

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2011-63**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, RELATING TO THE CONSTRUCTION OF WASTEWATER COLLECTION AND TREATMENT FACILITIES IN SERVICE AREAS 1, 3, 4, 5, 6, 7 & LITTLE VENICE OF THE CITY OF MARATHON, FLORIDA; IMPOSING THE ANNUAL WASTEWATER UTILITY SPECIAL ASSESSMENTS; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City Council of the City of Marathon, Florida (the "City"), has enacted Article IV of Chapter 24 of the Code of Ordinances, City of Marathon, Florida (the "Code"), which authorizes the imposition of Wastewater Service Assessments for wastewater collection and treatment services, facilities or programs against certain Assessable Property within the City; and

**WHEREAS**, on June 24, 2008, the Council adopted Resolution No. 2008-96, the Wastewater Improvements Initial Assessment Resolution, creating Service Areas 4 & 6 Assessment Areas and describing the method of assessing the cost of Wastewater Collection and Treatment Facilities against the real property specially benefited thereby; and

**WHEREAS**, on August 12, 2008, the Council adopted Resolution No. 2008-119, the Little Venice Wastewater Improvements Restated Initial Assessment Resolution, creating the Little Venice Service Assessment Area and describing the method of assessing the cost of Wastewater Collection and Treatment Facilities against the real property specially benefited thereby; and

**WHEREAS**, on June 9, 2009, the Council adopted Resolution No. 2009-66, the Wastewater Improvements Initial Assessment Resolution, creating Service Areas 1, 2, 3, 5, & 7 Assessment Areas and describing the method of assessing the cost of Wastewater Collection and Treatment Facilities against the real property specially benefited thereby; and

**WHEREAS**, pursuant to the provisions of the Code, the City is required to adopt an Annual Assessment Resolution for each fiscal year to approve the assessment rolls for such fiscal year; and

**WHEREAS**, notice of a public hearing has been published and mailed, if required by the terms of the Code, which provides notice to all interested persons of an opportunity to be heard; the proof of publication being attached hereto as Exhibit "A;" and

**WHEREAS**, a public hearing was held on August 9, 2011, and comments and objections of all interested persons have been heard and considered as required by the terms of the Code; and

**WHEREAS**, the City has deemed it to be in the best interests of the citizens and residents within the City that the assessment continues to be imposed for the Fiscal Year beginning October 1, 2011; and

**WHEREAS**, as required by the Code, the Assessment Roll has been filed with the office of the City Manager.

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

**Section 1.** This Resolution is adopted pursuant to the Code, Resolution No. 2008-96, (the "Initial Assessment Resolution"), Resolution No. 2008-136 (the "Final Assessment Resolution"), for Service Areas 4 & 6; Resolution No. 2009-66 (the "Initial Assessment Resolution") Resolution 2009-90 (the "Final Assessment Resolution"), for Service Areas 1,2,3,5, & 7; Resolution No. 2008-119 (the "Initial Assessment Resolution"), Resolution No. 2008-136 (the "Final Assessment Resolution"), for Little Venice; Sections 166.021 and 166.041, *Florida Statutes*, and other applicable provisions of law.

**Section 2.** This Resolution is the Annual Assessment Resolution as defined in the Code. All capitalized terms in this Resolution shall have the meanings defined in the Code, the Initial Assessment Resolution, and the Final Assessment Resolution.

**Section 3.** (A) The Tax Parcels described in the updated Assessment Roll are hereby found to be specially benefited by construction of the Wastewater Improvements in the amount of the maximum annual Assessment set forth in the Assessment Roll. The methodology for computing annual Assessments described in the Initial Assessment Resolution, as amended, is hereby approved.

(B) Annual Assessments computed in the manner described in the Initial Assessment Resolution, as amended, are hereby levied, and imposed on all Tax Parcels within described in the Assessment Roll at a maximum annual rate of \$415 per ERU and a maximum annual rate of \$93 per Connection for a period not to exceed 20 years, commencing in November 2008 for Service Areas 4 & 6 and 2009 for Service Areas 1, 3, 5,6, & 7. Annual Assessments computed in the manner described in the Initial Assessment Resolution, as amended, are hereby levied, and imposed on all Tax Parcels within the 2002 Sub-Area described in the Assessment Roll at a maximum annual rate of \$308.82 per EDU for a period not to exceed 14 years, commencing in November 2008. Annual Assessments computed in the manner described in the Initial Assessment Resolution, as amended, are hereby levied and imposed on all Tax Parcels within the 2003 Sub-Area described in the Assessment Roll at a maximum annual rate of \$308.82 per EDU for a period not to exceed 15 years, commencing in November 2008.

**Section 4.** The Assessment Roll, which is currently on file with the City Manager and incorporated herein by reference, is hereby approved.

**Section 5.** (A) The Assessments shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon adoption by the Council of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

(B) As to any Tax Parcel that is acquired by a public entity through condemnation, negotiated sale or otherwise prior to adoption of the next Annual Assessment Resolution, the Adjusted Prepayment Amount shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon adoption by the Council of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll upon adoption of the Annual Assessment Resolution.

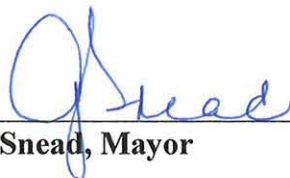
**Section 6.** The Assessments shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of the Annual Assessment Resolution for each Fiscal Year, the City Manager shall cause the certification and delivery of the Assessment Roll to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act.

**Section 7.** If any clause, section, or other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or application of this Resolution.

**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 9<sup>th</sup> DAY OF AUGUST, 2011.**

**THE CITY OF MARATHON, FLORIDA**

  
\_\_\_\_\_  
**Ginger Snead, Mayor**

AYES: Cinque, Keating, Ramsay, Worthington, Snead  
NOES: None  
ABSENT: None  
ABSTAIN: None

**ATTEST:**

*Diane Clavier*

Diane Clavier, City Clerk

(City Seal)

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

*[Handwritten Signature]*

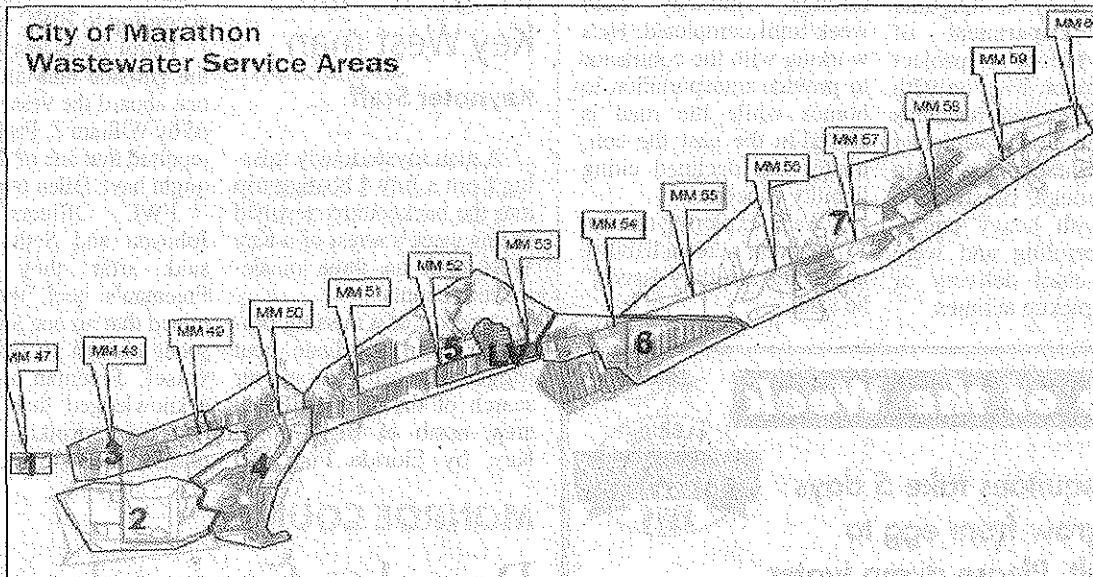
City Attorney



## CITY OF MARATHON, FLORIDA

9805 Overseas Highway, Marathon, Florida 33050

Phone: (305) 743-0033



### NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS FOR SERVICE AREAS 1, 3, 4, 5, 6, 7, AND LITTLE VENICE

Notice is hereby given that the City of Marathon, Florida, will conduct a public hearing to receive public comment on the existing wastewater assessments against certain parcels of property located in the city and approve the special assessment roll for service areas 1, 2, 3, 5, and 7. The hearing will be held at 5:30 p.m., or as soon thereafter as the matter can be heard, on August 9, 2011, at the Marathon Government Center, EOC Room, 2798 Overseas Highway, Marathon, Florida for the purpose of receiving public comment on the assessments and their collection on the tax bill. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City at (305)289-5020, at least seven days prior to the public hearing. All affected property owners have a right to appear at the hearing and to file written objections with the City within 20 days of this notice. If a person wishes to appeal any decision made by the City Council with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

The Assessments were originally imposed in 2008 and 2009 for Service Area 1,3,4,5, 6, & 7 to fund construction of wastewater collection and treatment facilities. The assessment for each parcel of property is based, in part, on the number of equivalent dwelling units attributable to such parcel, and, in part, on the number of connections attributable to such parcel. Unless prepaid, the annual assessment will include your share of the principal, interest and collection cost. The maximum annual assessment is estimated to be \$415 per EDU and \$93 per Connection. A more specific description is set forth in the Initial Assessment Resolution adopted by the City Council on June 9, 2009. Copies of the Initial Assessment Resolution, the plans and specifications for the wastewater collection and treatment facilities, and the preliminary Assessment Roll are available for inspection at the offices of the City Manager, located at 9805 Overseas Highway, Marathon, Florida.

The Assessments for Little Venice were originally imposed by the Florida Keys Aqueduct Authority (the "Authority") in 2002 and 2003 to fund the construction of the wastewater collection and treatment improvements within the Little Venice Wastewater District, which was divided into sub-assessment areas based upon the year the initial assessments were imposed. Pursuant to the terms of the Little Venice Transfer Agreement entered into by and between the Authority and the City, the City assumed the ownership and operation of the Little Venice wastewater collection and treatment system on or about October 1, 2008, and the City took over the annual collection of the outstanding Assessments. The assessment for each parcel of property will be determined in accordance with the calculation procedures adopted by the Authority, which were based on the number of equivalent dwelling units (EDUs) attributable to each parcel. Unless prepaid, the annual assessment include your share of the principal, interest and collection cost. The maximum annual assessment is estimated to be \$308.82 per EDU for those properties in the 2002 sub-assessment area, and \$308.82 per EDU for those properties in the 2003 sub-assessment area. A more specific description is set forth in Resolution No. 02-09 adopted by the Authority on February 21, 2002 and Resolution No. 03-14 adopted by the Authority on June 26, 2003, which were ratified and confirmed by the City with the adoption of Resolution No. 2008-119 on August 12, 2008. Copies of these resolutions, the Little Venice Transfer Agreement, and the updated Assessment Roll are available for inspection at the offices of the City Manager, located at 9805 Overseas Highway, Marathon, Florida.

The assessments will be collected on the ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. The City Council intends to collect the assessments in not to exceed twenty (20) annual assessments, the first of which was included on the ad valorem tax bill mailed in November 2008 for Service Area 4 & 6, 2009 for Service Area 1,3,5, & 7, 2002 for Little Venice Service Area.

Future annual assessments may be prepaid at the option of the property owner.

If you have any questions, please contact Community Services at (305)289-4104 or (305)289-4115.

# KEYNOTER

Published Twice Weekly  
Marathon, Monroe County, Florida

## PROOF OF PUBLICATION

### STATE OF FLORIDA COUNTY OF MONROE

Before the undersigned authority personally appeared **WAYNE MARKHAM** who on oath, says that he is **PUBLISHER of the FLORIDA KEYS KEYNOTER**, a twice weekly newspaper published in Marathon, in Monroe County, Florida: that the attached copy of advertisement was published in said newspaper in the issues of: *(date(s) of publication)*

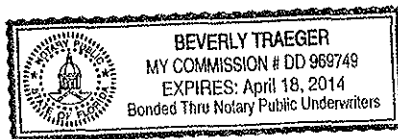
7/16/11

Affiant further says that the said FLORIDA KEYS KEYNOTER is a newspaper published at Marathon, in said Monroe County, Florida, and that the said newspaper has heretofore been continuously published in said Monroe County, Florida, twice each week (on Wednesday and Saturday) and has been entered as a second class mail matter at the post office in Marathon, in Monroe County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement. The affiant further says that he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s) and that The Florida Keys Keynoter is in full compliance with Chapter 50 of the Florida State Statutes on Legal and Official Advertisements.

*50 News*

Wayne Markham  
Sworn to and subscribed before me  
this 18 Day of July, 2011  
(SEAL)

Beverly Traeger  
Notary



**CERTIFICATE  
TO  
NON-AD VALOREM ASSESSMENT ROLLS**

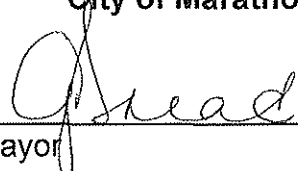
I HEREBY CERTIFY that, I am the Mayor of the City of Marathon, or authorized agent of the City of Marathon, Florida (the "City"); as such I have satisfied myself that all property included or includable on the **Marathon Wastewater Areas 1, 3, 4, 5, 6, 7 & Little Venice Non-Ad Valorem Assessment Roll** for the aforesaid city is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Monroe County Tax Collector by September 15, 2011.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Monroe County Tax Collector and made part of the above described Non-Ad Valorem Assessment Roll this the 9 day of September, 2011.

**City of Marathon, Florida**

By:

  
\_\_\_\_\_  
Mayor