

**Town of Howey In The Hills
FY 2023-2028 Capital Project Plan**

Date: January 8, 2023		Project Title: ROW Acquisition & Enhance Intersection Safety					Project Number: DRM01			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	Project Totals
Transportation Impact Fees					10,000	20,000				30,000
<p>Description of Project (200 words or less): Acquire necessary right of way on either side of the intersection of Citrus Avenue and Camellia Way in first year and widen the intersection so both Citrus and Camellia are at least 20 feet wide as they enter the intersection. Place stop signs on both approaches. ensure the sight distance is adequate by removal of obstructing vegetation. Pave the intersection to eliminate pot holes. Complete construction by end of second year.</p> <p>Justification and Urgency for the Project (When is it required to be complete and why?): This is a safety issue. Numerous near miss head on collisions occur at the intersection due to lack of adequate ROW and poor sight distance due to overgrown vegetation in adjacent properties. Completion must be given high priority to avoid injuries or fatalities.</p>										
<p>Is it related to other projects? if yes, list them. None.</p> <p>What Department Will Be Responsible For The Project?: Public Works</p> <p>Planning & Zoning Board Recommendation:</p> <p>Town Manager Recommendation:</p>										
					Town Council Approval and Date:		Department Point of Contact:			
					POC Phone Number:		POC Email:			

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: January 8, 2023		Project Title: Sanitary Sewers Installed on S. Florida and Dixie Avenues					Project Number: DRM02			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Grant Funds					500,000					500,000
Utility Fund Sewer Impact					10000					10,000
Total					510,000					510,000
<p>Description of Project (200 words or less): Using grant funds available from Lake County, install gravity flow sewer mains along both South Florida and South Dixie Avenues. Connect all existing houses to new sanitary sewer lines. Suggest line be placed on west side of South Dixie and along East Side of South Florida. Connect new lines via a grinder pump and a small lift station at each side intersecting street (3 each) to the existing force main on west side of South Florida Avenue. Properly abandon all septic tanks currently installed along South Dixie and South Florida Avenues. Require all property owners with existing houses or residences to hook up. Any vacant lots must hook up to sanitary sewer system upon construction. No costs will be assessed to existing house property owners. Town Utility Fund will cover any grant matching or ineligible costs with sewer impact fees. Residents will pay standard monthly sewer charges per utility fund rate schedule in future to maintain system.</p> <p>Justification and Urgency for the Project (When is it required to be complete and why?): This project will use existing available grant funds to continue the Town's efforts to provide sanitary sewer service to all properties within Town Boundaries. This is in keeping with County, State, and Federal goals to keep our environment clean and healthy for all residents. Complete project by September 30, 2024.</p> <p>Is it related to other projects? If yes, list them. Center Street Sanitary Sewer System.</p> <p>What Department Will Be Responsible For The Project?:</p> <p>Planning & Zoning Board Recommendation:</p> <p>Town Manager Recommendation:</p>										
					Department Point of Contact:					
					Town Council Approval and Date:		POC Phone Number:			
							POC Email:			

**Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan**

Date: January 8, 2023		Project Title: Acquire Assets of Central Lake County Community Development District			Project Number: DRM03				
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Future Utility Revenue Bond Issue					500,000				500,000
Total					500,000				500,000

Description of Project (200 words or less):

Sanitary Sewer Services are currently provided to a portion of the Town of Howey In The Hills and a portion of unincorporated Lake County by the Central Lake County Community Development District (CDD) which was established by Lake County Ordinance 2001-75 on May 11, 2001 in accordance with Chapter 190, Florida Statutes. All of the CDD Water and Sewer Service areas are located within the Town of Howey In The Hills Water and Sewer Service Area as provided in Lake County Ordinance 2013-29 (as amended) . This capital project provides for the Town of Howey In The Hills to acquire the assets of the Central Lake County Community Development District by paying Lake County the value of the District's Net Assets, plus any related legal and administrative expenses. The last available audited Financial Statements of the CDD, dated September 30, 2021, place its Total Net Position at \$291,898. As these financial statements are over fifteen (15) months old, it is anticipated the value may have increased since that date. This project has therefore been estimated at \$500,000 for the Net Asset value of the District, plus administrative and legal expenses. The Town would assume all assets and liabilities of the District upon acquisition, including the remaining three and one-half year lease, and four each, ten year extensions of the lease with Sewer and Water Plant Investments, LLC (previously Packing House By-Products, Co.), both entities owned by the previous Developer of Mission Inn. Lease payments are calculated each year based on a formula detailed in the lease agreement.

Justification and Urgency for the Project (When is it required to be complete and why?): The Town of Howey in The Hills is currently negotiating with five (or more) Developers of Land located within its Town Limits to build large numbers of residential housing units, and some number of commercial and industrial properties. These properties and additional ones that may surface in the future in the Town Of Howey In The Hills Service Area, will require water and sewer services. The Orlando-Kissimmee Metropolitan Area is expanding rapidly and is now approaching the Town of Howey In The Hills. In the next five to ten years the population of the Town of Howey In The Hills is expected to explode into a much larger Town. If the Town is to develop properly in agreement with interests of the existing Town residents, it is imperative that the Town must control the water and sewer services in its service area. The Town currently operates its own water services and some retail wastewater collection services. This acquisition, in cooperation with Lake County, will allow the Town on a cost effective basis, to operate wholesale wastewater collection and treatment services. Together with the acquisition and expansion of the Drake Point water and wastewater plants approved by Lake County within the Town of Howey Water and Wastewater Service Area, the Town of Howey in the Hills will be able to serve customers within its service area.

Is it related to other projects? If yes, list them. Drake Point Water and Wastewater Treatment Plants Acquisition

What Department Will Be Responsible For The Project?: Public Works and Finance

Department Point of Contact:

Planning & Zoning Board Recommendation: Town Council Approval and Date:

Town Manager Recommendation: POC Phone Number:

POC Email:

Capital Expenditure Project
Town of Howey In The Hills
FY 2023-2028 Capital Project Plan

Date: January 8, 2023		Project Title: Acquire and Expand Drake Point Water & WW Plants					Project Number: DRM04			
Source of Funds	Fund Title:	Fund No.	Prior Years Expenditure Summary \$:	Current Budget FY 2022-23	FY 2023-24	FY2024-25	FY 2025-26	FY2026-27	FY 2027-28	Project Totals
Future Utility Revenue Bond Issue					5,000,000					5,000,000
Total					5,000,000					5,000,000
<p>Description of Project (200 words or less): In the Summer of 2022, Lake County approved the Drake Point PUD Development within the Howey In The Hills Water and Wastewater Service Area. The Developer plans on building water and wastewater plants to serve this rapidly developing portion of Lake County. Approximately 600 new homes will be built on this tract in Yalaha, a portion of unincorporated Lake County. The City of Leesburg has already approved a development (Whispering Hills) that will abut on the northern boundary of the Town of Howey In The Hills Water and Wastewater Service Area. Over 2,100 houses are planned in this area along Number 2 Road. The area surrounding Howey In The Hills, and the Town itself are exploding with growth as the Orlando-Kissimmee metropolitan area continues to expand. It is imperative that the Town of Howey In The Hills, develop and provide adequate water and wastewater services to these newly developing areas, if the residents of the Town are to have a say in the manner in which the area develops. The development is coming, as Drake Point demonstrates, whether Town residents like it or not. This project provides for the development of the required water and wastewater services in the Northeast Quadrant of the Town of Howey In The Hills Service Area. Collectively, with the project to acquire and operate the Water and Wastewater Services currently delivered by the Central Lake County Community Development District, and the Two New Water Well Drillings approved this past Fall by the Town Council, the Town will effectively be in both the water and wastewater delivery business in its service area.</p> <p>Justification and Urgency for the Project (When is it required to be complete and why?): The Town of Howey in the Hills needs to acquire and operate all public water and wastewater treatment facilities within its Water and Wastewater Service Area in order to be able to responsibly manage the development of its community and surrounding areas. This project will be bonded by September 30, 2024, and construction completed on expanded plants by September 30, 2025 to serve its customers. Is It related to other projects? If yes, list them. Acquisition of Central Lake County CDD Water and Wastewater facilities.; Construction of Two New Water Wells</p> <p>What Department Will Be Responsible For The Project?: Public Works and Finance Department Point of Contact: Planning & Zoning Board Recommendation: Town Council Approval and Date: Town Manager Recommendation: POC Phone Number: POC Email:</p>										