

CITY OF HOLLY HILL, FLORIDA

CITY COMMISSION

AGENDA • JUNE 24, 2025

Large Conference Room

Work Session

5:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448



Large Conference Room
City Hall
1065 Ridgewood Avenue
Holly Hill, FL 32117

CITY COMMISSION MEMBERS

Mayor
John Penny

District 1 - Commissioner
Debra Snow

District 3 - Commissioner
Jeffrey DeLanoy

District 2 - Commissioner
Penny Currie

District 4 - Commissioner
Roy Johnson

CITY MANAGER
Joseph Forte

CITY CLERK
Valerie Manning

1. CALL TO ORDER**2. ROLL CALL****3. WATER TOWER DISCUSSION**

1. Elevated Water Tower Discussion with Mead & Hunt, Inc.
(Requested by Valerie Manning, City Clerk)

4. ADJOURNMENT

Website Address – www.hollyhillfl.org (City Clerk)

NOTICE – If any person decides to appeal any decision of the City Commission at this meeting, he/she will need a record of the proceedings and, for that purpose, he/she 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. The City does not prepare or provide such a record.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 248-9441



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Commission proceedings should contact the City Clerk's Office no later than three (3) days prior to the proceedings.



City Commission

1065 Ridgewood Ave
Holly Hill, FL 32117

SCHEDULED

WORKSHOP DISCUSSION (ID # 4912)

3.1

Meeting: 06/24/25 05:00 PM
Department: City Clerk
Category: Workshop Item
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:

DOC ID: 4912

Elevated Water Tower Discussion with Mead & Hunt, Inc.



City of Holly Hill

Water Tower, Demolition or Retention?

June 2025



Agenda



Water Tower
Alternatives /Challenges



Project Overview



Project Cost



Questions

Mead&Hunt

Water Tower

Functions of Water Tower:

- Water Storage
- Maintaining Water Pressure
- Emergency Support

The City Owns and Operates an existing 0.15 Million Gallons (MG) elevated steel tank, which was constructed more than 50 years ago.

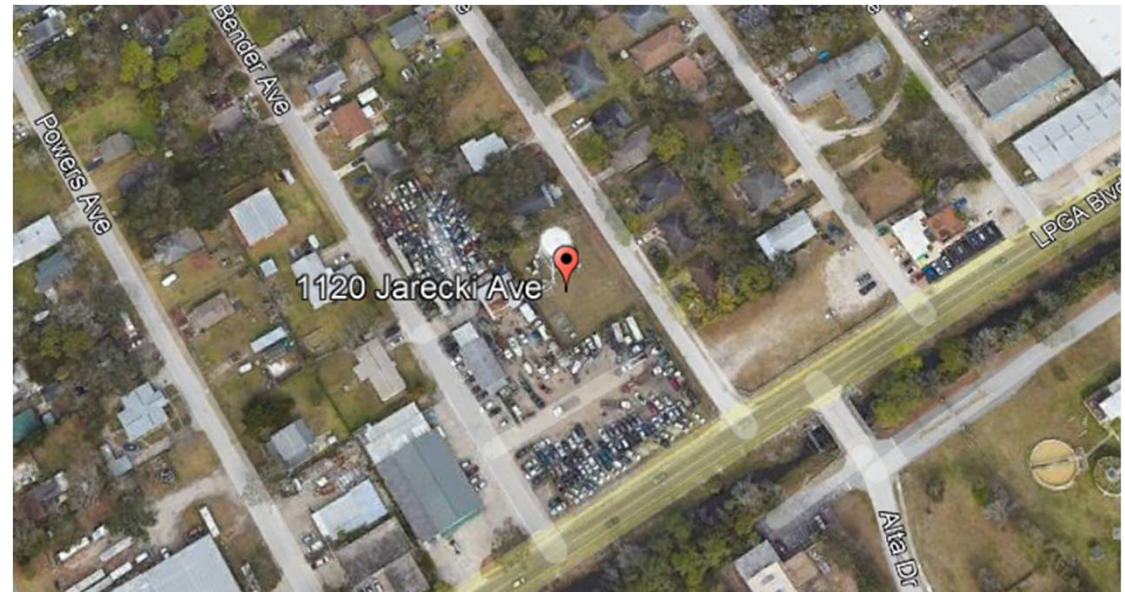


231 Riverside Dr Unit 509-1, Holly Hill, FL 32117 | Homes.com

Mead&Hunt

Project Overview

- Proposed project location
 - 1120 Jarecki Ave
- Streets Affected
 - Jarecki Ave.
 - LPGA Blvd.



Water Tower Challenges

- Volume <10% total storage
- Pressure provided insufficient
 - Offers up to approximately 60 psi to the distribution system
 - Cannot provide desired level of service and fire flow
- Challenges with water quality in tank
 - Balancing chloramine
 - Inhibiting biological growth



Alternatives

1. Retrofit:

- Keep the water tower in service with modifications
- Add new booster pumps and hydraulically separate from system
- Allows system to operate at desired pressures

2. Landmark:

- Decommission and remove connection to system
- Maintain existing maintenance contract

3. Disconnect and Remove Elevated Tank:

- Decommission, disconnect from distribution system, and remove the elevated tower
- Add dedicated generator at WTP



Estimated Cost

Alt #	Description	Construction Estimate	Operational & Maintenance (O&M)	Total O&M (Present Worth) ²	Total Present Worth (20-ys)	Total Present Worth (25-ys)	Total Present Worth (30-ys)
1	Retrofit with Booster Pump System	\$280,000	\$22,301	\$424,083	\$704,083	\$813,079	\$935,036
2	Keep as Landmark-Disconnect from Water System	\$105,000	\$13,841 ¹	\$335,266	\$440,266	\$531,463	\$629,029
3	Disconnect and Remove Elevated Tank	\$580,000	\$0	\$0	\$580,000	\$580,000	\$580,00

¹ Cost reflects reduced O&M for tank out of service

² O&M values reflect 20-year. Value increases with longer terms. Includes cost escalators

Recommendation

1. Prepare design and specifications to disconnect and remove tank
2. Bid project with tank demolition as an 'Additive bid alternate'
3. WTP project will include 10% contingencies within the grant funded portion of the project budget
4. Demolition is not a critical path item. Prior to end of project, available contingencies can be used to fund demolition.



Questions

The Water System State Revolving Fund Supplemental Appropriation for Hurricanes Fiona and Ian (SAHFI) improvement plan adopted by the City Commission for the calls for the entire water plant to have a new generator to keep continuous drinking water operations. The modern (redundant) generator improves the resilience of the water system because it will operate the water plant for days as opposed to the elevated water tower that only has a couple of hours worth of water supply if the facility were to lose power. Therefore, with the generator improvement, the current elevated water tank is not needed.

The City water system currently has a 1 million gallon ground storage tank and a 0.15 million gallon elevated tower tank for a total of 1.15 million gallons of water storage. The water system typically produces 1.2 million gallons per day of water. The typical water system does not need more than 50% water storage.

The discontinued use of the water tower's 0.15 million gallon of storage will not impact the City's water storage. Elimination of the elevated water tank will also provide additional benefits to the residents. The tower uses the height of the water to create water pressure. The water pressure from the water tower is typically in the 55+/- PSI range. The water system typically operates a 60+/- PSI. Therefore to keep water in the elevated tank fresh, the water system pressure needs to be reduced a few hours to allow water flow out of the tank daily. System pressure then refills the tank. Removing the elevated tank from service reduces these lower pressure events to the system.

Another advantage of removing the elevated water tank from service is the water system can be operated at a high pressure 24 hours per day. Alternatively, the elevated water tank could be retrofitted with a booster pump system to allow it to operate at higher pressure. This is a belts and suspenders type option that would only benefit the residents should the backup generator for the public works yard and the water treatment facility experience failure.

The capital facility operation and maintenance plan details options for various scenarios over a 30 year period for City Commission consideration. The removal of the tank will be more cost effective beyond the 30 year window as shown in the chart below, but outside the planning window of the SAHFI grant. The City Commission will need to determine the best option for its residents.

30-Year Operations & Maintenance Projection

Alt #	Description	Construction Est.	O&M	Total O&M (Present Worth)	Total Present Worth Cost	30 Yrs Projection		35 Yrs Projection	
						Total Worth	Present Cost	Total Worth	Present Cost
1	Retrofit with Booster Pump System	\$280,000	\$17,301	\$533,079	\$813,079	\$916,885		\$1,020,691.0	
2	Keep as Landmark - Disconnect from Water System	\$105,000	\$17,301	\$426,463	\$531,463	\$635,269		\$739,075.0	
3	Remove Elevated Tank	\$581,000	\$0	\$0	\$581,000	\$581,000		\$581,000	