

**Town Council Regular
Meeting**

June 11, 2024

7:00 p.m.

CALL TO ORDER AND OPENING CEREMONIES

- **PLEDGE OF ALLEGIANCE**
- **INVOCATION**
- **ROLL CALL**

**PRESENTATION
AND
ADMINISTRATIVE
MATTERS**

MAYOR'S PROCLAMATION - TOWN OF MONTVERDE ELECTION

NOTICE IS HEREBY GIVEN that pursuant to lawful authority,
the Town of Montverde, Florida, shall hold a general Town Election on:

TUESDAY, NOVEMBER 5, 2024

During the legal hours of voting 7:00 AM – 7:00 PM

Embrace Church - 17409 8th Street - Montverde, Florida 34756

Said election voting shall be for the following two seats:

Council member

Council member

CAUCUS for the Election shall be held

TUESDAY, AUGUST 13, 2024, At 6:45 PM

Town Hall Auditorium - 17404 6th Street - Montverde, Florida 34756

CITIZENS QUESTION/COMMENT PERIOD

The Town Council invites the public to come forward with questions, comments, and concerns. The Council will not take action at this meeting, but Staff may answer questions or issues may be referred for appropriate Staff action. If further action is necessary, the item may be placed on a future agenda for further review and consideration.

NOTE: Public Comments will not be taken under the Citizens Questions/Comment Period for matters listed on this agenda. Public Comments on such items will be accepted once the agenda item is before the Council for consideration.

**DEPARTMENT
AND
COMMITTEE
REPORTS**

Town Manager's Report

MAY 2024 FINANCE REPORT

Beginning Bank Balance	\$ 5,714,492.01
Revenues	\$ 486,770.26
Expenditures	\$ 743,483.66
Ending Balance	<u>\$ 5,457,778.61</u>
Grant Clearing Account	\$ 5,649,219.35
Total Bank Balance	\$10,841,218.87

CONSENT AGENDA

Minutes of the Town Council Regular Meeting held on May 14, 2024.

**DISCUSSION
AND
ACTION ITEMS**

**DISCUSSION AND STATUS
UPDATE OF
CONSUMPTIVE USE
PERMIT - WATER**



St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

525 Community College Parkway S.E. • Palm Bay, FL 32909 • 321-984-4940 • www.sjrwmd.com

Montverde will have to work to reduce per-household water consumption

Public supply use types with average daily quantities of 100,000 gpd or greater and whose commercial water use is less than 30 percent of its total water use in the Central Florida Water Initiative (CFWI) are required to demonstrate yearly progress toward a gross per capita daily water use rate of no greater than 115 gpd or a functional per capita daily water use rate no greater than 100 gpd. The historical uniform residential per capita use in Section E2 of Form E indicates a rising residential per capita water use from 90 to 145 gpcd with future projections indicating no decreases in the per capita use.

Please explain why the per capita has and is projected to continue to rise. Additionally, please provide the Town's specific plans on reducing their per capita and to satisfy this CFWI requirement. [Section 2.7.3 of the Central Florida Water Initiative (CFWI) Area Supplemental Applicant's Handbook (June 21, 2021) (CFWI A.H.)]

Groundwater Modeling

For Public Supply use types with an annual average allocation greater than 100,000 gallons per day, an applicant or permittee shall be restricted to a maximum allocation from the Upper Floridan aquifer in an amount no greater than its Demonstrated 2025 Demand unless the permittee or applicant demonstrates a new or increased allocation from the Upper Floridan aquifer can occur without increasing impacts above its Demonstrated 2025. Please provide a demonstration the proposed withdrawals will not:

- a) Reduce a flow or level below any minimum flow or level established by the District or the Department of Environmental Protection pursuant to Section 373.042 and 373.0421, F.S.;**
- b) Cause harmful hydrologic alterations to natural systems, including wetlands or other surface waters; or**
- c) Cause water quality changes or saline water intrusion.**
- d) Cause interference with existing legal uses of water.**
- e) Prior to undertaking the impact assessment, the applicant's representative should contact District staff to discuss appropriate modeling and MFL assessment tools to be used and receive District approval of the proposed tools and methodology. Upon completion of the impact assessment, the applicant must include the results of all groundwater modeling.**

Water Conservation Plan

Please provide an updated dedicated water conservation plan. As part of the water conservation plan document, please refer to section 2.2.2.5.1.A Standard Water Conservation Plan in the Applicant's Handbook and address how each component of the rule is currently and will be met by the Town of Montverde. The Plan must include all the elements from the Applicant's Handbook in the updated plan and include the timeframes for initiating these activities, the frequency, duration and future implementation of these initiatives and programs focusing on the Town's vision for the future. [Section 2.2.2.5.1

Alternative Water Supplies

The lowest acceptable quality water source of water, including brackish water, saline water, reclaimed water, surface water, and storm water harvesting, must be utilized for each use. Please provide reasonable assurance that the proposed use (or portion of the proposed use) will be met using the lowest quality water source that is suitable for the purpose and is technically, economically, and environmentally feasible. Please provide the following information related to the use of lowest quality water sources:

a) Provide an analysis evaluating economic, technical, and environmental feasibility of utilizing surface/storm water and other lower quality sources by customers within the service area of this CUP. Specifically, address opportunities for utilization of stormwater harvesting and the large surface water bodies in the immediate area, including Lakes Apopka, Florence, and Siena. Include an explanation of how and when lower quality sources of water will be used to reduce projected potable demands (if economically, technically, and environmentally feasible) and, if feasible, adjust the projected water demand table accordingly to reflect utilization of lower quality sources.

**** The Willow Ridge wells need to be added to the CUP application as they are UFA wells.**

**DISCUSSION AND
STATUS UPDATE
ON WASTEWATER
TREATMENT PLANT**

Sewer/WWTP Update

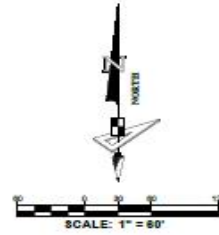
- Give an update to Council on the status of the sewer project
- Review Phasing Plans and timelines
- Understand what has been completed and the next steps in the process.

Anticipated Project Timeline

Secure \$29M Grant Funding.....	COMPLETED
Hold Town Hall Meetings.....	COMPLETED
Gather Community Input.....	COMPLETED
Review with Town Council.....	COMPLETED
Develop Conceptual Plan.....	COMPLETED
Accept \$29M Grant.....	COMPLETED
Planning, Design, and Permitting.....	IN PROGRESS
Begin Sewer System Construction.....	October 2024
Begin Connecting Properties.....	December 2025



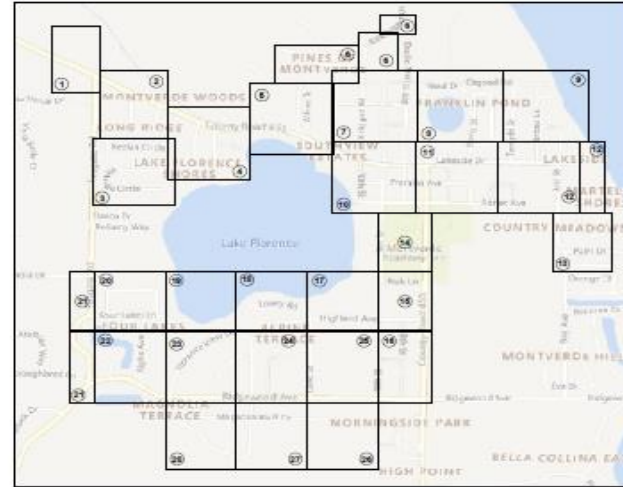
Maxar ©CNES (2024) Distribution Airbus DS © 2024 TomTom



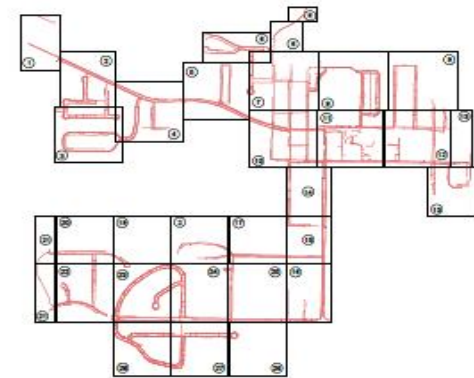
Montverde

SUE Investigation

Vicinity Map
Not to Scale



Key Map
Not to Scale



LEGEND

- | | | | |
|-----|------------------------------|-----|------------------------------------|
| --- | --- Fiber Cable TV | --- | --- Cable Manhole |
| --- | --- Buried Gas Main | --- | --- Electric Water |
| --- | --- Buried Water Main | --- | --- Buried Gas Main Warning Marker |
| --- | --- Buried Fiber Optic | --- | --- Fiber Optic Valve |
| --- | --- Underground Electric | --- | --- Gas Gate Valve |
| --- | --- Underground Telephone | --- | --- Electric Junction Box |
| --- | --- Buried Irrigation | --- | --- Telephone Manhole |
| --- | --- Buried Sewer | --- | --- Gas Meter |
| --- | --- End of Information | --- | --- Electric Handhole |
| --- | --- Transformer Pad | --- | --- Irrigation Valve Meter |
| --- | --- Fiber Optic Box | --- | --- Cable Handhole |
| --- | --- Telephone Junction Box | --- | --- Electric Switch Box |
| --- | --- Fiber Optic Junction Box | --- | --- Fiber Optic Warning Marker |
| --- | --- Electric Power Pole | --- | --- Water Meter |
| --- | --- Utility Pole | --- | --- Street |
| --- | --- Light Pole | --- | --- Water Reservoir/Reservoir |
| --- | --- Fire Hydrant | --- | --- Telecommunication Manhole |

SURVEYOR'S NOTES:



BUDGETARY REQUEST FOR PROPOSAL

Montverde WWTP
System

Effluent Quality

**OPTION 1 –
Discharge to RIBs**
20 mg/L BOD
20 mg/L TSS
10 mg/L TN

**OPTION 2 – Public
Reuse**
5 mg/L BOD
5 mg/L TSS
3 mg/L TN*
1 mg/L TP*

Design Flow AADF

Option 1A – (1) 110,000 gpd

Option 2A – (1) 110,000 gpd

Option 1B – (2) 110,000 gpd

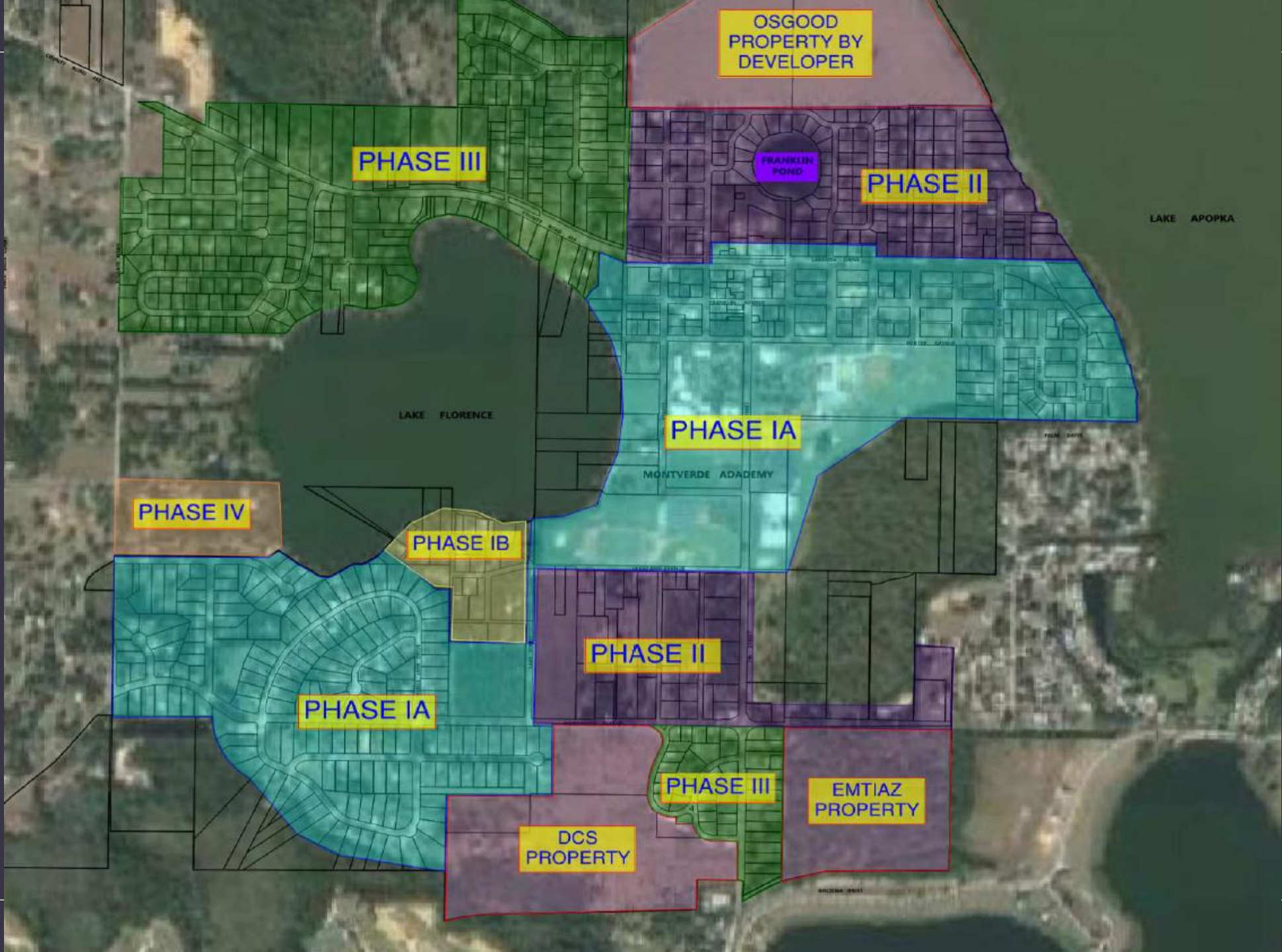
Option 2B – (2) 110,000 gpd

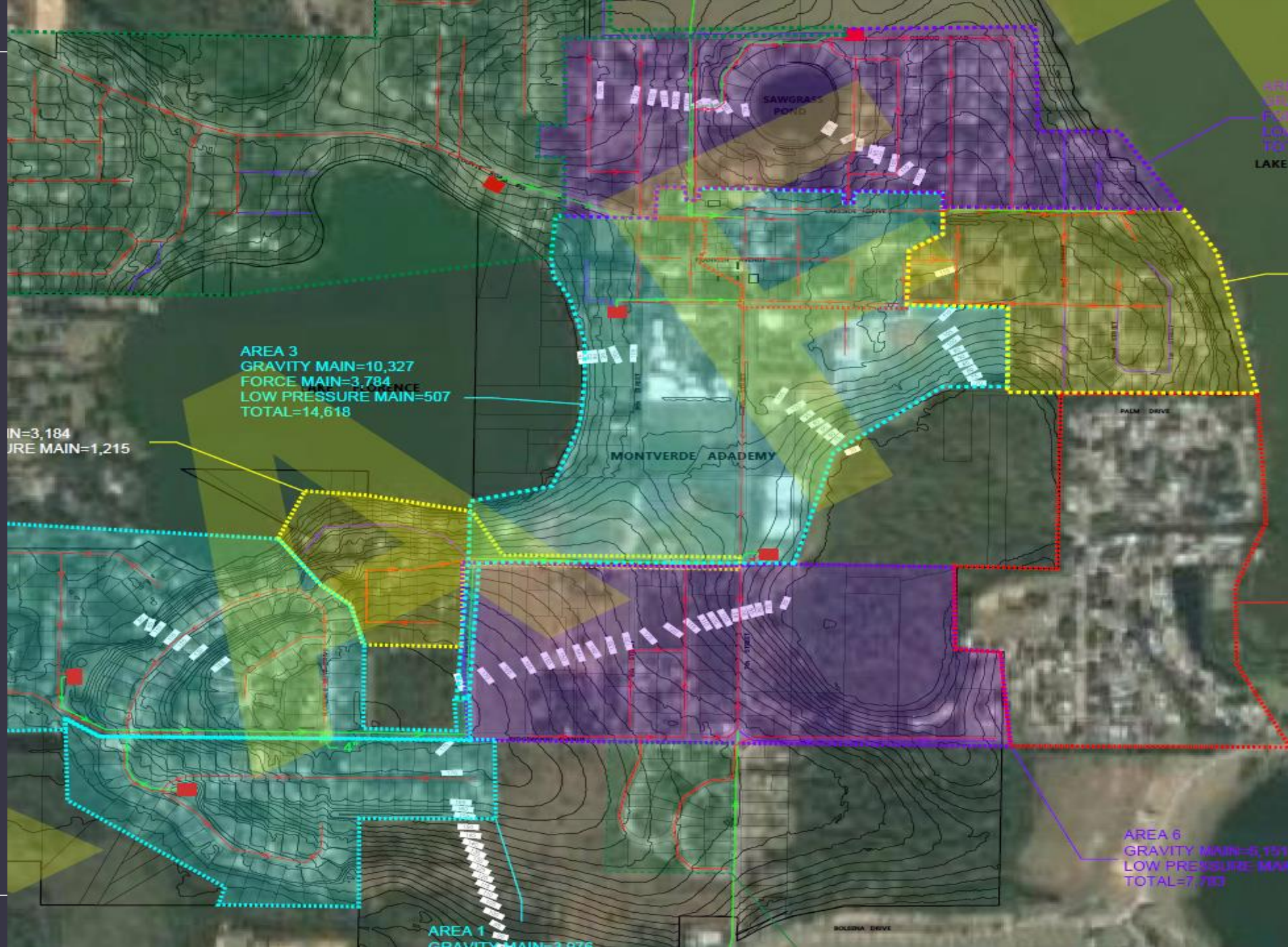
Option 1C – (1) 220,000 gpd

Option 2C – (1) 220,000 gpd

Updated Phasing Plan Goals

- **Identify a starting point for the engineering and construction**
- **Examine areas of high interest and the importance of hooking up**
- **More than one phase may be done at once, depending on the funding**





IN=3,184
URE MAIN=1,215

AREA 3
GRAVITY MAIN=10,327
FORCE MAIN=3,784
LOW PRESSURE MAIN=507
TOTAL=14,618

MONTVERDE ACADEMY

AREA 6
GRAVITY MAIN=5,151
LOW PRESSURE MAIN=2,632
TOTAL=7,783

AREA 1
GRAVITY MAIN=3,876

BOLENA DRIVE

PALM DRIVE

655
511
100
100
100
LAKE

**Wastewater TP & Collection System
30% Design - Project Cost Estimate
Town of Montverde, Florida**

By: S.Brown
Woodard & Curran
Date: 3/5/2024

Phase 1 - Magnolia Terrace, Four Lakes, Montverde Academy				
Description	Quantity	Unit	Unit Price	Total Construction Cost Estimate
AADF Design Flow	110	kgal/day		
Conv. WWTP + RIBs Construction Cost			\$38,500.00	\$4,235,000.00
Primary Collection System				
Pump Station, Master	1	EA	\$475,000.00	\$475,000.00
Lift Stations	3	EA	\$350,000.00	\$1,050,000.00
Force Mains - 4"	18,000	LF	\$95.00	\$1,710,000.00
Gravity Sewer Mains - 8"	10,000	LF	\$185.00	\$1,850,000.00
Service Laterals - 3"	180	EA	\$1,500.00	\$270,000.00
Sewer Connection	180	EA	\$3,000.00	\$540,000.00
Contractor General Conditions		25%		\$1,473,750.00
Contractor Contingency		30%		\$1,768,500.00
Collection System Construction Cost				\$9,137,250.00
Cost of Land Estimate				\$3,000,000.00
Engineering Design		12 %		\$1,604,670.00
Engineering Bid Admin		2 %		\$267,445.00
Engineering Construction Admin		6 %		\$802,335.00
Sub-total Estimated Project Cost				\$19,046,700.00
Project Cost Estimate % Range @ 30% Design Stage			-30%	50%
Project Cost Estimate \$ Range			\$13,332,690.00	\$28,570,050.00
Escalation - 2 years @ 3% annual inflation			\$811,960.82	\$1,739,916.05
Total Estimated Project Cost (Low/High)			\$14,144,650.82	\$30,309,966.05

Town of Montverde, FL



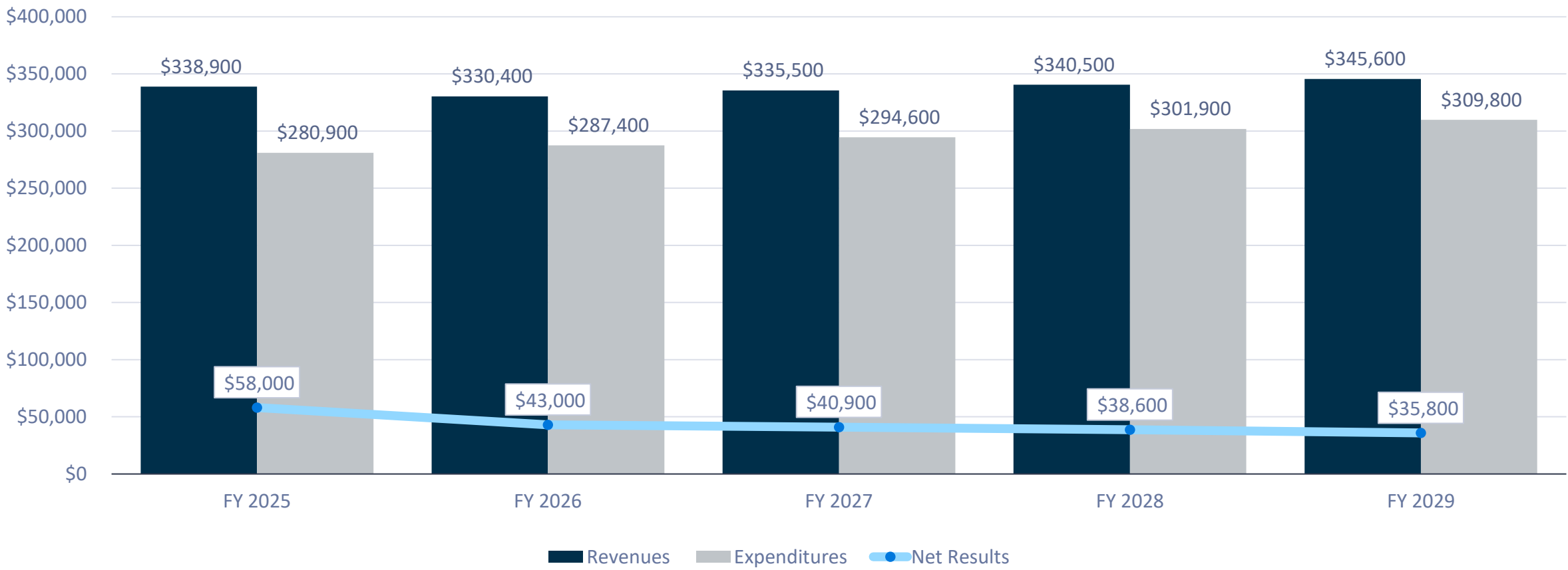
Sewer Rate Analysis

Assumptions

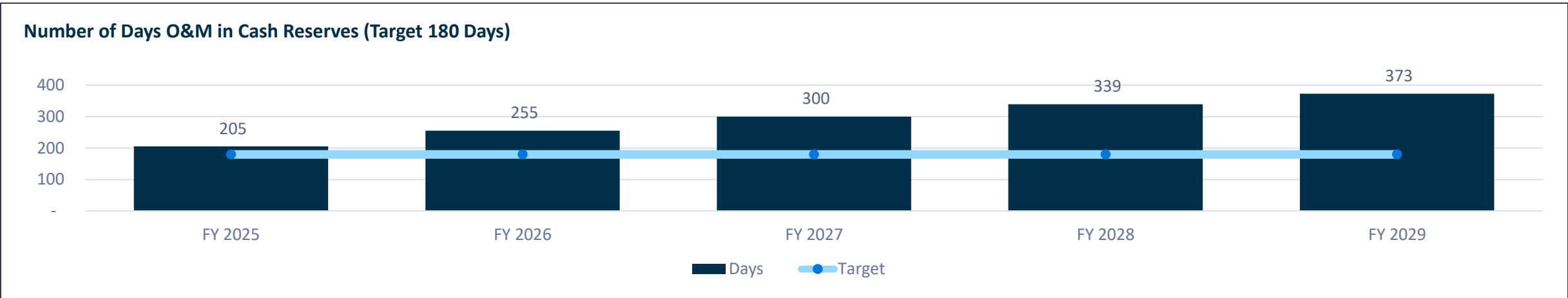
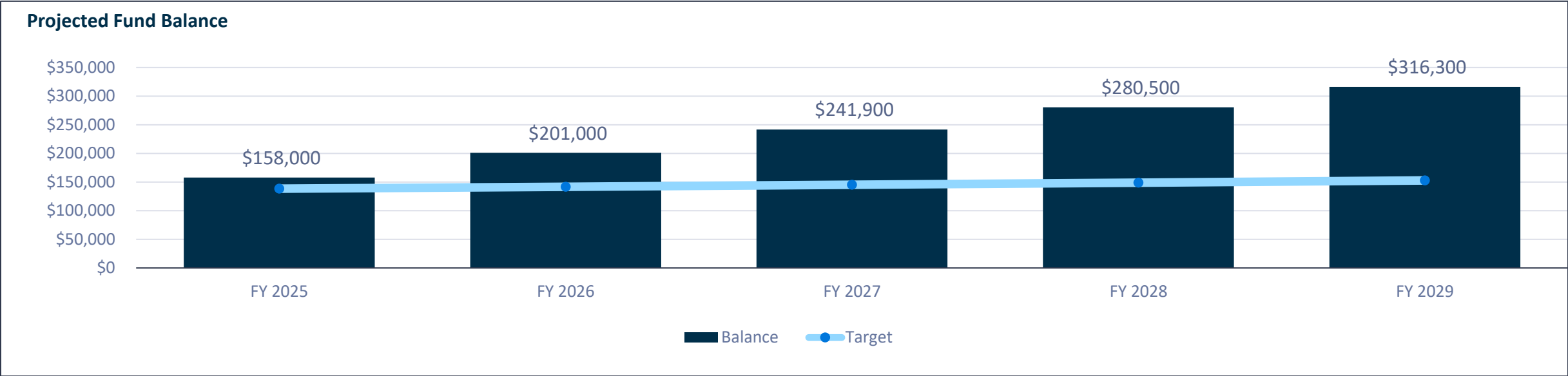
- Customers
 - Include Willow Ridge, Apopka Sound, Hills of Montverde, Phase 1A Septic to Sewer, and Montverde Academy
 - Approximately 577 retail customers in FY 2025
- Average Residential billed water usage – 3,000 gallons per month
- Average Montverde Academy Non-Residential water usage – 97,000 gallons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

Projected Operating Results

Revenues and Expenditures



Projected Fund Balance and Liquidity



- Next Steps

- **Seek Additional Funding**
- **Waste Water Plant Bid and Construction (ARPA)**
- **Lift Station Bid and Construction**
- **Public Workshops**
- **Formal Notice of Hook Up Availability**
- **Adoption of Sewer Ordinances**
Adaption of Sewer Impact Fees
- **Bid and Construction of Sewer Mains**

**PUBLIC HEARINGS,
ORDINANCES AND
RESOLUTIONS**

RESOLUTION NO. 2024-116

A Resolution of Town of Montverde, Florida, relating to the State Revolving Fund Loan Program; making findings; authorizing the loan application; authorizing the loan agreement; establishing pledged revenues; designating authorized representatives; providing for assurances; providing for conflicts, severability and effective date.

DW/Plan/Design/Construction

\$12,970,000

RESOLUTION NO. 2024-118

A Resolution of Town of Montverde, Florida, relating to the State Revolving Fund Loan Program; making findings; authorizing the loan application; authorizing the loan agreement; establishing pledged revenues; designating authorized representatives; providing for assurances; providing for conflicts, severability and effective date.

**CW/Plan/Design/Construction
\$19,823,318**

**REMINDERS
AND
ADJOURNMENT**