

R E S O L U T I O N

NUMBER 2020-\_\_\_\_\_

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA; TO EXTEND SEWER LINES ALONG US 41 CORRIDOR TO CERTAIN DEVELOPED PROPERTIES AND AUTHORIZING CHARLOTTE COUNTY UTILITIES TO OFFER FINANCING FOR WATER AND SEWER SERVICES TO CERTAIN DEVELOPED PROPERTY OWNERS.

RECITALS

WHEREAS, Charlotte County owns a water, sewer, and reclaimed water utility system and through Charlotte County Utilities provides services to properties in Charlotte County, Florida; and

WHEREAS, water, sewer, and reclaimed water service is unavailable to many areas in Charlotte County, including certain developed parcels which are presently ready, willing, and able, but for the lack of system infrastructure, of connecting to a system located along the US 41 Corridor; and

WHEREAS, the Board of County Commissioners of Charlotte County ("Board") authorized the installation of potable water, sewer, and reclaimed water transmission mains along the US 41 Corridor during the FDOT Road Widening Project in 2013; and

WHEREAS, Charlotte County Utilities has proposed to, through Capital Improvement Projects funding, develop plans to engineer, design, and manage the installation to extend lines to provide service to certain developed properties within 5 project areas along the improved US41 Corridor; and

WHEREAS, once services are available, existing developed property within the project areas will be required to connect to newly installed sewer collection mains and to connect to existing water distribution mains, if not already connected, at the then current Board approved rates; and

WHEREAS, the Board will reimburse Charlotte County Utilities full project costs through a loan to Charlotte County Utilities, at project completion; and

WHEREAS, a portion of the mandatory sewer connection fees received by Charlotte County Utilities as the developed parcels connect to the sewer system will be used to repay Charlotte County; and

WHEREAS, the Charlotte County Utilities shall offer loans to parcel owners listed in Exhibit A for the mandatory connection fees, (TAP Fee, Collection Fee, and Service Installation Fee) for sewer connections, and if applicable, the potable water connection fees (TAP Fee, Distribution Fee, Service Installation Fee, and Meter Fee).

WHEREAS, only the developed properties included in the parcels listed in Exhibit A, may be offered a Utility loans from Charlotte County; and

WHEREAS, Charlotte County Utility loans to parcel owners will not include: on-site plumbing equipment and fees, electrical equipment and fees, permit fees, septic system and/or well abandonment fees, or related appurtenances.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida, that:

1. Charlotte County Utilities is authorized to request Capital Improvement Project funding to extend sewer lines along US 41 Corridor to certain developed properties within the parcels enumerated in Exhibit A.
2. Charlotte County Utilities shall engineer, design, and manage the installation to extend sewer lines along US 41 Corridor to certain developed properties within the parcels enumerated in Exhibit A.
3. The Board shall reimburse Charlotte County Utilities for the engineering, design, and installation costs to extend lines along US 41 Corridor upon completion of the project.
4. Charlotte County Utilities may offer loans only for the developed properties within the parcels contained within Exhibit A that contain permitted structures, which are ready and able to connect as of the date of this Resolution.
5. Vacant or otherwise undeveloped lots including portions within developed parcels listed in Exhibit A are ineligible for a loan offer from Charlotte County Utilities under this Resolution.
6. Charlotte County may offer loans to eligible parcel owners with a ten percent (10%) down payment from the owner, for a term of no greater than seven (7) years, at an interest rate of prime + two percent (2%).
7. A portion of the mandatory fees collected by Charlotte County Utilities from owners shall be used to repay the loan from Charlotte County to Charlotte County Utilities as parcels connect to the sewer system.
8. A portion of the fees collected by Charlotte County Utilities from new development that connect to the sewer mains installed by this project shall be used to repay the

loan from Charlotte County to Charlotte County Utilities as parcels connect to the sewer system.

PASSED AND DULY ADOPTED THIS 15<sup>th</sup> DAY OF September, 2020.

BOARD OF COUNTY COMMISSIONERS OF  
CHARLOTTE COUNTY, FLORIDA

By: \_\_\_\_\_  
William G. Truex, Chairman

ATTEST:

Roger D. Eaton, Clerk of the  
Circuit Court and Ex-officio  
Clerk of the Board of County  
Commissioners

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

\_\_\_\_\_  
Janette S. Knowlton, County Attorney  
LR 2020-05 \_\_\_\_\_

## Exhibit A

### Parcel ID #

402103105001  
402103105013  
402103105019  
402103105020  
402103105020  
402103105011  
402103105010  
402103254016  
402103254017  
402103257001  
402103257002  
402103427015  
402103402001  
402103402002  
402103402005  
402103403001  
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402103431005  
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402112126013  
402112102009  
402112102008  
402112501001  
402112501002  
402112501003  
402112201024  
402112201020  
402112226017  
402112226019  
402112226023  
402112226024  
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