



Legislation Details (With Text)

File #: 21-0311

Type: Public Hearing

Status: Passed

In control: Board of County Commissioners

On agenda: 3/9/2021

Final action: 3/9/2021

Title: PUBLIC HEARING AND FINAL ASSESSMENT RESOLUTION FOR THE HIDEAWAY ISLES WATER MAIN MUNICIPAL SERVICE BENEFIT UNIT

Sponsors:

Indexes:

Code sections:

Attachments: 1. Final Assessment Resolution.pdf, 2. RFB2021-3279_BidTabulation.pdf, 3. Supplemental_Memo.pdf, 4. Hideaway Isles Proposed Water Main Assessment Public Hearing 3_09_21.pdf, 5. Appendix A - Affidavit of Publication.pdf, 6. Appendix B - Affidavit of Mailing for Hideaway Isles.pdf, 7. Appendix D - Assessment Roll Hideaway Isles_Municipal Service Benefit Unit.pdf

Date	Ver.	Action By	Action	Result
3/9/2021	1	Board of County Commissioners	approved	Pass

PLACEMENT: Public Hearings

TITLE:

PUBLIC HEARING AND FINAL ASSESSMENT RESOLUTION FOR THE HIDEAWAY ISLES WATER MAIN MUNICIPAL SERVICE BENEFIT UNIT

EXECUTIVE SUMMARY:

Board action is requested to adopt the final assessment resolution for the Hideaway Isles Water Main Municipal Service Benefit Unit to allow installation of water lines.

DEPARTMENT: Utilities and Solid Waste

PREPARED BY: **Name:** Phil Keathley
Title: Chief Project Manager

REQUESTED BY: Sam Amerson, P.E., Utilities & Solid Waste Director

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

This Department is in receipt of a petition from the residents of Hideaway Isles requesting a survey of the property owners for the purpose of determining interest in extending water service into the community. The proposed project area is generally described as properties fronting SW Hidden River Avenue, SW Bridgeway Street and SW River Court in Hideaway Isles presently without availability of

public water supply. There are 72 properties in the project area.

The affected property owners in this project area were sent ballots on 3 different occasions depending upon the number of responses to the 1st and 2nd ballot requests. The ballots indicated that the estimated cost of the project would be between \$7,500 and \$8,500 per property. The final tally of all the ballots received to date as verified by the Martin County Supervisor of Elections office indicates 50 properties FOR the project and 19 AGAINST and 3 that did not respond.

A Florida Department of Environmental Protection Construction Permit has been received and competitive bids from underground utility contractors were opened on December 16, 2020 and Underground Construction Management, Inc. submitted the lowest responsive and responsible bid.

A staff level workshop was held on March 9, 2021, in these chambers prior to the final public hearing, to explain the project scope, costs and the assessment process. All the 72 affected property owners were mailed invitations to that workshop.

Based on the final design, the initial prepayment amount is \$7,458 per equivalent residential connection (ERC) which is below the estimated range as outlined in the ballots mentioned above. Amortizing the project over a 15-year period at a 2.00% interest will result in an estimated annual payment of \$636.08 per ERC. The estimated annual payment also includes annual costs related to preparation and collection of the roll each year totaling 8.75% (consisting of 2% for the Tax Collector fee, 2.75% for the tax roll and legal consultants, and a 4% adjustment for early tax bill payments). The water main project is expected to cost \$518,000 and it will be financed through internal borrowing from the Consolidated Utilities Fund reserves. The annual payment will be included in the tax bill commencing with the bill mailed in October 2021. The proposed assessment will include 72 properties at 72 ERC's.

As part of the Board adopted "Connect to Protect" program, the contractor will be installing small diameter force mains throughout the project area at no cost to the residents to allow future connections to the Utilities wastewater collection system and eliminate on-site septic systems. At this time the cost of the force main construction is estimated to be \$141,000.

The notice for today's hearing was advertised in the Stuart News and individual notices of the public hearing were mailed to each property owner proposed to be assessed at the mailing address indicated on the tax roll.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Chris Traber, the County's Special Assessment Counsel, has prepared the resolution, reviewed the Agenda Item Summary and confirmed that the form of each is proper.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board adopt the Final Assessment Resolution to create the Hideaway Isles Water Main Municipal Service Benefit Unit.

2. Move that the Board award the construction contract to Underground Construction Management, Inc. in the amount of \$659,000.

ALTERNATIVE RECOMMENDATIONS

Do not adopt the Final Assessment Resolution.
Do not award the construction contract.

FISCAL IMPACT:

RECOMMENDATION

- a. None, as the cost of the project will be paid for by the benefitted property owners of the Hideaway Isles Water Main Municipal Service Benefit Unit and funds are budgeted and available for the small diameter force mains.
- b. The Utilities Division of the Utilities/Solid Waste Department proposes to provide internal financing to property owners @ 2.00% interest for 15 years from reserves of the Department.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|------------------------------------------------------|---------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input checked="" type="checkbox"/> Resolution |
| <input type="checkbox"/> Other: | | |

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