



BEVERLY HILLS WEST SEPTIC TANK PHASE OUT PROJECT

“A Public Partnership between the City of Jacksonville and JEA”

May 27, 2021- 6:30 p.m.

Jean Ribault High School Auditorium



Agenda

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- Safety Briefing & Introductions
- Program Background
- Program Overview
- Property Owner Requirements
- JEA Application & Deposits
- Project & Construction Overview
- Questions & Public Comment



Safety Briefing

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- ❑ Covid-19 Precautions
- ❑ Emergency Evacuation Routes
- ❑ Assembly Place
- ❑ Hazards in the Room
- ❑ Cell Phones on Silent
- ❑ Restrooms



Introductions

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- ❑ **Greg Corcoran** – JEA, Project Outreach Manager
- ❑ **Council Member Ju’Coby Pittman** – Council District 8
- ❑ **Bill Joyce** – City of Jacksonville, Public Works Operations Director
- ❑ **Pete Hallock** – JEA, Project Manager & Engineer
- ❑ **Lisa Jennings** – JEA, Project Outreach Program Manager
- ❑ **Leslie Nelson** – JEA, Project Outreach Coordinator
- ❑ **Chris Deroma** – JEA, Project Outreach Coordinator
- ❑ **Chris Blank** – Vice President, JB Coxwell Contracting, Inc.



Program Background

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- Estimated 60,000 septic tanks in Duval County
- Failing septic tanks negatively impact Jacksonville's waterways & quality of life
- City's response to citizens' request to provide new water & sewer to established neighborhoods at no upfront cost to property owners
- \$54 million program (\$15.9 million - COJ, \$38.1 million -JEA)
- City Ordinance unanimously passed by Jacksonville City Council on 8/23/16
- Future STPO program funding being discussed by Mayor & City Council
- Water line upgrades funded by JEA (\$2.5 million)



Program Background

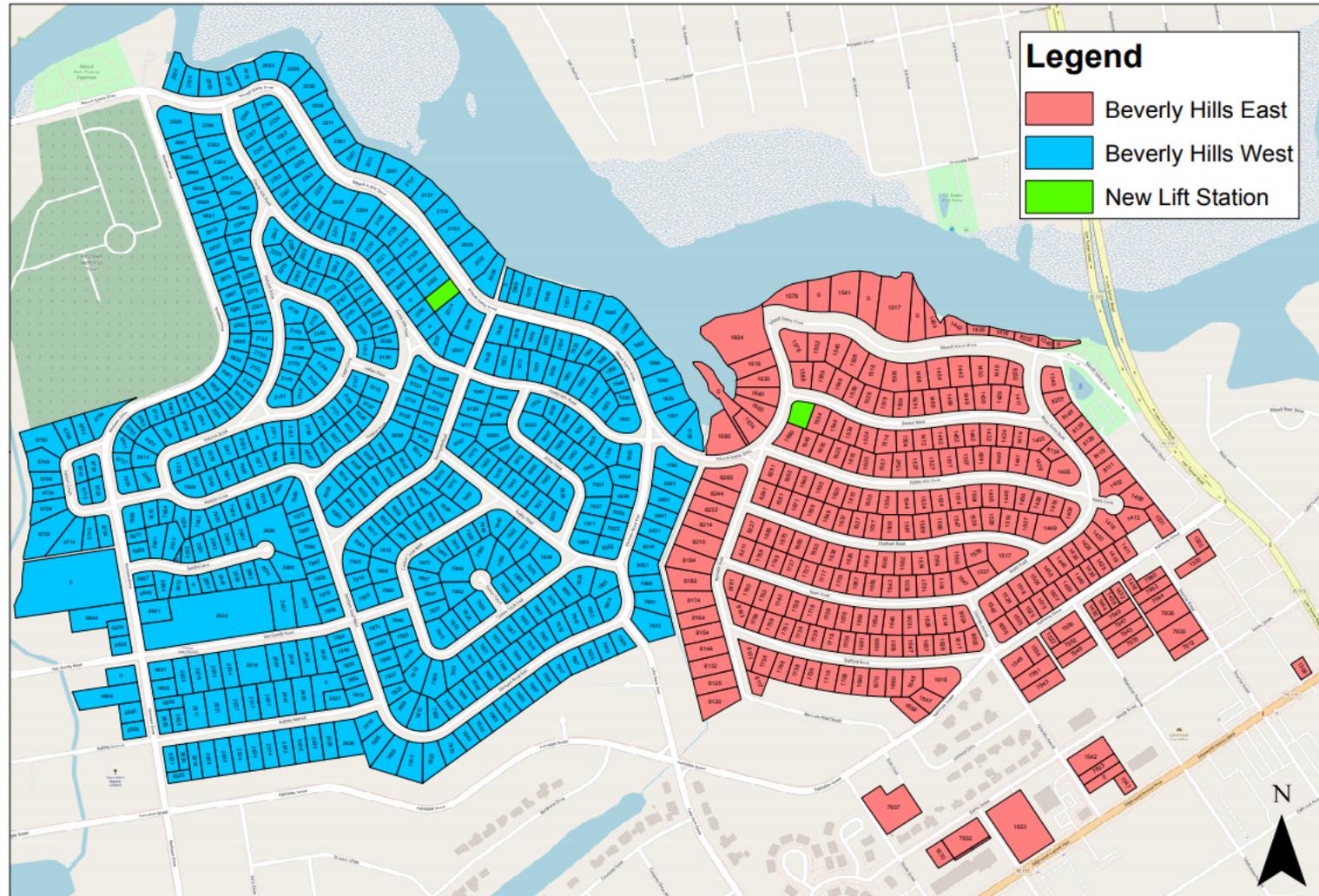
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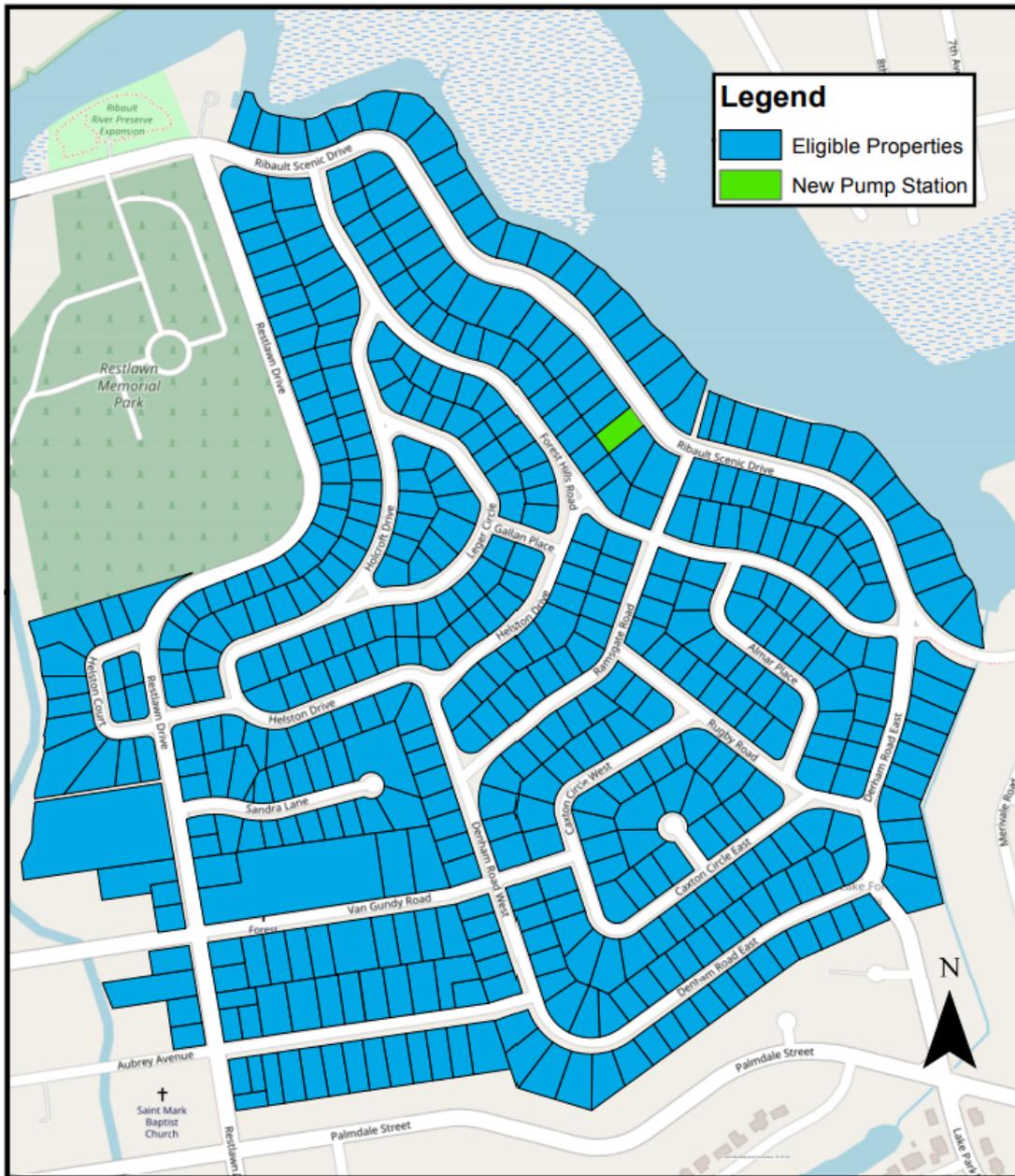
- Identified 35 failure areas – Estimated 22,000 septic tanks
- Scoring system created to rank each failure area
- Includes environmental, health, and community considerations
- Examples: # of failing tanks, soil conditions, proximity to waterway, potential economic & future development
- Beverly Hills project ranked #2 – 2nd project of program
- Beverly Hills split into two phases (East and West)
- **Beverly Hills East anticipated to start Early 2022**



Project Boundaries: Ribault River to the **NORTH**, Lem Turner to the **EAST**, Edgewood Avenue West, Stafford Road, Denham Road East and Aubrey Avenue to the **South**, Restlawn Drive to the **WEST**.

Nearby Waterways: Ribault River, Trout River, St. Johns River





Beverly Hills West Septic Tank Phase Out Project

Project Boundaries

Restlawn Drive- **West**
Denham Road East - **East**
Ribault River - **North**
Aubrey Avenue & Denham
Road East - **South**

Closest Waterways

Ribault River, Trout River,
St. Johns River



Project Timeline

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1. 1st Community Meeting: August 31, 2017
2. 2nd Community Meeting: February 1, 2018
3. 70% Approval Obtained – May 9, 2018
4. Project Design and Bid Period: 2018 – 2021
5. 3rd Community Construction Kick-off Meeting: TONIGHT!
6. **Project Construction Period: June 2021 – Fall 2023***

*Construction dates are highly subject to change



Program Overview

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- Voluntary Project – Community/Neighborhood decision
- 70% of property owner(s) within project area had to agree to move project forward - **Currently 81% Approved – 611/749**
- One vote per real estate (parcel) number as identified in the Duval County Property Appraiser records
- All properties have been counted, regardless of use or development (commercial, residential, unimproved)
- Connection to JEA sanitary **sewer service only**
- JEA water service is currently available in this area



Program Overview

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- Program pays for **ALL COSTS** associated with the installation of new sewer lines, including the plumbing work on private property and septic tank abandonment
- Program pays for **ALL** permit and JEA fees – **NO REPAYMENT**
- Unimproved (empty) lots will receive a sewer connection at the property line for future connection
- Private sewer lines will be run from the property line to the structure (If a TCE has been signed and executed)
- Roads, sidewalks, driveways, and curbs impacted by construction will be rebuilt and roads repaved
- All properties are still eligible for program – **Contact JEA (665-7500)**



Property Owner Requirements

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- Property owner(s) required to sign a temporary construction easement to participate in project - **81% already signed up**
- Property owner(s) or their tenants must also agree to sign JEA sewer service application and pay monthly JEA bill once connected
- **Property owners that DO NOT connect will be charged “readiness to serve” fee of \$21.15 per month**
- **Property owners will be notified (by mail) they have 365 days to connect once sewer system is available prior to being charged monthly fee**
- Revenue generated by the “readiness to serve” fee will be used by the COJ to fund future water and sewer improvement projects



JEA Credit Score & Deposits

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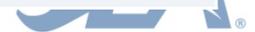
- JEA Internal ONLY – Not FICO/Equifax/Experian credit score
- Everyone starts with a JEA internal credit score of 1,000
- If the JEA internal credit score goes too low:
 - ▣ New deposit may be required
 - ▣ Current deposit could increase
 - Payment Arrangements May Be Available
- Deposits are usually 2-times the average monthly bill for the property
- No **initial** deposits required for new sewer service (if credit score is 850 or above)



JEA Credit Score – Infraction Examples

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Infraction	Internal Credit Reduction	Duration of Credit Reduction
1st Dishonored Payment	-100 Points	9 months
2nd Dishonored Payment	-200 Points	9 months
Dishonored Deposit or Initial Payment	-300 Points	9 months
Broken Payment Arrangement	-50 Points	12 months
Disconnection for Non-Payment	-100 Points	24 months
Write Off with Outstanding JEA debt	-750 Points	7 years



JEA Credit Score & Deposits

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- **Maintain Good Payment History/Work to Improve Score**
 - There is plenty of time
 - Pay on time, no returned payments, no disconnects and no broken payment arrangements
- **Deposits are Returned (Applied to JEA account)**
 - After 2 years
 - If a good JEA credit score is maintained
- **JEA MyWay – Pay-As-You-Go Billing - jea.com/myway**
 - Avoid a deposit entirely – prepay for utility services
- **Questions about your current JEA Credit Rating?**
 - See a Project Outreach Representative in attendance or call 665-7500



Sewer Billing

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Example: Average Water/Sewer Bill:

- Magnolia Gardens
- Similar homes – size & build
- ¾ Inch meter
- \$22.22 Water
- \$38.78 Sewer
- \$67.97 TOTAL
- Bills could be higher or lower depending on customer usage & billing cycle
- Billing will not start until you are connected

Review your Bill History, use the Bill Estimator tool and find Ways to Save at jea.com.



Construction Overview

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1. Contractor mobilizes equipment, tree trimming, orders locates and survey
2. Install **1** Sewer Pump Station (2026 Ribault Scenic)
3. Install **30,600 LF** Sanitary Sewer Lines & Manholes
4. Install **1,573 LF** of Storm Drain
5. Install **24,850 LF** Water Lines & Fire Hydrants (**46**)
6. Install new sewer sewer services – Replace water services
7. Install **58,500 SY** of pavement
8. Individual plumbing work on private property
9. Complete restoration of project area when completed



Construction Conditions

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- Entire neighborhood will be a construction site
- Limited access to roads and driveways during regular work hours (Monday – Friday 7 a.m. to 7 p.m.)
- Dead End Streets – Create Temporary Roads
- Roads will be bumpy and uneven - Dust - Mud
- Please drive at construction speeds (15 MPH)
- Pay Attention to Signs, Detours & Employees
- Pumps required for groundwater removal
- Contractor will control dust with water trucks
- Trash pick-up and mail delivery will not be interrupted





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Utility Locates and Property Survey

* Do not remove flags or paint from ground for at least 30 calendar days. Contact JEA (665-7500) with any specific questions.



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Sewer Pump Station – 2026 Ribault Scenic Drive





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Groundwater Removal – Pumps Required





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Pipe Installation – Driveway Access





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Water Main Installation – Lane Closures





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Pipe Installation – Road Closed to Thru Traffic





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Pipe Installation – Temporary Road Closures





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Sewer Main Installation





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Water Service Installation – Water Outages





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Plumber Work – Private Property Connections



Private Plumbing Work

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- Plumbing contractor will be working on your private property
- Certified plumbing contractor will connect from the right of way to your home
- Certified septic tank contractor or plumber will abandon your septic system
- Plumber will work with each customer to minimize disruption to water and sewer service
- Final restoration of your property



QUESTIONS & PUBLIC COMMENT

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JEA Project Outreach

665-7500

Email: **projectoutreach@jea.com**

Program web page: **jea.com/septic-tank**

Project web page: **jea.com/beverlywest**

