Utilities Department

Save Our Indian River Lagoon Indian River Drive J and K 8/9/2022



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Utilities Director
City of Cocoa

- OPTION 1 –
 Advanced Septic
- Option 2 Septic to
 Sewer (Mandatory)
- Option 4 –
 Defer/Delay Project



- OPTION 1 Advanced Septic
 - Withdraw Septic to Sewer project
- SOIRL Dept. Natural Resources will fund \$18,000 grant per lot for all lots on IRD on septic
- Homeowners may be eligible for additional grants from SJRWMD or FDEP for shortfall in costs



- OPTION 2 Septic to Sewer (mandatory)
 - Must require all 92 to connect with new policy
- SOIRL Dept. Natural Resources funds \$5.1M public infrastructure for 92 connections

- City can submit for additional grants from SJRWMD or FDEP to cover short fall funding for public infrastructure
- Homeowners can qualify for grants from SJRWMD or FDEP for homeowner costs to cover septic removal, service line etc. <u>via City</u>



- OPTION 4 Delay Septic to Sewer
 - Take no action at this time

 Cocoa will request and maintain allocation of funds from SOIRL

 92 homes in J and K would not be able to apply for advanced septic while the Septic to Sewer Project has allocated funds

Delay may decrease or increase costs by waiting







Advantages

- Homeowners can immediately apply for funds and start the application process
- Avoids impact fees to the city
- No monthly charges for city services for owners
- All residents on IRD can apply

Disadvantages

- SOIRL grant may not cover all costs but may be eligible for additional grants
- Still allows nutrients to the river (35% or less)
- No future revenues for the city

Indian River Drive Option 2 – Septic to Sewer Mandatory

Advantages

- Maximizes SOIRL funding available (\$5.1M)
- Allows project to qualify for other grants
- Allows for potential future expansion of areas further west toward US1
- Creates future sewer revenues for city
- Removes all discharge to river from 92 homes (100%)
- Requires a new connection policy and enforcement policy
- Council must decide who is paying for cost overruns if they occur
- Only 92 homes are available due to design constraints (other homes outside project area could use advanced septic)
- Homeowners must pay monthly charges for city services
- Manage multiple grants
- Homeowner via the City can apply for SJRWMD or FDEP grants to cover private costs such as service line install, septic removal but Homeowner grants from agencies may not cover all costs
- Policy will impact other lots not in J and K that are using septic and have access to city sewer
- True project will not be known until well past contract commitment to SOIRL and other grant agencies
- Extreme variability for on site homeowner costs and impacts to old growth trees on many home sites

Disadvantages

Indian River Drive Option 4 – Delay Septic to Sewer



Advantages

- No impacts to customers or city in short term during uncertain economic times
- Must come back to Council for decisions on funding responsibilities and connection policy
- Costs may be lower or higher in the future, no guarantee
- Grants and other funding may or may not be available in the future
- Delays improvements to the river WQ

Disadvantages

Project Costs



Areas J and	d K - Estima	ted Costs							8/9/2022	
Septic to Sewer Project										
								Infrastructure Costs net		
Current SOIRL	. Funding - Inf	rastucture Rei	mbursemei	nt				Desig	n and Eng	
# of				Current	Current					
Connections	Assumed	Actual	Current	Estimated	Estimated					
Served by	Particpation	Connections	Funding	Const.	Const.	Design	Estimated	Net Cost Low	Net Cost High to	
Project	Rate	made	SOIRL	Cost Min.	Cost Max.	Cost	EOR cost	to be funded	be funded	
92	100%	92	\$5,132,404	\$6,700,000	\$8,300,000	\$405,865	\$200,000	\$1,773,461	\$3,373,461	
	90%	83	\$4,619,164	\$6,700,000	\$8,300,000	\$405,865	\$200,000	\$2,286,701	\$3,886,701	
	80%	74	\$4,105,923	\$6,700,000	\$8,300,000	\$405,865	\$200,000	\$2,799,942	\$4,399,942	
	70%	64	\$3,592,683	\$6,700,000	\$8,300,000	\$405,865	\$200,000	\$3,313,182	\$4,913,182	
	60%	55	\$3,079,442	\$6,700,000	\$8,300,000	\$405,865	\$200,000	\$3,826,423	\$5,426,423	
	50%	46	\$2,566,202	\$6,700,000	\$8,300,000	\$405,865	\$200,000	\$4,339,663	\$5,939,663	
	40%	37	\$2,052,962	\$6,700,000	\$8,300,000	\$405,865	\$200,000	\$4,852,903	\$6,452,903	
Note: SOIRL fund based on \$56,787 per lot reimbursement				ment				Range of Costs to be		
SOIRL allocated 99 lots x \$56,787 = \$5,622,000								paid for by city, homeowners		
Cost of Construction min and max from EOR								or by grant or in any combination		

Project Costs



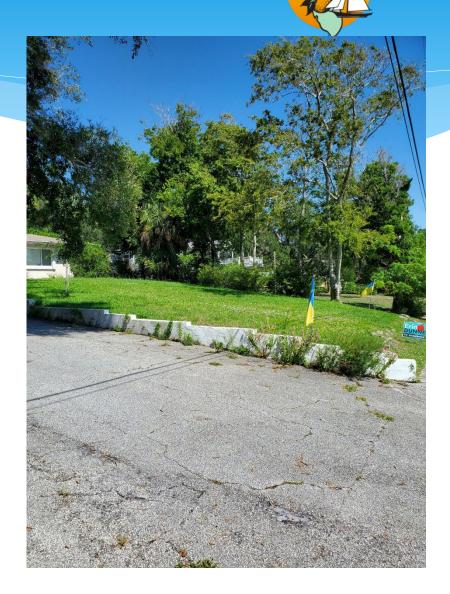
Septic to Sewer Project							
Estimated H							
line, remove septic, repairs, landscaping)							
# of							
Connections		Estimated					
Served by	Estimated	Total					
Project	Cost per Lot	Customer Cost					
4	\$62,640	\$250,560					
50	\$30,960	\$1,548,000			Range of Co	osts	
20	\$27,960	\$559,200			to be paid	for by homeowi	ners
18	\$24,420	\$439,560			or by grant	or in any combi	nation
Subtotal		\$2,797,320					
	Impact Fees	\$161,000					
	Total	\$2,958,320					
*Estimate bas	ed on field ob	servation and G	IS data and	can v	/ary		

























Project Cost Summary



50/50 Funding		Expense Debit Funding Cred					
		High Cost Estimate					
Public Infrastr	ucture Cost	(\$8,300,000)					
Eng/Bidding/I	nspection	(\$605,865)					
SOIRL Funding	g match		\$3,540,000				
Max Grant Fur	nding		\$3,540,000				
Private Costs		(\$3,000,000)					
Eng/Bidding/I	nspection	(\$120,000)					
SOIRL Funding	g match		\$1,560,000				
Max Grant Fur	nding		\$1,560,000				
<u>Totals</u>		(\$12,025,865)	<u>\$10,200,000</u>				
Needed Fundi	ing	(\$1,825,865)					

Questions



