

Derry Township Municipal Authority

2023 Wastewater Fund Budget

ADOPTED

DTMA Board Resolution #2022-64

November 21, 2022



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TABLE 1
OPERATING FUND
Comparative Cash Budget (in thousands)

Category / Item	2023	2022	Δ\$	Δ%
Receipts (Refer to Table 2 for Detail)				
Direct Customers	8,379.0	8,306.0	73.0	0.9%
Municipal Customers	819.0	878.0	(59.0)	(6.7%)
Hauled Waste	1,430.0	1,480.0	(50.0)	(3.4%)
Other Routine	898.1	836.9	61.2	7.3%
Connection Related	593.7	724.3	(130.6)	(18.0%)
Interest-Operating Fund	153.4	5.7	147.7	2591.2%
Interest-Trust and Restricted Funds	427.7	11.6	416.1	3587.1%
Totals before Grants	12,700.9	12,242.5	458.4	3.7%
Transfers from Stormwater Fund	50.5	50.5	(0.0)	(0.1%)
Federal & State Grants	0.0	0.0	0.0	~
Totals	12,751.4	12,293.0	458.4	3.7%
Disbursements (Refer to Table 3 for Detail)				
Departmental Expenditures	7,933.8	7,333.7	600.1	8.2%
Projects and Capital Expenditures	181.0	254.6	(73.6)	(28.9%)
Bond & Note Payments	4,721.0	4,436.8	284.2	6.4%
Capital Lease Payments	365.8	365.8	0.0	0.0%
Totals before Transfers	13,201.6	12,390.9	810.7	6.5%
Transfers to Resource Allocation Fund	250.0	277.5	(27.5)	~
Transfers to SW Resource Allocation Fund	296.0	296.1	(0.1)	~
Totals	13,747.6	12,964.5	783.1	6.0%
Net Cash				
Inc (Dec) before Grants/Transfers	(500.7)	(148.4)	(352.3)	237.3%
Increase (Decrease)	(996.2)	(671.5)	(324.7)	48.4%
Beginning Cash	6,157.2			
Ending Cash Balance	5,161.0			

TABLE 2 OPERATING FUND Receipt Detail (in thousands)				
Category / Item	2023	2022	Δ\$	Δ%
1 - Municipal Customers				
Lower Swatara	164.0	163.0	1.0	0.6%
South Hanover	655.0	715.0	(60.0)	(8.4%)
Totals	819.0	878.0	(59.0)	(6.7%)
2 - Other Routine				
Late Payment Fees	52.9	52.4	0.5	1.0%
Surcharges	714.0	680.0	34.0	5.0%
Reimb for Developer Inspections	26.0	10.0	16.0	160.0%
Miscellaneous	105.2	94.5	10.7	11.3%
Totals	898.1	836.9	61.2	7.3%
3 - Connection Related Fees				
Inspection	6.3	6.5	(0.2)	(3.1%)
Lateral Install & Special Purpose	45.8	143.8	(98.0)	(68.2%)
Installment Payments	1.2	0.6	0.6	100.0%
Capacity - Derry	244.4	277.4	(33.0)	(11.9%)
Capacity - Southwest	296.0	296.0	0.0	0.0%
Totals	593.7	724.3	(130.6)	(18.0%)
4 - Interest-Operating Fund				
Checking	20.0	0.4	19.6	4900.0%
Investments	133.4	5.3	128.1	2417.0%
Totals	153.4	5.7	147.7	2591.2%
5 - Interest-Trust and Restricted Funds				
Operating Reserve	21.3	1.2	20.1	1675.0%
Flood Reserve	6.4	0.1	6.3	6300.0%
Resource Allocation Funds	64.1	0.2	63.9	31950.0%
BR&I Fund	10.9	0.1	10.8	10800.0%
2020 Capital Project Fund	0.0	0.1	(0.1)	(100.0%)
2021 Capital Project Fund	56.0	6.6	49.4	748.5%
2022 Capital Project Fund	248.3	3.3	245.0	7424.2%
2022 DCIB Note B (SCI) Fund	20.7	0.0	20.7	~
Totals	427.7	11.6	416.1	3587.1%

TABLE 3
OPERATING FUND
Disbursement Detail (in thousands)

Category / Item	2023	2022	Δ\$	Δ%
7 - Departmental Expenses				
Administration	3,513.6	3,277.6	236.0	7.2%
Collection System	796.2	672.9	123.3	18.3%
Operation	2,291.6	2,033.8	257.8	12.7%
Maintenance	821.5	835.0	(13.5)	(1.6%)
Technical Services	510.9	514.4	(3.5)	(0.7%)
Total Departmental	7,933.8	7,333.7	600.1	8.2%
8 - Bond & Note Payments				
Sewer Revenue Bond Issues				
2021 Series A	1,861.8	1,861.6	0.2	0.0%
2021 Series B	345.2	345.7	(0.5)	(0.2%)
2021 Series C	271.5	271.5	(0.0)	0.0%
2022	379.5	218.8	160.7	73.5%
Derry Township Subsidy Agreements				
2018	157.8	157.9	(0.1)	(0.1%)
2019	135.2	135.4	(0.2)	(0.1%)
2020	1,125.7	1,124.5	1.2	0.1%
2020 Series A	321.4	321.5	(0.1)	(0.0%)
Dauphin County Infrastructure Bank				
2022 Note Series B (SCI)	122.9	0.0	122.9	~
Totals	4,721.0	4,436.8	284.2	6.4%
9 - Capital Lease Payments				
Conewago Twp Phase I	159.6	159.6	0.0	0.0%
Conewago MA Phase II	206.1	206.1	0.0	0.0%
Totals	365.8	365.8	0.0	0.0%

**TABLE 4
WASTEWATER FUNDS SUMMARY
Projected Changes in Operating, Restricted and Trust Fund Balances**

Description	Balance as of Jan 1, 2023	Addition of Funds	Distribution of Funds	Balance as of Dec 31 2023	Fund Increase / (Decrease)
Operating Fund					
Checking and Investments	6,157,200	12,751,400	(13,747,600)	5,161,000	(996,200)
Trust & Restricted Funds					
Operating Reserve	1,056,100	21,300	-	1,077,400	21,300
Flood	210,800	6,400	-	217,200	6,400
WW Resource Allocation	1,467,900	288,700	(841,700)	914,900	(553,000)
SW Resource Allocation	943,400	321,400	(494,200)	770,600	(172,800)
Bond Redemption & Improvement	542,200	10,900	-	553,100	10,900
2021 Capital Project	7,502,100	56,000	(7,558,100)	-	(7,502,100)
2022 Capital Project	9,920,700	248,300	(7,090,700)	3,078,300	(6,842,400)
DCIB Note 2022 Series B (SCI)	1,469,300	20,700	(1,485,400)	4,600	(1,464,700)
Total Trust & Restricted Funds	23,112,500	973,700	(17,470,100)	6,616,100	(16,496,400)

**TABLE 5
PROJECTS & CAPITAL EXPENDITURES**

No.	PROJECT NAME	MER	TOTAL COST	PAID Thru 12/31/2022	2023	2024	FUNDING SOURCE
1.	IT Projects	TBA	53,500	-	53,500		OFC & OFE
2.	Gas Conditioning System Media Replacement	TBA	77,000	-	77,000		OFE
3.	CCTV Camera/Transporter/Cable	TBA	33,500	-	33,500		OFC
4.	Admin Building Office Renovations	TBA	17,000	-	17,000		OFC
			-	-	-		
TOTAL PAID FROM OPERATING FUND					181,000		
No.	PROJECT NAME	MER	TOTAL COST	PAID Thru 12/31/2022	2023	2024	FUNDING SOURCE
5.	Clearwater WWTP Energy Enhancements	190015	17,194,700	15,231,900	1,962,800	-	CPF
6.	Raw Sewage Pump Replacement	190009	2,484,500	1,757,600	726,900	-	CPF
7.	Southwest WWTP Upgrade	190017	13,575,600	903,100	2,797,300	4,213,800	CPF
8.	Spring Creek Interceptor	210009	2,006,900	542,200	1,464,700	-	DCIB22B
9.	Power & Control Systems Flood Mitigation	200004	1,650,000	17,700	73,300	779,500	CPF
10.	Highmeadow Pump Station Upgrade	210022	3,890,500	130,300	138,700	1,810,800	CPF
11.	Biosolids Drying and Gasification Project	220013	12,237,300	2,661,000	7,397,500	2,178,800	CPF
12.	Maintenance Building Expansion *	220010	1,679,600	55,600	569,000	1,055,000	CPF
13.	HSOW Offloading Station & Blend Tank Upgrades	TBA	1,275,000	-	175,000	1,100,000	CPF
14.	2023 Sanitary Sewer Repairs & Rehab	TBA	322,000	-	124,500	197,500	CPF
TOTAL PAID FROM CAPITAL PROJECT FUNDS					15,429,700	11,335,400	**
No.	PROJECT NAME	MER	TOTAL COST	PAID Thru 12/31/2022	2023	2024	FUNDING SOURCE
15.	Headworks Grit Removal System Improvements	TBA	1,325,000	-	712,500	612,500	WWRAF
16.	Roundtop & Southpoint Pump Station Spare Pump	TBA	37,100	-	37,100		WWRAF
17.	Replace Pump Station Grinders	TBA	24,600	-	24,600		WWRAF
18.	Maintenance Electric Vehicle	TBA	67,500	-	67,500	-	WWRAF
19.	Southwest Headworks Screening Replacement	220008	1,202,700	78,500	494,200	630,000	SWRAF
TOTAL PAID FROM RESOURCE ALLOCATION FUNDS					1,335,900		
TOTAL PROJECTS & CAPITAL EXPENDITURES			59,154,000	21,377,900	16,946,600		

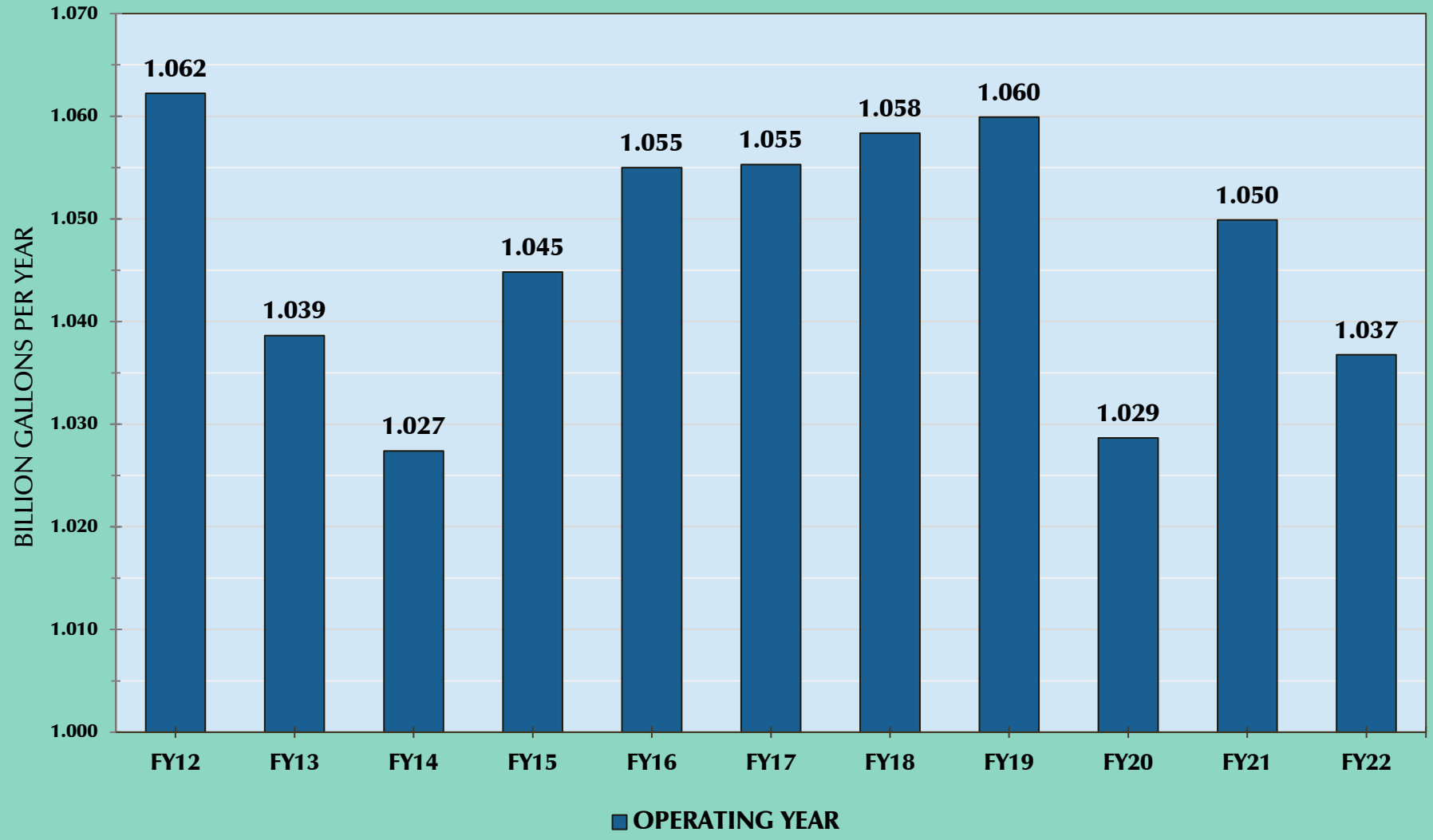
NOTES:

- * 60 Wastewater / 40 Stormwater Cost share
- ** 8.25M of listed Capital Project Funds to be spent in 2025 & beyond
- OFC Operating Fund - Capital
- OFE Operating Fund - Expense
- CPF Capital Project Funds
- DCIB22B Dauphin County Infrastructure Bank Series Note 2022 Series B (SCI)
- WWRAF WW Resource Allocation Fund
- SWRAF Southwest Resource Allocation Fund
- TBA To Be Assigned

ATTACHMENT A					
STATEMENT OF REVENUES AND EXPENSES					
Budget and Annual Comparison					
For the period from January 1, 2022 to October 31, 2022					
(displayed in \$1,000s)					
	2022 YTD	Budget YTD	Increase (Decrease)	Δ%	2022 Budget
Operating revenues:					
Sewer service:	\$6,837.8	\$6,912.7	(\$74.9)	(1.1%)	\$8,306.0
Municipal customers	818.7	730.0	88.7	12.1%	878.0
Hauled waste processing	1,044.1	1,220.5	(176.4)	(14.5%)	1,480.0
Surcharges	608.3	567.0	41.3	7.3%	680.0
Biosolids processing	0.0	0.0	0.0	-	0.0
Connection, related fees	45.8	134.2	(88.4)	(65.9%)	160.3
Other	59.0	72.3	(13.3)	(18.3%)	122.4
Total operating revenue	\$9,413.7	\$9,636.7	(223.0)	(2.3%)	\$11,626.7
Operating expenses:					
Administrative (incl. payroll taxes & benefits)	\$2,514.9	\$2,693.5	(178.6)	(6.6%)	\$3,277.6
Collection system	554.2	547.4	6.8	1.3%	672.9
Plant operations	1,621.6	1,655.6	(34.0)	(2.1%)	2,033.8
Maintenance	566.2	702.0	(135.8)	(19.3%)	835.0
Technical services	376.9	422.8	(45.9)	(10.9%)	514.4
Project expenses	49.9	117.0	(67.1)	(57.3%)	140.4
Total operating expenses	\$5,683.7	\$6,138.3	(\$454.6)	(7.4%)	\$7,474.1
Operating income before Depreciation & Amortization	\$3,730.0	\$3,498.4	\$231.6	6.6%	\$4,152.6
Less Depreciation & Amortization	2,618.2	2,119.5	498.7	23.5%	2,553.6
Operating income (loss)	\$1,111.8	\$1,378.9	(267.1)	(19.4%)	\$1,599.0
Nonoperating revenues:					
Interest income	\$173.8	\$13.6	\$160.2	1178.1%	\$17.9
Government grants	102.1	0.0	102.1	-	0.0
Capacity fees	154.3	478.0	(323.7)	(67.7%)	573.4
Other	20.2	20.5	(0.3)	(1.3%)	24.5
Total nonoperating revenue	\$450.4	\$512.1	(61.7)	(12.1%)	\$615.8
Nonoperating expenses:					
Interest on:					
Capital Lease	\$20.3	\$20.3	\$0.0	0.1%	\$24.1
Bonds and Notes Payable	\$1,548.0	\$1,672.1	(\$124.1)	(7.4%)	\$2,026.8
Bond issuance costs	217.4	175.0	42.4	24.2%	175.0
Amortization of Bond Premium	(279.5)	(258.3)	(21.2)	8.2%	(310.9)
Other	0.3	0.0	0.3	-	0.0
Total nonoperating expenses	\$1,506.5	\$1,609.1	(\$102.6)	(6.4%)	\$1,915.0
Income (loss) before contributions	\$55.7	\$281.9	(\$226.2)	(80.2%)	\$299.8
Contributed sewer extensions	\$0.0	\$0.0	0.0	-	\$0.0
Increase (decrease) in net position	\$55.7	\$281.9	(\$226.2)	-	\$299.8

ATTACHMENT B OPERATING FUND Change in Net Position - Detail				
Category / Item	2023 Budget	2022 Budget	Difference Amount	%
Operating Revenue				
Direct Customers	8,379.0	8,306.0	73.0	0.9%
Municipal Customers	819.0	878.0	(59.0)	(6.7%)
Hauled Waste	1,430.0	1,480.0	(50.0)	(3.4%)
Other Routine	847.9	802.4	45.5	5.7%
Connection Related	78.1	160.3	(82.2)	(51.3%)
Operating revenue	11,554.0	11,626.7	(72.7)	(0.6%)
Operating Expenses				
Administration	3,513.6	3,277.6	236.0	7.2%
Collection System	796.2	672.9	123.3	18.3%
Operation	2,291.6	2,033.8	257.8	12.7%
Maintenance	821.5	835.0	(13.5)	(1.6%)
Technical Services	510.9	514.4	(3.5)	(0.7%)
Projects	116.1	140.4	(24.3)	(17.3%)
Operating expenses	8,049.9	7,474.1	575.8	7.7%
Net Income (Loss)				
Earnings before depreciation & amortization	3,504.1	4,152.6	(648.5)	(15.6%)
Less: depreciation & amortization	3,699.5	2,553.6	1,145.9	44.9%
Net income (loss)	(195.4)	1,599.0	(1,794.4)	(112.2%)
Nonoperating Revenue				
Interest Income	582.3	17.9	564.4	3153.1%
Capacity Fees	540.4	573.4	(33.0)	(5.8%)
Federal and State Grants	750.0	0.0	750.0	-
Miscellaneous	24.2	24.5	(0.3)	(1.2%)
Non-operating revenue	1,896.9	615.8	1,281.1	208.0%
Nonoperating Expense				
Interest on Debt				
Capital Lease	20.7	24.1	(3.4)	(14.1%)
Bonds and notes payable	1,944.9	2,026.8	(81.9)	(4.0%)
Bond Issue Costs	0.0	175.0	(175.0)	(100.0%)
Amortization of Bond Premium	(345.9)	(310.9)	(35.0)	11.3%
Other	0.0	0.0	0.0	-
Non-operating expense	1,619.7	1,915.0	(295.3)	(15.4%)
Increase (Decrease) in Net Position				
Change in net position	81.8	299.8	(218.0)	

ATTACHMENT C BILLABLE WASTEWATER



ATTACHMENT D

DESCRIPTION OF WASTEWATER PROJECTS AND CAPITAL EXPENDITURES

The following project numbers and fund headings correspond to those found in the Budget, TABLE 5 - PROJECTS & CAPITAL EXPENDITURES.

OPERATING FUND [OF]

1. IT Projects – Projects include the scheduled upgrade to the network servers, replacement of one (1) large office printer, Laserfiche upgrade, website refresh, and development of an intranet software to provide a private and secure portal for employee access and communication.
2. Gas Conditioning System Media Replacement – Replacement of the hydrogen sulfide removal media for the biogas conditioning system. Media is scheduled for replacement every 2 years to prevent break-through of the contaminants in the biogas from causing damage to the beneficial end use equipment.
3. CCTV Camera / Transporter Cable – Purchase of a new closed-circuit televisual (CCTV) transporter, camera, and cable assembly to support the routine preventative maintenance and inspection activities with the wastewater collection and conveyance and stormwater systems. The total costs will be split 50/50 between Wastewater Fund and Stormwater Fund.
4. Admin & Control Building Office Renovations – This project includes soundproofing of the 1st floor office space.

CAPITAL PROJECT FUNDS [CPF]

5. Clearwater WWTF Energy Enhancements [IN PROGRESS] – This project includes the construction of an upgraded biogas treatment system, new co-gen equipment and building, new secondary digester dual membrane cover, as well as new plant heating and heat recovery systems. Construction is anticipated to be complete by Spring 2023.
6. Raw Sewage Pump Replacement [IN PROGRESS] – This project includes replacement of the four (4) existing raw sewage pumps with dry pit submersible pumps as well as the relocation of VFDs and pump controls to the second floor of the Admin & Control Building. This project is planned as part of the flood resiliency program. Construction is anticipated to be complete by Spring 2023.
7. Southwest WWTF Upgrade and Expansion [IN PROGRESS] - This project includes upgrades to the existing biological process for enhanced nutrient removal, addition of a final clarifier tank and sludge pumping equipment, replacement of the existing UV system, and improvements to the existing Influent and Drain Pump Stations. Upon completion of this project, the increased hydraulic and organic treatment capacity will provide sufficient capacity to meet the short- and long-term growth projections within the Authority's current service area as well as Londonderry Township through 2033. Construction is anticipated to begin by Spring 2023.

8. Spring Creek Interceptor [IN PROGRESS] – This project includes replacing and up-sizing a portion of the Spring Creek Interceptor (SCI) located directly downstream from Troegs Independent Brewing’s point of connection to our system. This section of the SCI has experienced surcharging as a result of a combination of increased flow from Troeg’s over the last several years and other increased development. Construction is anticipated to be complete by Spring 2023.
9. Power & Control Systems Flood Mitigation [IN PROGRESS] - This project includes the design and construction for the relocation and improved resilience of all 1st floor and below grade electrical panels, VFDs, and SCADA equipment to the 2nd floor of the Sludge Building. Once completed, these critical electrical systems will be protected from future flood events and less susceptible to loss of service. Design is anticipated to be completed in 2023.
10. Highmeadow Pump Station Upgrade [IN PROGRESS] – The High Meadow Pump Station (HMPS) is the second largest pump station within our sanitary sewer collection and conveyance system (system) with an average daily flow of 0.5 million gallons per day (MGD) and a design capacity of 2.3 MGD. During periods of significant wet weather, HMPS is highly susceptible to inflow and infiltration (I&I). Over the last four (4) years, two (2) wet weather events directly impacted the HMPS by causing an increase in the influent flow to the HMPS, as a result of I&I, exceeding its pumping capacity for a short duration. Furthermore, the pump station site is also susceptible to flooding due to its close proximity to the Swatara Creek. In consideration of the known sewer capacity issues, significant customer growth is also anticipated within the system tributary to the HMPS to include the development of the West End Project by the Hershey Trust. It is anticipated that design will be complete in 2023.
11. Biosolids Drying and Gasification Project [IN PROGRESS] – With the completion of the Clearwater WWTF Phase 1 Facility Improvements planning and the risk register decision-making approach for biosolids management into the future, the Authority is implementing a biosolids drum dryer and gasification system to diversify end use options and to meet or exceed current regulatory challenges for land application. The project includes the procurement, delivery, and installation of the Ecoremedy, LLC drum dryer and gasification system, material handling, storage, and conveyance to include a dewatered cake receiving and transport system, and all electrical, structural support, and existing building modifications for a complete and operable system. Construction is anticipated to be complete in 2023.
12. Maintenance Building Expansion [IN PROGRESS] – Since the Stormwater Program was established in 2017, the number of staff in the Collection Systems Department has grown, as well as the vehicle fleet, in order to service both wastewater and storm water systems. In the next several years, we anticipate the need to hire additional staff in this Department with the expansion of our sanitary sewer service area into Londonderry Township. The current office space for the Collections Systems Department in the Admin & Control Building is very limited and will not provide functional working space into the future. Additionally, the current Maintenance Garage is at full capacity for storing our most valuable vehicles such as the two (2) Vector truck and the two (2) Televisual inspection trucks. The proposed Maintenance Building Expansion project includes the addition of an open two

(2) bay addition with a second floor office space to the existing Maintenance Garage. The second floor will extend over the existing taller two (2) bay section of the garage. Project design is anticipated to be complete in 2023 with construction activities to begin in late 2023.

13. High Strength Organic Waste (HSOW) Offloading Station & Blend Tank Upgrades – Since 2017, the Authority accepts HSOW (or food waste) for the purposes of generating revenues and renewable energy to offset energy costs by fueling the combined heat and power (CHP) cogeneration system. HSOW is discharged directly to the Blend Tank where it is mixed with the thickened primary and secondary sludges and then pumped to the anaerobic digestion process. Operations Staff continue to experience an accumulation of debris with the acceptance of HSOW, increasing the potential for wear and damage to downstream mechanical equipment. The current HSOW Offloading facility does not include primary screening similar to the Septage and FOG Receiving Station. Additionally, the Blend Tank does not currently provide adequate mixing and/or pumping to provide a homogenous sludge feed to the anaerobic digester. With the completion of the plant modifications under the Clearwater WWTF Energy Enhancements Project, the Authority will have sufficient capacity to accept additional gallons per day of HSOW. In order to accept and properly manage the additional HSOW, the existing offloading station and Blend Tank will need to be upgraded to include new screening, mixing, and/or pumping to improve system performance and to provide needed protection of downstream equipment for un-necessary wear. Project design is anticipated to be complete in 2023 with construction activities to begin in 2024.
14. 2023 Sanitary Sewer Repairs – The Authority maintains an ongoing Inflow and Infiltration (I/I) Prevention and Reduction Program that includes CCTV inspection and cleaning of the sanitary sewer system each year to assess the condition of the pipes and to plan for necessary repairs and/or replacements. Based on a review of the annual CCTV inspection data collected by the Authority Staff, select portions of the sanitary sewer system require dig-up replacement and/or cured-in-place pipe (CIPP) lining repairs.

WASTEWATER RESOURCE ALLOCATION FUND (WWRAF)

15. Headworks Grit Removal System Improvements – This project was recommended as part of the Clearwater WWTF Phase I Facility Improvements evaluation. The observed wear on process equipment and pumps at the Clearwater WWTF was determined to be caused by grit particles within the liquid and solids waste stream, which were not effectively being removed by the existing grit removal system located at the Headworks. The replacement of the existing grit removal system with an improved system will significantly enhance grit removal efficiency as well as particle size removal and protect the operation of the downstream equipment. The proposed grit removal system includes a stainless steel insert that fits directly into each of the existing grit cyclone spaces. The proposed system will also be installed with a grit concentrator and washer to improve cleaning and the ability to move grit out of the cyclones. It is anticipated that the project design will be completed in 2022 with construction beginning near the end of 2023.
16. Roundtop & Southpoint Pump Station Spare Pump – Purchase of a new spare pump for the Roundtop Pump Station and Southpoint Pump Station to improve system redundancy and reliability by minimizing downtime for pump maintenance.

17. Replace Pump Station Grinders – Purchase of new influent grinders for Walton Springs #1 Pump Station and Orchard Run Pump Station. The existing influent grinders protect the pumps from clogging due to rags and debris. Both grinders are nearing the end of its useful life and are in need of replacement.
18. Maintenance Electric Vehicle – Purchase of a new electric vehicle (EV) cargo van to support the needs of the Maintenance Department Staff. As approved by the Board, Staff proceeded with the purchase of the new cargo van in September 2022 with an anticipated delivery in Summer 2023.

SOUTHWEST RESOURCE ALLOCATION FUND (SWRAF)

19. Southwest Headworks Screening Replacement [IN PROGRESS] – The existing fine screen and grit removal equipment located in the Headworks of the Southwest Plant was installed with the original plant construction in the early 1990's. The fine screen equipment model is obsolete making it difficult to find repair or replacement parts. The grit removal system has not functioned properly since it was installed and has been out of service since early 2000's. This has caused significant maintenance issues for the Operations and Maintenance Staff causing build-up of debris and grit in the bottom of the tanks, which is manually removed on an annual basis. Staff has developed a solution to cost effectively replace the existing equipment in-kind with new state-of-the-art equipment while still meeting the design flow conditions established as part of the upgrade project. It is anticipated that the project design will be completed in 2023 with construction beginning near the end of 2023.