

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: March 5, 2007

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| Agenda Item: 7D | Prepared By: A. William Moss, City Manager Date: February 22, 2007 |
| Agenda Section: Business: Discussion | |
| Subject: Mandatory Connection to Sanitary Sewer Lines | Department: City Council |

BACKGROUND:

During the City Council meeting of February 20, 2007, Councilor Kiester requested and City Council agreed to schedule a discussion regarding the time required to connect developed property to the sanitary sewer collection system (connection within 90 days versus 365 days).

Section 381.00655, F.S., provides that the owner of a properly functioning on-site sewerage treatment and disposal system must connect the system or the building's plumbing to an available publicly owned sewerage system within 365 days after written notification.

Section 18-80 of the City Code, adopted under the City's Home Rule Provisions, provides that at such time as a public wastewater system becomes available to a property served by a private wastewater disposal system, a direct connection shall be made to the public wastewater system within ninety (90) days after notice. Any septic tanks...shall then be cleaned of sludge and filled with suitable materials accordingly to the closure procedures described by the Florida Administrative Code and administered by the Department of Health.

It is presumed that the subject matter is presented to City Council with the intent to discuss the merits of amending the City Code to allow property owners 365 days to connect to the sanitary sewerage system rather than 90 days. When considering the merits of an amendment, City Council may wish to consider the following:

- Extending the time is an advantage to property owners in that they have more time to arrange for a contractor to connect to the system.
- Homeowners may continue to use their on-site system for an additional nine months without payment of a monthly sewer charge.
- Rather than a cessation of all construction activity within 90 days, construction activity associated with the connection to the sewer main will likely occur throughout the 365-day period.
- Should most homeowners in an area defer connection to the latest possible time, there may not be adequate contractors available to complete connections within the 365-day period.
- A sanitary sewer system will be available to property owners, but there will be a deferral of revenue collections to the utility system for up to a nine-month period.

- Currently the City offers property owners the option to grant permission to the City to install the service line with the cost billed to the property owner. The arrangement with the City's contractor is with the understanding that connections (for the first two districts) shall be completed by May 1, 2007.
- By extending the connection duration to 365 days, a City project inspector will have to be available in that district for a full year rather than for a three-month period. Recognizing that there are multiple phases of the STRP in different areas, there may be an increase in administrative costs to supervise construction.

There is no relationship between the date of the connection and the date that assessments will begin. Assessments will appear on the tax bill in November following completion of the construction of sewer mains in the respective assessment areas.

RECOMMENDED ACTION:

Discussion and further direction.

Reviewed by Department Director

Reviewed by City Manager

Council Action: Motion by:

Second by:

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