


WASTEWATER ALTERNATIVE PLANS FOR HOWEY IN THE HILLS



Dec 12, 2023 Town Council Workshop

POSSIBLE OPTIONS

Town of Howey-owned

- \$12M steel 850kGPD plant
- Steel construction
- Can be done in 2 phases

Privately-owned Plant (CDD)

- Existing Capacity: 870k GPD
- Town needs another 435k GPD now
- Town needs 870kGPD additional
- Steel construction
- No reclaim available
- Increments of 435kGPD required

Regional Plant (Groveland)

- \$15.45M estimate for 450k GPD available currently (based on Mascotte contract)
- Town needs 850kGPD additional
- Concrete construction in Groveland
- No reclaim available

Multiple Package Plants (Dev.)

- Paid by developers
- Turned over to town to operate (?)
- Several small plants, totaling 700kGPD
- Does not include solution for original Howey (~150kGPD)
- No reclaim possible



ESTIMATED CONSTRUCTION COSTS

	TOWN	GROVELAND	PRIVATE	PACKAGE
COST OF TREATMENT PLANT/CAPACITY RESERVATION	\$12M for steel plant (850kGPD)*	\$15.45M for 850kGPD**	\$13.92M for 870k GPD (3,480 ERUs)	\$0 (developer-paid)
COST OF SEWAGE COLLECTION SYSTEM	\$0 (developer-paid)	\$1.8M for 2 lift stations, \$4M for pipeline)	\$0 (developer-paid)	\$0 (developer-paid)
COST OF RECLAIM DISTRIBUTION SYSTEM	\$800k for surface water pump station	Not available	Not available	Not possible
LAND ACQUISITION	\$50k	TBD (Need lift stations and surface water treatment plant)	\$0	\$0 (developer-paid)
TOTAL COST OF PLANT CAPACITY	\$12.85M for 850kGPD	\$21.25M (850k GPD) plus land acq. costs	\$13.92M for 870kGPD	\$0
* based on DAVCO estimate				
**based on Mascotte Agreement				



ESTIMATED OPERATING COSTS

	TOWN	GROVELAND	PRIVATE	PACKAGE
COST OF ANNUAL OPERATIONS AND MAINTENANCE (STAFFING - IN HOUSE OR CONTRACT)	TBD	TBD	\$1.4M (for treatment serv.)	TBD
<u>DEBT SERVICE INTEREST RATES</u>				
<i>State Revolving Fund (SRF) 20-year interest rate</i>	0.56%	0.56%	Not available	Not applicable
<i>Municipal 20-year interest rate</i>	3.78%	3.78%	Not available	Not applicable
<i>Private sector 20-year interest rate (BBB)</i>	5.92%	5.92%	5.92%	Not applicable



ESTIMATED REVENUES

	TOWN	GROVELAND	PRIVATE	PACKAGE
CURRENT ANNUAL CUSTOMER RATE (\$600 PER HOME)	\$2,827,200	\$2,827,200	\$2,827,200	\$2,827,200
WASTEWATER IMPROVEMENT FEE (\$120 ANNUAL [PROPOSED])	\$565,440	\$565,440	\$565,440	\$565,440
IMPACT FEES (DEVELOPERS) (based on 3,606 homes)	\$12.85M	\$21.253M	\$14.424M	(incl. w/ purchase)
(IMPACT FEE PER HOME)	\$3,564	\$5,894	\$4,000	(incl. w/ purchase)
GRANTS (FEDERAL, STATE, AND COUNTY)	TBD	TBD	None	None
DEBT ISSUANCE (SRF, MUNICIPAL BONDS, BANK LOANS)	TBD	TBD	TBD	None



OTHER FACTORS

	TOWN	GROVELAND	PRIVATE	PACKAGE
DEGREE OF TOWN MANAGEMENT CONTROL	Total	Partial	Minimal	Total
CONSTRUCTION TIMELINE	2-3 years	1-2 years	2 years	2-3 years
<u>MAXIMUM AVAILABLE CAPACITY</u>	850kGPD	850kGPD	870kGPD	700kGPD*
<i>PHASE 1 (1ST 400-450K CAPACITY)</i>	425kGPD	425kGPD	435kGPD	TBD
<i>PHASE 2 (2ND 400-450K CAPACITY)</i>	425kGPD	425kGPD	435kGPD	TBD
REAL ESTATE REQUIREMENTS	14.5 acres	TBD	26 acres	TBD
RECLAIMED (ALTERNATE) WATER AVAILABILITY	Surface water treatment	Not available	Not available	Not possible

*Does not include original Howey



ANTICIPATED RESIDENTIAL DEMAND

<u>Year</u>	<u>Homes</u>		
2016	625		
2017	665		
2018	705		
2019	745		
2020	785		
2021	797		
2022	803		
2023	884		
2024	1024		
2025	2169		
2026	3181		
2027	4113		
2028	4312	4712 Homes x 250 GPD	1,178,000 GPD
2029	4312	Comm./Inst. 916,000 sq.ft.	48,900 GPD
2030	4447	TOTAL REQUIRED CAPACITY	1,226,900 GPD
2031	4582	minus existing capacity	386,500 GPD
2032	4712	TOTAL ADDITIONAL CAPACITY REQUIRED	840,400 GPD



NEXT STEPS

- Council consensus on Wastewater Alternatives
- Prepare Facilities Master Plan
- Prepare study for Impact Fee generation
- Prepare study for Operations & Maintenance/Debt Service revenue requirements
- Prepare study for alternative water for irrigation (surface/reclaim)
- Implement Impact Fee/revenue requirement components
- [Design/Construction contingent on Council consensus]

