

Board of County Commissioners

Agenda Request

Date of Meeting: July 21, 2008

Date Submitted: July 4, 2008

To: Honorable Chairman and Members of the Board

From: Benjamin H. Pingree, County Administrator
Dale Dransfield, Eutaw Consultant

Subject: Approval of Acquisition of Property Necessary for Easements for the
Wakulla Gardens Sewer and WWTP Upgrade Projects

Statement of Issue:

This agenda item requests Board approval of acquisition of property necessary for easements for the Wakulla Gardens Sewer and WWTP upgrade projects.

Background:

In the approved Wakulla County Wastewater Facilities Plan, it was demonstrated that a number of parcels of land would either need to be acquired outright or an easement across such parcels would need to be purchased in order for the sewer collection system in Wakulla Gardens to be constructed. Willing sellers of needed parcels have been identified and contracts have been signed, contingent on Board approval of those contracts. The advertisement for this public hearing appeared in the Wakulla News on June 19, 2008.

At the regularly scheduled Board Meeting on April 7, 2008, recommendations were made concerning the procedure for procuring the necessary parcels of land in the Wakulla Gardens subdivision for use in constructing the necessary infrastructure to accommodate the sewer collection system in Wakulla Gardens. Monies from the 2007/2008 legislative appropriation to the County have been earmarked to be used to acquire the property. A 5/0 vote approved the recommended proposed procurement procedure. That procedure has been followed and the Board is being asked to approve the purchase of selected sites which currently have land purchase contracts signed by the County Administrator and are slated for closing on or before June 26, 2008.

Analysis:

The parcels being considered have been examined by the consulting engineers, Eutaw Utilities, Inc. and found to be necessary to accommodate the designed collection system in Wakulla Gardens. The parcel in Unit three (lot 13, block 29) will be used for the master lift station for all of Wakulla Gardens. Lots 16 and 49 of block 53 will be used for a gravity sewer cross over. Working with the Wakulla County Infrastructure Committee, we have determined that these lots will also be able to support retainage of stormwater, a much needed infrastructure need. As you

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can see by the attached maps, these purchases represent only 20% of the land purchases necessary for phase I of the Wakulla gardens collection system. As contracts are signed for additional lots, the Board will need to approve the purchase of additional lots or easements to accommodate the construction of the sewer system. Bluewater Realty has negotiated the best price possible for the purchase of these properties. Once the County owns these properties, they may be used for multiple purposes in addition to providing utility easements. Other uses previously discussed include mini-parks and stormwater retention.

The total amount to be paid for all three lots is \$22,460.83; which breaks down as follows:

- Lot 13, Block 29 = \$6,842.59 (Attachment #1)
- Lot 16, Block 53 = \$7,784.12 (Attachment #2)
- Lot 49, Block 53 = \$7,834.12 (Attachment #3)

Staff is recommending approval to purchase the parcels currently under contract in order for the sewer collection system in Wakulla Gardens to be constructed.

Options:

1. Approve the recommendation to purchase the parcels currently under contract as outlined above.
2. Do not approve the recommendation to purchase the parcels currently under contract as outlined above.
3. Board Direction.

Recommendation:

Option #1

Attachments:

1. Contract for Sale of Lot 13, Block 29
2. Contract for Sale of Lot 16, Block 53
3. Contract for Sale of Lot 49, Block 53
4. Map of properties. -

<http://www.mywakulla.com/docs/agendas/July212008/Tab1Attachment4.pdf>