



Agenda Item Summary

File ID: 19-0218

DEPT-4

Meeting Date: 1/29/2019

PLACEMENT: Departmental

TITLE:

REQUEST FOR WATER AND SEWER EXTENSIONS TO SEVEN J'S INDUSTRIAL SUBDIVISION, MARTINGALE COMMONS PUD, THE COUNTY LANDFILL, AND THE SHERIFF'S SHOOTING RANGE PROPERTY

EXECUTIVE SUMMARY:

The owners/owners' representatives from the Seven J's Industrial Subdivision and Martingale Commons PUD have requested that Martin County Utilities create a Municipal Service Benefit Unit (MSBU) to provide potable water and sanitary sewer lines to the parcels they own. The MSBU would include the survey, design, permitting, bidding, construction and CEI of the infrastructure improvements necessary to provide service to the parcels.

DEPARTMENT: Utilities and Solid Waste

PREPARED BY: **Name:** Jeremy Covey
Title: Technical Services Administrator

REQUESTED BY: Sam Amerson, Utilities & Solid Waste Director

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

A Comprehensive Plan Amendment was approved via Martin County Ordinance 1032 by the Martin County Board of County Commissioner's (Board) that allows potable water and sanitary sewer lines to be extended to serve the Seven J's Industrial Subdivision (as recorded in Plat Book 15, Page 97 and/or any replat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97), County Landfill (parcel number 07-38-40-000-00020-7), Martingale Commons PUD (f/k/a Palm City 95 PUD), and Sheriff's Shooting Range Property (parcel number 08-38-40-000-000-00011-0) in Palm City, Florida.

Subsequently, the owners/owners' representatives from the Seven J's Industrial Subdivision and Martingale Commons PUD have requested that Martin County Utilities create a Municipal Service Benefit Unit (MSBU) to provide potable water and sanitary sewer lines to the parcels they own.

ISSUES:

Historically new projects and the associated infrastructure could be funded and constructed with two different methods:

1. The Developer designs, permits and constructs the infrastructure improvements and conveys the infrastructure to the County.
2. A MSBU used to provide a funding mechanism to design, permit and construct the infrastructure and is paid for by each parcel owner benefiting from the improvements.

Staff believes that the use of a MSBU for this project is appropriate. It should also be noted that the County's proportionate share would exceed the contribution for the cost of Design, Engineering and Permitting.

LEGAL SUFFICIENCY REVIEW:

To the extent this item contains legal issues; it has been reviewed for legal sufficiency, although this is primarily a matter of Board policy.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board directs staff to continue with the MSBU process including initiating design of the infrastructure improvement.
2. Move that the Board approve the CIP Sheet for the Western Utilities Assessment.
3. Move that the Board approve a \$500,000 budget transfer from Utilities reserves for the Preliminary Design & Engineering.
4. Move that the Board directs staff to continue to pursue viable grant opportunities to reduce assessable project costs.

ALTERNATIVE RECOMMENDATIONS

1. Move that the Board not approve the MSBU process and provide staff direction.

FISCAL IMPACT:

RECOMMENDATION

The Preliminary Design and Engineering (PD&E) will cost approximately \$500,000. A budget transfer from Utilities reserves is required to provide initial funding for the PD&E. This cost will later be recovered through a special assessment of the parcel owners. The Board may consider making a contribution, if staff is successful in obtaining a grant. The total FY19 project cost is estimated to be \$6,000,000. \$117,655 has been expended to date for surveying services.

An external load will be required for construction and the total project costs will be repaid by the MSBU either in full or with a contribution from the County in the form of a grant. The staff is actively

pursuing grant opportunities.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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|---|---------------------------------------|---|
| <input checked="" 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 type="checkbox"/> Ordinance |
| <input type="checkbox"/> Other: | | <input type="checkbox"/> Resolution |