

NOKOMIS CENTER REVITALIZATION PLAN

Project: WATER LINE EXTENSIONS (UT-1)

Project Type: COUNTY AND COMMUNITY

Project and Background Description:

Create a Special Assessment District to fund water line extension to all neighborhoods in Nokomis that rely on potable water wells. The formation of a special assessment district can provide water to all of Nokomis in five years. Seek additional funding through the Community Development Block Grant Program and other funding sources. Consider scheduled road construction projects such as the construction of Edmondson Road and the reconstruction of Colonia Lane as part of the funding strategy.

The County Water Line Extension Program was a test program intended to address dry well issues in small areas. The Program was predicated on getting enough individuals to connect to new lines to make it economical for Utilities to continue funding the program. The number of new connections is not meeting expectations and the program will be reevaluated to determine if it will continue, and if so, with what modifications. Even if the program continues, the amount of money available each year will fund lines to serve about 400 homes. With over 12,000 homes in the County still on private wells, the line extension program cannot provide water lines to everyone in a reasonable time.

The most logical, efficient and timely manner of providing water service to the Nokomis area is to design and construct a single project to serve all areas. A Special Assessment District can be created by the Board of County Commissioners based on the interest of the community. The County can fund the construction and recover its costs through annual reassessments on tax bills to everyone whose property is served by the new lines. The amount of the assessment will be the fair share of the cost of providing the lines and can be spread out over up to 20 years. The actual amount of the assessment cannot be determined until a preliminary design is completed. To date, the average cost of installing water lines is \$3,000 per home; this cost can go up or down depending on the actual construction costs in the area and any additional funding sources that can be applied to the project. The residents will be required to pay the current water capacity fee and other charges when they actually connect to the line.

Preliminary Cost Estimates:

Residents must pay a connection fee and meter set costs (\$575) at the time service is established. The County will finance the capacity (impact) fee of approximately \$2,725 for a period of up to 20 years.

Potential Funding Source(s):

Water Line Extension Program, Community Development Block Grant (CDBG) Program, Residents and Business Owners

The Sarasota County Office of Housing and Community Development within the Growth Management Business Center offers utility fee assistance through the State Housing Initiative Partnership (SHIP) program. The utility connection fee assistance program pays utility connection and impact fees for low and moderate-income households. Eligibility is based on income and family size and is available to any homeowner in Sarasota County, regardless of where they live. SHIP funds, however, can not be used to connect mobile home residences to a water line.

Implementation Time Frame: Mid to Long Term, five to ten years and beyond

Responsible Parties: Environmental Services, Growth Management Office of Housing and Community Development

Steps Required to Implement:

- The Board of County Commissioners adopts a Special Assessment District for Nokomis with resident input.
- Design for project and initiate construction.

Issues Requiring Further Analysis/Action:

1. None.

