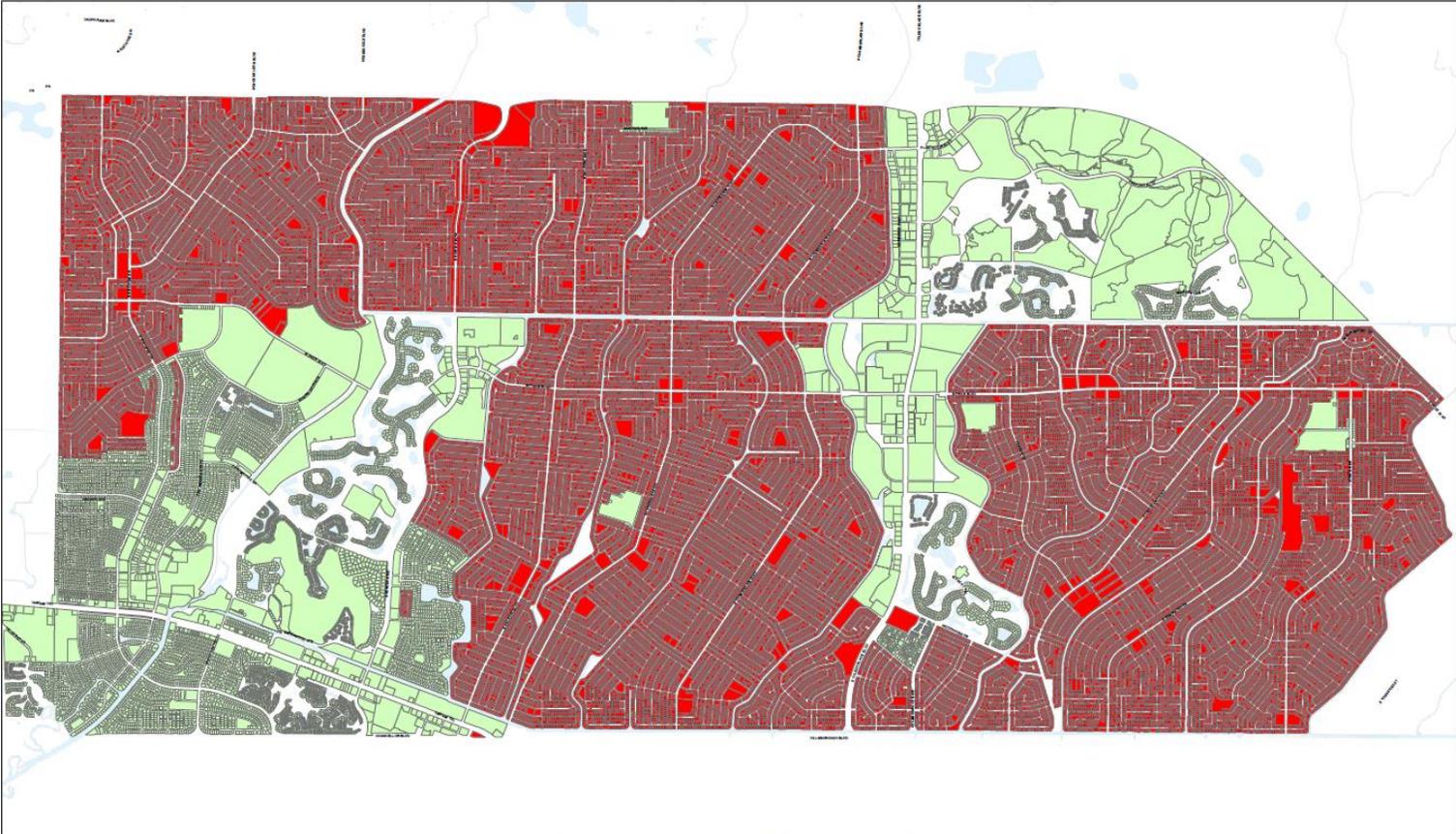


Neighborhood Expansion Workshop

May 6, 2019



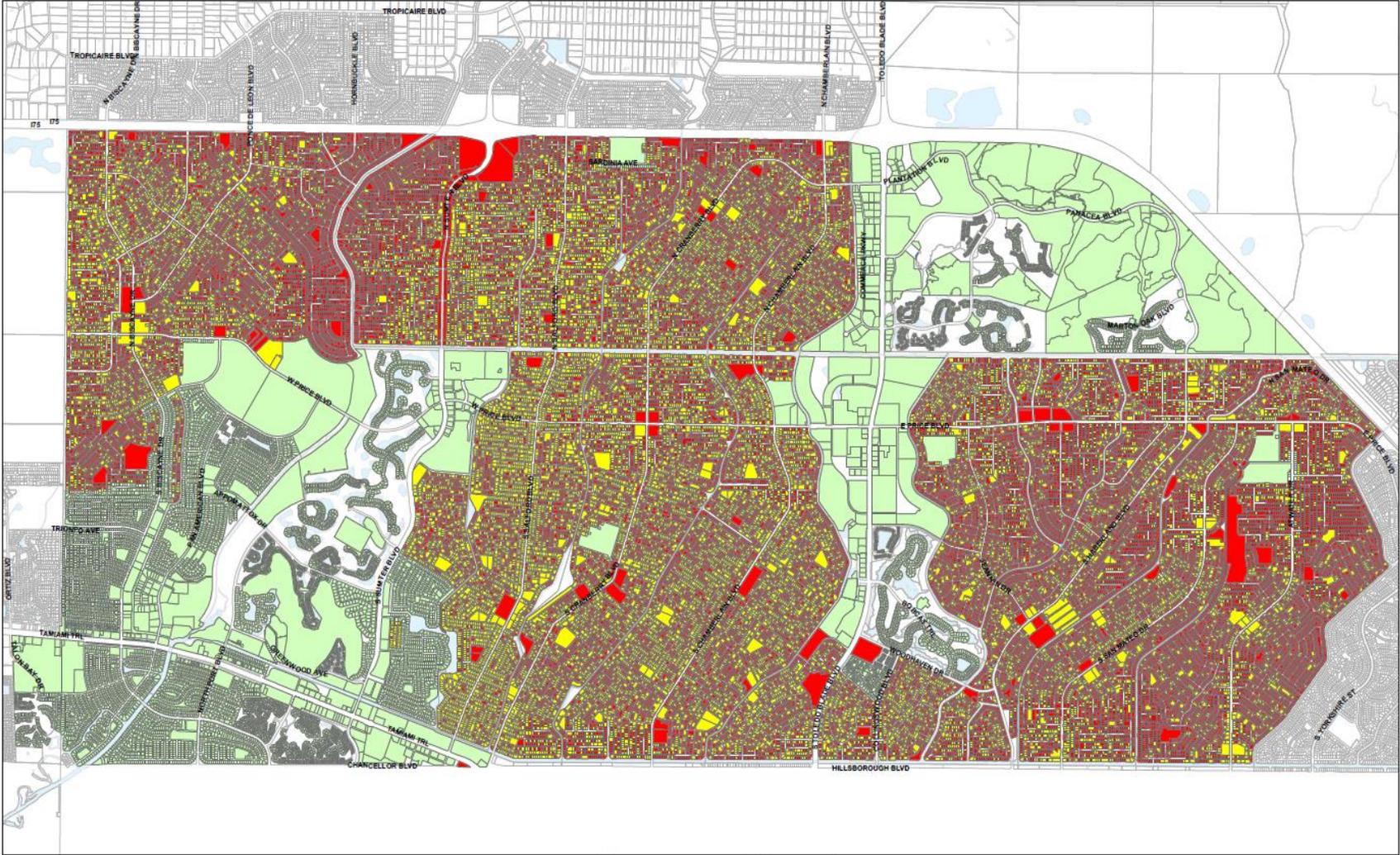
Plan to Mitigate Unsewered Parcels



Unsewered Parcels

- 11,158 Sewer Parcels
- 44,654 Septic Parcels

Current Septic Tanks



Unsewered Parcels
11,158 Sewer Parcels
16,332 Occupied Septic Parcels
44,654 Total Septic Parcels

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Items for Discussion

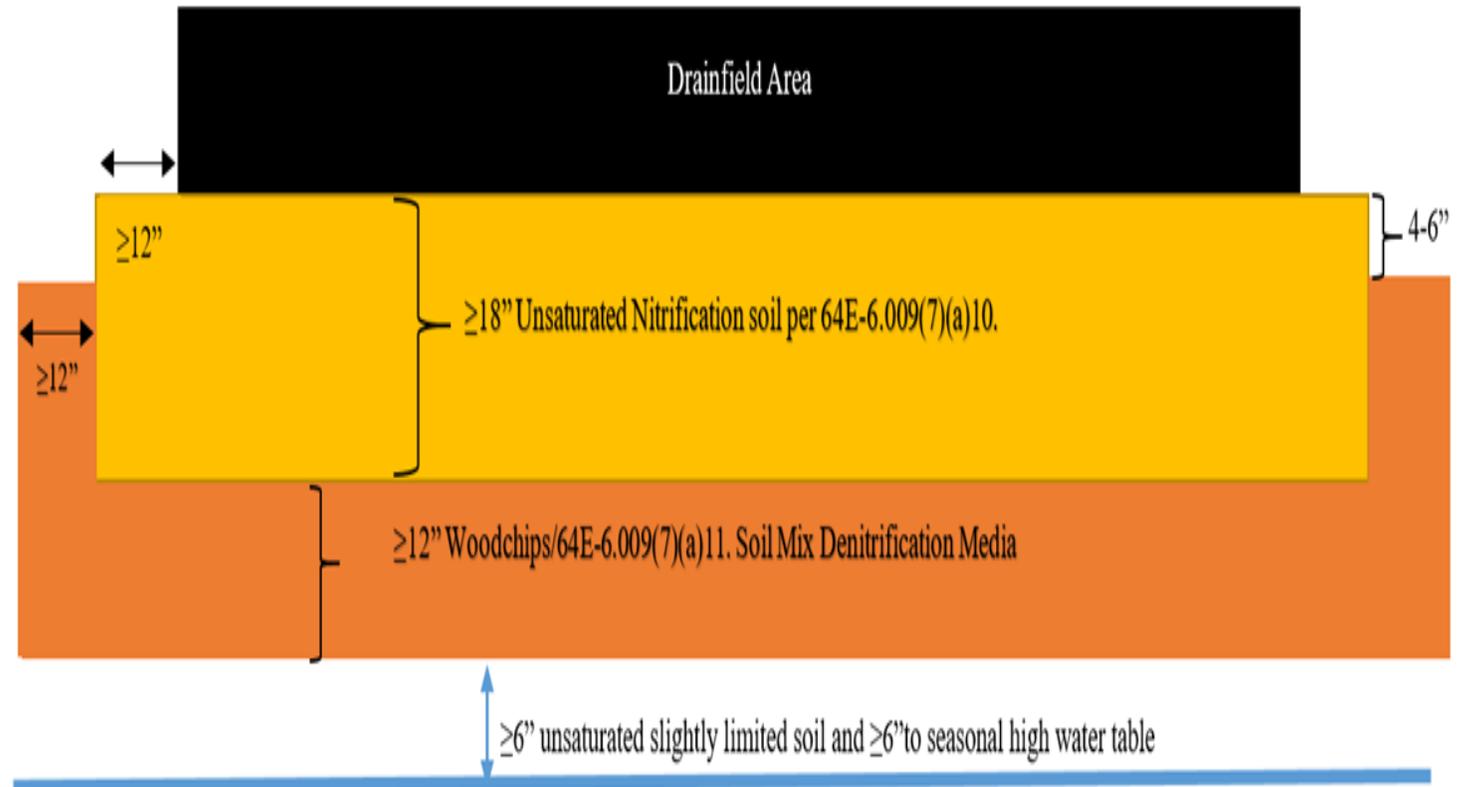
- Wood Chips
- Septic Tank Inspections
- Fees & Costs from Presentation
- Grant Funding
- Financing Systems
- Hybrid Connection Program
- New Construction
- Expansion to Commercial Areas

Wood Chips

- Staff met with Steve Suau, P.E. of Progressive Water Resources on January 22, 2019
- Mr. Suau noted that the wood chip concept is a passive denitrification process that has been used successfully in the Lakewood Ranch community to 'polish' reclaimed water that does not meet advanced wastewater treatment standards
- The system consists of a trench of wood chips this is approximately five (5') feet wide and eight (8') feet deep
- The concept has not been demonstrated on a large scale at this time. Mr. Suau said he would consider the system as a tool in helping potential nitrogen 'hot spots' but that the system is not a replacement for a sanitary sewer system.

Wood Chips

- Woodchips for Nitrogen Reducing Media Layers (from FAC 64E-6.009 Alternative Systems (7)): In-ground Nitrogen-reducing Biofilters (INRB)
- In-ground Nitrogen-reducing Biofilter Media Layer System (see picture) may be placed beneath the drain field provided the resulting system meets all the requirements of 64E-6.



Septic Tank Inspections

- **Charlotte County** currently does inspect septic tanks every five years, fee \$115. Inspections are performed through Charlotte County Community Development – Code Enforcement.
- **Sarasota County** does not currently inspect or enforce the maintenance of septic tanks with any type of maintenance inspection program.
- **City of North Port** does not currently inspect or enforce maintenance of septic tanks with any type of maintenance inspection program.
 - If City decides to pursue a program similar to Charlotte County, the City would need to create an ordinance and Code Enforcement would handle inspections.

Fees and Costs from January 14 Presentation Wastewater

<u>Wastewater</u>	<u>Amount</u>	<u>Description of Cost</u>
Plant Capacity Fees	\$2,575	Cost of one residential connection to the Wastewater Plant.
Line Extension Fee	\$10,000	Estimate for one residential connection to the wastewater collection system lines near the home.
Demo / Abandon / Disconnect Septic Tank	\$1,800	Estimate to disconnect and abandon the existing septic tank, only applicable to existing homeowners.
Connect to central wastewater	\$1,500	Estimate to connect the property's system to the city's system on-site.
Permitting	\$174	Permitting to DEP and DOH (Sarasota County) & City of North Port
Lien Recording Fee	\$39	Cost to record lien in Sarasota County, only required if paying over time.
Total	\$16,049	

Fees and Costs from January 14 Presentation Water

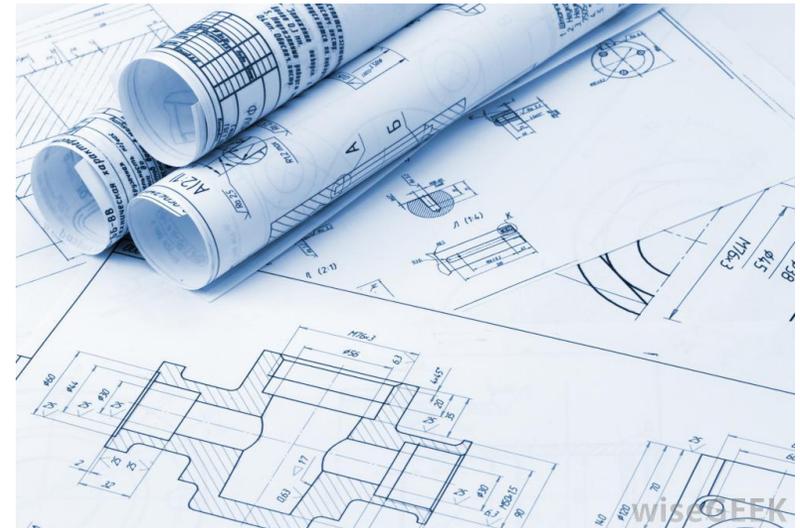
<u>Water</u>	<u>Amount</u>	<u>Description of Cost</u>
Plant Capacity Fees	\$1,890	Cost of one residential connection to the Water Plant.
Line Extension Fee	\$3,500	Estimate cost for one residential connection to the water distribution system lines near the home.
Meter Connection	\$1,150	Cost for the meter and connection from meter to distribution system.
Abandon / fill well	\$900	Estimate to abandon/fill well.
Connect to central water system	\$750	Estimate to connect meter to internal plumbing (approx 70 ft-on site).
Install Backflow Preventer	\$375	Estimate to install backflow.
Permitting	\$174	Permitting to DOH (Sarasota County) and City of North Port
Lien Recording Fee	\$39	Cost to record lien in Sarasota County, only required if paying over time.
Total	\$8,778	

Grant Funding



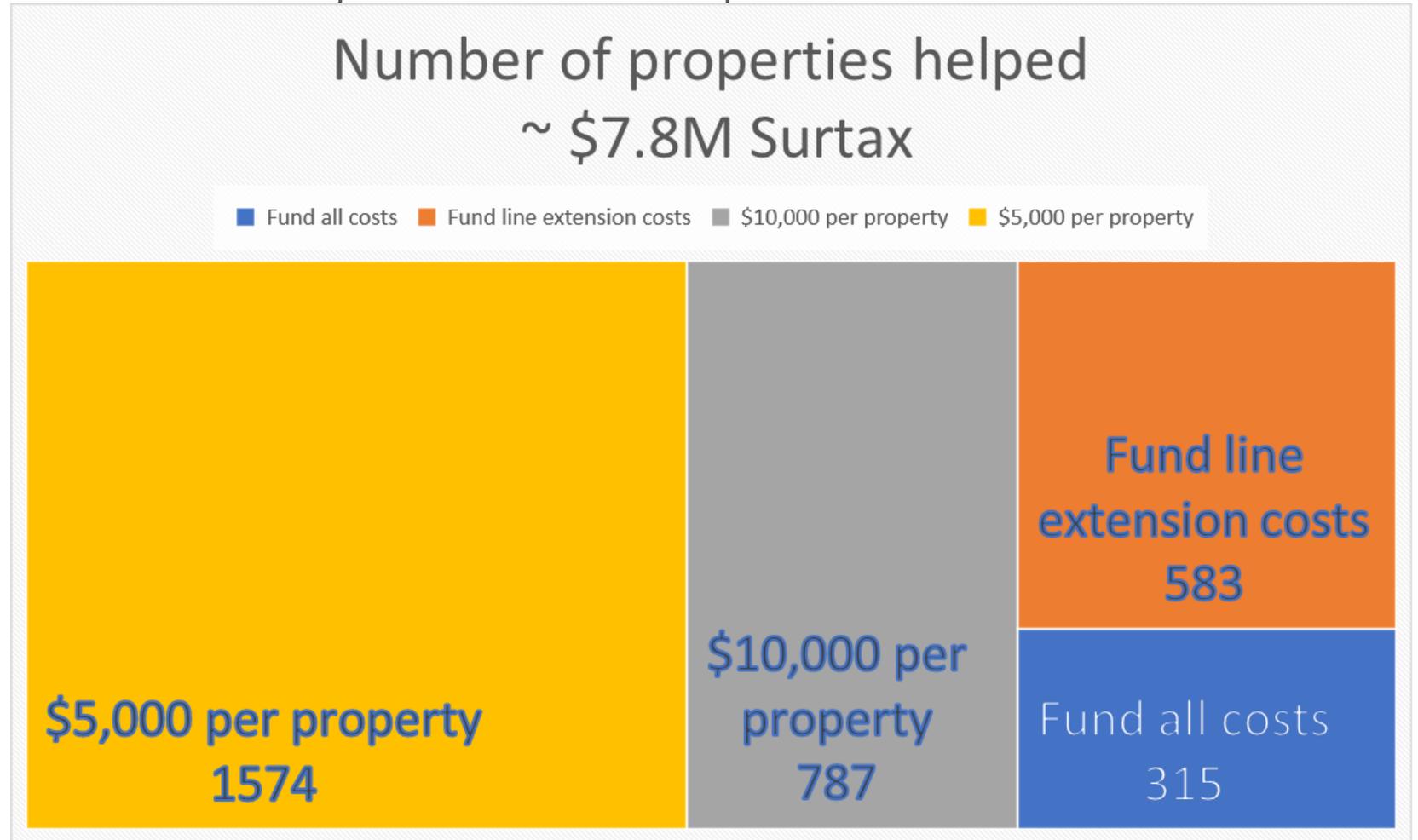
- Application for General Appropriations Act Program Funding
 - HB 3129

- Other grant opportunities



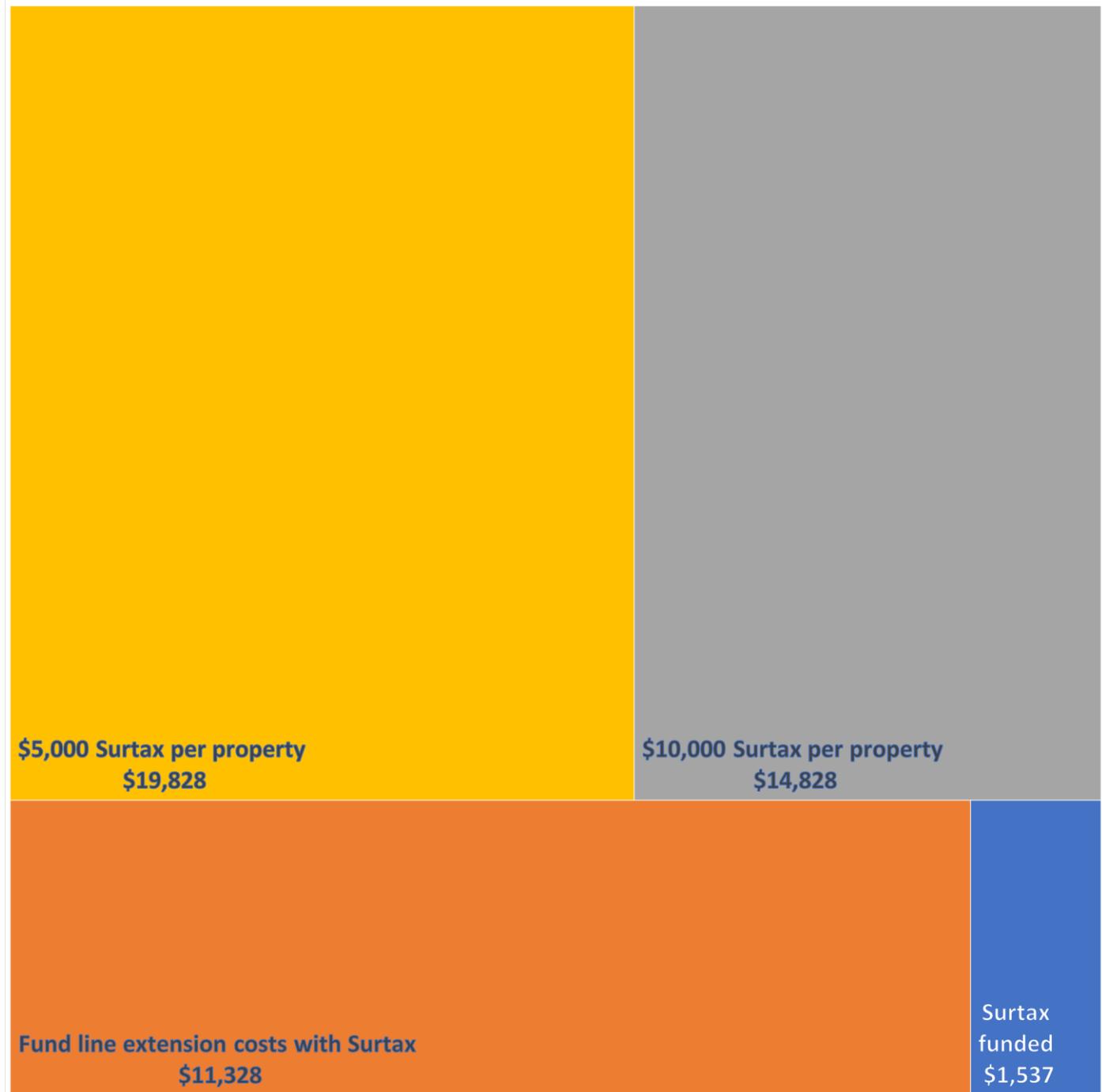
Financing Systems

- Through Surtax III, ~ **\$7.8 Million** is anticipated to be available in Surtax for expansion.
- Assuming full cost to new construction, Surtax could be used to offset costs to existing homes for a certain period of time.



Financing Systems

HOMEOWNER INVESTMENT - BASED ON OFFSET



Financing Systems

- Payment Plans
 - Current plan allows unlimited options for number of years
 - Charge is \$10 a month for administration
- Assessments
 - Commissions
 - Administration

Hybrid Connection Program

- Connection upon a failure of their well. This would require coordination with the Department of Health for the non-issuance of well drilling permits.
- Upon failure of their septic tank. Again, this would require coordination with the Department of Health for the non-issuance of septic tank permits
- Upon sale of the property
- Within one (1) year of notification by NPU

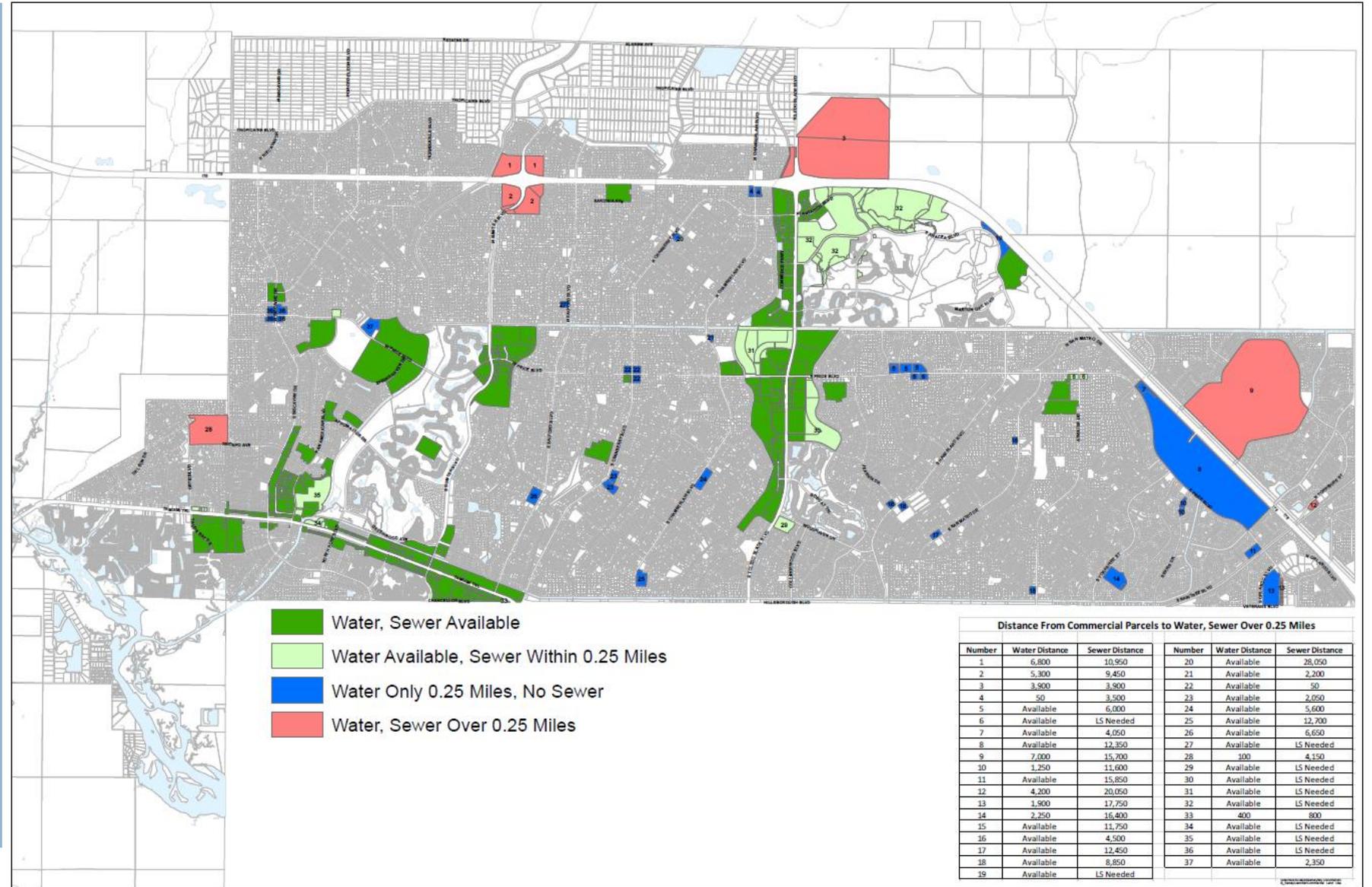
Existing Home Connection Requirements

- Sec. 78-60. North Port, FL Administrative Code - General terms and conditions regarding water and sewer utility service.
- Connection Requirements:
 - The owner of every lot or parcel of land shall connect to the Water supply system and Sewer system within 365 days of notice that the service is available.

New Construction

- New Construction homes must connect to the Water supply system and Sewer system immediately

Expansion to Commercial Areas



Expansion to Commercial Bond Covenants

- Section 5.09 No Free Service –
 - The issuer will not render , or cause to be rendered, any free services of any nature by its System or any part thereof, including reservation of capacity, nor will any **preferential rates** be established for users of the same class.



Expansion to Commercial Areas- Comprehensive Plan Water

- Objective 3: The City shall require that each developer enter into a Utilities Agreement which outlines the needs of the developer, and addresses the availability of adequate potable water, incorporates water conservation, and reclaimed water. In addition, the **developer** will be required to **plan, design, permit, construct, and dedicate all infrastructure** improvements necessary for their development, pursuant to the developer agreement.
- Policy 3.1: The developer will be responsible for evaluating and mitigating impacts systemwide. This will include increasing pumping capacity, replacing motors, and anything else that the impact from the development may require. The developer will also be responsible for all hydraulic modeling to evaluate impacts due to the development.

Expansion to Commercial Areas- Comprehensive Plan Wastewater

- Objective 1: The City shall establish level of service standards to guide the provision of sanitary wastewater service to its customers.
- Policy 1:1: Commercial: All new commercial development within the City will be served by central sanitary wastewater, as determined by City of North Port. In all currently unplatted areas, the developer, by agreement with the City, **must extend wastewater collection and force mains** as appropriate, and **provide and upgrade any lift stations** necessary to serve the area concurrent with the development.
- Objective 3: The City shall require that each developer enter into a Utilities Agreement which outlines the needs of the developer, and addresses the availability of adequate sanitary wastewater and reclaimed water infrastructure and capacity. In addition, the developer will be required to **plan, design, permit, construct, and dedicate all infrastructure improvements necessary** for their development pursuant to the developer agreement.
- Policy 3.1: The developer will be responsible for evaluating and mitigating impacts systemwide. This will include increasing pumping capacity, replacing motors, and anything else that the impact from the development may require. The developer will also be responsible for all hydraulic modeling to evaluate impacts due to the development.

Expansion to Commercial Areas Surtax

Ordinance 2007-087

Whereas Clause - In an effort to identify and to evaluate the infrastructure needs of the community, each Local Governing Body **obtained public input** as to the identification of **needed infrastructure projects and their prioritization**. In addition, the Local Governing Bodies held infrastructure needs **workshops** at which staff presented reports related to on-going and future projects and activities. Based on this input, **each Local Governing Body identified, ranked and allocated** estimated Sales Tax proceeds to **specific future projects**.

- (c) **City of North Port.**
 - 2. **A list of proposed projects with allocation of funds and implementation time frames for each project is attached** to Ord. No 2007-087 as Exhibit "C" and, by this reference, incorporated herein.

Expansion to
Commercial
Areas
Surtax

HOW THE QUESTION APPEARED ON NOV. 6 BALLOT

REFERENDUM TO CONTINUE THE SALES TAX AND THE CITIZEN TAX OVERSIGHT COMMITTEES

Shall ordinance 2007-087 be approved continuing the one-cent sales tax through December 31, 2024 to fund community projects, including transportation, parks, beaches, dredging, libraries, criminal justice facilities, general government, museum, transit, sidewalks, environment, **water and sewer**, stormwater, solid waste, affordable housing, neighborhoods, health systems, public safety, public schools; establishing county economic development trust fund; providing continuance of sales tax by referendum; requiring 4/5's vote to modify county projects/allocations; continuing citizen tax oversight committees?

YES FOR continuing the 1-cent sales tax

NO AGAINST continuing the 1-cent sales tax

Phase III Infrastructure Surtax Extension FY10 - FY24 Project Detail			
Department:	North Port Utilities	Total Project Amount:	\$1,816,100,000
Project Name:	Neighborhood Water and Sewer Line Extensions	Total Surtax Amount:	\$24,549,000
Category:	Potable Water & Sanitary Sewer	Project File Name:	
Location:	Thirty seven neighborhoods in the initial platted lot area of the City	Contact:	
		Name:	941-426-9999
		Phone:	
		Email:	Cind Mick
Description:		Project Implementation Schedule:	
<p>The City's goal is to extend water and wastewater services to platted lots within the City for environmental benefits specifically to eliminate the potential hazards of septic systems and overpumping of the aquifer through individual wells. Some of the main objectives of this goal include having greater reliability for our citizens, greater health benefits, greater ability to retain our natural tree canopy and providing better fire protection throughout our City.</p>		2010 - 2024	
Rationale:			
<p>General Development Corp. established the platted lot community of North Port in the 1960's and began a program to extend services, which was left incomplete due to the bankruptcy of GDC. In 1992, the City acquired the utility from General Development Utilities with a service area of approximately 17 square miles served with water and approximately 5 square miles served with wastewater. Although it is the City's policy that new development must extend water and wastewater services to their properties, it is a goal of the Comprehensive Plan to extend the previously incomplete infrastructure to the remainder of the platted lots. State law currently requires a 1/2 acre lot as the minimum size for a septic tank and if the City was to allow septic tanks for this entire area, there would be over 60,000 septic tanks, the majority of which are on 1/4 acre lots. Additionally, the City owns and operates a potable water system using surface waters from the Myakkahatchee Creek and Cocopum Waterway, which could potentially be adversely affected by the density of septic tanks in the immediate area.</p>			
Operating Impact:			
<p>Because of the sporadic nature of our infrastructure, there will be a financial benefit to expanding the system in areas that currently have incomplete infrastructure which results in inefficiencies. Although it would be difficult to ascertain the exact cost/benefit ratio at the present time, the additional operating costs to extend services would be offset by the increase of new customers. In addition, the completion of the water distribution system will reduce our flushing requirements which are costly to our operations.</p>			

Original worksheet submitted for Neighborhood program request – funding was later revised from \$24M to \$17.7M

Estimated total costs (000's)																
Project Appropriations	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	Total
Total Appropriations	\$28,300	\$28,400	\$28,400	\$57,000	\$78,000	\$78,000	\$103,000	\$125,000	\$170,000	\$170,000	\$170,000	\$185,000	\$185,000	\$205,000	\$205,000	\$1,816,100
Funding By Source	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	Total
Surtax	\$500	\$1,299	\$1,500	\$1,500	\$1,000	\$1,700	\$2,250	\$1,500	\$1,800	\$1,500	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,549
Impact Fees	\$300	\$300	\$300	\$400	\$500	\$500	\$600	\$700	\$800	\$800	\$800	\$900	\$900	\$1,000	\$1,000	\$9,800
Other (Assessment & Op)	\$27,500	\$26,801	\$26,600	\$55,100	\$76,500	\$75,800	\$100,150	\$122,800	\$167,400	\$167,700	\$167,200	\$182,100	\$182,100	\$202,000	\$202,000	\$1,781,751
Total Funding	\$28,300	\$28,400	\$28,400	\$57,000	\$78,000	\$78,000	\$103,000	\$125,000	\$170,000	\$170,000	\$170,000	\$185,000	\$185,000	\$205,000	\$205,000	\$1,816,100

Expansion to Commercial Areas Surtax

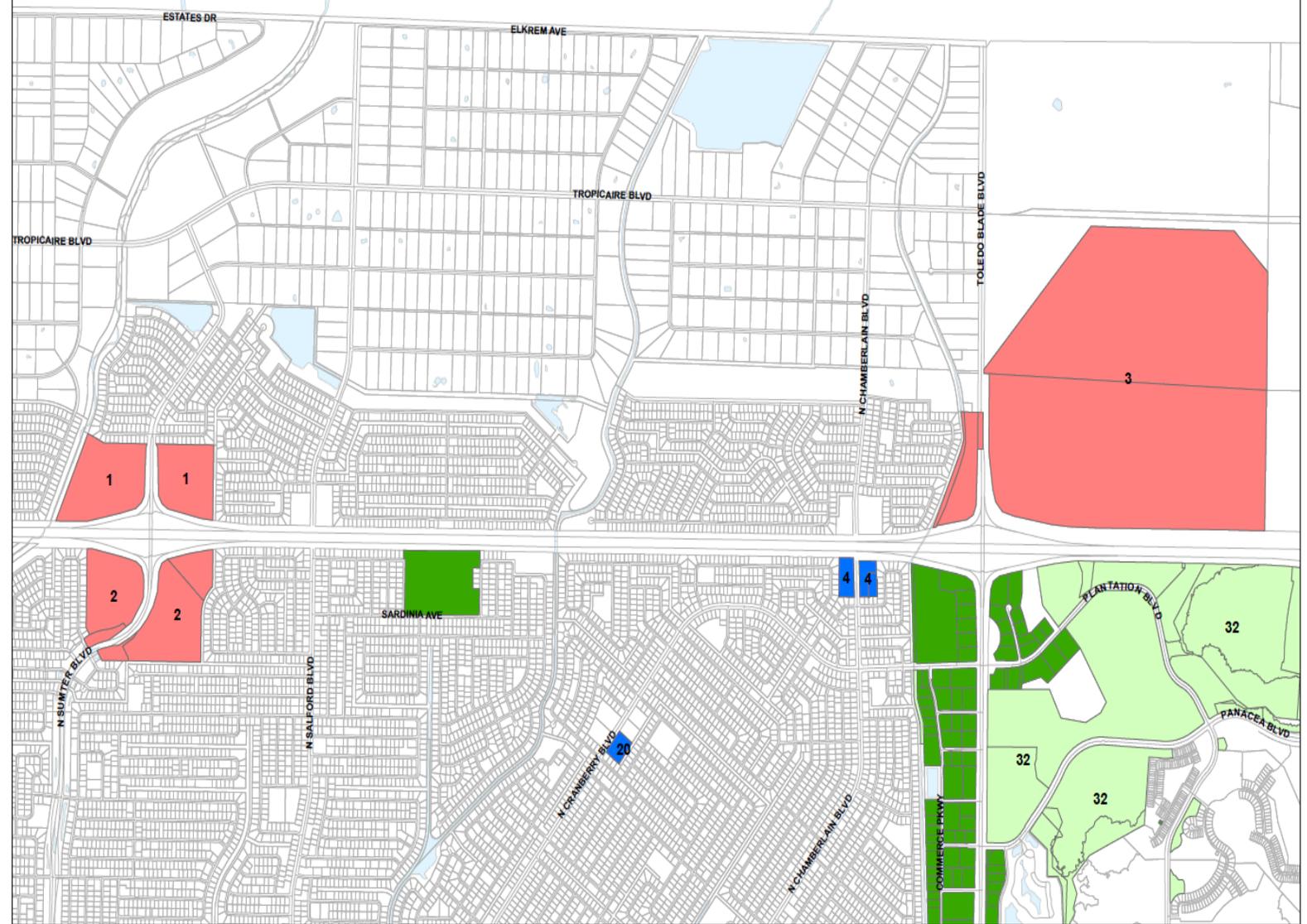
Description: The City's goal is to extend water and wastewater services to **platted lots** within the City for environmental benefits specifically to eliminate the potential hazards of septic systems and overpumping of the aquifer through individual wells. Some of the main objectives of this goal include having greater reliability for our citizens, greater health benefits, greater ability to retain our natural tree canopy and providing better fire protection throughout our City.

Expansion to Commercial Areas- I-75

- In 2014, North Port Utilities hired an engineer to design and permit the extension of the water and wastewater lines to I-75 at Toledo Blade and Sumter Blvd.
- The intent of this was to save the time that a developer would need to initiate the design themselves.
- A developer would be required to reimburse the system for the up front investment of this design and permit.



Expansion to Commercial Areas-175



- Water, Sewer Available
- Water Available, Sewer Within 0.25 Miles
- Water Only 0.25 Miles, No Sewer
- Water, Sewer Over 0.25 Miles

Distance From Commercial Parcels to Water, Sewer Over 0.25 Miles					
Number	Water Distance	Sewer Distance	Number	Water Distance	Sewer Distance
1	6,800	10,950	20	Available	28,050
2	5,300	9,450	21	Available	2,200
3	3,900	3,900	22	Available	50
4	50	3,500	23	Available	2,050
5	Available	6,000	24	Available	5,600
6	Available	LS Needed	25	Available	12,700
7	Available	4,050	26	Available	6,650
8	Available	12,350	27	Available	LS Needed
9	7,000	15,700	28	300	4,150
10	1,250	11,600	29	Available	LS Needed
11	Available	15,850	30	Available	LS Needed
12	4,200	20,050	31	Available	LS Needed
13	1,900	17,750	32	Available	LS Needed
14	2,250	16,400	33	400	800
15	Available	11,750	34	Available	LS Needed
16	Available	4,500	35	Available	LS Needed
17	Available	12,450	36	Available	LS Needed
18	Available	8,850	37	Available	2,350
19	Available	LS Needed			

Utilities Staff Recommendations and Questions

- Move forward with water and wastewater expansion to the residential platted lots
 - “Full cost” for new unimproved properties
 - Partially offset cost for existing-allow \$10,000 offset per property for a specific period of time (one year)
- Hybrid connection program for existing homeowners:
 - Connect water upon failure of well
 - Connect wastewater upon failure of septic
 - Connect upon title transfer
- Begin with the first project as recommended by staff.
 - Consultant to develop wastewater expansion fee and confirm water expansion fee
- Continue to fund with Surtax dollars
- Continue to allow monthly payments for existing customers similar to existing program BUT implement a maximum of 20 years

