

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

WORKSHOP SUMMARY

Meeting Date: May 22, 2012

Departments: Engineering and Water Utilities

I. EXECUTIVE BRIEF

Title: Palm Beach County Special Assessments Programs including: The Municipal Services Taxing Unit (MSTU) Program and the Water Utilities Special Assessment (WUSA) Program

Summary: The County manages two (2) separate assessment programs. The MSTU Program provides for the construction of road improvements, storm drainage, driveways, earthwork, traffic control, and landscaping for unimproved areas within unincorporated Palm Beach County and is managed by the Engineering Department. The WUSA Program provides for the construction of potable water, wastewater and/or reclaimed water facilities for areas desiring those services within Water Utilities Service Area and is managed by the Water Utilities Department. Currently, the Programs have varying criteria. It is the desire of County Staff to align these Programs as close as feasibly possible. Staff is seeking Board direction concerning:

1. The process to be utilized to initiate the Assessment Programs;
2. The determination of citizen support;
3. Assessment process
4. The required repayment amount (%);
5. The number of years required for repayment;
6. The interest rate for repayment balance;
7. Approval to begin accepting new applications for MSTU Program; and
8. Determine acceptable sources of funding for the MSTU Program.

Countywide (ME/MJ)

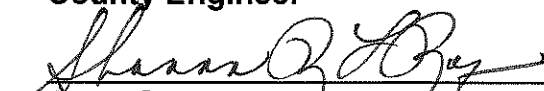
Background and Policy Issues: The MSTU Program is established by the MSTU Special Assessment Ordinance No. 94-11, as amended by Ordinance No. 95-53, 2008-063 and 2012-002. The WUSA Program was established by Ordinance No. 2001-010. The County's WUSA Program is currently active with six (6) ongoing projects in varying stages of the process. The Board directed Staff not to accept any new applications for the MSTU Program on July 22, 2008. Currently, the MSTU Fund has approximately \$6.9 Million available of which \$4.7 Million will fund the previously approved projects including Whispering Pines, M Canal Bridge, and Palm Beach Ranchettes. The remaining \$2.2 Million is available to fund new projects. New projects could also be funded from bond financing in accordance with F.S. 125.01(1)(r).

Attachments:

Approved by:


County Engineer

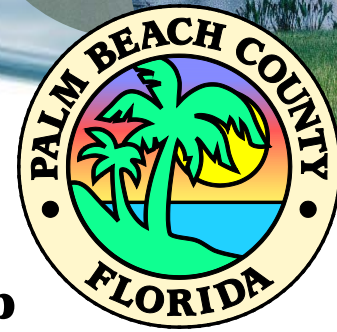
5/17/12
Date


Asst. County Administrator

5/17/12
Date

PALM BEACH COUNTY SPECIAL ASSESSMENT PROGRAMS

MUNICIPAL SERVICE TAXING UNITS (MSTU) & WATER UTILITIES DEPARTMENT SPECIAL ASSESSMENT (WUSA) PROGRAM



**Board of County Commissioners Workshop
May 22, 2012**

MSTU PURPOSE:

Municipal Service Taxing Unit (MSTU) provides the “Unit” with any or all of the services the “Unit” is established to provide, such as road improvements, street lighting , water and sewer facilities (outside the PBCWUD service area).



WUSA PURPOSE:

To provide for the construction or reconstruction of potable water, wastewater and/or reclaimed water facilities within an existing developed area, within PBCWUD's service area.



PROGRAM FEATURES:

FEATURES	WUSA	MSTU
Initiation of process	Department or citizens initiate	Citizens initiate
Determination of project viability	50%+1 of responding property owners	51% of all property owners
Allocation of costs	100% project costs	50%-100%
Term of payment	20 Yrs.	10-20 Yrs.
Percent interest	5.5%	5.5%

DETERMINATION OF PROJECT VIABILITY:

WUSA

MSTU

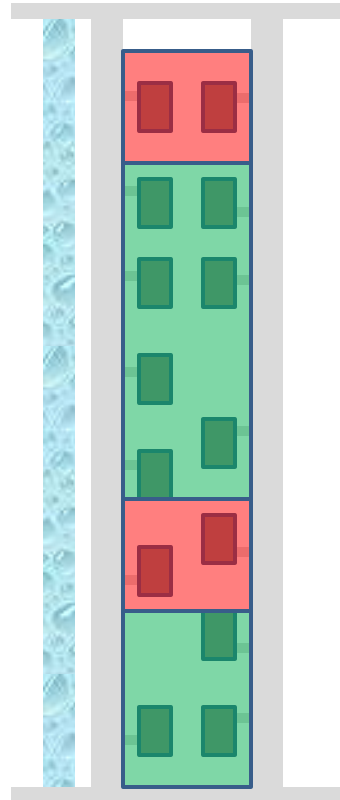
50%+ 1 of **responding
property owners**

51% of **all property
owners**

ALLOCATION OF COSTS:

WUSA

**100% projects
costs to
assessable
properties**



MSTU

**50% of project costs
on County
maintained roads or
where other special
conditions exist**

or

**100% project costs
to assessable
properties**

TERM OF PAYMENT:

WUSA

MSTU

20-Years

All WUD projects

20-Years

Sanitary sewer & potable water
Cost consideration to homeowner

10-Years

Cost consideration to homeowner

5-Years

Canal vegetation control

ASSESSMENT PROCESS:

WUSA	MSTU
Petition by neighborhood representative or master plan	Petition by neighborhood representative
Informational letter	-
Informational meeting	-
Initial petition letter (30-days)	-
Letter to “non-respondents (30-days)	-
2 nd letter to “non-respondents (30-days)	-
Go-No go decision (Based on respondents decision)	-
50% +1 of respondents (90-days total)	51% favorable response (No time constraint)
Project design, permits, bidding	Project design, permits, bidding
Resident Meeting	Resident Meeting
BCC public hearing, contract award	BCC public hearing, contract award
Construction	Construction
BCC final assessment roll	BCC final assessment roll

WUSA PROGRAM STATUS?

Currently active

- Six (6) projects in various stages
 - Two (2) in petition phase
 - (\$ 300,000)
 - Two (2) in design phase
 - (\$ 106,000)
 - Two (2) in construction phase
 - (\$ 62,000)
- Total estimated cost of current projects ... \$ 468,000



MSTU PROGRAM STATUS:

- Available in MSTU fund (\$6.9M)
- Projects previously approved, total is \$ 4.7M
 - Whispering Pines (\$1.0M)
 - M-Canal Bridge (\$2.9M)
 - Palm Beach Ranchettes (\$0.8M)
- Available in MSTU Fund for new projects (\$2.2M)



POLICY DIRECTION NEEDED FROM THE COMMISSION?

- **Process to be utilized to initiate the assessment program**
 - ✓ WUD-Department & public initiated.
 - ✓ MSTU-Public initiated only.
- **Determination of citizen support**
 - ✓ Majority of property owners.
- **Allocation of costs (%)**
 - ✓ WUD-100%
 - ✓ MSTU-100%\50%
- **Number of years required for repayment**
 - ✓ WUD-20 years
 - ✓ MSTU-20-10-5 years
- **Approval to begin accepting new MSTU applications**
 - ✓ Open program to new projects
- **Determine acceptable sources of funding for the MSTU program**
 - ✓ Ad Valorem or other source(s)?

QUESTIONS & DISCUSSION

Thank you

