



**TOWN OF MILLIKEN
TOWN BOARD OF TRUSTEES
AGENDA MEMORANDUM**

To: Mayor Woodcock and Town Board of Trustees		Meeting Date:	
From: Martha Perkins, Community Development Director		Monday,	
Via: Kent Brown, Town Administrator		November 21, 2016	
Agenda Item #	Action: X	Discussion:	Information:
Agenda Title: Transfer of Martin's Commercial Water Taps			

PURPOSE

The Martin family has asked if it would be possible to transfer their two one inch (1") water taps from the mobile home park to their commercial parcels on either side of the liquor store on Broad Street.

BACKGROUND

The Martin family owns the mobile home park, which the United States Federal Emergency Management Agency (FEMA) has agreed to acquire after the property flooded in 2013. Once FEMA acquires this land in Milliken's floodplain then it can't be used for development. Since the flood in 2013, the Martin Family has been paying the base fee to keep these water taps active. They are asking the Town if it would be possible to keep these 2 water taps if they move them to 2 other commercial lots they own on Broad Street for new commercial businesses, which would stimulate economic development downtown.

The Code Section 13-2-260 "Water Tap Transfer" allows the transfer of commercial/industrial water taps from one commercial/industrial lot to another commercial/industrial lot or parcel, provided the Board of Trustees reviews and approves the request for the tap transfer based on:

- (1) There will be no significant impact on the utility service by the removal or reinstallation of the utility service;
- (2) There will be no significant adverse impact on the capacity of the line for future development;
- (3) The Town will derive significant economic benefit as a result of the transfer of the utility tap to the new location and will suffer not significant economic detriment from the transfer;
- (4) The account associated with the water tap is in good standing with the Town and all previous fees and charges are paid in full; and

- (5) The applicant will pay the appropriate fees for processing the water tap transfer, the meter disconnect, the meter reconnect, and any associated costs with modifications to the meter pit, piping, fittings, valves, etc.

The Martin family is requesting to move the water meters to lots outlined in red below. They are corner lots, which could easily be used for commercial retail services, especially with the liquor store, addressed as 811 Broad Street, is located in the middle of these two commercial lots with the property zoned MU-C-D “Mixed Use Commercial – Downtown District”.



BUDGET IMPLICATIONS

In previous conversations with FEMA it is staff's understanding that FEMA will not pay for the water taps or reimburse the Town or the Martin's for the cost of the taps, so there is no benefit for leaving the taps tied to the current property. The land is in Milliken's floodplain and FEMA's offer is based on the appraisal of the land which cannot be used for development.

The Martin's are asking if the moving of the water taps might be a possibility. The family is still divided on whether to accept FEMA's offer or whether to rebuild their mobile home park. The opportunity to move the commercial water taps may help them make

their decision, while at the same time making the Martin's property on Broad Street and zoned MU-C-D Mixed Use Commercial – Downtown District more attractive for commercial development.

The cost of a 1" Commercial/Industrial tap is \$22,500.

STAFF RECOMMENDATION

Staff recommends the Board approve moving the commercial water taps provided the Martin's pay for the water meter and tap relocation and associated costs.