



Nassau-Amelia Utilities

# American Beach Well & Septic Tank Phase Out

## Special Assessment Hearing

Stephen Spratt

System Manager

Florida Governmental Utility Authority (FGUA)



September 13, 2021



# Recap of Past Significant Water/Sewer Events

- GAI Master Plan for Water/Sewer Conversion Sept 2016
- GAI Conversion Project Update Sept 2018
- Nassau County engages FGUA to assist Nov 2019
- Community survey ranks water/sewer a top priority -  
FGUA-Nassau County Interlocal for Capital Improvements Approved Dec 2019
- Household Income Survey Conducted- qualification as  
small disadvantaged community determined Feb 2020
- FDEP Grant Agreement for Planning Executed (\$400 k) Apr 2020



# Recap of Past Significant Water/Sewer Events

- FGUA Work Authorization for American Beach Approved by County Apr 2020
- Requests for Inclusion into SRF Program submitted to FDEP May 2020
- Community Meeting- Project Update June 27, 2020
- Community Meeting- Facilities Plan July 25, 2020
- Draft Facilities Plan Submitted to FDEP August 7, 2020
- American Beach Water & Sewer District Formed August 24, 2020
- Public Participation Meeting (SRF) Sept 19, 2020



# Significant Water/Sewer Events Cont'd.

- American Beach Water/Sewer District Adopted Facilities Plan submitted to FDEP Sept 27, 2020
- Facilities Plan Found In Conformance with FDEP Requirements Oct 14, 2020
- District Approves Ordinance Establishing Citizen Advisory Board Oct 28, 2020
- County BCC Adopted Notice of Intent for Assessment Nov 9, 2020
- FDEP Approved Funding of Clean Water (Sewer) Design Project Nov 18, 2020  
**(80% Principal Forgiveness) \$518,000 Total, \$414,000 Forgivable**





# Significant Water/Sewer Events Cont'd.

- District Adopted Clean Water Loan Application Resolution Dec 21, 2020
  - Geotechnical Evaluation and Survey Work Started Jan 11, 2021
  - Resolution to Establish Authority, Duties, Procedures of Advisory Board Feb 17, 2021
  - FDEP Approved Funding of Drinking Water Design Project Feb 24, 2021
- (50% Principal Forgiveness) \$254,000 Total, \$127,000 Forgivable**



# Significant Water/Sewer Events Cont'd.

- District Adopts Budget Amendment for Clean Water Design Local Share  
March 22, 2021
- District executes Clean Water (Sewer) Design Loan Agreement  
March 22, 2021
- District Appoints Advisory Board Members  
March 29, 2021
- 1st Advisory Board Meeting  
April 15, 2021
- District Approves Drinking Water Loan Application Resolution  
April 21, 2021
- Resolution Adopting Community Election Procedures and  
Mandatory Connection Ordinance Intent  
May 10, 2021



# Significant Water/Sewer Events Cont'd.

- Execute Drinking Water Design Loan Agreement May 2021
- Proposed Assessment public information material with straw ballot mailed to all owners May 14, 2021  
(material estimates per ERC annual assessment at \$800/unit subject to state funds)
- Straw Ballot Election Period May 14- June 15, 2021
- Independent tabulation of results- 64% response rate June 29, 2021
- with 86% of valid votes supporting assessment



# Water/Sewer Schedule Cont'd.

- Complete Clean Water and Drinking Water Designs and Obtain Construction Permits Jun 2021
- Submit Readiness to Proceed docs to FDEP Jun 25, 2021
- BOCC Adoption of Initial Assessment July 26, 2021
- SRF Construction Funding FDEP Determination Aug 11, 2021  
(sewer \$6,140,093 - \$4,000,000 grant; water \$2,523,500- \$2,064,825 grant)\*
- Water Sewer District Advisory Board Meeting Update Aug 12, 2021
- First Class Assessment Notice to Owners Mailed Aug 23, 2020

\*FDEP Report also states: "The American Beach Project #DW45051 will most likely receive a grant under the Federal FY 18/19 Assistance for Small and Disadvantaged Communities Drinking Water Grant Program"

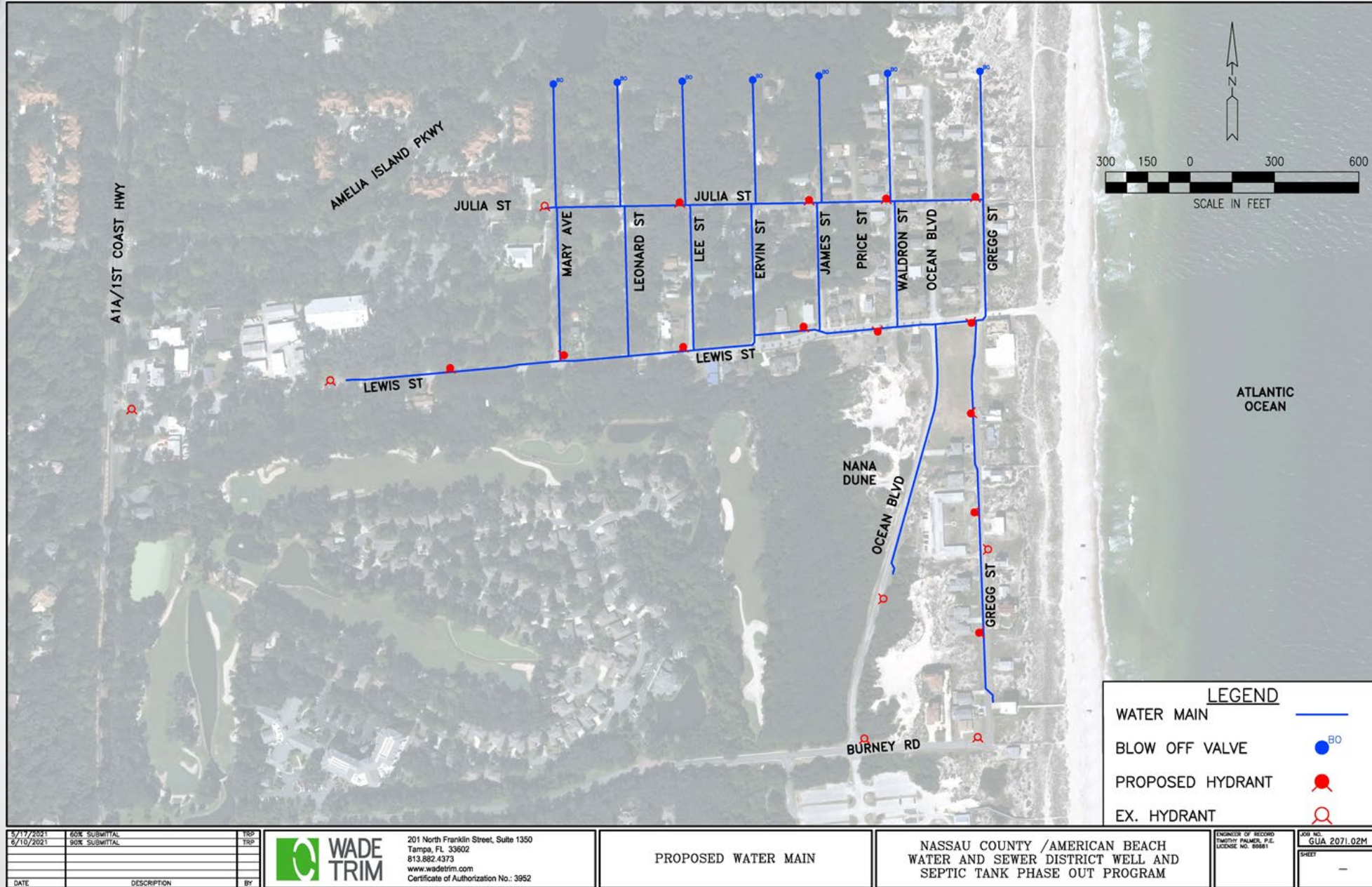




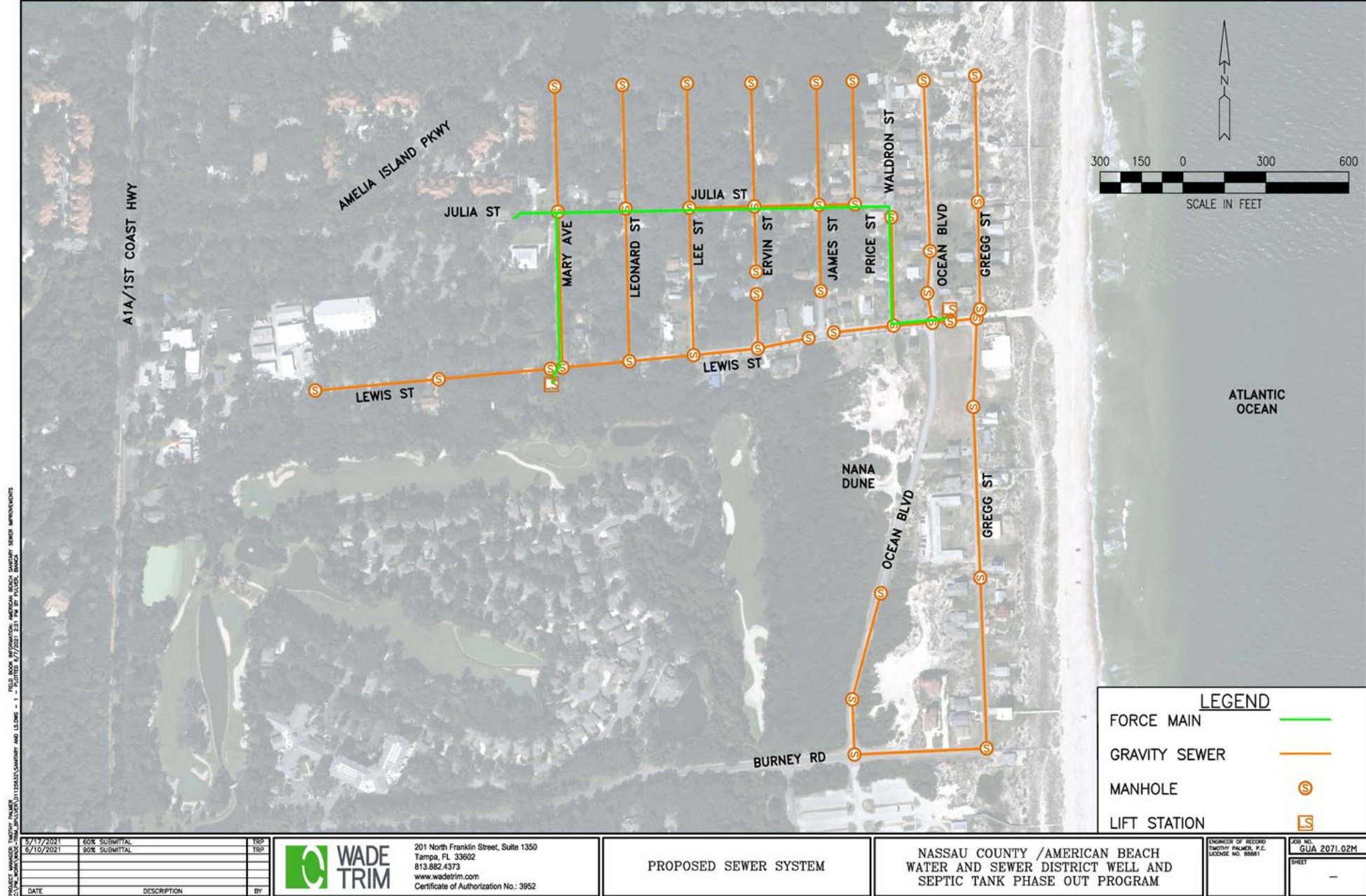
# Next Steps

- BOCC Adoption of Final Assessment
  - Assessment Prepayment Period
  - Advertise Project for Construction
  - Assessment Financing Payment Commence
  - Execution of SRF Construction Loan Agreements
  - Commence Construction- Notice to Proceed
  - Complete Construction- Water/Sewer Service Available
- Sept 13, 2021
- Sept 20- Oct 20 2021
- Oct 2021
- Nov 2021
- Oct/Nov 2021
- Jan 2022
- Jan 2023

ITEM DESCRIPTION	Estimated Project Cost					
	TOTAL WATER SYSTEM COST		TOTAL SEWER SYSTEM		TOTAL WATER & SEWER	
Construction & Tech Services	\$	2,915,500	\$	5,748,093	\$	8,663,593
Design, Permitting & Project Administration	\$	231,500	\$	518,500	\$	750,000
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>3,147,000</b>	<b>\$</b>	<b>6,266,593</b>	<b>\$</b>	<b>9,413,593</b>
Project Revenue Source Split	WATER		SEWER		WATER & SEWER	
	Grant*	Loan	Grant	Loan	Grant	Loan
Construction & Tech Services	\$2,297,825	\$617,675	\$4,000,000	\$1,748,093	\$6,297,825	\$2,365,768
Design, Permitting & Project Administration	\$115,750	\$115,750	\$414,800	\$103,700	\$530,550	\$219,450
State Loan Service Fees		\$87,015		\$157,291		\$244,306
<b>Total</b>	<b>\$2,413,575</b>	<b>\$820,440</b>	<b>\$4,414,800</b>	<b>\$2,009,084</b>	<b>\$6,828,375</b>	<b>\$2,829,524</b>
<b>*Includes \$233K of State Appropriation Funds</b>						
Equivalent Residential Connections		287.00		289.00		
<b>Adjusted Prepayment Amount</b>		<b>\$2,856</b>		<b>\$6,944</b>		<b>\$9,800</b>
<b>Total Annual Assessment Costs</b>		<b>\$65,693</b>		<b>\$145,876</b>		<b>\$211,568</b>
<b>Annual Assessment Rate Per Billing Unit (includes 2% Financing)</b>		<b>\$234.00</b>		<b>\$515.00</b>		<b>\$749.00</b>
<b>(20 yr Financing)</b>						
With EPA WIIN Replacing Water Loan						
Adjusted Prepayment Amount		\$717		\$6,487		\$7,204
Annual Assessment Rate Per Billing Unit (includes 2% Financing)		\$43		\$482		\$525



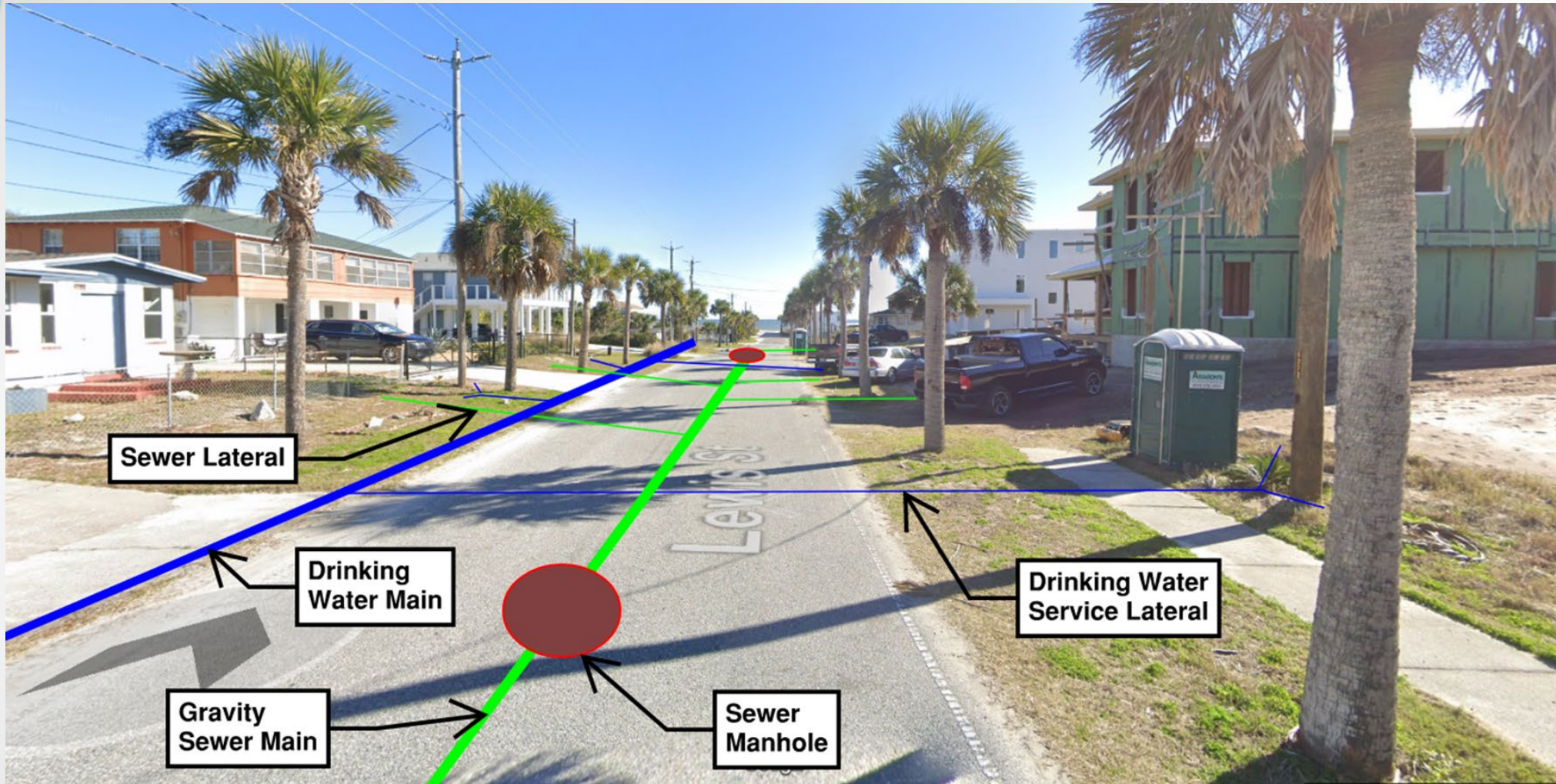






# Example of Utility Alignments

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**Roads will be milled and resurfaced from end to end**



# Questions/Discussion

