

## CRYSTAL RIVER SEWER ASSESSMENT

Based on environmental testing performed in 1999, it was determined that installation of a wastewater collection and disposal system was necessary for the public health, safety and general welfare of the County and its citizens in the Fort Island Trail corridor and other unincorporated areas of Citrus County bordering and/or in close proximity of the Crystal River and King's Bay. As a result of meetings between County & City staff, it was found that the City lines, lift station & treatment plant were in closer proximity to provide service than the County system. Under an interlocal agreement, the City shall construct a wastewater collection and disposal system and provide service to this area and the County shall create a Municipal Service Benefit Unit and special assessment districts for funding purposes.

On December 7, 2010, a public hearing was held as part of the regularly scheduled BOCC meeting. The outcome of the hearing was:

- 1) The establishment of the 2010 Citrus County/City of Crystal River Wastewater Municipal Service Benefit Unit for Wastewater Utility Services – Areas 112 & 113 **and** the 2010 Citrus County/City of Crystal River Wastewater Municipal Service Benefit Unit for Wastewater Utility Services - Harbor Isle.
- 2) The establishment of the 2010 Citrus County/City of Crystal River Wastewater Special Assessment District – Areas 112 & 113 **and** the 2010 Citrus County/City of Crystal River Wastewater Special Assessment District – Harbor Isle.
- 3) The utilization of the uniform method for the levy, collection and enforcement of non-ad valorem assessments against the properties specially benefited by the wastewater collection and disposal system within the special assessment districts mentioned in number two (2) above pursuant to F.S. 197.3632.

On May 24, 2011, a public hearing was held as part of the regularly scheduled BOCC meeting. The outcome of the hearing was:

- 1) Public comment was heard
- 2) A determination to move forward with the project was made
- 3) A resolution for each assessment district was approved determining the deadline to submit Permanent Reassignment of Development Right (DVR) Applications pursuant to Administrative Regulation 11.10. as April 27, 2012 and the deadline to accept executed DVR agreements as May 29, 2012.

At this hearing the following additional information was provided:

### **Additional Fees:**

Property owners will incur the following fees in addition to the assessment. Each situation may be different and these are only approximate costs.

- |  |                     |
|--|---------------------|
| a. Plumbing Connection Permit - Citrus County              | \$100.00            |
| b. Plumber to install line and tie in to connection point  | \$200.00 - \$700.00 |
| c. Crystal River Hook-up fee                               | \$3,425.00          |
| d. Septic System Abandonment Permit – Environmental Health | \$50.00             |
| e. Private Septic Company to Abandon Septic System         | \$500.00 - \$700.00 |

**The following information is more in-depth regarding the additional fees above.** This information will be updated and mailed with the 365-Day Compulsory Residential Sewer Connection Notices around January 2012 for Harbor Isle and April 2012 for areas 112 & 113.

### **Connection Fees:**

When construction has been completed, the City will mail notices informing property owners that they have 365 days to connect to the system. **Please note that this information will be mailed prior to the final public hearing for the special assessment districts which is tentatively scheduled for July 2012.**

The City's residential wastewater hook-up fee for the assessment areas is \$3,425.00 per assessment unit. Non-residential establishments will need to contact the City of Crystal River's Finance Department for their wastewater hook-up fee at 352-795-4216 Extension 309.

The hook-up fee may be paid in full or financed through the City for two (2) years at 6% interest. Those electing to finance the hook-up fee will receive a monthly bill, separate from their monthly wastewater bill. For acceptable forms of payment or questions about financing the hook-up fees contact the City of Crystal River at 352-795-4216 Extension 309.

### **Plumbing Connection Permit:**

You will need to apply for a plumbing connection permit, approximately \$100.00, through Citrus County. Please contact the Building Department at (352) 527-5310 and ask for someone with the Permitting Staff.

The County Permitting Staff will notify the City's Public Works Department that your plumbing connection permit has been issued. Your plumber and the City will need to coordinate the City's installation of a flush valve prior to the connection site and disconnection site being inspected and covered.

### **Septic Systems:**

Questions regarding septic systems may be addressed to Environmental Health at 352-527-5283. The following steps may be verified through Environmental Health and are the same whether the system is above grade or below grade.

- You will need to apply for an abandonment permit (approximately \$50.00). Contact Environmental Health at 352-527-5283 for an application or to obtain an application online you may go to [www.citruscountyhealth.org](http://www.citruscountyhealth.org). Under "Services", select "Environmental Health", scroll down to "Septic Systems", click on "septic applications".
- The drain field may remain in place. Should you decide to remove it please contact Environmental Health for additional procedures & requirements.
- You will need a licensed plumber to make the connection.
- Environmental Health must inspect the abandonment before the crushed tank is filled and covered.

**Final Inspections:**

After the City’s Flush Valve has been installed and the connection has been completed, leave the work at the connection site and the home disconnection site uncovered. Contact the Citrus County Building Department at (352) 527-5266 AND Environmental Health at (352) 527-5283 to schedule a final inspection.

**Monthly Billing:**

Questions regarding rates and billing procedures may be addressed to the City of Crystal River 352-795-4216 Extension 309.

- Wastewater usage is based on water usage
- Ozello Water will provide the City with monthly water reads/usage
- Based on current rates, the City’s monthly base rate for wastewater is \$17.47 per AU and the monthly usage rate is \$5.81 per 1,000 gallons of water used. For example, if you use 2,000 gallons of water your monthly wastewater bill would include the \$17.47 base rate plus \$11.62 ( $\$5.81 \times 2$ ) = \$29.09.
- If there is zero usage, the minimum monthly wastewater bill is the base rate.

**Housing Services Information  
Connection Assistance:**

Historically Citrus County Housing Services has had State Housing Initiative Partnership (SHIP) funds that could assist with the assessment/connections fees up to a maximum of \$12,500 per household. (This maximum is subject to change.)

**Mandatory Water and Sewer Connection Assistance:**

When funding is available SHIP pays for permit, impact and other fees necessary to connect to regional central water and/or sewer service including the cost of installing water and sewer service lines from the residence to the water or sewer main.

**Requirements include:**

Owner occupied homes. Applicant must verify anticipated 12 months' income and meet income guidelines. Household income can be as high as 80 percent of Citrus County's median income. Mobile homes built after June 1994 are eligible provided the home is classified as real property.

		Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>Citrus County 2011 Income Limits</b>									
<b>Median Income \$47,500</b>	<b>80%</b>	<b>\$26,600</b>	<b>\$30,400</b>	<b>\$34,200</b>	<b>\$38,000</b>	<b>\$41,050</b>	<b>\$44,100</b>	<b>\$47,150</b>	<b>\$50,200</b>

**Repayment:**

No repayment shall be required provided the client agrees to reside in his or her property as his or her principal place of residence and not to sell, lease, rent, refinance or transfer the property. If a recipient of assistance from this program sells, leases, rents, refinances or transfers their home within five years from the date of signing the Rehabilitation Agreement, the entire amount of assistance must be repaid. If the assisted unit is sold, leased, etc. during years six through nine, a pro-rated amount must be repaid (80% if sold during year six, 60% if sold during year seven, 40% if sold during year eight, 20% if sold during year nine and 0% if sold during year ten).

**Funding Availability:**

In the event funding becomes available for the SHIP Utility Connection Strategy a notice would be published and advertised for applications.

**Contact Information:**

<b><i>Purpose</i></b>	<b><i>Telephone Numbers</i></b>
<b>Project Questions:</b>	<b>City of Crystal River 352-795-4216 Ext. 314</b>
<b>Assessment Procedures:</b>	<b>Citrus County Land Section 352-527-5458</b>
<b>Connection Fees:</b>	<b>City of Crystal River 352-795-4216 Ext. 309</b>
<b>Permitting:</b>	<b>Citrus County Building Department 352-527-5310</b> <b>Environmental Health 352-527-5283</b>
<b>Abandonment of Septic Systems:</b>	<b>Environmental Health 352-527-5283</b>
<b>Final Inspection:</b>	<b>Citrus County Inspection Line 352-527-5266</b> <b>Environmental Health 352-527-5283</b>
<b>Utility Billing:</b>	<b>City of Crystal River 352-795-4216 Ext. 309</b>
<b>Connection Assistance:</b>	<b>Citrus County Housing Services 352-527-7520</b>

To view any of the BOCC public hearings, you can access it via the BOCC web site, [www.bocc.citrus.fl.us](http://www.bocc.citrus.fl.us).

Once you get to the home page, you will notice a column on the left hand side of the page called **Most Requested**. Under this heading, click on **Agenda/Minutes**. You will be redirected to the Clerk of the Courts website.

Scroll down to locate **Regular Meeting of the Board of County Commissioners**. Choose the meeting date you are interested in (see dates below). You can then click on any of the following: **Agenda** (It will list the planned agenda for the meeting); **Minutes** (It will have the marked-up agenda with the minutes, motions and actions that occurred if the hearing has already been conducted); **Audio/Video** (to view the meeting).

If you choose **Audio/Video**, under the viewing screen you will see a pull-down box that says 'Jump to' with an arrow pointing down. Click on the arrow then scroll down to:

DECEMBER 7, 2010, ITEM C10 - 3:15 P.M. PUBLIC HEARING - CITRUS COUNTY/CITY OF CRYSTAL RIVER WASTEWATER MSBU, F.S. 197.

MAY 24, 2011, ITEM C7 - 4:00 P.M. PUBLIC HEARING – 2010 CITRUS COUNTY/CITY OF CRYSTAL RIVER WASTEWATER SPECIAL ASSESSMENT DISTRICT.

**Harbor Isle Property Owners: Notices have been mailed advising that another public hearing will be conducted on June 28, 2011 at 4:00 p.m. due to a non-assessable property being removed from the assessment unit calculation. As a result, the preliminary amount per assessment unit has increased from \$6,971.22 to \$8,281.07. This hearing is being conducted again to ensure property owners received ample notice of this change.**

JUNE 28, 2011 - 4:00 P.M. PUBLIC HEARING – 2010 CITRUS COUNTY/CITY OF CRYSTAL RIVER WASTEWATER SPECIAL ASSESSMENT DISTRICT – HARBOR ISLE.