

**CITY OF MARATHON, FLORIDA
RESOLUTION 2005-107**

**A RESOLUTION OF THE CITY OF MARATHON, FLORIDA,
RELATING TO THE ESTABLISHMENT OF A STORMWATER
UTILITY SPECIAL ASSESSMENT RATE IN THE CITY OF
MARATHON, FLORIDA; DESCRIBING THE METHOD OF ASSESSING
STORMWATER UTILITY COSTS AGAINST ASSESSABLE PROPERTY
LOCATED WITHIN THE CITY OF MARATHON, FLORIDA;
DETERMINING THE STORMWATER UTILITY COST AND THE
INITIAL STORMWATER UTILITY SERVICE ASSESSMENTS**

WHEREAS, the City Council of the City of Marathon, Florida (the "City") enacted Ordinance No. 02-07-13 and Ordinance No. 2005-10 (the "Ordinances"), which establish a Stormwater Utility and authorize the imposition of annual Stormwater Utility Service Assessments for Stormwater Utility services, facilities or programs against certain Assessable Property within the City; and

WHEREAS, a Stormwater Utility Service Assessment is being imposed upon all Property within the City other than those classified as Red-Flagged Wetlands by the Florida Keys Wetlands Evaluation Procedure; and

WHEREAS, the imposition of a Stormwater Utility Service Assessment for Stormwater Utility Services, facilities and programs is an equitable and efficient method of allocating and apportioning Stormwater Utility Costs among parcels of Assessable Property located in the City; and

WHEREAS, the City Council desires to initiate an annual Stormwater Utility assessment program within the City, using the tax bill collection method for the Fiscal Year beginning on October 1, 2005.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. This resolution is adopted pursuant to the provisions of Ordinance No. 2005-10, Ordinance No. 02-07-13, Sections 166.021 and 166.041, *Florida Statutes*, and other applicable provisions of law.

Section 3. This resolution constitutes the Initial Assessment Resolution as defined in the Ordinances. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance. Unless the context indicates otherwise, words imparting the

singular number include the plural number, and vice versa. As used in this Initial Assessment Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

“Assessed Property” means “non-residential property,” “residential property” and “unimproved property” but does not mean “Red-Flagged Wetlands.”

“DOR Code” means a property use code established in Rule 12D-8.008, Florida Administrative Code, assigned by the Property Appraiser to Tax Parcels within the City.

“Dwelling Unit” or **“Residential Unit”** Any residential space identified for habitation by members of the same family or as classified by the city building code.

“Equivalent Residential Unit (ERU)” means a unit of construction consisting of one (1) dwelling unit (whether single-family, condominium, mobile home, or townhouse unit) for residential purposes; or for commercial or industrial sites, an impervious area equal to four thousand seven hundred sixty nine (4,769) square feet.

“Estimated Stormwater Utility Service Assessment Rate Schedule” means Stormwater Utility Costs determined in Section 5 of this Initial Assessment Resolution and the estimated Stormwater Utility Service Assessments established in Section 5 of this Initial Assessment Resolution.

“Nonresidential property” means any developed property not otherwise defined as residential.

“Red-Flagged Wetlands” means wetlands that lack disturbance and are of obvious and exceptionally high quality meeting criteria specified in the Florida Keys Wetlands Evaluation Procedure.

“Residential Property” means any lot or parcel existing in the City or in the future annexation reserve area as defined in the City's comprehensive plan developed exclusively for residential purposes including, but not limited to, single-family homes, manufactured homes, multifamily, apartment buildings and condominiums, transient rentals such as hotels and motels, and floating structures.

“Stormwater” means any stormwater runoff, and surface runoff and drainage.

“Stormwater system” means the system of conveyances used for collecting, storing and transporting stormwater owned by the City of Marathon but not including any facilities intended to be used in accordance with applicable law for collecting and transporting sanitary or other wastewater.

“Stormwater Utility Cost” or **“Stormwater Cost”** means the amount necessary to fund the city's Stormwater Utility Services that are allocable to Assessed Property during a Fiscal Year and shall include, but not be limited to: (A) the cost, whether direct or indirect, of all services, programs or facilities provided by the City, or through contractual arrangements with the City relating to Stormwater management and disposal activities; (B) the cost of any indemnity or

surety bonds and premiums for insurance; (C) the cost of salaries, volunteer pay, workers' compensation insurance, or other employment benefits; (D) the cost of computer services, data processing, and communications; (E) the cost of training, travel and per diem; (F) the recovery of unpaid or delinquent fees or charges advanced by the City and due for Stormwater management and disposal services, programs or facilities allocable to specific parcels; (G) the cost of engineering, financial, legal or other professional services; (H) all costs associated with the structure, implementation, collection, and enforcement of the Stormwater Utility Service Assessments or a prior year's assessment for a comparable service, facility or program, including any service charges of the Tax Collector or Property Appraiser; (I) all other costs and expenses necessary or incidental to the acquisition, provision, or delivery of the services, programs or facilities funded by the Stormwater Utility Service Assessment, and such other expenses as may be necessary or incidental to any related financing authorized by the City Council; (J) a reasonable amount for contingency and anticipated delinquencies and uncollectible Stormwater Utility Service Assessments; and (K) reimbursement to the City or any other Person for any monies advanced for any costs incurred by the City or such Person in connection with any of the foregoing items of Stormwater Cost.

“Stormwater Utility Service Assessments” means a special assessment lawfully imposed by the City against Assessable Property to fund all or any portion of the Stormwater Cost, providing a special benefit to property as a consequence of possessing a logical relationship to the value, use, or characteristics of the Assessable Property.

“Undeveloped Property” means property, which has not been altered from its natural state by the addition of any improvements such as a building, structure, and impervious surface, change of grade or landscaping.

Section 4. It is hereby ascertained and declared that the Stormwater Costs provide a special benefit to the Assessable Property based upon the following legislative determinations:

A. Non-Residential, Residential and Unimproved Property generate or are capable of generating Stormwater.

B. It is fair and reasonable to use the DOR Codes to apportion the Stormwater Cost among parcels of Assessable Property located within the City because: (1) the Tax Roll database employing the use of such property use codes is the most comprehensive, accurate, and reliable information readily available to determine the property use and number of Dwelling Units or ERUs within the City, and (2) the Tax Roll database is maintained by the Property Appraiser and is consistent with the coding of parcel designations on the Tax Roll which compatibility permits the development of an Assessment roll in conformity with the requirements of the Uniform Assessment Collection Act.

C. The size or value of Assessable Property does not determine the scope and cost of Stormwater collection and disposal services to be provided to such property. The use of Stormwater collection and disposal services, facilities, and programs are driven by the amount of Stormwater created by the property.

D. Apportioning the Stormwater Costs for Stormwater collection and disposal services provided to Assessable Property within the City on a per ERU basis is compatible with

the City's provision of those services and the use of the Tax Roll data base, is required to avoid cost inefficiency and unnecessary administration, and is a fair and reasonable method of apportioning Stormwater Costs.

Section 5. The Stormwater Cost is to be assessed and apportioned among benefited parcels for the Fiscal Year commencing October 1, 2005.

A. The approval of the Estimated Stormwater Utility Service Assessment Rate Schedule by adoption of this Initial Assessment Resolution determines the amount of the Stormwater Cost. The remainder of such Fiscal Year budget for Stormwater services and facilities shall be funded from available City revenue other than Stormwater Utilities Service Assessments.

B. For the Fiscal Year in which Stormwater Service Assessments for Stormwater collection and disposal services, facilities and programs are imposed, the Stormwater Cost shall be allocated among all parcels of Assessed Property, based upon each parcels' classification as Non Residential, Residential and Unimproved Property and the number of ERUs for such properties. A rate of assessment equal to sixty dollars (\$60.00) for each ERU for Stormwater collection and disposal services is hereby approved for Fiscal Year 2005 – 2006.

A. The Stormwater Utility Assessment Rate of sixty dollars (\$60.00) per ERU is hereby established to fund the specified Stormwater Cost determined to be assessed in the Fiscal Year beginning October 1, 2005. The estimated Stormwater Cost for fiscal year 2005-2006 is five hundred forty five thousand one hundred dollars (\$545,100.00).

B. The rate of the Stormwater Utility Service Assessments established in this Initial Assessment Resolution shall be the rates applied by the City Manager in the preparation of the initial Assessment Roll for the Fiscal Year commencing October 1, 2005, as provided in Section 7 of this Initial Assessment Resolution.

Section 7. The City Manager is hereby directed to prepare, or cause to be prepared, an initial Assessment Roll for the Fiscal Year beginning October 1, 2005, in the manner provided in the Ordinance. Such initial Assessment Roll shall contain the following: (1) a summary description of all Assessable Property within the City conforming to the description contained on the Tax Roll, (2) the name and address of the owner of record of each parcel as shown on the Tax Roll, and (3) the amount of the initial Stormwater Utility Service Assessment for Stormwater collection and disposal services. The initial Assessment Roll shall be open to public inspection. The foregoing shall not be construed to require that the initial Assessment Roll be in printed form if the amount of the Stormwater Utility Service Assessment for each parcel of property can be determined by use of a computer terminal available to the public. Such Stormwater Utility Service Assessment for each parcel of Assessable Property shall be computed by multiplying the assessment rate by the number of ERU's on such parcel.

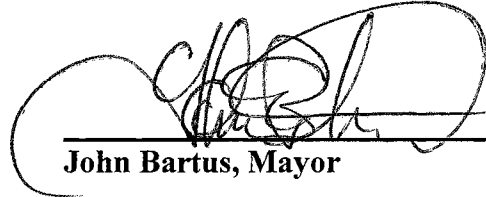
It is hereby ascertained, determined, and declared that the foregoing method of determining the Stormwater Utility Service Assessments for Stormwater collection and disposal services (1) is a fair and reasonable method of apportioning the Stormwater Cost among parcels of Assessable Property and (2) is an equitable and efficient mechanism to address payment

delinquencies and recover funds advanced for Stormwater collection and disposal services, facilities, and programs which are allocable to specific parcels of Assessable Property.

Section 8. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the city of Marathon, Florida, this 9th day of August, 2004.

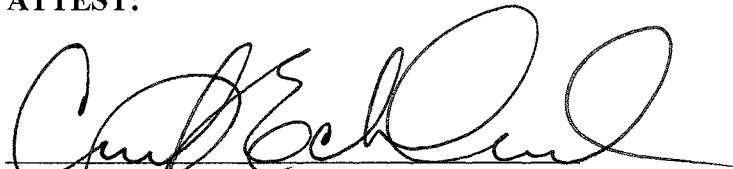
THE CITY OF MARATHON, FLORIDA



John Bartus, Mayor

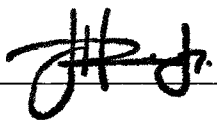
AYES: Bull, Mearns, Miller, Pinkus, Bartus
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:



Cindy L. Ecklund, City Clerk
(City Seal)

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:



City Attorney