



## INDIAN RIVER COUNTY, FLORIDA DEPARTMENT OF UTILITY SERVICES

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**Date:** September 20, 2017  
**To:** Jason E. Brown, County Administrator  
**From:** Vincent Burke, P.E., Director of Utility Services  
**Prepared By:** Arjuna Weragoda, P.E., Capital Projects Manager  
**Subject:** Utility Easement Purchase Agreement

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**DESCRIPTIONS AND CONDITIONS:**

On July 18, 2017, the Indian River County Board of County Commissioners (BCC) approved the adoption of Resolution III (2017-073) confirming the North Sebastian Septic to Sewer Phase 1 sewer project in Sebastian. A portion of the proposed gravity sewer will convey flows into a lift station to be constructed on Central Avenue south of Davis Street. The lift station has been located outside of the City of Sebastian right-of-way and on private property due to the limited road right-of-way. The proposed location is at 1662 N. Central Avenue.

**ANALYSIS:**

In order to purchase the perpetual utility easement, the County drafted the attached purchase agreement. A similar agreement was drafted and approved by BCC in June, 2011, to purchase a utility easement at Young’s Market located at 2106 South US Highway 1. That transaction included the County purchasing 6,370 square feet for a total price of \$45,251.90, which included attorneys and engineering fees. The 1662 N. Central Avenue property is owned by Harold Hall and Christine L. Hall (Owners). The County requires approximately 703 square feet of a perpetual utility easement to construct the lift station that would serve approximately 36 parcels. The County’s initial offer to the Halls was \$3,000.00. The owners recognize the value of a centralized sewer, but countered the County’s offer at \$5,000. Their reasoning was that all other properties would benefit from the sewer project with an added future value to their properties, but the Halls would be the only property owner who would be encumbered with a lift station. Based on the Young’s Market purchase analysis, staff concurs with the owners’ counter offer as reasonable. Therefore, staff offered \$4,990.00 for the subject utility easement, and the Halls have accepted the offer.

**FUNDING:**

Funds to purchase the perpetual utility easement will be derived from Fund Balance. Fund Balance is derived from water and sewer revenues.

Description	Account Number	Amount
North Sebastian S2S, Phase I-Utility Easement	471-166154	\$4,990.00

**RECOMMENDATION:**

Staff requests the Board of County Commissioners recommend the purchase of the subject perpetual utility easement, and authorize the Chairman to sign the Agreement to Purchase and Sell Real Estate between Indian River County and Harold and Christine Hall.

**ATTACHMENT(s):**

1. Agreement to Purchase and Sell Real Estate between Indian River County and Harold and Christine Hall (8 Pages)