

**JEA**



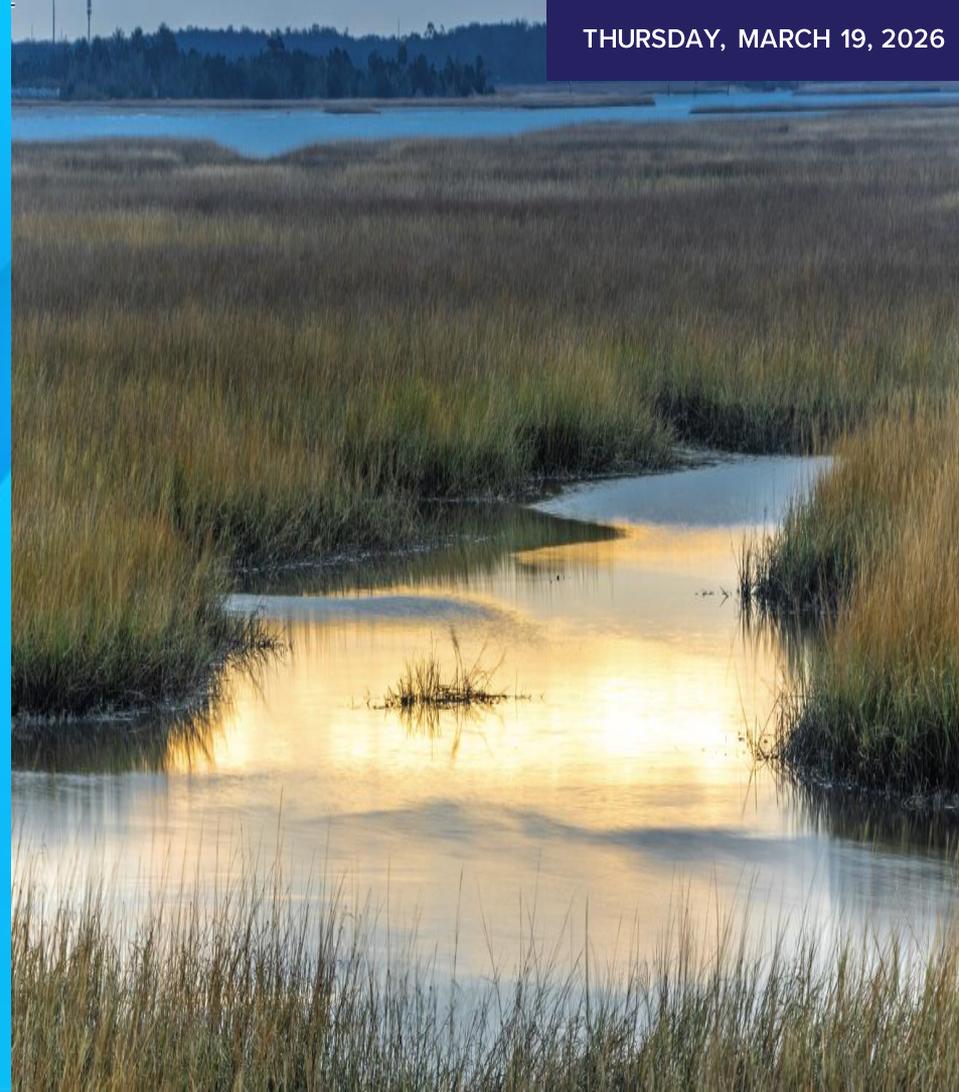
**EPA**

# Christobel Septic Tank Phase Out Project

A Public Partnership between the City of Jacksonville and JEA

Partially funded by EPA

Grant Assistance Total: \$6,752,972



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## Agenda

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



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## Safety Briefing

- Emergency Evacuation Route
- Assembly Place
- Fire Extinguisher Location
- Hazards in the Room
- Cell Phones on Silent
- Restrooms





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## Introductions

- **Lisa Jennings** – JEA, Project Outreach Manager
- **Greg Corcoran** – JEA, Community Engagement & Project Outreach Director
- **Council Member Ju’Coby Pittman** – Council District 8
- **Steve Long** – City of Jacksonville, Public Works Operations Director
- **Mike Williams** – JEA, Project Manager & Engineer
- **Jason Shepler** – CPH, Project Engineer
- **Jordan Taylor** – JEA, Project Outreach Specialist
- **Chris Blank** – JB Coxwell Contracting, Inc., Chief Operating Officer
- **Chuck Choan** – JB Coxwell Contracting, Inc., Senior Project Manager
- **Robert Wallis** – JB Coxwell Contracting, Inc., Project Super Intendent



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## Program Background

- An estimated 60,000 septic tanks in Duval County
- Failing septic tanks negatively impact Jacksonville's waterways & quality of life
- COJ and JEA's response to citizens' request to provide new water & sewer to established neighborhoods at no upfront cost to property owners
- City Ordinance unanimously passed by the Jacksonville City Council on 8/13/16
- \$178 million program (COJ - \$128 million, JEA \$49.5 million)
- EPA provided a total of \$6,752,972.00 in grants
- Christobel Septic Tank Phase Out Construction Costs: \$34 million
- Includes \$2.67 million JEA funding for the replacement of the existing water system



- Identified 35 failure areas — Estimate 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
- Christobel project ranked No. 3 — the 3rd project of the program



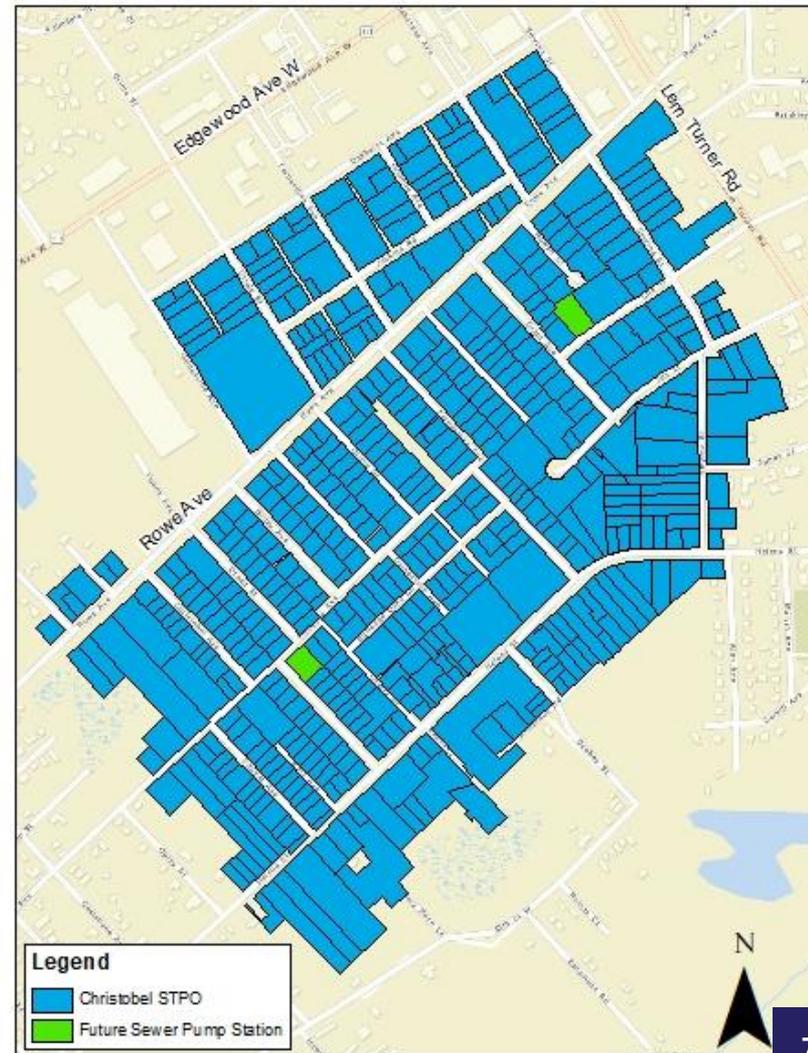
# Christobel Septic Tank Phase Out Project Area

## Project Boundaries

- Lem Turner - **East**
- Sawyer Ave - **West**
- Christobel Ave - **West**
- Anderson Road - **South**
- Oakhurst Ave - **North**

## Closest Waterways

Trout River, Ribault River,  
Moncrief Creek, St. Johns River





## Project Timeline

- First Community Meeting: **July 22, 2021**
- 70% Approval Obtained: **May 23, 2022**
- Project Design and Bid: **Summer 2022 – Winter 2025**
- Second Community Construction Kick-off Meeting: **TONIGHT!**
- **Anticipated Construction Start Date: April 2026**
- **Estimate Completion Date: November 2028**

**\*Construction dates are highly subject to change**



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## Program Overview



- Voluntary Project – Community/Neighborhood decision
- 70% of property owners within the project area had to agree to move the project forward – **Currently 78% approved – 5/23/22**
- 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 required to BOTH water & sewer service
- JEA water service is currently available in most of this area



- The program pays for **ALL COSTS** associated with installing new sewer (and water if applicable) lines, including plumbing work on private property and septic tank abandonment
- Program pays for ALL permit and JEA fees -- **NO REPAYMENT**
- Unimproved (empty – no structure) lots will receive a sewer connection at the property line for future connections
- Private sewer and water (if applicable) lines will be run from the property line to the structure (If a TCE has been signed and executed)
- Property must be able to accept service or have no connection
- Roads, sidewalks, driveways, and curbs impacted by construction will be rebuilt, and roads repaved
- Well owners will be required to pay for backflow test every 2 years
- All properties remain eligible for the program – **Contact JEA (904-665-7500)**

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## Property Owner Requirements

- Property owner(s) required to sign a temporary construction easement to participate in the project – **78% already signed up**
- Property owner(s) or their tenants must ensure the JEA account is active and pay the monthly JEA bill once connected
- **Property owners who DO NOT connect will be charged a “readiness to serve” fee of \$21.15 per month**
- **Property owners will be notified (by mail) that they have 365 days to connect once the sewer system is available, prior to being charged a monthly fee**
- Revenue generated by the “readiness to serve” fee will be used by the COJ to fund future water and sewer improvement projects



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## JEA Credit Score & Deposits

- JEA Internal ONLY – Not FICO/Equifax/Experian credit score
- Everyone starts with a JEA internal credit score of 1,000 ([jea.com/creditscore](http://jea.com/creditscore))
- If the JEA internal credit score goes too low:
  - A new deposit may be required
  - The current deposit could increase
  - Payment Arrangements may be available
- Deposits are usually twice the average monthly bill for the property
- No initial deposits required for new sewer service (if credit score is 850 or above)



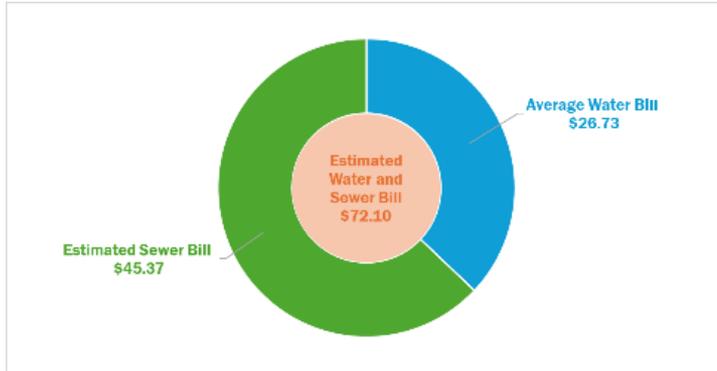
## JEA Credit Score – Infraction Examples

Infraction	Internal Credit Reduction	Duration of Credit Reduction
1 <sup>st</sup> Dishonored Payment	-100 points	9 months
2 <sup>nd</sup> Dishonored Payment	-200 points	9 months
Dishonored Deposit or Initial Payment	-300 points	9 months
Disconnection for Non-Payment	-100 points	24 months
Write Off with Outstanding JEA debt	-750 points	7 years



- **Maintain Good Payment History/Work to Improve Score.** There is plenty of time: Pay on time, no returned payments, no disconnects
- **Deposits are Returned (Applied to JEA account) after 12 months** if a good JEA credit score is maintained
- **JEA MyWay – Pay-As-You-Go Billing –** [jea.com/myway](http://jea.com/myway): Avoid a deposit entirely and prepay for utility services
- **Questions about your current JEA Credit Rating?** See a Project Outreach Representative in attendance or call 904-665-7500

## JEA Sewer Billing



Review your Bill History and Ways to Save at [jea.com](http://jea.com)

- Christobel existing customer example (average)
- Similar homes – size & build
- ¾ inch meter
- Average consumption: 4,000 gallons
- \$26.73 Water
- **\$45.37 Sewer**
- \$72.10 TOTAL
- Bills could be higher or lower depending on customer usage & billing cycle. Estimate your bill at [jea.com/estimateyourbill](http://jea.com/estimateyourbill)
- Billing will not start until you are connected



## Construction Overview

- Contractor mobilizes equipment, tree trimming, orders locates and survey
- Install 2 Sewer Pump Stations  
(Lila Street & Rutledge Avenue)
- Install 32,100 LF Sanitary Sewer Lines and 70 Manholes
- Install 22,800 LF Water Lines & 31 Fire Hydrants
- Install 275 sewer services with septic tank abandonment – 35 new water services
- Install 67,000 SY of pavement
- Individual plumbing work on private property
- Complete restoration of the project area when completed



## Construction Conditions

- 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.)
- Roads will be bumpy and uneven – Dust – Mud
- Please drive at construction speeds (15 MPH)
- Pay attention to signs, detours, & crew direction
- Pumps required for groundwater removal
- Contractor will control dust with water trucks
- Trash pick-up and mail delivery will not be interrupted

## Utility Locates & Property Survey



- Do not remove flags or paint from the ground for at least 30 calendar days
- Contact JEA (904-665-7500) with any specific questions

## Sanitary Sewer Pump Station



Sanitary Sewer Pump Station – Lila Street & Rutledge Avenue

## Groundwater Removal – Pumps Required



## Pipe Installation – Driveway Access



## Water Main Installation – Lane Closures



## Pipe Installations – Road Closed to Thru Traffic



## Pipe Installations – Temporary Road Closures



## Sewer Main Installation



## Water Service Installation – Water Outages





## Private Plumbing Work

- JEA will send an email or postcard notification when the plumber starts work in your area
- The plumbing contractor will be working on your private property
- A certified plumbing contractor will connect from the right-of-way to your home
- A plumber will install backflow device if you want to keep your well
- A certified septic tank contractor or plumber will abandon your septic system
- Contractor will abandon well – grout fill – if requested
- Plumber will work with each customer to minimize disruption to water and sewer service
- The plumber will check in with the property owner before moving on
- Final restoration of your property – Grass, concrete, etc.

## Plumber Work – Private Property Connections





# Questions & Public Comment



# JEA Project Outreach

## 904-665-7500

Email: [projectoutreach@jea.com](mailto:projectoutreach@jea.com)

Program web page: [jea.com/septic-tank](http://jea.com/septic-tank)

Project web page: [jea.com/christobel](http://jea.com/christobel)





**Thank you!**