



# Charlotte County Government

"To exceed expectations in the delivery of public services."

[www.CharlotteCountyFL.com](http://www.CharlotteCountyFL.com)

December 28, 2012

Dear Property Owner:

Some residents in your neighborhood have approached Charlotte County Utilities (CCU) regarding the possibility of receiving centralized wastewater services for their homes. CCU has completed a preliminary evaluation and has determined that centralized wastewater services could be provided to your neighborhood, which would eliminate the need for septic systems. Subsequent meetings with these property owners have taken place to inform them of the project details and to answer questions.

Based upon these discussions and to ensure that all property owners in your neighborhood are informed and provided the same material, informational open-house meetings are scheduled on January 10, 2013, from 2:00 – 3:30 p.m. and 4:00 – 5:30 p.m. at the Community Center located at 14344 Jamison Way.

A membership meeting for the Community League is being held at the same location on January 12, 2013, at 6:00 p.m. CCU staff will again present the same information regarding centralized wastewater services at the beginning of this meeting for those who cannot attend on January 10, 2013.

A general presentation will be made to the property owners at each informational open-house meeting to summarize the possible centralized wastewater service program, answer questions and receive comments.

Sincerely,

A handwritten signature in black ink that reads "Bruce R. Bullert".

Bruce R. Bullert, P.E.  
Engineering Services Manager  
Charlotte County Utilities

BRB/jh  
File  
Attachment – Map of Area

## UTILITIES

Administration | Business Services  
Engineering Services | Operations  
25550 Harbor View Road, Suite 1 | Port Charlotte, FL 33980-2503  
Phone: 941.764.4300 | Fax: 941.764.4319



# CHARLOTTE COUNTY

## El Jobean Area Considering Wastewater Service

CCU



### Legend

#### landuse

- Government
- Improved Commercial
- Improved Industrial
- Institutional
- Miscellaneous
- Mobile Home
- Multi-Family < 10 Units
- Single Family Residential
- Vacant Commercial
- Vacant Residential
- El Jobean Sewer Boundary

Stateplane Projection  
 Datum: NAD83  
 Units: Feet  
 Source: Charlotte County Utilities

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design.





February 14, 2013

Re: Information Regarding CCU Wastewater Services Available to the El Jobean Area

Dear Property Owner:

You may have recently attended one of three informational open-house meetings in regards to the availability of Charlotte County Utilities (CCU) wastewater service along S.R. 776. This document will summarize the information provided during these meetings and answer any questions that were raised during discussions. The informational open-house meetings that were held along with this written summary are strictly for informational purposes only.

**Please note that no project has been or is under consideration or discussion by the Charlotte County Board of Commissioners regarding wastewater services to the El Jobean community as a whole. The meetings were strictly to update the property owners on the current status of discussions taking place on problems being encountered and possible solutions.**

**Below is a compiled/itemized summary of information provided at the meetings:**

1. A new force main facility will be extended along the north side of SR 776 beginning at Biscayne Boulevard and extending to River Beach Road. Upon completion of the force main along SR 776, CCU wastewater service to the El Jobean neighborhood will be available. CCU will be connecting several properties requesting wastewater service before summer to this force main. With any line extension, mandatory connection requirements apply for those properties between the wastewater main terminus and the connecting properties. See item 15 below for further information on mandatory connection requirements.
2. Wastewater service can be provided to all or certain contiguous portions of the El Jobean properties via the extension of wastewater collection mains as requested. **A majority of the El Jobean Property Owners in those particular areas, or as a whole, would be needed to move forward with a project.**
3. If it is the will of the El Jobean residents to commit to a program to provide service to all or a substantial contiguous portion of the properties in the El Jobean area, then CCU would seek funding approval for the project as a Municipal Services Benefit Unit (MSBU) (non-ad valorem assessment). It is presently estimated that the cost per a typical developed residential property is \$12,000 which would be spread out over a 20-year period and collected on the annual tax bill. Preliminary financial analysis indicates that the annual cost would be no more than \$600 per household without any other funding or grant sources being applied to the total cost. Every effort will be made to reduce these costs to the greatest extent possible. The earliest that a MSBU program can be implemented is in FY2014 with consideration of final approval by the County Board in September, 2014.
4. Assuming an MSBU funded program were to be implemented, the preliminary estimated \$12,000 for a typical El Jobean residential home is based on a total turnkey program that would provide

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5. wastewater service to all or a substantial portion of the El Jobean residents. A turnkey program would include the cost to construct and install all necessary main lines and facilities (including the service lines), the cost to abandon the existing on-site septic tanks and the cost to connect the existing on-site plumbing located near the abandoned septic tanks to the newly installed service line. No other costs would be encountered by the property owners.
6. CCU will make every effort to acquire grant funding to offset the cost of the program for each property owner. The maximum grant funding received is typically 50% of the cost of the program. Any final grant award is determined by the funding agency in consideration of all applications received. The grant process normally takes approximately 18 months from submittal to final approval.
7. A program is under consideration for those property owners who desire to pay for the wastewater service in-full with cash by offering a discount off the \$12,000 cost. No decision has been made yet.
8. A program is under consideration to offer Septic Tank credits for onsite systems installed in the last several years. No decision has been made yet.
9. As an alternative to a full scale MSBU program, CCU will be more than happy to work with individual and groups of property owners who are interested in CCU wastewater service under its established Line Extension Program. Factors, including proximity to SR 776, may impact the \$12,000 cost per connection. All fees would have to be paid prior to construction. With any line extension, mandatory connection requirements apply for those properties between the wastewater main terminus and the connecting properties. See item 15 below for further information on mandatory connection requirements.
10. For more information on this program described in Item #8, please contact Chris D'Urso, Development Coordinator, at 941.883.3530 or by email at [chris.durso@charlottefl.com](mailto:chris.durso@charlottefl.com).
11. Under either funding program, once a developed property is connected to the wastewater system, monthly utility charges for wastewater services would apply, as per our current Rate Resolution. For example, there will be a monthly base facility charge, a customer service charge and a gallonage usage charge. At the present time, those charges are \$27.70, \$3.50 and \$11.58, respectively, (assuming three (3) thousand gallons per month typical usage), for a total monthly cost of \$42.78. Monthly base facility charges are collected even when a home is not occupied.
12. CCU is currently reviewing wastewater collection solutions that would best service the El Jobean and surrounding areas. The wastewater system selected to be installed must be best suited to the conditions associated with low lying areas, which have a high water table and abut a major waterway.
13. The types of sewer systems under review are detailed below:

**Gravity Sewer:**

Gravity sewer systems are designed such that wastewater flow coming from the home travels downhill under the force of its own weight. This requires that the mains be pitched or angled in a way to ensure that flows arrive at a destination, in this case, a force main on SR 776. It would be very costly to install gravity sewer in the area since considerable dewatering would be required to achieve the line depths required to handle the pitch or angle required to create a gravity flow. This option, while it requires less pumps to be installed and utilizes natural gravity to function, has been ruled out for the area due to cost and construction considerations.

**Low Pressure Sewer (LPS):**

Each home would have an onsite LPS system (holding tank and pump) installed in place of the existing septic system to accept wastewater flows from the home. Liquids/Effluent collected in the holding tank will be periodically pumped to the wastewater main in the right-of-way. Once installed, CCU maintains all facets of the system including the onsite tank and pump, the electrical panel installed and the mains in the street and the removal of solids from the tank.

This system is well suited to the conditions found in the El Jobean Area. Construction of the wastewater mains is easily performed with minimal open cutting of roads. Dewatering is not required or minimized since LPS lines do not need to be buried very deep. The solution is cost effective to install. The disadvantages of such a system are that the tanks are located on each lot and require on-going CCU maintenance and monitoring. From the home owner's standpoint this is a non-cost issue since CCU owns and maintains the entire LPS system including the tank and electric panel.

**Vacuum Sewer:**

Vacuum systems are as its name implies, wastewater flows from the home are sent by gravity to an underground valve pit at the right of way. When sufficient wastewater is collected in the valve pit, a mechanism opens a gate and these flows are drawn into the mains under vacuum pressure.

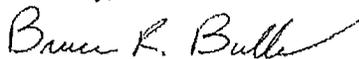
This system is also well suited to the conditions found in the El Jobean Area. Construction of the wastewater mains, while less simple than LPS, can be performed with less open cutting of roads than gravity sewer. Dewatering is not required or minimized since vacuum lines do not need to be buried very deep. The solution is cost effective to install. The disadvantage of such a system is that the vacuum pressure station is quite costly thereby requiring more homes to be served immediately to be cost effective.

With all the candidate systems, there is sufficient capacity in the tanks, mains and collection/transmission system to ensure that if a failure were to occur at any point in the system CCU would have sufficient time to correct the problem prior to the disruption of service to the homes. Furthermore, CCU provides 24/7 maintenance and repair services to ensure that systems are kept operational at all times.

14. Commercial properties must be reviewed on a case by case basis since service requirements and connection fees vary based on the capacity requirements for specific commercial occupancy types and, as well, the size of the commercial property.
15. The seasonal high water table in the El Jobean area impacts the effectiveness of the on-site wastewater treatment systems. For proper treatment, an adequate distance is needed between the bottom of the drainfield and the seasonal high water table. Replacement drainfields most likely will need to be mound systems in this area which are more expensive than the standard drainfield construction.
16. ***Charlotte County Ordinance Part III, Chapter 3-8, Article V, Section 103, Mandatory Connection***, dictates that under any circumstance where a wastewater collection main is extended along the right-of-way through the limits of an occupied property the said property must connect to the wastewater system within 385 days of notice by CCU.

To let us know your interest in the proposed program, please complete the enclosed survey and return it to CCU in the enclosed envelope or utilize the provided internet link <https://www.research.net/s/HQC2SNY> to complete an on-line survey. If for any reason you are unable to return the enclosed survey and do not have access to a computer, please call Judy Hunter at 941-764-4539 to complete the survey. All completed surveys must be received no later than February 28, 2013.

Sincerely,



Bruce R. Bullert, P.E.  
Engineering Services Manager,  
Charlotte County Utilities

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## El Jobean Area - Wastewater Service Survey

Printed Name of Property Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_

1. Are you experiencing problems with your on-site septic system?                      Yes\_\_\_\_ No\_\_\_\_
2. Are you interested in a wastewater service program?                                      Yes\_\_\_\_ No\_\_\_\_
3. If you answered "Yes" to Question #2 – Are you interested in the  
program being financed through a MSBU?    Yes\_\_\_\_ No\_\_\_\_
4. Does the cost of \$12,000 per typical developed residential property spread-out  
over a 20-year period seem to be a reasonable cost to you?                                      Yes\_\_\_\_ No\_\_\_\_
5. If you answered "No" to Question #4 - would you answer "Yes"  
if the costs were lower?    Yes\_\_\_\_ No\_\_\_\_
6. What is a reasonable cost to you? \_\_\_\_\_.
7. Additional comments, if any:

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Thank you for completing this survey and returning it in the enclosed envelope.