

# Village of Estero Utilities Expansion Program

Cypress Bend & Sunny Grove

Robert Wiley, Project Manager  
Village of Estero Public Works Department





# Projects Location Map

Today's Focus is on Cypress Bend and Sunny Grove

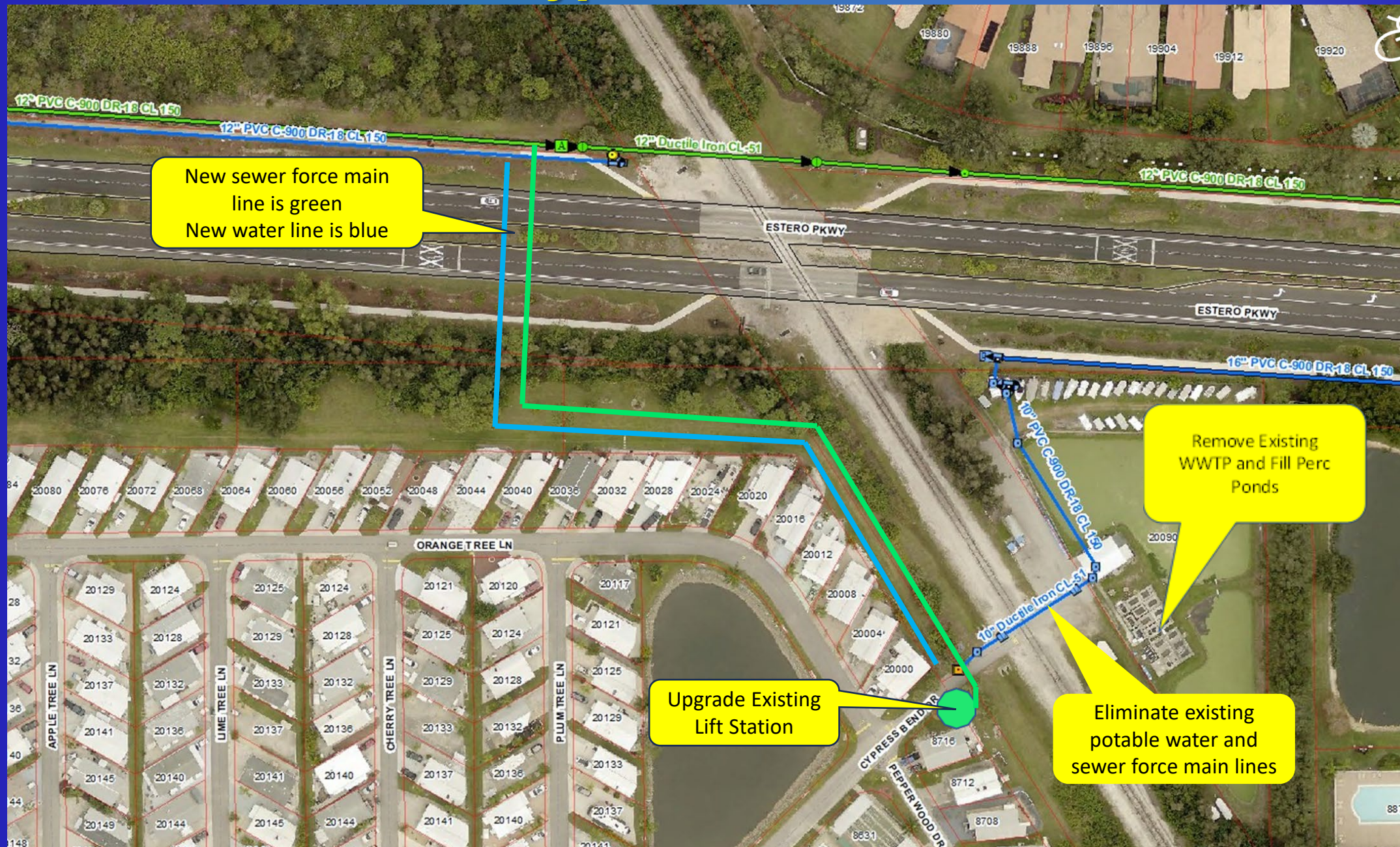




# Cypress Bend



Village of  
ESTERO





# Cypress Bend Issues



- **Old private wastewater treatment plant**
  - **Ongoing operational issues**
  - **Nutrients leaching into groundwater**
  - **Not as effective or efficient as the Lee County Utilities wastewater reclamation facility located on Three Oaks Pkwy.**
- **Florida Department of Environmental Protection Consent Order**
- **Cascades neighborhood immediately adjacent to the east**
  - **Odors**
  - **Nutrients leaching into stormwater lake**

# Cypress Bend Project Costs



Engineer's OPCC =	\$1,805,000
FDEP Grant (legislative appropriation) =	-\$ 118,000
Reimbursement by LCU (water main) =	<u>-\$ 289,000</u>
Balance =	\$1,398,000

**Number of Owner Properties = 402**

## **Village of Estero Contribution Considerations**

- **At 0%**      the Unit Owner Cost range  $\approx$  \$3,500 to \$4,000
- **At 25%**     the Unit Owner Cost range  $\approx$  \$2,600 to \$2,900

**Note: Pre-payment of LCU permit review and half of the impact fees  $\approx$  \$20K over the 25% contribution level.**

# Cypress Bend Construction Schedule



<b>Bids Due</b>	<b>May 22, 2025</b>
<b>Contract to Village Council</b>	<b>June 18, 2025</b>
<b>WWTP Off-line</b>	<b>November 2025</b>
<b>Perc Ponds and WWTP removed</b>	<b>April 2026</b>



# Sunny Grove

Construct New  
Lift Station

Remove Existing  
WWTP and Fill Perc  
Ponds

New force main  
with stub-out  
for State park

Connect to  
new force  
main to  
Corkscrew Rd

Connection to  
existing Lee County  
force main



# Sunny Grove Issues



- **Old private wastewater treatment plant**
  - **Perc ponds located on north bank of Estero River**
  - **Subject to storm surge flooding**
  - **Ongoing operational issues**
  - **Nutrients leaching into groundwater**
  - **Not as effective or efficient as the Lee County Utilities wastewater reclamation facility located on Three Oaks Pkwy.**



# Sunny Grove Project Costs



Engineer's OPCC =	\$2,212,000
FDEP Grant (legislative appropriation) =	<u>-\$ 208,000</u>
Balance =	\$2,004,000

**Number of Owner Properties = 155**

## **Village of Estero Contribution Considerations**

- **At 0%** the Unit Owner Cost range  $\approx$  \$13,000 to \$14,300
- **At 25%** the Unit Owner Cost range  $\approx$  \$ 9,700 to \$10,700
- **Note:** Pre-payment of LCU permit review and half of the impact fees leaves a balance of \$320,000 to meet the 25% contribution level.

# Sunny Grove Construction Schedule



<b>Bids Due</b>	<b>May 22, 2025</b>
<b>Contract to Village Council</b>	<b>June 18, 2025</b>
<b>WWTP Off-line</b>	<b>November 2025</b>
<b>Perc Ponds and WWTP removed</b>	<b>April 2026</b>



# **Non-ad valorem Assessment Process & Schedule**

**Chap. 197 F.S.**



- |   |                        |
|---|------------------------|
| ➤ 4 weekly ads  | 11-19-25 thru 12-10-25 |
| ➤ Adoption of Resolution                                  | 12-17-25               |
| ➤ Assessment Methodology, Rates Roll                      | Feb.-June 2026         |
| ➤ Updated information from Prop. Appraiser                | 6-1-26                 |
| ➤ Adopt preliminary assessment roll                       | 7-1-26                 |
| ➤ Mail notice to property owners and publish notice       | 8-9-26                 |
| ➤ Public adoption hearing for final assessment resolution | 9-1-26                 |
| ➤ Final assessment roll to County Tax Collector           | 9-8-26                 |
| ➤ Tax bills mailed by Tax Collector                       | November 2026          |

# Questions?