  - Include Willow Ridge, Apopka Sound, Hills of Montverde, Phase 1A Septic to Sewer, and Montverde Academy
  - Approximately 577 retail customers in FY 2025
- Average Residential billed water usage – 3,000 gallons per month
- Average Montverde Academy Non-Residential water usage – 97,000 gallons per month
- Average Monthly Sewer Bill
  - Residential Inside Town Limits - \$42
  - Residential Outside Town Limits - \$53
- No Debt Service

# Projected Revenue Requirements

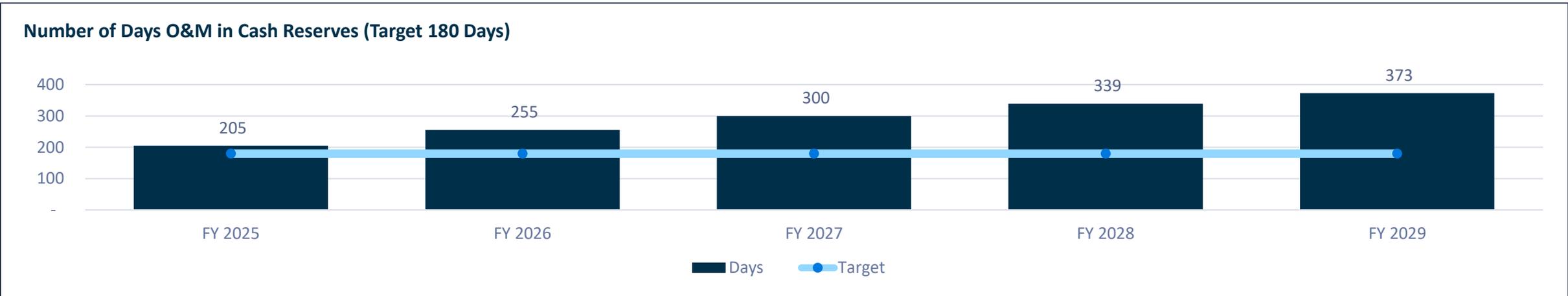


# Projected Operating Results

## Revenues and Expenditures



# Projected Fund Balance and Liquidity



# Questions & Discussion



- Questions?



- CONSIDERATION OF WASTEWATER RELATED RESOLUTIONS





- **RESOLUTION NO. 2023-59**

A Resolution of the Town Council of the Town of Montverde, Florida, approving the amendment to interlocal agreement for disbursement of American Rescue Plan Act funds between Lake County, Florida and the Town of Montverde to increase the funding allocation from \$4,000,000 to \$5,000,000 for a Sewer Infrastructure Project; providing for an effective date.