

A large, stylized graphic in the background featuring a yellow sun with rays, a green leaf, and a light blue wave-like shape.

# BCC Workshop - MSBUs

May 16, 2023

# MSBUs

- Proposed Rates without an Increase
- Proposed Rates with an Increase
- Proposed Rates requiring Public Hearing
- First Time Assessment – Individual parcels
- Rate Change Discussion for MSBUs without an Advisory Board

# Proposed Rates Without an Increase

# Proposed Rates Without an Increase Public Safety – Little Gasparilla Island Fire

<b>Little Gasparilla Island Fire</b>	<b>Current FY23</b>	<b>mea</b>	<b>Proposed FY24</b>	<b>Max Rate</b>
A. Vacant	\$ 131.25	eru	\$ 131.25	\$ 131.25
B. Occupied	\$ 367.50	eru	\$ 367.50	\$ 367.50

# Proposed Rates Without an Increase Public Works - Street and Drainage

MSBU	Current FY23			Proposed FY24		Max Rate
	Vacant	Occupied		Vacant	Occupied	
<b>Street and Drainage</b>			mea			
Burnt Store Village	\$ 50.00	\$ 50.00	eru	\$ 50.00	\$ 50.00	\$ 195.00
Cook & Brown	\$ 20.00	\$ 20.00	acre	\$ 20.00	\$ 20.00	\$ 20.00
Englewood East	\$ 190.00	\$ 190.00	eru	\$ 190.00	\$ 190.00	\$ 190.00
Gardens of Gulf Cove	\$ 350.00	\$ 350.00	eru	\$ 350.00	\$ 350.00	\$ 350.00
Greater Port Charlotte	\$ 163.73	\$ 149.00	eru	\$ 163.73	\$ 149.00	\$ 170.00
Greater Port Charlotte - without mowing	\$ 149.00	\$ 149.00	eru	\$ 149.00	\$ 149.00	\$ 170.00
Grove City	\$ 220.00	\$ 220.00	eru	\$ 220.00	\$ 220.00	\$ 222.52
Gulf Cove	\$ 125.00	\$ 125.00	eru	\$ 125.00	\$ 125.00	\$ 166.00
Harbour Heights	\$ 408.80	\$ 392.00	eru	\$ 355.00	\$ 355.00	\$ 408.80
Lemon Bay	\$ 198.00	\$ 178.00	eru	\$ 198.00	\$ 178.00	\$ 198.00

# Proposed Rates Without an Increase Public Works - Street and Drainage

MSBU	Current FY23		mea	Proposed FY24		Max Rate
	Vacant	Occupied		Vacant	Occupied	
<b>Street and Drainage</b>						
Northwest Port Charlotte	\$ 218.00	\$ 218.00	eru	\$ 218.00	\$ 218.00	\$ 218.00
Peace River Shores	\$ 265.00	\$ 261.72	eru	\$ 265.00	\$ 261.72	\$ 265.00
Placida Area	\$ 235.15	\$ 235.15	eru	\$ 235.15	\$ 235.15	\$ 235.33
Punta Gorda Non-Urban	\$ 217.25	\$ 211.78	eru	\$ 217.25	\$ 211.78	\$ 217.25
Rotonda Heights*	\$ 163.00	\$ 163.00	eru	\$ 163.00	\$ 163.00	\$ 163.00
Rotonda Lakes*	\$ 110.00	\$ 110.00	eru	\$ 110.00	\$ 110.00	\$ 110.00
Rotonda Meadows & Villas	\$ 150.00	\$ 150.00	eru	\$ 150.00	\$ 150.00	\$ 150.00
Rotonda Sands North	\$ 110.00	\$ 110.00	eru	\$ 110.00	\$ 110.00	\$ 110.00
Rotonda West	\$ 445.00	\$ 445.00	eru	\$ 445.00	\$ 445.00	\$ 445.00
South Burnt Store	\$ 297.83	\$ 297.83	eru	\$ 297.83	\$ 297.83	\$ 297.83
South Gulf Cove Paving- Phase 1/1A	\$ 194.00	\$ 194.00	eru	\$ -	\$ -	\$ 194.00
South Gulf Cove - Sidewalks	\$ 41.00	\$ 41.00	eru	\$ 41.00	\$ 41.00	\$ 41.00

\*Change in length of rate

# Proposed Rates Without an Increase Public Works - Street and Drainage

MSBU	Current FY23		mea	Proposed FY24		Max Rate
	Vacant	Occupied		Vacant	Occupied	
<b>Street and Drainage</b>						
South Punta Gorda Heights	\$ 243.41	\$ 240.00	eru	\$ 243.41	\$ 240.00	\$ 243.41
South Punta Gorda Heights East	\$ 107.13	\$ 85.13	eru	\$ 107.13	\$ 85.13	\$ 222.54
South Punta Gorda Heights West	\$ 209.41	\$ 206.00	eru	\$ 209.41	\$ 206.00	\$ 209.41
Town Estates	\$ 109.84	\$ 100.00	acre	\$ 109.84	\$ 100.00	\$ 175.00
Tropical Gulf Acres	\$ 102.00	\$ 98.00	eru	\$ 102.00	\$ 98.00	\$ 102.00

# Proposed Rates Without an Increase

## Public Works - Waterway

MSBU	Current FY23		mea	Proposed FY24		Max Rate
	Vacant	Occupied		Vacant	Occupied	
<b>Waterway</b>						
Ackerman	\$ 25.00	\$ 25.00	eru	\$ 25.00	\$ 25.00	\$ 25.00
Alligator Creek	\$ 25.00	\$ 25.00	eru	\$ 25.00	\$ 25.00	\$ 100.00
Buena Vista	\$ 100.00	\$ 100.00	eru	\$ 100.00	\$ 100.00	\$ 679.62
Edgewater North	\$ 20.12	\$ 20.12	eru	\$ 20.12	\$ 20.12	\$ 20.12
Gulf Cove	\$ 300.00	\$ 300.00	eru	\$ 300.00	\$ 300.00	\$ 300.00
Northwest Port Charlotte	\$ 100.00	\$ 100.00	eru	\$ 100.00	\$ 100.00	\$ 100.00
Pirate Harbor	\$ 335.00	\$ 335.00	eru	\$ 335.00	\$ 335.00	\$ 828.25
South Bridge	\$ -	\$ -	eru	\$ -	\$ -	\$ 1,190.00
South Gulf Cove - Waterfront Lots	\$ 50.00	\$ 50.00	eru	\$ 50.00	\$ 50.00	\$ 50.00
South Gulf Cove - Dry Lots	\$ 25.00	\$ 25.00	eru	\$ 25.00	\$ 25.00	\$ 50.00
South Gulf Cove - Village of Holiday Lakes	\$ 50.00	\$ 50.00	eru	\$ 50.00	\$ 50.00	\$ 50.00



# Proposed Rates Without an Increase Stormwater District

MSBU	Current FY23		mea	Proposed FY24		Max Rate
	Vacant	Occupied		Vacant	Occupied	
<b>Stormwater</b>						
Mid Charlotte Stormwater						
Greater Port Charlotte Basin	\$ 151.07	\$ 166.18	acre	\$ 151.07	\$ 166.18	\$ 200.00
Mid Charlotte Stormwater						
Mid-Charlotte Basin	\$ 93.80	\$ 103.19	acre	\$ 93.80	\$ 103.19	\$ 200.00
South Charlotte Stormwater	\$ 24.32	\$ 26.75	acre	\$ 24.32	\$ 26.75	\$ 26.75

# Proposed Rates Without an Increase Public Works – Beach Renourishment

MSBU	Current FY23		mea	Proposed FY24		Max Rate
	Vacant	Occupied		Vacant	Occupied	
<b>Beach Renourishment</b>						
Don Pedro Knight Island Beach Renourishment						
Commercial Recreation (C)	\$ 0.698	\$ 0.698	valu	\$ 0.698	\$ 0.698	\$ 0.698
Commercial Recreation (M)	\$ 0.059	\$ 0.059	valu	\$ 0.059	\$ 0.059	\$ 0.059
Government Recreation (C)	\$ 0.699	\$ 0.699	valu	\$ 0.699	\$ 0.699	\$ 0.699
Government Recreation (M)	\$ 0.059	\$ 0.059	valu	\$ 0.059	\$ 0.059	\$ 0.059
Nearshore Benefit Zone (C)	\$ 23.300	\$ 23.300	pt	\$ 23.300	\$ 23.300	\$ 23.300
Nearshore Benefit Zone (M)	\$ 1.980	\$ 1.980	pt	\$ 1.980	\$ 1.980	\$ 1.980
Residential Recreation (C)	\$220.770	\$ 220.770	edu	\$220.770	\$ 220.770	\$ 220.770
Residential Recreation (M)	\$ 18.770	\$ 18.770	edu	\$ 18.770	\$ 18.770	\$ 18.770
Manasota Key Beach Renourishment						
Commercial Recreation (C)	\$ 1.332	\$ 1.332	valu	\$ 1.332	\$ 1.332	\$ 1.332
Commercial Recreation (M)	\$ 0.085	\$ 0.085	valu	\$ 0.085	\$ 0.085	\$ 0.085
Government Recreation (C)	\$ 1.337	\$ 1.337	valu	\$ 1.337	\$ 1.337	\$ 1.337
Government Recreation (M)	\$ 0.085	\$ 0.085	valu	\$ 0.085	\$ 0.085	\$ 0.085
Nearshore Benefit Zone (C)	\$ 55.850	\$ 55.850	pt	\$ 55.850	\$ 55.850	\$ 55.850
Nearshore Benefit Zone (M)	\$ 3.570	\$ 3.570	pt	\$ 3.570	\$ 3.570	\$ 3.570
Residential Recreation (C)	\$341.770	\$ 341.770	edu	\$341.770	\$ 341.770	\$ 341.770
Residential Recreation (M)	\$ 21.830	\$ 21.830	edu	\$ 21.830	\$ 21.830	\$ 21.830

(C) Capital  
(M) Maintenance



# Proposed Rates Without an Increase Utility

MSBU Utility	Current FY23		mea	Proposed FY24		Max Rate
	Vacant	Occupied		Vacant	Occupied	
Ackerman Sewer Expansion	\$ 575.00	\$ 575.00	erc	\$ 575.00	\$ 575.00	\$ 575.00
El Jobean Wastewater	\$ 575.00	\$ 575.00	erc	\$ 575.00	\$ 575.00	\$ 575.00
East and West Spring Lake Wastewater	\$ 307.59	\$ 499.94	erc	\$ 307.59	\$ 499.94	\$ 499.94
North Shore Wastewater	\$ 109.91	\$ 262.36	erc	\$ 109.91	\$ 262.36	\$ 262.36
Pirate Harbor Wastewater	\$ 290.10	\$ 290.10	eru	\$ 290.10	\$ 290.10	\$ 319.11
Rotonda Meadows Wastewater	\$ -	\$ 423.88	eru	\$ -	\$ 423.88	\$ 537.81
Rotonda Sands Wastewater	\$ -	\$ 423.88	eru	\$ -	\$ 423.88	\$ 540.41
South Gulf Cove Phase 5 - Water	\$ 63.33	\$ 63.33	eru	\$ 63.33	\$ 63.33	\$ 98.90
South Gulf Cove Phase 5 - Wastewater	\$ 45.43	\$ 45.43	eru	\$ 45.43	\$ 45.43	\$ 61.00

# Proposed Rates Without an Increase

## Change in Length of Rate

- Rotonda Heights Street and Drainage
- Rotonda Lakes Street and Drainage

# Rotonda Heights Street and Drainage

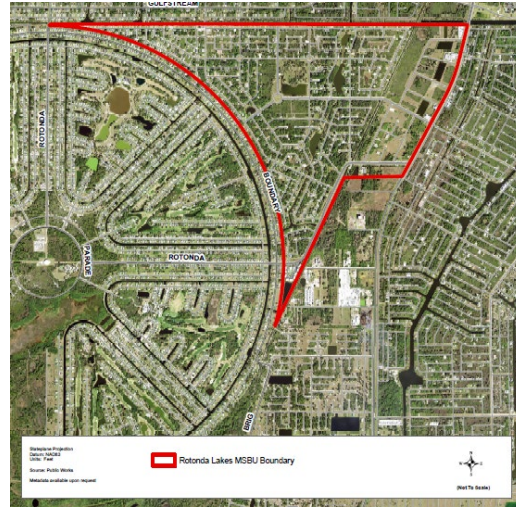
## Change in Length of Rate



Increased assessment rate approved in FY16 to fund a paving project. The current assessment rate was scheduled to be reduced in FY25 following the paving loan payoff. Staff is recommending continuing the current assessment rate of \$163 to fund future pipe lining.

# Rotonda Lakes Street and Drainage

## Change in Length of Rate



Increased assessment rate approved in FY12 to fund a paving project. The current assessment rate was scheduled to be reduced in FY21 following the paving loan payoff. Staff and the MSBU Advisory Board are recommending continuing the current assessment rate of \$110 to fund future pipe lining.

# Proposed Rates Without an Increase

## Changes in Capital Program

- Changes to 20 Year Capital Needs Assessment since workshop on February 7<sup>th</sup>
  - Manasota Key Street and Drainage
  - Northwest Port Charlotte Street and Drainage
  - Placida Street and Drainage

# Sidewalk Infrastructure

As presented on February 7<sup>th</sup>:

	<u>Today's \$\$</u>	<u>Expected Fiscal Year</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
<b>Sidewalk</b>								
<b>Manasota Key Community Plan – roll up</b>	6,085	13-25	-	3,445	-	-	-	-
<b>Northwest Port Charlotte Sidewalks - roll up</b>	N/A	N/A	-	-	-	-	-	-
<b>Placida Gasparilla Pines Sidewalk - roll up</b>	1,025	22-24	271	-	-	-	-	-

Revision based on Advisory Board recommendation:

	<u>Today's \$\$</u>	<u>Expected Fiscal Year</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
<b>Sidewalk</b>								
<b>Manasota Key Community Plan – roll up</b>	6,085	13-26	-	-	3,558	-	-	-
<b>Northwest Port Charlotte Sidewalk - roll up</b>	2,933	24-27	261	1,309	267	1,379	-	-
<b>Placida Gasparilla Pines Sidewalk - roll up</b>	1,025	22-26	-	-	990	-	-	-

Note: Future years include FDOT Highway Construction Cost inflation factor of 3.3%



# Next Steps

- Rates referenced for each of the previous MSBUs are the proposed rates that will be included on the August TRIM Notices

# Proposed Rates With an Increase

# Proposed Rates With an Increase

No Public Hearing Required

- Planned rate increase for Sanitation
- Proposed rates are included in the FY24 Planned Budget
- Rates are below established maximum and do not require a public hearing

# Proposed Rates With an Increase Public Works - Sanitation

No Public Hearing Required

MSBU	Current FY23		mea	Proposed FY24 <sup>1</sup>		Max Rate
	Vacant	Occupied		Vacant	Occupied	
<b>Sanitation</b>						
Charlotte Sanitation District	\$ -	\$ 292.28	res	\$ -	\$ 303.19	\$ 340.00
Boca Grande Sanitation District	\$ -	\$ 310.62	res	\$ -	\$ 321.90	\$ 360.00
Don Pedro Sanitation District	\$ -	\$ 492.95	res	\$ -	\$ 511.85	\$ 575.00

- Proposed FY24 Occupied rates are based on an estimated 4.0% increase to the Waste Management (WM) annual cost portion. Per the WM Agreement, final annual rates will be calculated with an increase to the WM annual cost portion based on the June release of the U.S. CPI: Urban Consumer – Garbage and Trash Collection index as provided by the U.S. Bureau of Labor Statistics.

# Sanitation Assessment Areas

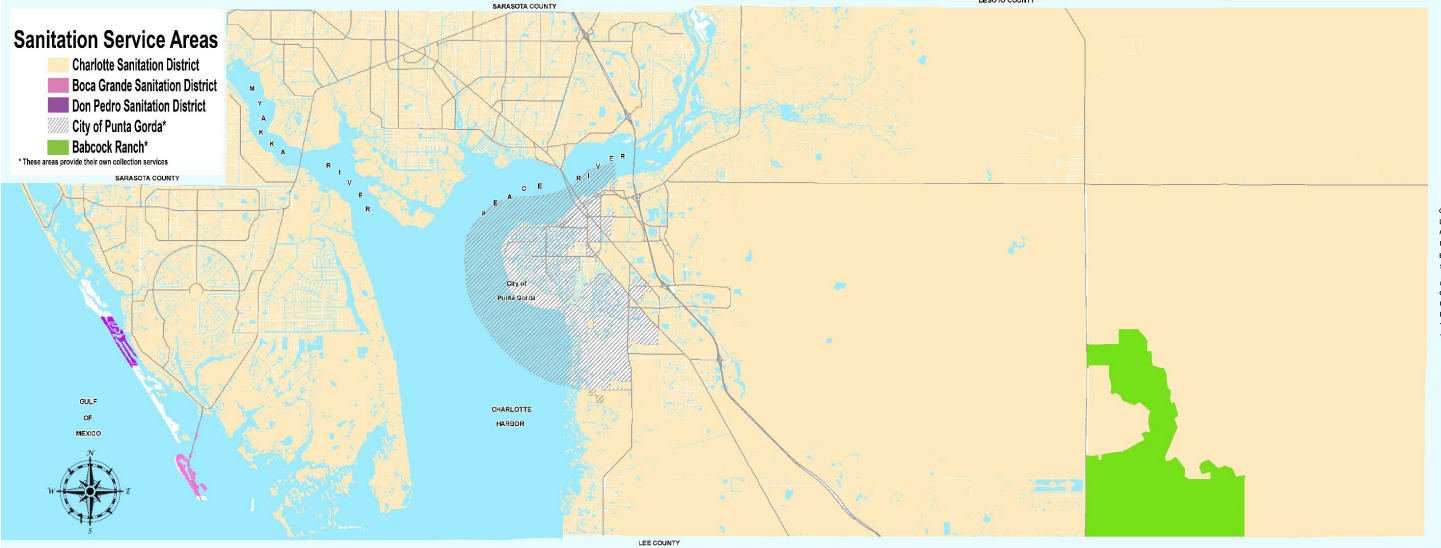
CHARLOTTE COUNTY  
*Sanitation Areas*



## Sanitation Service Areas

- Charlotte Sanitation District
- Boca Grande Sanitation District
- Don Pedro Sanitation District
- City of Punta Gorda\*
- Babcock Ranch\*

\*These areas provide their own collection services



# Proposed Rates With an Increase Public Works – Street and Drainage

No Public Hearing Required

MSBU	Current FY23			Proposed FY24		Max Rate
	Vacant	Occupied		Vacant	Occupied	
<b>Street and Drainage</b>			mea			
Boca Grande	\$ 135.00	\$ 135.00	eru	\$ 280.00	\$ 280.00	\$ 400.00



# Boca Grande Street and Drainage

No Public Hearing Required



Staff is recommending to increase the rate by \$145 for exotic animal control.

Current rate is \$135. Proposed rate: \$280. Max rate \$400

# Proposed Rates With an Increase Public Works – Waterway

No Public Hearing Required

MSBU	Current FY23			Proposed FY24		Max Rate
	Vacant	Occupied		Vacant	Occupied	
<b>Waterway</b>			mea			
Harbour Heights	\$ 200.00	\$ 200.00	eru	\$ 300.00	\$ 300.00	\$ 400.00
Manchester	\$ 50.00	\$ 50.00	eru	\$ 100.00	\$ 100.00	\$ 205.13



# Harbour Heights Waterway

No Public Hearing Required



The MSBU Advisory Board would like to increase the rate by \$100 for future dredging. Current rate is \$200. Proposed rate: \$300. Max rate \$400

# Manchester Waterway

## No Public Hearing Required



The MSBU Advisory Board would like to increase the rate by \$50 for future dredging.  
Current rate is \$50. Proposed rate: \$100. Max rate \$205.13

# Next Steps

- Public Hearing is not required
- On May 23<sup>rd</sup> approval of proposed rates
- Rates will be included on the August TRIM Notices

# Proposed Rates Increases Requiring a Public Hearing

# Proposed Rates With an Increase Public Safety – Charlotte County Fire

Public Hearing Required

Charlotte County Fire	Current FY23	mea	Proposed FY24	Current Max Rate	Proposed Max Rate
<b><u>A. Residential Properties</u></b>					
Residential homes, apartments, condominiums, mobile homes, barns, etc.	\$ 203.77	eru	\$ 254.71	\$ 203.77	\$ 382.99
2. Residential vacant lots accessible by road	\$ 86.79	eru	\$ 108.49	\$ 86.79	\$ 163.12
Note: A lot zoned residential which is not buildable because of size is assessed as 1/2 lot					
3. Residential vacant lots inaccessible by road	\$ 1.76	eru	\$ 2.20	\$ 1.76	\$ 3.31
<b><u>B. Commercial, Industrial and Institutional Properties</u></b>					
1. Commercial, industrial and institutional buildings with an area of up to 1,300 square feet	\$ 325.00	sq ft	\$ 403.00	\$ 325.00	\$ 611.00
Each additional square foot	\$ 0.25		\$ 0.31	\$ 0.25	\$ 0.47
2. Commercial, industrial and institutional vacant properties (per lot or, where applicable, per acre)	\$ 86.79	eru	\$ 108.49	\$ 86.79	\$ 163.12

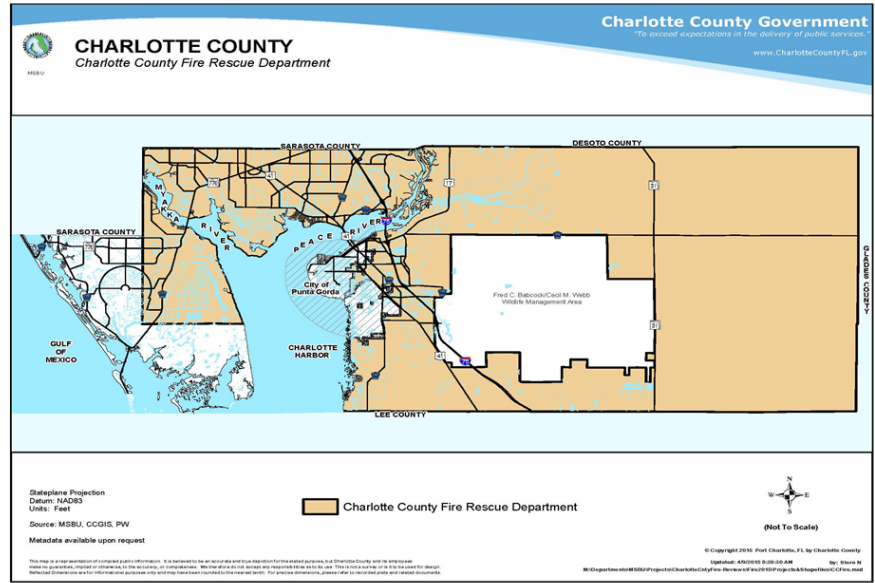
# Proposed Rates With an Increase Public Safety – Charlotte County Fire

Public Hearing Required

<b>Charlotte County Fire</b>	<b>Current FY23</b>		<b>Proposed FY24</b>	<b>Current Max Rate</b>	<b>Proposed Max Rate</b>
<b>C. Mobile Home and RV Parks</b>					
1. Mobile homes	\$ 203.77	eru	\$ 254.71	\$ 203.77	\$ 382.99
2. Vacant mobile home lots	\$ 51.99	eru	\$ 64.99	\$ 51.99	\$ 97.72
3. RV sites (with or without RV on-site)	\$ 86.64	eru	\$ 108.30	\$ 86.64	\$ 162.84
4. Recreation buildings, storage buildings, etc. with an area of up to 1,300 square feet	\$ 325.00	sq ft	\$ 403.00	\$ 325.00	\$ 611.00
Each additional square foot	\$ 0.25		\$ 0.31	\$ 0.25	\$ 0.47
<b>D. Acreage</b>					
1. Acreage/parcels that abut or are accessible by road per acre	\$ 43.39	acre	\$ 54.24	\$ 43.39	\$ 81.55
2. Acreage/parcels that do not abut or are not accessible by road per acre	\$ 1.76	acre	\$ 2.20	\$ 1.76	\$ 3.31
Not to exceed - per parcel	\$ 750.00				

# Charlotte County Fire

## Public Hearing Required



# Proposed Rates With an Increase Public Safety – Barrier Island Fire

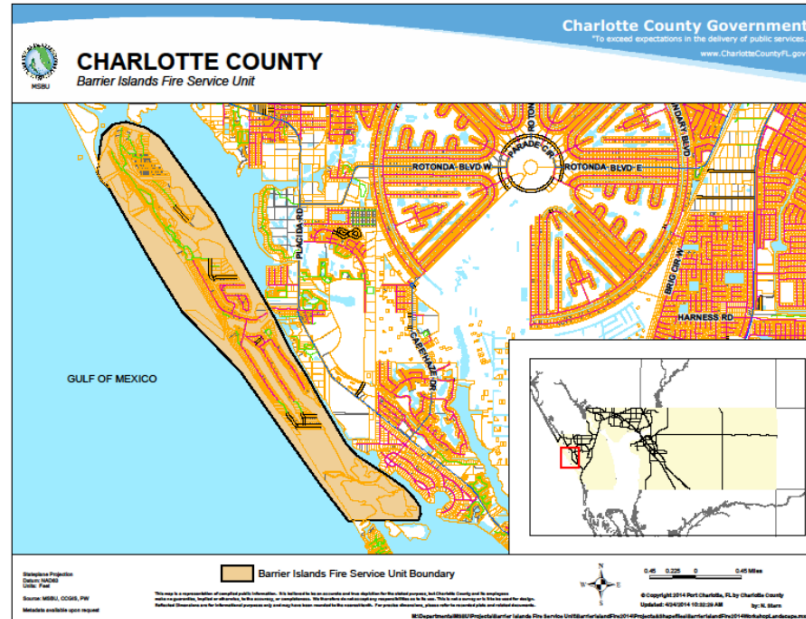
Public Hearing Required

<b>Barrier Island Fire</b>	<b>Current FY23</b>		<b>Proposed FY24</b>	<b>Current Max Rate</b>	<b>Proposed Max Rate</b>
<b>A. Residential Properties</b>					
1. Residential homes, apartments, condominiums, mobile homes, barns, etc.	\$ 717.67	eru	\$ 882.73	\$ 717.67	\$1,161.62
2. Residential vacant lots accessible by road.	\$ 305.65	eru	\$ 375.95	\$ 305.65	\$ 494.72
3. Residential vacant lots inaccessible by road.	\$ 6.18	eru	\$ 7.60	\$ 6.18	\$ 10.00
<b>B. Commercial, Industrial and Institutional Properties</b>					
1. Commercial, industrial and institutional buildings - per square foot	\$ 0.93	sq ft	\$ 1.14	\$ 0.93	\$ 1.51
2. Commercial, industrial and institutional vacant properties (per lot or, where applicable, per acre).	\$ 305.65	eru	\$ 375.95	\$ 305.65	\$ 494.72
<b>C. Acreage</b>					
1. Acreage/parcels that abut or are accessible by road.	\$ 305.65	acre	\$ 375.95	\$ 305.65	\$ 494.72
2. Acreage/parcels that do not abut or are not accessible by road.	\$ 6.18	acre	\$ 7.60	\$ 6.18	\$ 10.00



# Barrier Island Fire

## Public Hearing Required



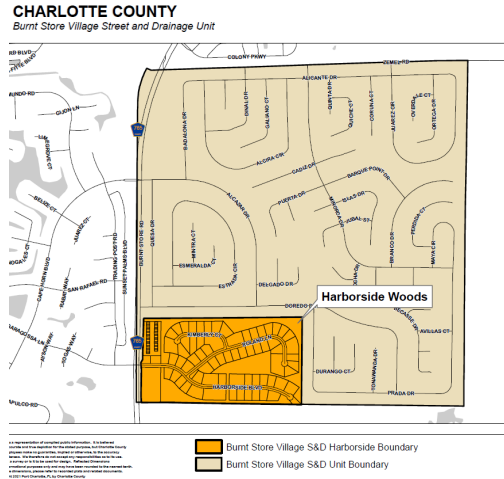
# Proposed Rates With an Increase Public Works – Street and Drainage

Public Hearing Required

MSBU	Current FY23		mea	Proposed FY24		Current Max Rate	Proposed Max Rate
	Vacant	Occupied		Vacant	Occupied		
<b>Street and Drainage</b>							
Burnt Store Village - Harborside	\$ 303.00	\$ 303.00	eru	\$ 350.00	\$ 350.00	\$ 303.00	\$ 350.00
Deep Creek	\$ 197.64	\$ 187.94	eru	\$ 305.00	\$ 305.00	\$ 197.64	\$ 305.00
Pirate Harbor	\$ 299.51	\$ 297.00	eru	\$ 345.00	\$ 345.00	\$ 299.51	\$ 345.00
South Gulf Cove	\$ 52.24	\$ 49.60	eru	\$ 105.00	\$ 105.00	\$ 52.24	\$ 105.00

# Burnt Store Village-Harborside Street and Drainage

## Public Hearing Required



The MSBU Advisory Board would like to increase the rate for the Woodland Estates Subdivision by \$47 for paving. Paving bids came in higher than the current rate can support and an additional rate increase is needed. Contract is going to the Board for award on May 23<sup>rd</sup>.

Current rate is \$303. Proposed rate: \$350. Max rate \$303.

# Deep Creek Street and Drainage

## Public Hearing Required



The MSBU Advisory Board would like to increase their rate by \$117 for future sidewalks and pipe lining. Current rate is \$187.94 occupied/ \$197.64 vacant. Proposed rate: \$305. Max rate \$197.64.

# Pirate Harbor Street and Drainage

## Public Hearing Required

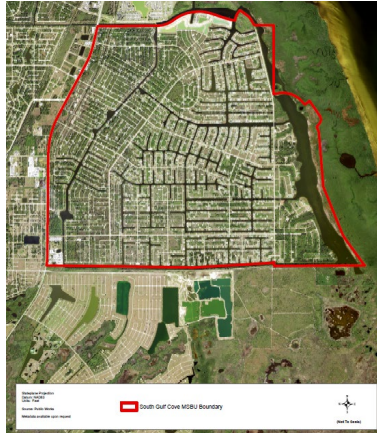


The MSBU Advisory Board would like to increase the rate by \$48 for paving. Paving bids came in higher than the current rate can support and an additional rate increase is needed. Contract is going to the Board for award on May 23<sup>rd</sup>.

Current rate is \$297 occupied/ \$299.51 vacant. Proposed rate: \$345. Max rate \$299.51.

# South Gulf Cove Street and Drainage

## Public Hearing Required



The MSBU Advisory Board would like to increase their rate by \$53 for maintenance services and the bridge maintenance program.

Current rate is \$49.60 occupied/ \$52.24 vacant. Proposed rate: \$105. Max rate \$52.24.

# Proposed Rates With an Increase Public Works - Stormwater

Public Hearing Required

MSBU	Current FY23		mea	Proposed FY24		Current Max Rate	Proposed Max Rate
	Vacant	Occupied		Vacant	Occupied		
Stormwater							
West Charlotte Stormwater	\$ 45.46	\$ 50.00	acre	\$ 125.00	\$ 125.00	\$ 50.00	\$ 125.00

# West Charlotte Stormwater

## Public Hearing Required



The MSBU Advisory Board would like to increase their rate by \$75 for maintenance services, the water quality monitoring program and pipe lining.

Current rate is \$50 occupied/ \$45.46 vacant. Proposed rate: \$125. Max rate \$50.



# Next Steps

- On May 23<sup>rd</sup> approve and authorize the mailing of the required first-class notification of proposed Municipal Service Benefit Unit (MSBU) assessment rates for FY24
- Public Hearings to be held on July 17<sup>th</sup> & 18<sup>th</sup>

# First Time Assessment Individual Parcels

# First Time Assessment Individual Parcels

- Notice recipients for first time assessed property
- Benefitting properties are within the unit but were not being assessed
- Requires Public Hearing

District	Properties	ERUs
Charlotte County Sanitation Unit	19	19
Manchester Waterway	1	1
South Gulf Cove Waterway	169	169
Greater Port Charlotte Street and Drainage	4	10.4
South Punta Gorda Heights East Street and Drainage	1	1
Ackerman Sewer Expansion	1	1

# First Time Assessment Boundary Changes

- Manchester Waterway
- South Punta Gorda Heights East Street and Drainage
- Ackerman Sewer Expansion
- Requires Public Hearing

# Next Steps

- On May 23<sup>rd</sup> approve and authorize mailing of the required first-class notification of proposed Municipal Service Benefit Unit (MSBU) assessment rates for FY 2023/2024 for the units assessed for the first time
- On May 23<sup>rd</sup> approve Public Hearing date for amending territories and mailing notices
- Public Hearings to be held on the June 27<sup>th</sup> Board Meeting

# Rate Change Discussion for MSBUs without an Advisory Board

# Rate Discussion

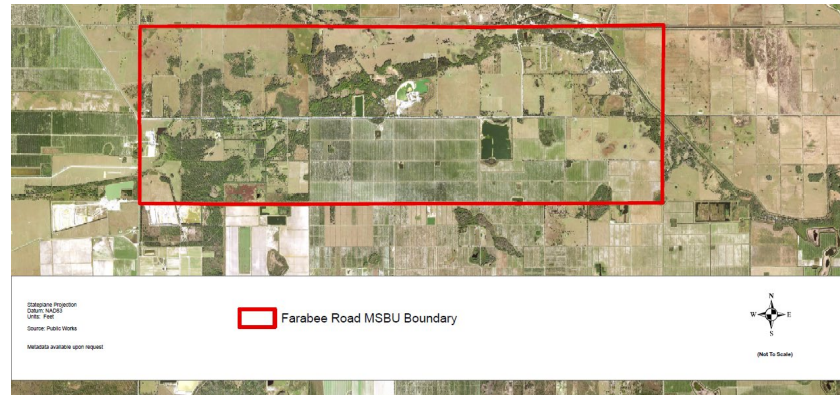
## Public Works – Street and Drainage

MSBUs without an Advisory Board

MSBU	Current FY23		mea	Proposed FY24 Rate Range	Current Max Rate
	Vacant	Occupied			
<b>Street and Drainage</b>					
Farabee Road	\$ 3.00	\$ 3.00	acre	\$0.00 - \$67.00	\$ 20.00
Neal Road	\$ 3.50	\$ 3.50	acre	\$0.00 - \$91.00	\$ 5.00
Suncoast Blvd	\$ 94.00	\$ 94.00	eru	\$321.00 - \$900.00	\$ 94.00

# Farabee Road Street and Drainage

MSBU without an Advisory Board



Public Works received community input regarding roadway surface conditions. Staff is soliciting feedback regarding an annual grading program. Survey post cards have been distributed. Current rate is \$3. Proposed rate: \$0-67. Max rate \$20.



# Farabee Road Street and Drainage Option 1

The Board of County Commissioners can direct staff to conduct a comprehensive evaluation to determine an appropriate assessment rate to accomplish road grading in addition to minimum levels of service to include drainage, mowing and right-of-way acquisition.

# Farabee Road Street and Drainage Option 2

Farabee Road Maintenance Program  
Maintenance 10 year projection  
as of 3.10.23

		FY24 rate		FY25 rate			
		\$ 67.00	\$ 21.00				
	Budget FY2023	Estimated FY2023	Planned FY2024	Planned FY2025	Projected FY2026	Projected FY2027	Projected FY2028
<b>BEGINNING BALANCE</b>	\$ 142,374	\$ 171,457	\$ 146,474	\$ 66,341	\$ 75,952	\$ 78,331	\$ 80,574
<b>OPERATING REVENUES</b>							
Assessments & Earnings	21,651	21,651	498,142	156,203	156,235	156,242	156,250
External Borrowing							
<b>Total Revenue</b>	\$21,651	\$21,651	\$498,142	\$156,203	\$156,235	\$156,242	\$156,250
<b>OPERATING EXPENDITURES</b>							
Grading	15,000	24,000	500,000	75,000	75,000	75,000	75,000
Other Operating Expenditures	22,634	22,634	78,275	71,592	78,856	79,000	78,410
Principal Pymts							
Interest Pymts							
<b>Total Expenditures</b>	37,634	\$46,634	\$578,275	\$146,592	\$153,856	\$154,000	\$153,410
<b>RESERVE (ENDING FUND BALANCE)</b>	\$126,391	\$ 146,474	\$66,341	\$75,952	\$78,331	\$80,574	\$83,413
Reserve %	77.1%	75.9%	10.3%	34.1%	33.7%	34.3%	35.2%

The MSBU assessment rate can be increased to \$67 per acre to accommodate the proposed road grading project and annual maintenance.

Notes:

- Rate increase from \$3 FY23 to \$67 FY24
- Rate decrease from \$67 FY24 to \$21 FY25
- Rate to be reset based upon operational needs in FY32

# Farabee Road Street and Drainage Option 3

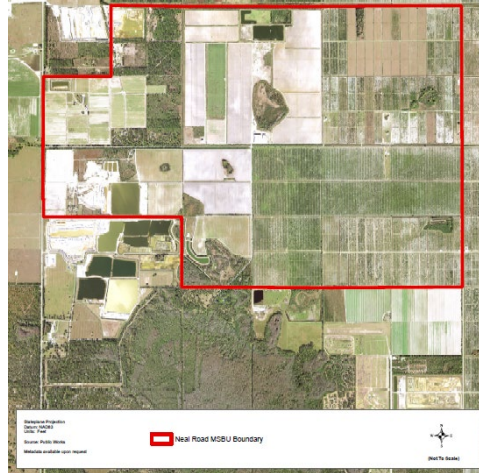
The Board of County Commissioners can abolish the MSBU and discontinue maintenance.

# Next Steps

- Select Proposed Rate for FY24
  - If rate remains the same – it will be included on the August TRIM notice
  - If rate increases above max – it will require a Public Hearing to be held July 17<sup>th</sup>
  - If MSBU is abolished – it will require a Public Hearing to be held in June or July

# Neal Road Street and Drainage

MSBU without an Advisory Board



Public Works received community feedback regarding roadway surface conditions. Staff is soliciting feedback regarding future paving.

Current rate is \$3.50. Proposed rate: \$0-91. Max rate \$5.

# Neal Road Street and Drainage Option 1

Neal Road Street and Drainage MSBU  
Projection Maintenance Schedule  
as of 3.15.23

	\$ 18.00 FY24 Rate						
	Budget FY2023	Estimated FY2023	Planned FY2024	Planned FY2025	Projected FY2026	Projected FY2027	Projected FY2028
<b>BEGINNING BALANCE</b>	\$ 19,593	\$ 13,240	\$ 10,969	\$ 17,458	\$ 23,566	\$ 28,057	\$ 31,821
<b>OPERATING REVENUES</b>							
Assessments & Earnings	10,492	10,716	53,603	53,625	54,777	54,793	54,806
External Borrowing			-				
<b>Total Revenue</b>	\$ 10,492	\$ 10,716	\$ 53,603	\$ 53,625	\$ 54,777	\$ 54,793	\$ 54,806
<b>OPERATING EXPENDITURES</b>							
Paving/Rejuvenation			-	-			
Other Operating Expenditures	13,068	12,987	47,114	47,517	50,285	51,029	49,392
Principal Pymts			-	-	-	-	-
Interest Pymts			-	-	-	-	-
<b>Total Expenditures</b>	\$ 13,068	\$ 12,987	\$ 47,114	\$ 47,517	\$ 50,285	\$ 51,029	\$ 49,392
<b>RESERVE (ENDING FUND BALANCE)</b>	\$ 17,017	\$ 10,969	\$ 17,458	\$ 23,566	\$ 28,057	\$ 31,821	\$ 37,235
<i>Reserve %</i>	56.6%	45.8%	27.0%	33.2%	35.8%	38.4%	43.0%

The Board of County Commissioners can direct staff to conduct minimum levels of service to include drainage, mowing and right-of-way acquisition. The MSBU assessment rate can be increased to \$18 per acre to accommodate the proposed work program.

Notes:  
 •Rate increase from \$3.50 FY23 to \$18 FY24 for maintenance.  
 • Rate to be reset based upon operational needs in FY33.

# Neal Road Street and Drainage Option 2

Neal Road Street and Drainage MSBU  
Projection Maintenance and Paving Schedule -  
10yr loan  
as of 3.15.23

		\$ 91.00 FY24 Rate				
	Budget FY2023	Estimated FY2023	Planned FY2024	Planned FY2025	Projected FY2026	Projected FY2027
<b>BEGINNING BALANCE</b>	\$ 19,593	\$ 13,240	\$ 10,969	\$ 342,322	\$ 171,672	\$ 123,317
<b>OPERATING REVENUES</b>						
Assessments & Earnings	10,492	10,716	270,845	271,947	277,110	276,941
External Borrowing			1,836,000			
<b>Total Revenue</b>	\$10,492	\$10,716	\$2,106,845	\$271,947	\$277,110	\$276,941
<b>OPERATING EXPENDITURES</b>						
Paving/Rejuvenation			1,600,000	120,000		
Other Operating Expenditures	13,068	12,987	83,688	54,091	64,623	65,367
Principal Pymts			-	184,000	184,000	184,000
Interest Pymts			91,804	84,506	76,841	68,794
<b>Total Expenditures</b>	\$ 13,068	\$ 12,987	\$ 1,775,492	\$ 442,597	\$ 325,465	\$ 318,161
<b>RESERVE (ENDING FUND BALANCE)</b>	\$ 17,017	\$ 10,969	\$ 342,322	\$ 171,672	\$ 123,317	\$ 82,097
Reserve %	56.6%	45.8%	16.2%	27.9%	27.5%	20.5%

The MSBU assessment rate can be increased to \$91 per acre to accommodate the proposed paving program with a 10-year loan and annual maintenance.

Notes:

- Rate increase from \$3.50 FY23 to \$91 FY24 for maintenance and paving.
- Rate to be reset based upon operational needs in FY33.

# Neal Road Street and Drainage Option 3

Neal Road Street and Drainage MSBU  
Projection Maintenance and Paving Schedule -  
15yr loan  
as of 3.15.23

		\$ 76.00 FY24 Rate					
	Budget FY2023	Estimated FY2023	Planned FY2024	Planned FY2025	Projected FY2026	Projected FY2027	Projected FY2028
<b>BEGINNING BALANCE</b>	\$ 19,593	\$ 13,240	\$ 10,969	\$ 304,349	\$ 147,569	\$ 111,009	\$ 78,282
<b>OPERATING REVENUES</b>							
Assessments & Earnings	10,492	10,716	226,206	227,182	231,447	231,319	231,205
External Borrowing			1,842,000				
<b>Total Revenue</b>	\$ 10,492	\$ 10,716	\$ 2,068,206	\$ 227,182	\$ 231,447	\$ 231,319	\$ 231,205
<b>OPERATING EXPENDITURES</b>							
Paving/Rejuvenation			1,600,000	120,000			
Other Operating Expenditures	13,068	12,987	82,748	53,151	61,677	62,420	51,699
Principal Pymts			-	123,000	123,000	123,000	123,000
Interest Pymts			92,078	87,811	83,330	78,626	73,686
<b>Total Expenditures</b>	\$ 13,068	\$ 12,987	\$ 1,774,826	\$ 383,962	\$ 268,007	\$ 264,046	\$ 248,385
<b>RESERVE (ENDING FUND BALANCE)</b>	\$ 17,017	\$ 10,969	\$ 304,349	\$ 147,569	\$ 111,009	\$ 78,282	\$ 61,101
Reserve %	56.6%	45.8%	14.6%	27.8%	29.3%	22.9%	19.7%

The MSBU assessment rate can be increased to \$76 per acre to accommodate the proposed paving program with a 15-year loan and annual maintenance.

Notes:

- Rate increase from \$3.50 FY23 to \$76 FY24 for maintenance and paving.
- Rate to be reset based upon operational needs in FY38.

•Projection is based on a 15 year paving loan.



# Neal Road Street and Drainage Option 4

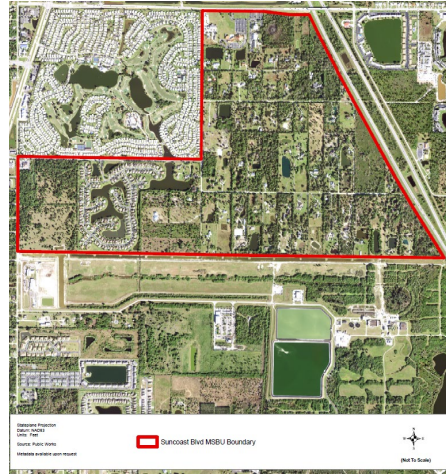
The Board of County Commissioners can abolish the MSBU and discontinue maintenance.

# Next Steps

- Select Proposed Rate for FY24
  - If rate increases above max – it will require a Public Hearing to be held July 17<sup>th</sup>
  - If MSBU is abolished – it will require a Public Hearing to be held in June or July

# Suncoast Boulevard Street and Drainage

MSBU without an Advisory Board



Public Works received a request to complete the sidewalk on Suncoast Boulevard. Staff is soliciting feedback regarding a future sidewalk project.

Current rate is \$94. Proposed rate: \$321-900. Max rate \$94.

# Next Steps

- Select Proposed Rate for FY24
  - If rate remains the same – it will be included on the August TRIM notice
  - If rate increases above max – it will require a Public Hearing to be held July 17<sup>th</sup>

# Rate Discussion

## Public Works – Waterway

MSBUs without an Advisory Board

MSBU	Current FY23		mea	Proposed FY24 Rate Range	Current Max Rate
	Vacant	Occupied			
<b>Waterway</b>					
Hayward Canal Area	\$ 54.92	\$ 54.92	eru	\$475.00 - \$1,510.00	\$ 150.00
Suncoast	\$ 738.07	\$ 738.07	eru	\$1,255.00 - \$4,850.00	\$ 738.07

# Hayward Canal Area Waterway

MSBU without an Advisory Board



Public Works is soliciting feedback regarding a dredge project of the finger canals. Current rate is \$54.92. Proposed rate: \$475-1,510. Max rate \$150.

# Next Steps

- Select Proposed Rate for FY24
  - If rate remains the same – it will be included on the August TRIM notice
  - If rate increases above max – it will require a Public Hearing to be held July 17<sup>th</sup>

# Suncoast Waterway

MSBU without an Advisory Board



Public Works received community input regarding system-wide dredging. Staff is soliciting feedback regarding a dredge project.

Current rate is \$738.07. Proposed rate: \$1,255-4,850. Max rate \$738.07.



# Next Steps

- Select Proposed Rate for FY24
  - If rate remains the same – it will be included on the August TRIM notice
  - If rate increases above max – it will require a Public Hearing to be held July 17<sup>th</sup>