

**Proposal: Creating Comprehensive Wastewater Management for Leon County Unincorporated Area: Nitrogen Reduction and Infill Development**

Summary:

<b>Cost</b>	<b>Component</b>
<b>\$2.8 M</b>	<b>Part I: Wastewater Management Plan and Execution</b>
	<b>Part II: Wastewater Treatment Facilities Plan Execution</b>
<b>\$2.2 M</b>	<b>Demonstration Cluster Facility</b>
<b>\$50-60 M</b>	<b>Other facilities for retrofit and urban infill</b>
<b>\$2.0 M</b>	<b>Part III: Connection Assistance Funding for existing Sewer</b>

**Part I: Wastewater Management Plan and Execution**

**Cost: \$2,800,000**

This component starts with a study to determine the scope, responsibilities and funding for a Responsible Management Entity (RME) that would be tailored to the specific needs of the unincorporated portion of Leon County that is not served by a sewer utility. We have stated priorities as we believe are reflected in the Comprehensive Plan and other County policies.

1. Study options for establishment of a management entity that has characteristics of an EPA Level 4 or 5 of entity including: **\$500K**

- Scope and Responsibilities
- Oversight and Administrative Structure
- Planning and Financing of RME

EPA Level 4 RME holds the permits for facilities, takes responsibility for aspects of operations and maintenance but does not own the facilities.

EPA Level 5 RME is both responsible for the facilities and owner thereof.

2. Adopt preferred options and establish the Responsible Management Entity
3. Establish Regulations following BCC directives for:
  - Wastewater Treatment Standard
  - Requirement for connection to facilities when available
4. Wastewater Treatment Facilities Plan **\$500K**
  - Develop an engineering study for the Primary Springshed Protection Zone (PSPZ) to determine appropriate scale, capacity and location of facilities: sewer, cluster and septic tanks

- Engineering standards for privately built facilities

5. Facilities Financing Plan **\$500K**
  - Facilities and large cost items: grants, sales tax
  - Establish user fees for operations and maintenance policy with specific values to be determined as facilities are built
6. Woodville Basin Stormwater Treatment and Flood Study **\$1.3M**
  - Determine the engineering standards for stormwater treatment standards that support the concerns of nitrogen reduction in the PZPS
  - Determine the flooding pattern within the basin to provide information for development permitting and stormwater facilities.

**Part II: Wastewater Treatment Facilities Plan Execution**

**Cost: Demonstration Cluster Facility: \$2,200,000**

**Cost: Significant headway on total PSPZ nitrogen reduction and urban infill need: \$50,000,000 to \$60,000,000**

This component calculates costs based on the estimates provided by the Lombardo Associates report (2011). According to this report, the estimates do not differ significantly among sewer, cluster or septic systems that meet AWT nitrogen treatment standards. The total cost about \$22,000 / unit, retrofit or new regardless of technology used: sewer, cluster or septic systems

At the County Commission workshop presentation we suggested that this large sum of money be divided as follows:

1. **Demonstration cluster facility:** **\$2.2M**
  - ~100 parcels, in PSPZ, Land Use with greatest potential for economic development and private need for capacity increase. The total cost would be \$2.2M assuming \$22,000 for each parcel served. The actual cost or number of parcels served would depend upon the distribution of capital costs between the builder of the facility and the users.
2. **Other facilities:** **\$50-\$60M**
  - residential retrofit or new residential development, approximately \$22,000 per unit (residential or commercial)
  - \$50,000,000 to \$60,000,000 for

The Lombardo report estimates the entire cost of meeting the TMDL for Wakulla Springs will, most likely, require AWT nitrogen standards for all wastewater systems in the PSPZ. This requires substantial retrofit of the approximate 7800 septic tanks, the vast majority of which are in Leon County. The total cost was estimated to be \$221 million.

Therefore, the Water Resources Committee proposes that a large amount of money be provided to make significant headway in the reduction of the nitrogen contribution through the use of sewer, cluster and retrofit of septic tanks (as allowed by State law). In review of the County Sales Tax Projects that included four sewer projects, we indicated the importance of balancing nitrogen reduction, existing land use, future development potential and the capacity of wastewater facilities. The table we used to summarize our review is attached.

**Part III: Connection Assistance Funding**  
**Cost: \$2,000,000**

**\$2.0M**

This fund is for assistance to connecting owners to existing sewer in both the City of Tallahassee or in the unincorporated area. The form of the assistance, e.g. loan, grant, etc. is to be determined.

The connection costs for new facilities or extension of COT sewer is included in the project costs of the Wastewater Treatment Facilities Plan. The actual total cost of these projects or the capacity of the facilities will depend upon how the capital costs are shared. Connection costs for new development are the responsibility of the owners.