

# **Board of County Commissioners**

## **Agenda Request**

Date of Meeting: July 19, 2010

Date Submitted: July 2, 2010

To: Honorable Chairman and Members of the Board

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

Subject: Request Board Approval to Conduct the Public Hearing and Approve the Acquisition of Property Necessary for Easements for the Wakulla Gardens Sewer and WWTP Upgrade Projects

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### **Statement of Issue:**

This agenda item requests Board approval to conduct the Public Hearing and approve the 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 16, 2010.

At the April 7, 2008 Board Meeting, 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 and are slated for closing on or before August 31, 2010 pending Board approval.

### **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. BlueWater Realty Group has negotiated the best price possible for the purchase of these properties.

In addition, Preble-Rish (PRI), the County's consulting engineers for stormwater projects in Wakulla Gardens, has reviewed each of the lots within the stormwater improvements design area, and agree the lots are valuable additions to the County. The lots located in Unit 1 Block 21 and Unit 5 Block

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52, are located outside of the current PRI stormwater improvements design areas. Based on a preliminary review of the lot locations by PRI, the lots appear to be feasible for assisting with stormwater management within the respective drainage basins, providing additional value to the County.

The total amount to be paid for all lots under contract is \$84,972.00; which breaks down as follows:

- Lot 46, Block 4, Unit 2 = \$10,135.00 (Attachment #1)
- Lot 7, Block 52, Unit 5 = \$11,635.00 (Attachment #2)
- Lot 60, Block 52, Unit 5 = \$11,635.00 (Attachment #3)
- Lot 8 & Lot 9, Block 49, Unit 3 = \$15,635.00 (Attachment #4)
- Lot 45, Block 6, Unit 1 = \$10,635.00 (Attachment #5)
- Lot 48, Block 21, Unit 1 = \$8,135.00 (Attachment #6)
- Lot 62 & Lot 63, Block 49, Unit 5 = \$17,162 (Attachment #7)

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. Conduct the public hearing and approve the acquisition of the parcels of land in Wakulla Gardens.
2. Do not conduct the public hearing and do not approve the acquisition of the parcels of land in Wakulla Gardens.
3. Board Direction.

**Recommendation:**

Option #1

**Attachments:**

1. Settlement Statement for Lot 46, Block 4, Unit 2
2. Settlement Statement for Lot 7, Block 52, Unit 5
3. Settlement Statement for Lot 60, Block 52, Unit 5
4. Settlement Statement for Lot 8 & Lot 9, Block 49, Unit 3
5. Settlement Statement for Lot 45, Block 6, Unit 1
6. Settlement Statement for Lot 48, Block 21, Unit 1
7. Settlement Statement for Lot 62 & Lot 63, Block 49, Unit 5
8. Letter from Eutaw regarding lots.
9. Maps showing location of lots and relation to overall sewer plan.