

**INDIAN RIVER COUNTY, FLORIDA  
DEPARTMENT OF UTILITY SERVICES**

---

**Date:** January 24, 2018

**To:** Jason E. Brown, County Administrator

**From:** Vincent Burke, P.E., Director of Utility Services

**Prepared By:** John M. Boyer, P.E., Utilities Engineer

**Subject:** Water Main Extension along 103rd Court from 88th Street to S. 89th Street within a portion of Blocks E and H, Vero Lake Estates Subdivision, Unit H-3, located in Indian River County, Public Hearing and the Adoption of Resolution No. III (Legislative)

---

**BACKGROUND**

On January 9, 2018, the Indian River County Board of County Commissioners (BCC) approved the adoption of Resolution I (2018-010) and Resolution II (2018-011) for the Water Main Extension along 103rd Court from 88th Street to S. 89th Street, in the Vero Lake Estates Subdivision. Since the adoption of Resolution I and II, staff mailed out letters to the nine (9) property owners notifying them of the preliminary assessment roll and the subject public hearing. Included in the letter was an invitation to an informal meeting held on January 23, 2018, in the Utilities Department Conference Room, 1801 27<sup>th</sup> Street, Vero Beach, Florida, where project details and financing options were discussed with two (2) attending property owners.

In recent assessment projects, the water main was constructed and cleared for service; however, Resolution IV was delayed while staff awaited the contractor's final pay request, and the customers were not allowed to connect. Our process may look to be modified to allow customers to connect once a water main has been cleared for service, prior to Resolution IV.

**ANALYSIS**

A total of 9 residential parcels will benefit from the water main extension along 103rd Court from 88th Street to S. 89th Street. Staff received signed petitions from 7 owners of the 9 parcels, or 77.8% of the property owners, in favor of the project. All 9 parcels are developed single-family residential.

The BCC, in its capacity to oversee the assessment process, shall meet as the equalizing board to hear and consider any and all support for, or complaints against, the proposed special assessments, and it shall adjust and equalize the special assessments on the basis of justice and right according to Indian River County Ordinance Chapter 206 (Special Assessments).

Upon the adoption of Resolution III, staff will apply for the Florida Department of Environmental Protection (FDEP) water system construction permit and Indian River County Right-of-Way permit. Staff anticipates the following schedule (please note that these dates are estimations and could be subject to change):

- Labor Contract Work Authorization – February 2018
- Substantial Completion of Construction – April 2018
- Final Completion of Construction – May 2018
- Final As-Built Resolution (Resolution IV) to BCC – June 2018

The construction portion of the project will be the installation of approximately 600 linear feet of 6-inch PVC water main with water services to each parcel. The proposed 6-inch water main will connect to the existing 12-inch main on S. 89<sup>th</sup> Street to the north and terminate at 88<sup>th</sup> Street to the south (Attachment 1 - Map of Assessment Area). The total project cost is estimated at \$46,800.00, which includes construction, surveying, engineering, administration and inspection. Therefore, an equal per parcel cost of \$5,200.00 will be levied against all 9 benefitting parcels once Resolution No. III is adopted. Estimated monthly expenses for the water assessment are presented on Attachment 2.

When construction of the new water main is complete and it has been cleared for service by the Florida Department of Environmental Protection (FDEP), and prior to Resolution IV, it is staff’s recommendation to allow owners to connect to the water system should they choose to do so. Financing options associated with assessment charges will only become applicable after Resolution IV is adopted.

**FUNDING:**

Funds for this project are derived from the Assessment Fund. Assessment Fund revenues are generated from connection fees paid by the benefitting property owners.

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
Vero Lake Estates Sub-Unit H-3 Petition Water Assessment	473-169000-17512	\$ 46,800.00

**RECOMMENDATION**

Open the public hearing and after receiving input, consider adopting Resolution No. III with any revisions based on that public input.

Staff recommends that the BCC consider the following options:

- 1) Adopt Resolution No. III with the following items:
  - a. Cost per parcel of \$5,200.00;
  - b. Nine (9) benefitting parcels as part of the special assessment lien;
  - c. For benefitting parcels above in point b, allow property owners to finance the capital cost of \$5,200.00 for up to 10 years, payable in ten equal yearly installments at an annual interest rate of 5.00% (set by the BCC each January); and,
- 2) Allow property owners to connect once the new water main has been placed into service prior to Resolution IV.

**LIST OF ATTACHMENTS:**

1. Map of Assessment Area
2. Estimated Monthly Expenses for Water Assessment
3. Confirming Resolution (Resolution No. III)
4. Assessment Roll (Exhibit “A” to Resolution No. III)