

City Of Stuart
121 SW Flagler Avenue
Stuart, Florida 34994

**Sewer Improvement Charge
Installment Payment and Voluntary Annexation Agreement**

This agreement, made and entered into by and between _____, the owners of property known as _____, PCN# _____, which is further described in Exhibit "A" attached hereto and which is included in the _____ Sewer Basin, and hereinafter referred to as (the "Owner"), and the **CITY OF STUART**, a Florida municipal corporation, hereinafter referred to as (the "City").

RECITALS

WHEREAS, Section 42-757(c) of the City of Stuart Code of Ordinances provides for installment payments for the cost to provide residential/commercial sewer service, including all installation and sewer availability fees for owners of residential/commercial properties. The payment of these fees shall occur over a period of ten (10) years or 120 months without the accrual of interest. The fees are to be paid each month in the amount of one-one hundred twentieth (1/120) of the applicable charges then existing at the time of execution of this Installment Payment Agreement until such deferred charges are paid in full as evidenced on each monthly statement for utility service; and

WHEREAS, the Owners desire to take advantage of the provisions of Section 42-757(c); and

WHEREAS, the parties hereto represent and warrant to each other that this Agreement is valid and binding upon each other, their successors and assigns, and shall run with the land;

NOW THEREFORE, the parties hereto agree as follows:

Section 1. That the recitals stated herein are true and accurate and are part of this Agreement.

Section 2. AGREEMENT TO MAKE INSTALLMENT PAYMENTS. For value received, the undersigned Owner(s) jointly and severally promise(s) to pay the City of Stuart, at such place the City may designate the principal sum of _____ Dollars (\$) at the rate of _____ Dollars (\$) per month.

The sum hereby agreed to be paid by the Owner(s) shall be in addition to the monthly utility usage bill charged to the subject premises. Any partial payment of the monthly bill shall be first applied to the sewer service installation and sewer availability charges delineated herein, and then applied to the usage charge for the premises. A partial payment without prior City approval is subject to interruption in service. All sewer service installation and sewer availability fees and usage charges shall be considered utility service charges.

Section 3. RESPONSIBLE PARTY. The monthly payment, as described herein, will be in addition to the monthly statement for usage services to the premises.

Until paid in full, any balance owed by virtue of the Agreement will be responsibility of the property owner of record and is a lien against the premises described herein pursuant to section 159.17 Florida Statutes.

Section 4. DEFAULT AND ACCELERATION. Non-payment of any installment and usage charge when due under this Agreement will be considered a default and if such default is not corrected within 30 days, the City shall charge 1.5 percent interest monthly on each delinquent balance of charges due the City on the amount of the delinquent balance of \$15.00 or more and the entire unpaid shall at once become due and payable, without notice at the option of the City. Failure of the City to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same or any subsequent default. In the event of default of any payment under this Agreement, the Owner hereby agrees to pay all costs of collection, including but not limited to, reasonable attorney fees.

Section 5. PREPAYMENT RIGHT. The Owner shall have the right to prepay the whole or any part of the unpaid balance of the amount due under this Agreement without penalty.

Section 6. ADDITIONAL TERMS AND CONDITIONS.

6.1 No waiver of a breach of any of the covenants in this Agreement shall be construed to be a waiver of any succeeding breach of the same covenant.

6.2 The Owner shall promptly execute and comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State, and City governments and any and all of their departments and bureaus applicable to said property and/or business.

Section 7. VOLUNTARY ANNEXATION. *(This section only applies to properties within the City's Utility Service Area that are located outside the City's municipal boundaries in the unincorporated areas of Martin County)* The undersigned property owner(s), on behalf of himself and his successors, further agrees to submit to annexation by the City, if and when the City Commission should desire to annex the subject property into the City of Stuart, and the undersigned property owner agrees that this document shall serve as the property owner(s) voluntary agreement to be annexed into said municipality, and no further consent need be given by the property owner(s) or his successors, and no further action or elections shall be required on the part of the City, except that the City shall give reasonable notice to the property owner(s) of its intent to annex the property by Ordinance.

Section 8. CORPORATE AUTHORIZATION. The undersigned represents and affirms under penalty of perjury that he is duly authorized to execute this document and that the corporate by-laws authorize the placement of a mortgage against corporate property.

I (We) have read and acknowledge receipt of this Agreement, by signature(s) below.

IN WITNESS THEREOF, the parties hereto have executed this Installment Payment Agreement on the ____ day of _____, 2020.

Witnesses as to City: CITY OF STUART

Print Name: Ryanne N. Cavo

David Dyess
City Manager

Print Name: Michelle Vicat

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of January, 2020, by David Dyess as City Manager of the City of Stuart, a Florida municipal corporation, on behalf of the City, who is personally known or produced _____ as identification.

SEAL

Ryanne N. Cavo
Notary Public State of Florida

Witnesses as to Owner(s):

Signature _____

Owners Signature _____

Print Name _____

Print Name _____

Signature _____

Owners Signature _____

Print Name _____

Print Name _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2020, by _____, as owner(s) of the subject premises, who is/are personally known or produced _____ as identification.

SEAL

Printed Name: _____
Notary Public

EXHIBIT "A" – Legal Description

Please read the following before you sign below...

Residential Service Only Outside City Rates

- **The charge for City Sewer service is based on two parts.**
 - The monthly base fee is \$8.90. This fee is charged regardless of the amount of usage on the water meter.
 - The volume fee is \$8.69 per thousand gallons and is based on the same amount of usage on the water meter. This fee does cap at 12,000 gallons monthly. Any usage over 12,000 gallons a month is assumed to be used outdoors.
 - The most a combined sewer charge would be is a total of \$113.18. Please keep in mind our rates are increased annually effective October 1st of each year
 - Sewer Consumption charges will begin reflecting on a separate bill following either a pump out or upon connection to the City Sewer System.
- **There is a one-time Deposit for Sewer service.**
 - The sewer deposit is \$85.00 and will be charged on the 1st monthly bill once the sewer service has been connected.
- **If you are the Owner of a rental location and you are signing up for the Loan Program.**
 - It is a requirement of the loan program that you become the active utility account holder. You will be required to setup a new account and pay new deposits and a new account fee as well. If the service is not disconnected or paid late for 23 consecutive months you may request the deposits to be returned to you.
 - Please note that you will be responsible for all services at the location including water, sewer, storm water and garbage service.
- **If you are the Owner of a rental location and you are signing up for the Upfront Payment Option.**
 - You are not required to become the active utility account holder. However, please be aware that your tenant will be charged the one-time Sewer deposit and will begin to pay the monthly Sewer charges as well. Please notify your tenant in advance to limit customer confusion.
- **Please be aware that this is a Non-Refundable program.**
 - Once you sign up for service there are no refunds so please sign up for service only if you are certain that you would like to be connected to the new Sewer service.
 - Monthly installment payments will begin the billing month after you have signed the sewer agreement. Not when connected.
- **Prepayment customers.**
 - We welcome customers who intend to take advantage of our signup and save options. However, please make sure that you inform the City employee you are turning your paperwork in and that it is a PREPAYMENT and you are not ready to have the service connected at this time.

SIGNATURE: _____ **DATE:** _____

Note: Commercial and multi-family rates are available at www.cityofstuart.us/ or upon request.

CONTACT INFORMATION:

NAME: _____

HOME PHONE: _____

CELL PHONE: _____

E-MAIL: _____

OTHER: _____

ARE YOU EXEMPT FROM PUBLIC RECORDS? YES NO

IF YOU ANSWERED "YES" ABOVE YOU WILL BE SOLELY RESPONSIBLE FOR REQUESTING THE REDACTION FORMS THAT ARE NECESSARY TO PREVENT AND/OR REMOVE YOUR PERSONAL INFORMATION FROM PUBLIC RECORDS.

ONE FORM IS TO BE USED FOR PUBLIC RECORDS HELD BY THE CITY OF STUART AND THE SECOND FORM MUST BE TAKEN TO THE MARTIN COUNTY CLERK OF COURT, OFFICIAL RECORDS DEPT., 100 SE OCEAN BLVD., STUART, FLORIDA 34994 TO PREVENT AND/OR REMOVE YOUR PERSONAL INFORMATION FROM MARTIN COUNTY PUBLIC RECORDS.

FAILURE TO EXECUTE BOTH FORMS MAY RESULT IN YOUR PERSONAL INFORMATION BEING MADE PUBLIC.

SIGNATURE: _____

DATED: _____