

**Islamorada, Village of Islands
Florida Gulf of Mexico Restoration Project Submittal Form
Islamorada, Village of Islands Wastewater Collection and Transmission System Project
March 13, 2013**

Project Name:

Islamorada, Village of Islands, Wastewater Collection and Transmission System Project

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Islamorada, Village of Islands, 86800 Overseas Hwy, Islamorada, FL 33036

Project Location:

Islamorada, Village of Islands is located in Monroe County, Florida. An archipelago in the Upper Florida Keys, Islamorada is comprised of Plantation Key, Windley Key, and Upper and Lower Matecumbe Keys, with boundaries extending south from Tavernier Creek Bridge at MM 90.9 to the Channel Two Bridge at MM 72.6. Consisting of 7.2 square miles, Islamorada is surrounded by the Florida Keys National Marine Sanctuary, cradling Florida Bay to the west and bordering the Atlantic Ocean and the United States' largest living coral reef to the east.

The entire wastewater infrastructure for the Village consists of six service areas (MM = Mile Marker):

Service Area	Location
North Plantation Key	MM 89.8 to Tavernier Bridge
Middle Plantation Key	MM 88.0 to MM 89.8
South Plantation Key	MM 85.9 to MM 88.0
Windley Key	MM 83.9 to MM 85.8
Upper Matecumbe Key	MM 80.1 to MM 83.5
Lower Matecumbe Key	MM 73.5 to MM 77.5

Please see the map in Figure 2-1 on page 2 of the attached Wastewater Management Plan for Islamorada, Village of Islands, dated May 2012, for a delineation of the Village's wastewater infrastructure service areas.

Project Description:

Islamorada, Village of Islands is currently undertaking a large-scale engineering and construction project to implement a community-wide central wastewater system for the collection and disposal of wastewater from Plantation Key, Windley Key, and Upper and Lower Matecumbe Keys, with the goals of reducing nutrient loading into Florida Bay and the Atlantic Ocean and restoring healthy water quality to near shore waters in the Florida Keys National Marine Sanctuary. Once completed, the system will serve the local

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businesses and 6,119 permanent residents of Islamorada, as well as the nearly 4 million visitors to Florida Keys who pass through the Village annually.

Historically, Islamorada's wastewater infrastructure has been privately owned. Most homeowners and small public/private facilities in the Village discharge wastewater to septic tanks, while larger facilities discharge to onsite, privately owned wastewater treatment package plants. Most of these systems are not capable of meeting future effluent standards without replacement or upgrade. Working in consultation with professional environmental engineering firms, Islamorada completed a *Wastewater Management Master Plan* for the Village in 2005. In 2007, The Village constructed its first wastewater treatment facility and supporting collection system, with an average daily maximum month capacity of 0.355 million gallons per day. This wastewater system supports only North Plantation Key, however; leaving residents and commercial businesses in Middle and South Plantation Key, Windley Key, and Upper and Lower Matecumbe Keys without public service.

Islamorada updated the Village's master plan with completion of the *Village of Islamorada Wastewater Management Plan (May 2012)* detailing implementation of a community wastewater management system that will satisfy the existing and future needs of the Village while reducing pollution from land-based sources of domestic wastewater. The project now underway will accomplish this through the elimination of cesspits that provide no sewage treatment and replacement of existing private septic systems and package treatment facilities, with a community collection and treatment system that complies with current environmental standards, and construction of a transmission main along US-1 to transport wastewater collected from the Village to an existing facility in Key Largo for treatment and disposal by the Key Largo Wastewater Treatment District.

The project entails the design and construction of vacuum/low-pressure/gravity collection systems for five (5) service areas in Islamorada (the Remaining Service Areas – RSAs): Middle Plantation Key, South Plantation Key, Windley Key, Upper Matecumbe Key and Lower Matecumbe Key. Four (4) new vacuum pump stations will be constructed to support the neighborhood collection systems, one (1) each on Lower Matecumbe Key, Upper Matecumbe Key, South Plantation Key, and Middle Plantation Key. A total of 54 privately owned package treatment plants, including six (6) on Middle Plantation Key, seven (7) on South Plantation Key, nine (9) on Windley Key, 27 on Upper Matecumbe Key, and five (5) on Lower Matecumbe Key, will be decommissioned and connected directly to the centralized collection and treatment system. A total of 9,089 residential, commercial and package plant EDUs will be serviced by the new system, including 1,703 on North Plantation Key, 1,186 on Middle Plantation Key, 1,526 on South Plantation Key, 534 on Windley Key, 2,712 on Upper Matecumbe Key, and 1,428 on Lower Matecumbe Key.

The Village will also decommission and retrofit the existing North Plantation Key (NPK) Wastewater Treatment Plant into a re-pump station, and construct a force main along US-1 to transport wastewater through the Village to Key Largo, with transmission mains crossing waterways at Indian Key Channel, Tea Table Creek Channel, Tavernier Creek, Snake Creek, and Whale Harbor. Wastewater treatment and disposal will occur at the existing Key Largo Wastewater Treatment District facility located at 100301 Overseas Highway, Key Largo, Florida. One new in-line booster station will be added on Upper Matecumbe Key.

Estimated Project Costs:

In order to fund the Project the Village has already burdened its residents with a \$20 million dollar assessment. Without any other assistance, the Village will have to assess another \$20 million dollars and increase user fees substantially.

In addition to the estimated \$25 million already spent for the North Plantation Key wastewater collection system and wastewater treatment plant construction and not including costs to residential and commercial property owners to meet sewer connection requirements, the estimated wastewater capital

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costs for the current project in the Remaining Service Areas are summarized below:

Project Costs:

Design-Build [1]	\$ 90,900,000
KLWTD (Capacity)	11,155,000
Land Acquisition	1,000,000
Owners Rep Services	4,080,900
Construction Mgmt Services	5,424,980
Administration	1,440,000
Contingency [2]	<u>1,000,000</u>
TOTAL COSTS	\$115,000,880

[1] Amounts include RSA design-build costs, including private roads and equipment testing. Amounts exclude pavement restoration which is to be funded from Village transportation fund and NPK costs to be funded from NPK dedicated sources.

[2] Based on a "closed" contract with no escalations.

Secured Funding Sources (as of 2/28/2013):

First RSA Non-Ad Val Assessment (during construction)	\$ 20,000,000
SRF Loans	<u>46,194,000</u>
TOTAL SECURED FUNDING	\$ 66,194,000

Any amount of additional secured funding received will be used to decrease assessments and user fees making them comparable with other Florida Keys communities.

Other Funding:

Based on the figures above, the Village needs \$48,806,880 in additional secured funding for this project. Islamorada is endeavoring to leverage a combination of public and private funding to increase the overall project outcomes including local non-ad valorem tax assessments, private and State loans, and State and Federal grant funding.

Although a rural community with many residents of limited income, Islamorada has been unable to qualify for State and Federal grant resources for environmental demonstration projects because the Village's mean household income exceeds the State's mean nonmetropolitan income level. As a result, Islamorada has had to seek preconstruction and construction loan funding from the Florida Department of Environmental Protection (FDEP) through the State Revolving Loan Program (SRF) for Point Source Water Pollution Control. In total, the FDEP has approved the project for up to \$107,671,079 in project funding through SRF loans for the Village. The FDEP has confirmed that \$46,194,000 is currently available, and this amount is reflected above. The remaining \$61,477,079 in SRF loans has not yet been funded. Funding is dependent upon future economic conditions and appropriations by the Florida Legislature. The SRF loans are low-interest loans that must be paid back. In the event SRF loan availability is limited, the Village would need to issue a revenue bond. Regardless of the source of debt funding, the Village will pledge repayment of such debt from non-ad valorem tax assessments and wastewater utility user fees.

During the construction phase, the Village projects it will receive an additional \$1,300,000 in non-ad valorem assessment revenue from the first RSA assessment. The Village's current financial forecast includes an additional non-ad valorem assessment for \$20 million. Loan proceeds from the SRF Loan program or funds from issuance of a revenue bond would likely make up the balance of remaining funds needed. These other funding sources ultimately increase the cost of the wastewater project to

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Islamorada's businesses and residents. These costs are in addition to non-ad valorem assessments already levied, in addition to costs to property owners to connect to the system and in addition to increased monthly service fees wastewater customers will have to pay in the future.

To supplement the assessment revenue and thereby reduce the tax burden on local homeowners and businesses, Islamorada has actively sought grant funding from local, state and federal agencies. The Village currently has an agreement with the U.S. Army Corps of Engineers through the Florida Keys Water Quality Improvement Program (FKWQIP), to provide technical and financial assistance for planning, design and construction of projects to improve water quality in the Florida Keys National Marine Sanctuary. Although the U. S. Congress approved \$100 million in funding for the FKWQIP throughout the Florida Keys a number of years ago, only a small portion of the funding has actually been appropriated. To date the Village has received approximately \$1.5 million in ACOE funds. No additional funds have been appropriated for this program.

In April 2012, the State of Florida announced \$20 million in grant funding (the Mayfield Grant) for the project through the appropriation of bond proceeds to be distributed in FY 2012-2013 for construction of central wastewater facilities in Islamorada. However, this grant will only cover a portion of the total anticipated project costs. To date the State has not issued bonds necessary to fund the grant, and the Village has not received any related grant proceeds.

Technical Feasibility:

The Monroe County Sanitary Wastewater Master Plan (SWMP) introduced the use of vacuum sewers as one of the most cost effective collection alternatives for the Keys. The SWMP concluded that vacuum sewers are a cost effective alternative to gravity systems due to smaller diameter collection mains and because they are installed at shallower depths than conventional gravity systems. The flat topography and soil conditions in the Keys generally favor the installation of a vacuum sewer system over a gravity or low pressure system depending on the density of the service area and the general configuration of the property which to which a service connection is provided. In addition, experience has shown that for vacuum systems to be cost-effective, a minimum of 75 to 100 customers per vacuum pump station is generally required. The average number of customers per station proposed for the Islamorada system will typically range from 900 to 2,700 EDUs per vacuum pump station. Previous planning studies in Florida have also shown that vacuum sewers are a more cost effective method for sewerage in residential areas which have parcels less than 0.5 acre in size (Phillippi Creek Septic System Replacement Program, Sarasota County, September 2000).

The advantage of utilizing a vacuum collection system includes a substantial reduction in water use, material and construction costs, and treatment expenses. Some advantages include: Small pipe sizes – typically 4, 6, 8, and 10 inches are used; installation of smaller diameter pipes at shallow depths eliminates the need for wide, deep trenches, reduces excavation costs and potential dewatering costs; high scouring velocities are attained, reducing the risk of blockages and keeping wastewater aerated and mixed; the system will not allow major leaks to go unnoticed, resulting in reduced environmental damage from ex-filtration of wastewater; only one source of power (at the vacuum station) is required. No on-lot power demand exists at the valve pits; and the elimination of infiltration permits a reduction in size and cost of the treatment plant.

The selected collection alternative for this project is a hybrid collection system. This alternative was selected based on current knowledge of using vacuum sewers as the preferred method of collection in the Florida Keys. Additionally, the reliability, constructability, cost effectiveness, and aesthetic benefits provided by using vacuum sewer in the majority of the project make this the preferred alternative. In remote or low density locations where vacuum sewer is not cost effective, gravity and low pressure collection systems will be considered as an alternative.

Grinder or low-pressure collection systems are used effectively in coastal areas and have been considered a cost effective solution where construction of a vacuum collection system is not considered economically feasible. This alternative includes the installation of a self-contained pumping system on individual properties consisting of a wet well, grinder pump, valving, and controls with the following features: Low-flow/ high-head pump capacity; slow speed (1725 rpm) 4-pole motor, which provides sufficient torque, reduces wear, and reduces operation and maintenance costs; essentially constant flow to provide self-scouring behavior; large-diameter grinder to nearly eliminate jamming; integral pump and control simplifies service; mercury-free pressure switch level controls.

The grinder pump is a complete unit that includes the pump, check valve, 183.5-gallon high density polyethylene (HDPE) tank with 4-inch inlet connection and controls. The grinder processes all solids into fine particles, including plastic, rubber, fiber and wood. These fine particles pass easily through the 1¼-inch discharge connection, which is adaptable to any piping material. The check valve assembly is designed for non-clog operation. This pump would be used in most single-family residential applications. In situation where higher flows are required, such as in commercial or institutional applications, a duplex or triplex pump configuration would be used.

Environmental Benefits:

The marine environment surrounding Islamorada supports a rich biological community possessing extensive conservation, recreational, commercial, and aesthetic value. In addition to boasting the nation's largest coral reef system, forty-six (46) endangered species also currently live in Monroe County, including elkhorn and staghorn coral, Gulf sturgeon, smalltooth sawfish, roseate tern, wood stork, American crocodile, four species of endangered sea turtles, and the West Indian manatee.

For these reasons, Islamorada's waters have been designated as both Outstanding Florida Waters and Outstanding National Resource Waters, and as such have been afforded special protection by the State of Florida and the U.S. Government. In 2000, the U.S. Congress authorized, through the Water Resources Development Act, the Comprehensive Everglades Restoration Plan to provide a framework to guide the restoration, protection, and preservation of water resources in central and southern Florida, including the wetlands of the Florida Everglades and the surrounding marine waters fed by the Everglades' rivers, lakes and bays. As part of the effort to restore the natural environment, the U.S. Army Corps of Engineers (ACOE) developed a Comprehensive Plan to evaluate the water quality needs and issue recommendations for strategies and activities to lessen the impact of human activities on the environment. The *Monroe County Sanitary Wastewater Master Plan (2000)* was developed in response to the ACOE's recommendations, with the goal of providing an equitable, ecologically sound, and economical implementation strategy for managing wastewater and improving the water quality in the Florida Keys, including Islamorada.

A subsequent Environmental Assessment by the ACOE cited a number of scientific studies documenting the contribution of failing septic tanks and cesspools to the deterioration of the canal and near shore marine water quality in the Keys. The studies attribute increased algal blooms, seagrass die-off, and the decline in coral reef ecosystems health to inadequate wastewater treatment. Scientists concur that one of the principal sources of water quality degradation is the elevated level of nutrients in surrounding canals and near shore waters. The USEPA concluded that the magnitude and extent of estimated nutrient loadings from wastewater sources are regionally substantial (USEPA 1993). Islamorada's wastewater implementation project will enhance water quality and help to restore the local marine environment in Florida Bay by reducing the TDL of harmful bacteria and nutrients leaching into the water from human waste, thereby producing clearer water and lower nutrient levels to support better coral, fish and human health. Long-term outcomes of this project will be: 1) a reduction in the amount of domestic and commercial wastewater pollutants entering Islamorada's groundwater and leaching into Florida Bay and the Atlantic Ocean; 2) restoration of water quality in the Florida Bay and the Atlantic Ocean to healthy

levels; 3) restoration of the health of marine species reliant upon the United States' largest reef system; and 4) securing a sustainable economic future for the community of Islamorada.

Islamorada has chosen to utilize a more environmentally friendly hybrid vacuum/low-pressure/gravity collection system rather than a traditional gravity system based on recommendations contained in the *Monroe County Sanitary Wastewater Master Plan* and on extensive research by the Village's engineers that found that incorporating vacuum technology into residential sewer systems where individual parcels are less 0.5 acre in size (as is the case for most parcels in the Village) results in substantial reduction in water use, materials and construction costs, and treatment expenses. The hybrid system will also result in a smaller environmental footprint, as it will utilize smaller diameter pipes at shallower depths; less power sources will be required at vacuum pump stations than would be at valve pits; high scouring velocity will keep wastewater aerated and mixed; elimination of infiltration will result in smaller treatment plant size and costs; and major leaks cannot go unnoticed, resulting in reduced environmental damage from exfiltration of wastewater. Review of the Village's Wastewater Management Plan submitted to FDEP in April 2012 during the SRF loan application process resulted in the FDEP publishing a Florida Finding of No Significant Impact for the project and the U.S. Fish and Wildlife Service concurred with FDEP's finding that the selected collection and disposal alternatives would not adversely affect endangered species or the environment.

Vacant lands are scarce in the Keys and potential sites for wastewater treatment plants may include sensitive or critical habitat for protected species. The Keys are a relatively small landmass in a subtropical to tropical island setting and provide habitat for many rare and protected plants and animals. Because remaining natural areas are scarce, any action by the Village of Islamorada that results in the loss of natural areas has the potential to impact protected species. In addition, sewer collection systems may cross naturally or culturally sensitive lands. By transmitting wastewater to the treatment plant in Key Largo, the Village is avoiding these risks. Land to be acquired for pump stations would be built on vacant disturbed lots.

Economic and Social Benefits:

The quality of life for residents and tourists in the Keys is dependent on a healthy marine ecosystem and can be negatively impacted by water quality degradation. Over four (4) million individuals per year visit the Keys to enjoy its unique natural features. The Village of Islamorada is referred to as the "sport fishing capital of the world." Water-related activities, including snorkeling, diving, and fishing support 70% of tourism in the Keys, which generates over \$1.3 billion per year and supports over 1,000 jobs. Islamorada is home to one of the few natural coral reefs in the United States which is an international diving destination. Florida Bay houses marine wildlife, birds and other species found only in the area which can only be viewed by water through kayak, canoe or other small boat tours. Poorly treated wastewater presents a public health risk to near shore waters of the Keys, which in turn can result in beach and swimming advisories, direct decreases in tourism, and a domino effect of economic losses. With a significant portion of Islamorada's tourism-based economy dependent upon the health of the marine ecosystem, Islamorada is embracing its role as an environmental steward.

In its 2006 Environmental Assessment, the U S Army Corps of Engineers reported that approximately 7% of the population of the Village of Islamorada was living below the poverty level in 2000, and the proportion of residents over the age of 65 is approximately the same as that of the county and state (14.7% and 17.6%, respectively). This segment of the population often lives on fixed incomes. While their income may not be below the poverty level, they are affected by cost of living changes. These factors suggest that while there are Islamorada residents that are financially able to pay the cost of the central sewer, there is considerable disparity in wealth and income among residents, raising potential environmental justice concerns. Without special consideration and financial assistance, low-income and fixed-income households may have difficulty paying for wastewater hook-up and service fees (rates) and for costs incurred to abandon on-site treatment facilities.

Community Resilience:

Islamorada has proven to be a resilient coastal community, as evidenced by the area's steady population growth and economic development over the past 100 years, despite its remote geographic location and annual threats from tropical storms and hurricanes. However, community and economic growth has taken its toll on the marine environment. Increased development in South Florida and the Florida Keys during this period has resulted in increased salinity in the Florida Bay, blocked water circulation between Florida Bay and the Atlantic Ocean, and increased harmful nutrient concentrations in both bodies of water. These issues only intensify as visitors continue to be drawn to the Florida Keys for their natural beauty, both on land and water, and the recreational opportunities afforded by the marine waters of the Florida Keys National Marine Sanctuary such as boating, snorkeling, diving, spearfishing and deep-sea fishing. Another significant threat posed to Islamorada's residents seasonally is that resulting from increased water levels during and following tropical storms and hurricanes, damaging septic tank systems and causing seepage of septic tank contents into the ground. The vacuum pump system will include generators in the event of long-term power loss after a storm. To ensure continued community economic well-being, Islamorada is taking responsible steps toward conserving the critical water resources that form the foundation of the Village's economy and daily life, and to safeguard its residents against sanitary threats posed by frequent tropical weather events. Replacement of septic tanks with a sewer system poses less risk to the environment in the event of a storm and should not hinder recovery even if electricity is not available.

Conflicts or Complements to Existing Efforts:

The Village's efforts to comply with a mandate by the Florida Legislature to implement advanced wastewater treatment and disposal standards for the entire Florida Keys (described in more detail below) complement the efforts by other municipalities in the Florida Keys, with whom Islamorada has built strong partnerships. Islamorada partnered with Monroe County and neighboring municipalities to develop the *Monroe County Sanitary Wastewater Master Plan (2000)*, and has worked in conjunction with each to obtain bond proceeds from the State of Florida to support centralized wastewater efforts throughout the county. By working with the Key Largo Wastewater Treatment District to finalize an agreement to transmit waste to their existing plant, the Village is helping to alleviate the financial burden on KLWTD residents. This alternative also minimizes the effect of wastewater system construction on the environment.

At the state level, Islamorada has worked closely with the Florida Department of Environmental Protection to obtain necessary permits and to develop and secure Florida State Clearinghouse approval of the *Village of Islamorada Wastewater Management Plan (May 2012)*. Federally, the Village consulted with the U.S. Army Corps of Engineers (ACOE) during their development of the Florida Keys Water Quality Improvement Program. In 2008, the U.S. Army Corps of Engineers entered into an agreement with Islamorada to provide technical and financial assistance for planning, design and construction of projects to improve water quality in Islamorada. In addition, Islamorada's project supports the National Ocean and Atmospheric Administration's established watershed management plan for the Florida Keys, *Florida Keys National Marine Sanctuary Revised Management Plan (December 2007)*, which outlines recommended action plans, strategies and activities to reduce pollution from land-based sources of domestic wastewater in the Florida Keys. The goals and objectives of this project also align with the NFWF's Keystone Initiatives program as a *Marine and Coastal Keystone*, under the *Protecting our Marine Natural Heritage* thematic priority's *U.S. Coral Reef Conservation Initiative* and *Marine Protected Areas Fund Initiative*.

Complies with Federal, State, Local and Tribal Laws/Regulations:

As with the other areas located within Monroe County, the Village must address near shore water quality through the implementation of central wastewater collection, treatment, and disposal systems that meet stringent regulatory guidelines. The Florida Legislature (Chapter 99-395, Laws of Florida, and subsequent amendments thereto found in Chapter 2010-205, Laws of Florida) has mandated advanced wastewater treatment and disposal standards for the entire Florida Keys, well beyond the standards found in the rest of the state. These regulations require that all wastewater treatment systems in the Florida Keys be upgraded to meet certain nutrient criteria and parameters by December 31, 2015 and placed the upgrade burden on the Village through a state mandated central sewer system. Failure to complete the project by December 31, 2015 would result in non-compliance with Chapter 2010-205, Laws of Florida, and with Florida Administrative Rule 28-19.310. Non-compliance may result in the withholding of State of Florida revenue sharing and building permit allocations from the Village.

In 2012, the Florida Department of Environmental Protection approved the Village's Wastewater Management Plan, which provides for the design and construction of compliant facilities, in accordance with the state mandate. In June 2012, the Florida State Clearinghouse completed an interagency review of the management plan pursuant to various federal and state laws and regulations, and issued a clearance letter with recommendations from the Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, and the Florida Department of Transportation.

Readiness for Implementation:

In April 2012, Islamorada entered into an agreement with the Key Largo Wastewater Treatment District for the 30-year wholesale treatment and disposal of Islamorada's wastewater, and expansion of the existing treatment facility in Key Largo to accommodate flow from Islamorada, effective May 22, 2012. On September 28, 2012, the Village entered into an agreement with Reynolds Water Islamorada, LLC, (the "DBO") to design, build, and operate the Village's entire wastewater collection and transmission system. The Village is required by Florida law to complete the Village-wide central sewer no later than December of 2015. Engineering of the Project is well underway and construction of the Middle Plantation Key neighborhood and the transmission pipeline to Key Largo has already begun. The design, build and operate agreement includes operation of the Village's existing North Plantation Key (NPK) wastewater treatment facility during construction in the Village's Remaining Service Areas (RSA), and then decommissioning of this facility after successful construction of a wastewater transmission main and pumping facility that will convey wastewater from Islamorada to the existing wastewater facility operated by the Key Largo Wastewater District (KLWTD).

Public Acceptance:

Islamorada is located within a federally protected national marine sanctuary. The marine sanctuary provides a pristine sensitive environmental habitat for fish, marine wildlife, endangered species, precious coral reefs and a fragile ecosystem. Untreated and improperly treated wastewater has been found to cause damage to this fragile ecosystem. In order to address the protection of this fragile ecosystem, In 1999 the state mandated that property owners in the Florida Keys repair and update their own septic systems at their own personal expense. The deadline to comply was 2010. The cost for each individual property owner to meet the 2010 deadline without a financing mechanism was untenable – and unfortunately most property owners ignored the mandate. Realizing that compliance was not going to be met, in 2010 the Florida legislature shifted the burden to provide advanced wastewater treatment from the property owner to the local government and further provided a deadline of 2015. With such a shift, the Village immediately picked up the responsibility to provide central sewer throughout the Village- both financially and operationally absorbing a projected cost of \$115 Million dollars. Once the burden was

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shifted to the Village, the public started to embrace the Project. When the BP Horizon scare occurred, the Village's residents realized the negative impact even a "perception" of contamination had on its tourism dependent economy. A scare of potential "fecal" contamination of these same pristine waters, those same waters that the residents and visitors swim, snorkel, dive and fish in, became a real and not perceived concern. Currently treated wastewater is injected into the ground through approximately 60 injection wells that are supposed to provide a safe place to dispose of the treated sewage. However, seepage of this treated wastewater has been detected back into the near shore waters. The Village's Project will eliminate almost every injection well in the Village by transporting all sewage to Key Largo outside of the Village. The public has embraced the Village's plan to eliminate sewage treatment completely from the Village's borders and consolidating it with a state of the art facility in Key Largo that will treat and have one deep well. While most Islamorada residents, property owners and businesses recognize the negative impact current septic systems are having on the environment, the cost to construct and operate a sewer system has been a contentious issue for a number of years. Now that the Village has finalized an agreement for design, construction and operation of a Village-wide system and has entered into an agreement with the KLWTD to transmit wastewater to that plant for treatment, public criticism has diminished. The selected contractor, Reynolds Water Islamorada, LLC, and the Village's Owner's Representative, Wade Trim, make every effort to keep property owners informed of current activity and future plans. Communication with Islamorada property owners has been vital to helping property owners understand the importance of this project to the environment and to the future economic growth of the Village.

Additional Information you wish to provide:

The following items are attached for reference with regard to this project:

- Draft State Financial Assistance Agreement (Florida DEP Mayfield Grant), dated February 2013
- Letter transmitting Amendment 1 to SRF Loan Agreement Number WW882020, dated February 19, 2013
- Florida DEP SRF Loan Agreement Number WW882020
- Design, Build and Operate (DBO) Agreement between Islamorada, Village of Islands and Reynolds Water Islamorada, LLC, dated August 21, 2012
- Florida DEP Planning Document Approval Letter dated July 5, 2012
- Florida State Clearinghouse Approval Letter, dated June 22, 2012
- Islamorada Wastewater Management Plan, dated May 2012
- Agreement for Wastewater Services between the Key Largo Wastewater Treatment District and Islamorada, Village of Islands, dated May 22, 2012
- U.S. Army Corps of Engineers Agreement Amendment No. 1
- U.S. Army Corps of Engineers Agreement for Technical and Financial Assistance for the Florida Keys Water Quality Improvement Program (FKWQIP) Regional Wastewater Treatment and Collection Facilities for the Village of Islamorada, Florida in Monroe County, Florida
- U.S. Army Corps of Engineers Environmental Assessment (September 2006)

Additional documentation can be provided upon request.