



Agenda Item Summary

File ID: 23-0765

CNST-13

Meeting Date: 6/6/2023

PLACEMENT: Consent

TITLE:

INITIAL ASSESSMENT RESOLUTION FOR THE WESTERN EXTENSION WASTEWATER MUNICIPAL SERVICE BENEFIT UNIT

EXECUTIVE SUMMARY:

Board action is requested to adopt the initial assessment resolution for the Western Extension Wastewater Municipal Service Benefit Unit to allow installation of a sewage force main wastewater collection system.

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 project entails construction of a sewage force main to provide sanitary sewer service to approximately 43, existing industrial and commercial parcels of land in Seven J's Subdivision and also includes Seven J's (vacant land), Martingale Commons (vacant land), Sheriffs Shooting Range and Martin County Transfer Facility in Palm City, Florida. The project includes construction of the underground sewage force main system along the road right of way of SR 714 (Martin Highway), SW 84th Avenue, SW Busch Street and SW Poma Drive.

The proposed assessment includes a total of 43 parcels with a total of 68,859 apportionment units (AUs).

Projected wastewater demand for the existing industrial properties within Seven J's Subdivision was calculated at a rate of 25 gallons per day (GPD) for each 1,000 square feet of gross floor area. Vacant industrial properties are estimated to demand wastewater collection service on a scale and type consistent with the current development rate of property located within the MSBU. The current total developed acres within the MSBU is approximately 31.8 acres for which there are allocated approximately 5,526 AUs using the 25 gallons per day (GPD) for each 1,000 square feet of gross floor area approach described above. The resulting amount per vacant acre is approximately 173.8 AUs. The 58+/- acre Seven J's northern Tract A used the maximum floor area, as limited by the

Master Final PUD Agreement, and then applying the 25 gpd/ 1,000 square feet ratio above. The projected flows for the Martingale Commons, Martin County Transfer Facility and Martin County Sheriff's Shooting Range were calculated using property use codes and wastewater capacity guidelines set forth in Rule 62-6.008 of the Florida Administrative Code. In addition, the Martin County Transfer Facility will utilize the proposed wastewater system to transfer leachate to the wastewater system for treatment and additional AUs were assigned to that parcel based on historical flow.

The total project cost estimate is \$4,898,380.75 including design, construction and related administrative costs. Martin County has received a Grant from the State of Florida for this project in the amount of \$2,000,000 leaving a balance of \$2,898,380.75 for the assessment. That amount is divided by 68,859 apportionment units (AUs) to calculate a cost of \$42.09 per apportionment unit (AU). Each property has a separate estimated prepayment amount based upon their calculated share of apportionment units (AUs).

The property owner can choose to pay the lump sum amount due by August 15, 2024, or pay the assessment amortized over a 20-year period at an estimated interest rate of 1.34% 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 2024. The proposed assessment will include 25 parcels with a total of 68,859 apportionment units (AUs).

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

A staff level workshop was held with the property owners or representatives of Seven J's Tract A and Martingale Commons on April 24, 2023, and a staff level workshop was held on May 16, 2023, with the owners or representatives of the 20 existing industrial/commercial properties in Seven J's.

A public hearing has been scheduled for Tuesday, July 11, 2023. 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.

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 Western Extension

Wastewater Municipal Service Benefit Unit.

ALTERNATIVE RECOMMENDATIONS

Do not adopt the Initial Assessment Resolution.

FISCAL IMPACT:

RECOMMENDATION

There is no fiscal impact to the County for the privately owned parcels in the assessment area; however, there will be an estimated \$13,259 principal assessment due from the County for the Sheriff's Range parcel, and an estimated \$332,806 principal assessment due from the County for the Solid Waste parcel.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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