



# 2<sup>nd</sup> Public Meeting for the Sylvan Drive Septic-to-Sewer Project

## City of West Melbourne

February 27, 2019

INFRASTRUCTURE SOLUTION SERVICES TEAM



# Roles and Introductions



## City of West Melbourne

- ◆ Will own, operate, and maintain the sewer collection system
- ◆ Will provide supplemental funding for the project in conjunction with external grants
- ◆ Responsible for project management, oversight, and interacting with citizens

## Infrastructure Solution Services (ISS)

- ◆ Responsible for the design of the project (surveying, engineering design, permitting, etc.)
- ◆ Responsible for assisting with grant applications
- ◆ Responsible for construction administration

# Roles and Introductions



## Brevard County Natural Resources Management Dept. (BCNRMD)

- ◆ Responsible for the Save Our Indian River Lagoon (SOIRL) program
- ◆ Administers the funding for projects
- ◆ Monitors environmental improvements resulting from projects

## St. Johns River Water Management District (SJRWMD)

- ◆ Administers funding for a variety of water quality improvement projects, including septic-to-sewer projects
- ◆ Funding for this project was requested by the City and ISS in February 2019

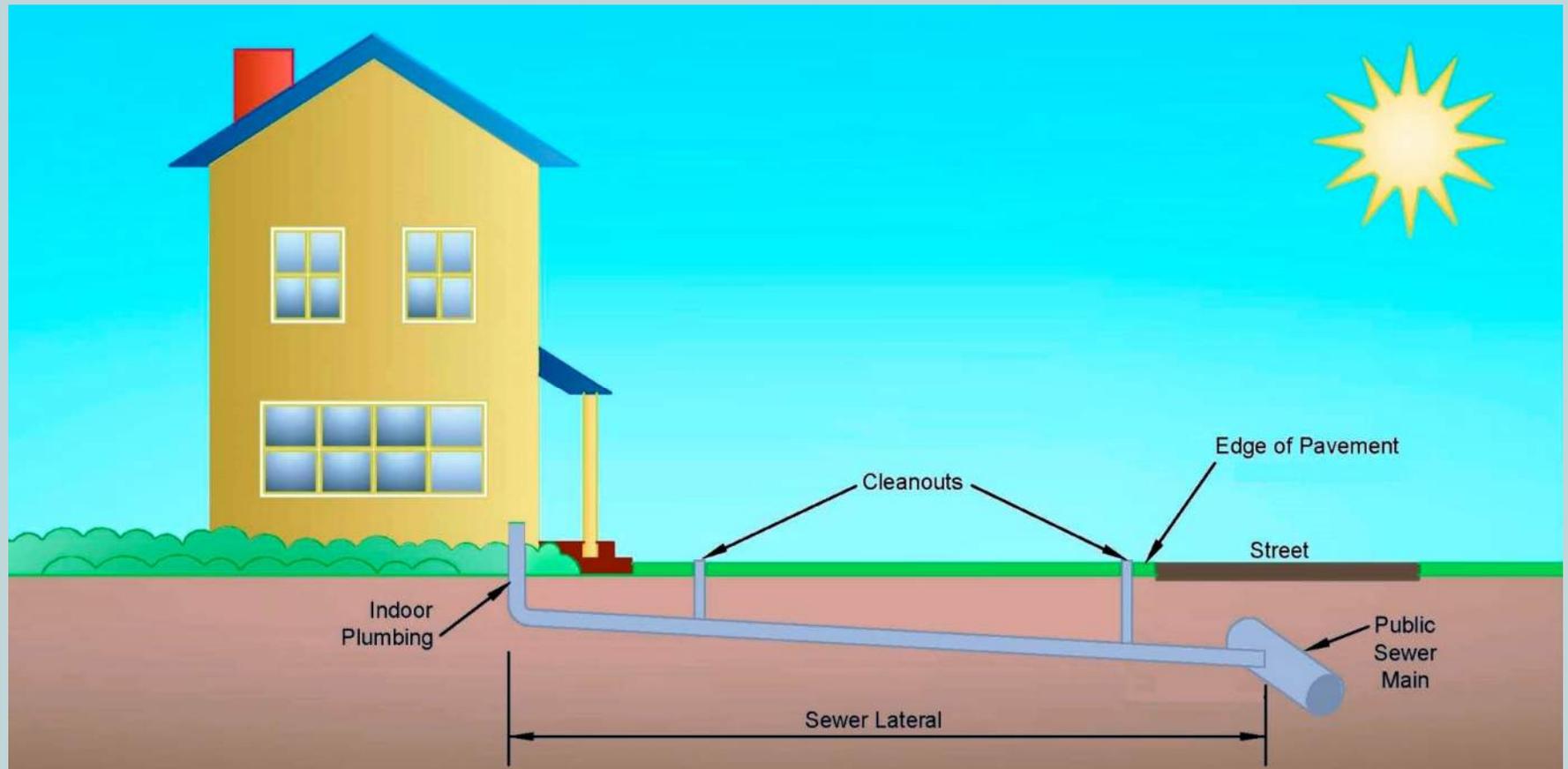
## Timeline: Origin of Project

- ◆ **October 2016: Initial interest from resident who contacted Mayor Rose**
- ◆ **Late 2016 / Early 2017: SOIRL half-cent sales tax funds allocated by the County for this project. Sylvan Estates was identified as a cost-effective, high-priority area for a septic-to-sewer conversion.**
- ◆ **August 2017: The City requested that ISS prepare a study and initial conceptual design for this project to determine feasibility and assist with grant funding.**
- ◆ **June 2018: The City signed an agreement with the County, who will fund a portion of this project.**

# Timeline: Moving Forward

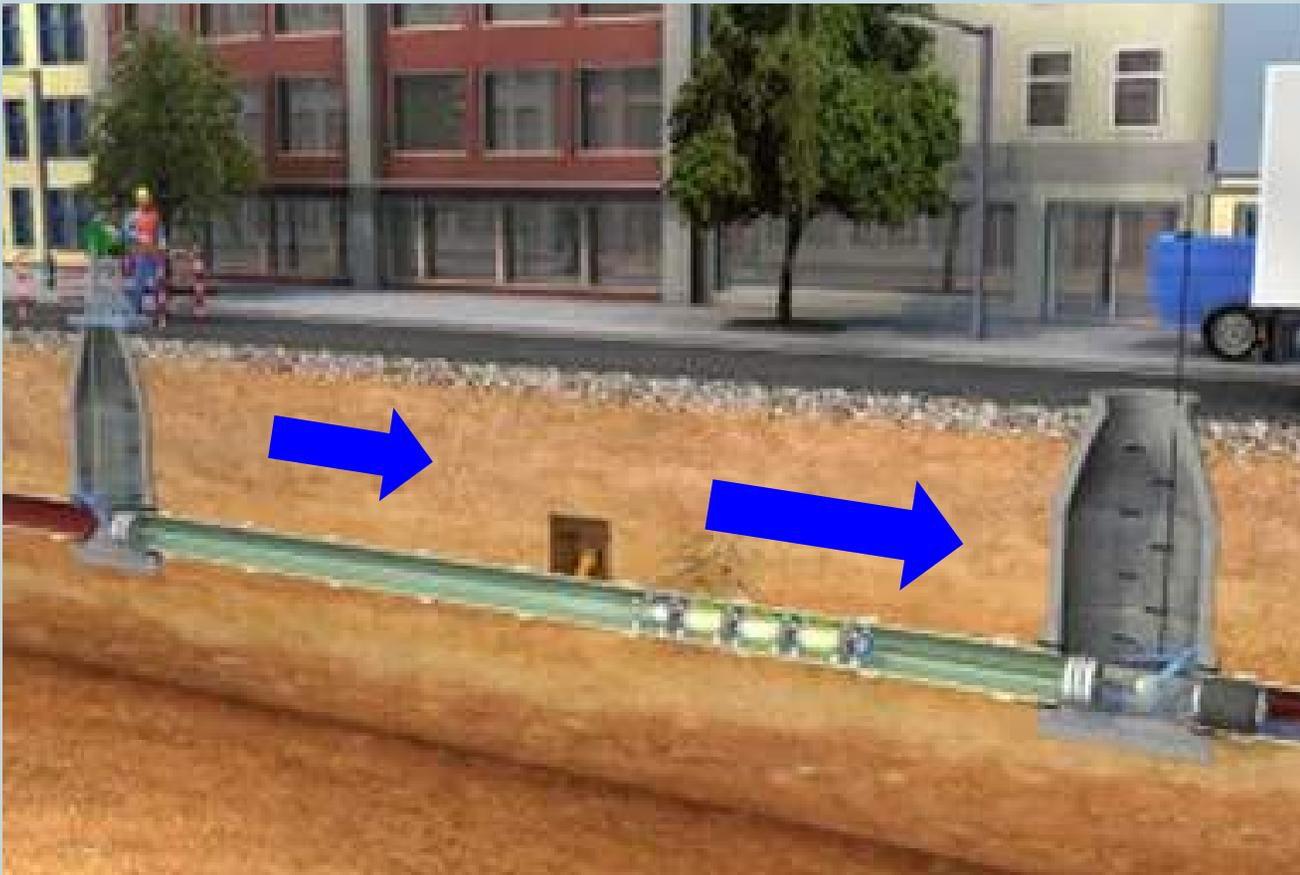
- ◆ **July 2018 – February 2019: Engineering design of project**
- ◆ **February 2019: Application for SJRWMD grant funding submitted**
- ◆ **April/May 2019: Decision from SJRWMD on additional grant funding**
- ◆ **Construction will not start before Fall 2019, and is expected to take approximately one (1) year**

# What is a Gravity Sewer System?



Residential Plumbing to Street

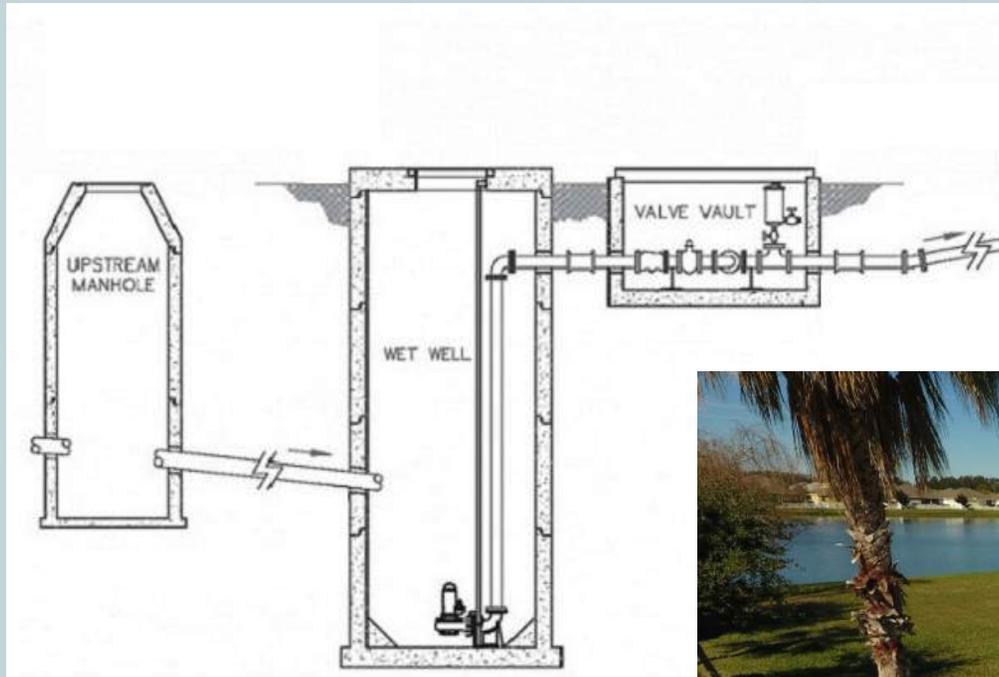
# What is a Gravity Sewer System?



Manhole Lid

Manholes and Gravity  
Sewer Mains in Roadway

# What is a Gravity Sewer System?



Lift Station  
(Pumping Station)



# What is a Gravity Sewer System?



Wastewater Treatment Plant

# Advantages and Disadvantages of a Gravity Sewer System

## Advantages

- ◆ Low maintenance / no maintenance required (by homeowners)
- ◆ Other than on your private property, all maintenance costs are the City's responsibility
- ◆ Significantly better for the environment, including the Indian River Lagoon
- ◆ Can increase property values and/or make sales of properties easier

## Disadvantages

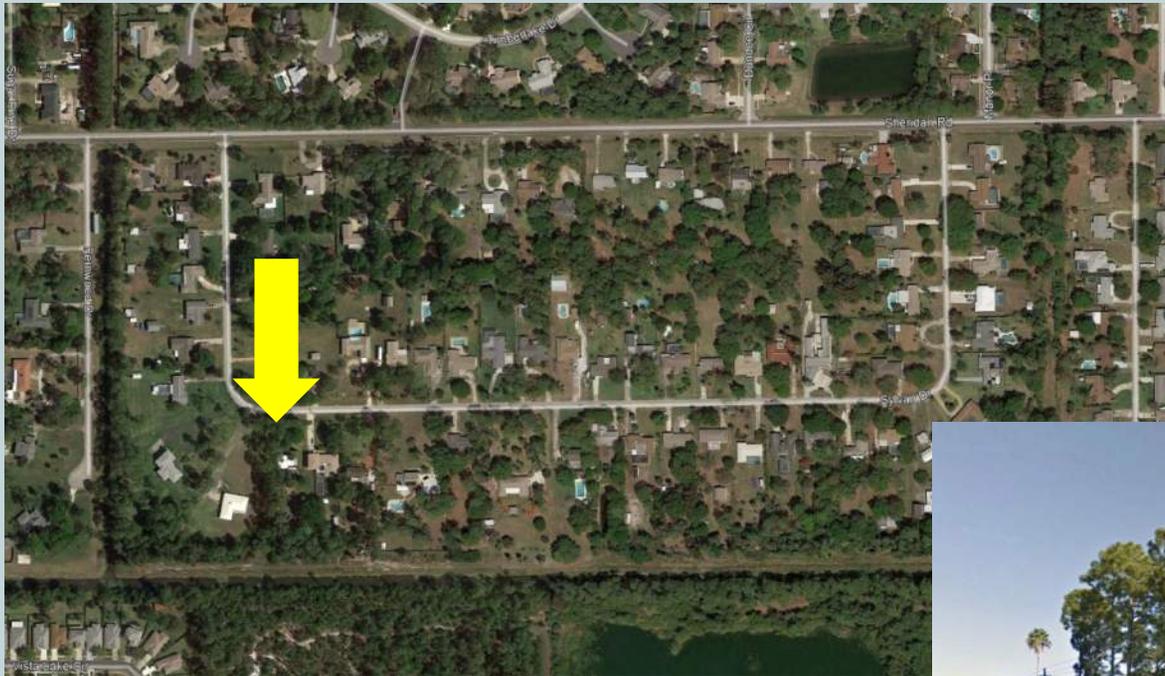
- ◆ Monthly sewer bill (typically around \$34/month\*). However, this eliminates all costs for maintaining, repairing, or replacing septic systems.

\* Connection fees are also required. This is discussed later in the presentation.

# Sylvan Drive Lift Station

## Location

- ◆ The City acquired a 30' x 30' property at the northwest corner of 8637 Sylvan Drive for the new lift station



# What will a lift station look like?



# Sylvan Drive Septic-to-Sewer Conversion Construction



## Construct the Lift Station

- ◆ The property at 8637 Sylvan Drive will be excavated to install the “wet well”
- ◆ Pumps, piping, valves, and other equipment will be installed
- ◆ Minimal impact to residents



## Construct the Gravity Mains

- ◆ One lane of Sylvan Drive will be closed to install the gravity main piping and manholes
- ◆ One lane of Sylvan Drive will remain open for vehicular access
- ◆ Driveway access will remain

# Sylvan Drive Septic-to-Sewer Conversion Construction

## Septic Sewer System



## Gravity Sewer System



## Connections from Home to Street

- ◆ The pipe leaving the home (the “lateral”) will be cut before it reaches the septic tank
- ◆ The new lateral, from the home to the street, will be installed in the residents’ yard in the area with the least impact to the homeowner
- ◆ The new lateral will connect to the home on one end and the gravity main (in the street) on the other end
- ◆ Interruption of sewer service to resident will be minimal (no more than several hours)
- ◆ Any affected irrigation systems, fences, trees, grasses, driveways/pavement, mailboxes, etc. will be replaced at no cost to the resident
- ◆ Septic tanks will be abandoned in accordance with state and local regulations

# Project Cost and Grant Funding

Estimated Construction Cost	= \$2,044,000
Engineering and Permitting Costs	= \$160,910
Save Our Indian River Lagoon Funding (Original Amount)	= \$935,656
Additional Save Our Indian River Lagoon Funding (Approved February 26, 2019)	= \$625,559
SJRWMD Cost-Share Funding (Not Yet Approved <sup>1</sup> )	Up to \$675,000
<hr/>	
Remaining Amount (City's cost)	= TBD

<sup>1</sup>Initial funding recommendations from SJRWMD to be provided on April 9

# Costs to Homeowner

## Homeowner's Costs

- ◆ Sewer Fees
  - ◆ A one-time, refundable \$50 deposit
  - ◆ A monthly base charge of \$13.87
  - ◆ A monthly usage charge based on water use. This is typically around \$20 for a single family home. Actual charges will depend on the level of water usage.
  - ◆ For a typical home, the normal sewer charges will be approximately \$34/month
- ◆ Connection Fees
  - ◆ All engineering and construction costs will be paid for by the City and external funding
  - ◆ However, the City is not legally allowed to pay for the initial connection fee to the sewer system
  - ◆ The connection fee is \$3,000 and can be paid over a 36-month period

# Costs to Homeowner

## Homeowner's Costs

- ◆ Approximate monthly fee for first 36 months = \$117/month
  - ◆ Includes the monthly base charge of \$13.87, typical charges based on water usage, and the connection fee spread over 36 months
- ◆ Approximate monthly fee after 36 months = \$34/month
- ◆ All costs for maintenance of the sewer system outside of the homeowner's property are the City's responsibility

## Construction Cost (Paid for by the City and grant funding)

- ◆ Approximately \$34,650 per residence

# Temporary Construction Easement (TCE) and Maintenance Agreement

## TCE and Maintenance Agreement

- ◆ The City has developed a TCE and Maintenance Agreement for residents to sign. This agreement:
  - ◆ Provides legal protections for both the resident and the City
  - ◆ Establishes a Temporary Construction Easement (TCE), which is an agreement granting temporary access to the property to construct the improvements and abandon septic systems
  - ◆ Designates that the City is responsible for restoring all affected items (grass, etc.) to their original condition
  - ◆ Designates that after construction is completed, maintenance of all items on the homeowners property (including the new lateral pipe) are the homeowner's responsibility
- ◆ Forms can be signed during this meeting, or the resident may take them home for further review
- ◆ Forms will also be mailed to residents

***Note: Once construction moves forward, all residents are required by City ordinance (Section 90-8) and Florida Statute 381.00655 to connect to the new sewer system.***

# Sylvan Drive Septic-to-Sewer Conversion

Questions?



Comments?