

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

Date: June 1, 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: Collier Creek Estates Subdivision (Utility Phase 2) and Harbor Point Subdivision (Utility Phase 3) Petition Water Assessment Project, Public Hearing and the Adoption of Resolution No. III

BACKGROUND

On May 2, 2017, the Indian River County Board of County Commissioners (BCC) approved the adoption of Resolution I (2017-039) and Resolution II (2017-040) for the remaining portion of Collier Creek Estates Subdivision (Utility Phase 2) and Harbor Point Subdivision (Utility Phase 3) Petition Water Assessment Project, located along Fleming Street between South Easy Street and Wave Street in Sebastian. Since the adoption of Resolution I and II, staff mailed out letters to the sixty (60) benefitting 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 March 25, 2017, at the Sebastian Yacht Club, 820 Indian River Drive, where project details and financing options were discussed.

ANALYSIS

The remaining portion of Collier Creek Estates (Utility Phase 2) and Harbor Point (Utility Phase 3) Subdivision water assessment project has 60 benefitting parcels. During the petition process leading to the project status update at the April 11, 2017, BCC meeting, 36 of these 60 benefitting parcels, or 60%, signed in favor of the project. Between the time of that status and this public hearing, two more petitions were signed in the affirmative, thus bringing the total to 63% of the benefitting property owners in favor of the project. The parcels vary in size with an average parcel size of 0.58 acre.

When combined with Phases 1, 1A and 1B of the Collier Creek water assessment project, the total approving the project equates to 138 out of 201 benefitting owners, or approximately 69%.

According to current tax records, the 60 parcels consist of:

- 13 vacant lots
- 47 constructed single family homes

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). The City of Sebastian City Council has been informed of the assessment process. On Wednesday, May 24, 2017, staff provided an update to the City Council of the BCC approval from May 2nd.

The subject assessment portion of the project will consist of installing approximately 2,781 linear feet of 8-inch, 1,589 linear feet of 6-inch, and 880 linear feet of 4-inch PVC water main, with 4 fire hydrants as well as water services to each parcel. The proposed 8-inch water main will be connected to the existing 12-inch main at the southwest corner of Wave Street and Fleming Street. The total project cost is estimated at \$375,000, which includes construction, surveying, engineering, administration and inspection. Therefore, an equal per parcel cost of \$6,250.00 will be levied against all 60 benefitting parcels once Resolution No. III is adopted.

Staff has applied for the Florida Department of Environmental Protection (FDEP) permit. The right-of-way permit for the City of Sebastian has already been submitted. If the BCC authorizes staff to move forward with the project after the Public Hearing, then staff anticipates the following schedule (please note that these dates are estimations and could be subject to change):

- Advertise for bids – July, 2017
- Award Contract – August, 2017
- Notice to Proceed (NTP) – September, 2017
- Substantial Completion – March 2018, or 180 calendar days from Notice to Proceed (NTP)
- Final Completion – April, 2018, or 210 calendar days from NTP
- Final As-Built Resolution (Resolution IV) to BCC – June, 2018

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
Collier Creek Water Assessment	473-169000-16515	\$ 375,000.00

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 \$6,250.00.
 - b. Sixty (60) 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 \$6,250.00 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).
- 2) Direct staff to combine utility phases 1, 1a, 1b, 2 and 3 into one bid package and advertise for bids.

LIST OF ATTACHMENTS:

1. Confirming Resolution (Resolution No. III)
2. Assessment Roll