

RESOLUTION 16-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARCO ISLAND, FLORIDA AUTHORIZING CITY STAFF TO PROCEED WITH THE MARCO SHORES AND ISLES OF CAPRI SERVICE AREA WATER AND/OR SEWER IMPROVEMENTS PROJECT, INCLUDING THE PROCUREMENT OF LEGAL SERVICES FOR THE PREPARATION OF A SPECIAL ASSESSMENT TO FUND THE PROJECT.

WHEREAS, the Marco Shores wastewater treatment plant has exceeded its service life, produces inconsistent effluent that does not meet reclaimed water standards, and needs to be replaced; and

WHEREAS, no water main exists from Marco Island to serve the Marco Shores service area, resulting in the City having to purchase water at higher rates from Collier County to serve Marco Shores; and

WHEREAS, the City has the legal authority to impose a special assessment on the Marco Shores and Isles of Capri communities for system improvements; and

WHEREAS, both Isles of Capri and Marco Shores will benefit from the water and sewer improvements; and

WHEREAS, four (4) improvement options have been identified on the attachment to this resolution; and

WHEREAS, the City has obtained a fiscal year 2016 State of Florida legislative grant to partially fund the water and sewer improvements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marco Island, Florida that:

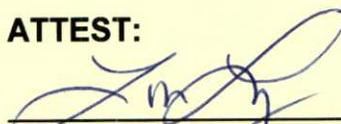
Section 1. The above recitals are true and correct and incorporated herein.

Section 2. The City Council authorizes City staff to proceed with initiating a special assessment for the Marco Shores and Isles of Capri service area including, but not limited to the procurement of legal services for the preparation of a special assessment to fund the new sewer and/or water transmission systems and pumps.

Section 3. This Resolution shall take effect immediately upon its adoption.

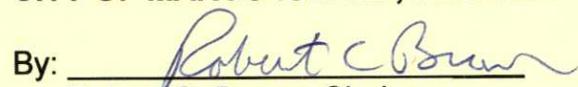
Passed in open and regular session of the City Council of the City of Marco Island, Florida, this 16th day of February 2016.

ATTEST:



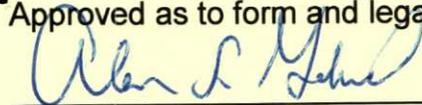
Laura M. Litzan, City Clerk

CITY OF MARCO ISLAND, FLORIDA

By: 

Robert C. Brown, Chairman

Approved as to form and legal sufficiency:



Alan L. Gabriel, City Attorney

ATTACHMENT

To: City Council
From: Jeff Poteet, Water & Sewer Department
Date: January 19, 2016 Workshop
Re: Special Assessment for Marco Shores Water & Sewer Improvements

During the January 4, 2016 meeting, City Council inquired if a special assessment could be imposed on the Marco Shores water and sewer customers to fund the needed water and sewer improvements. The water and sewer improvements consist of the following:

1. Decommission the failing Marco Shores sewer plant and either replace it or convey the wastewater to the Marco Island wastewater treatment plant and the Reclaimed Water Production Facility (RWPF) which has sufficient capacity.
2. Extend a water main from Marco Island to Marco Shores so that the City does not have to purchase water from Collier County to serve Marco Shores and to avoid additional impact fees imposed by the County. It should be noted that construction of the water main improvements is associated with the grant money from the State. City staff calculated the amount required for the assessments as follows:

Option	Description	Total Project Cost	Total Assessment per customer	Annual Cost per customer	Monthly Cost per customer
1	Replace Sewer Plant w/Pump Station & Construct Watermain	\$7,036,600	\$16,440.65	\$822.03	\$68.50
2	Replace Sewer Plant w/pump station (sewer component only)	\$4,171,600	\$9,746.73	\$487.34	\$40.61
3	Replace Sewer Plant w/MBR Plant & Construct Watermain	\$10,716,000	\$25,037.38	\$1,251.87	\$104.32
4	Replace Sewer Plant w/MBR Plant (sewer component only)	\$7,871,000	\$18,390.19	\$919.51	\$76.63

Marco Shores Alternative Projects

Number of Units 428
 Total Assessment Years 20

		Option 1	Option 2
		Replace Sewer Plant w/Pump Station & Construct Water main sewer and water	Replace Sewer Plant w/Pump Station sewer component only
Construction			3,056,000
10%contingency		5,456,000	305,600
Engineering		545,600	660,000
Permitting		760,000	15,000
Legal (assessments)		25,000	75,000
CEI		150,000	60,000
	Total Cost	100,000	4,171,600
		Option 3	Option 4
		Replace Sewer Plant w/MBR Plant & Construct Water main sewer and water combined project cost	Replace Sewer Plant w/MBR Plant & Construct Water main sewer component only
Construction		8,400,000	6,000,000
10% contingency		840,000	600,000
Engineering Permitting		1,176,000	1,076,000
Legal (assessments)		30,000	20,000
CEI		150,000	75,000
	Total Cost	120,000	100,000
		10,716,000	7,871,000

	Assessment	Annual Cost	Monthly Cost
1	16,440.65	822.03	68.50
2	9,746.73	487.34	40.61
3	25,037.38	1,251.87	104.32
4	18,390.19	919.51	76.63

(*) The assessment amount represents the project costs over the number of customers. The amounts above do not include administrative, collection, and interest costs totaling approximately 10%.



EXPERIMENTAL
LITERATURE

20-2012