



APOPKA CITY COUNCIL AGENDA

July 17, 2025 5:00 PM

Apopka City Hall Council Chambers

APOPKA CITY COUNCIL MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:

<https://www.youtube.com/CityofApopkaFL>

CALL TO ORDER

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2025-19 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

INVOCATION

PLEDGE

PRESENTATION

1. **Presentation of the City of Apopka's Water, Wastewater, Reclaimed Water, and Sanitation Utility Rate Study Results**
Presented by: Blanche Sherman, Finance Director, Henry Thomas and Shawn Ocasio with Raftelis
2. **Presentation of the City of Apopka's Impact Fee Fund Study Results**
Presented by: Blanche Sherman, Finance Director, Henry Thomas and Shawn Ocasio with Raftelis
3. **Presentation of the City of Apopka's Proposed Stormwater Rate Increase**
Presented by: Blanche Sherman, Finance Director

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.



City of Apopka CITY COUNCIL STAFF REPORT

Section: PRESENTATION

Item #: 1.

Meeting Date: July 17, 2025

Department: Finance Department

SUBJECT:

Presentation of the City of Apopka's Water, Wastewater, Reclaimed Water, and Sanitation Utility Rate Study Results

ACTION ITEM INFORMATION:

REQUEST:

Presentation of the results of the Water, Wastewater, Reclaimed Water, and Sanitation Utility Rate studies, including the recommended annual rate increases for Council consideration.

SUMMARY:

Mr. Henry Thomas and Shawn Ocasio with Raftelis will present the results of the Water, Wastewater, Reclaimed Water, and Sanitation Utility Rate studies, including the recommended annual rate increases for Council consideration. The Finance Director will be requesting a consensus on the study results, as factored in the FY2026 Proposed Budget.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

N/A

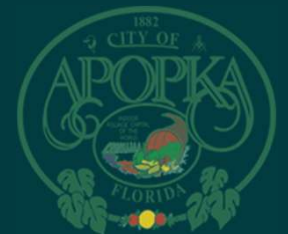
ATTACHMENTS:

1. Water, Wastewater, Reclaimed Water, and Sanitation Utility Rate Study Presentation July 17, 2025 Workshop
2. Fund 401 Utility Operations and 403 Water, Wastewater, and Reclaim Water Impact Fee Fund List of Projects
3. Fund 401 Utility Operations CarryOver Projects
4. Fund 403 Water, Wastewater, and Reclaim Water Impact Fee Fund CarryOver Projects

City of Apopka

Water, Wastewater, Reclaimed Water, and Sanitation Utility Rate Study

Presented: July 17th, 2025



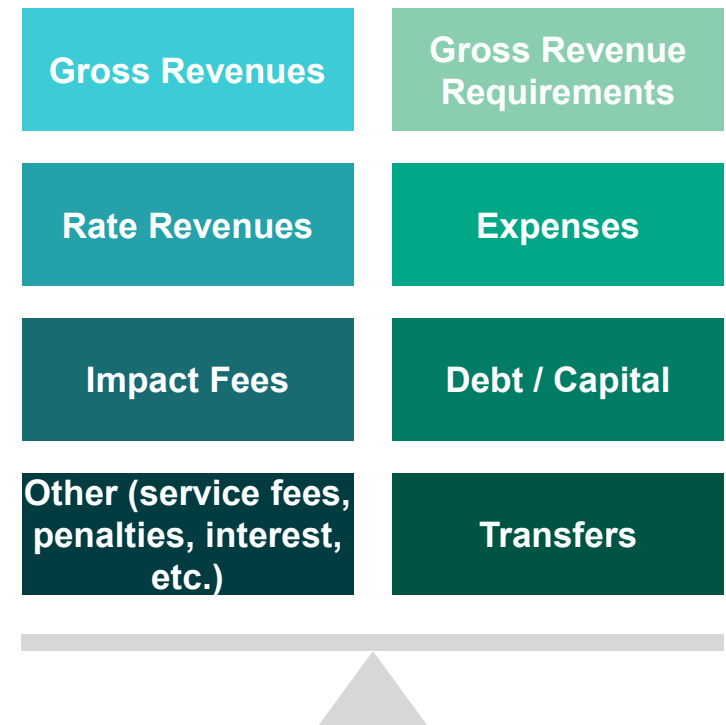


Agenda

1. Review of Major Tasks, Goals, and Considerations
2. Discuss Major Assumptions
3. Summary Findings and Recommendations

Study Tasks and Approach

- Develop financial forecast to project water, wastewater, reclaimed water and sanitation utility system operations for Fiscal Years 2025 through 2029
- Evaluate historical expenditure trends and data
- Project revenues and revenue requirements
- Develop funding strategy for capital improvement program and equipment replacement plans
- Evaluate cash reserve targets and financial performance requirements
- Determine adequacy of revenues at existing rates



Study Goals and Considerations

- Use existing cash reserves as appropriate to phase in rate adjustments to the extent possible
- Achieve and maintain positive cashflow for utility systems
- Achieve and maintain targeted cash reserves
 - › 150+ days of revenue for water, wastewater, and reclaimed water system
 - › 90+ days of revenue for sanitation system
- Compliance with debt service covenants (water, wastewater, and reclaimed)
 - › Senior lien required coverage - 100% / 110% / 120%
 - › Subordinate lien required coverage - 115%
 - › All-In coverage target - 150%

Water, Wastewater, and Reclaimed Water Utility Systems

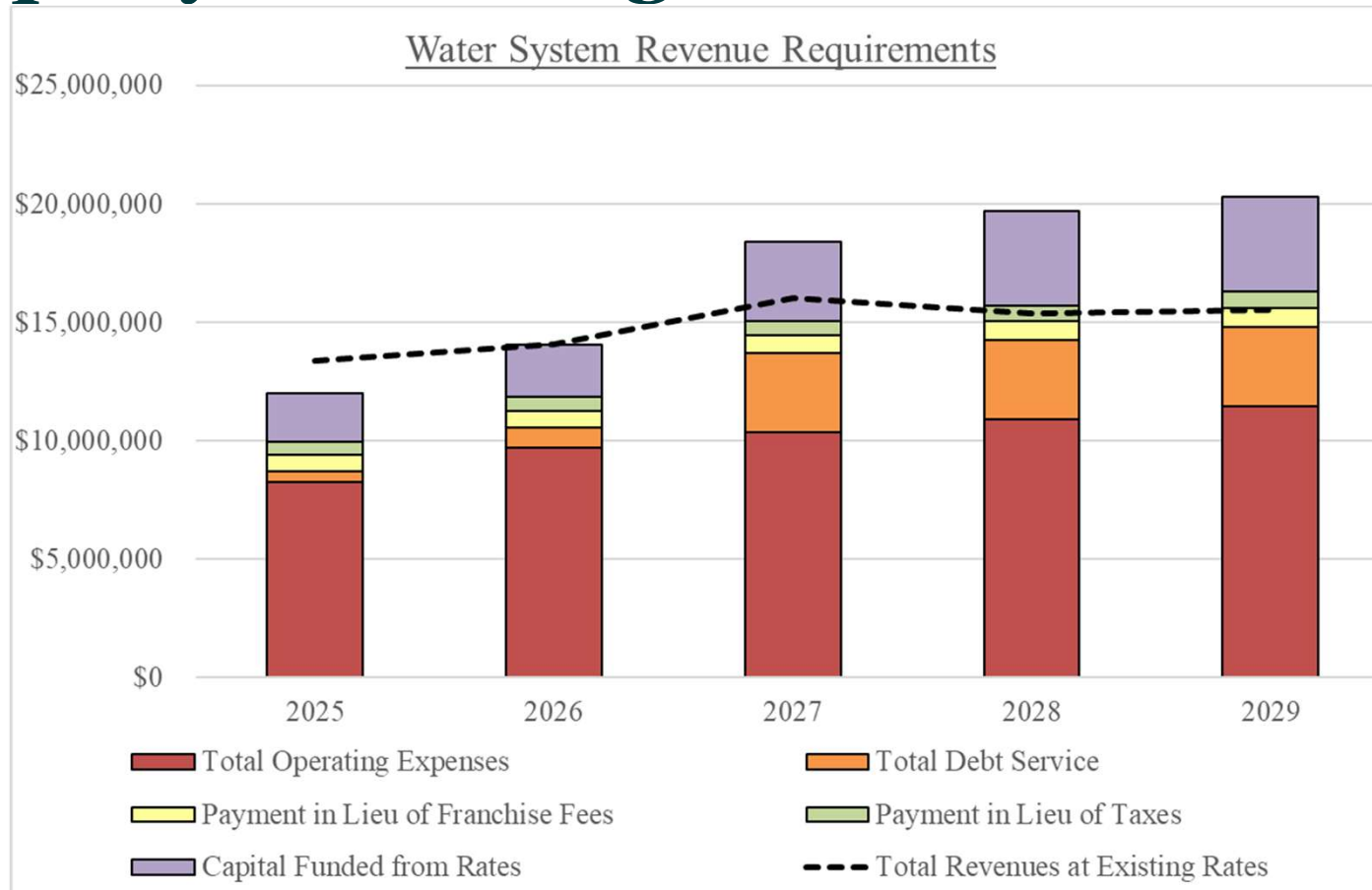
System Customers, Growth, and Revenues

- Approximately 28,900 water accounts, 23,500 wastewater accounts, and 10,800 reclaimed accounts in FY 2025
- Customer account growth of approximately 2.3% per year
 - › Approx. 6.7% in 2025 to 1.6% by 2029
- Combined system revenues at existing rates of approximately \$33.7 million in FY 2025 increasing to \$36.6 million by FY 2029 due to customer growth
 - › Only due to growth projections / no rate adjustments
- Other Revenues of approximately \$1.6 million per year
 - › Misc. charges (late fees, meter set fees, meter tap fees, etc.)
 - › Interest income
- Impact Fee Revenues of approximately \$9.6 million per year
 - › Approx. \$19 million in 2025 to \$5.3 million by 2029

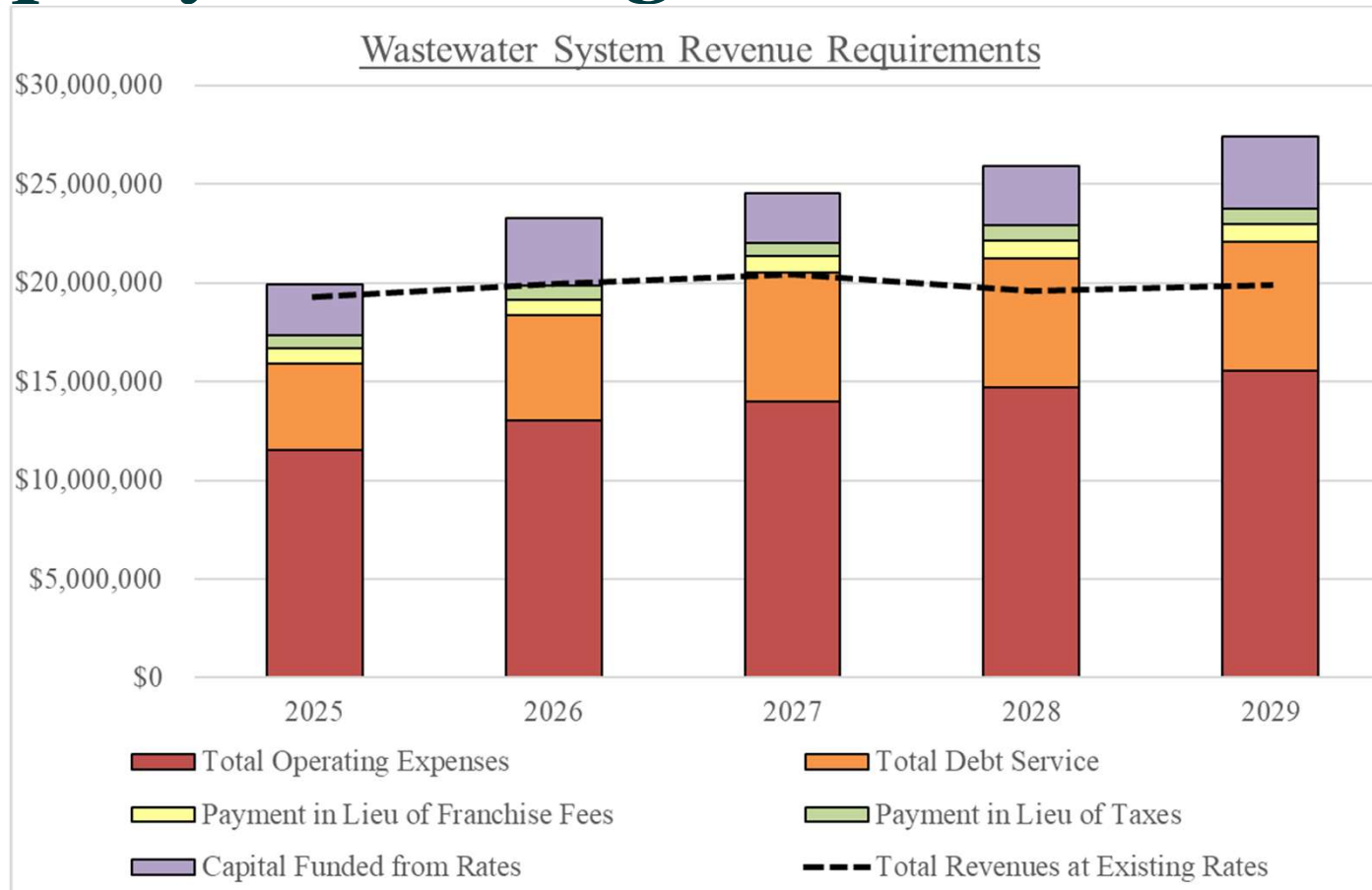
Revenue Requirements

- Operating expenses of \$24.7 million in FY 2025 increasing to \$33.9 million by FY 2029 – Average annual increase of approximately 8.2% per year
 - › 8 new FTEs over the forecast period (Approx. \$608,000 by 2029)
 - › Major Escalators:
 - Labor: 5% per year
 - Health Insurance: 12% per year
 - Repairs: 3.5% per year
 - Chemicals: 5% per year
- Existing water and wastewater debt service of approximately \$5.0 million per year
- General fund transfers \$3.3 million in FY 2025 increasing to \$4.1 million by FY 2029
- Capital Improvement Plan (CIP) of \$188.0 million from FY 2025 through FY 2029
 - › \$55.8 Million in impact fee funded projects (30% of plan)
 - › \$101.5 Million in proposed debt funded projects (54% of plan)
 - › \$30.7 Million in impact fee and rate funded projects (16% of plan)
 - › Note: CIP was reviewed and reprioritized / reduced by Staff to mitigate rate impacts
- Proposed new annual debt service of \$3.2 million per year starting in FY 2026 and increasing to \$8.1 million by 2027 to fund major capital improvements included in the CIP

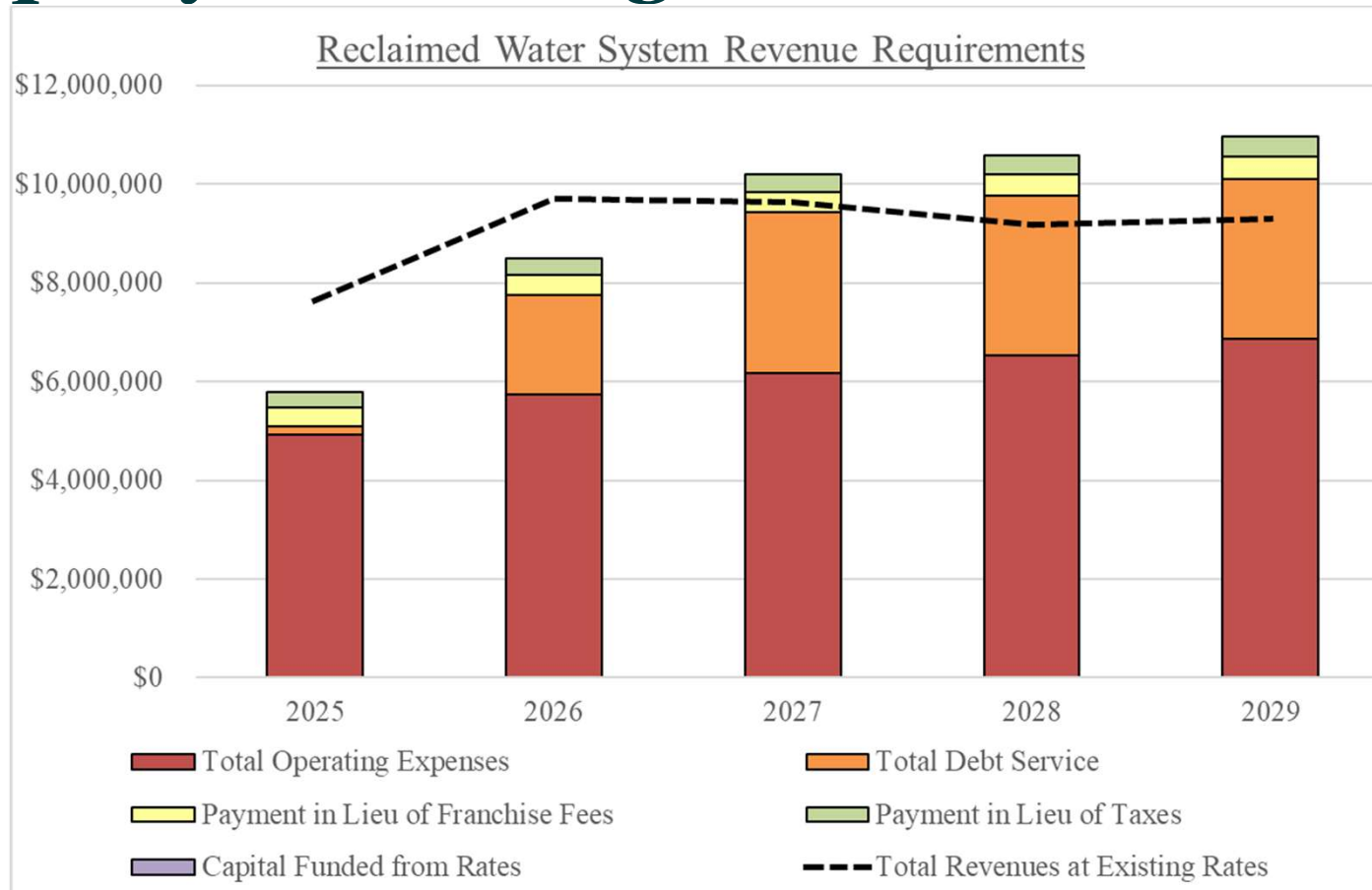
Adequacy of Existing Rates



Adequacy of Existing Rates (cont.)



Adequacy of Existing Rates (cont.)



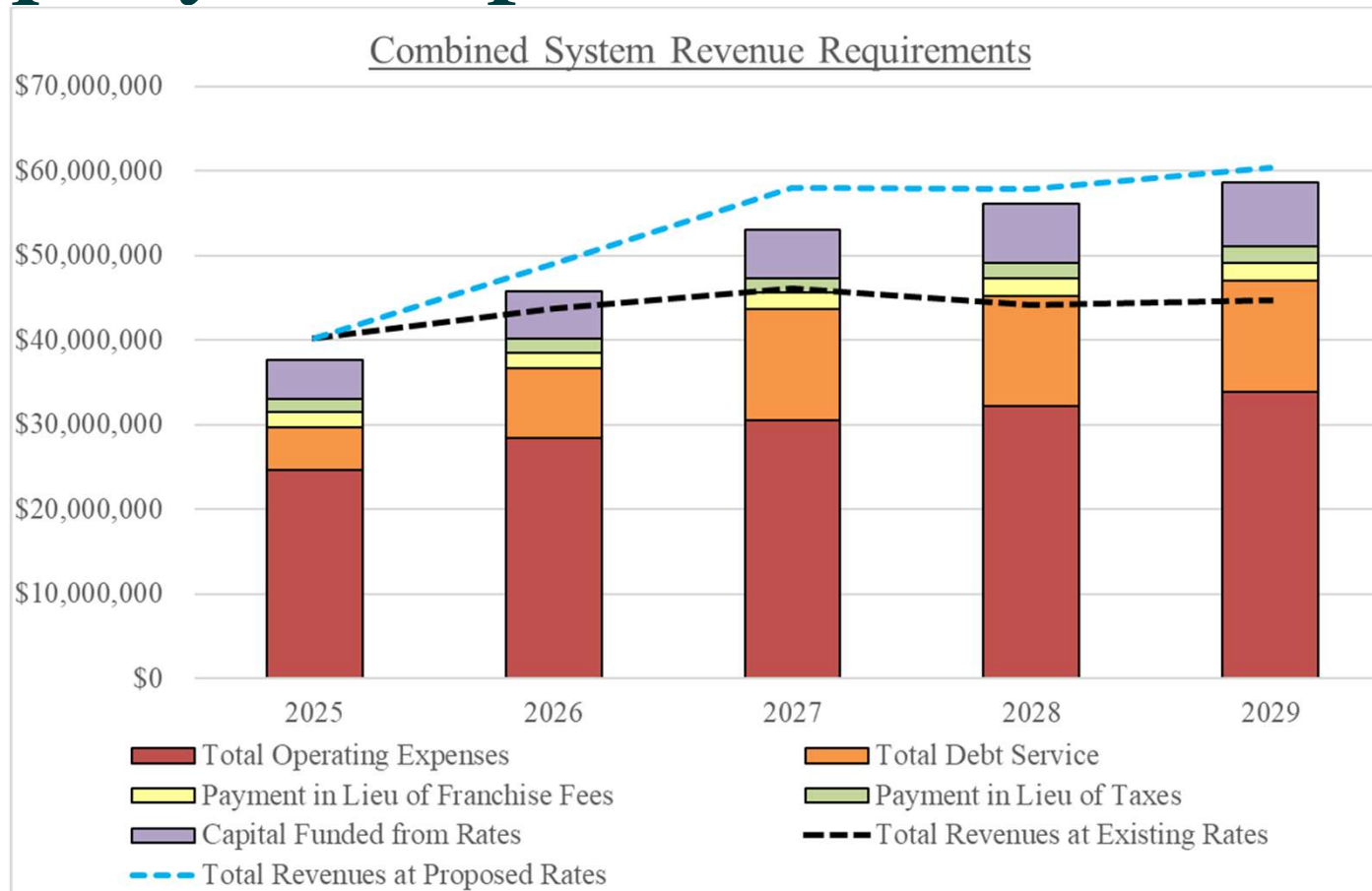
Issues Affecting Rates

- Significant capital improvement program to upgrade and expand system
- Future increase in annual debt service payments due to additional borrowing to fund major capital projects in the capital improvement plan
- Significant increases in renewal and replacement funding related to maintaining existing assets
- Additional personnel and Inflationary increases in operating expenses

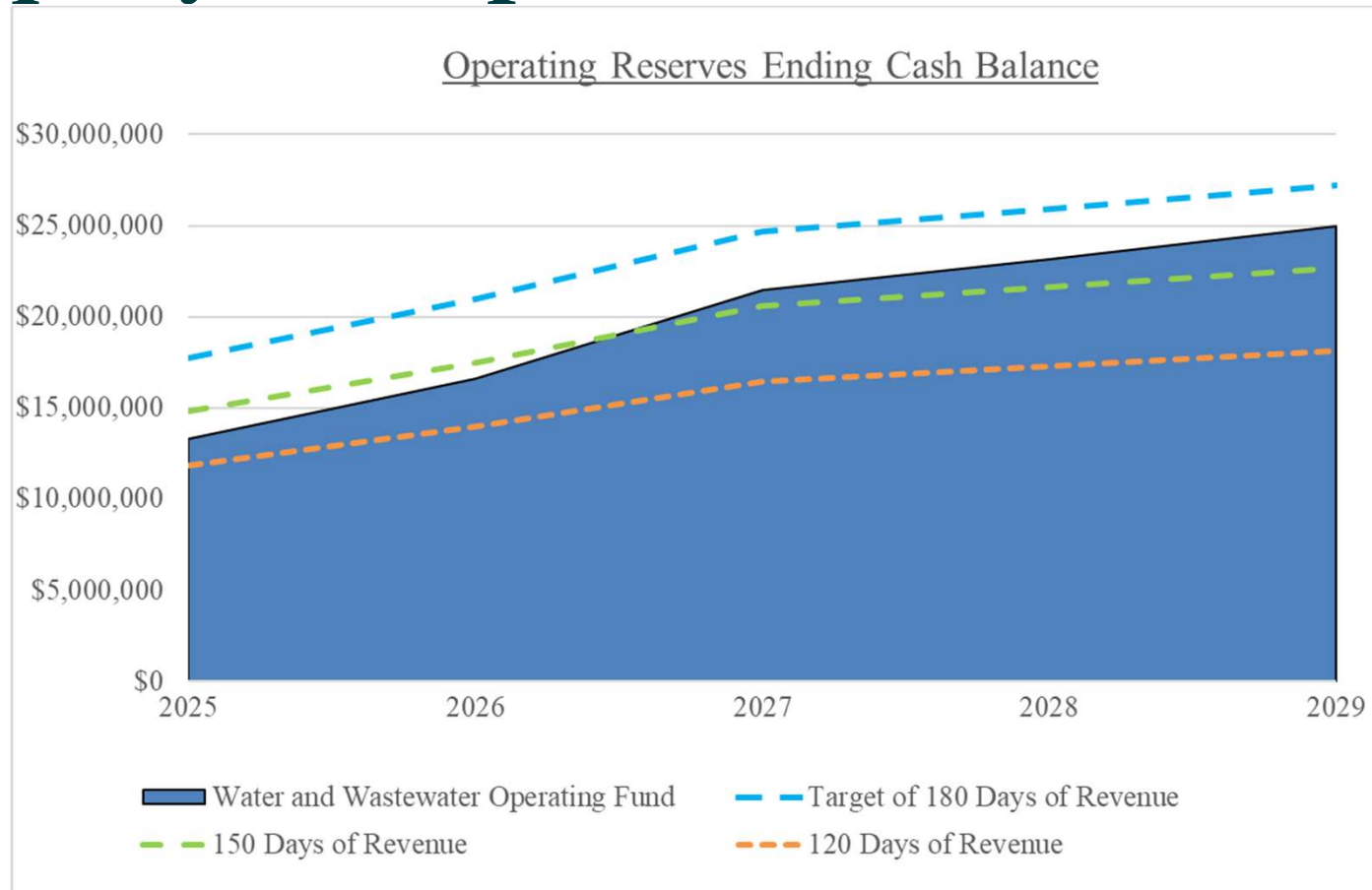
Preliminary Rate Revenue Adjustments Identified in the Financial Forecast

	2026	2026	2028	2029
Water System	15.5%	15.5%	3.5%	3.5%
Wastewater System	15.5%	15.5%	3.5%	3.5%
Reclaimed System	15.5%	15.5%	3.5%	3.5%
Effective Date	Oct. 1, 2025	Oct. 1, 2026	Oct. 1, 2027	Oct. 1, 2028

Adequacy of Proposed Rates

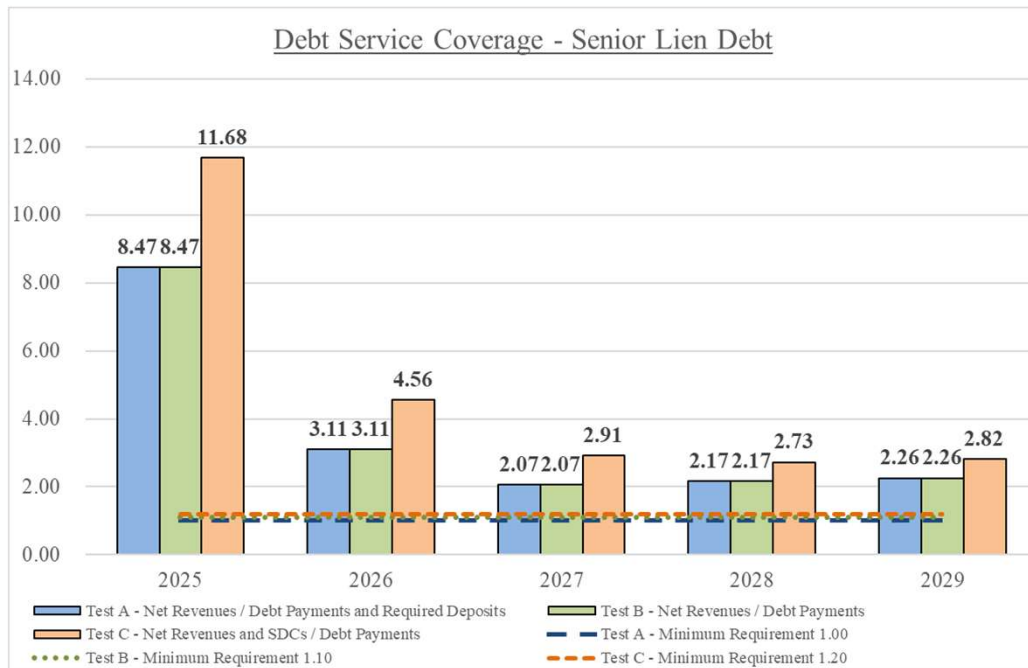


Adequacy of Proposed Rates (cont.)

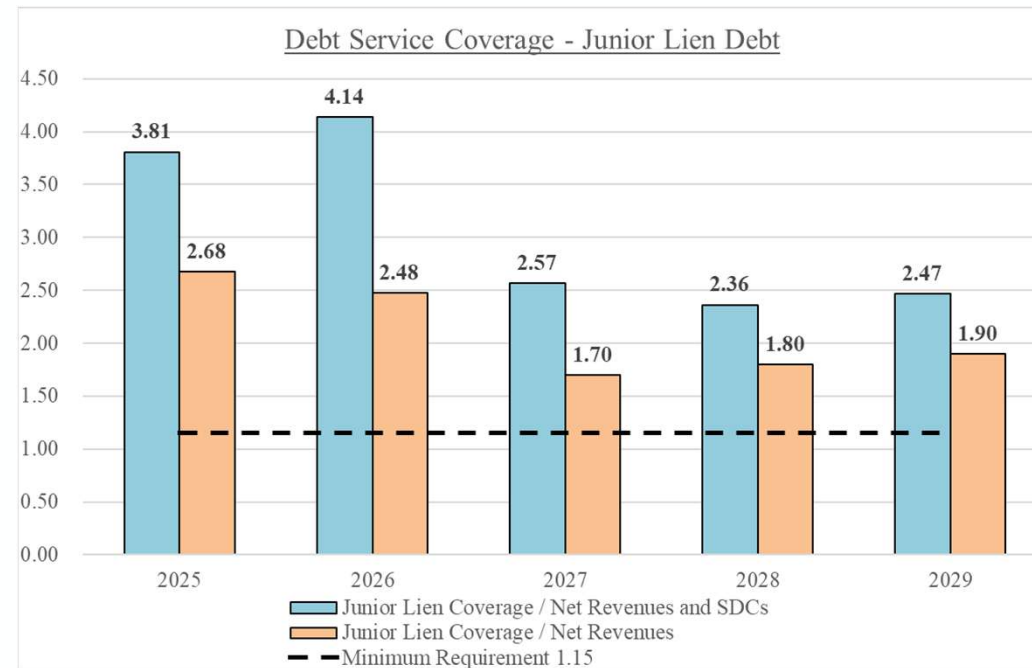


Adequacy of Proposed Rates (cont.)

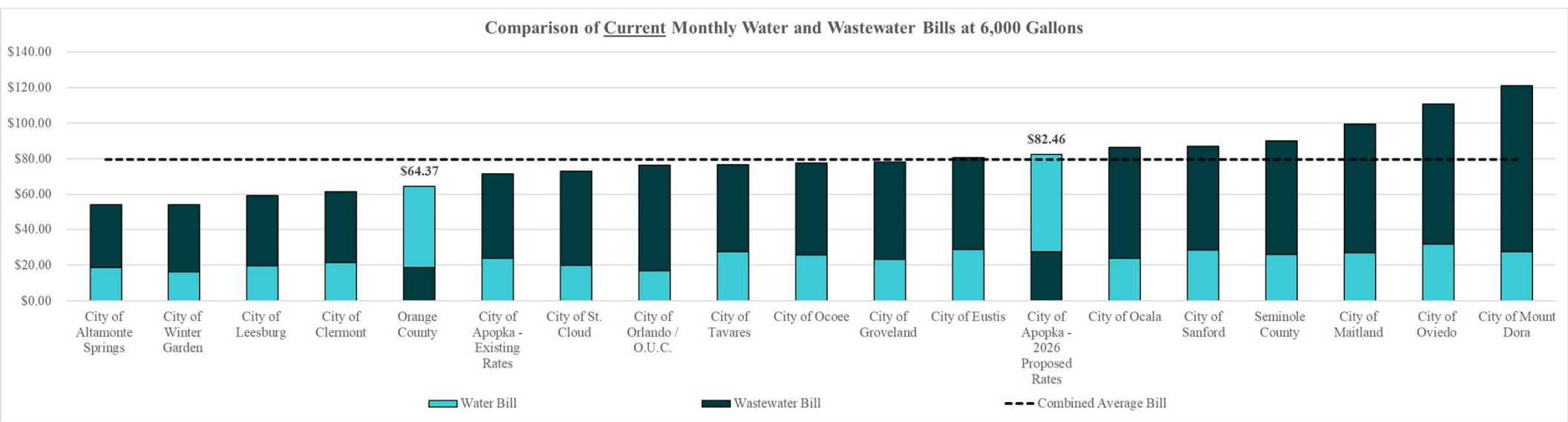
Debt Service Coverage - Senior Lien Debt



Debt Service Coverage - Junior Lien Debt



Residential Rate Comparison



Observations and Recommendations

- Existing rates are projected to be insufficient through Fiscal Year 2029
- Due to increasing operating expenses, capital costs related to system renewals and replacements, system upgrades and expansions, and additional debt service costs rate adjustments are proposed for Fiscal Years 2026 through 2029
 - › Water, Wastewater, and Reclaimed Water – 15.5% in 2026 and 2027
 - › Water, Wastewater, and Reclaimed Water – 3.5% in 2028 and 2029

Observations and Recommendations (cont.)

- Adopt proposed rate adjustment plan
- Positive cashflow maintained through end of forecast period
- All coverage requirements are fulfilled and improve during forecast period
- Operating reserves build to and remain at targeted levels

Q&A

Sanitation Utility System

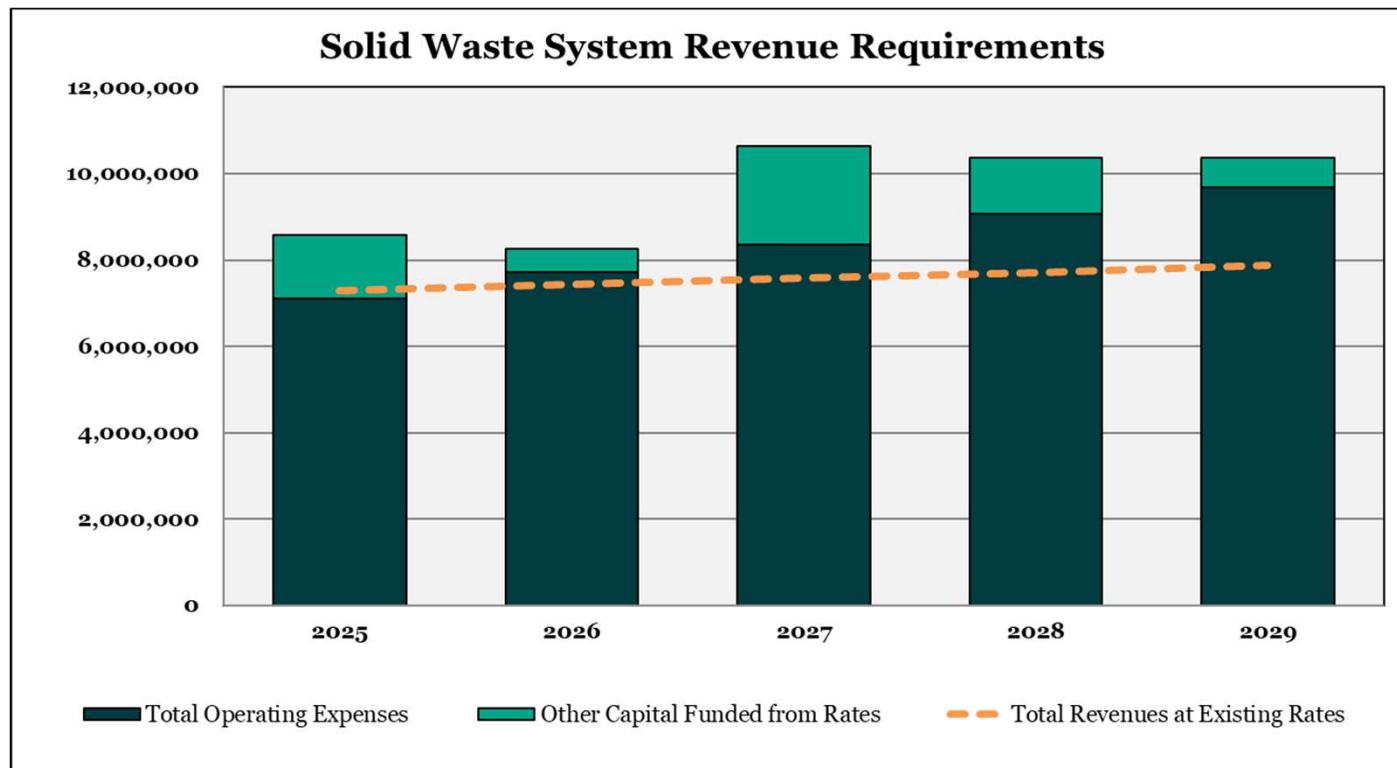
System Growth and Revenues

- Approximately 21,400 customers in 2024
- Customer account growth of approximately 1.8% per year
- Combined system revenues at existing rates of approximately \$6.8 million in FY 2025 increasing to \$7.3 million by FY 2029 due to customer growth
 - › Only due to growth projections / no rate adjustments
- Other Revenues of approximately \$0.4 million per year
 - › Franchise fees, services charges, late charges, miscellaneous
 - › Interest income

Revenue Requirements

- Operating expenses of \$7.1 million in FY 2025 increasing to \$9.7 million by FY 2029
 - Average annual increase of approximately 8.0% per year
 - › 4 new FTEs over the forecast period (Approx. \$429,000 by 2029)
 - › Major Escalators:
 - Labor: 5% per year / Health Insurance: 12% per year
 - Fuel: 7% in 2026 and 5% per year thereafter
 - Repairs: 3.5% per year
 - Tipping Fees:
 - MSW: 12% per year through 2028 and 5% in 2029
 - Yard waste / Bulk / Recycling: 5% per year
- Capital Improvement Plan of \$6.8 million from FY 2025 through FY 2029
 - › Vehicle replacement and expansion program fully funded from rates

Adequacy of Existing Rates



Issues Affecting Rates

- Additional personnel costs
- Inflationary increases in operating expenses
- Increases in tipping fees charged to the City
- Increased acquisition costs due to inflation for sanitation fleet

Preliminary Overall Rate Revenue Adjustments Identified in the Financial Forecast

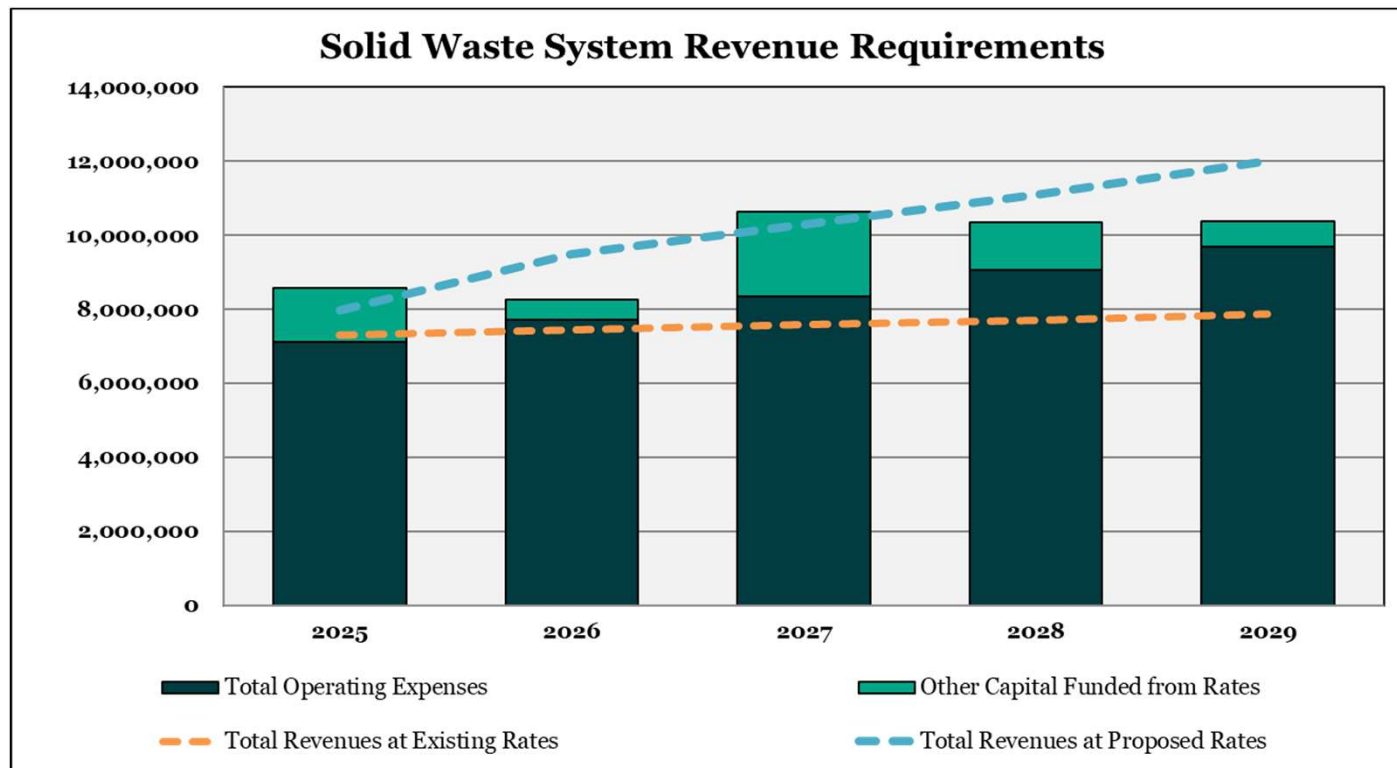
	2026	2026	2028	2029
Residential Class	15.0%	6.5%	6.5%	6.5%
Commercial Class [*]	25.0%	6.5%	6.5%	6.5%
Effective Date	Oct. 1, 2025	Oct. 1, 2026	Oct. 1, 202	Oct. 1, 2027

[*] Revenue adjustment shown for Commercial class is based on the average increase in revenue across all customers. Increases for the Commercial class will vary based on container size / type.

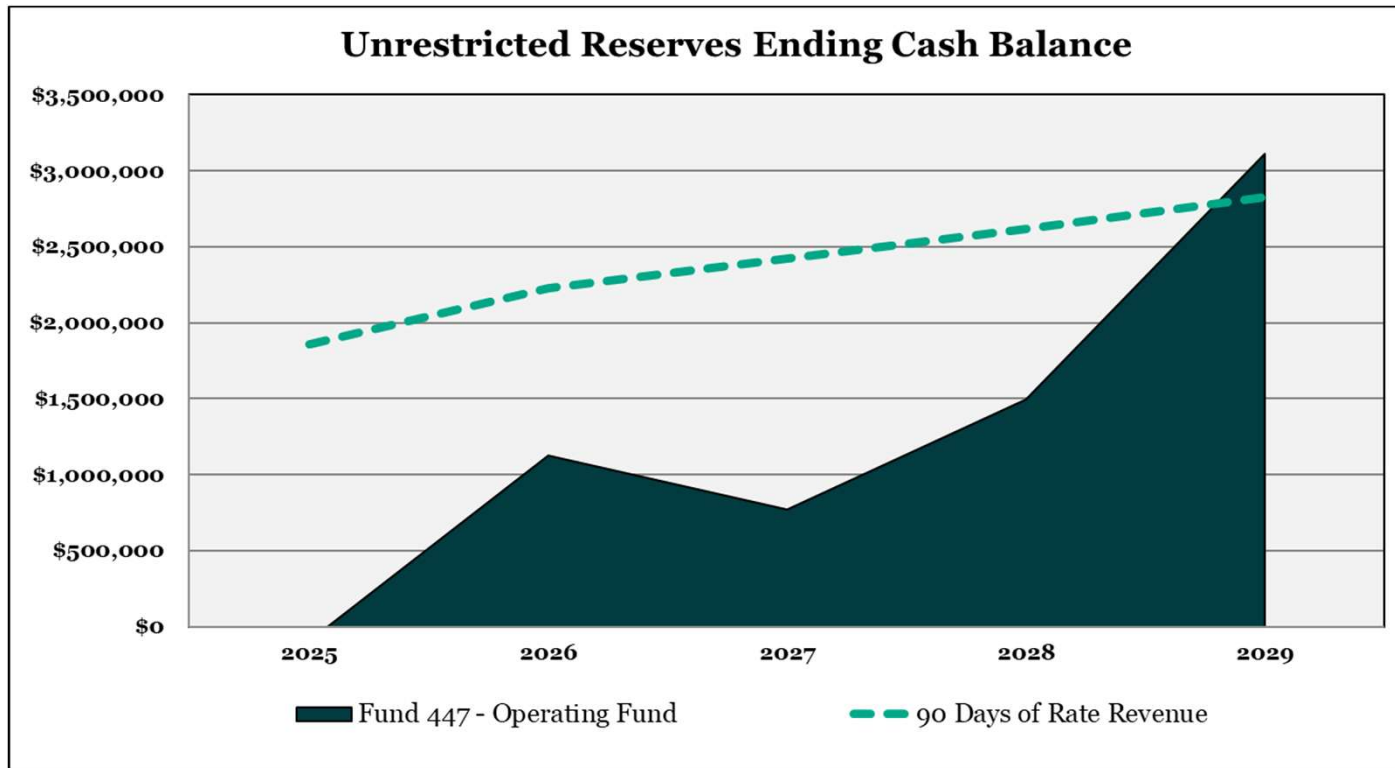
Commercial Class Rate Adjustments

	2026	2026	2028	2029
Commercial Carts	10.0%	6.5%	6.5%	6.5%
Commercial Dumpster Service				
2 Yard	15.0%	6.5%	6.5%	6.5%
4 Yard	43.0%	6.5%	6.5%	6.5%
6 Yard	19.0%	6.5%	6.5%	6.5%
8 Yard	25.0%	6.5%	6.5%	6.5%
Effective Date	Oct. 1, 2025	Oct. 1, 2026	Oct. 1, 2027	Oct. 1, 2028

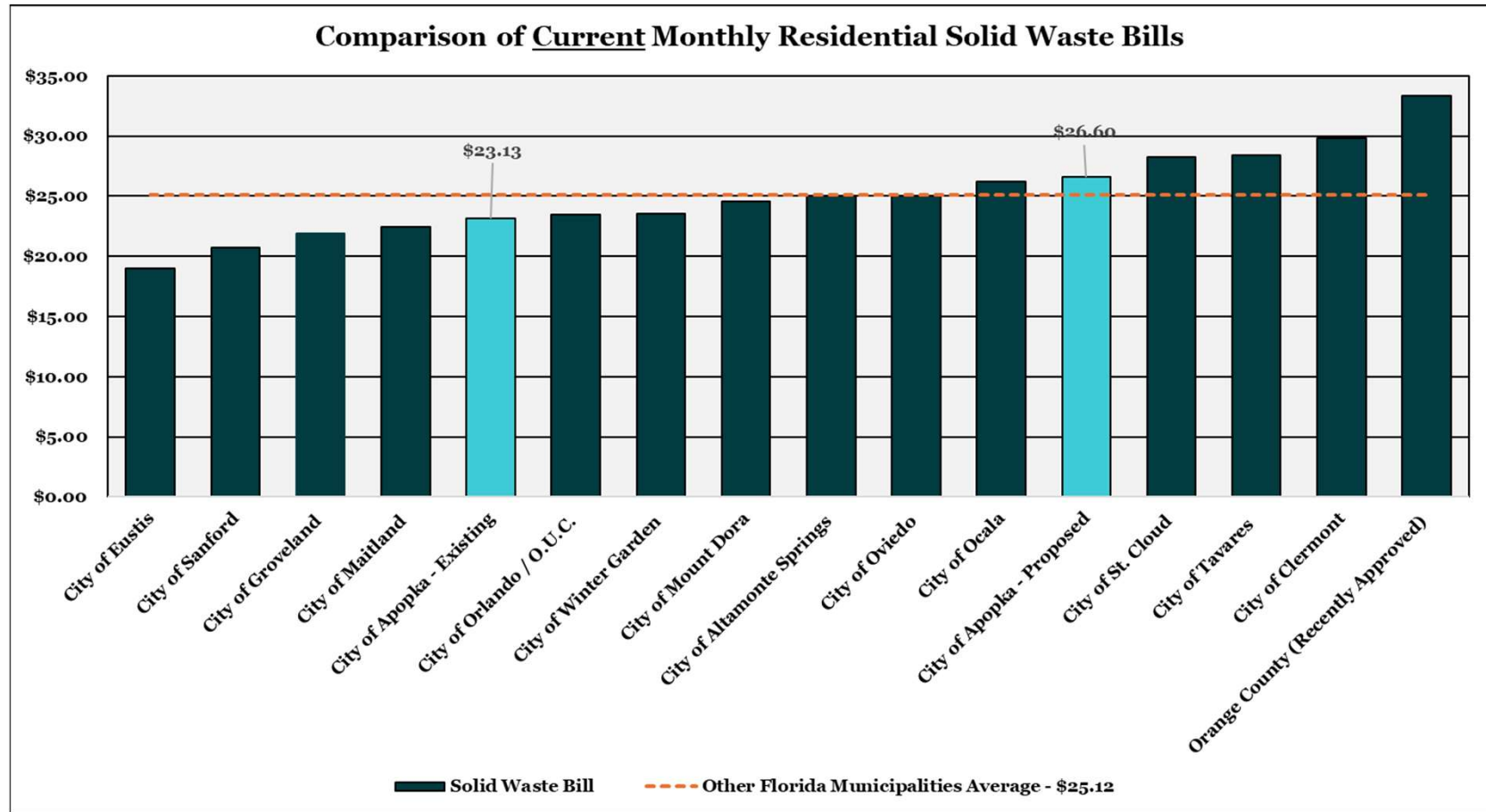
Adequacy of Proposed Rates



Adequacy of Proposed Rates (cont.)



Residential Bill Comparison



Observations and Recommendations

- Existing rates are projected to be insufficient through Fiscal Year 2029
- Due to increasing operating expenses and capital costs related to fleet replacements and expansions rate adjustments are proposed for Fiscal Years 2026 through 2029
 - › Residential Class: 15.0% in 2026 and 6.5% per year thereafter through 2029
 - › Commercial Class:
 - Unique adjustments based on container type and container size generating an overall class revenue increase of 25% for 2026
 - 6.5% across the board per year thereafter through 2029

Observations and Recommendations (cont.)

- Adopt proposed rate adjustment plan
- Positive cashflow maintained through end of forecast period
- Operating reserves build to and remain at targeted levels

Q&A



Thank you!

Contact: Henry Thomas
407 628 2600 / hthomas@raftelis.com

Table 1-9
City of Apopka, Florida
Water, Wastewater, and Reclaimed Water Rate, Charge, and Impact Fee Study

Capital Improvement Program and Funding Plan

Line No.	Description	Cost Escalation Factor	Model Funding Source	Fiscal Year Ending September 30, - Estimated Future Dollars [1]				
				2025	2026	2027	2028	2029
Project Cost Escalation Factors								
1	Inflation (CPI)	Inflation		1.000	1.022	1.044	1.067	1.091
2	ENR Construction Cost Inflation Est. (3.5% Per Year)	ENR		1.000	1.035	1.071	1.109	1.148
3	Marginal (1% Per Year)	Marginal		1.000	1.010	1.020	1.030	1.041
4	High Inflation (5% Per Year)	High		1.050	1.103	1.158	1.216	1.276
5	Constant	Constant		1.000	1.000	1.000	1.000	1.000
WATER SYSTEM								
401 Operating Fund - Water								
OTHER PHYSICAL ENVIRONMENT								
6	Purchase new F-150 Plant Maintenance	ENR	REV1	\$0	\$23,288	\$0	\$0	\$0
7	New Item (02) F150 to replace vehicle 19-0675	ENR	REV1	0	28,463	0	0	0
8	New Item (03) F150 to replace vehicle 18-0668	ENR	REV1	0	28,463	0	0	0
9	New Item (04) Transit Van- Replace 19-1994 Ford F-150 from 2018 that has had issues.	ENR	REV1	0	43,988	0	0	0
	SUV-Addition of administrative vehicle for use for training, conferences City Hall meetings, or other in or out of town usage.							
10	GPS Unit - Needed for Collecting GIS Data Points	ENR	REV1	22,500	0	0	0	0
11	New Forklift for Warehouse - Replace #20-632	ENR	REV1	0	1,294	0	0	0
12	New Item (01) Ford Maverick-*New Item* New vehicle-not a replacement-Vehicle needed by operations staff to run daily plant checks and other duties	ENR	REV1	0	20,700	0	0	0
13	New Item (01) Ford Maverick-*New Item* New vehicle-not a replacement-Vehicle needed by operations staff to run daily plant checks and other duties	ENR	REV1	0	36,225	0	0	0
14	New Item (02) *New Item* Mixers-Mixers at the Water Plants (4 in total at \$20,000 per)	ENR	REV1	0	82,800	0	0	0
15	New Item (04)* New Item*- Bleach Tank Replacement- Replacement of bleach tanks	ENR	REV1	0	82,800	0	0	0
WATER UTILITY SERVICES								
16	Plymouth Regional WTP Misc. Rehabilitation	ENR	REV1	0	72,450	0	0	0
17	New Item (03)* New Item*- Bleach Skid Replacement- Replacement of bleach skids	ENR	REV1	0	72,450	0	0	0
18	Asbestos & Cast Iron Pipe Replacement Program	ENR	REV1	500,000	1,035,000	3,213,675	3,880,513	4,016,331
	(01) Mt Plymouth Lakes WTP Misc. Rehabilitation. This is needed to replace aging infrastructure in the operations building on site							
19	(02) Water Plant Infrastructure Assessment- Needed to determine the infrastructure stability and current life expectancy of equipment at these facilities.	ENR	REV1	200,000	103,500	0	0	0
20	Generators at WTP-401-Replacement generator for the Grossenbacher, Plymouth Regional and Sheeler Oaks WTP's. two are 5 years beyond life (Plymouth and Sheeler) and one needs to be increased in capacity as current generator cannot cover one of the wells.	ENR	REV1	150,000	0	0	0	0
21	(01) Generators at WTP- Replacement generators for the Grossenbacher, The generator size at Grossenbacher needs to be increased so that all of the wells are serviced currently one of the large wells is not covered by generator back up.	ENR	REV1	0	258,750	0	0	0
22	(03) Replacement Chlorine and PH analyzers- 2 replacement PH and Chlorine analyzers to ensure water quality at the WTP's for My Plymouth Lakes and Plymouth Regional Plants needed to maintain permit compliance.	ENR	REV1	220,000	0	0	0	0
23	(01) Misc. watermain and watermain upgrades. (Replacement of failed water mains.)	ENR	REV1	15,000	0	0	0	0
24	(01) Utility Bed F350 x 2- Replace 2001 F350 and 2019 Ford F150, maintenance interval have increased and/or usage cycle has been met. F150 has had a lot of maintenance issues.	ENR	REV1	100,000	103,500	107,123	110,872	0
25	(02) Transit Van- Replace 2018 CNG truck with bad transmission with new transit van that will be used for utility locating(Van is needed to house 25K GPR)	ENR	REV1	85,000	87,975	0	0	0
26	(01) Tower Base Station Equipment	ENR	REV1	75,000	0	0	0	0
27	Budgetary Capital Outlay	ENR	REV1	180,000	0	0	0	0
28		ENR	REV1	518,950	0	0	0	0
29	Total 401 Operating Fund - Water			\$2,066,450	\$2,205,844	\$3,320,798	\$3,991,384	\$4,016,331
403 Impact Fee Fund - Water								
30	(01) Northwest WTP - High Service Pump Addition-Pump needed to expand potable water service pressure, this is a new addition to the plant to be put in place once the new tank is completed	ENR	IMPACT	\$1,000,000	\$0	\$0	\$0	\$0
31	(02) New potable Water Plant designs-New WTP 5.0 MGD new construction Either Southwest or Northwest location this includes a new feasibility study and is needed to service our expanding population growth.	ENR	DEBT 2	0	0	2,678,063	22,174,358	0
32	(02) New potable Water Plant designs-New WTP 5.0 MGD new construction Either Southwest or Northwest location this includes a new feasibility study and is needed to service our expanding population growth. - Split	Calculated	IMPACT	500,000	0	0	0	0
	(03) Grossenbacher new expansion and new treatment technology design-Design plans to update the treatment technology at the Grossenbacher plant to OZONE this is due to the deepening of our wells to the lower Floridan aquifer. Since the wells were deepened we have seen higher sulfide levels which are degrading our equipment at a faster rate, in turn increasing our replacement costs. Ozone treatment removes sulfides and will extend the life expectancy of our equipment.							
33	(04) Grossenbacher OZONE pilot test-Pilot test to determine water quality this information will them be used for the design plans for the treatment technology upgrades	ENR	IMPACT	750,000	1,552,500	0	0	0
34	(05) PWS New Pipelines Upsizing Agreements- Design and installation of new or upsized pipe to service new development	ENR	IMPACT	200,000	0	0	0	0
35	(05) PWS New Pipelines Upsizing Agreements- Design and installation of new or upsized pipe to service new development	ENR	IMPACT	2,000,000	1,035,000	406,838	0	0
36	Grossenbacher WTP - 5.5 (MGD) WTP Reconstruction (50%)	ENR	DEBT 2	0	0	1,200,000	1,108,718	1,147,523
37	Grossenbacher WTP High Service Pump. Pump needed to expand potable water service pressure, this is a new addition to the plant to be put in place once the new tank is completed.	ENR	DEBT 2	0	0	0	365,877	2,295,046
38	Plymouth Regional High Service Pump - new addition to be put in place once the new tank is	ENR	IMPACT	0	1,035,000	0	0	0
39	Orange County Cross Connection at Apopka Blvd (50% of cost, rest shared with OC)	ENR	DEBT 1	0	0	1,071,225	0	0
40	New Item (03) New WTP Design at Golden Gem-this includes a feasibility study and is needed to service our expanding population growth.	ENR	IMPACT	0	155,250	0	0	0
41		ENR	DEBT 1	0	517,500	3,749,288	0	0
42	Total 403 Impact Fee Fund - Water			\$4,450,000	\$4,295,250	\$9,105,413	\$23,648,952	\$3,442,569
43	TOTAL WATER SYSTEM			\$6,516,450	\$6,501,094	\$12,426,210	\$27,640,337	\$7,458,900
WASTEWATER SYSTEM								
401 Operating Fund - Wastewater								
OTHER PHYSICAL ENVIRONMENT								
44	Purchase new F-150 Plant Maintenance	ENR	REV1	\$0	\$23,288	\$0	\$0	\$0
45	New Item (02) F150 to replace vehicle 19-0675	ENR	REV1	0	28,463	0	0	0
46	New Item (03) F150 to replace vehicle 18-0668	ENR	REV1	0	28,463	0	0	0
47	New Item (04) Transit Van- Replace 19-1994 Ford F-150 from 2018 that has had issues.	ENR	REV1	0	43,988	0	0	0
	SUV-Addition of administrative vehicle for use for training, conferences City Hall meetings, or other in or out of town usage.							
48	GPS Unit - Needed for Collecting GIS Data Points	ENR	REV1	22,500	0	0	0	0
49	New Forklift for Warehouse - Replace #20-632	ENR	REV1	0	1,294	0	0	0
50	New Item (07)* New Item*- 20HP Ls Pumps (2)- 20HP Ls Pumps (2 in Total)	ENR	REV1	0	20,700	0	0	0
51		ENR	REV1	0	46,575	0	0	0
WASTEWATER UTILITY SERVICES								
52	New Item (03)- *New Item* High Service Distribution Pump and Drive Motor- Pumps and Drive Motors. NW WW Treatment Plant	ENR	REV1	0	46,575	0	0	0
53	New Item (04)-*New Item* Flow Meters- Flow meters needed for operation	ENR	REV1	0	258,750	0	0	0
54	New Item (02) *New Item* Aerator- Aerator Motor East WW Plant	ENR	REV1	0	27,945	0	0	0

Table 1-9
City of Apopka, Florida
Water, Wastewater, and Reclaimed Water Rate, Charge, and Impact Fee Study

Capital Improvement Program and Funding Plan

Line No.	Description	Cost Escalation Factor	Model Funding Source	Fiscal Year Ending September 30, - Estimated Future Dollars [1]				
				2025	2026	2027	2028	2029
55	(01) Wastewater Treatment Plant Loading Study-Required every five years by FDEP for the IPP program, Site permitting, and the Sewer Use Ordinance. Conducted by an outside engineering firm, last study conducted in 2020.	ENR	REV1	35,000	51,750	0	0	0
56	(02) Wastewater System Dynamic Hydraulic model-Needed to determine ongoing flow patterns though out the service area and account for rapid growth	ENR	REV1	50,000	51,750	0	0	0
57	(03) RWS Utility Master Plan Update-Required by FDEP to account for growth and changes in the system. The last study was completed in 2019-2020 FY. Growth in population has exceeded the existing plan and in different locations than were indicated by the existing plan	ENR	REV1	400,000	0	0	0	0
58	(04) NWRC Reclaim Water Storage Pond Transfer pump station project management phase 2 and 3-Needed to manage the construction of the projects	ENR	REV1	250,000	362,250	0	0	0
59	(5) WRF Lower reservoir and pump station project management at Cleveland-Needed to manage the construction of the projects	ENR	REV1	300,000	310,500	0	0	0
60	(03) WRF Sodium Hypochlorite Storage Tank replacements-Tanks need to be replaced every 6 years due to extensive chemical wear to the integrity of the tank from the high strength chlorine	ENR	REV1	65,000	82,800	0	0	0
61	New Vehicles-per replacement schedule	ENR	REV1	0	0	80,342	83,154	86,064
62	Weir Wolf Clarifier Cleaning System, mechanically cleans the clarifiers at the WRF reducing (02) Wastewater Collections System Pipeline Rehabilitation & Replacement Program. (Strategic Renewal and replacement of older pipelines. Forcemain from lift station 51	ENR	REV1	0	41,400	0	0	0
63	replacement. Force main analysis survey. Design.)	ENR	REV1	250,000	517,500	1,606,838	2,217,436	2,868,808
64	(03) Miscellaneous Reclaim lines. (Repairs or upgrades needed to existing Reclaim water	ENR	REV1	100,000	0	107,123	110,872	114,752
65	(04) Binion Rd Force main-Implement force main corrections needed to ice pig the forcemain and install more air release valves through the system. FM pressure does not align with design Old Dixie Force Main replacement of 2900' of cast iron force main. Location Old Dixie Hwy. between Bradshaw Rd and Citrus Ave.	ENR	REV1	300,000	0	0	0	0
66	Lift Station Rehabilitation and Replacement Program: Lift Station No. 17, install new lift station to replace outdated wet well, electrical components and piping and bring to current to (01) 10 HP LS Pump Replacement-2. (Replace pumps with 10 HP Flygt pumps due to age and the need to increase station capacity.)	ENR	DEBT 2	0	0	2,142,450	0	0
67	(01) 10 HP LS Pump Replacement-2. (Replace pumps with 10 HP Flygt pumps due to age and the need to increase station capacity.)	ENR	DEBT 1	0	4,761,000	0	0	0
68	(02) 47 HP LS pump Replacements-2. (Upgrade 47 HP pumps at LS 010 and LS 067) pumps are getting worn and repairs are becoming expensive. They are no longer running at optimum efficiency according to design curve.	ENR	REV1	25,000	25,875	214,245	221,744	229,505
69	(03) F350 Truck X2- Replace F450 crane truck with F350 utility truck. It will be used for routine and general maintenance. 2008 F150 that has met it useful life cycle.	ENR	REV1	163,000	175,950	0	0	0
70	(04) Vac-con Truck- Add an additional vacuum combination truck to help with maintenance to 166 lift stations, gravity system as well as hydro excavation to minimize utility damages.	ENR	REV1	0	69,345	0	0	0
71	(05) Generator/ Bypass pumps- Purchase generator or permanent bypass pump to all lift stations in effort to minimize sanitary sewer overflows during power outages or severe weather SCADA RTU Upgrades - Replacement of aging SCADA RTU cabinets at the City's utility plants and lift stations. Replace cabinets at a pace of 15 per year. [3191]	ENR	REV1	0	641,700	0	0	0
72	(02) Bleach Skid Replacement - Replacement of 2 existing bleach Tanks at the JGG WTP. Existing equipment is obsolete and requires replacement. Proper dosing of potable water is required by the FDEP.	ENR	REV1	200,000	238,050	214,245	221,744	229,505
73	(03) Ford F-550 Utility bed Truck-Replacement of existing 2005 F-450 crane truck that is showing extensive wear (20 yrs old).	ENR	REV1	140,000	207,000	171,396	177,395	0
74	(04) High Service Distribution Pump and Drive motor-Replacement pump and Drive for the NRPS facility	ENR	REV1	70,000	0	74,986	0	80,327
75	Ford F-350 Replacement of existing F250 19-1529	ENR	REV1	0	124,200	0	0	0
76	Golden Gem Liner Repair	ENR	REV1	200,000	0	0	0	0
77	New Item (05)*New Item*- Apopka Terrace- Lateral Rehab	ENR	DEBT 1	0	67,275	0	0	0
78	New Item (02) Forest Ave Force Main Replacement- LS17 to WTP Force Main Replacement	ENR	DEBT 1	0	2,070,000	0	0	0
79		ENR	DEBT 1	0	895,275	0	0	0
80		ENR	DEBT 1	0	3,726,000	0	0	0
81	Total 401 Operating Fund - Wastewater			\$2,570,500	\$14,945,659	\$4,611,624	\$3,032,343	\$3,608,960
403 Impact Fee Fund - Wastewater								
82	(01) Land purchase for Lift Station 77 Replacement-We need to secure the land to build a new master lift station to replace lift station 77	ENR	IMPACT	\$200,000	\$0	\$0	\$0	\$0
83	Land Purchase - Plymouth Sorrento Rd for reclaimed water main 30" extension. Location: Plymouth Sorrento Rd Near Ponkan	ENR	IMPACT	0	207,000	0	0	0
84	(01) WWS New Pipelines Upsizing Agreements-Design and installation of new or upsized pipe to service new development	ENR	IMPACT	1,000,000	517,500	1,606,838	1,108,718	1,147,523
85	wastewater flows due to the City's growth and expansion. The plant expansion will cover the current growth and keep us within permit requirements for the next 10 years, this will be a multiyear project.	ENR	IMPACT	500,000	0	0	0	0
86	(03) Wastewater Treatment plant redundancy mechanical bar Screen-This new bar screen will protect vital down stream equipment and provide back up redundancy to the existing unit for times of maintenance and emergencies.	ENR	IMPACT	2,200,000	0	0	0	0
87	(04) Lift Station Capacity upsize program-Replacement stations and capacity increase to meet growing population and service demands	ENR	DEBT 2	0	0	0	1,571,795	2,868,808
88	(04) Lift Station Capacity upsize program-Replacement stations and capacity increase to meet growing population and service demands	ENR	IMPACT	2,500,000	2,587,500	2,678,063	1,200,000	0
89	(05) S. Forest Ave. (LS No.17 - Apopka WRF) 20-in, 9768 LF-This is a pipe size increase to better convey wastewater from the eastern and central portions of the service area to the WWTF	ENR	IMPACT	6,600,000	0	0	0	0
90	Binion Rd. (Lust Rd. - Boy Scout Blvd.) 24-in	ENR	DEBT 2	0	0	0	3,825,077	0
91	Lift Station Generator Program	ENR	IMPACT	0	517,500	535,613	554,359	573,762
92	New Lift Station and Force Main (Sadler Rd to Round Lake) 6-in	ENR	IMPACT	0	0	2,142,450	0	0
93	Round Lake Rd (Kelly Park to Ponkan) 6-in	ENR	IMPACT	0	0	1,527,138	0	0
94	W. Orange Ave. (Boy Scout Blvd. - LS No.50) 24-in	ENR	IMPACT	0	0	0	1,108,718	0
95	W. Orange Ave. (LS No.50 - U.S. Hwy. 441) 24-in	ENR	IMPACT	0	403,650	0	798,277	0
96	Lift Station 018- 358 Park Ave. Capacity upsize program-Replacement stations and capacity increase to meet growing population and service demands. Includes increased capacity, generator, and odor control system. Location: intersection of Park Ave and Votaw Rd.	ENR	DEBT 2	0	0	0	0	4,590,092
97	New Item (03)*New Item* Kelly Park (Jason Dwelley to Plymouth Sorrento Rd) 5500LF, 12 inch new main Upsize	ENR	IMPACT	0	879,750	0	0	0
98	Total 403 Impact Fee Fund - Wastewater			\$13,000,000	\$5,112,900	\$8,490,101	\$10,166,943	\$9,180,184
99	TOTAL WASTEWATER SYSTEM			\$15,570,500	\$20,058,559	\$13,101,724	\$13,199,286	\$12,789,144
RECLAIMED WATER SYSTEM								
403 Impact Fee Fund - Reclaimed Water								
100	New Item (02) NWRC Reclaim Water Storage W Pond Transfer Pump Station Phase 2 - Phase (01) NWRC Reclaim Water Storage NW Pond Transfer Pump Station Phase 1-Needed to finish the new pump station from the existing NW pond at the NWRC complex to augment the	ENR	DEBT 1	\$0	\$4,968,000	\$5,356,125	\$0	\$0
101	(02) NWRC Reclaim Water Storage E Pond Transfer Pump Station Phase 3-New pump station to pull from the East Pond at NWRC complex for the irrigation of the NWRC and to eliminate the pump station at Pond 2A	ENR	IMPACT	400,000	0	0	0	0
102	(03) RWS New Pipelines Upsizing Agreements-Design and installation of new or upsized pipe to service new development	ENR	IMPACT	2,700,000	0	0	0	0
103	(03) RWS New Pipelines Upsizing Agreements-Design and installation of new or upsized pipe to service new development	ENR	DEBT 2	0	0	0	0	1,147,523
104	(03) RWS New Pipelines Upsizing Agreements-Design and installation of new or upsized pipe to service new development	ENR	IMPACT	2,000,000	0	1,606,838	1,108,718	0

Table 1-9
City of Apopka, Florida
Water, Wastewater, and Reclaimed Water Rate, Charge, and Impact Fee Study

Capital Improvement Program and Funding Plan

Line No.	Description	Cost Escalation Factor	Model Funding Source	Fiscal Year Ending September 30, - Estimated Future Dollars [1]				
				2025	2026	2027	2028	2029
105	Northwest RWTP West Reservoir Intake/Transfer Pump Station	ENR	IMPACT	0	0	2,785,185	0	0
106	Plymouth Sorrento Road 30" Pipe Extension from W Lester Rd to Ponkan Road (Reclaim	ENR	DEBT 2	0	0	5,784,615	0	0
107	Ponkan Road 16" pipe extension from Ponkan Pines to Jason Dwelley	ENR	DEBT 2	0	0	535,613	2,993,538	0
108	Lester Road 30" pipe extension from Shopkee Lester to Plymouth Sorrento	ENR	IMPACT	0	0	3,427,920	0	0
109	Rodgers Road 30" pipe extension	ENR	DEBT 2	0	0	535,613	4,434,872	0
110	New Item (01)*New Item* Golden Gem Reclaim Water Plant Expansion and Pump Station Cons	ENR	DEBT 1	0	12,937,500	0	0	0
111	Total 403 Impact Fee Fund - Reclaimed Water			\$5,100,000	\$17,905,500	\$20,031,908	\$8,537,128	\$1,147,523
112	TOTAL RECLAIMED SYSTEM			\$5,100,000	\$17,905,500	\$20,031,908	\$8,537,128	\$1,147,523
113	TOTAL CAPITAL IMPROVEMENT PLAN			\$27,186,950	\$44,465,153	\$45,559,842	\$49,376,751	\$21,395,566

Table 1-9
City of Apopka, Florida
Water, Wastewater, and Reclaimed Water Rate, Charge, and Impact Fee Study

Capital Improvement Program and Funding Plan

Line No.	Description	Cost Escalation Factor	Model Funding Source	Fiscal Year Ending September 30, - Estimated Future Dollars [1]				
				2025	2026	2027	2028	2029
FUNDING SOURCES								
WATER SYSTEM								
114	Water Impact Fee Fund		IMPACT	\$4,450,000	\$3,777,750	\$406,838	\$0	\$0
115	Operating Revenues for Vehicles, Equipment & Other Capital Outlay		REV1	2,066,450	2,205,844	3,320,798	3,991,384	4,016,331
116	Proposed Debt 1		DEBT 1	0	\$17,500	4,820,513	0	0
117	Proposed Debt 2		DEBT 2	0	0	3,878,063	23,648,952	3,442,569
118	Total Water System			\$6,516,450	\$6,501,094	\$12,426,210	\$27,640,337	\$7,458,900
WASTEWATER SYSTEM								
119	Wastewater Impact Fee Fund		IMPACT	\$13,000,000	\$5,112,900	\$8,490,101	\$4,770,072	\$1,721,285
120	Operating Revenues for Vehicles, Equipment & Other Capital Outlay		REV1	2,570,500	3,426,109	2,469,174	3,032,343	3,608,960
121	Proposed Debt 1		DEBT 1	0	11,519,550	0	0	0
122	Proposed Debt 2		DEBT 2	0	0	2,142,450	5,396,871	7,458,900
123	Total Wastewater System			\$15,570,500	\$20,058,559	\$13,101,724	\$13,199,286	\$12,789,144
RECLAIMED SYSTEM								
124	Reclaimed Water Impact Fee Fund		IMPACT	\$5,100,000	\$0	\$7,819,943	\$1,108,718	\$0
125	Proposed Debt 1		DEBT 1	0	17,905,500	5,356,125	0	0
126	Proposed Debt 2		DEBT 2	0	0	6,855,840	7,428,410	1,147,523
127	Total Reuse System			\$5,100,000	\$17,905,500	\$20,031,908	\$8,537,128	\$1,147,523
SUMMARY OF FUNDING SOURCES								
128	Impact Fee Funds		IMPACT	\$22,550,000	\$8,890,650	\$16,716,881	\$5,878,789	\$1,721,285
129	Operating Revenues for Vehicles, Equipment & Other Capital Outlay		REV1	4,636,950	5,631,953	5,789,971	7,023,728	7,625,290
130	Proposed Debt 1		DEBT 1	0	29,942,550	10,176,638	0	0
131	Proposed Debt 2		DEBT 2	0	0	12,876,353	36,474,233	12,048,992
132	Total Summary			\$27,186,950	\$44,465,153	\$45,559,842	\$49,376,751	\$21,395,566

Footnotes:

[1] Amounts based on the Adopted Fiscal Year 2024 and 2025 capital budgets and escalated based on discussions with the City.

Table 1-9
City of Apopka, Florida
Water, Wastewater, and Reclaimed Water Rate, Ch

Capital Improvement Program and F				
Line No.	Description	Cost Escalation Factor	Model Funding Source	Totals FY25-29
Project Cost Escalation Factors				
1	Inflation (CPI)	Inflation		
2	ENR Construction Cost Inflation Est. (3.5% Per Year)	ENR		
3	Marginal (1% Per Year)	Marginal		
4	High Inflation (5% Per Year)	High		
5	Constant	Constant		
WATER SYSTEM				
401 Operating Fund - Water				
OTHER PHYSICAL ENVIRONMENT				
6	Purchase new F-150 Plant Maintenance	ENR	REV1	\$23,288
7	New Item (02) F150 to replace vehicle 19-0675	ENR	REV1	28,463
8	New Item (03) F150 to replace vehicle 18-0668	ENR	REV1	28,463
9	New Item (04) Transit Van- Replace 19-1994 Ford F-150 from 2018 that has had issues.	ENR	REV1	43,988
10	SUV-Addition of administrative vehicle for use for training, conferences City Hall meetings, or other in or out of town usage.	ENR	REV1	22,500
11	GPS Unit - Needed for Collecting GIS Data Points	ENR	REV1	1,294
12	New Forklift for Warehouse - Replace #20-632	ENR	REV1	20,700
13	New Item (01) Ford Maverick-*New Item* New vehicle-not a replacement-Vehicle needed by operations staff to run daily plant checks and other duties	ENR	REV1	36,225
14	New Item (02) *New Item* Mixers-Mixers at the Water Plants (4 in total at \$20,000 per)	ENR	REV1	82,800
15	New Item (04)* New Item*- Bleach Tank Replacement- Replacement of bleach tanks	ENR	REV1	72,450
WATER UTILITY SERVICES				
16	Plymouth Regional WTP Misc. Rehabilitation	ENR	REV1	207,000
17	New Item (03)* New Item*- Bleach Skid Replacement- Replacement of bleach skids	ENR	REV1	72,450
18	Asbestos & Cast Iron Pipe Replacement Program	ENR	REV1	12,645,518
19	(01) Mt Plymouth Lakes WTP Misc. Rehabilitation. This is needed to replace aging infrastructure in the operations building on site	ENR	REV1	303,500
20	(02) Water Plant Infrastructure Assessment- Needed to determine the infrastructure stability and current life expectancy of equipment at these facilities.	ENR	REV1	150,000
21	Generators at WTP-401- Replacement generator for the Grossenbacher, Plymouth Regional and Sheeler Oaks WTP's. two are 5 years beyond life (Plymouth and Sheeler) and one needs to be increased in capacity as current generator cannot cover one of the wells.	ENR	REV1	258,750
22	(01) Generators at WTP- Replacement generators for the Grossenbacher, The generator size at Grossenbacher needs to be increased so that all of the wells are serviced currently one of the large wells is not covered by generator back up.	ENR	REV1	220,000
23	(03) Replacement Chlorine and PH analyzers- 2 replacement PH and Chlorine analyzers to ensure water quality at the WTP's for My Plymouth Lakes and Plymouth Regional Plants needed to maintain permit compliance.	ENR	REV1	15,000
24	(01) Misc. watermain and watermain upgrades. (Replacement of failed water mains.)	ENR	REV1	421,494
25	(01) Utility Bed F350 x 2- Replace 2001 F350 and 2019 Ford F150, maintenance interval have increased and/or usage cycle has been met. F150 has had a lot of maintenance issues.	ENR	REV1	172,975
26	(02) Transit Van- Replace 2018 CNG truck with bad transmission with new transit van that will be used for utility locating (Van is needed to house 25K GPR)	ENR	REV1	75,000
27	(01) Tower Base Station Equipment	ENR	REV1	180,000
28	Budgetary Capital Outlay	ENR	REV1	518,950
29	Total 401 Operating Fund - Water			\$15,600,806
403 Impact Fee Fund - Water				
30	(01) Northwest WTP - High Service Pump Addition-Pump needed to expand potable water service pressure, this is a new addition to the plant to be put in place once the new tank is completed	ENR	IMPACT	\$1,000,000
31	(02) New potable Water Plant designs-New WTP 5.0 MGD new construction Either Southwest or Northwest location this includes a new feasibility study and is needed to service our expanding population growth.	ENR	DEBT 2	24,852,420
32	(02) New potable Water Plant designs-New WTP 5.0 MGD new construction Either Southwest or Northwest location this includes a new feasibility study and is needed to service our expanding population growth. - Split	Calculated	IMPACT	500,000
33	(03) Grossenbacher new expansion and new treatment technology design-Design plans to update the treatment technology at the Grossenbacher plant to OZONE this is due to the deepening of our wells to the lower Floridan aquifer. Since the wells were deepened we have seen higher sulfide levels which are degrading our equipment at a faster rate, in turn increasing our replacement costs. Ozone treatment removes sulfides and will extend the life expectancy of our equipment.	ENR	IMPACT	2,302,500
34	(04) Grossenbacher OZONE pilot test-Pilot test to determine water quality this information will them be used for the design plans for the treatment technology upgrades	ENR	IMPACT	200,000
35	(05) PWS New Pipelines Upsizing Agreements- Design and installation of new or upsized pipe to service new development	ENR	IMPACT	3,441,838
36	(05) PWS New Pipelines Upsizing Agreements- Design and installation of new or upsized pipe to service new development	ENR	DEBT 2	3,456,241
37	Grossenbacher WTP - 5.5 (MGD) WTP Reconstruction (50%)	ENR	DEBT 2	2,660,923
38	Grossenbacher WTP High Service Pump. Pump needed to expand potable water service pressure, this is a new addition to the plant to be put in place once the new tank is completed.	ENR	IMPACT	1,035,000
39	Plymouth Regional High Service Pump - new addition to be put in place once the new tank is	ENR	DEBT 1	1,071,225
40	Orange County Cross Connection at Apopka Blvd (50% of cost, rest shared with OC)	ENR	IMPACT	155,250
41	New Item (03) New WTP Design at Golden Gem-this includes a feasibility study and is needed to service our expanding population growth.	ENR	DEBT 1	4,266,788
42	Total 403 Impact Fee Fund - Water			\$44,942,184
43	TOTAL WATER SYSTEM			\$60,542,990
WASTEWATER SYSTEM				
401 Operating Fund - Wastewater				
OTHER PHYSICAL ENVIRONMENT				
44	Purchase new F-150 Plant Maintenance	ENR	REV1	\$23,288
45	New Item (02) F150 to replace vehicle 19-0675	ENR	REV1	28,463
46	New Item (03) F150 to replace vehicle 18-0668	ENR	REV1	28,463
47	New Item (04) Transit Van- Replace 19-1994 Ford F-150 from 2018 that has had issues.	ENR	REV1	43,988
48	SUV-Addition of administrative vehicle for use for training, conferences City Hall meetings, or other in or out of town usage.	ENR	REV1	22,500
49	GPS Unit - Needed for Collecting GIS Data Points	ENR	REV1	1,294
50	New Forklift for Warehouse - Replace #20-632	ENR	REV1	20,700
51	New Item (07)* New Item*- 20HP Ls Pumps (2)- 20HP Ls Pumps (2 in Total)	ENR	REV1	46,575
WASTEWATER UTILITY SERVICES				
52	New Item (03)- *New Item* High Service Distribution Pump and Drive Motor- Pumps and Drive Motors. NW WW Treatment Plant	ENR	REV1	258,750
53	New Item (04)-*New Item* Flow Meters- Flow meters needed for operation	ENR	REV1	27,945
54	New Item (02) *New Item* Aerator- Aerator Motor East WW Plant	ENR	REV1	46,575

Table 1-9
City of Apopka, Florida
Water, Wastewater, and Reclaimed Water Rate, Ch

Line No.	Description	Cost Escalation Factor	Model Funding Source	Totals FY25-29
	(01) Wastewater Treatment Plant Loading Study-Required every five years by FDEP for the IPP program, Site permitting, and the Sewer Use Ordinance. Conducted by an outside engineering firm, last study conducted in 2020.	ENR	REV1	86,750
55	(02) Wastewater System Dynamic Hydraulic model-Needed to determine ongoing flow patterns though out the service area and account for rapid growth	ENR	REV1	101,750
56	(03) RWS Utility Master Plan Update-Required by FDEP to account for growth and changes in the system. The last study was completed in 2019-2020 FY. Growth in population has exceeded the existing plan and in different locations than were indicated by the existing plan	ENR	REV1	400,000
57	(04) NWRC Reclaim Water Storage Pond Transfer pump station project management phase 2 and 3-Needed to manage the construction of the projects	ENR	REV1	612,250
58	(5) WRF Lower reservoir and pump station project management at Cleveland-Needed to manage the construction of the projects	ENR	REV1	610,500
59	(03) WRF Sodium Hypochlorite Storage Tank replacements-Tanks need to be replaced every 6 years due to extensive chemical wear to the integrity of the tank from the high strength chlorine	ENR	REV1	147,800
60	New Vehicles-per replacement schedule	ENR	REV1	249,560
61	Weir Wolf Clarifier Cleaning System, mechanically cleans the clarifiers at the WRF reducing	ENR	REV1	41,400
62	(02) Wastewater Collections System Pipeline Rehabilitation & Replacement Program. (Strategic Renewal and replacement of older pipelines. Forcemain from lift station 51 replacement. Force main analysis survey. Design.)	ENR	REV1	7,460,581
63	(03) Miscellaneous Reclaim lines. (Repairs or upgrades needed to existing Reclaim water	ENR	REV1	432,747
64	(04) Binion Rd Force main-Implement force main corrections needed to ice pig the forcemain and install more air release valves through the system. FM pressure does not align with design	ENR	REV1	300,000
65	Old Dixie Force Main replacement of 2900' of cast iron force main. Location Old Dixie Hwy. between Bradshaw Rd and Citrus Ave.	ENR	DEBT 2	2,142,450
66	Lift Station Rehabilitation and Replacement Program: Lift Station No. 17, install new lift station to replace outdated wet well, electrical components and piping and bring to current to	ENR	DEBT 1	4,761,000
67	(01) 10 HP LS Pump Replacement-2. (Replace pumps with 10 HP Flygt pumps due to age and the need to increase station capacity.)	ENR	REV1	716,368
68	(02) 47 HP LS pump Replacements-2. (Upgrade 47 HP pumps at LS 010 and LS 067) pumps are getting worn and repairs are becoming expensive. They are no longer running at optimum efficiency according to design curve.	ENR	REV1	338,950
69	(03) F350 Truck X2- Replace F450 crane truck with F350 utility truck. It will be used for routine and general maintenance. 2008 F150 that has met it's useful life cycle.	ENR	REV1	69,345
70	(04) Vac-con Truck- Add an additional vacuum combination truck to help with maintenance to 166 lift stations, gravity system as well as hydro excavation to minimize utility damages.	ENR	REV1	641,700
71	(05) Generator/ Bypass pumps- Purchase generator or permanent bypass pump to all lift stations in effort to minimize sanitary sewer overflows during power outages or severe weather	ENR	REV1	1,103,543
72	SCADA RTU Upgrades - Replacement of aging SCADA RTU cabinets at the City's utility plants and lift stations. Replace cabinets at a pace of 15 per year. [3191]	ENR	REV1	695,791
73	(02) Bleach Skid Replacement - Replacement of 2 existing bleach Tanks at the JGG WTP. Existing equipment is obsolete and requires replacement. Proper dosing of potable water is required by the FDEP.	ENR	REV1	225,312
74	(03) Ford F-550 Utility bed Truck-Replacement of existing 2005 F-450 crane truck that is showing extensive wear (20 yrs old).	ENR	REV1	124,200
75	(04) High Service Distribution Pump and Drive motor-Replacement pump and Drive for the NRPS facility	ENR	REV1	200,000
76	Ford F-350 Replacement of existing F250 19-1529	ENR	DEBT 1	67,275
77	Golden Gem Liner Repair	ENR	DEBT 1	2,070,000
78	New Item (05)*New Item*- Apopka Terrace- Lateral Rehab	ENR	DEBT 1	895,275
79	New Item (02) Forest Ave Force Main Replacement- LS17 to WTP Force Main Replacement	ENR	DEBT 1	3,726,000
80				
81	Total 401 Operating Fund - Wastewater			\$28,769,086
	<u>403 Impact Fee Fund - Wastewater</u>			
82	(01) Land purchase for Lift Station 77 Replacement-We need to secure the land to build a new master lift station to replace lift station 77	ENR	IMPACT	\$200,000
83	Land Purchase - Plymouth Sorrento Rd for reclaimed water main 30" extension. Location: Plymouth Sorrento Rd Near Ponkan	ENR	IMPACT	207,000
84	(01) WWS New Pipelines Upsizing Agreements-Design and installation of new or upsized pipe to service new development	ENR	IMPACT	5,380,578
	wastewater flows due to the City's growth and expansion. The plant expansion will cover the current growth and keep us within permit requirements for the next 10 years, this will be a multiyear project.	ENR	IMPACT	500,000
85	(03) Wastewater Treatment plant redundancy mechanical bar Screen-This new bar screen will protect vital down stream equipment and provide back up redundancy to the existing unit for times of maintenance and emergencies.	ENR	IMPACT	2,200,000
86	(04) Lift Station Capacity upsize program-Replacement stations and capacity increase to meet growing population and service demands	ENR	DEBT 2	4,440,602
87	(04) Lift Station Capacity upsize program-Replacement stations and capacity increase to meet growing population and service demands	ENR	IMPACT	8,965,563
88	(05) S. Forest Ave. (LS No.17 - Apopka WRF) 20-in, 9768 LF-This is a pipe size increase to better convey wastewater from the eastern and central portions of the service area to the WWTF	ENR	IMPACT	6,600,000
89	Binion Rd. (Lust Rd. - Boy Scout Blvd.) 24-in	ENR	DEBT 2	3,825,077
90	Lift Station Generator Program	ENR	IMPACT	2,181,233
91	New Lift Station and Force Main (Sadler Rd to Round Lake) 6-in	ENR	IMPACT	2,142,450
92	Round Lake Rd (Kelly Park to Ponkan) 6-in	ENR	IMPACT	1,527,138
93	W. Orange Ave. (Boy Scout Blvd. - LS No.50) 24-in	ENR	IMPACT	1,108,718
94	W. Orange Ave. (LS No.50 - U.S. Hwy. 441) 24-in	ENR	IMPACT	1,201,927
95	Lift Station 018- 358 Park Ave. Capacity upsize program-Replacement stations and capacity increase to meet growing population and service demands. Includes increased capacity, generator, and odor control system. Location: intersection of Park Ave and Votaw Rd.	ENR	DEBT 2	4,590,092
96	New Item (03)*New Item* Kelly Park (Jason Dwelliey to Plymouth Sorrento Rd) 5500LF, 12 inch new main Upsize	ENR	IMPACT	879,750
97				
98	Total 403 Impact Fee Fund - Wastewater			\$45,950,128
99	TOTAL WASTEWATER SYSTEM			\$74,719,213
	RECLAIMED SYSTEM			
	<u>403 Impact Fee Fund - Reclaimed Water</u>			
100	New Item (02) NWRC Reclaim Water Storage W Pond Transfer Pump Station Phase 2 - Phase	ENR	DEBT 1	\$10,324,125
101	(01) NWRC Reclaim Water Storage NW Pond Transfer Pump Station Phase 1-Needed to finish the new pump station from the existing NW pond at the NWRC complex to augment the	ENR	IMPACT	400,000
	(02) NWRC Reclaim Water Storage E Pond Transfer Pump Station Phase 3-New pump station to pull from the East Pond at NWRC complex for the irrigation of the NWRC and to eliminate the pump station at Pond 2A	ENR	IMPACT	2,700,000
102	(03) RWS New Pipelines Upsizing Agreements-Design and installation of new or upsized pipe to service new development	ENR	DEBT 2	1,147,523
103	(03) RWS New Pipelines Upsizing Agreements-Design and installation of new or upsized pipe to service new development	ENR	IMPACT	4,715,555
104				

Table 1-9
City of Apopka, Florida
Water, Wastewater, and Reclaimed Water Rate, Ch

Capital Improvement Program and F

Line No.	Description	Cost Escalation Factor	Model Funding Source	Totals FY25-29
105	Northwest RWTP West Reservoir Intake/Transfer Pump Station	ENR	IMPACT	2,785,185
106	Plymouth Sorrento Road 30" Pipe Extension from W Lester Rd to Ponkan Road (Reclaim	ENR	DEBT 2	5,784,615
107	Ponkan Road 16" pipe extension from Ponkan Pines to Jason Dwelley	ENR	DEBT 2	3,529,151
108	Lester Road 30" pipe extension from Shopkee Lester to Plymouth Sorrento	ENR	IMPACT	3,427,920
109	Rodgers Road 30" pipe extension	ENR	DEBT 2	4,970,484
110	New Item (01)*New Item* Golden Gem Reclaim Water Plant Expansion and Pump Station Cons	ENR	DEBT 1	12,937,500
111	Total 403 Impact Fee Fund - Reclaimed Water			\$52,722,058
112	TOTAL RECLAIMED SYSTEM			\$52,722,058
113	TOTAL CAPITAL IMPROVEMENT PLAN			\$187,984,261

Table 1-9
City of Apopka, Florida
Water, Wastewater, and Reclaimed Water Rate, Ch

Capital Improvement Program and F

Line No.	Description	Cost Escalation Factor	Model Funding Source	Totals FY25-29
FUNDING SOURCES				
WATER SYSTEM				
114	Water Impact Fee Fund		IMPACT	\$8,634,588
115	Operating Revenues for Vehicles, Equipment & Other Capital Outlay		REV1	15,600,806
116	Proposed Debt 1		DEBT 1	5,338,013
117	Proposed Debt 2		DEBT 2	30,969,584
118	Total Water System			<u>\$60,542,990</u>
WASTEWATER SYSTEM				
119	Wastewater Impact Fee Fund		IMPACT	\$33,094,357
120	Operating Revenues for Vehicles, Equipment & Other Capital Outlay		REV1	15,107,086
121	Proposed Debt 1		DEBT 1	11,519,550
122	Proposed Debt 2		DEBT 2	14,998,221
123	Total Wastewater System			<u>\$74,719,213</u>
RECLAIMED SYSTEM				
124	Reclaimed Water Impact Fee Fund		IMPACT	\$14,028,660
125	Proposed Debt 1		DEBT 1	23,261,625
126	Proposed Debt 2		DEBT 2	15,431,773
127	Total Reuse System			<u>\$52,722,058</u>
SUMMARY OF FUNDING SOURCES				
128	Impact Fee Funds		IMPACT	\$55,757,605
129	Operating Revenues for Vehicles, Equipment & Other Capital Outlay		REV1	30,707,892
130	Proposed Debt 1		DEBT 1	40,119,188
131	Proposed Debt 2		DEBT 2	61,399,577
132	Total Summary			<u><u>\$187,984,261</u></u>

Footnotes:

[1] Amounts based on the Adopted Fiscal Year 2024 and 2025 capital budgets and escalated based on discussions with the City.

Utility Operating Fund 401

Carry-forward

Funds	Funds Name	Project Name	Rollover Amount
401	WATER & WASTEWATER OPERATING	Clear Lake Estates and Clear Lake Landings irrigation pump	\$ 536,905
		Computer Software	3,000
		Grossenbacher WTP - 1.5 (MG) GST Addition	468,340
		Grossenbacher WTP (Wells #1, #2, & #3)	479,341
		Lift Stations Renewal & Replacement Program	1,192,645
		Northwest Reclaim Water Storage Ponds	193,688
		Other Improvements	540,947
		Shipping Container Canopy	17,500
		Tower - Meters	9,968
		Vehicles, Equipment, & Machinery	60,634
		Vick Road Wastewater System Force Main Upgrade & Repairs	84,636
		Wastewater System Dynamic Hydraulic Model	11,500
Grand Total Fund 401			\$ 3,599,103

Carryover PO's

Fund	PO #	Description	Rollover Amount
401	19-05860	LS #067 Bypass Pump Install	\$ 24,130
	21-06380	Portable Bypass pump	41,036
	22-02952	Replace pump at LS 77	87,860
	22-05753	Grossenbacher WTP - GST	6,267
	22-05754	Northwest WTP - GST	4,518
	22-05755	LS # 17 Replacement	234,357
	22-05756	LS # 77 Replacement	199,160
	22-05757	WRF WWTP Secondary Bar Screen	33,401
	22-05783	NWRC Transfer Pump Station	65,817
	22-05844	Grossenbacher Well # 1 Replace	133,417
	22-05874	Plymouth Regional WTP Well 3	136,397
	22-05962	Apopka WRF Borrow Pit	89,750
	22-06209	Camp Wewa - PWS/WWs Ext.	67,225
	23-02756	PWS Asbestos Cement Pipe Repl.	19,252
	23-05731	NorthwestWTP-Fed Env Assessmnt	46,778
	23-06063	Gravity main lining	129,708
	24-02088	Asbestos Pipe Design Phase 2	284,435
	24-02338	Vehicle Replacement	69,640
	24-02573	NW Storm and Reuse Upgrade-2A	166,750
	24-02574	NW Storm and Reuse Upgrade-2B	186,603
	24-02845	Dump Truck	177,726
	24-03229	Love&Villa Ln Water Main Repla	211,476
	24-03261	Clearlake Irr. Pump Design	11,355
	24-03391	Instalation of DWTU	964,030
	24-03490	Water Plant Flowmeters	20,556
	24-03827	LS 010 rehabilitation	165,794
	24-03828	LS 050 FM update	84,045
	24-03900	Forest Ave Forcemain Replace	340,147
	24-03912	LS 009 rehabilitation	99,664
	24-04016	Later lining project	77,780
	24-04518	Replacement truck for 18-1117	29,747
	24-04522	Lift Station Boundary,easement	76,598
	24-04577	Grossenbacher WTP CA/RPR Svs	198,136
	24-04675	UB - Base Station for AMI	14,286
	24-04950	ITB 2024-A-62 AC PWMR - P1	881,595
	24-05187	Gross WTP 1.5 MG GST	2,986,190
	24-05428	Replacement AC at Northwest WP	33,244
	24-05561	ITB-2024-A-63 Ply Reg Well #3	1,063,747
	24-05610	Gross WTP Well#8 Replace	647,751
	24-05874	LS 10 Pumps	93,419
Grand Total Fund 401			\$ 10,203,783

Water, Wastewater and Reuse Fund 403

Carry-forward

Funds	Funds Name	Project Name	Rollover Amount
403	WATER, WASTEWATER AND REUSE	Real Property at 562 Snowden Road, Apopka, Florida Parcel ID No. 22-21-28-0000-00-09	\$ 344,300.00
		RTU Cabinet Materials	36,846
		Camp Wewa Wastewater Service Extension	149,625
		Golden Gem RWTP	11,766
		Grossenbacher WTP - 1.5 (MG) GST	106,453
		Grossenbacher WTP - Well Replacement	16,265
		Northwest WTP - 1.0 (MG) GST	1,125,343
		Plymouth Regional WTP Well #3	77,492
		Real Property at 562 Snowden Road, Apopka, Florida Parcel ID No. 22-21-28-0000-00-09	55,000
		SCADA	16,131
		W. Kelly Park Rd. (Jason Dwellley Pkwy - Ply-Sor Rd.)	430,000
		Wastewater Reservoir Lining and Reuse Water Treatment Plant Facility upgrades	141,800
		WWS New Pipelines	402,655
		Rollforward - upside agreements accrued in FY2024	(1,132,872)
Grand Total Fund 403			\$ 1,780,803

Carryover PO's

Fund	PO #	Description	Rollover Amount
403	20-05250	Golden Gem Reclaim Water Stor.	\$ 17,038
	21-02079	Pipe Material (Golden Gem RWP)	147,428
	21-03687	Pipe Material	71,865
	22-05841	Ply-Sor Rd - RWS Ext.	163,257
	24-03227	South RW Pond Expansion	307,986
	24-03228	South RW Pond Pump Upgrades	187,799
	24-04521	NW WTP GST - Phase 1 (CA)	118,005
	24-04577	Grossenbacher WTP CA/RPR Svs	105,067
	24-04603	Camp Wewa - WWS	1,113,175
	24-05187	Gross WTP 1.5 MG GST	1,470,810
	24-05198	ITB 2024-A-52 NW WTP 1.0MG GST	3,169,717
	24-05561	ITB-2024-A-63 Ply Reg Well #3	697,423
	24-05610	Gross WTP Well#8 Replace	1,257,399
Grand Total Fund 403			\$ 8,826,971



City of Apopka CITY COUNCIL STAFF REPORT

Section: PRESENTATION

Item #: 2.

Meeting Date: July 17, 2025

Department: Finance Department

SUBJECT:

Presentation of the City of Apopka's Impact Fee Fund Study Results

ACTION ITEM INFORMATION:

REQUEST:

Presentation of the results of the Impact Fee Funds Study Results, including the recommended rate increases for Council consideration.

SUMMARY:

Mr. Henry Thomas and Shawn Ocasio with Raftelis will present the results of the Impact Fee Funds studies, including the recommended rate increases for Council consideration.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

N/A

ATTACHMENTS:

1. Police, Fire, and Recreation Impact Fee Presentation July 17, 2025 Workshop_
2. Police Impact Fee Study List of Projects
3. Fire Impact Fee Study List of Projects
4. Parks and Recreation Impact Fee Study List of Projects

City of Apopka

Municipal Impact Fee Study

Presented: July 17th, 2025



Agenda

1. Discussion on Impact Fee Basics and Legal Considerations
2. Discuss Method and Major Assumptions
3. Summary Findings and Recommendations

Impact Fee Basics

- Fees are paid by new development that results in an increased demand for municipal services (e.g. police, fire, recreation, etc.)
- Fees are used to pay for growth-related capital facilities and major equipment
- Avoids growth-related costs from burdening existing residents



Impact Fee Basics (Cont.)

- Fees must be reasonably equitable to all parties - Dual rational nexus
 - Impact fees must be based on the capital cost requirements anticipated for providing service-related facilities to new development
- Impact fees must be based upon reasonable level of service standards that meet the needs of the City
- Impact fees cannot be used to fund deficiencies in capital needs of the city or pay for any operating costs
- Impact fees are adopted by ordinance

Legal Considerations

The methods and criteria to charge impact fees have been developed under Florida Statutes and recognized case law

Florida Impact Fee Act History

- Florida Legislature created section 163.31801 of the Florida Statutes governing impact fees
- Created June 14, 2006
- Amended 2009, 2011, 2019, 2021, 2024 and most recently in 2025

Legal Considerations (Cont.)

Florida Impact Fee Act

- Requires the calculation of impact fees to be based on the most recent and localized data
- Provides for accounting and reporting of impact fee revenues and expenditures in a separate fund
- Limits administrative charges for the collection of impact fees to actual costs
- Requires 90 days notice before imposing a new or increased fee
- Annual affidavit on compliance signed by the city
- Government has the burden of proof in any challenge of an impact fee
- Cannot be charged before issuance of building permit

Legal Considerations (Cont.)

New Limitations on Increasing Impact Fees

- Any increase not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted
- An increase that exceeds 25 percent, but not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted
- An impact fee increase may not exceed 50 percent of the current impact fee rate
 - Unless considered an [extraordinary circumstance](#)
- An impact fee may not be increased more than once every 4 years

Legal Considerations (Cont.)

Extraordinary Circumstances

- (g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:
 - 1. A **demonstrated-need study** justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.
 - 2. The local government jurisdiction has held not less than **two publicly noticed workshops** dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).
 - 3. The impact fee increase ordinance is approved by at least a **two-thirds vote** of the governing body.

Note: Extraordinary circumstance provisions will be changing per SB 1080

Extraordinary Circumstances

- As of today, the term Extraordinary Circumstances has **not** yet been defined in Statutes
 - Attempts were made in 2023 and in 2025 to define it based on the growth rate of the municipality but neither were passed
- Common arguments currently being made include:
 - Demonstrated need study to document the essential need for the service facilities
 - High population growth environment driving need for capital facilities to maintain Level of Service (LOS)
 - Current inflationary environment and impacts to capital costs – significant increases in past 5 years
 - Impacts to existing taxpayers / residents if fees are not adopted and implemented at full level

Fee Calculation Methodology

- Identify residential population, dwelling units, and developed nonresidential square footage
- Review level of service criteria
- Identify existing investment and planned future investment in capital facilities to provide service for new growth
- Allocate costs to be recovered among residential and non-residential customer classes (where applicable)
 - Developed square footage
 - Service call data
 - Functional population approach
- Proposed rate:
 - Per residential dwelling unit
 - Per square foot for non-residential properties

Major Assumptions

- Historical population growth of approx. 2.5%
- Projected population growth through 2050 of approx. 1.7%
 - 2023 population of 58,293 projected to increase to over 92,000 by 2050
- Existing investment in capital assets (before adjustments) and Level of Service (LOS) by department
 - Police – \$10.7 million / LOS – 2.26 officers per 1,000 population
 - Fire – \$19.0 million / LOS – 5 min 20 sec @ 90%+
 - Parks – \$24.7 million / LOS – 3 acres per 1,000 population
 - Achieving LOS of 8+ acres per 1,000 population

Major Assumptions (cont.)

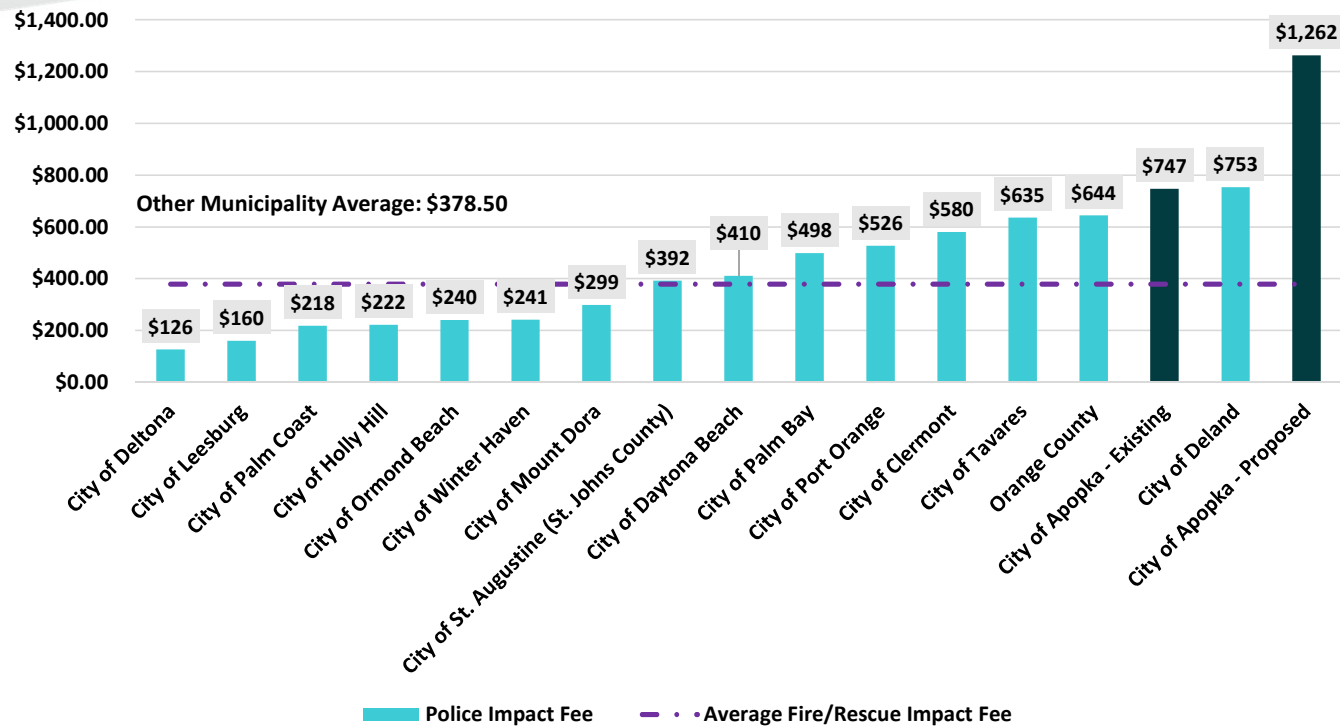
- Major Capital Improvements
 - Police – Total Plan \$86.1 million (\$80.1 included)
 - Public Safety Complex (Police Portion) – \$54.5 million
 - Training Facility – \$25.0 million
 - Fire – Total Plan \$50.6 million (\$41.8 million included)
 - Public Safety Complex (Fire Portion) – \$32.3 million
 - Station 7 – \$6.0 million
 - Parks – Total Plan \$116.9 million (\$26.1 million included)
 - Land Acquisition – \$20.2 million
 - New Soccer Field at NWRC - \$2.0 million
 - New Tennis and Pickleball Courts at NWRC - \$2.4 million

Existing and Calculated Police Impact Fees

Description	Impact Fee Unit	Existing Fee	Calculated Full Fee	Statutory 50% Cap
Residential Single Family	Dwelling Unit	\$747.00	\$1,262.00	\$1,120.00
Residential Multifamily (New)	Dwelling Unit	747.00	1,009.00	1,009.00 [*]
Non-residential:				
Industrial / Warehousing	Per Sq. Ft.	\$0.07	\$0.143	\$0.105
Institutional	Per Sq. Ft.	0.54	0.328	0.328 [*]
Hotel / Motel	Per Sq. Ft.	0.54	1.230	0.810
Office Building	Per Sq. Ft.	0.29	1.336	0.435
Retail	Per Sq. Ft.	1.00	4.023	1.500
Catch All Rate	Per Sq. Ft.	0.41	0.812	0.615

[*] Calculated full fee is less than a 50% increase compared to the current fee level so the max increase per statute and calculated fee are essentially equivalent.

Local Police Impact Fee Comparison – Single Family

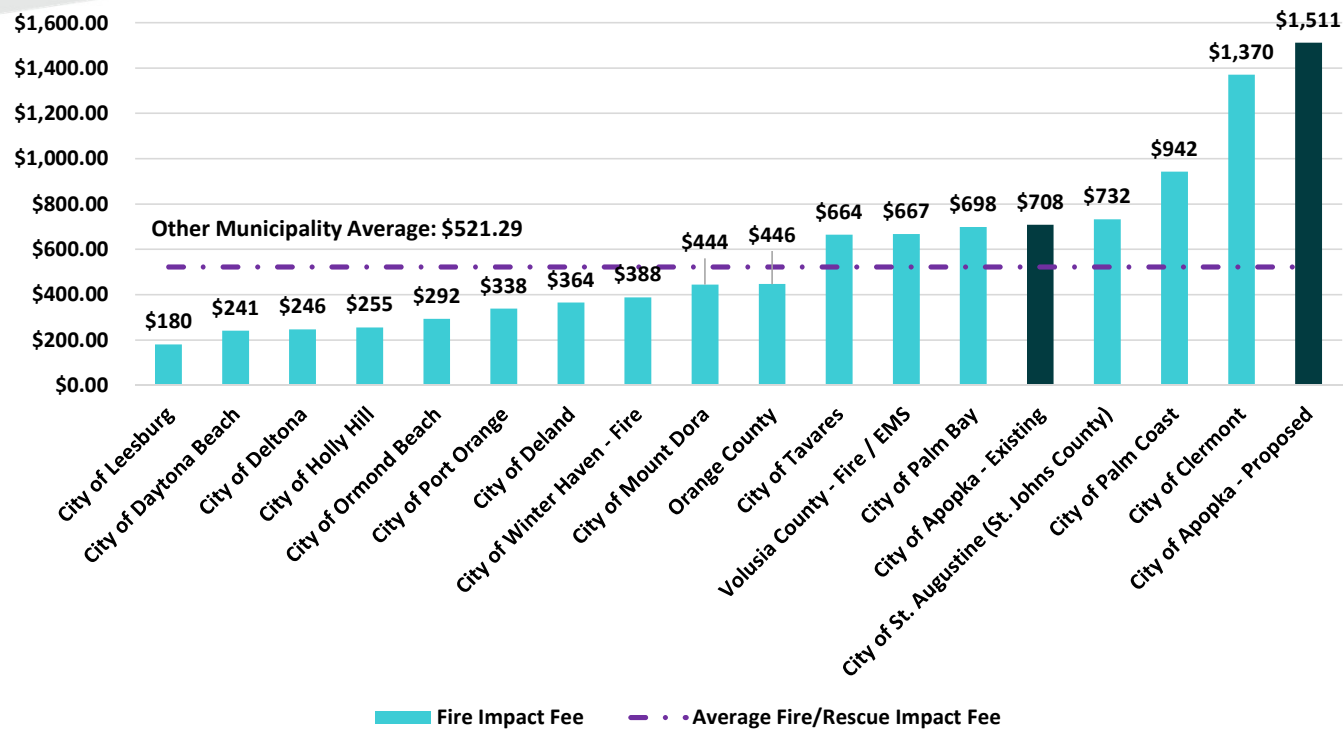


Existing and Calculated Fire Impact Fees

Description	Impact Fee Unit	Existing Fee	Calculated Full Fee	Statutory Cap
Residential Single Family	Dwelling Unit	\$708.00	\$1,511.00	\$1,062.00
Residential Multifamily (New)	Dwelling Unit	708.00	1,208.00	1,062.00
Non-residential:				
Industrial / Warehousing	Per Sq. Ft.	\$0.07	\$0.127	\$0.105
Institutional	Per Sq. Ft.	0.87	0.290	0.290 [*]
Hotel / Motel	Per Sq. Ft.	0.87	1.090	1.090 [*]
Office Building	Per Sq. Ft.	0.49	1.184	0.735
Retail	Per Sq. Ft.	0.64	3.564	0.960
Catch All Rate	Per Sq. Ft.	0.44	0.719	0.660

[*] Calculated full fee is less than a 50% increase compared to the current fee level so the max increase per statute and calculated fee are essentially equivalent.

Local Fire Impact Fee Comparison – Single Family

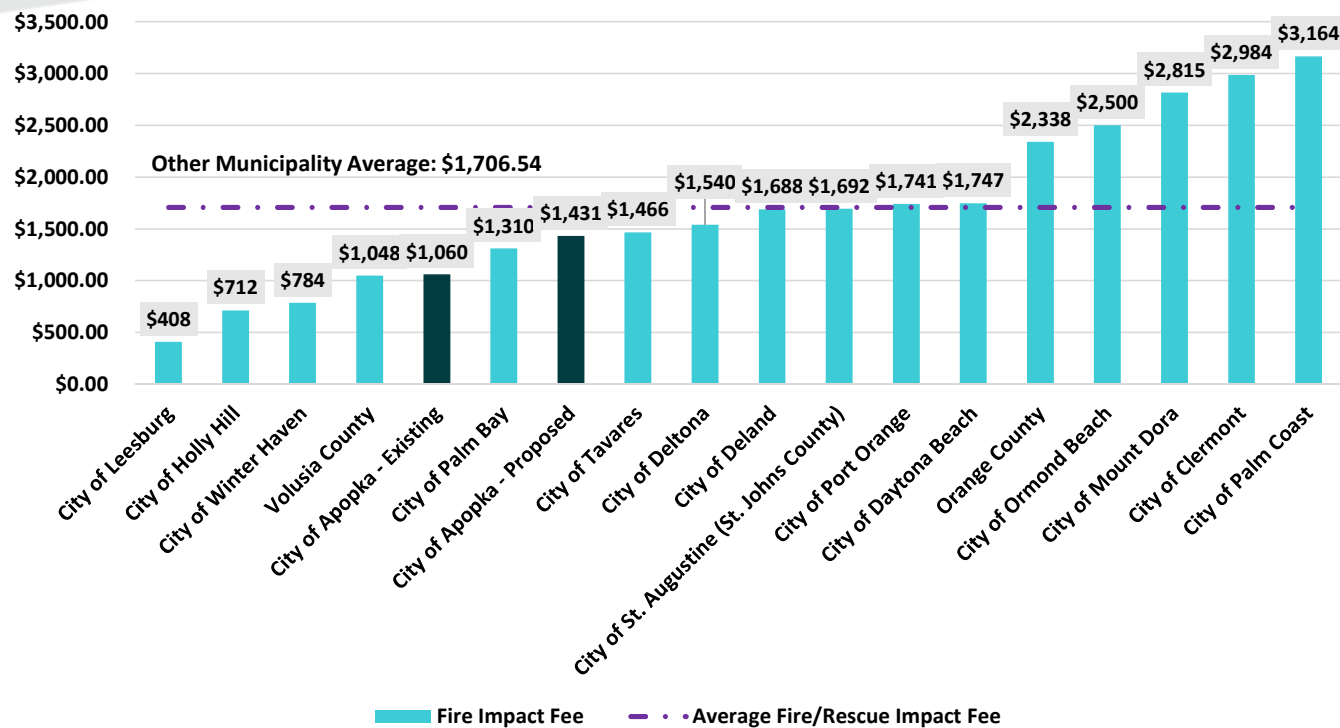


Existing and Calculated Parks and Recreation Impact Fees

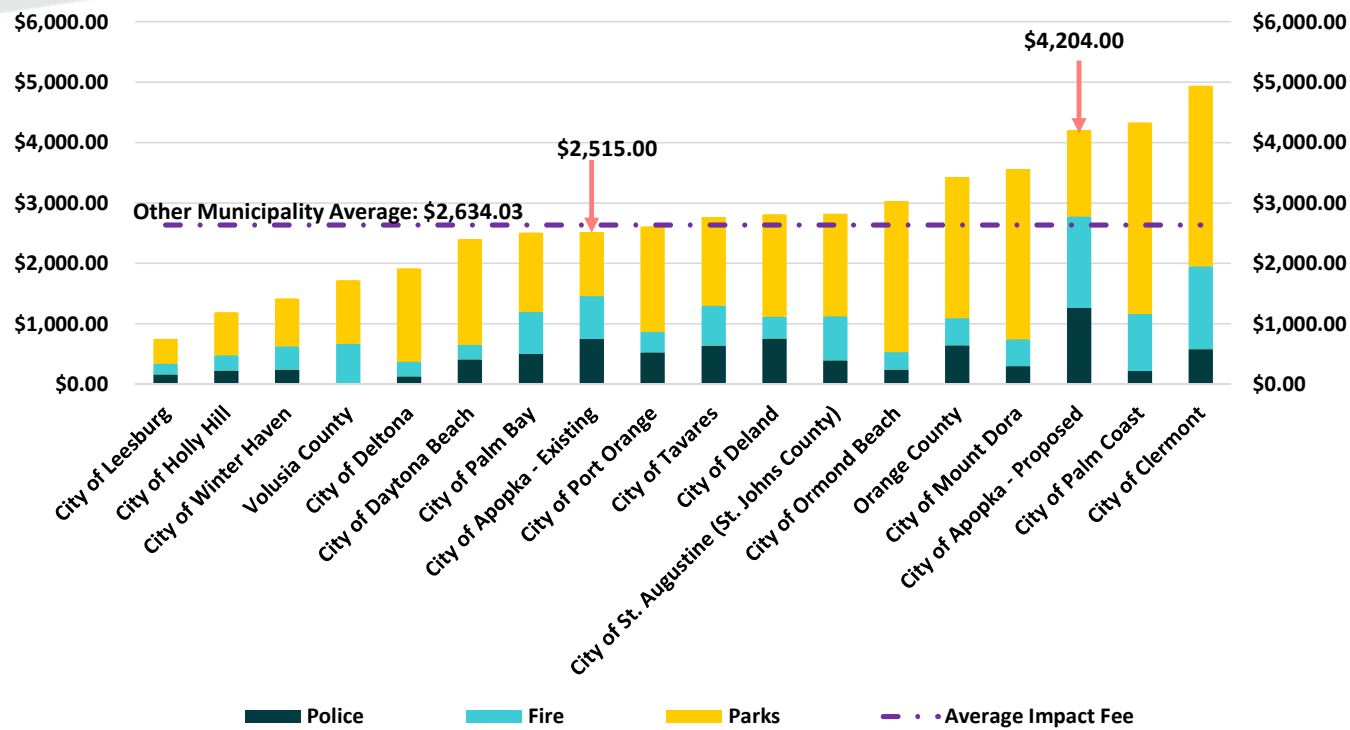
Description	Existing Fees	Calculated Full Fee	Statutory Cap
Single Family per Unit	\$1,060.00	\$1,431.00	\$1,431.00 [*]
Multifamily per Unit	1,060.00	1,144.00	1,144.00 [*]

[*] Calculated full fee is less than a 50% increase compared to the current fee level so the max increase per statute and calculated fee are essentially equivalent.

Local Parks Impact Fee Comparison – Single Family



Combined Current Impact Fee Comparison – Single Family



Implementation Considerations

- Residential Fees – Increasing Between 35% and 113%
- Non-Residential Fee – Increasing between 64% and 452%
- Maximum estimate of impact fee levels generally surpass the standard statutory increase limit of 50% noted previously
- Implementation Options:
 - Use standard maximum statutory increase of 50% and phase in evenly over 4 years
 - Fees will be under recovering costs from new growth thereby increasing burden to current residents / taxpayers
 - Pursue full one time increase through extraordinary circumstance provisions

Additional Implementation Considerations

- Impacts of SB 1080 and SB 180
 - SB 1080:
 - If fees have not been updated in more than 5 years than fees cannot be passed via extraordinary circumstance provisions
 - Impact may depend on interpretation of bills effective date Oct 2025 vs Jan 2026
 - SB 180:
 - Concern with language related to definition of “For 1 year after a hurricane makes landfall, an impacted local government may not propose or adopt...restrictive or burdensome procedure concerning review, approval, or issuance of site plan, development permit, or development order...”
 - Are impact fees considered a part of development permit procedures?
 - If so, then this will impact implementation of calculated fees

Request for Consensus

- ✓ Opinion of City Attorney on impacts of SB 1080 and 180
- ✓ Commission direction as to how to proceed with fee implementation



Q&A



Thank you!

Contact: Henry Thomas
407 628 2600 / hthomas@raftelis.com

Table 3-3
City of Apopka, Florida
Police Protection Services Impact Fee Analysis

Multi-Year Capital Improvement Program [1]

Line No.	Description	Fiscal Year Ending September 30,						Multi-year Total	Police Allocation	Allocated Total	Adjustments [2]	Adjusted Total	
		2023	2024	2025	2026	2027	2028						2029
<u>Machinery and Equipment:</u>													
1	Communications Equipment	\$0	\$0	\$2,500,000	\$0	\$0	\$0	\$0	\$2,500,000	100.00%	\$2,500,000	(\$2,500,000)	\$0
2	Intersection Traffic Cameras	0	80,000	0	0	0	0	0	80,000	100.00%	80,000	(80,000)	0
3	Investigative Equipment	0	0	35,000	35,000	35,000	0	0	105,000	100.00%	105,000	(105,000)	0
4	Subtotal Machinery and Equipment	\$0	\$80,000	\$2,535,000	\$35,000	\$35,000	\$0	\$0	\$2,685,000	100.00%	\$2,685,000	(\$2,685,000)	\$0
<u>Major Vehicles:</u>													
5	New Vehicles for Ten New Positions	\$0	\$650,000	\$0	\$0	\$0	\$0	\$0	\$650,000	100.00%	\$650,000	\$0	\$650,000
6	Vehicle Replacements	0	1,005,000	750,000	750,000	750,000	0	0	3,255,000	100.00%	3,255,000	(3,255,000)	0
7	Subtotal Major Vehicles	\$0	\$1,655,000	\$750,000	\$750,000	\$750,000	\$0	\$0	\$3,905,000	100.00%	\$3,905,000	(\$3,255,000)	\$650,000
<u>Land, Buildings and Other Capital Equipment:</u>													
8	Metal Shed for Range	\$0	\$8,000	\$0	\$0	\$0	\$0	\$0	\$8,000	100.00%	\$8,000	(\$8,000)	\$0
9	Police Training Facility	0	0	200,000	2,000,000	22,800,000	0	0	25,000,000	100.00%	25,000,000	0	25,000,000
10	Public Safety Administration Complex	0	1,596,305	25,435,067	25,435,067	0	0	0	52,466,440	100.00%	52,466,440	0	52,466,440
10	Architectural Design for Public Safety Administration Complex	2,000,000	0	0	0	0	0	0	2,000,000	100.00%	2,000,000	0	2,000,000
11	Subtotal Land, Buildings and Other Capital Equipment	\$2,000,000	\$1,604,305	\$25,635,067	\$27,435,067	\$22,800,000	\$0	\$0	\$79,474,440	100.00%	\$79,474,440	(\$8,000)	\$79,466,440
12	Total Capital Improvement Program	\$2,000,000	\$3,339,305	\$28,920,067	\$28,220,067	\$23,585,000	\$0	\$0	\$86,064,440	100.00%	\$86,064,440	(\$5,948,000)	\$80,116,440

Footnotes:

[1] Amounts shown as provided by the City.

[2] Amounts adjusted from calculations as they are equipment or renewal and replacement related. Additionally the original cost of the existing police station is adjusted out as that facility will be decommissioned once the new complex is finished.

Table 4-3
City of Apopka, Florida
Fire / EMS Impact Fee Analysis

Multi-Year Capital Improvement Program

Line No.	Description	Fiscal Year Ending September 30,						Six Year Total [1]	Fire Allocation	Allocated Total	Adjustments	Adjusted Total	
		2023	2024	2025	2026	2027	2028						2029
<u>Machinery and Equipment:</u>													
1	Bunker Gear Extractor Station 7	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$20,000	100.00%	\$20,000	\$0	\$20,000
2	Bunker Gear Dryer Station	0	0	11,340	0	0	0	0	11,340	100.00%	11,340	0	11,340
3	SCBA Fill Station and Air Compressor	55,000	15,460	60,000	0	0	0	0	130,460	100.00%	130,460	0	130,460
4	HURST Extrication Tool Set	0	48,500	180,000	0	0	0	0	228,500	100.00%	228,500	0	228,500
5	Fire Safety Trailer	0	0	0	200,000	0	0	0	200,000	100.00%	200,000	(200,000)	0
6	SCBA for Station 7 Apparatus	0	0	98,629	0	0	0	0	98,629	100.00%	98,629	(98,629)	0
7	Gear Extractors for Stations 2,3 and 4	0	59,000	0	0	20,000	0	0	79,000	100.00%	79,000	(79,000)	0
8	Fire Engine #31 Equipment	0	170,000	0	0	0	0	0	170,000	100.00%	170,000	(170,000)	0
9	Gear Dryers for 5 Stations	0	54,000	0	0	0	0	0	54,000	100.00%	54,000	(54,000)	0
10	Ice Machines for 4 Stations	0	29,008	0	0	0	0	0	29,008	100.00%	29,008	(29,008)	0
11	Fire Sled Fitness and Training	0	43,998	0	0	0	0	0	43,998	100.00%	43,998	(43,998)	0
12	Stryker ALS 360 Asset Management	0	0	633,297	633,297	633,297	633,297	0	2,533,188	100.00%	2,533,188	(2,533,188)	0
13	Replacement and Expansion of Medical Carts	0	0	20,000	20,000	20,000	30,000	0	90,000	100.00%	90,000	(90,000)	0
14	Truck Mounted Attenuator	0	0	200,000	0	0	0	0	200,000	100.00%	200,000	(200,000)	0
15	CAD System	258,000	0	0	0	0	0	0	258,000	100.00%	258,000	(258,000)	0
16	Fire Engine #4 Equipment	91,120	0	0	0	0	0	0	91,120	100.00%	91,120	(91,120)	0
17	Placeholder	0	0	0	0	0	0	0	0	100.00%	0	0	0
18	Subtotal Machinery and Equipment	\$404,120	\$419,966	\$1,223,266	\$853,297	\$673,297	\$663,297	\$0	\$4,237,243	100.00%	\$4,237,243	(\$3,846,943)	\$390,300
<u>Major Vehicles:</u>													
19	Replacement Fire Command Staff Vehicle	\$0	\$350,000	\$50,000	\$0	\$0	\$0	\$0	\$400,000	100.00%	\$400,000	(\$400,000)	\$0
20	Fire Tower Truck - Additional Truck for Northside	0	1,677,000	0	0	0	0	0	1,677,000	100.00%	1,677,000	0	1,677,000
21	Fire Engine - Replace Engine #31	0	887,875	0	0	0	0	0	887,875	100.00%	887,875	(887,875)	0
22	Fire Engine 7	0	0	900,000	0	0	0	0	900,000	100.00%	900,000	0	900,000
23	Replacement Ambulance	0	700,000	389,088	408,542	408,542	408,542	0	2,314,714	100.00%	2,314,714	(2,314,714)	0
24	Ambulance 7	0	0	0	472,824	0	0	0	472,824	100.00%	472,824	0	472,824
25	Vehicle for EMS Safety Captain	0	80,000	0	0	0	0	0	80,000	100.00%	80,000	0	80,000
26	Ambulance 6	429,729	0	0	0	0	0	0	429,729	100.00%	429,729	(429,729)	0
27	Bush Truck Pump Replacement	20,000	0	0	0	0	0	0	20,000	100.00%	20,000	(20,000)	0
28	Fire Engine Replacement	800,000	0	0	0	0	0	0	800,000	100.00%	800,000	(800,000)	0
29	Placeholder	0	0	0	0	0	0	0	0	100.00%	0	0	0
30	Subtotal Major Vehicles	\$1,249,729	\$3,694,875	\$1,339,088	\$881,366	\$408,542	\$408,542	\$0	\$7,982,142	100.00%	\$7,982,142	(\$4,852,318)	\$3,129,824
<u>Land, Buildings and Other Capital Equipment:</u>													
31	Fire Station Renovations	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000	100.00%	\$40,000	(\$40,000)	\$0
32	Forcible Door Entry Prop Sations 2-6	0	35,000	0	0	0	0	0	35,000	100.00%	35,000	(35,000)	0
33	Rescue Boat	0	0	0	75,000	0	0	0	75,000	100.00%	75,000	0	75,000
34	Fire Station #7	0	0	6,000,000	0	0	0	0	6,000,000	100.00%	6,000,000	0	6,000,000
35	Public Safety Complex Design	2,000,000	0	0	0	0	0	0	2,000,000	100.00%	2,000,000	0	2,000,000
36	Public Safety Administration Complex	0	875,424	14,688,328	14,688,328	0	0	0	30,252,081	100.00%	30,252,081	0	30,252,081
37	Placeholder	0	0	0	0	0	0	0	0	100.00%	0	0	0
38	Subtotal Land, Buildings and Other Capital Equipment	\$2,000,000	\$950,424	\$20,688,328	\$14,763,328	\$0	\$0	\$0	\$38,402,081	100.00%	\$38,402,081	(\$75,000)	\$38,327,081
39	Total Capital Improvement Program	\$3,653,849	\$5,065,265	\$23,250,682	\$16,497,991	\$1,081,839	\$1,071,839	\$0	\$50,621,466	100.00%	\$50,621,466	(\$8,774,261)	\$41,847,205

Footnotes:

[1] Amounts shown as provided by the City.

Table 3-3
City of Apopka, Florida
Parks and Recreation Impact Fee Study

Summary of Capital Projects to Improve and Expand Recreation Services

		Fiscal Year Ending September 30,										Project	Project Amount
No.	Description	2023	2024	2025	2026	2027	2028	Beyond	Total	Adjustments	Adjusted Total	Classification	Includable in Fee
<u>5-Year Parks and Recreation CIP</u>													
1	ADA Restroom Renovations for Bathouses	\$0	\$50,000	\$75,000	\$0	\$0	\$0	\$0	\$125,000	\$0	\$125,000	R&R	\$0
1	Architectural Services for Dream Lake, Conley Building and Rotary Facility	50,000	0	0	0	0	0	0	50,000	0	50,000	R&R	0
1	13/14 Lights (Pop Warner football, field accessibility)	209,152	0	0	0	0	0	0	209,152	0	209,152	R&R	0
1	ADA Playground (Community Enhancement)	350,000	0	0	0	0	0	0	350,000	0	350,000	R&R	0
2	Amphitheater Capital Upgrades	0	60,000	60,000	60,000	60,000	60,000	0	300,000	0	300,000	R&R	0
3	Automated Field Paint Machine	0	45,000	0	0	0	0	0	45,000	0	45,000	R&R	0
4	Baseball Fields E-H LED Light Retrofit	0	0	786,500	0	0	0	0	786,500	(393,250)	393,250	R&R	0
3	Bush Hog Attachment	8,000	0	0	0	0	0	0	8,000	0	8,000	R&R	0
5	Cabin Floor Renovations (4 cabins/year)	0	0	20,000	20,000	20,000	0	0	60,000	0	60,000	R&R	0
6	Cabin Roof Renovations (4 cabins/year)	0	0	30,000	30,000	30,000	0	0	90,000	0	90,000	R&R	0
7	Cemetery Gazebo Replacement	0	0	75,000	0	0	0	0	75,000	0	75,000	R&R	0
8	Chapel Rebuild	0	50,000	0	0	0	0	0	50,000	0	50,000	R&R	0
9	City Hall Elevator Upgrade	0	30,000	0	0	0	0	0	30,000	0	30,000	R&R	0
10	Community Center HVAC Replacements (two 20-ton units)	0	80,000	0	0	0	0	0	80,000	0	80,000	R&R	0
11	Dining Hall Floor Renovation	0	0	50,000	0	0	0	0	50,000	0	50,000	R&R	0
12	Driveway Parking at FD 3 FD 4 additional firefighters	0	20,000	0	0	0	0	0	20,000	0	20,000	R&R	0
13	E-Sports Equipment for Billie Dean Center	0	8,000	0	0	0	0	0	8,000	0	8,000	R&R	0
14	Empty Values	0	100,000	50,000	0	0	0	0	150,000	0	150,000	R&R	0
13	Extend Cemetery Fencing	50,000	0	0	0	0	0	0	50,000	0	50,000	R&R	0
15	F150 Service Truck	0	45,000	0	0	0	0	0	45,000	0	45,000	R&R	0
16	F150 Truck to replace Old Ford Ranger	0	40,000	41,200	42,500	45,000	0	0	168,700	0	168,700	R&R	0
15	Ford Ranger - F-150 - Replacement	27,000	0	0	0	0	0	0	27,000	0	27,000	R&R	0
17	FD Training Flooring	0	20,000	0	0	0	0	0	20,000	0	20,000	R&R	0
18	Fire Station Security Fencing (FD3 & FD4)	0	45,000	0	0	0	0	0	45,000	0	45,000	R&R	0
19	Ford F250 Replacement	0	0	78,000	82,750	85,000	0	0	245,750	0	245,750	R&R	0
20	Ford Ranger Replacement	0	0	41,200	0	0	0	0	41,200	0	41,200	R&R	0
21	Ford Ranger Truck for Athletics	0	35,000	0	0	0	0	0	35,000	0	35,000	R&R	0
22	Generator Replacement - FD3	0	45,000	0	0	0	0	0	45,000	0	45,000	R&R	0
23	Generator Replacement - Harmon Tower	0	45,000	0	0	0	0	0	45,000	0	45,000	R&R	0
24	High Ropes Course Re-Build	0	150,000	0	150,000	0	0	0	300,000	0	300,000	R&R	0
25	Hoods at FD 2-3-4 / BDC	0	60,000	0	0	0	0	0	60,000	0	60,000	R&R	0
26	HVAC Replacements 7 units @ 10k Each	0	70,000	70,000	70,000	70,000	70,000	0	350,000	0	350,000	R&R	0
27	LED Field Light Conversions (Soccer 4-5-6)	0	550,000	0	0	0	0	0	550,000	(275,000)	275,000	R&R	0
28	LED Light Conversion (Fields E-F-G-H)	0	0	765,000	0	0	0	0	765,000	(382,500)	382,500	R&R	0
29	LED Light Conversion (Pads 1-2-3)	0	0	600,000	0	0	0	0	600,000	(300,000)	300,000	R&R	0
30	Low Rope Course	0	25,000	0	0	0	0	0	25,000	0	25,000	R&R	0
29	Mausoleum	30,000	0	0	0	0	0	0	30,000	0	30,000	R&R	0
29	NEW ADA Parking for Amphitheater	20,000	0	0	0	0	0	0	20,000	0	20,000	New	20,000
29	NEW Fencing at Hickerson Property	15,000	0	0	0	0	0	0	15,000	0	15,000	New	15,000
30	NEW Holiday Decorations	50,000	0	0	0	0	0	0	50,000	0	50,000	R&R	0
31	NEW ADA Dock and Outdoor Event Space	0	0	350,000	0	0	0	0	350,000	0	350,000	New	350,000
32	NEW Directional Signage for Northwest Recreation Complex	0	0	100,000	0	0	0	0	100,000	0	100,000	New	100,000
33	NEW LED Field Lights for Soccer Pad 7 and Football Pad 13-14	0	0	0	0	577,500	0	0	577,500	(288,750)	288,750	New	288,750
34	NEW Perimeter Fencing at Northwest Recreation Complex	0	0	50,000	50,000	50,000	50,000	0	200,000	0	200,000	New	200,000
35	NEW Restrooms/Locker Rooms for Pool	0	0	150,000	0	0	0	0	150,000	0	150,000	New	150,000
31	Northwest Recreation Complex	450,000	0	0	0	0	0	0	450,000	0	450,000	R&R	0
36	NW Roads	0	200,000	0	0	0	0	0	200,000	0	200,000	New	200,000
37	Old Church Cemetery Fencing Replacement	0	25,000	0	0	0	0	0	25,000	0	25,000	R&R	0
34	Paved Pathway from Dining Room to Pool	45,000	0	0	0	0	0	0	45,000	0	45,000	R&R	0
38	Pool Deck Upgrades and Perimeter Fencing	0	0	75,000	0	0	0	0	75,000	0	75,000	Upgrade	75,000
39	Positive Air Pressure (FD 1-2-3-4) @ \$15k per Station	0	60,000	0	0	0	0	0	60,000	0	60,000	R&R	0
40	Progressive (tri-deck) Rotary Mower	0	0	40,000	0	0	0	0	40,000	0	40,000	R&R	0
41	Public Services Warehouse Restroom Renovation	0	20,000	0	0	0	0	0	20,000	0	20,000	R&R	0
38	Rebuild Gazebo @ KLNPN (Replace/rebuild old one)	80,000	0	0	0	0	0	0	80,000	0	80,000	R&R	0
42	Rectangular Steel Pavilion (Outdoor Utility Cart Storage)	0	150,000	0	0	0	0	0	150,000	0	150,000	New	150,000
43	Red Light/Green Light Delay on FD Bay Doors @ 13 doors & \$8 for FD5	0	60,000	137,500	137,500	137,500	0	0	472,500	0	472,500	R&R	0
44	Remodel FD4	0	100,000	0	0	0	0	0	100,000	0	100,000	R&R	0
45	Renovate FD Admin/FD1 Restrooms for ADA	0	20,000	560,000	560,000	560,000	0	0	1,700,000	0	1,700,000	R&R	0
46	Replacement of Commercial Kitchen Equipment	0	0	0	25,000	0	0	0	25,000	0	25,000	R&R	0
47	Senior Garden at the Fran Carlton Center	0	15,000	0	0	0	0	0	15,000	0	15,000	R&R	0
48	Toro Grounds Master Replacement	0	0	0	50,000	0	0	0	50,000	0	50,000	R&R	0

Table 3-3
City of Apopka, Florida
Parks and Recreation Impact Fee Study

Summary of Capital Projects to Improve and Expand Recreation Services

49	Toro Sandpro Replacement	0	0	30,000	0	0	35,000	0	65,000	0	65,000	R&R	0
50	Toro Spray Rig Replacement	0	0	0	50,000	0	0	0	50,000	0	50,000	R&R	0
51	Tri-Deck Roller Finishing Mower	0	35,000	0	0	0	0	0	35,000	0	35,000	R&R	0
52	Two Additional Columbarium	0	60,000	0	0	0	0	0	60,000	0	60,000	R&R	0
53	Upgrade IT Services (Expanded Wi-Fi, network and security cameras)	0	30,000	0	0	0	0	0	30,000	0	30,000	R&R	0
50	Utility Cart Replacement	15,000	0	0	0	0	0	0	15,000	0	15,000	R&R	0
54	Utility Cart Replacement (FY27 - 2 Utility Carts)	0	0	0	16,000	33,000	0	0	49,000	0	49,000	R&R	0
55	Utility Cart Replacement (Gator)	0	0	15,450	0	0	0	0	15,450	0	15,450	R&R	0
56	Utility Cart Replacement (Toro)	0	0	15,450	0	0	0	0	15,450	0	15,450	R&R	0
57	Zero Turn Mower	0	30,000	0	0	0	0	0	30,000	0	30,000	R&R	0
58	Zero Turn Mower Replacement (FY26 -Three Mower @ \$16k)	0	0	15,450	48,000	0	17,000	0	80,450	0	80,450	R&R	0
59	New Soccer Fields at NWRC	0	500,000	700,000	800,000	0	0	0	2,000,000	0	2,000,000	New	2,000,000
60	New Tennis and Pickleball Courts at NWRC	0	700,000	720,000	1,000,000	0	0	0	2,420,000	0	2,420,000	New	2,420,000
61	Land Acquisition Costs - for Current LOS Maintenance	0	0	0	0	0	0	20,167,104	20,167,104	0	20,167,104	New	20,167,104
62	Land Acquisition Costs - LOS Increase	0	0	0	0	0	0	11,707,361	11,707,361	(11,707,361)	0	New	0
63	Total Capital Improvements	<u>\$1,399,152</u>	<u>\$3,578,000</u>	<u>\$5,700,750</u>	<u>\$3,191,750</u>	<u>\$1,668,000</u>	<u>\$232,000</u>	<u>\$101,174,465</u>	<u>\$116,944,117</u>	<u>(\$82,646,861)</u>	<u>\$34,297,256</u>		<u>\$26,135,854</u>

Footnotes:

- [1] Amounts provided by City staff, which represent improvements and upgrades to existing facilities and construction of new facilities which will serve existing and future residents of the City.
- [2] Amount based on the City's estimated build-out population as discussed in Section 2 of this report.
- [3] Project amounts are anticipated to be funded or partially funded by grants provided by the Florida Recreation Development Assistance Program (FRDAP).
- [4] The City may incur a General Obligation debt to fund the project (if approved) and the debt payments will be paid from property tax revenues.



City of Apopka CITY COUNCIL STAFF REPORT

Section: PRESENTATION

Item #: 3.

Meeting Date: July 17, 2025

Department: Finance Department

SUBJECT:

Presentation of the City of Apopka's Proposed Stormwater Rate Increase

ACTION ITEM INFORMATION:

REQUEST:

Presentation of the FY2026 Proposed Stormwater rate increase for Council consideration.

SUMMARY:

Mr. Henry Thomas with Raftelis will present the proposed Stormwater rate increase and comparison to other Municipalities for Council consideration.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

N/A

ATTACHMENTS:

1. Stormwater Rate Comparison

Comparison of Current Monthly Residential Stormwater Bills

