



BILTMORE C WATER & SEWER IMPROVEMENT PROJECT

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

November 20, 2019

James Weldon Johnson College Preparatory Middle School

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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- ❑ Emergency Evacuation Route
- ❑ Assembly Place
- ❑ Hazards in the Room
- ❑ Cell Phones on Silent
- ❑ Restrooms



Introductions

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- ❑ **Greg Corcoran** – JEA, Project Outreach Manager
- ❑ **Nancy Kilgo-Veasey** – JEA, Director of Special Projects
- ❑ **Pete Hallock** – JEA, Project Manager & Engineer
- ❑ **Lisa Jennings** – JEA, Project Outreach Coordinator
- ❑ **Leslie Nelson** – JEA, Project Outreach Coordinator
- ❑ **Chris Deroma** – JEA, Project Outreach Specialist
- ❑ **Charles Blevins** – Vice President, United Brothers Development
- ❑ **Derek Dostie** – Project Manager, United Brothers Development
- ❑ **Bryan Brown** – Sales Director, United Brothers Development



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
- \$45 million program (\$15 million - COJ, \$30 million - JEA)
- **New City Ordinance unanimously passed by Jacksonville City Council on 8/23/16**



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, no central water, potential economic & future development
- **Biltmore C Project ranked #1 – 1st project of program**



Biltmore C Proposed Water & Sewer Improvement Project

Project Boundaries

Little Six Mile Creek - west
Nile Drive - east
Old Kings Road - north
Railroad tracks - south

Closest Waterway

Little Sixmile Creek
Feeds Ribault River to Trout River
to St. Johns River



Project Timeline

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1. 1st Community Meeting: January 26, 2017
2. 2nd Community Meeting: February 16, 2017
3. 70% approval obtained – July 27, 2017
4. Project design period: 2017 – 2019*
5. 3rd Community Kick-off Meeting: November 20, 2019
6. Project Construction Period: December 2019 – Winter 2021*

*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 – 290/358**
- 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
- Connection required to **BOTH water & sewer service**



Program Overview

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- Program pays for **ALL COSTS** associated with the installation of new water and 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 water and sewer connection at the property line for future connection
- Lines will be ran from the property line to the structure (If a TCE has been signed and executed)
- Roads impacted by construction will be rebuilt and repaved
- Property owner(s) can continue to use private well for outdoor use and non-potable purposes – backflow will be installed*

*Well owners will required to pay for backflow test every 2 years



Property Owner Requirements

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- Property owner(s) required to sign a temporary construction easement to participate in project - 81% Signed
- Property owner(s) or their tenants must also agree to sign JEA water/sewer application and pay monthly JEA bill
- **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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- No **initial** deposits required for new water and sewer service
- Everyone starts with a JEA internal credit score of 1,000
- JEA Internal ONLY – Not FICO/Equifax/Experian credit score
- 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



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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- **Keep a Good Payment History or Work to Improve Your Score**
 - Several months before connections are made (a chance to improve your JEA credit score if needed)
 - Paying 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 by paying for utility services before using
- **Questions about your current JEA Credit Rating?**
 - See a Project Outreach Representative in attendance or call 665-7500



Property Owner Requirements

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Water Bill Estimator

This calculator will help you estimate the amount that will appear on the bill for a single family residence based on the usage entered in the estimator.

Residential sewer charges are based on actual water usage up to a maximum of 2,674 cubic feet or 20,000 gallons.

[Click here to estimate your electric bill.](#)

Enter the usage and select the appropriate options for your account:

Here is the estimated information for Duval County:

Service Type:	Water and Sewer
Meter Size:	3/4"
Rate Class:	Residential
Water Consumed (ccf):	4.77 ccf
Water Consumed (gal)	3,571.00 gals
Water Charge	\$22.22
Water Environmental Charge	\$1.32
City Of Jacksonville Franchise Fee (WTR)	\$0.71
Sewer Charge	\$38.78
Sewer Environmental Charge	\$1.32
City Of Jacksonville Franchise Fee (SWR)	\$1.20
Public Service Tax	\$2.42
<hr/>	
The Amount of Your Bill	\$67.97

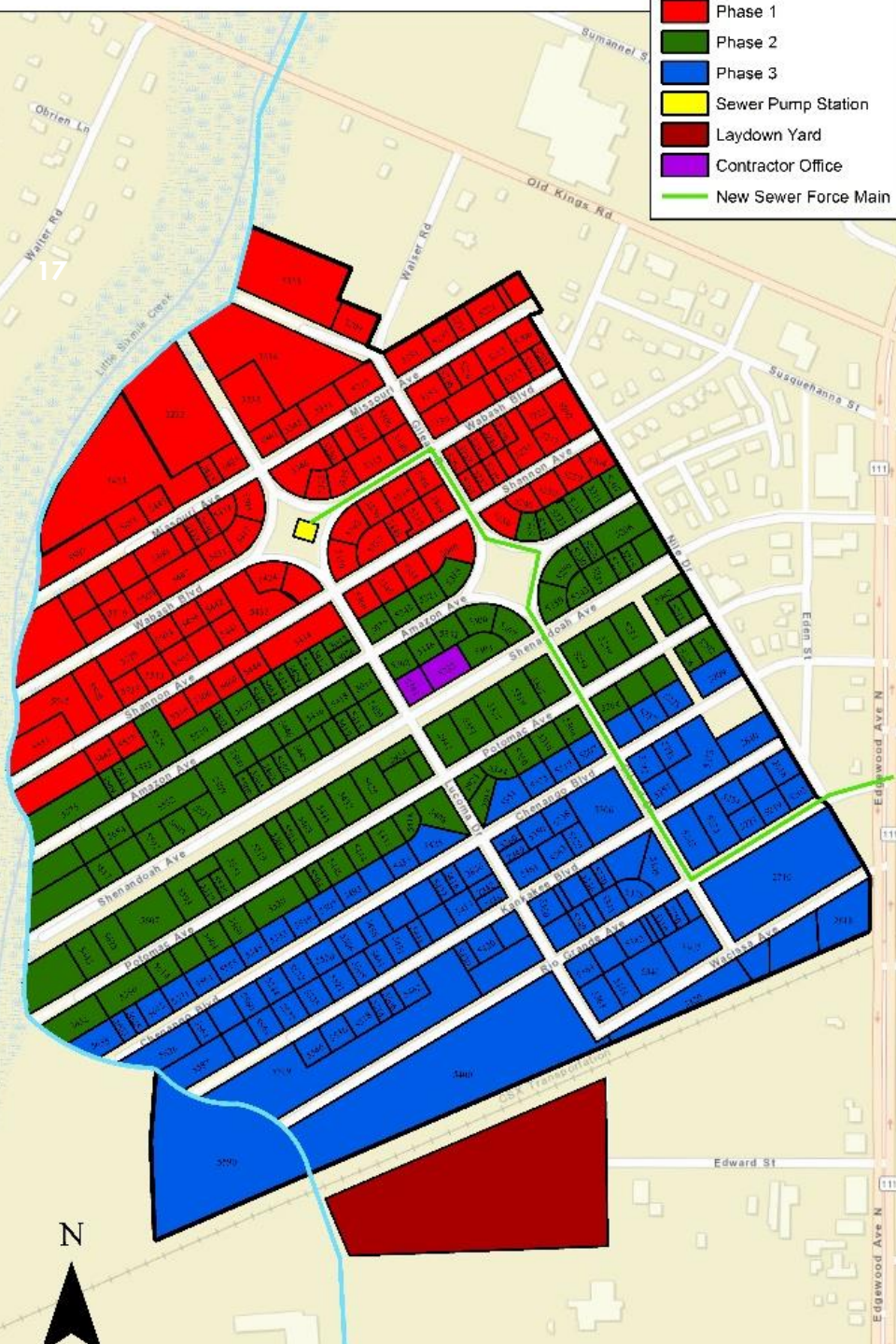
Example: Average Water/Sewer Bill:

- Magnolia Gardens
- Similar homes – size & build
- 3/4 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

Construction Phasing

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- Contractor Mobilizes Equipment, Tree Trimming, Locates and Survey
- Install **1** Sewer Pump Station & **5,680 LF** Sewer Force Main
- Install **28,200 LF** Water Lines & Fire Hydrants (46)
- Install **28,000 LF** Sanitary Sewer Lines & Manholes
- **346** water and **344** sewer services
- **6,525 LF** of storm drainage
- **52,780 SY** of pavement
- Individual plumbing work on private property
- Restoration of project area



Phase 1 - Missouri Avenue, Wabash Boulevard, Shannon Avenue, Gilead Drive*, Lucoma Drive*

Phase 2 - Amazon Avenue, Shenandoah Avenue, Potomac Avenue, Gilead Drive*, Lucoma Drive*

Phase 3 – Chenango Boulevard, Kankakee Boulevard, Rio Grande Avenue, Wacissa, Avenue, Gilead* Drive, Lucoma Drive*

Pump Station – Wabash Boulevard Median

Contractor Office – 5341/5335 Shenandoah

Contractor Laydown Yard – Edward Street

Construction Conditions

- ❑ Entire neighborhood will be a construction site
- ❑ Limited access to 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
- ❑ 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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Locates and Survey



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Sewer Pump Station – Wabash Median



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Groundwater Removal – Pumps Required



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Pipe Installation



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Pipe Installation



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Sewer Main Installation



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Sewer Main Installation



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Water Main Installation



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Water Service Installation



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Plumber Work – Private Property

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 install backflow device IF you want to keep your well for outdoor use (irrigation, car wash, etc...)
- ❑ Contractor can also abandon well – grout fill – IF requested
- ❑ 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/biltmore



What's Next for JEA

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- Exploring opportunities to make JEA better
- Numbers of customers increasing, but revenues are decreasing
- Executing on a strategic plan while vetting proposals submitted to JEA in coming months
- JEA Board of Directors, Jacksonville City Council and ultimately JEA customers will have a say in future path of JEA
- JEA employees continue to do the same work to provide safe and reliable energy, water and sewer service
- **Recapitalization Website: Whatsnextjax.com**



Property Owner Requirements

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<u>ACTIVITY</u>	<u>COST ESTIMATE</u>
<u>Replace Existing System</u>	
New Aquifer Well Installation	\$10k-\$15k
New Septic Tank & Drain Field	\$10k-\$20k
Septic Tank Repair (Pump Out)	\$200.00
Septic Tank Repair Permit (DCHD)	\$585.00
TOTAL RANGE:	\$20K to \$36K
<u>Install Water & Sewer</u>	
Sewer Construction Costs (ROW & Private)	\$36,000
Water Construction Costs	\$8,000
Well Isolation	\$1,500
TOTAL RANGE:	\$45,500



LOCATION MAP - TOP TEN CITY OF JACKSONVILLE SEPTIC TANK PHASE OUT PRIORITIZATION AREAS



Duval County Health Department Septic Tank Failure Areas

Top Tier Area

Total Septic Tanks in Project Areas - 9,392

Septic Tanks with Existing Infrastructure - 417

- With Water Quality Benefit - 157
- With No Water Quality Benefit - 260

Septic Tanks with No Existing Infrastructure - 8,159

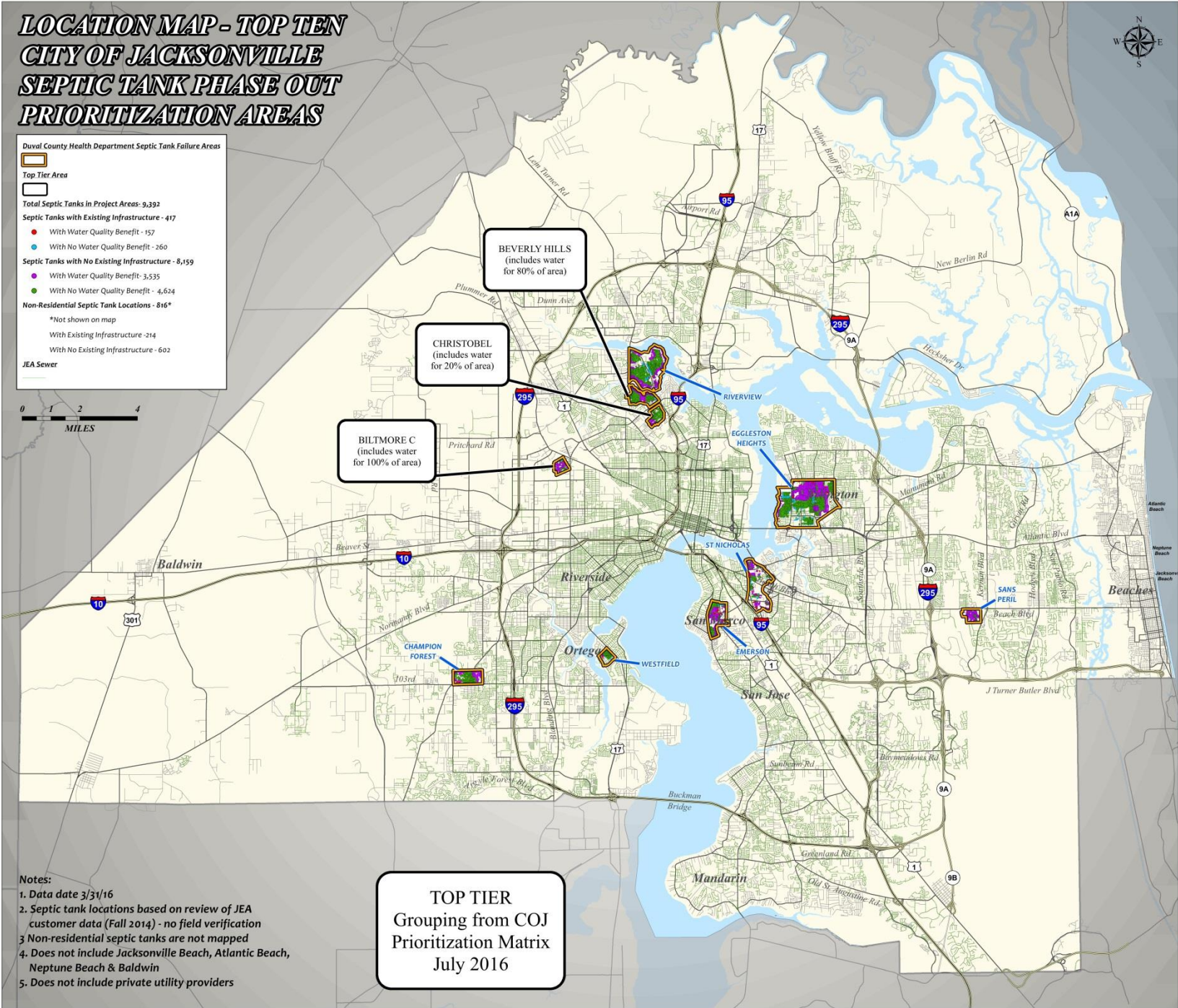
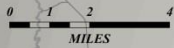
- With Water Quality Benefit - 3,535
- With No Water Quality Benefit - 4,624

Non-Residential Septic Tank Locations - 816*

*Not shown on map

- With Existing Infrastructure - 214
- With No Existing Infrastructure - 602

JEA Sewer



TOP TIER
Grouping from COJ
Prioritization Matrix
July 2016

- Notes:
1. Data date 3/31/16
 2. Septic tank locations based on review of JEA customer data (Fall 2014) - no field verification
 3. Non-residential septic tanks are not mapped
 4. Does not include Jacksonville Beach, Atlantic Beach, Neptune Beach & Baldwin
 5. Does not include private utility providers