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CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: December 10, 2025

SUBMITTED BY: Rob Perry, City Administration

ITEM TYPE: Miscellaneous

AGENDA SECTION: UNFINISHED BUSINESS

SUBJECT: Ironwood Water Main Assessment - **TIME CERTAIN
AT 11:00 AM**

SUGGESTED ACTION: TBD

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

Ironwood has requested the City to take over ownership of their water distribution system. To do that, the system needs to be upgraded to the City's technical standards. In order to cover the cost of the upgrades, a special assessment will be administered. Staff is requesting Council to approve either a 20-year assessment or a 15-year assessment.

To ensure each property owner within the ICA community fully understood the historical background and status of their current privately owned and aged drinking (potable) water system, the complexity of the water main replacement project, their financial responsibility and obligation for the project, and to understand the ICA Board of Directors asked the City of Bradenton to design and construct a new drinking (potable) water system, as well as, provide operations and maintenance thereafter, the City asked the Master HOA to provide each resident an informational letter detailing the above information. Additionally, The City asked for confirmation that each resident received a copy of the informational letter, via certified mail. The confirmation was verified through a signed and notarized affidavit by each association President and submitted to the ICA Master Association. Lastly, the informational letter was posted at every building that is part of the ICA community. Additionally, the ICA Board of Directors held a

community meeting on October 14th, 2025 to discuss the details of and answer any questions regarding the water system replacement project. The meeting was advertised to each property owner and notice placed at each ICA property. Lastly, the meeting was attended by approximately 45-50 property owners and 15-20 individual association Presidents or representatives.

FINANCIAL IMPACT:

\$3,500,000 special assessment from the City with a tax assessment guaranteeing either a 20-year or 15-year payback period.

ATTORNEY REVIEW/RECOMMENDATION:

Approval

SUGGESTED MOTION:

TBD

ATTACHMENTS:

[Example Debt Service and Assessments](#)