



## Agenda Item Summary

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**File ID:** 20-0890

**CNST-8**

**Meeting Date:** 8/11/2020

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**PLACEMENT:** Consent

**TITLE:**

**INITIAL ASSESSMENT RESOLUTION FOR THE GOLDEN GATE WASTEWATER MUNICIPAL SERVICE BENEFIT UNIT**

**EXECUTIVE SUMMARY:**

Board action is requested to adopt the initial assessment resolution for the Golden Gate Wastewater Municipal Service Benefit Unit to allow installation of a vacuum assisted gravity wastewater collection system and associated vacuum pump station.

**DEPARTMENT:** Utilities and Solid Waste

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

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

**PRESET:**

**PROCEDURES:** None

**BACKGROUND/RELATED STRATEGIC GOAL:**

This project entails construction of a vacuum assisted gravity sewer system and associated pumping facility to provide sanitary sewer service to approximately 767, single family and multi-family and commercial parcels of land in the Golden Gate area of Martin County, Florida. The project includes construction of the underground collection system along the road right of ways with valve pits to service the units and construction of a vacuum sewage collection and pumping facility to be located on a Martin County owned parcel of land at 2846 S.E. Fairmont Street.

The project will enhance water quality in the St. Lucie Estuary by eliminating nutrient loading from septic systems at the rate of 3.5 lbs total nitrogen and .89 lbs total phosphorous per month per septic tank as indicated by a Florida Department of Environmental Protection study. In addition, the increased wastewater flow of approximately 200,000 gallons per day at the Tropical Farms Wastewater Treatment Plant will be converted to reuse quality water for irrigation use.

The proposed assessment includes 766 parcels with a total of 834.5 equivalent residential units (ERC). The total project cost estimate is \$12,947,498.20. Martin County has received a Legislative Appropriations Grant from the State of Florida for this project in the amount of \$2,000,000 and State Revenue Sharing of \$1,300,000 from the County's general budget leaving a balance of \$9,647,498.20 for the assessment. That amount is divided by 834.5 ERCs to calculate an estimated

prepayment amount of \$11,561, and that equates to an annual (not to exceed) payment of \$633.48 per ERC amortized over a 20-year period at an estimated interest rate of 0.00% from the State Revolving Fund Loan Program. 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 annual payment will be included in the tax bill commencing with the bill to be mailed in October 2021. The proposed assessment will include 766 parcels with a total of 834.5 ERCs.

The project has been designed, a Florida Department of Environmental Protection construction permit has been received, cost proposals were received and Centerline, Inc. will be awarded the contract for the underground construction and for construction of the vacuum pump building and site work.

A staff level workshop will be held in late August through the assistance of the Martin County Multi-Media Division (due to CDC Guidelines) and all of the affected property owners will be mailed invitations and given instructions on how to participate in a virtual workshop.

A public hearing has been scheduled for Tuesday, September 15, 2020. The notice for the hearing will be advertised in the Stuart News and upon adoption of the initial assessment resolution today, individual notices of the public hearing will be mailed to each property owner proposed to be assessed at the mailing address indicated on the tax roll and given instructions on how to participate in the Public Hearing through multimedia (due to CDC Guidelines).

#### **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**

Move that the Board adopt the Initial Assessment Resolution to create the Golden Gate Wastewater Municipal Service Benefit Unit.

##### **ALTERNATIVE RECOMMENDATIONS**

*Pull* this item from the Consent Agenda and direct staff accordingly.

#### **FISCAL IMPACT:**

##### **RECOMMENDATION**

None, as the cost of the project will be paid for by the benefitted property owners of the Golden Gate Wastewater Municipal Service Benefit Unit less a \$2,000,000 grant from the State of Florida and State Revenue Sharing of \$1,300,000 from the County's general budget.

##### **ALTERNATIVE RECOMMENDATIONS**

None

**DOCUMENT(S) REQUIRING ACTION:**

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

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