

Nassau County  
96135 Nassau Place, Suite 1  
Yulee, Florida 32097

## Survey Ballot to Assist the County Commission in a Decision Regarding the American Beach Water and Wastewater Improvements Assessment Program

Owner Name  
Address 1  
Address 2

Date: March 4, 2021

Sequence #  
Tax Parcel #

Concerned property owners from the American Beach neighborhood have requested that Nassau County Commission and the American Beach Water and Sewer District's ("District") assistance in funding the construction of the necessary water and wastewater facilities to serve all properties within the District. If this project goes forward, your property will be served by central water and wastewater utility services.

The District has prepared this ballot to determine the support of property owners for the development and implementation of a special assessment program to fund the non-reimbursable portion of the total project costs for construction of water and wastewater infrastructure to provide reliable public water and wastewater systems within the District. The 'Project' is as set forth in the State Revolving Fund Facilities Plan for water and wastewater services approved by the Florida Department of Environmental Protection (FDEP) on October 14, 2020. The Project does not include improvements on your private property necessary to connect to the water and wastewater infrastructure. As is explained more below, a special assessment is a charge that would be imposed against each parcel of property to fund that parcel's proportionate share of the costs associated with the water and wastewater projects. This ballot has been sent to every property owner that may be affected by the proposed improvements.

The County has completed an engineering study to determine the capital construction costs for the water and wastewater system improvements. The estimated costs to install water and wastewater infrastructure in the American Beach neighborhood from the municipal points of connection to the road right of way adjacent to benefiting parcels is estimated to be \$149,725. Since all State funds for the project have not yet been approved, the current planning assumption is that 70% of project costs will be funded by the FDEP State Revolving Fund program under "principal forgiveness" provisions (grant) and 30% shall be required to be repaid by the loan recipient. The parcel rates provided below assume this funding combination.

These locally required loan repayment funds will be generated through the proposed assessment program, if approved. The proposed special assessment program will re-pay the borrowed amount and all associated interest on the loans according to the terms of loan agreements and pay required administrative costs. After application of forgivable portion of loans (grants), the proposed assessment program will allocate these estimated local project costs (approximate total \$1081,892) together with annual assessment program administrative and collection costs to all affected property owners based on the number of equivalent residential connections (ERCs) on each parcel. The Nassau County Utility identifies an ERC as the average daily water flow of 350 gallons per day. Each single-family house and its corresponding buildable lot would be considered one (1) ERC. Any other properties would be assigned ERCs based upon their expected water and wastewater usage as compared to that of a typical single-family house.

Property owners will have the option of paying the entire assessment in full or paying the assessment over a period of years (along with financing costs including interest). To pay the assessment in full, the assessment amount is estimated to be approximately \$10,463 for each ERC. Note, these costs are for the right-of-way infrastructure only (availability of central water and sewer services) and does not include the costs associated with

connecting the homes or other buildings located on private property to the central water and sewer system in the adjacent roadway right of way.

If the assessment is paid over a period of 20 years, the special assessment would be on the same bill as your property taxes starting in November 2021 and each year thereafter until costs are repaid. **The annual assessment per ERC is estimated to be \$800.00.**

If the ballot results are favorable, the Nassau County Commission, serving as the governing board of the District, will take the steps necessary to implement this assessment program. The steps include another mailed notice to you with the specific amount to be assessed for your property. The mailed notice will also provide the time and place of a public hearing to allow comments and make a final decision on the project and the assessments. Once the final assessment amount is established and imposed by the Board, it cannot be increased without appropriate notice to all affected property owners and approval by the Board in accordance with Section 197.3632, Florida Statutes. These steps are expected to be completed by September 15, 2021 and subject to District approval and assumed State funding is awarded, construction could begin on the proposed project in January of 2022.

If you have any questions, contact the County Manager's Office at (904) 530-6000. Thank you for your cooperation in this effort.

**Please complete the attached ballot and return it in the postage paid envelope provided by June 15, 2021.**

PLEASE COMPLETE AND RETURN THIS SURVEY

**[QUESTION]** Should the Nassau County Board of County Commissioners, serving as the governing board of the American Beach Water and Sewer District, create a special assessment program and assess each of the affected properties in the District an annual non-ad valorem special assessment for the proposed water and wastewater capital improvements? The special assessment program will fund the cost of these improvements within the project area that are not covered by grant proceeds. Please mark your choice below, sign where indicated, and return this ballot in the enclosed self-addressed stamped envelope.

**\*\*This ballot must be postmarked on or before June 15, 2021 or returned by hand delivery to the County at 96135 Nassau Place, Suite 1, Yulee, FL 32097 by June 15, 2021 to be valid and included in the survey results.**

(Please mark one response)	Yes	No
Create special assessment program to fund the construction of water and wastewater infrastructure to provide reliable public water and wastewater services in the American Beach Water and Sewer District.		

I, \_\_\_\_\_ of \_\_\_\_\_  
(Print name) (Print mailing address)

affirm that I am the owner of record of the indicated parcel or have been duly authorized by the owner(s) of record of the indicated parcel to cast this ballot. I understand that this ballot represents an attempt to solicit extraordinary landowner input and is not binding upon the Nassau County Board of County Commissioners.

Date: \_\_\_\_\_  
(Signature)

This Ballot must be returned to Nassau County Manager's office with a postmark by June 15, 2021 by mail to 96135 Nassau Place, Suite 1, Yulee, FL 32097 or hand delivery to 96135 Nassau Place, Suite 1, Yulee, FL 32097 by June 15, 2021. A self-addressed stamped envelope has been included for your convenience.

If you have any questions, contact County Manager's Office at (904) 530-6010. Thank you for your cooperation in this effort.

Parcel Number:

Sequence Number:

**This ballot must be marked Yes or No, signed, and returned to the County at 96135 Nassau Place, Suite 1, Yulee, FL 32097 by June 15, 2021 to be valid and included in the survey results.**

PLEASE COMPLETE AND RETURN THIS SURVEY