

CITY OF DELAND
SPRING HILL COMMUNITY REDEVELOPMENT AGENCY
JULY 20, 2026 AT 6:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE
AGENDA

CALL TO ORDER

CONSENT AGENDA

1. Approval of Minutes from the March 2, 2026 Meeting of the Spring Hill CRA

UNFINISHED BUSINESS

NEW BUSINESS

1. Consideration re: Applicant for Sewer Connection Assistance, 324 Chipola Avenue
2. Consideration re: Applicant for Sewer Connection Assistance, 344 Napoleon Drive
3. Update on Partnership & Program Discussions
4. Spring Hill Sewer Infrastructure

DR. JOYCE M. CUSACK RESOURCE CENTER STAFF UPDATE

BOARDMEMBER COMMENTS/CONCERNS

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

NEXT MEETING

ADJOURNMENT

CITY OF DELAND
SPRING HILL COMMUNITY REDEVELOPMENT AGENCY
JULY 20, 2026 AT 6:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE
AGENDA

SUBJECT: Approval of Minutes from the March 2, 2026 Meeting of the Spring Hill CRA

DEPARTMENT: Admin Services

PREPARED BY: Michael Grebosz, Asst. City Manager, KIEU MOSES, Risk Manager

ATTACHMENTS: Spring Hill CRA MINUTES 3-2-26 pdf

APPROVED BY: Michael Grebosz, Asst. City Manager, July 14, 2026

SUMMARY/HIGHLIGHT:

Consideration Re: Approval of Minutes from the March 2, 2026 Meeting of the Spring Hill CRA

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the CRA Board approve the minutes as presented.

BACKGROUND/DISCUSSION:

N/A

**CITY OF DELAND
MARCH 2, 2026 AT 5:30 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE
SPRING HILL CRA MEETING MINUTES**

CALL TO ORDER

Chairman Cloudman called the meeting to order at 5:35 PM

BOARD ATTENDANCE

Christopher Cloudman, Jessica Davis, Dan Reed, Markesha Lewis, David Santiago & Don Dempsey

STAFF ATTENDANCE

Mike Grebosz, Kieu N. Moses, Dan Stauffer, Rick Werbiskis, Nick Conte, Darren J. Elkind & Shilretha Dixon

CONSENT AGENDA

- 1. Consideration Re Approval of Minutes from the September 8, 2025, Meeting of the Spring Hill CRA**
- 2. Resolution Approving Carryforward for FY 2025-2026 Budget Amendment.**

Mr. Santiago made a motion to approve the consent agenda. Ms. Davis seconded the motion, which carried by a unanimous vote.

UNFINISHED BUSINESS

- 1. Consideration Re: Update to the Exterior Improvement Grant Program**

Mr. Grebosz reported that the grant application was amended to include contractor verification and disclaimer for other funding sources must be disclosed. Mr. Santiago made a motion to approve the update. Mr. Reed seconded the motion, which carried by a unanimous vote.

- 2. Consideration Re: Small Business Assistance Grant Program Policy and Application**

Mr. Grebosz reported that the new grant is for new or existing businesses looking to relocate to the Spring Hill corridor to offset cost up to \$10,000.00. This grant could be used impact fees, street lighting, hydrant install or relocate, sidewalk repair, water and sewer construction traffic safety improvements, curb, gutter and street improvements. Mr. Dempsey expressed concern about excluding non-profit organizations. Mr. Dempsey made a motion for the grant application to include non-profit organizations. Mr. Santiago seconded the motion, which passed unanimously. The next motion was made by Mr. Santiago to adopt the application and policy. Mr. Dempsey seconded the motion, which passed unanimously.

NEW BUSINESS

1. Discussion re 910 S. Adelle Avenue Parcel

Mr. Grebosz provided a background on the empty lot at 910 S. Adelle Avenue. He reported that it currently zoned municipal and the lot is now impervious due to overflow issues. Ms. Moses reported on the survey and town hall finding from the community project completed by Stetson University students last spring. The public was then asked to come up to speak on this item.

- Ms. Veronica Watson urged the CRA board to sell to the church due to concerns regarding crossing street at Beresford Ave.
- Caesar Frasier urged the CRA to give the land to the church.
- Randy Williams spoke on behalf of the church
- Dr. Joyce Cusack spoke in favor of selling or leasing to the church.

The board members were in favor of having the location continue to be owned by the City/CRA and used as overflow parking for the church and other area businesses, including the Dr. Joyce M. Cusack Resource Center during large events. Mr. Santiago wanted this parking use to cost as minimal as possible. Ms. Davis seconded the motion, which was initiated by Mr. Santiago which carried by a unanimous vote. Ms. Davis reported that she did want to see other options and resources being provided in the community.

DR. JOYCE M. CUSACK RESOURCE CENTER STAFF UPDATE

Ms. Dixon reported the success of the Spring Hill Christmas Toy Drive with over 475 toys collected. She announced the dates of the Dr. Joyce Cusack Easter Egg Hunt on 04/04, Mayor's Backpack Giveaway 07/25.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

There were no petitions and requests from the public.

BOARDMEMBER COMMENTS/CONCERNS

There were no board member comments.

NEXT MEETING

N/A

ADJOURNMENT

The meeting was adjourned at 6:46 PM by Chairman Cloudman.

CITY OF DELAND
SPRING HILL COMMUNITY REDEVELOPMENT AGENCY
JULY 20, 2026 AT 6:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE
AGENDA

SUBJECT: Consideration re: Applicant for Sewer Connection Assistance, 324 Chipola Avenue

DEPARTMENT: Admin Services

PREPARED BY: Michael Grebosz, Asst. City Manager

ATTACHMENTS: Kevin Givens Sewer Application, Kevin Givens Quote 1, Kevin Givens Quote 2

APPROVED BY: ,

SUMMARY/HIGHLIGHT:

Mr. Kevin Givens, the applicant/owner at 324 Chipola Avenue, is seeking approval for the sewer connection assistance program. The utilities department has confirmed the availability of sewer services for this property.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Effectively provide infrastructure and services to residents and businesses

SUSTAINABILITY:

Natural resource protection and optimization

FISCAL IMPACT:

The total connection costs have not been determined. However, the low acceptable quote for labor was \$4,000. The prior connection project on this road totaled just over \$11,000 to include connection fees. There is sufficient funding to meet the expenses associated with this request.

RECOMMENDATION:

It is recommended that the Board approve the application for 324 Chipola Avenue.

BACKGROUND/DISCUSSION:

The Spring Hill CRA has budgeted \$40,000 for connection assistance this fiscal year. There has been one prior approved grant of \$11,187.64, which leaves \$28,812.36 for remaining applicants.



SPRING HILL CRA
SANITARY SEWER CONNECTION ASSISTANCE PROGRAM
120 S. Florida Ave., DeLand, FL 32720 – City Hall
489 W. Mathis St., DeLand, FL 32720 – Dr. Joyce M. Cusack Resource Center

GRANT APPLICATION FOR SANITARY SEWER CONNECTION
SPRING HILL AREA

Date: May 7 2026

I. PROGRAM DATA:

Current homeowner: Yes ☒ No ☐	Special Needs:
Is this a Mobile Home? Yes ☐ No ☒	Disabled: Yes ☐ No ☐
Is this a Business/Non-Profit? Yes ☐ No ☒	Elderly: Yes ☐ No ☐
How long have you owned? <u>38 yrs</u>	Handicapped: Yes ☐ No ☐
Year septic system installed: <u>1987</u>	

II. GENERAL DATA: (Head of Household)

If not a household please go to section III

Name KEVIN GIVENS Gender? Male ☐ Female ☐
Date of Birth: 11/26/1961 Home Address: 324 Chipola Ave City: DeLand
State: FL Zip: 32720 Mailing Address: _____ City: _____
State: _____ Zip: _____ Telephone No. (home) 386-215-3488
(work) ANNIE GIVENS
Please Circle Marital Status: Married / Widowed / Single / Divorced / Separated

III. General Data: (Business/Non-Profit)

Business Name: _____ Non-Profit: Yes ☐ No ☐
Business Owner/CEO: _____
If a non-profit, please provide your 501c3 number: _____
Business Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: (work) _____
Years in business: _____

The Intent of this application is only to pre-qualify the applicant(s). It does not guarantee acceptance or approval. Therefore, no commitment is made on the part of either party.

IMPORTANT: READ BEFORE SIGNING

I/ We hereby certify that all information furnished in this application is true and correct and is given for the purpose of obtaining assistance. Further, I/ We authorize any employee of the City of DeLand to verify any statement that I/We have made on this application obtained from any source named herein.

PENALTY FOR FALSE OR FRAUDULENT STATEMENT, U.S.C. TITLE 18, SEC. 1001 provides:
Whoever, in any matter within the jurisdiction of any agency of the United States knowingly and willingly falsifies... or makes any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000, imprisoned for not more than 5 years, or both.

SIGNATURE: K Givens

DATE: 7 May 2026



386-736-4220

CFC1425938

1639 N Spring Garden Ave

Deland, FL 32720

(386) 736-4220

office@rjcarterplumbing.com

Estimate

ESTIMATE#

1585

DATE

04/28/2026

PO#

CUSTOMER

Givens, Kevin

324 W Chipola Ave

DeLand Florida 32720

(386) 215-3488

SERVICE LOCATION

Givens, Kevin

324 W Chipola Ave

DeLand Florida 32720

(386) 215-3488

DESCRIPTION

Wants to convert from septic to city sewer (is going through a financial assistance program with the city of deland and is getting multiple quotes)

Estimate

Description	Qty	Rate	Total
Run approximately 75 ft of SDR 35 sewer pipe from where 3" exits house to city sewer. Includes two clean outs	1.00	2,250.00	2,250.00
Pump out and abandon existing septic tank when new sewer line is connected	1.00	1,820.00	1,820.00
Permit fee Time & Material	1.00	500.00	500.00
Credit Card Processing Fee		3.95%	180.52

CUSTOMER MESSAGE

Estimate Total:

\$4,750.52

PRE-WORK SIGNATURE

Signed By:



Prestige Plumbing & Backflow Services LLC

1612 Pine Avenue | DeLand, FL 32724
13866244119 | delandplumber@gmail.com | www.delandplumber.com

RECIPIENT:

Kevin Givens
324 Chipola Avenue
DeLand, FL 32720

Estimate #1118

Sent on May 08, 2026
Total \$4,000.00

Product/Service	Description	Qty.	Unit Price	Total
Water Connection	Labor and materials required to install a complete sewer line connecting the septic system to the city sewer, in addition to collapsing the septic tank.	1	\$3,400.00	\$3,400.00
Permit Fee	Health Department permit fee	1	\$300.00	\$300.00
Permit Fee	City of Deland permit fee	1	\$300.00	\$300.00
Total				\$4,000.00

Reviews

Edward C



I wanted a water supply cut-off valve installed on a townhouse built in the 70's. Prestige first came out to locate the pipe (no easy task) and then did a great job installing the valve. I'm very happy with their work and their price.

G BB



Great service and support, I had two leaks that needed tending. My property backflow was leaking after the freeze and it was fixed and tested. No more leak there! The other leak was from a toilet. That one was not resolved at the first attempt but as soon as I called to let them know they sent someone to replace a part, no issues since! Happy customer here!

Doug Wedekind



Complicated job well done.

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____

CITY OF DELAND
SPRING HILL COMMUNITY REDEVELOPMENT AGENCY
JULY 20, 2026 AT 6:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE
AGENDA

SUBJECT: Consideration re: Applicant for Sewer Connection Assistance, 344 Napoleon Drive

DEPARTMENT: Admin Services

PREPARED BY: Michael Grebosz, Asst. City Manager

ATTACHMENTS: Terrance Morris Sewer Application, Quote #1 Frank Gay, Quote #2 Allen Plumbing

APPROVED BY: ,

SUMMARY/HIGHLIGHT:

Mr. Terrance Morris, the applicant/owner at 344 Napoleon Drive, is seeking approval for the sewer connection assistance program. The utilities department has confirmed the availability of sewer services for this property.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Effectively provide infrastructure and services to residents and businesses

SUSTAINABILITY:

Natural resource protection and optimization

FISCAL IMPACT:

The low acceptable quote was \$10,635, which includes connection fees. There is sufficient funding to meet the expenses associated with this request.

RECOMMENDATION:

It is recommended that the Board approve the application for 344 Napoleon Drive.

BACKGROUND/DISCUSSION:

The Spring Hill CRA has budgeted \$40,000 for connection assistance this fiscal year. There has been one prior approved grant of \$11,187.64 before tonight's meeting, which leaves \$28,812.36 for remaining applicants.



SPRING HILL CRA
SANITARY SEWER CONNECTION ASSISTANCE PROGRAM
120 S. Florida Ave., DeLand, FL 32720 – City Hall
489 W. Mathis St., DeLand, FL 32720 – Dr. Joyce M. Cusack Resource Center

GRANT APPLICATION FOR SANITARY SEWER CONNECTION
SPRING HILL AREA

Date: 4-16-26

I. PROGRAM DATA:

Current homeowner: Yes ☒ No ☐	Special Needs: <u>wife</u>
Is this a Mobile Home? Yes ☐ No ☒	Disabled: Yes ☒ No ☐
Is this a Business/Non-Profit? Yes ☐ No ☒	Elderly: Yes ☐ No ☒
How long have you owned? <u>Since 2021</u>	Handicapped: Yes ☒ No ☐
Year septic system installed: _____	<u>wife</u>

II. GENERAL DATA: (Head of Household)

If not a household please go to section III

Name Terrence L. Morris Gender? Male ☒ Female ☐
Date of Birth: 11-06-1976 Home Address: 344 Napoleon Drive City: DeLand
State: FL Zip: 32720 Mailing Address: same as above City: _____
State: _____ Zip: _____ Telephone No. (home) 386-431-2544
(work) 386-804-7519 (wife's #)
Please Circle Marital Status: Married / Widowed / Single / Divorced / Separated

III. General Data: (Business/Non-Profit)

Business Name: _____ Non-Profit: Yes ☐ No ☐
Business Owner/CEO: _____
If a non-profit, please provide your 501c3 number: _____
Business Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: (work) _____
Years in business: _____

The Intent of this application is only to pre-qualify the applicant(s). It does not guarantee acceptance or approval. Therefore, no commitment is made on the part of either party.

IMPORTANT: READ BEFORE SIGNING

I/ We hereby certify that all information furnished in this application is true and correct and is given for the purpose of obtaining assistance. Further, I/ We authorize any employee of the City of DeLand to verify any statement that I/We have made on this application obtained from any source named herein.

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SIGNATURE : _____

DATE : 4-16-26



Frank Gay Services
6802 Stapoint Ct, WiFrank Gay Services
6802 Stapoint Ct.
Winter Park, FL 32792 United States
(407) 293-2642

www.frankgayservices.com
CAC1821400, CFC1430501, CBC1263649, EC13015498

BILL TO

Terrence Morris
344 Napoleon Drive
DeLand, FL 32720 USA

ESTIMATE
1725344943

ESTIMATE DATE
Mar 02, 2026

JOB ADDRESS

Terrence Morris
344 Napoleon Drive
DeLand, FL 32720 USA

Job: 1722844401

Technician: DPD-02 Rich Andrade

ESTIMATE DETAILS

Peace of mind : Replace sewer line up to 80 foot up to 5 foot deep (Hand Dig)-Includes excavating and replacing the existing sewer with new pvc pipe and fittings. An Excavator will be an additional charge. 1 YEAR PART AND LABOR WARRANTY. All tasks will be performed by a licensed, trained, and insured professional. All labor, workmanship, and materials are backed behind the ' one year Guarantee along with any remaining manufacture warranty on materials and parts.

Permitted work inspection fee

SERVICE	DESCRIPTION	QTY
1	Permitted work inspection fee	1.00
2	Replace sewer line up to 80 foot up to 5 foot deep (Hand Dig)-Includes excavating and replacing the existing sewer with new pvc pipe and fittings. An Excavator will be an additional charge. 1 YEAR PART AND LABOR WARRANTY. All tasks will be performed by a licensed, trained, and insured professional. All labor, workmanship, and materials are backed behind the ' one year Guarantee along with any remaining manufacture warranty on materials and parts.	1.00

DESCRIPTION

1 10% off Discount

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$13,093.20
TAX	\$0.00
TOTAL	\$13,093.20
EST. FINANCING	\$141.11

Thank You For Your Business

CUSTOMER AUTHORIZATION

Customer(s) hereby jointly and severally agrees to purchase the products and services of Best Electric, Air Conditioning, & Plumbing, LLC dba Frank Gay Services ("Contractor") as listed herein, in accordance with the Additional Terms and Conditions described on the front and reverse (or additional pages) of this Agreement (collectively, "Agreement"). Customer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement. Customer agrees that payment for repair(s) is due once the work is completed and demonstrated to be functional, regardless of the condition of the drywall at that time. If drywall repair is not included, I accept responsibility for all cosmetic restoration. If drywall repair has been sold by Frank Gay Services, I understand that the repair(s) and drywall repair are separate balances and will be billed and collected as such, that drywall work may be completed at a later time, and that the repair payment is not contingent upon drywall patches being sealed, finished, or textured. Customer(s) agrees that this is a cash sale and not contingent on Customer(s) obtaining financing. I, the legal fee simple owner of the property referenced in this agreement, hereby authorize the contractor of record to utilize Private Provider services as permitted by Florida Statute §553.791(2)(a). I agree to indemnify, defend, and hold harmless the local government, the local building official, and all building code enforcement personnel from any and all claims, liabilities, damages, or causes of action arising from the use of licensed or certified personnel to perform building code plan review and inspection services for the building or structure covered under this agreement and the related permit application.

YOU, THE BUYER(S), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DAY OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Customer(s) agrees and understands that this Agreement constitutes the entire understanding between the parties, and that there are no verbal understandings changing or modifying any of the Terms and Conditions of this Agreement. No alteration to or deviation from this Agreement will be valid without the signed, written consent of both Customer(s) and Contractor. Customer(s) hereby acknowledges that Customer(s) has read this entire Agreement, understands the Terms and Conditions of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above.

Sign here

Date



1510 N. Clearview Ave.

Deland, FL 32724

Phone: 386-734-0010

Fax: 386-734-5630

E-mail: allenplumbing@msn.com

"For all your plumbing and sewer needs"

State Certified 057131

Proposal submitted to:

Terrance Morris

Date:

04/02/26

Address:

344 Napoleon Dr. Deland, FL.

Job name and location:

Same

Phone:

386-631-2544

Attn:

Same

E-mail:

tee_money676@yahoo.com

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Pull 1- City of Deland sewer line permit.

Pull 1- Volusia County Health Department septic abandonment permit.

Pump out and abandon the existing septic tank onsite, fill with clean fill dirt.

Install up to 110' of 4" sewer line from right rear of house to city lateral, install needed 4" 2- way clean out tee(s).

Cover once inspected and approved.

Price includes sewer impact fees **4,054.90**

Estimated parts & labor.

10,635.00 est.

*****Customer will need to sign a "Covenant to support annexation" paperwork to receive City of Deland water & sewer utilities*****

** No sod, seed, landscaping, tree removal, sand/ fill dirt (unless specified) included.

** No electrical hook-up or plumbing (unless specified) included.

** Not responsible for any concrete, driveway, structure, or sidewalk damage.

** Not responsible for damage to irrigation systems or underground utilities.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of ____see above____ **WITH PAYMENT DUE UPON COMPLETION.**

Respectfully submitted: ____John C. Allen____

Per: ____Terrance Morris____

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Date: _____

Signature: _____ Date: _____

CITY OF DELAND
SPRING HILL COMMUNITY REDEVELOPMENT AGENCY
JULY 20, 2026 AT 6:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE
AGENDA

SUBJECT: Update on Partnership & Program Discussions

DEPARTMENT: Admin Services

PREPARED BY: Michael Grebosz, Asst. City Manager

ATTACHMENTS:

APPROVED BY: ,

SUMMARY/HIGHLIGHT:

During the budget approval meeting in September, the Board asked staff to look into reaching out to community partners to see what programs or services could be offered or enhanced. Since that time, staff has met with several of our long-term partners including: Volusia County Community Assistance, CareerSource, AdventHealth, The House Next Door, and The DeLand & Greater West Volusia Chamber of Commerce. Staff also looked at other CRAs around the state to see what other programs may be of interest to the Spring Hill CRA to consider.

The DeLand & Greater West Volusia Chamber of Commerce discussed a proposal that includes workshops series that would be hosted at the Dr. Joyce M. Cusack Resource Center that cover: workforce readiness and employment pathways, financial and housing resources, economic self-sufficiency, and skill development and career advancement. There would be a cost to offer this program and the expenses that would need to be covered include: workshop printing/materials, refreshments, marketing/promotion and basic administration costs for the Chamber.

The House Next Door discussed a proposal to provide health and wellness initiative enhancements. One aspect covered would be to provide health insurance enrollment assistance through the West Volusia Hospital Authority program. The second aspect would be to provide mental health resource referrals and family counseling services. These programs would be offered onsite by trained House Next Door staff. The program would have a cost to cover the staffing and administration, which would be provided by the House Next Door.

Volusia County Community Assistance, CareerSource and AdventHealth were all receptive to continuing their partnership with the Spring Hill CRA and will continue to work with us. Volusia Community Assistance provides regular workshops onsite and is looking to link up the library computer training program with the Dr. Joyce M. Cusack Resource Center. CareerSource has been reorganized and does not have as many resources to provide onsite assistance. However, the Chamber of Commerce's program intends to have CareerSource be part of the workshop series. AdventHealth will look to continue the healing in the park event and post AdventHealth job vacancies at the Dr. Joyce M. Cusack Resource Center. AdventHealth also has had additional discussions about the medical room with biometric screenings and physicals, opioid abatement, and CNA development. Those items are still going through the vetting process by AdventHealth and possibly being brought back for

further consideration.

In addition to the partner programs, staff also has come across additional programs offered by CRAs around the state that could be offered in a similar manner by the Spring Hill CRA to include: first time homebuyer program (down payment assistance), partnership with West Volusia Habitat for Humanity on opportunities, rent/homeowner stabilization program (extenuating circumstance assistance), and/or TIF rebate for affordable housing projects (CRA incentives for developers). At this juncture, staff does not have any specific policy details but would look into such, if the Board wanted to go in any of those directions.

One item to note on adding additional programs outside of the external partnership options, is that any internal additional program work would fall on the existing Dr. Joyce M. Cusack Resource Center staff. Staff does have the capacity to take on potential additional programs. However, the programs would need to be implemented over a period of time so that they can be integrated into the current menu of programs, services and events that the staff currently offers to ensure that we continue to offer the highest level of service that the residents have come to expect.

Staff is seeking general direction from the Board on whether to move forward on any of the items presented. Once additional direction is provided staff will come back to the Board with detailed programs and policies for consideration.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Public & Private Community Partnerships and Provide Job Opportunities, Training, and Skill Enhancement Opportunities.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

None at this time. Staff is seeking general direction from the Board as to what options to further explore.

RECOMMENDATION:

Staff is seeking general direction from the Board.

BACKGROUND/DISCUSSION:

The Spring Hill CRA Master Plan has six overarching goals:

- Redevelop the CORE of Spring Hill
- Establish a redevelopment master plan and land use map for future land use
- Effectively provide infrastructure and services to residents and businesses
- Attract investment and create value through public and private community partnerships and initiatives
- Provide a safe, attractive environment for families, employees and visitors
- Provide job opportunities, training, and skill enhancement opportunities for residents

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JULY 20, 2026 AT 6:00 PM
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AGENDA

SUBJECT: Spring Hill Sewer Infrastructure

DEPARTMENT: Admin Services

PREPARED BY: Michael Grebosz, Asst. City Manager

ATTACHMENTS: Spring Hill CRA Sewer Maps, Spring Hill CRA Sewer Estimates 2026

APPROVED BY: ,

SUMMARY/HIGHLIGHT:

The sewer infrastructure in and around the Spring Hill CRA area has steadily been installed over the past two decades. However, there are several areas in the CRA that have yet to have gravity sewer installed. The City's utility consultant, Mead & Hunt, have provide several cost estimates for a phased approach that would complete the sewer infrastructure in the Spring Hill area.

The Spring Hill area falls within the Blue Spring basin management action plan. What this means is that the State places high importance on reducing or eliminating excessive nutrients going into the water supply. Failing septic tanks are one of the main causes of nutrients in spring basins. Additionally, proper wastewater collection increases public health, increases property values and allows for commercial development to occur.

Mead & Hunt have provided cost estimates for three phases. The phase with the lowest cost is \$2.8 million; the other phases cost \$6.5 million and \$12.8 million.

Staff is seeking direction from the Board on whether to move forward with any of the potential phases or to establish a reserve account that can be funded over several fiscal years to build up to be able to fund a project. If a decision is made to move forward with a phase of construction, staff will need to design and then bid the project. Staff will come before the Board to receive the required approvals as the project moves through the process.

Currently, the CRA has \$1.5 million in reserves that can be allocated toward this project. There is an anticipated additional rollover of approximately \$500,000 at the end of this fiscal year which would bring the total available reserves to approximately \$2 million.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Effectively Provide Infrastructure

SUSTAINABILITY:

N/A

FISCAL IMPACT:

The fiscal impact can vary depending on the Board's decision. The lowest cost phase is \$2.8 million. The other phases cost \$6.5 million and \$12.8 million. The total if all phases were selected would be just over \$22 million.

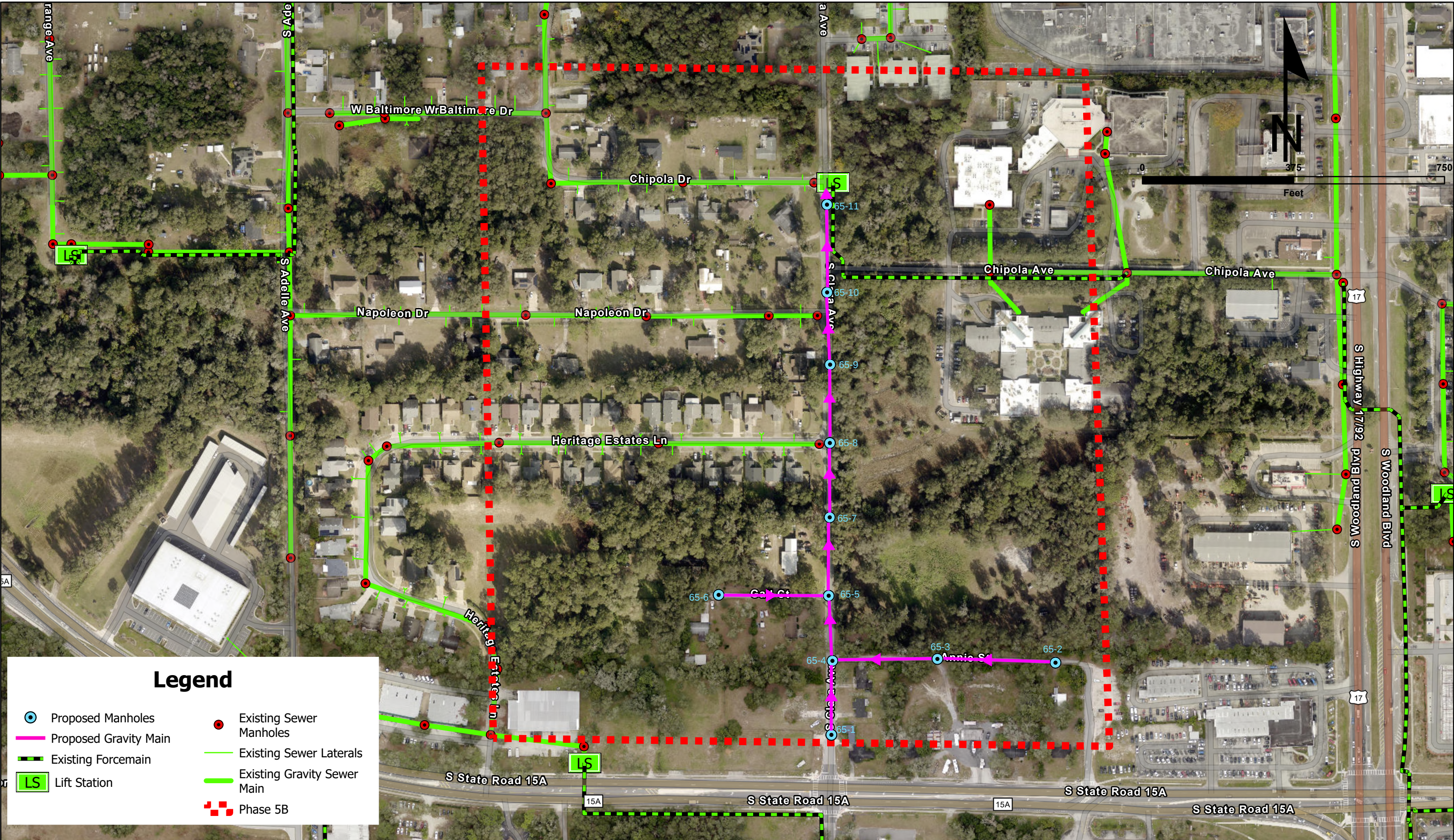
RECOMMENDATION:

Staff recommends that the CRA approve moving a desired amount of reserve funds into a sewer infrastructure reserve account.

BACKGROUND/DISCUSSION:

Effectively providing infrastructure is one of the goals of the Spring Hill Master Plan. Sewer installation and connection has been a part of the CRA's budget for many years. Recently, the CRA re-launched a connection assistance program to help residents and businesses connect to sewer if available. Additional installation of sewer infrastructure would allow for more parcels to have access to sewer and would also reduce the amount of septic tanks in the area.





Proposed Manholes

Proposed Gravity Main

Existing Forcemain

Lift Station

Existing Sewer Manholes

Existing Sewer Laterals

Existing Gravity Sewer Main

Phase 5B



CITY OF DELAND
 SPRING HILL PHASE 4
 ESTIMATE OF PROBABLE CONSTRUCTION COSTS

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
1	Mobilization/Demobilization	1	LS	\$ 482,395.00	\$ 482,395.00
2	Erosion and Sediment Control	1	LS	\$ 30,000.00	\$ 30,000.00
3	Pre-construction Video	1	LS	\$ 10,000.00	\$ 10,000.00
4	Maintenance of Traffic	1	LS	\$ 50,000.00	\$ 50,000.00
5	Field Locate and Expose Existing Utilities	1	LS	\$ 50,000.00	\$ 50,000.00
6	Manholes - 4' Dia	48	EA	\$ 17,000.00	\$ 816,000.00
7	8" C900 PVC Gravity Sewer	13000	LF	\$ 180.00	\$ 2,340,000.00
8	4" Sewer Service	200	EA	\$ 2,000.00	\$ 400,000.00
9	Video Sewer Main	13000	LF	\$ 5.00	\$ 65,000.00
10	Road Base & New Asphalt	28889	SY	\$ 180.00	\$ 5,200,000.00
11	F-Type Curb	2600	LF	\$ 50.00	\$ 130,000.00
12	Thermoplastic Striping	1	LS	\$ 10,000.00	\$ 10,000.00
13	As-Built Plans	1	LS	\$ 60,000.00	\$ 60,000.00
14	Driveway (6" Thick)	1300	SY	\$ 180.00	\$ 234,000.00
15	Sidewalk (4" Thick)	1300	SY	\$ 133.00	\$ 172,900.00
16	Restoration	1	LS	\$ 80,000.00	\$ 80,000.00
17	Allowance	1	LS	\$ 607,817.70	\$ 607,817.70
Subtotal					\$ 10,738,112.70
20% Contingency					\$ 2,147,622.54
TOTAL					\$ 12,885,735.24

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CITY OF DELAND
SPRING HILL PHASE 5A
ESTIMATE OF PROBABLE CONSTRUCTION COSTS

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
1	Mobilization/Demobilization	1	LS	\$ 246,447.50	\$ 246,447.50
2	Erosion and Sediment Control	1	LS	\$ 20,000.00	\$ 20,000.00
3	Pre-construction Video	1	LS	\$ 8,000.00	\$ 8,000.00
4	Maintenance of Traffic	1	LS	\$ 30,000.00	\$ 30,000.00
5	Field Locate and Expose Existing Utilities	1	LS	\$ 30,000.00	\$ 30,000.00
6	Manholes - 4' Dia	25	EA	\$ 17,000.00	\$ 425,000.00
7	8" C900 PVC Gravity Sewer	6500	LF	\$ 180.00	\$ 1,170,000.00
8	4" Sewer Service	120	EA	\$ 2,000.00	\$ 240,000.00
9	Video Sewer Main	6500	LF	\$ 5.00	\$ 32,500.00
10	Road Base & New Asphalt	14444	SY	\$ 180.00	\$ 2,600,000.00
11	F-Type Curb	1300	LF	\$ 50.00	\$ 65,000.00
12	Thermoplastic Striping	1	LS	\$ 10,000.00	\$ 10,000.00
13	As-Built Plans	1	LS	\$ 45,000.00	\$ 45,000.00
14	Driveway (6" Thick)	650	SY	\$ 180.00	\$ 117,000.00
15	Sidewalk (4" Thick)	650	SY	\$ 133.00	\$ 86,450.00
16	Restoration	1	LS	\$ 50,000.00	\$ 50,000.00
17	Allowance	1	LS	\$ 310,523.85	\$ 310,523.85
Subtotal					\$ 5,485,921.35
20% Contingency					\$ 1,097,184.27
TOTAL					\$ 6,583,105.62

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CITY OF DELAND
SPRING HILL PHASE 5B
ESTIMATE OF PROBABLE CONSTRUCTION COSTS

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
1	Mobilization/Demobilization	1	LS	\$ 105,957.00	\$ 105,957.00
2	Erosion and Sediment Control	1	LS	\$ 10,000.00	\$ 10,000.00
3	Pre-construction Video	1	LS	\$ 3,000.00	\$ 3,000.00
4	Maintenance of Traffic	1	LS	\$ 18,000.00	\$ 18,000.00
5	Field Locate and Expose Existing Utilities	1	LS	\$ 18,000.00	\$ 18,000.00
6	Manholes - 4' Dia	12	EA	\$ 17,000.00	\$ 204,000.00
7	8" C900 PVC Gravity Sewer	2800	LF	\$ 180.00	\$ 504,000.00
8	4" Sewer Service	35	EA	\$ 2,000.00	\$ 70,000.00
9	Video Sewer Main	2800	LF	\$ 5.00	\$ 14,000.00
10	Road Base & New Asphalt	6222	SY	\$ 180.00	\$ 1,120,000.00
11	F-Type Curb	560	LF	\$ 50.00	\$ 28,000.00
12	Thermoplastic Striping	1	LS	\$ 2,500.00	\$ 2,500.00
13	As-Built Plans	1	LS	\$ 20,000.00	\$ 20,000.00
14	Driveway (6" Thick)	280	SY	\$ 180.00	\$ 50,400.00
15	Sidewalk (4" Thick)	280	SY	\$ 133.00	\$ 37,240.00
16	Restoration	1	LS	\$ 20,000.00	\$ 20,000.00
17	Allowance	1	LS	\$ 133,505.82	\$ 133,505.82
Subtotal					\$ 2,358,602.82
20% Contingency					\$ 471,720.56
TOTAL					\$ 2,830,323.38

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