

Frequently Asked Questions

Will there be a lien placed on my property? No. The Municipal Service Benefit Unit (MSBU) is a non-ad valorem assessment that will utilize the uniform method of assessment (placing the assessment on the annual property tax bill). Each year, beginning in 2017, you would see a line for the MSBU with your specific assessment amount, and it will be due each year, with your property taxes.

How is the assessment calculated, and when will I be assessed? The assessment is calculated using a combination of variables which include the total cost of the project, the number of equivalent residential units (ERUs), outside funding sources, and the number of years the assessment will be billed. The enclosed letter describes the estimated amount of the assessment. The actual rate will be set in September 2017, after the project is complete, and the first assessment will appear on the 2017 property tax bill.

What is an Equivalent Residential Unit (ERU)? Each individual residence is one ERU. Non-residential property (commercial, office, industrial) is calculated as one ERU for every 2,890 square feet of impervious area on the property such as a building, parking lot, etc.

Is this the only MSBU or will there be future MSBUs? There could be future MSBUs, if other stormwater management capital improvements are implemented, but there would be separate notice to the impacted residents and a public hearing. This MSBU is for the purchase of the properties and repair of the pumps and pump house.

What is the difference between the MSBU and the Stormwater Assessment? An MSBU is associated with a specific capital or special project for a benefited area. The Stormwater Assessment is countywide and focuses on maintenance of County-owned stormwater management facilities.

How was the assessed/benefit area determined? All area contributing water to the pump facility is included in the proposed MSBU. In other words, rainfall runoff from the benefit area will eventually contribute water to be conveyed under Rowan Road by the pumps.

Why are people downstream of the pumps not included? They do not depend on the pumps to convey their runoff.

Can we force the current owner to maintain the property and pumps? No. The pumps pre-date state and county regulations, so there is no legal basis to force the owner of the pumps to operate the pumps. If the County did not purchase and operate the pumps, the community would have to wait for a subsequent owner of the property to elect to operate the pumps.

Will there be any other improvements to the drainage system? Not at this time. Future improvements to the drainage system would require plans, permitting and a funding source, which could be an additional MSBU.

Why don't we replace the pumps instead of repairing them? It is more cost effective to repair the existing pumps. New pumps would be more expensive and may not be applicable for a future pumping facility.

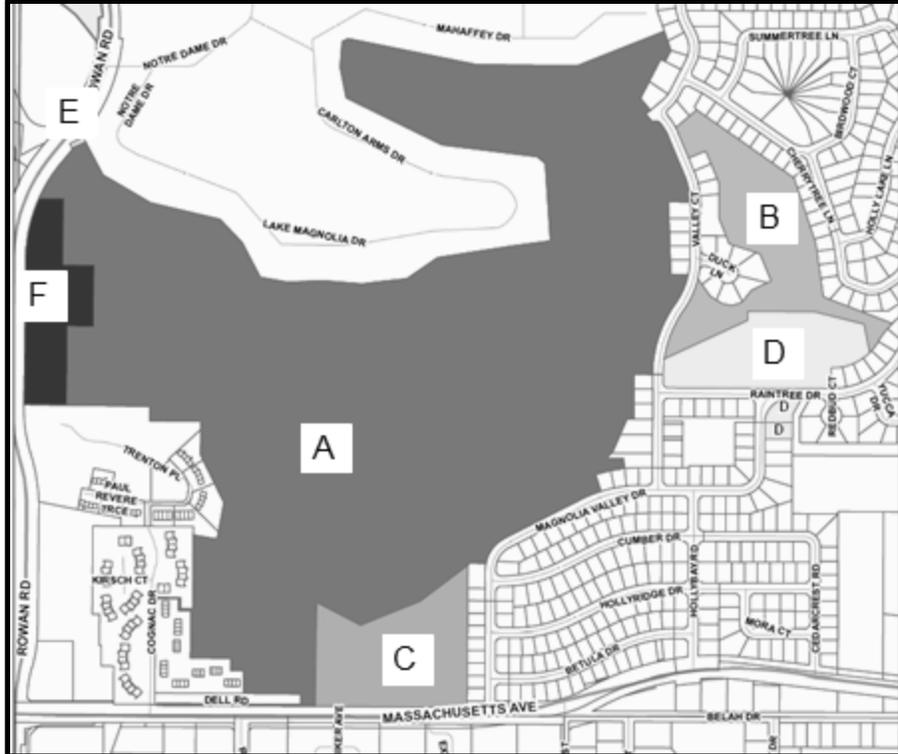
What happens if there is a majority "No" vote?

The vote provides an opinion of the property owners in the MSBU and will be an important element in the Board's decision making process.

Can we use eminent domain to acquire the property? Eminent domain is not required when you have a willing seller. Condemnation takes longer, we still pay appraised value for the property, and typically we have to pay for engineering and legal experts as well, making it significantly more expensive.

Port Richey Watershed Project
Magnolia Valley Municipal Service Benefit Unit

What Golf Course parcels will the County purchase? The parcel IDs are: 34-25-16-0010-01500-0000; 34-25-16-0010-03700-0000; 34-25-16-0010-01500-0010; 34-25-16-0010-03500-0000; 34-25-16-0780-00900-0010; 34-25-16-0010-00900-0010; and 34-25-16-0010-05500-0030. A map and a table showing the size of each parcel to be acquired, its appraised value and the contract amount are shown in the map and table below.



	Parcel	Acres	Appraised Value	Revised Contract
A.	34-25-16-0010-01500-0000; Main part of the golf course & the clubhouse, Parcel "A"	115.25	940,000	
B.	34-25-16-0010-03700-0000; Holes 6 & 7, Parcel "B"	9.27	60,000	
			1,000,000	1,150,000
C.	34-25-16-0010-01500-0010 Driving Range	8.32	705,000	600,000
D.	34-25-16-0010-03500-0000; Maintenance Building 34-25-16-0780-00900-0010; Irrigation Pump 7270 Magnolia Valley Drive	6.75	0	999
		0.24	5,491*	
E.	34-25-16-0010-00900-0010; Pump House	0.04	3,313*	1
F.	34-25-16-0010-05500-0030; 5 acre commercial site	5.31	40,136*	49,000
		145.18	\$1,753,940	\$1,800,000

*Property Appraiser's Value

How was the value of the parcels determined? The larger parcels, A, B and C, were appraised by a licensed appraiser. The values attributed to parcels D, E and F are based on the Property Appraiser's values. The contract amounts were negotiated with the owners based on the appraisals.

Why would the County pay more than the Property Appraiser's value? Properties seldom sell for the Property Appraiser's value. This purchase is based on a willing seller purchase agreement.