



## Legislation Text

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**File #:** 24-1087, **Version:** 1

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### Interoffice Memorandum

**DATE:** July 11, 2024

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** N/A

**FROM:** Ed Torres, M.S., P.E., LEED AP, Director, Utilities Department

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**DIVISION:** Fiscal and Operational Support Division

**ACTION REQUESTED:**

Pluris Wedgefield Water and Wastewater Update. (Fiscal and Operational Support Division)

**PROJECT:** N/A

**PURPOSE:** The Wedgefield subdivision, located in east Orange County, was initially developed in 1962 and was billed as a 20,000-acre development that would supply housing for the Kennedy Space Center. Portions of Wedgefield are served by well and septic, while additional properties (approximately 1,766) have centralized water and sewer infrastructure. Since their inception, these centralized systems have been owned and operated by private utility companies under various names. Currently, Pluris Wedgefield LLC owns and operates these systems.

Throughout the history of these systems, Wedgefield residents have voiced a myriad of concerns regarding water quality, water aesthetics, high rates/pricing, and customer service levels. In late 2016, the Wedgefield homeowners' associations requested that Orange County consider acquiring the Pluris Wedgefield LLC water and wastewater systems. Subsequently, the Board authorized the Utilities Department to competitively solicit a Request for Proposal for securing professional consultant services to obtain an opinion of value for the systems. This work was awarded to Hartman Consultants LLC, and the first three phases of their efforts are complete. Each subsequent phase requires Board approval prior to commencing the next phase.

Phase III efforts have recently concluded and provide an updated opinion of value for the Pluris systems. In addition to the Phase III efforts, Orange County Utilities (OCU) staff with assistance from

their engineering consultants and estimators have completed an assessment of the Pluris systems to better understand its condition as well as to estimate and establish a 5-year capital improvement program designed to bring the systems up to OCU standards should the systems be purchased by the Wedgefield property owners and transferred to OCU to own, upgrade, and operate. This update will provide an updated opinion of value as well as the findings of the system assessment. Policy considerations for a potential acquisition will be discussed as well as providing potential next steps for Board consideration. This item is for informational purposes only. Board action is not required at this time.

**BUDGET: N/A**