



## North County Water & Sewer Phase 2 Frequently Asked Questions

### **What is the North County Water & Sewer project?**

The North County Water & Sewer Project Phase 2 is a two-fold project. Primarily, it is a “septic to sewer” project that will connect properties to a centralized sewer collection system. These properties currently use a septic tank and drain field to dispose of wastewater. The intent of the project is to improve water quality in the nearby Sebastian River and Indian River Lagoon by reducing septic effluent nutrients that enter these water bodies via groundwater.

Second, it will include construction of water mains and/or services to properties that do not already have water service available. More about this portion of the project in the Water Assessment section below.

Upon completion, any of the properties that are already developed will have connection available to the Indian River County (County) water distribution and sewer collection systems.

Note:

- To be connected to the new sewer system your property must be connected to the County water system.
- Vacant properties are not eligible for the financial benefit of this project.

### **Who is paying for this project?**

The project has received funding from three state agencies: the Florida Department of Environmental Protection (FDEP); the Indian River Lagoon National Estuary Program (IRLNEP); and the St. Johns River Water Management District (SJRWMD). Additional funds will be provided by Indian River County in the form of Optional Sales Tax (OST) funds. These funding sources will pay for all of the design and construction of the sewer system, but only cover a portion of the design and construction of the water system. The remaining funds needed for the water system will be assessed from the 161 properties in the project area that do not already have water service available to them.

The costs of the sewer system, including impact fees, septic tank abandonment, and plumbing connections are covered by grant and Optional Sales Tax funds. There will be a \$50.00 sewer deposit fee that will need to be paid for a sewer connection.



### **What do you mean by “Water Assessment”?**

Customers in the project area who do not have County water available (i.e.: a water main in the public right of way adjacent to their property) will be assessed for the construction cost of the water system.

Assessment Cost per Property:                      \$2,247.76 (pay upon completion or be assessed over 10 years at the interest rate set by the Board of County Commissioners)

Impact Fee & Associated Fees:                      Upon notice that water and sewer are available for your property, please visit [www.ircgov.com/utilities](http://www.ircgov.com/utilities). On this page, under Quick Links, please click on Service Availability Request which will take you to our Utility Service Availability Request Portal. Once at this location either log in if you have an account, if you do not have an account, please create one. Once you are logged in, please click on Service Availability Request, please fill out the form and click submit. This will put your request in a que and you will get a response within 3-5 working days.

### **If I choose not to connect, do I still have to pay the Assessment?**

Yes, all benefitting properties in the assessment area will be responsible for paying the assessment fees.

### **Will I have to pay to have my property connected to the new water system if water is already available?**

The cost to connect the customer-side plumbing from the meter to the residence will be paid by the homeowner. You will have to pay:

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### **Will the plumber pressure test my plumbing?**

Yes. If a residence fails the pressure test the property owner will be responsible for any cost of any repairs. A residence that does not pass the test will not be connected.



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### **When will I need to pay the Assessment?**

Once the project is complete the Final Assessment Amount will be brought to the Board of County Commissioner's (BCC) as Resolution 4. At that time you will be notified of a pre-payment option or option to finance over 10 years.

### **How long do I have to get the Notice of Commencement form notarized?**

Notarized Notice of Commencement forms will be accepted until the closeout of the project. At the earliest, the closeout of the project will be in June 2022. The original in color Notarized Notice of Commencement forms may be emailed to [rtobar@ircgov.com](mailto:rtobar@ircgov.com) or mailed original in color to either of the following addresses:

- 1801 27th Street, Building A Vero Beach, FL 32960 to Robert Tobar's attention
- 1921 US Highway 1, Sebastian, FL 32958

**How much will my monthly utility bill be?** A typical water and sewer bill is \$50.75 per month based upon a use of 5,000 gallons. However, please note, this varies by household.

### **I have a water main adjacent to my property but have not connected. What do I need to do?**

If you have County water available you will need to apply for service and pay the associated fees. You can process the application on line at [www.ircgov.com/utilities](http://www.ircgov.com/utilities) or visit us at 1801 27<sup>th</sup> Ave in Vero Beach or 1921 US Highway 1 in Sebastian.

### **My property is already connected to County water. What do I need to do?**

Nothing. If you are already connected to County water you are ready to receive the sewer connection. You will need to pay a \$50.00 sewer deposit fee.

### **Can I continue to use my well?**

If you connect to the County Water System you may continue to use your well for irrigation or other purposes. However, the well cannot be connected to the house or anything that connects to the County System.

### **Will I still need to maintain my water conditioning unit?**

Softening or other treatment of your water should no longer be necessary. The County will provide all treatment necessary to maintain drinking water that meets all state and federal drinking water standards. Our water is tested annually and results are provided in a "Water Quality Report" that is sent to every County customer annually.

### **How much water pressure will I have?**

The County Water System operates at approximately 60 psi.

### **Will the contractor provide proof of insurance to each homeowner prior to commencement?**

No. The contractor provided proof of insurance to the County.



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### **How will they connect the water and sewer to my residence?**

The location of the water and sewer services will be evaluated for each property. If you have a preference, you should stake your lot at either property line. However, the final decision will remain with the county.

### **How long will my water and sewer/ septic be interrupted during the changeover?**

The connections should not take more than a few hours.

### **If I decide not to connect to the water & sewer systems during the project can I connect at a later time?**

Yes. However, if you do not connect during the project you will miss out on the benefit of having connection charges and plumbing fees covered and you will be responsible to pay those when you decide to connect.

### **My lot is currently vacant. How do I connect?**

You are not eligible to connect until a permitted home is built on the property.

### **How will this affect my property taxes?**

Contact the Property Appraiser's Office to determine if this project will affect your property value.

### **If there are driveways, sidewalks, porches, patios, etc., in the way of the sewer/water lines, will there be an additional cost to the homeowner for removing or replacing these?**

Every effort will be made not to impact improvements on the property and typically there will be no charge to the owner to do so.

### **Will the property owner be notified as to a specific date for the work to be done on their property? I would like to be present when the work is being performed.**

The County will provide as much advance notice as practical with respect to the connection. However, it may be difficult to predict the exact date of a specific installation.

### **I have large trees on my property. How can I be assured that the work will not impact or damage these? Will there be a contractor with the expertise that assures this prior to work commencing?**

These questions will be better answered after your property has been evaluated.

### **Who do I contact if I have further questions?**

If you have any other questions, please contact us at [S2SNorthCountyPhase2@ircgov.com](mailto:S2SNorthCountyPhase2@ircgov.com) or 772-770-5300.