

**WORKSHOP  
BOARD OF COUNTY COMMISSIONERS  
BOARD OF COUNTY COMMISSIONERS MEETING ROOM  
DESOTO COUNTY, FLORIDA  
FEBRUARY 26, 2013**

**CALL TO ORDER**

**1:00 PM**

**1. PRESENTATION/DISCUSSION**

A Presentation and Discussion on the Utilities 5 yr Capital Improvement Plan (CIP)

**2. DISCUSSION**

A "beginning" discussion on potential funding ideas for the CIP

**NOTE:** If special accommodations are required in accordance with the Americans with Disabilities Act, individuals should contact the County Administrator's Office by calling 863-993-4800 at least forty-eight hours prior to the hearing.

5 Year CIP Project List

Priority Code

1 = Immediate / Best Candidate / Priority

2 = Good Prospect

3 = Looking to Future

Item	Priority	Expansion / Upgrade	ERU's	Customer Type	Est Yearly Revenue	Project Name	Description	Probable Costs
2013								
1	1	Expansion		Expansion	\$0	Merchant's Crossing (Super Wal-Mart)	Water Loop System	\$25,000
2	1	Upgrade		Upgrade	\$0	Lift Station "I" Generator	Lift Station Emergency Generator	\$90,000
3	1	Expansion	8.5 W	Auto Dealership	\$7,000	Desoto Auto Mall	Water Hookup	\$60,000
4	1	Expansion		Mobile Home Pk	\$125,000	Lettuce Lake Travel Resort	Water / Wastewater Hookup	\$56,000
5	1	Expansion		RV / Mobile Home Pk	\$35,000	Oak Haven Mobile Home and RV Park	Water Hookup	
6	1	Expansion		Expansion	\$30,000	Turner Center Complex	Water / Wastewater Hookup	
7	1	Expansion		RV Park	\$69,500	Big Tree - Forcemain	Wastewater Hookup	\$1,500,000
8	1	Expansion		Mobile Home Pk	\$150,000	Arcadia Village - Forcemain	Wastewater Hookup	
9	1	Expansion		Upgrade	\$0	County watermain "return line"	Watermain Extension	\$80,000
10	1	Expansion	270 W / 270 WW	Mobile Home Pk	\$150,000	Toby's RV Resort - Hwy 70	Water / Wastewater Hookup	\$175,000
11	1	Expansion	57 W / 57 WW	Residential	\$40,000	Deer Creek - Expansion	Water / Wastewater Hookup	\$550,000
12	1	Expansion	1W / 1WW	Expansion	\$500	County Boat Ramp	Water / Wastewater Hookup	\$18,000
13	1	Expansion	Water 520 Res / 66 Comm	Residential / Commercial	\$0	Lake Suzy acquisition - "New" Water Customers / Begin Meter Change-out	Lake Suzy Utility Acquisition	\$70,000
			Wastewater 206 Res / 66 Comm	Residential / Commercial	\$340,000	Lake Suzy acquisition - "New" Wastewater Customers	Lake Suzy WWTP Mod's	\$125,000
14	1	Savings			\$0	Mothballing of DCI WWTP	Lake Suzy Lift Station Mod's	\$50,000
15	1		1W / 1WW	Residential	\$650	Farm Bureau	Mothballing DCI WWTP - Savings	\$35,000
16	1	Expansion		Expansion	\$0	Ph I of US 17 Widening	Install Grinder Pmp Station	\$25,500
17	1	Expansion		Expansion	\$0	Ph II of US 17 Widening	Water / Wastewater Pipe Relocation	\$70,307
					\$947,650		Water / Wastewater Pipe Relocation	\$57,000
								\$2,986,807
2014								
18	1	Expansion	520 Res / 66 Comm	Residential / Commercial	\$365,000	Lake Suzy - Water Meter Change-out	Complete Water Meter Change-out	\$100,000
			206 Res / 66 Comm	Residential / Commercial	\$650,000	Lake Suzy - Maintain existing WWTP	Lake Suzy - WWTP	\$350,780
19	1	Expansion		Residential / Commercial	?	Lake Suzy - Refurbishing Lift Stations	Lake Suzy - Lift Station Mod's	\$75,000
20	1			County	\$0	US 17 Ph III Design - Nocatee Extension North	Water / Wastewater	\$1,500,000
						Master Plan	Update Master Plan	\$85,000

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3	1	Expansion	8.5 W	Auto Dealership	\$7,000	Desoto Auto Mall	Water Hookup	\$60,000
4	1	Expansion		Mobile Home Pk	\$125,000	Lettuce Lake Travel Resort	Water / Wastewater Hookup	\$56,000
5	1	Expansion		RV / Mobile Home Pk	\$35,000	Oak Haven Mobile Home and RV Park	Water Hookup	
6	1	Expansion		Expansion	\$30,000	Turner Center Complex	Water / Wastewater Hookup	
7	1	Expansion		RV Park	\$69,500	Big Tree - Forcemain	Wastewater Hookup	\$1,500,000
8	1	Expansion		Mobile Home Pk	\$150,000	Arcadia Village - Forcemain	Wastewater Hookup	
9	1	Expansion		Upgrade	\$0	County watermain "return line"	Watermain Extension	\$80,000
10	1	Expansion	270 W / 270 WW	Mobile Home Pk	\$150,000	Toby's RV Resort - Hwy 70	Water / Wastewater Hookup	\$175,000
11	1	Expansion	57 W / 57 WW	Residential	\$40,000	Deer Creek - Expansion	Water / Wastewater Hookup	\$550,000
12	1	Expansion	1W / 1WW	Expansion	\$500	County Boat Ramp	Water / Wastewater Hookup	\$18,000
13	1	Expansion	Water 520 Res / 66 Comm	Residential / Commercial	\$0	Lake Suzy acquisition - "New" Water Customers / Begin Meter Change-out	Lake Suzy Utility Acquisition	\$70,000
			Wastewater 206 Res / 66 Comm	Residential / Commercial	\$340,000	Lake Suzy acquisition - "New" Wastewater Customers	Lake Suzy WWTP Mod's	\$125,000
14	1	Savings			\$0	Mothballing of DCI WWTP	Lake Suzy Lift Station Mod's	\$50,000
15	1		1W / 1WW	Residential	\$650	Farm Bureau	Mothballing DCI WWTP - Savings	\$35,000
16	1	Expansion		Expansion	\$0	Ph I of US 17 Widening	Install Grinder Pmp Station	\$25,500
17	1	Expansion		Expansion	\$0	Ph II of US 17 Widening	Water / Wastewater Pipe Relocation	\$70,307
					\$947,650		Water / Wastewater Pipe Relocation	\$57,000
								\$2,986,807
2014								
18	1	Expansion	520 Res / 66 Comm	Residential / Commercial	\$365,000	Lake Suzy - Water Meter Change-out	Complete Water Meter Change-out	\$100,000
			206 Res / 66 Comm	Residential / Commercial	\$650,000	Lake Suzy - Maintain existing WWTP	Lake Suzy - WWTP	\$350,780
19	1	Expansion		Residential / Commercial	?	Lake Suzy - Refurbishing Lift Stations	Lake Suzy - Lift Station Mod's	\$75,000
20	1			County	\$0	US 17 Ph III Design - Nocatee Extension North	Water / Wastewater	\$1,500,000
						Master Plan	Update Master Plan	\$85,000

21	2	Expansion	115 W / 115 WW	Mobile Home Pk	\$75,000	Oakview Trailer Park	Water / Wastewater Hookup	\$190,000
22	2	Upgrade		County	\$0	DCR WWTP	New Bar Screen	<del>\$25,000</del> 360,000
23	2	Rehab		County	\$0	DCI WWTP	Monitoring Wells	\$12,000
24	2	Rehab		County	\$0	DCI WWTP	Sprayfield	\$200,000
25	2	Upgrade		County	\$0	DCI WWTP	PLC Upgrade	\$15,000
26	2	Upgrade		County	\$0	DCI WWTP	Odor Control Rehab	\$25,000
27	3	Expansion		Upgrade	\$0	Farm Bureau	Install Master Lift Station	\$178,658
28	4	Expansion	?	Master meter	?	San Juan Bosco - Phase II	Water / Wastewater Hookup	see below
29	4	Expansion	?	Master meter	?	Catholic Church ALF	Water / Wastewater Hookup	see below
30	1	Expansion		Expansion	\$0	Ph I of US 17 Widening	Pipe Relocation Loan Payback	\$70,307
31	1	Expansion		Expansion	\$0	Ph II of US 17 Widening	Pipe Relocation Loan Payback	\$57,000
Possible SRF Grant					<del>\$1,090,000</del>			\$2,893,745

+ 316,000.00

2015			520 Res / 66 Comm	Residential / Commercial	\$383,000	Lake Suzy - Refurbishing Lift Stations	Lake Suzy - Servicing Water Customers	\$50,000
32	1	Expansion	206 Res / 66 Comm	Residential / Commercial	\$650,000	Lake Suzy - Maintaining Existing Plant	Lake Suzy - Lift Station Mod's	\$150,000
33	1	Expansion		Upgrade	0	Lake Suzy - Install New Master Lift Station and Route Wastewater to DCR	Lake Suzy - WWTP Maintenance	\$175,390
34	1	Upgrade		Upgrade	\$0	Decommission Existing WWTP	Lake Suzy - Plant Mod's	\$405,000
35	2	Expansion	70 W / 70 WW	Resid / Comm	\$100,000	New Booster Pmp Station - Water	Decommission WWTP	\$90,000
36	2	Expansion		Master meter	?	Utility Scada System	Water	\$1,250,000
37	1	Expansion		Expansion	\$0	Hwy 70 / Townsend / Browns Rd Loop	Water / Wastewater Communications	\$100,000
38	1	Expansion		Expansion	\$0	Progress Energy - power plant	Water / Wastewater Hookup	\$750,000
39	1	Expansion		Expansion	\$0	Ph I of US 17 Widening	Water to Cool Turbines	\$175,000
Possible SRF Grant					<del>\$1,133,000</del>	Ph II of US 17 Widening	Pipe Relocation Loan Payback	\$70,307
						Ph III of US 17 Widening	Pipe Relocation Loan Payback	\$57,000
							Pipe Relocation Loan Payback	\$32,200
								\$3,304,897

2016			520 Res / 66 Comm	Residential / Commercial	\$383,000	Lake Suzy - Servicing Water Customers	Lake Suzy - Servicing Water Customers	\$50,000
40	1	Expansion	206 Res / 66 Comm	Residential / Commercial	\$650,000	Lake Suzy - Install New Master Lift Station and Route Wastewater to DCR	Lake Suzy - Plant Mod's	\$405,000
41	1	Expansion		Expansion	\$175,000	2 Mobile Home Parks - South US 17	Water / Wastewater Hookup	\$375,000
42	1	Expansion		Expansion	\$0	Ph I of US 17 Widening	Pipe Relocation Loan Payback	\$70,307
43	1	Expansion		Expansion	\$0	Ph II of US 17 Widening	Pipe Relocation Loan Payback	\$57,000

44	1	Expansion	Expansion	\$0	Ph III of US 17 Widening	Pipe Relocation Loan Payback	\$32,200
							\$989,507

2017	45	Upgrade	Upgrade	\$103,300	Lake Suzy Upgrade	R & R work of Wastewater Plant	\$100,000
	46	Expansion	Expansion	\$0	Ph I of US 17 Widening	Pipe Relocation Loan Payback	\$70,307
	47	Expansion	Expansion	\$0	Ph II of US 17 Widening	Pipe Relocation Loan Payback	\$57,000
	48	Expansion	Expansion	\$0	Ph III of US 17 Widening	Pipe Relocation Loan Payback	\$32,200
	49	Expansion	Master meter	?	New Desoto County Jail - 300 beds	Pipe Relocation Loan Payback	?
							\$259,507
<b>Total Revenue</b>				<b>\$4,481,950</b>	<b>Difference between Revenue / Cost =</b>	<b>\$5,952,513</b>	<b>\$10,434,463</b>

MSBU	50	Expansion	Residential	\$22,000	Oakmont Subdivision	Water / Wastewater Hookup	\$325,000
	51	Expansion	Expansion		Liverpool Subdivision	Water / Wastewater Hookup	?
	52	Expansion	Master meter		Sunnybreeze Subdivision	Water / Wastewater Hookup	?
	53	Expansion	Master meter	\$20,000	Houses just north of Sunrise MHP	Water Hookup	\$125,000
	54	Expansion	W-150/WW-150	\$62,000	Floracadia Subdivision (MSBU)	Water / Wastewater Hookup	\$1,250,000
							\$1,700,000

Individuals / Developers	55	Expansion	Commercial	\$110,000	Bill Harvey - Strip Mall at Walgreen's	Water / Wastewater Hookup	
	56	Expansion	Commercial	\$3,000	ALF Facility - Eva Lowe	Water / Wastewater Hookup	
	57	Expansion	Residence	\$650	Eva Lowe - Residences	Water / Wastewater Hookup	
	58	Expansion	Residential	?	Stoneybrook Subdivision	Water / Wastewater Hookup	
							\$113,650

1	Interconnect	Commercial	10 W / 10 WW	\$20,000	Airport	Water / Wastewater Hookup	\$0
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Comments
Currently in FY 12/13 Budget - Out to Bid 2013 / Construction Spring 2013
Currently in FY 12/13 Budget - Construction Spring 2013
County to install watermain. 1200lf - 12" w/m @ \$50/ft
\$170,000 "Total" Construction costs - Promissory Note with both Parks (calc'd at 60% Capacity) Will divide cost (3) ways
Currently FY 12/13 Budget. All work to be done concurrent - will help with overall system performance. (Turner Cntr may become a Ph III and not constructed until a later date) <b>Utility is working with Big Tree Park management on "High" water bills with help from Fla Rural Water Assn and DEP</b>
300+ mobile homes plus club house. 2800lf - 12" w/m @ \$50/ft
50 Acres - 85 spaces / Need to figure out best way to pay for it - MSBU?
No water or wastewater connection at this time. Price includes 2" water service and directional bore to Oak Haven Lift Station / who pays?
Water EUR's calc'd at 1 per household and avg of 3 ERU's per commercial customer. New meters or Encoders for all customers : Res/Comm meters will be changed out 1/2 - yr 2013 / 1/2 - yr 2014. Comm meters only need Encoder change not, not entire meter. No 'return' since we are currently billing them per contract. Includes O & M on an "existing" system
Add'l staff, equipment and O & M costs to support acquisition for 6 months based on Weiler Nov 2012
Assessment were \$175,000 - includes collection system
Repair costs based on Weiler Nov 2012 Assessment were \$258,475. Would like to do minor repairs to L/S's #1, #2, #3, #4, #5 and #7 (would not line stations at this time)
Mothballing the DCI WWTP could save County nearly \$300,000 a year. May need to be brought out of mothballing if more larger parks are brought on line along with Lake Suzy Utility
Trading Installation and cost of grinder pump station for easement and land to install future Master Lift Station to help with existig L/S "F" and connect neighborhood to the east (Weiler Estimate)
Payment on 5yr loan
Payment on 30yr loan
Finish meter change-out to new customers + O&M of system
Maintaining existing WWTP for (1) yr (Weiler Report)
Continue to refurbish Lift Stations #4, #5, #6 and #7 (Panels and Piping)
Estimated Engineering & Design Fees and Expenses to extend US 17 to Arcadia and to make this would require mandatory hook-ups. Additionally, Allied Scrap Metal consumes 16,000gpd - that's 3,000gpd more than the 'entire' County uses daily
Master Plan should be updated every 5 to 7 years

Trailer Pk north of Turner Cntr - could be done concurrent with Turner Cntr (They're a Carefree Pk similar to Big Tree) 3300 ft ea for water/ww
Existing screen is deteriorating - new screen & engineering to adjust location
Existing six (6) wells are failing per FDEP as they are over 18 yrs old and needs to be replaced
Existing SF is over 18 years old, leaks/breaks thru out system, will eliminate 30 sprinkler head to three (3) guns to increase efficiency and reduce costs
Existing PLC, relays and circuits are over 18 years old and aren't functioning properly, upgrades not available, no HMI screen for monitoring
Has not worked properly since installation - working to get service rep to area to see what the issues are
Farm Bureau providing easement and land and includes 2" water svc - will help with overall system - Future Looping of watermain extension from Toby's and sewer from neighborhood (Weiler Estimate)
City will need County Interconnect
City will need County Interconnect
Payment on 5yr loan
Payment on 30yr loan

O&M and maintaining existing water customers
Continue to refurbish Lift Stations #2, #3, #4, #5, #6 and #7 (Lining)
Estimated 6 mo's maintaining existing WWTP (Weiler Report) / assume we convert by mid year
With built up reserves - Design & engineering to convert WWTP to Lift Station (Weiler Report) less costs to Decommission / balance of plant in 2016
Decommission existing WWTP
Add'l boost on watermain for new customers (assuming that we are going north), Construction, Design & Engineering, with 500,000 storage tank
To help communications between stations and staff
Could be done with Farm Bureau (would need mandatory hook up to make work)
8" main with no return (7000') / Meeting in February
Payment on 5yr loan
Payment on 30yr loan
Payment on 5yr loan

O&M and maintaining existing water customers
With built up reserves - Design & engineering to convert WWTP to Lift Station (Weiler Report) less costs to Decommission
Install 8" header to feed (2) large mobile home parks on south US 17
Payment on 5yr loan
Payment on 30yr Interest Free Loan

Payment on 5yr loan
5th year upgrade/expansion
Payment on 5yr loan
Payment on 30yr loan
Payment on 5yr loan
#1 Location will is Hillsborough -
<b>Total CIP</b>
Calculated at 21 residences (construction cost on high end) - <b>Could be MSBU</b>
MSBU
MSBU
22 Houses just north of Sunrise Mobile Home Pk - Could be MSBU, looped main
Potential - will take a lot of canvassing and mandatory hook up
Costs will be covered by Developer
Water only - Costs will be covered by owner
Water only - directional bore under CR760 / Costs will be covered by owner
South County - Proposed. Watermain / Forcemain is currently in the area

City request - has FAA paperwork for expanding runway some 3,000' to be able to accept Lear Jets and add'l support with full County Utilities with and an additional City Interconnect off SR 31. City is requesting from FAA a \$1 million Grant

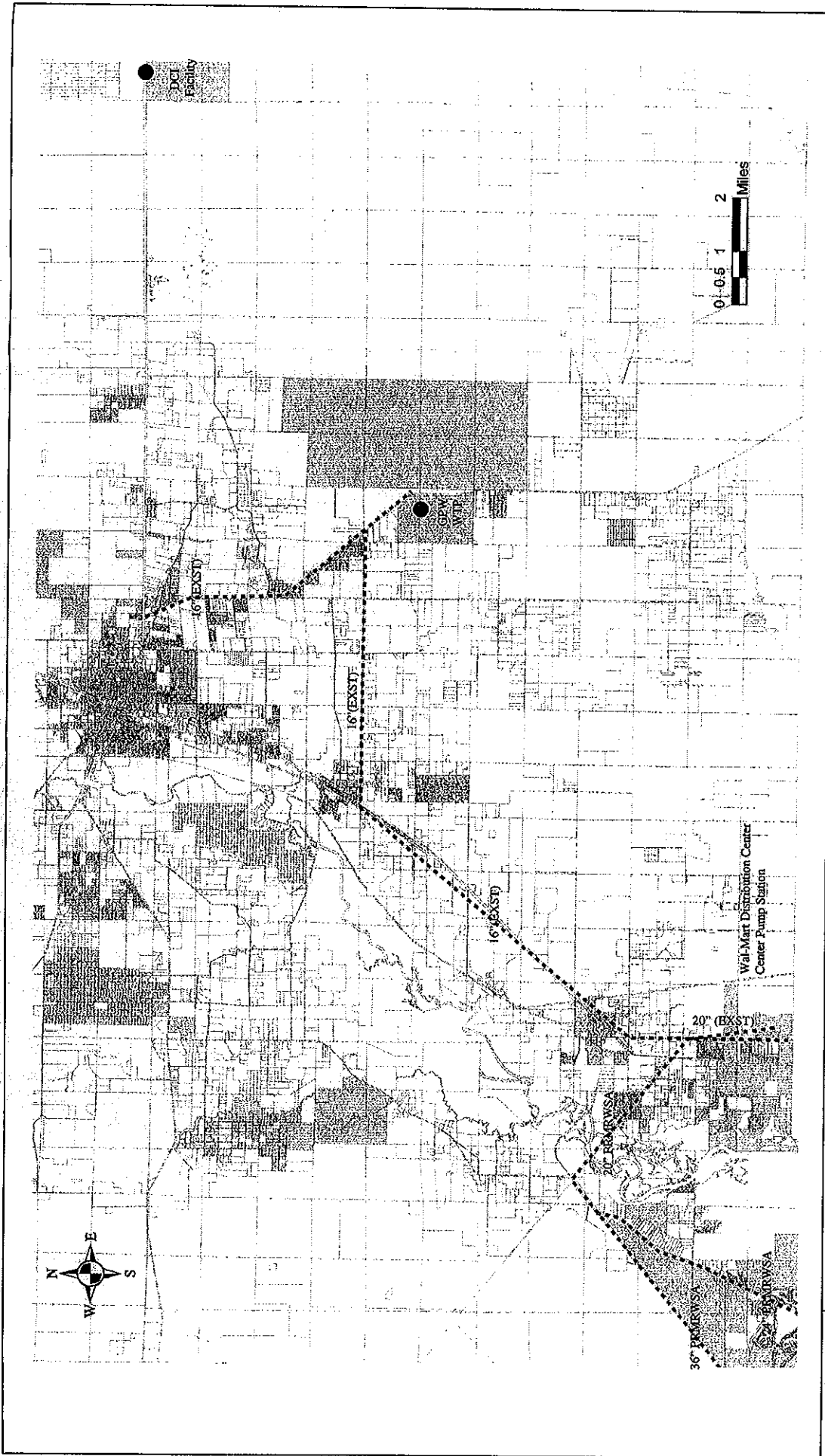


Figure ES-1

DeSoto County Existing Water System Infrastructure

**HAZEN AND SAWYER**  
Environmental Engineers & Scientists





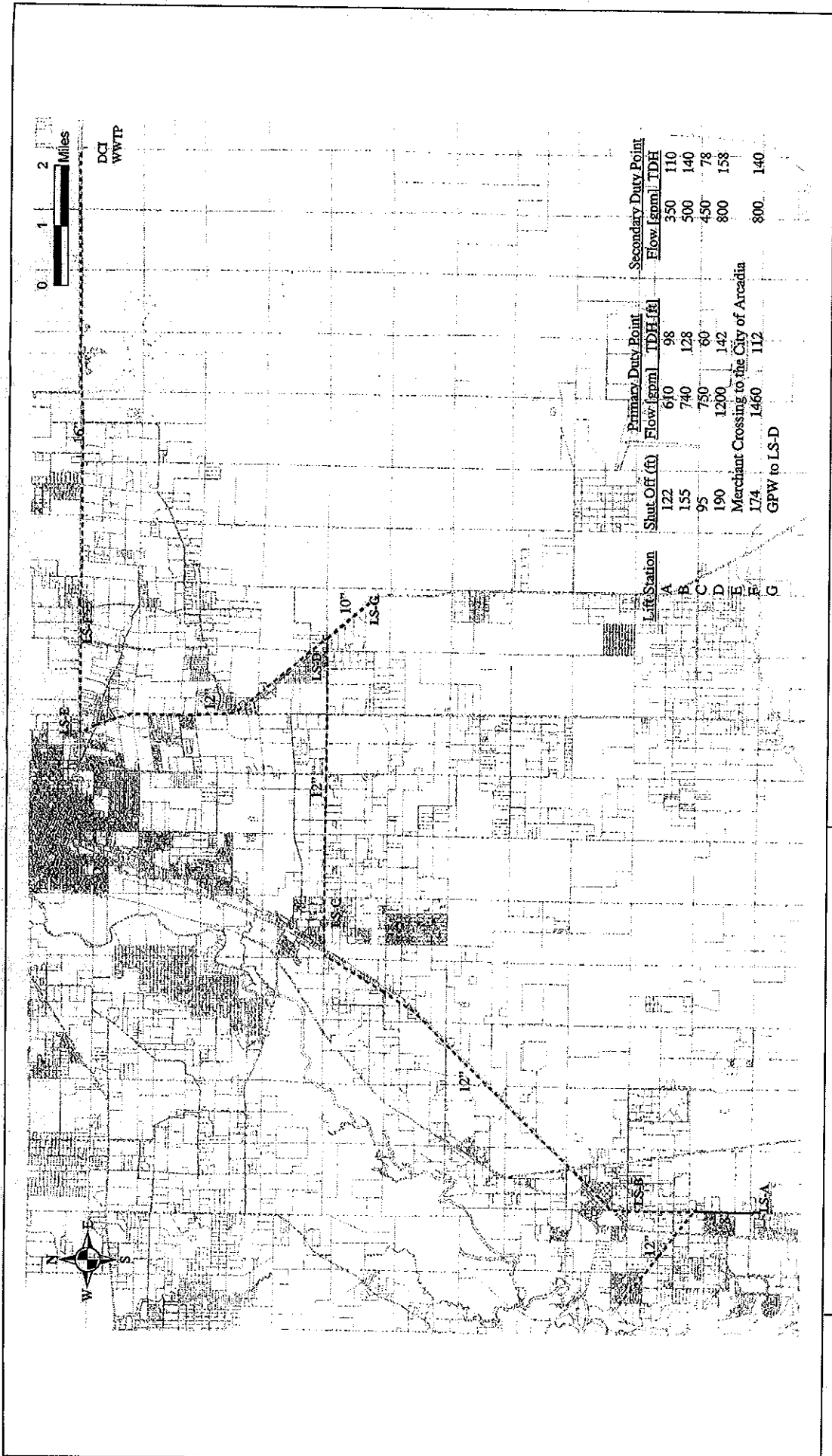


Figure ES-2

DeSoto County Wastewater System Existing Infrastructure

**HAZEN AND SAWYER**  
Environmental Engineers & Scientists

