



GOVERNMENT SERVICES GROUP, INC.

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# Charlotte County El Jobean MSBU Workshop

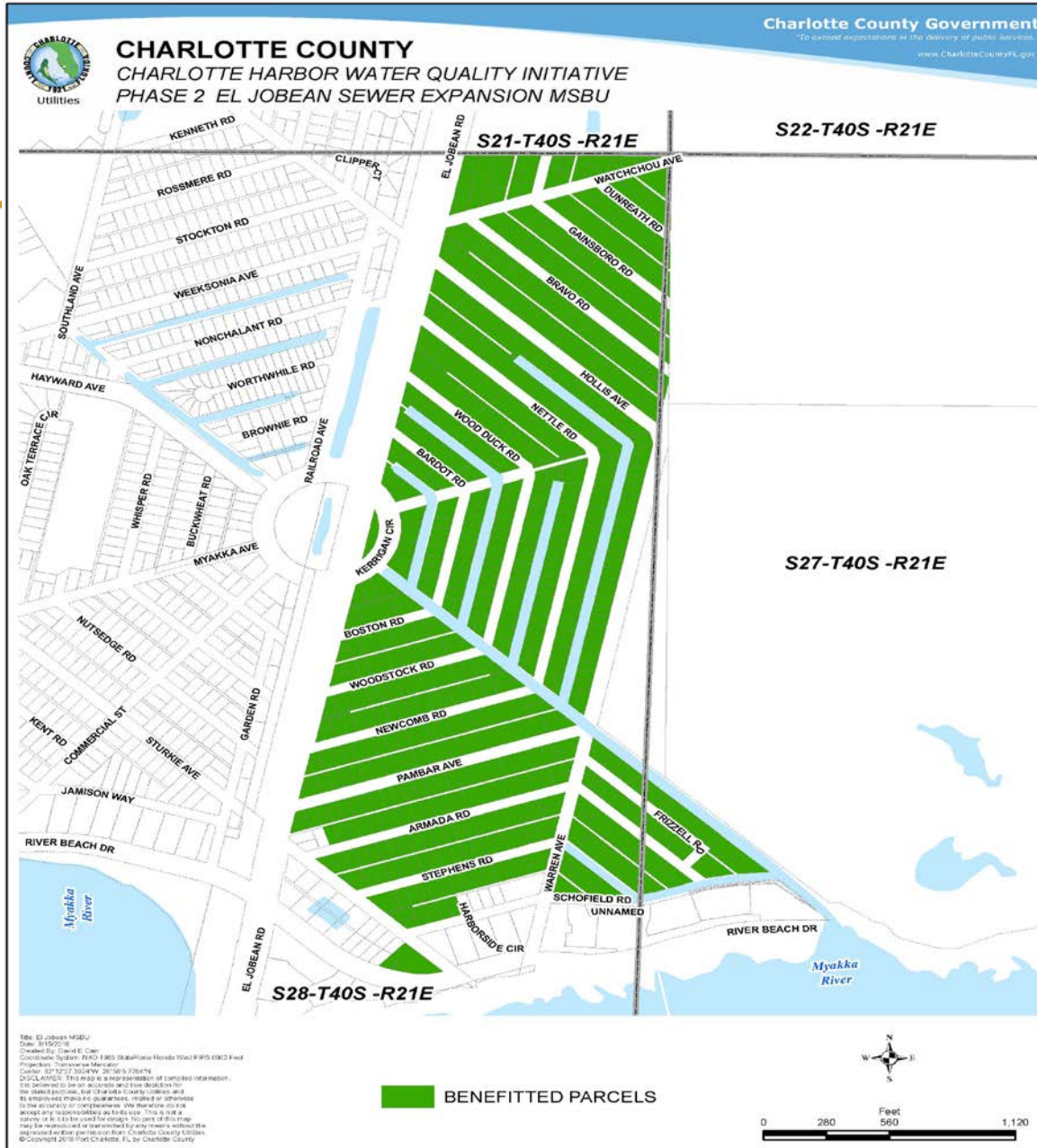
June 5, 2018

# Topics of Discussion

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- Project Area
- Proposed Assessment Methodology
- Issues
- Revenue Projection Scenarios
- Remaining Schedule

# El Jobean MSBU Project Area



# Project Area Description

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- Construction of a new vacuum collection system for septic-to-sewer conversion.
- Project will provide full “turn-key” solution for residents, including on-lot connection and tank abandonment.
- Design and permitting being led by Charlotte County Utility Engineering. Construction will be performed by contractor, expected to be shovel-ready by late fall 2018.
- Total project cost estimated at \$9.1M (includes design, permitting, construction of vacuum station and collection network, on-site installs, and restoration)
- General schedule includes construction start by late fall 2018 (November) to last 12 months for infrastructure, followed by another 12 months of on-site connection work (performed by contractors). Estimated completion by January 2021.

# Project Area Composition

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<b>Category</b>	<b># Parcels</b>	<b># Lots</b>
Single Family Residential	260	586
Multi-Family Residential	2	6
Vacant Residential	34	68
Non-Residential	10	61
Vacant Non-Residential	9	42
Government	3	14
<b>Total</b>	<b>318</b>	<b>777</b>

# Lot Configuration

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<b>Category</b>	<b># Parcels = 1 lot</b>	<b># Parcels &gt; 1 Lot</b>
Single Family Residential	4	23
Mobile Homes	15	218
Multi-Family Residential	0	2
Vacant Residential	8	26
Non-Residential	1	9
Vacant Non-Residential	1	8
Government	1	2

# Proposed Assessment Methodology

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- Based on Equivalent Residential Connections (ERCs)
- Charges improved and unimproved (vacant) properties

<b>Residential</b>	Existing dwelling units plus number of buildable lots
<b>Non-Residential</b>	Flow projection using existing water usage data
<b>Vacant Residential</b>	Number of buildable lots
<b>Vacant Non-Residential</b>	Minimum of non-residential flow (actual connection fee collected upon improvement to property)

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# Issues

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- “Buildable” lot definition
- Charging unimproved (vacant) property
  - ERC assignment to vacant residential
  - ERC assignment to vacant non-residential
- Unity of title for multiple lots
- Parcels with buildings straddling multiple lots



# Revenue Projection Scenarios (Based on number of lots)\*

<b>Category</b>	<b>Minimum Lots</b>	<b>Revenue at Minimum Lots</b>	<b>Maximum Lots</b>	<b>Revenue at Maximum Lots</b>
Single Family Residential	27	\$310,500	62	\$713,000
Mobile Homes	233	\$2,679,500	524	\$6,026,000
Multi-Family Residential	2	\$23,000	6	\$69,000
Vacant Residential	34	\$391,000	68	\$782,000
Non-Residential	10	\$115,000	61	\$701,500
Vacant Non-Residential	9	\$103,500	42	\$483,000
Government	3	\$34,500	14	\$161,000
Rights-of-Way	0	\$0	0	\$0
<b>Total</b>	<b>318</b>	<b>\$3,657,000</b>	<b>777</b>	<b>\$8,935,500</b>

- Note that actual revenue will be based on proposed methodology

# Remaining Schedule

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<b>Event</b>	<b>Date</b>
Workshop with BOCC on Assessment Methodology	June 5, 2018
BOCC Pre-Agenda Meeting on Initial Assessment Resolution	July 19, 2018
BOCC adopts Initial Assessment Resolution	July 24, 2018
County Prints and Stuffs First Class Notices for November 2019 Tax Bill Collection	September 3 - 14, 2018
County Mails First Class Notices to affected Property Owners	No later than September 18, 2018
County Publishes Notice of Public Hearing to adopt Final Assessment Resolution	No later than September 18, 2018
BOCC Pre-Agenda Meeting on Final Assessment Resolution	October 4, 2018
BOCC holds Public Hearing to adopt Final Assessment Resolution	October 9, 2018
Assessment Appears on Tax Bill	November 2019