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**CITY OF MARATHON, FLORIDA  
RESOLUTION 2006-197**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, ACKNOWLEDGING RECEIPT OF AND ACCEPTING THE DECISION MAKING PROCESS AND DETAILING FINDINGS OF IMPACTS TO RECONSTRUCT FIRE STATION NO. 14 LOCATED AT 8900 OVERSEAS HIGHWAY, MARATHON, FLORIDA, PRESENTED AT MARATHON CITY COUNCIL DECEMBER 12, 2006.**

**WHEREAS**, the City of Marathon Florida (the "City") is reconstructing City of Marathon Fire Station No. 14; and

**WHEREAS**, Federal Emergency Management Agency (FEMA) has grant funding available for hardening public facilities and requires acknowledgment, receipt, and acceptance of the decision making process and finding of impacts for the project; and

**WHEREAS**, the City held a duly advertised public meeting December 12, 2006, and accepted the findings of the Staff Report attached hereto as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:**

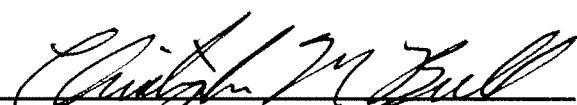
**Section 1.** The above recitals are true and correct and incorporated herein.

**Section 2.** The City hereby determines that the findings of impacts and decision making process for reconstruction of the City of Marathon Fire Station No. 14 are suitable as delineated in the Staff Report attached as exhibit "A".

**Section 3.** This resolution shall be effective upon adoption.


**PASSED AND APPROVED** by the City Council of the city of Marathon, Florida, this 21st day of December, 2006.

**THE CITY OF MARATHON, FLORIDA**

  
Christopher M. Bull, Mayor

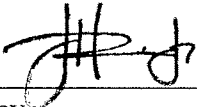
AYES: Mearns, Pinkus, Tempest, Worthington, Bull  
NOES: None  
ABSENT: None  
ABSTAIN: None  
:

**ATTEST:**

  
\_\_\_\_\_  
Diane Clavier  
City Clerk

(City Seal)

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

  
\_\_\_\_\_  
City Attorney

## Exhibit "A"

### Fire Station Staff Report December 12, 2006

**TO:** City Council

**FROM:** Rose Ann Hightower, Building Services Director

**Through:** Susie Thomas, Community Development Director

**RE:** Decision making process and detailing the finding of impact to reconstruct a new fire station facility to replace the function of the damaged fire station facility, located at 8900 Overseas Highway.

**DATE:** December 12, 2006

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This project involves reconstructing the Fire Station to higher construction standards, rather than bring it back to the Pre-Hurricane Wilma conditions. The new facility will be reconstructed in a previously developed area which is within a mapped 100 year floodplain (AE) in the Special Flood Hazard Area (SFHA) as indicated by FIRM #12087C1381K.

Public review was encouraged as indicated by the following:

- Legal Notice was in the May 3, 2006 issue of the Key Noter and Demand Star May 3, 2006 to prospective bidders to demo existing Fire Station and relating inter structure.
  - Public Announcement was in the May 13, 2006 issue of the Key Noter and Demand Star May 12, 2006 for a construction manager at risk during design and general contractor for construction of the fire station.
  - City Council Meeting June 27, 2006 where the City entered into a contract with Bat Construction, Inc. for the demolition of the Fire Station.
  - Special Call City Council Meeting June 28, 2006 where the City entered into a contract with Biltmore Construction as Construction Manager at Risk, known as Resolution 2006-094.
  - City Council Meeting July 25, 2006 where the City entered into a contract with Biltmore Construction Co., Inc., as construction manager at risk and where the City entered into contract with Cartaya & Associates Architects, P.A. for Architectural, Structural Engineering, Mechanical, Electrical, Plumbing engineering, civil engineering and landscape architectural services for construction of the Fire Station.
  - City Council Meeting September 12, 2006 where the City authorized a change order to Biltmore Construction Co., Inc.
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- Special Call Fire House Fact Finding City Council Meeting October 3, 2006 where the City entered into a contract with a guaranteed maximum price for the construction of the Fire Station to Biltmore Construction Company, Inc.
- Public Notice was in the December 9, 2006 issue of the Key Noter and will also be issued the following dates:
  - December 13, 2006
  - December 16, 2006
  - December 20, 2006
  - December 23, 2006

Final notice is given of the Federal Emergency Management Agency's intent to provide funding to the City of Marathon to assist in the rebuilding of Fire Station # 14, which was damaged FEMA Disaster DR-1609-FL (Hurricane Wilma).

- City Council Meeting December 12, 2006 where staff is presenting the findings and a public explanation of the decision making process.
- Special Call Meeting December 19, 2006 where a resolution will be brought forward acknowledging receipt of the finds and the decision making process.

Two alternatives to the Proposed Action have been considered: 1) Take no action. 2) Repair the facility to pre-disaster conditions, which was approximately 44 percent damaged. Alternative 1 was not selected because the fire station is necessary to protect the public health and safety in the community. Alternative 2 was not selected because the fire station as originally constructed does not meet current codes and standard, constructed below base flood elevation, and is subject to damage from further disaster events.

Due to the topography of the surrounding area within the City of Marathon, no practicable alternatives to locating the facility within the floodplain exists, since the entire community lies within the Special Flood Hazard Area. Therefore, the best location for this critical facility is at its existing location being next to Overseas Highway for rapid emergency response, Flashing Light is already installed for life safety issues, and the facility would be located among the lowest Flood Zone AE 6 and AE 7.

The Proposed Action is anticipated to have a positive social and economic impact on the community. Furthermore, the Proposed Action will also reduce future damages to the facility, providing continuity of services for storm events up to a Category 5 and the 500 year flood event. The City of Marathon has not experienced any loss of life or serious injuries due to floods or winds, and by completing the proposed project the City hopes to avert the loss of human life and injuries possible as a result of facility downtime and the inability for rapid emergency response.

An environmental assessment was completed by Darla Williams, City Biologist, and found the construction of the fire station will not adversely affect any threatened or endangered species of flora or fauna, wetlands or paleontological resources. The assessment also recommended that a finding of no significant impact be made.

The one impact that cannot be avoided is having the structure located within the Special Flood Hazard Area. The City has minimized this impact by the maximum extent possible by designing the structure to be elevated at a minimum of 2 feet above base flood elevation or at the 500 year flood event.

In reevaluating the alternatives, the City still finds that reconstructing the facility at its existing location, at a higher construction standard, and elevating to the 500 year flood event will be the best mitigation measure. This will reduce future damages to the facility while maintaining continuity of services to this community.

This staff report constitutes the City's present findings and represents a public explanation of those findings.

Based upon the above mentioned explanation of the City's decision making process, the potential impact to the floodplain, and the environmental impact, the City intends to reconstruct the Fire Station at its original site at the earliest opportunity.

**Location:**

The subject property is located at 8900 Overseas Highway near Mile Marker 52 and is legally described as Marathon Airport Fire Station Complex: A Parcel of land located at Marathon Airport, being a part of Section 1, Township 66 South, Range 32 East, Key Vaca, Monroe County, Florida and being more particularly described by metes and bounds which can be provided upon request; and having Real Estate Number 00101160-000000