



Town of Montverde Septic to Sewer Phase I Review

02/28/2023



Purpose of Today's Sewer Workshop

- Give an update to Council on the status of the sewer project
- Review results of sewer workshop held by staff
- Update Council on Legislation that may effect your decision to move forward or not.
- Listen to public comment
- Discussion with Council to decide whether or not to move forward with sewer in town.

The goal or results of Today's meeting(s)

- Decision from Council on whether or not to move forward.
- **Next steps involve spending large sums on engineering, surveying and testing (WAS AUTHORIZED BY TOWN COUNCIL).**
- **Taxpayer money can be used for other projects in the county and council has always been very fiscally responsible in spending taxpayer money**
- **Enormous amount of grant money still available for sewer projects would likely bring millions more in grant money to cover future phases**

What is in your binder?

- This Presentation
- Workshop Slides and Interest Map
- Examples of Wastewater Treatment Systems
- Probable Budget, Future Available Grants, and Rate Study
- Basin Management Action Plan (BMAP)
- Information on the Springs Act
- Montverde Comp Plan Sewer Element
- Pending Future Legislation
- Articles from Communities Converting Under the Springs Act and Water Quality Study

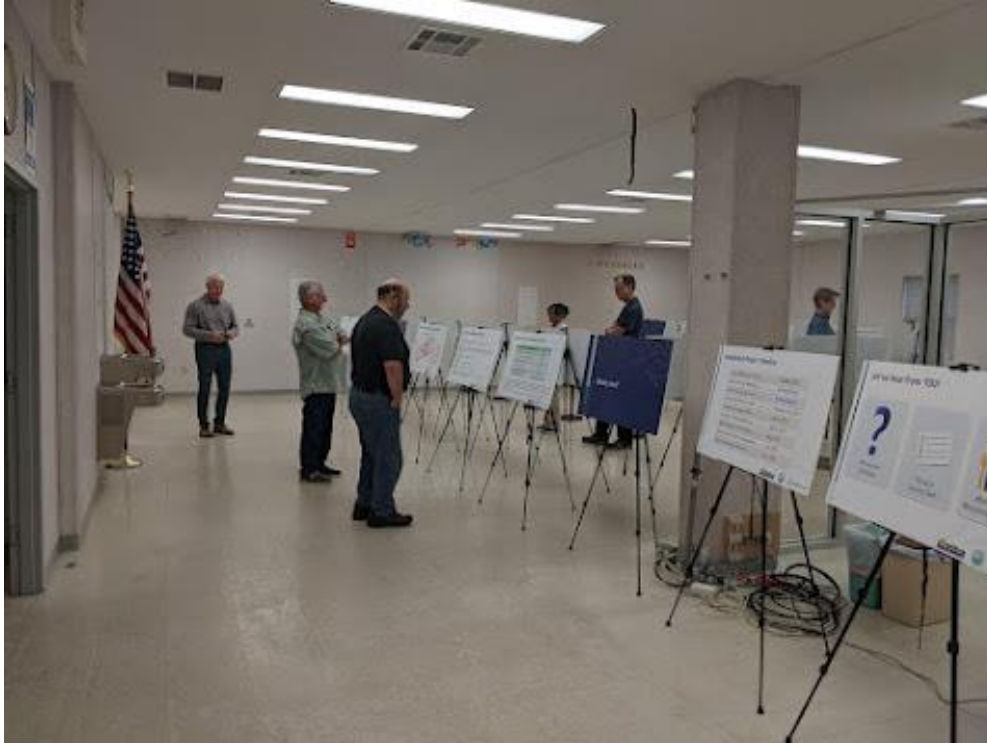
Why are we discussing septic to sewer now?

- Town Council instructed Town Manager to find grants
- 8 million in Grant money received to completely cover cost of Phase I (roughly 150 homes and the treatment facility)
- Over 700 septic systems in town contributing to negative lake water quality
- To improve water quality of lakes
- Future regulation under BMAP and Florida Springs Act
- A central sewer system was contemplated as an activity in the Town's Comprehensive Plan – approved by previous Town Council's and State of Florida.
- Town Council approved the initial design of the system.

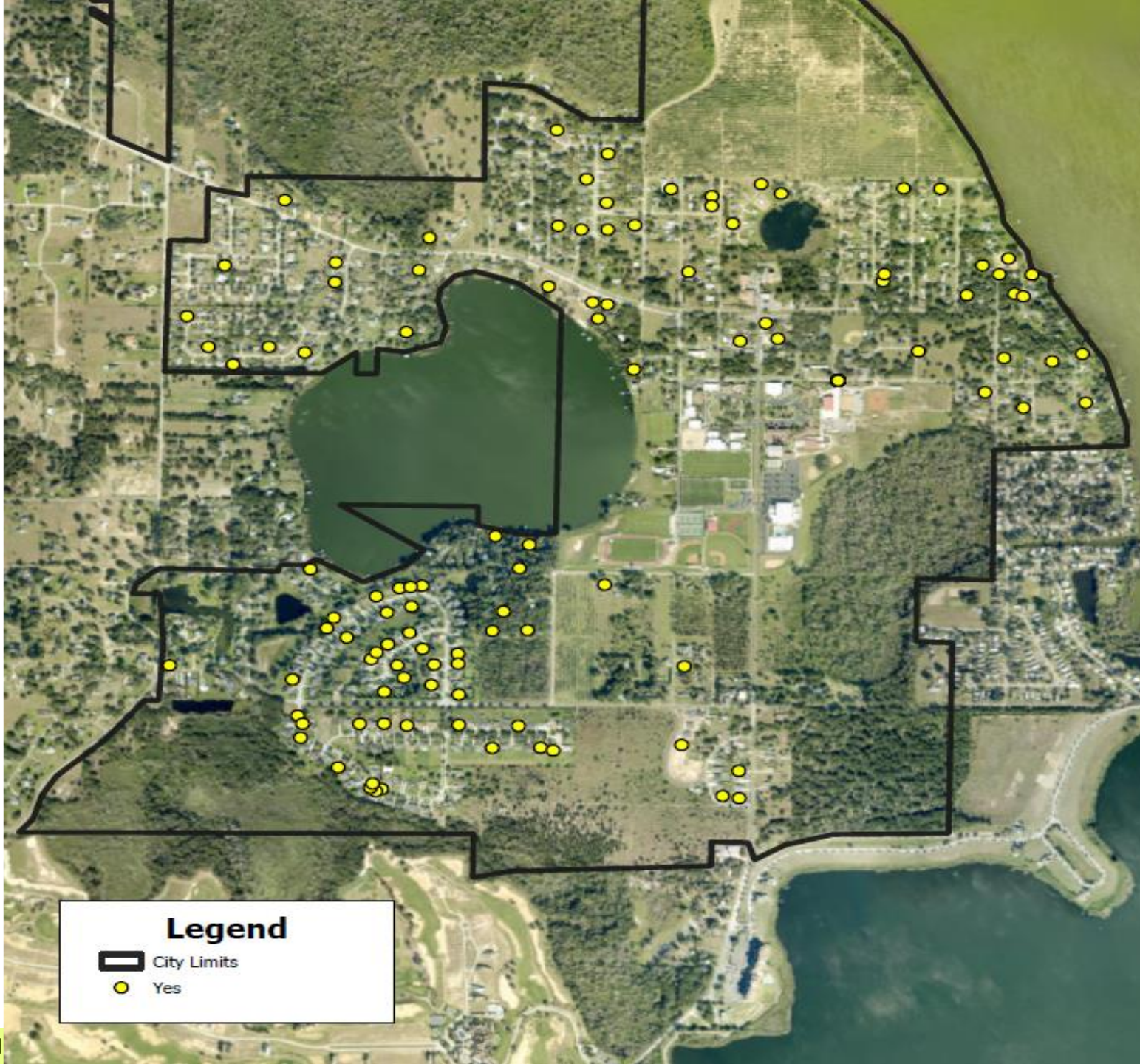
Where are we in the process?

- Successful community 3-day workshop held
- Surveys collected with over 84% of attendees interested in converting
- Preliminary work done by engineer to gauge interest and review potential site for facilities.
- Status of Grants:
 - **\$4 Million – American Rescue Plan from Lake County**
 - Approved 11/30/2021
 - Expires 12/21/2024 (may be able to be extended if County mutually agrees)
 - **\$4 Million – DEP**
 - Approved 12/19/2022
 - Expires 6/30/2025
- **Currently paused from moving forward until we have direction from council**

Staff Workshop Results



- **Over 200 residents attended**
- **163 homes represented**
- **Gauged interest on sewer hookup**
- **Received good feedback**
- **Town was open & transparent**
- **Facilitated community engagement**



- **138 Residential Homes** have shown interest in **Voluntary Hook-ups for Phase I**



WWTP

Lake Apopka


Downtown


Lake Florence


Montverde Academy

Example Sewer System Layout

Primary Sewer Mains (arrows show flow direction):



Lift Stations: 

Treatment Plant: 

What will the system look like if we move forward?



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 may have an additional \$18M to allocate in 2023 for sewer to septic.	\$1-4 Million
FDEP Wastewater Grant	State awarded \$240M in grants in January 2023, including \$12M for Groveland and Mascotte.	\$2-6 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
TOTAL		\$8 - 20 Million

Tentative Budget for New MV Sewer Plant

2025 Budget Revenues

			Unit	
	Sewer Utility Enterprise	Sewer Apopka Sound / Willow Ridge Dist.@\$50	290	\$ 174,000.00
	Sewer Utility Enterprise	Sewer - non metered accounts@45	140	\$ 75,600.00
	Sewer Utility Enterprise	Commercial Accounts		\$ 135,000.00
	Sewer Utility Enterprise	Sale of bulk reuse water to MV Water Enterprise		\$ -
	Sewer Utility Enterprise	Late Fee's		\$ 1,000.00
	Sewer Utility Enterprise	Total Annual Revenue		\$ 385,600.00

2025 Budget Expenditures

	Sewer Utility Enterprise			
	Sewer Utility Enterprise	BULK SEWER CHARGES TO CLERMONT	63,500.00	
	Sewer Utility Enterprise	UTILITIES	65,000.00	
	Sewer Utility Enterprise	O & M Lift Stations	20,000.00	
		O & M Treatment Plant	60,000.00	
		Line Cleaning	15,000.00	
		Sludge Removal	20,000.00	
		Misc. office, IT, and dues	15,000.00	
		Contract Monitoring and Operations	24,000.00	
	Sewer Utility Enterprise	REGULAR SALARY & WAGES (Pro Rata Share with water	20,000.00	
	Sewer Utility Enterprise	FICA MATCHING	1,600.00	
	Sewer Utility Enterprise	RETIREMENT PLAN	2,600.00	
	Sewer Utility Enterprise	HEALTH INSURANCE	5,400.00	
	Sewer Utility Enterprise	SHORT TERM DISABILITY	2,400.00	
	Sewer Utility Enterprise	OTHER EMPLOYER CONTRIBUTIONS	100.00	
	Sewer Utility Enterprise	WORKERS COMPENSATION	640.00	
	Sewer Utility Enterprise	UNIFORMS & CLOTHING	500.00	
		Debt Service to General - Land	35,000.00	
		O/M Annual Reserves Set Aside	28,250.00	
	Total Expenditure		378,990.00	
	Total Revenue		385,600.00	

Sample Budget 2025

Workshop Questions

Will I be forced to hook up?

Voluntary hook up however requirements may change in the future if mandated by State.

Where will the plant be located?

Tentatively considering Stecher property or agreement with another provider

Will this give me re-use water in the town?

This is a very good possibility.

\$8 Million is not going to cover 700+ homes. How are the rest going to hook up?

There is grant money available in the future.

Will it smell?

Newer package plants control odor and location will be away from homes

How will cost be controlled so bills don't inflate wildly overtime

No or low debt, put sufficient reserves away, build in stages

Individual cost to homeowners

Potential Costs to Property Owners

	Voluntary (Now)
Sewer System Connection ¹	FREE
Septic Tank Decommissioning	FREE
Property Restoration	FREE
Sewer Impact Fee ²	FREE
Total Connection Cost³	\$0
Estimated Service Fee⁴	\$40-50 per month

1. Service lateral from home to right of way, physical connection to the sewer system, and connection fee
2. Capital cost of all downstream infrastructure: collection, treatment and disposal for a single customer
3. Avoids future connection cost (\$18,000 est.), septic system replacement (\$5,000 est.) and routine tank pumpouts (\$400 est.)
4. Base fee of \$25 plus \$5.00 per 1,000 gallons. Range reflects 3,000 to 5,000 gallons per month.



BMAPS, Springs Act, Comprehensive Plan, Pending Legislation

HB 423 (Cross) requires septic tank owners to have the system inspected every five years and directs the Department of Environmental Protection to implement the inspection program. It requires basin management action plans to include estimated pollutant load reductions that meet or exceed the amount of load reductions needed to meet the total maximum daily load requirements under the plan. The bill requires the allocation of pollutant load reductions in a basin management action plan to consider projected increases in pollutant loading due to growth in population or agricultural activity and requires the plan to provide strategies for mitigating or eliminating pollutant load increases for the life of the plan. It



WHAT LOCAL GOVERNMENT NEEDS TO KNOW

Meeting the Septic Requirements Under the Springs and Aquifer Protection Act

CHAPTER V

CONSERVATION ELEMENT

(9J-5.013(2), F.A.C.)

Policy 5-1.3.7: Feasibility of A Central Sanitary Sewer System and Waste Water Reclamation Program. The Town shall research available State grant funds applicable for infrastructure needs/feasibility studies for local governments. By 2012 the Town shall submit an application requesting funds to have such a study prepared. The Town Council shall evaluate the study's findings and recommendations. Upon notice that the State has awarded a grant to Montverde to prepare a feasibility study, the study and its cost shall be included in the Capital Improvements Element and the Five Year Schedule of a Capital Improvements, consistent with amendment procedures stipulated in Sec. 163.3187, Florida Statutes. If a central sanitary sewer system is found to be feasible and necessary, the Town shall, by 2015, apply for State grants to prepare a wastewater master plan. Based on the findings and recommendations of the Master Plan, the Comprehensive Plan and Five-year Schedule of Capital Improvements shall be amended consistent with sec. 163.3187, F.S., to support and program necessary improvements.

The Town shall also evaluate the merits of a wastewater reclamation program prior to the implementation of a central wastewater treatment system designed to reduce water consumption associated with lawn and landscaping irrigation.

Upper Ocklawaha River Basin Management Action Plan Amendment

**Division of Environmental Assessment and Restoration
Water Quality Restoration Program
Florida Department of Environmental Protection**

with participation from the
Upper Ocklawaha River Basin Stakeholders

June 2019

2600 Blair Stone Road
Tallahassee, FL 32399-2400
<https://floridadep.gov>



Next Steps if Council decides to move forward

- **Surveying**
- **Engineering**
- **Design**
- **Formal homeowner commitments**
- **Seek additional grant money for future phases**
- **In-depth look at wastewater treatment plant and lift station locations**

Next Steps if Council decides not to move forward

- **Return the ARPA money**
- **Cancel the DEP grant agreement**

Public Comment

Do you have what you need to make a decision for staff to move to the design phase of the project?

More discussion and what topics?

Thank You

- Next Meeting Date?