



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 18-0672

PH-2

Meeting Date: 9/11/2018

PLACEMENT: Public Hearings

TITLE:

PUBLIC HEARING AND FINAL ASSESSMENT RESOLUTION FOR THE S.W. HONEY TERRACE MUNICIPAL SERVICE BENEFIT

EXECUTIVE SUMMARY:

The Board of County Commissioners is requested to hold a public hearing and adopt the Final Assessment Resolution for the S.W. Honey Terrace Municipal Service Benefit Unit to allow a road paving project and to certify the special assessment roll to the Tax Collector.

DEPARTMENT: Public Works

PREPARED BY: **Name:** George Dzama, P.E.
Title: Capital Projects Manager

REQUESTED BY: S.W. Honey Terrace Property Owners

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

The Public Works Department is in receipt of a majority ballot vote from the property owners adjacent to S.W. Honey Terrace in favor of the proposed project for Martin County (County) to pave the S.W. Honey Terrace from S.W. Citrus Boulevard (CR 76A) to S.W. Leighton Farm Avenue. S.W. Honey Terrace is an open public dirt road that is located in Palm City Farms and maintained by the County. There are 31 properties in the proposed project area.

The affected property owners in the project area were sent ballots indicating that the estimated cost of the project would be between \$9,326.85 and \$11,642.70 per property. The final tally of all the ballots received to date as verified by the Martin County Supervisor of Elections Office indicate 17 properties FOR the project, 6 AGAINST and 8 that did not vote.

On July 10, 2018, the Board of County Commissioners (Board) adopted the Initial Assessment Resolution #18-7.3 for the S.W. Honey Terrace Municipal Service Benefit Unit.

Based on the final design and assuming a County contribution is made, the initial prepayment amount is \$9,326.85 per parcel unit (single family dwelling unit equivalent) which is below the estimated range as outlined in the ballots mentioned above. Amortizing the project over a 10 year

period at an interest rate of 4.25%, will result in an estimated annual payment of \$1,164.27 per parcel unit. The annual payment will also include a total of 8.75% in fees; 2% Tax Collector fee, 2.75% tax roll preparer and legal consultants, and 4% adjustment for early tax bill payments. The project will be financed through internal borrowing as described below under Fiscal Impact. The annual payment will be included in the tax bill to be mailed in October 2018. The proposed assessment will include 31 properties at 31 parcel units.

As required by the Initial Assessment Resolution, a copy of the Preliminary Assessment Roll for the project has been prepared and is available and open to the public in the Office of the County Administrator.

As required by the Initial Assessment Resolution, notice of a public hearing was published and also mailed, via first class mail, to each property owner within the proposed assessment area at least 20 days prior to the public hearing on September 11, 2018.

The construction and pervious paving services will be contracted under the County's Annual Requirements contract RFB#2018-3053.

The Final Assessment Resolution completes the process authorizing the imposition of the assessment for the S.W. Honey Terrace Municipal Service Benefit Unit (MSBU). The Final Assessment Resolution confirms the methodology and findings in the Initial Assessment Resolutions, creates the MSBU, imposes the maximum annual assessment for the MSBU and adopts the final assessment roll.

Appendix A (Proof of Publication), Appendix B (Signed Affidavit of Mailing), and Appendix D (Assessment Roll) of the Final Assessment Resolution will be submitted via Supplemental Memo.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Chris Traber, the County's Special Assessment Counsel, has prepared the Final Assessment Resolution, reviewed the agenda summary and confirmed that the form of each is proper.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board adopt the Final Assessment Resolution for S.W. Honey Terrace Municipal Service Benefit; and
2. Move that the Board certify and approve the Special Assessment Roll to the Tax Collector by September 15, 2018.
3. Move that the Board adopt the Budget Resolution to recognize the anticipated assessment revenues for the S.W. Honey Terrace project.

ALTERNATIVE RECOMMENDATIONS

Provide staff direction.

FISCAL IMPACT:**RECOMMENDATION**

The estimated Capital Cost for the Road Improvements is approximately \$385,510 of which the County intends to contribute approximately \$96,377.50 towards the cost of the improvements. The total Capital Cost will be internally financed from Countywide Road Maintenance MSTU (Fund 1150) and reimbursed (less the contribution amount) by prepayments and annual payments for the 10-year assessment repayment period.

Funding Source	County Funds	Non-County Funds
Countywide Road Maintenance MSTU (Fund 1150)	\$96,377.50	
Assessments		\$289,132
Subtotal	\$96,377.50	\$289,132
Project Total	\$385,510	

ALTERNATIVE RECOMMENDATIONS

Provide staff direction.

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☒ Other: 2 resolutions