

**REGULAR MEETING OF THE CITY COMMISSION**  
**February 27, 2012**

The meeting of the Winter Park City Commission was called to order by Mayor Kenneth Bradley at 3:30 p.m. in the Rachel D. Murrah Civic Center, 1050 West Morse Boulevard, Winter Park, Florida.

The invocation was provided by Coach Friedley, First Baptist Church of Winter Park, followed by the Pledge of Allegiance.

Members present:

Mayor Kenneth Bradley  
Commissioner Steven Leary  
Commissioner Sarah Sprinkel  
Commissioner Carolyn Cooper  
Commissioner Tom McMacken

Also present:

City Manager Randy Knight  
City Attorney Larry Brown  
City Clerk Cynthia Bonham

**Approval of the agenda**

The agenda was approved by acclamation with a 5-0 vote. Action Item 10a was moved before the 11c public hearing.

**Mayor's Report**

- a. Presentation of checks from the Winter Park Chamber of Commerce to area schools from proceeds from the December 2011 pancake breakfast fundraiser

Debra Hendrickson, Winter Park Chamber of Commerce, presented \$1,300 checks the City of Winter Park and to Aloma Elementary, Audubon Park Elementary, Brookshire Elementary, Dommerich Elementary, Killarney Elementary, and Lakemont Elementary from proceeds raised by Leadership Winter Park at the December 2011 pancake breakfast. Orange County School Board member Joie Cadle thanked Leadership Winter Park for their support of the schools.

- b. Proclamation - Recognizing Sonya Baumstein, Winter Park High School graduate now with Team Epoch rowing team

Mayor Bradley recognized Sonya Baumstein with a proclamation for her accomplishment of rowing 2,600 miles across the Atlantic Ocean. She is a Winter Park High School graduate and is only the 14<sup>th</sup> American woman to row an ocean and one of less than 500 people in the world to do so.

c. Presentation by School Board Member Joie Cadle regarding Brookshire Elementary

Orange County School Board member Joie Cadle summarized the improvements being made to Brookshire Elementary to include: the 11' deep retention pond they are required to put in, the entrances to the school, the playfields, the green space, the security of the school, the number of classrooms, the latest number of 537 enrolled students (the school will hold 559 students) and the plan for the vehicles dropping off and picking up their students. She announced that the construction date of completion is June 30, 2013 and will open August 13, 2013. Conceptual drawings provided by Ms. Cadle are part of these minutes.

**City Manager's Report**

a. 90 day plan

Mayor Bradley presented the 90 day plan consisting of March-May (attached as part of the minutes). He asked each Commissioner if they had questions or any issues with the schedule. The only issues brought forward for discussion included: Commissioner Cooper asked about the nomination of Vice Mayor to take place the first meeting of April (according to the Charter). Commissioner McMacken asked for clarification of the Park Avenue street signs item listed for May.

Discussion ensued regarding each item on the list and the completion schedule whereby an explanation by City Manager Knight was provided. Mayor Bradley suggested to place the process for use of the Progress Point property on the April 4 Strategic Session meeting. Commissioner Cooper asked if we can research Community Development Districts (CDD's) that are formulated the same as the one we are anticipating regarding the Ravadauge infrastructure and receive that ahead of time. Mayor Bradley stated he believed that was already promised.

Mayor Bradley suggested reviewing other transportation issues regarding sidewalks, bus routes and traffic flows to the City. He requested that this be looked at in March and for staff to bring back recommendations as necessary so they will be in place for the Board appointment process in May. He asked that there be one group to look at transportation, sidewalks, bicycles, etc. He stated he would like this to be on the next agenda so they can provide guidance to staff. He suggested reviewing Lynx On Demand for our seniors as part of this.

Mayor Bradley stated he would like a task force to look at the future of technology (wireless) in Winter Park for the next agenda. He addressed the Economic Development Plan review and the schedule for this. Dori DeBord (Stone) stated this will be brought back prior to the budget process. Mayor Bradley also wanted to discuss governance indicators at the Strategic Planning Session and to discuss what it would take for us to be a "visually distinctive City."

Commissioner Cooper asked about receiving the information on the pension plan. City Manager Knight will provide the numbers in the next two weeks and this will be further discussed in early May.

**Motion made by Commissioner McMacken to approve this plan going forward, seconded by Commissioner Sprinkel and carried unanimously with a 5-0 vote.**

Under the City Manager's Report, the following was discussed: They are moving into the pro shop this week and the need to acknowledge this and all the people involved in this project; advertise the Hazardous Waste Day; identify the schedule for repaving/re-bricking streets to be posted on the website, and dead tree removal and trimming around electrical lines.

### **City Attorney's Report**

No items.

### **Non-Action Item**

The Non-Action Item was moved after the One-Valet discussion.

### **Consent Agenda**

- a. Approve the minutes of 2/13/12.
- b. Approve the following purchases and contracts:
  1. After-the-fact Purchase Order 146416 to Heart Utilities of Jacksonville for undergrounding of electric; \$63,938.70
  2. PR 148636 to Suntree Technologies, Inc. to purchase baffle boxes; \$90,616.25
  3. Contract renewal with High Performance Sports Management, Inc. (RFP-2-2010) for Tennis Management Services and authorize the Mayor to execute the contract renewal and lease agreement. **PULLED FOR DISCUSSION. SEE BELOW.**
  4. Continuing services contract with GAI Consultants, Inc. (RFQ-2- 2012) for Professional, Architectural & Engineering Services (Discipline: General Civil & Public Facility Engineering) and authorize the Mayor to execute the contract.
  5. Continuing services contract with Comprehensive Engineering Services, Inc. (RFQ-2-2012), Continuing Contracts for Professional, Architectural & Engineering Services (Discipline: Transportation Planning & Engineering) and authorize the Mayor to execute the contract.
  6. Continuing services contract with CDM Smith Inc. (RFQ-2-2012), Continuing Contracts for Professional, Architectural & Engineering Services (Discipline: Stormwater Management & Design) and authorize the Mayor to execute the contract.

7. Continuing services contract with Geosyntec Consultants (RFQ-2-2012), Continuing Contracts for Professional, Architectural & Engineering Services (Discipline: Stormwater Management & Design) and authorize the Mayor to execute the contract.
8. Amendments to the three Products and Services Agreements with Centurylink Sales Solutions, Inc. and authorize the Mayor to execute all Amendments
- c. Approve two mid-year changes to the City's medical insurance programs to become effective April 1, 2012: the implementation of Teladoc health care visits through phone or online video consultation; and health and dental insurance for domestic partners of employees.

**Motion made by Commissioner Sprinkel to approve the Consent Agenda with the exception of Item b-3; seconded by Commissioner Cooper and carried unanimously with a 5-0 vote.**

Consent Agenda Item 'b-3' - Contract renewal with High Performance Sports Management, Inc. (RFP-2-2010) for Tennis Management Services and authorize the Mayor to execute the contract renewal and lease agreement

Commissioner McMacken asked if everything has been addressed from last year that was requested from High Performance prior to renewal of this contract. Assistant Parks Director Ron Moore said 'yes'.

**Motion made by Commissioner McMacken to approve Consent Agenda item 'b-3', seconded by Commissioner Sprinkel and carried with a 4-0 vote (Mayor Bradley was not present for the vote).**

#### **Action Items Requiring Discussion**

- a. Billboard Agreement with CBS Outdoor at 600 Lee Road

This item was moved down before the public hearing.

- b. One-Way Valet Parking in Downtown

CRA Director Dori Stone asked to move the non-action item up after this item as they are both related to parking.

Peter Moore provided a presentation. He stated they are requesting approval to add 10 additional public spaces in the municipal lot for valet parking and to direct City staff to designate the parking spaces on the north side of New England Avenue, west of the bump-out, for valet ramping only. He addressed the letter received in January 2012 from One-Way Valet so they met with them, the Park Plaza Gardens Restaurant, the Chamber of Commerce and nearby property owners. He spoke

about the demand for increased valet parking. He stated that One-Way Valet has requested that the City add 10 spaces to those reserved in the municipal lot and to allow them to move their valet ramping services to the north side of New England Avenue in the westbound lane, near the railroad tracks.

Public Works and CRA staff met and developed the following recommendations:

- 1) Approve the additional 10 spaces on a trial basis and monitor demand. Past minutes seem to indicate that more spaces were originally intended and staff can monitor the expanded spaces to make sure that they remain full during operating hours. Additionally, depending upon the layout of the spaces, One-Way Valet may be able to make better use of the 20 spaces by stacking the cars, thereby increasing yield. (He added that the City has no fiscal responsibility because the entire cost is being covered by Park Plaza Gardens and the Chamber of Commerce)
- 2) Move the ramping location to the north side of New England, westbound lane, and designate the existing parking spaces near the tracks as exclusive for valet only. This would solve the conflicts of dealing with commercial loading traffic but may feel like a greater taking of public parking areas as those spaces are currently available all day for public use vs. the loading zone which is only public after 5pm. However this would not require a U-turn for the majority of customers as most of the users of valet travel westbound on New England Ave.
- 3) Require that the valet service remains free to all customers of any business.
- 4) Verify that all appropriate insurance and licensing is recorded with the city.
- 5) Encourage One-Way Valet and the restaurant to continue to search out private lot agreements that would provide them additional storage space for vehicles.

The Park Avenue Area Task Force (PAATF) reviewed this item at their meeting on January 24, 2012 and recommended moving forward with these recommendations as well as recommending that the Commission consider standardizing valet services in the downtown area.

Discussion ensued regarding the movement of the valet stand. Sam Papia, One-Way Valet, explained their preference where to move the stand to and their preference to have a designated valet parking area on Park Avenue with directional signage. The need to look at this in the longer term was suggested. Commissioner Cooper expressed concerns with taking away more parking spaces from available public use.

Ms. Mary Demetri, Park Plaza Gardens, agreed with the recommendation but that they originally asked for 50 spaces in 2005 but only got 10 spaces. She spoke about underwriting the entire cost for this.

City Manager Knight addressed the comprehensive valet parking ordinance that will be forthcoming to address all issues. Traffic Engineer Butch Margraf agreed with the recommendation to move to the north side of the street.

Upon discussion, Mayor Bradley asked for staff to provide recommendations as to where we can get 10-15 more spaces back. Commissioner Sprinkel addressed the need to look at this holistically for the City. Commissioner Cooper addressed the lack of data as to how the parking spaces are used at certain times and her concern with restricting an additional 10 parking places to require people to valet park.

**Motion made by Commissioner Sprinkel to approve the staff recommendation as is; seconded by Commissioner Leary.**

**Motion amended by Mayor Bradley that staff will also look where in the downtown corridor where we can get 20 additional parking spots; seconded by Commissioner Leary.**

**Motion amended by Commissioner McMacken to approve this but with a trial basis of 90 days; seconded by Commissioner Cooper.**

Chamber of Commerce and CEO Patrick Chapin agreed with the recommendations.

Discussion ensued regarding the need to have an understanding what is expected after the trial period ends and to measure the success of any trial period, whether we should allocate the use of public resources (i.e., parking spaces) on an annual basis in case the need for those resources changes, employees on Park Avenue should be parking elsewhere off of Park Avenue, and the ordinance that will be coming to address these issues possibly within the next 90 days.

It was clarified that the City does not have a contract with One-Valet (the agreement is executed between the Park Plaza Gardens Restaurant, the Chamber of Commerce, and One-Way Valet) and that a 90 day trial is not necessary because the valet service can be closed at any time with a 30 day notice.

**Motion made by Commissioner Cooper that if we move forward with this, the City maintain clearly the right to terminate with reasonable notice without cause. Motion failed for lack of a second.**

City Attorney Brown explained that the City controls its right-a-way.

**Upon a roll call vote on the amendment (that staff look where in the downtown corridor where we can get 20 additional parking spots (outside of the valet request)), Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

**Upon a roll call vote on the amendment (to approve this with a trial basis of 90 days), Mayor Bradley and Commissioners Leary, Sprinkel and Cooper voted no. Commissioner McMacken voted yes. The motion failed with a 4-1 vote.**

**Upon a roll call vote on the main motion as presented (staff's recommendation to approve an additional 10 public spaces in the municipal lot for valet parking and direct staff to designate the parking spaces on the north side of New England Avenue, west of the bump-out for valet ramping only) and for staff to bring back where they can find 20 more parking spaces, Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

### **Public Comments**

No public comments were made.

A recess was taken from 5:24 – 5:43 p.m.

### **Non-Action Item (this was moved to Action Items)**

- a. Update of Park Avenue Area Task Force (PAATF) Downtown Parking Recommendations

CRA Director Dori Stone provided an update of their meeting with the Park Avenue Area Task Force regarding downtown parking recommendations. After discussion with the PAATF, the following recommendations broken into two steps were brought forward:

#### Year 2012

Create a map of free and long-term parking areas for business owners to distribute to employees;  
Install wayfinding signs for downtown parking as soon as possible;  
Encourage the Commission to consider a valet ordinance to standardize the valet services in the downtown area; and  
Direct staff to discuss additional public/private partnerships within private lots with emphasis on peak parking periods (weekends, large events, holidays, etc.)

#### Year 2013

Conduct a revised downtown parking study prior to the opening of the SunRail station. The last study was done in 2007.  
Ms. Stone indicated that funding is available for the wayfinding project, but there is no additional funding currently allocated for the additional work recommended by the PAATF.

Ms. Stone responded to questions regarding the City assisting in the creation of the map, the wayfinding signs for downtown that need to be done and placed, and that the study would be part of the next budget cycle.

Discussion ensued regarding the wayfinding sign project still not completed that has been addressed for years. Public Works Troy Attaway spoke about the decisions to be made on the internal non-state road plan (there is no defined plan in place determining where signs will be placed); there is a defined plan for the state roads. He stated they received approval for the entire package from the District 5 office in Deland (FDOT) and they now have the ability to begin permitting each location with our local office in Oviedo to implement the signs. Further discussion ensued regarding plans for the Central Business District. Ms. Stone stated she will be back in 30 days with this. She stated staff agrees with the PAATF recommendations.

Park Avenue employee parking was discussed and the need to educate those employees where to park as well as the recommendation to add an employee parking program to the list of recommendations. The importance of public/private partnerships was addressed.

There was a consensus to add this issue to the City Manager's Report to keep the Commission updated as to the status.

c. Water, Wastewater, and Reclaimed Water Rate Study

Water and Wastewater Utility Director Dave Zusi summarized the background of the study (the last one was completed 10 years ago) and the main goals of the study. He commented that since the last study we have seen a regional push towards surface water Alternate Water Source (AWS) projects as a future source of drinking water, increased water conservation initiatives, and restrictions to the allowable irrigation schedules from the SJRWMD. The rate study was structured to send a strong signal (while accounting for elasticity due to conservation); accurately apportion the water, wastewater and reclaimed water revenues to the correct cost center; and, fund future capital projects including expansion of reclaimed water.

The rate study was designed to collect additional water, wastewater, and reclaimed water revenues, with special emphasis on targeting the high irrigation users while having minimal impact on the very small consumers. The study recommended a simplification of the rate block structure from 6 blocks to 4 blocks.

There will be a fiscal impact on the City's customers that will be consistent with the volume of water they use and determined by the size of the meter. The impact is on a sliding scale where the more water is used, the more the fiscal impact to the customer. This is consistent with water conservation rate structures recommended by the St. Johns River Water Management District.



The long term impacts of the proposed new rate structure are to enhance water conservation, provide funding for debt service associated with future capital projects relating to expansion of the reclaimed water system, and correctly apportion the water, wastewater, and reclaimed water to the appropriate cost center.

Staff's recommendation was to approve the recommended rate adjustments in accordance with the comprehensive Water, Wastewater, and Reclaimed Water Rate Study conducted by CDM Smith, Inc. and as summarized in the Executive Summary (attached).

After his presentation, Mr. Zusi answered questions of the Commission. There was discussion regarding the importance to educate the residents about water usage to save money on their water bills. The Commission expressed concerns with the projected increase in rates that was believed to be excessive.

Mayor Bradley asked about our capital plan for the next 5 years for water and sewer. Finance Director Wes Hamil addressed the regular ongoing capital improvements that are done each year as well as the money to expand the reclaim system and to purchase additional sewer capacity. He explained that the improvements already made to the water treatment plants were bonded and will be paid on until about the year 2030 which is why they need extra funds. He stated the overall net increase is large for water and there is a drop for sewer.

Discussion ensued regarding the additional dollar amount the rate increase will take in per year and how much is covers reclaimed water capital and the cost of doing business. Mr. Hamil said the total increase would be 9.6% for all systems combined that would be effective through October 1, 2013. Questions were answered regarding how much is going to pay for water costs versus how much is going toward building our reclaimed water system.

Greg Seidel, Chairman of Utilities Advisory Board, explained the board looked at this as conservation pricing and are expecting that the people on the higher end will conserve more to lower their bills. He explained the importance of getting the conservation pricing in now for future development.

Upon further discussion, Mayor Bradley stated for the record he cannot vote for a 9.6% increase with the high increase going to users using more water and hopes that this will fund the capital plan in the future that will do that. He was not sure that regressive rates are the right way to go and is unclear of our capital needs and what this additional money will go for. He addressed the City's already high rates. Commissioner Leary asked if we have a plan as to what the entire infrastructure will cost and agreed that the increase is too large at this point and that an educational process needs to take place.

Commissioner McMacken agreed that the need is there for the long term but that we need specific infrastructure improvements that we can point to that is provided to the citizens so they understand what the increase for 2 years is going to pay for.

Mr. Zusi addressed the infrastructure plan they have with solid estimates for the improvements and where they are planning to go and the various phases of the program but that they have not done a cost benefit analysis between existing storage, expansion of our storage at the wastewater plant and whether we combine purchase of additional flow from Orlando, etc.

Commissioner Sprinkel spoke about the City's high rates and the difficulty to tell the community that we need to raise them higher. Commissioner Cooper expressed her concern with residents not understanding about the Alternate Water Source and what happens if we do not prepare to deal with the advent of an AWS and what capital is required to get there and how we will fund that.

**Motion made by Commissioner Cooper to table this until a capital plan comes back, seconded by Commissioner McMacken. Upon a roll call vote, Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

d. Selection of an Architectural Firm for the design of the Amtrak Station

Assistant Public Works Director Don Marcotte provided background information regarding the Amtrak Station, the RFQ for continued architectural services and other related actions concerning commuter rail.

Commissioner McMacken declared a conflict of interest (Form 8B is attached) and did not vote on this item but did participate in the discussion.

A recess was taken from 7:12 to 7:21 p.m.

Discussion ensued regarding what has happened in the past and what has taken place since March 8, 2010 concerning the design build contractor HHCP. Questions were asked and answered by Mr. Marcotte. The parameters the contractor is required to design to was addressed. Mr. Attaway stated their intent is that it would be designed in a manner that works with the canopies that are already designed. Commissioner Cooper asked if the style or the mass (did not want to change the size) of the building should change that the public is brought into another public process where the conceptual alternatives are provided. The issue of the cost for improvements to the municipal lot was brought forward. Commissioner Cooper expressed concerns with selecting a firm without having their comparative qualifications and their experience for this job.

Upon further comments, **motion was made by Commissioner Sprinkel to select ACi to do a design build process; seconded by Commissioner Leary.**

Commissioners Leary and Sprinkel explained why they choose ACi and liked that they are local. Both firms and their work were discussed as well as if they should give local firms the #1 preference and if so to notify the other firms/companies ahead of time so they can decide if they want to submit a bid.

Mike Chatham, President, HHCP Architects, expressed their interest in presenting their credentials. He spoke about their involvement with the SunRail project to date and what they can bring to the City. He stated they would feel slighted if they were eliminated from contention for this job without an opportunity to present their credentials and capabilities to the City.

John Cunningham, ACi Architects, addressed the projects they have completed in Winter Park and their accomplishments in other cities.

Patrick Chapin, President/CEO, Chamber of Commerce, spoke in favor of supporting local businesses.

**Motion made by Commissioner Cooper to table this item until such time as both firms have been given an opportunity to make a presentation. Motion failed for lack of a second.**

**Upon a roll call vote to select ACi, Mayor Bradley and Commissioners Leary, Sprinkel and Cooper voted yes. Commissioner McMacken abstained. The motion carried unanimously with a 4-0 vote.**

### **Public Hearings**

- a. ORDINANCE NO. 2868-12: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA REGULATING PARKING IN ELECTRIC VEHICLE CHARGING STATION SPACES DESIGNATED FOR THE CHARGING OF ELECTRIC VEHICLES; PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE. Second Reading

Attorney Brown read the ordinance by title.

**Motion made by Commissioner Leary to adopt the ordinance; seconded by Commissioner McMacken.**

**Motion amended by Commissioner Sprinkel that we implement the fines for parking at the same time that we implement the payment for the service (delay the fines until we put into place the payment for the service). She did not want to pass along more parking fines in the City. Mayor Bradley seconded the amendment for discussion.**

There was discussion concerning enforcement of the spaces so non-electrical vehicles do not park there. Electric Utility Director Jerry Warren addressed his understanding from the last meeting regarding the City having some flexibility so

they have decided that they are going to take the three stations in the Central Business District and allow parking there to charge your vehicle or you can park there for 10 minutes maximum and if you violate that, you are subject to the \$100 fine. He stated this can be changed if it does not work.

There was discussion that the ordinance is clear and if you park there without charging your vehicle, you are violating the ordinance and subject to the \$100 fine. Also addressed was the authority of the City Manager regarding the posting of signs and their location. It was clarified by Commissioners Leary and McMacken that they do not want to allow a 10-15 minute parking of non-electric vehicles when the parking space is not being utilized. Commissioner Sprinkel did not want more fines imposed. Commissioner Cooper wanted these spaces utilized by other non-electric vehicles when electric cars are not parked in the space.

No public comments were made. **Upon a roll call vote on the amendment (implement the fines for parking at the same time that we implement the payment for the service (delay the fines until we put into place the payment for the service); Mayor Bradley and Commissioner Sprinkel voted yes. Commissioners Leary, Cooper and McMacken voted no. The amendment to the motion failed with a 3-2 vote.**

**Upon a roll call vote on the main motion (with no amendments), Mayor Bradley and Commissioners Leary, Cooper and McMacken voted yes. Commissioner Sprinkel voted no. The motion carried with a 4-1 vote.**

Mayor Bradley commented that the City Manager always has the right to put signs up or not to designate signs in his discretion.

b. Request of Windermere Winter Park Venture LLC:

- AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF SINGLE FAMILY RESIDENTIAL TO MEDIUM-DENSITY RESIDENTIAL ON THE PROPERTY AT 444 WEST SWOOPE AVENUE, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE. First Reading
- AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF SINGLE FAMILY RESIDENTIAL TO MEDIUM-DENSITY RESIDENTIAL ON THE PROPERTY AT 444 WEST SWOOPE AVENUE, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS, SEVERABILITY AND EFFECTIVE DATE. First Reading

- Conditional use approval to build a new two story, 10 unit residential condominium building at 434 and 444 W. Swoope Avenue

Attorney Brown read both ordinances by title. This public hearing was heard as one simultaneous public hearing requiring three separate motions.

Because the conditional use approval was a quasi-judicial proceeding, disclosures were made by each Commissioner as follows: Commissioner McMacken attended the P&Z meeting where this was discussed; Commissioner Cooper spoke with City Planning Staff; Commissioner Sprinkel drove by the site to review it; Commissioner Leary attended the P&Z meeting; and Mayor Bradley had also previously reviewed the site.

Planning Director Jeff Briggs explained the request to build a two story, 10 unit condominium building and that one lot is zoned correctly (R-3) but the other lot is zoned R-1A and needs to be re-zoned R-3. He explained how some of the lots were rezoned from R-3 back to Single Family in 1999 but that changes took place since then to include building the water plant on the north side of Swoope and in 2005 three of the lots were rezoned from Single Family to R-3. He stated the P&Z Board voted 5-0 to approve this request but with three conditions:

1. Final landscape plan review and approval delegated to with staff with special attention requested for the landscape buffer on the side that abuts the adjacent residential property.
2. Development Agreement to prohibit the open carports from being converted into garages.
3. That the maximum roof eve height is 24 feet and the maximum roof height is 31 feet (as shown on the plans from the first floor elevation).

Mr. Briggs addressed the variance needed for two more parking places based on the unit size. It was clarified that the variance is part of the conditional use.

Amy Luddy, Nasrallah Architectural Group, 3920 Edgewater Drive, Orlando, and representing the applicant, stated they have been working with staff to come up with a design solution that would be acceptable and was present to answer any questions. Questions of the Commissioner were responded to by Ms. Luddy.

Upon discussion, the applicant agreed to install a screen wall where you see the opening from the carport.

**Motion made by Commissioner Leary to accept the first ordinance (comprehensive plan) on first reading; seconded by Commissioner Sprinkel.**

**Motion made by Commissioner Leary to accept the second ordinance (zoning) on first reading; seconded by Commissioner Sprinkel.**

**Motion made by Commissioner Leary to approve the conditional use request as presented (including the three P&Z Board conditions listed above), seconded by Commissioner Sprinkel.**

**Motion amended by Commissioner McMacken that the conditional use approval include that the exposed parking stall carport have a 48" knee wall across the front opening to screen the parking from the residents from the street, seconded by Commissioner Leary.**

**Motion amended by Commissioner Cooper that the long wall side on this project have some articulation. Motion failed for lack of a second.**

City Clerk Cynthia Bonham read into the record from Mary Daniels, 650 W. Canton Avenue: "I'm concerned that we continue to re-zone single family R-1 to multi-family R-3 or R-4. I really would ask that you continue to reserve the R-1 and single family character of this community".

**Upon a roll call vote on the first ordinance (comprehensive plan), Mayor Bradley and Commissioners Leary, Sprinkel and McMacken voted yes. Commissioner Cooper voted no. The motion carried with a 4-1 vote.**

Commissioner Cooper asked questions. She voted against the comprehensive plan change because she believed that changing the Future Land Use Map from Single Family to Multi-Family is not consistent with the policies of our current comprehensive plan. She clarified that once the Commission voted to change the comprehensive plan, she felt an obligation to approve the zoning change since the plan complied with the zoning.

**Upon a roll call vote on the second ordinance (zoning), Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

**Upon a roll call vote on the amendment (that the conditional use approval include that the exposed parking stall carport have a 48" knee wall across the opening there to screen the parking from the residents from the street), Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

**Upon a roll call vote on the conditional use approval as amended, Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

c. Action item 10-a (moved down the agenda): Billboard agreement with CBS Outdoor at 600 Lee Road

Planning Director Jeff Briggs explained the request with CBS Outdoor at 600 Lee Road and the need to vote on the billboard agreement first, otherwise they do not want to annex without the agreement.

Background information on this project is as follows: The property at 600 Lee Road has been acquired by FDOT as part of the I-4 project. As part of that condemnation settlement there remains on this property, an existing I-4 facing billboard sign owned by CBS Outdoor and their permanent easement for the sign. CBS Outdoor desires to demolish that existing static face billboard and rebuild a new digital billboard as a replacement. To accomplish this, the City Commission must approve the Billboard Agreement and the annexation of 600 Lee Road. FDOT has submitted the required voluntary annexation petition.

The staff and city attorney have negotiated the Agreement with CBS Outdoor that will require CBS Outdoor to remove three (3) existing billboard signs in other locations in the City in order to replace and convert the existing billboard to a digital sign (on both faces). This would occur in two phases. The first phase for CBS Outdoor will be the reconstruction of the billboard sign at 600 Lee Road with a digital face on the north side and a static face on the south side. The new billboard will be the same size as the existing billboard in terms of square footage (672 sq. ft.) but it will be taller in order to improve its' visibility along I-4. For the first phase, CBS Outdoor has agreed to remove the existing billboard signs at 2170 W. Fairbanks Avenue and at 2090 Aloma Avenue. The second phase at some time in the future will allow the conversion of the south facing side from a static to digital message face. At that time, another existing billboard at a "to be determined" location in the City must be removed. Questions were provided by the Commissioners whereby Mr. Briggs responded.

Commissioner Cooper provided to the Commission a position paper indicating why she thought the City was not receiving a fair value in the agreement. It included the number of viewers the new sign would have due to increased height allowing I-4 viewing and the comparative number of faces between digital and static and our offer to annex. She expressed concerns that we are not getting fair value because we are giving them annexation to keep the billboard they otherwise could not have; additional height to change it to 'eyes' from I-4; and they have selected the billboard that is closest to I-4 on Fairbanks and the billboard far to the east on Aloma and have left the billboards that are located in the middle of where that we are spending millions to clean up. She also wanted the 3<sup>rd</sup> billboard to be identified at this time and to be removed concurrent with the other two billboards.

Mayor Bradley viewed this as a gift to the City for us to remove three billboards and was not sure we needed to be compensated as they are voluntarily asking to come into Winter Park which is a good thing.

Commissioner Leary addressed his concern with the vagueness of the future removal of the billboard within the agreement. He wanted to see more detail in the agreement as to which boards are removed in the future when it switches from a static billboard to a digital one and that the City should identify which ones will be removed from a list of CBS Outdoor billboards.

Commissioner Sprinkel expressed her concerns regarding the 3<sup>rd</sup> billboard and her difficulty with approving something in the future that she does not have any parameters around.

Commissioner McMacken wanted the 3<sup>rd</sup> billboard identified in the agreement and did not want to negotiate this at this meeting. Staff and the attorney should work out the details.

**Motion made by Commissioner Sprinkel to accept the agreement, seconded by Mayor Bradley.**

Commissioner Leary commented he did not want to negotiate from the dais and that the staff and our attorney should negotiate with CBS.

**Motion amended by Commissioner Sprinkel that the 3<sup>rd</sup> billboard when it is removed is between I-4 and Park Avenue; seconded by Commissioner Cooper.**

**Motion amended by Commissioner Cooper that the billboard is identified now as opposed to at some undefined time in the future. Motion failed for lack of a second.**

**Motion made by Commissioner Cooper to table and to allow staff to further negotiate this arrangement; seconded by Commissioner McMacken and carried with a 3-2 vote with Mayor Bradley and Commissioner Sprinkel voting no. Commissioners Leary, Cooper and McMacken voted yes. The motion carried with a 3-2 vote.**

- c. AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, ANNEXING THE PROPERTY AT 600 LEE ROAD AND THAT PORTION OF THE INTERSTATE FOUR CONTIGUOUS TO THE PROPERTY WITHIN THE CITY OF WINTER PARK AT 2684 LEE ROAD, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR THE AMENDMENT OF THE CITY OF WINTER PARK'S CHARTER, ARTICLE I, SECTION 1.02, CORPORATE BOUNDARIES TO PROVIDE FOR THE INCORPORATION OF THE REAL PROPERTY DESCRIBED HEREIN; PROVIDING FOR THE FILING OF THE REVISED CHARTER WITH THE DEPARTMENT OF STATE; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. First Reading



This hearing did not move forward because the agreement above was not approved and was tabled.

- d. RESOLUTION NO. 2102-12: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1301 PELHAM ROAD, WINTER PARK, FLORIDA, AS A HISTORIC RESOURCE IN THE WINTER PARK REGISTER OF HISTORIC PLACES.

Attorney Brown the resolution by title.

**Motion made by Commissioner McMacken to adopt the resolution; seconded by Commissioner Cooper.** No public comments were made. **Upon a roll call vote, Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

- e. AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE VIII, "HISTORIC PRESERVATION" SO AS TO PROVIDE CLARITY, IMPROVE FUNCTIONALITY AND TO ALLOW THE CITY TO MEET THE STANDARDS FOR PARTICIPATION IN THE FLORIDA CERTIFIED LOCAL GOVERNMENT PROGRAM. First Reading

**Motion made by Mayor Bradley to table this item and refer it to the Planning and Zoning Board for their recommendation; seconded by Commissioner Leary.** **Upon a roll call vote, Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

- f. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, IMPOSING AND EXTENDING A TEMPORARY MORATORIUM FOR AN ADDITIONAL FORTY-FIVE (45) DAYS ON THE FILING AND RECEIPT OF ANY APPLICATION FOR, OR ISSUANCE OF, BUSINESS TAX RECEIPTS, BUSINESS LICENSURE AND LAND USE APPROVALS FOR THE OPERATION OF "PAIN MANAGEMENT CLINICS"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE. First Reading

Attorney Brown the ordinance by title. The ordinance amends Ordinance No. 2840-11, Moratorium for Pain Management Clinics.

**Motion made by Commissioner McMacken to accept the ordinance on first reading; seconded by Commissioner Leary.** No public comments were made. **Upon a roll call vote, Mayor Bradley and Commissioners Leary, Sprinkel, Cooper and McMacken voted yes. The motion carried unanimously with a 5-0 vote.**

**City Commission Reports:**

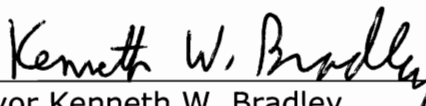
- a. Commissioner Leary – No report
- b. Commissioner Sprinkel – No report
- c. Commissioner Cooper – No report
- d. Commissioner McMacken

Commissioner McMacken spoke about the Community Action Board that he serves on and the request from the board that the City assign an alternate to this position representing the City of Winter Park. This will be approved by Orange County. There was consensus to add this to the next agenda and that recommendations be forwarded to the City Manager beforehand.

- e. Mayor Bradley

Mayor Bradley reported that he threw out the first pitch at the Babe Ruth Little League softball/hardball game.

The meeting adjourned at 9:05 p.m.

  
\_\_\_\_\_  
Mayor Kenneth W. Bradley

ATTEST:

  
\_\_\_\_\_  
City Clerk Cynthia S. Bonham

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <b>McMACKEN, THOMAS JAMES JR.</b>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <b>WINTER PARK CITY COMMISSION</b>	
MAILING ADDRESS <b>1821 SHILOH LANE</b>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <b>WINTER PARK</b>	COUNTY <b>ORANGE</b>	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED <b>27 FEB 12</b>		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

**PRIOR TO THE VOTE BEING TAKEN** by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

**WITHIN 15 DAYS AFTER THE VOTE OCCURS** by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

**IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:**

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

## APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, THOMAS J. McMACKEN, JR., hereby disclose that on 27 FEBRUARY, 20 12:

(a) A measure came or will come before my agency which (check one)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, \_\_\_\_\_;
- ☐ inured to the special gain or loss of my relative, \_\_\_\_\_;
- ☒ inured to the special gain or loss of a principal (HHCP), by whom I am retained; or
- ☐ inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

SELECTION OF ARCHITECTURAL FIRM ... MY FIRM ASCOM INC. IS CURRENTLY A SUB. CONSULTANT TO ONE OF THE FIRMS UNDER CONSIDERATION.

27 FEBRUARY 12  
Date Filed

  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

Brookshire Elementary



daytime view from north (Cady Way)

Hunton Brady  
ARCHITECTS

2/27/12  
Commission  
Meeting



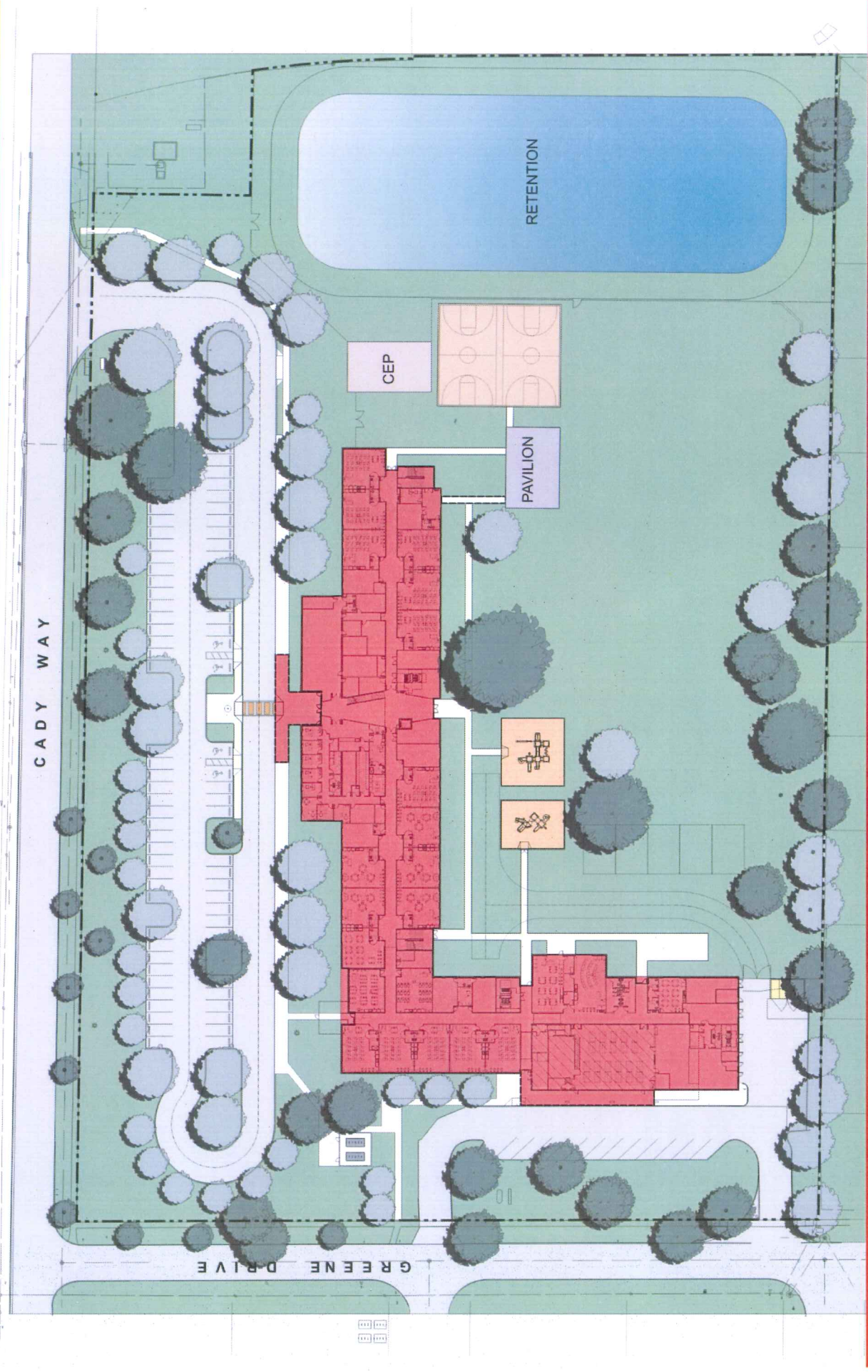


Brookshire Elementary



site plan

HuntonBrady  
ARCHITECTS



**City of Winter Park**  
**90 Day Plan**  
**March 2012 – May 2012**

March

- Street Musician Ordinance
- Mead Botanical Garden, Inc. Agreement – Lease Agreement and Governance (3/12)
- Via Salerno/Mayfield Ave Plug-In - Declaring and confirming resolutions (3/26)
- Electric Fuel Adjustment (3/26)

April

- State Office Building – CNL Office project approval (4/23)
- Ravadauge Annexation (4/9)
- BID (Business Improvement District) Resolution – April; Final Resolution/Equalization – May
- Tree Report (4/23)
  - Ordinance and Operational Plan

May

- Street Dining decision (at conclusion of trial period)
- Alford Inn/New England Avenue traffic study
- ULI Fairbanks
- Park Avenue Street Signs
- Amtrak Station design approval

Not specific

- Building Code Update Ordinance
- Residential Zoning Code Update Ordinance
- Winter Park High School Alumni Fee Waiver
- Crealde School of Art Fee Waiver
- City of Casselberry Proposed Joint Fire Service Agreement
- Process for Sale or Use of the Progress Point property
- Ravadauge Infrastructure/CDD Discussion (waiting on applicant)

Mayor's Items

- Transportation/Bicycle/Pedestrian Board
- WP Circulator Bus Route
- WP Wireless Taskforce
- Governance Indicators
- Being Visually distinctive
- Economic Development Plan review



Action Item  
10 c

## Executive Summary

### ES 1 Report Organization and Summary

This executive summary of the City of Winter Park Water, Wastewater and Reclaimed Water Rate Study presents the highlights and recommendations of discussions detailed in the various sections of the report.

#### ES 1.1 Introduction

Section 1.0 of the report is the introduction which describes the existing water, wastewater and reclaimed water systems, and presents the City's existing rate structure. The last rate study was performed in 2004. At that time, the rates were adjusted by a uniform percentage increase, without consideration of the cost of service. Since then, the City has made substantial capital investments for upgrades to the City's water treatment system, financed by issuance of significant utility revenue debt. To service the debt, subsidies from the wastewater system net revenues have been required. The City expects to avoid much higher costs in the future for transmitting and treating alternative water supplies by this existing investment, the planned investment in reclaimed water facilities, and the proposed steeper water conservation blocks. Most other utilities in the State do not yet have the anticipated costs of alternative water supplies incorporated into their water rates. Review of regional water supply plans suggests that development of alternative water supplies may be four to five times more costly than fresh groundwater supplies used historically throughout most of Florida. Since the City projects no significant growth in water demand due to being nearly built-out, future water demands may well be met at the same permitted consumptive use levels through conservation and the increased use of reclaimed water for irrigation.

The City's existing water rate structure consists of a fixed monthly availability (base) charge, coupled with an inclining block rate structure. Features of the existing water rate structure are:

- All rates for outside City customers are charged at levels 25 percent greater than inside City, as provided in Subparagraph 180.191(1)(a), Florida Statutes.
- Availability charges for all customer classes except multi-family are scaled by meter size, reflecting the relative capacities of the various meter sizes. The monthly availability charge for inside City multi-family customers is \$3.15 per dwelling unit.
- For residential and multi-family dwellings, the City levies a six-tier inclining block volume rate structure, ranging from \$0.92 to \$4.83 per 1,000 gallons (TG) for inside City customers.
- For commercial and public authority customers, the City levies a five-tier inclining block volume rate structure, ranging from \$0.79 to \$2.61 per TG for inside City customers.
- For irrigation customers, the City levies a four-tier inclining block volume rate structure, ranging from \$1.94 to \$4.83 per TG for inside City customers.



The City's existing wastewater (sewer) rate structure consists of a fixed monthly availability (base) charge, coupled with a uniform volume charge. All inside City wastewater customers pay a uniform volume charge of \$5.11 per TG; all outside City (County) wastewater customers pay a uniform rate of \$6.38 per TG. Residential and multi-family dwelling customers equipped with separate irrigation meters have a 14 TG per month cap on wastewater billing, the presumption being that water usage greater than 14 TG in a month is for outdoor uses (irrigation, pools, car washing, etc) that do not result in wastewater generation that requires treatment.

Currently, there are no charges levied for reclaimed water service. A number of the contracts for providing reclaimed water at no charge will expire in the near future, allowing the City an opportunity to implement charges for this valuable service.

## ES 1.2 Historical Customer Data and Growth Assumption

Section 2.0 reviews historical customer data of the water and wastewater systems provided by the City. Because only minimal growth in the customer base is anticipated over the study period through FY 2016, the existing numbers of customers and demands are assumed to continue at current levels as a conservative rate setting strategy.

It is necessary to classify historical customer data by class, meter size, usage block, and other parameters in order to perform the required analyses. Because of this extensive need for classification, Section 2.0 contains many tables presenting customer data in a detailed fashion. (Several tables in Section 8.0 summarize the data and are duplicated in this Executive Summary.) In FY 2011, the average numbers of customer accounts (dwelling units for multi-family) by class were as follows:

	<u>Inside City</u>	<u>Outside City</u>
▪ Single Family:	9,482	8,441
▪ Multi-Family:	3,738	8,214
▪ Commercial:	1,319	1,031
▪ Public/Institutional:	27	44
▪ Irrigation:	581	241

Meter sizes currently used across all customer classes range from  $\frac{3}{4}$  inches to 10 inches.

## ES 1.3 Projected Projects and Revenue Requirements

Section 3.0 defines and projects the revenue requirements for each of the three systems. Operating expenses, existing debt service, renewal and replacement (R&R) needs, transfers, and capital outlays from current revenues comprise the requirements to be funded from rates. The FY 2012 annual budget is the base for projecting revenue requirements annually through FY 2016. Indirect costs are allocated first to direct cost centers before allocation to the three individual systems. The costs in each cost center are then allocated to the three systems based on their respective shares of causation.

Many detailed tables are included in this section of the report. Because of the extensive details contained in them, they are not incorporated into this Executive Summary. The FY 2012 total revenue requirements to meet the financial needs of the utility are \$27.1 million. These total revenue requirements are projected to grow to \$30.1 million in 2016.

## ES 1.4 Charges for Miscellaneous Services

Section 4.0 reviews charges for miscellaneous services. Miscellaneous services include items such as service turn-on/turn-offs and many other items as listed in the City's fee schedule, dated October 1, 2011. In FY 2011, actual revenues from miscellaneous services were approximately \$1,055,000, equating to four percent of total revenues. It is recommended that charges for miscellaneous services continue to be charged at the current costs of providing those services.

## ES 1.5 Water and Wastewater Impact Fee Updates

Section 5.0 reviews and makes recommendations with respect to updates to the water and wastewater impact fees. Impact fees are charged to new developments based upon an estimate of their ratable cost share of the City's capital investment in the utilities made available for their use. In FY 2011, impact fee revenues totaled \$1.12 million. Based on a review of the levels of impact fees in neighboring jurisdictions, the City falls within the range of charges. It is recommended that no overall increases be made to the existing impact fees. However, it is recommended that the City consider refinement of the impact fees for multi-family connections to reflect the varying demands of various size dwelling units.

## ES 1.6 Projected Revenues at Existing Rates

Section 6.0 projects revenues at existing rates annually for each of the three systems through FY 2016. For most revenue line items, the Fiscal Year 2012 budget is the base for projecting. Because essentially no growth is projected for the customer base or for demands, revenues at existing rates are essentially flat over the study period.

Actual Fiscal Year 2011 water sales revenues totaled \$11.8 million and are considered the most appropriate basis for projecting this revenue category. Budgeted Fiscal Year 2012 wastewater service charges of \$13.5 million are slightly less than the \$13.6 million actual amount for Fiscal Year 2011 and are employed as the basis for projecting revenues at existing rates for this revenue category. Because no charges are currently levied for reclaimed water service, no revenues are projected at existing rates from this source.

## ES 1.7 Projected Cash Flows at Existing Rates

Section 7.0 projects annual cash flows at existing rates. This section employs the projections of revenue requirements from Section 3.0, and the projections of revenues at existing rates from Section 6.0. The results of these projections indicate that:

- **Table ES-1** (Table 7-1) projects that on a self-sustaining basis; the water system requires overall increases in revenues ranging from almost \$2.0 million to \$3.2 million annually.
- **Table ES-2** (Table 7-2) indicates that the wastewater system standing alone could accommodate cumulative decreases in revenues ranging from over 5 percent to almost 18 percent while still meeting all annual revenue requirements.
- Because the reclaimed water system currently generates no revenues, cash flows in all years are negative, and a revenue stream must be dedicated to defray the annual costs. **Table ES-3** (Table 7-3) presents the projected cash flows through Fiscal Year 2016, and indicates that rates exceeding \$10.00 per TG could be required in the latter years of the study period if reclaimed water sales were to defray fully the cost of reclaimed water operations.
- **Table ES-4** (Table 7-4) assumes that wastewater revenues will continue to be needed to subsidize the costs of the reclaimed water system until existing free service agreements expire and a reclaimed

**Table ES-1**  
**Projection of Water System Cash Flows at Existing Rates**

Description	Budgeted	Fiscal Year Projection			
	2012	2013	2014	2015	2016
<u>Revenues:</u>					
Water Inside - Estimated FY 2011	\$6,958,000	\$6,958,000	\$6,958,000	\$6,958,000	\$6,958,000
Water Outside - Estimated FY 2011	4,876,000	4,876,000	4,876,000	4,876,000	4,876,000
City Water Bill Revenue	130,000	130,000	130,000	130,000	130,000
Fire Lines Water	365,000	365,000	365,000	365,000	365,000
Interest Earnings	66,600	66,600	66,600	66,600	66,600
All Other	353,000	353,000	353,000	353,000	353,000
Total Revenues	\$12,748,600	\$12,748,600	\$12,748,600	\$12,748,600	\$12,748,600
Total Operating Expenses	7,971,822	8,210,681	8,456,726	8,710,673	8,972,108
Net Operating Revenues	\$4,776,778	\$4,537,919	\$4,291,874	\$4,037,927	\$3,776,492
<u>Debt Service &amp; Coverage:</u>					
Total Annual Debt Service	\$4,947,270	\$4,950,078	\$4,949,766	\$4,950,434	\$4,952,035
Debt Service Coverage	97%	92%	87%	82%	83%
Net Op. Revs. After D/S	(\$170,492)	(\$412,159)	(\$657,892)	(\$912,507)	(\$1,175,543)
<u>Other Expenditures to be Funded:</u>					
R & R Expenditures	\$591,815	\$594,569	\$647,406	\$650,328	\$653,338
Capital Expenditures	0	270,000	0	0	0
Transfers	1,215,417	1,253,081	1,290,334	1,331,634	1,371,689
Total Other Expenditures	\$1,807,232	\$2,117,650	\$1,937,740	\$1,981,962	\$2,025,027
<u>Annual Surplus/(Deficit):</u>					
Cash	(\$1,977,724)	(\$2,529,809)	(\$2,595,632)	(\$2,894,469)	(\$3,200,570)
Coverage	(\$1,407,309)	(\$1,649,679)	(\$1,895,334)	(\$2,150,116)	(\$2,413,552)
Governing Surplus/(Deficit)	(\$1,977,724)	(\$2,529,809)	(\$2,595,632)	(\$2,894,469)	(\$3,200,570)
<u>Required Rate Adjustments:</u>					
Cumulative	16.5%	21.1%	21.7%	24.2%	26.8%
Annual	16.5%	4.0%	0.5%	2.1%	2.1%

**Table ES-2**  
**Projection of Wastewater System Cash Flows at Existing Rates**

Description	Budgeted	2013	Fiscal Year Projection		
	2012		2014	2015	2016
<u>Revenues:</u>					
Sewer Inside	\$6,425,000	\$6,425,000	\$6,425,000	\$6,425,000	\$6,425,000
Sewer Outside	7,080,000	7,080,000	7,080,000	7,080,000	7,080,000
Industrial Waste Inside	50,000	50,000	50,000	50,000	50,000
Industrial Waste Outside	15,000	15,000	15,000	15,000	15,000
Interest Earnings	66,600	66,600	66,600	66,600	66,600
All Other	238,000	238,000	238,000	238,000	238,000
Total Revenues	\$13,874,600	\$13,874,600	\$13,874,600	\$13,874,600	\$13,874,600
Total Operating Expenses	\$8,504,052	\$8,758,977	\$9,021,562	\$9,292,373	\$9,571,220
Net Operating Revenues	\$5,370,548	\$5,115,623	\$4,853,038	\$4,582,227	\$4,303,380
<u>Debt Service &amp; Coverage:</u>					
Total Annual Debt Service	\$977,431	\$978,285	\$978,247	\$978,329	\$978,528
Debt Service Coverage	549%	523%	496%	468%	473%
Net Op. Revs. After D/S	\$4,393,116	\$4,137,338	\$3,874,791	\$3,603,898	\$3,324,852
<u>Other Expenditures to be Funded:</u>					
R & R Expenditures	\$1,265,444	\$1,348,708	\$1,357,219	\$1,365,985	\$1,375,015
Capital Expenditures	0	770,000	1,000,000	0	0
Transfers	697,529	719,657	740,907	765,724	788,802
Total Other Expenditures	\$1,962,973	\$2,838,365	\$3,098,126	\$2,131,709	\$2,163,817
<u>Annual Surplus/(Deficit):</u>					
Cash	\$2,430,143	\$1,298,973	\$776,665	\$1,472,189	\$1,161,035
Coverage	\$4,148,758	\$3,892,767	\$3,630,230	\$3,359,316	\$3,080,220
Governing Surplus/(Deficit)	\$2,430,143	\$1,298,973	\$776,665	\$1,472,189	\$1,161,035
<u>Required Rate Adjustments:</u>					
Cumulative	-17.9%	-9.6%	-5.7%	-10.8%	-8.6%
Annual	-17.9%	10.2%	4.3%	-5.4%	2.6%

**Table ES-3**  
**Projection of Reclaimed Water System Cash Flows at Existing Rates**

Description	Budgeted		Fiscal Year Projection		
	2012	2013	2014	2015	2016
<u>Revenues:</u>					
Reclaimed Revenue Inside	\$0	\$0	\$0	\$0	\$0
Reclaimed Revenue Outside	0	0	0	0	0
Interest Earnings	0	0	0	0	0
All Other	0	0	0	0	0
Total Revenues	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses	\$949,607	\$978,095	\$1,007,438	\$1,037,661	\$1,068,791
Net Operating Revenues	(\$949,607)	(\$978,095)	(\$1,007,438)	(\$1,037,661)	(\$1,068,791)
<u>Debt Service &amp; Coverage:</u>					
Total Annual Debt Service	\$0	\$0	\$350,000	\$350,000	\$350,000
Debt Service Coverage	N/A	N/A	-288%	-296%	-305%
Net Op. Revs. After D/S	(\$949,607)	(\$978,095)	(\$1,357,438)	(\$1,387,661)	(\$1,418,791)
<u>Other Expenditures to be Funded:</u>					
R & R Expenditures	\$0	\$0	\$0	\$0	\$0
Capital Expenditures	0	60,000	0	0	0
Transfers	3,150	3,350	3,350	3,750	3,750
Total Other Expenditures	\$3,150	\$63,350	\$3,350	\$3,750	\$3,750
<u>Annual Surplus/(Deficit):</u>					
Cash	(\$952,757)	(\$1,041,445)	(\$1,360,788)	(\$1,391,411)	(\$1,422,541)
Coverage	(\$949,607)	(\$978,095)	(\$1,444,938)	(\$1,475,161)	(\$1,506,291)
Governing Surplus/(Deficit)	(\$952,757)	(\$1,041,445)	(\$1,444,938)	(\$1,475,161)	(\$1,506,291)
<u>Required Rate Per TG:</u>					
Minimum	\$6.85	\$7.49	\$10.39	\$10.61	\$10.83
Maximum	\$7.55	\$8.25	\$11.45	\$11.69	\$11.93

**Table ES-4**  
**Projection of Combined Wastewater & Reclaimed Cash Flows at Existing Rates**

Description	Budgeted	Fiscal Year Projection				Average FY
	2012	2013	2014	2015	2016	2012 Thru 2016
<u>Revenues:</u>						
Sewer Revenue Inside	\$6,425,000	\$6,425,000	\$6,425,000	\$6,425,000	\$6,425,000	\$6,425,000
Sewer Revenue Outside	7,080,000	7,080,000	7,080,000	7,080,000	7,080,000	7,080,000
Industrial Waste Inside	50,000	50,000	50,000	50,000	50,000	50,000
Industrial Waste Outside	15,000	15,000	15,000	15,000	15,000	15,000
Interest Earnings	66,600	66,600	66,600	66,600	66,600	66,600
Reclaimed Water Revenues	0	0	0	0	0	0
All Other	238,000	238,000	238,000	238,000	238,000	238,000
Total Revenues	\$13,874,600	\$13,874,600	\$13,874,600	\$13,874,600	\$13,874,600	\$13,874,600
<u>Operating Expenses:</u>						
Subtotal Wastewater	\$8,504,052	\$8,758,977	\$9,021,562	\$9,292,373	\$9,571,220	\$9,029,637
Subtotal Reclaimed Water	949,607	978,095	1,007,438	1,037,661	1,068,791	1,008,319
Total Operating Expenses	\$9,453,660	\$9,737,072	\$10,029,000	\$10,330,034	\$10,640,011	\$10,037,956
Net Operating Revenues	\$4,420,940	\$4,137,528	\$3,845,600	\$3,544,566	\$3,234,589	\$3,836,644
<u>Debt Service &amp; Coverage:</u>						
Subtotal Wastewater Annual D/S	\$977,431	\$978,285	\$978,247	\$978,329	\$978,528	\$978,164
Subtotal Reclaimed Annual D/S	0	0	350,000	350,000	350,000	210,000
Total Annual Debt Service	\$977,431	\$978,285	\$1,328,247	\$1,328,329	\$1,328,528	\$1,188,164
Debt Service Coverage	452%	423%	290%	267%	243%	323%
Net Op. Revs. After D/S	\$3,443,509	\$3,159,243	\$2,517,353	\$2,216,236	\$1,906,061	\$2,648,480
<u>Other Expenditures to be Funded:</u>						
R & R Expenditures	\$1,265,444	\$1,348,708	\$1,357,219	\$1,365,985	\$1,375,015	\$1,342,474
Capital Expenditures	0	830,000	1,000,000	0	0	366,000
Transfers	700,679	723,007	744,257	769,474	792,552	745,994
Total Other Expenditures	\$1,966,123	\$2,901,715	\$3,101,476	\$2,135,459	\$2,167,567	\$2,454,468
<u>Annual Surplus/(Deficit):</u>						
Cash	\$1,477,386	\$257,528	(\$584,123)	\$80,777	(\$261,506)	\$194,012
Coverage	\$3,199,151	\$2,914,671	\$2,185,291	\$1,884,154	\$1,573,929	\$2,351,439
Governing Surplus/(Deficit)	\$1,477,386	\$257,528	(\$584,123)	\$80,777	(\$261,506)	\$194,012
<u>Required Rate Adjustments:</u>						
Cumulative	-10.9%	-1.9%	4.3%	-0.6%	1.9%	-1.4%
Annual	-10.9%	10.1%	6.3%	-4.7%	2.5%	-3.3%

water rate system can be implemented. On a combined wastewater/reclaimed water system basis, wastewater rates could be decreased in Fiscal Year 2012, by almost 11 percent. Thereafter, only slight decreases to moderate increases would be required.

- As shown in **Table ES-5** (Table 7-5), on a combined utility enterprise fund basis, beginning in FY 2012 overall increases in revenues will be required to meet projected total revenue requirements. Such cumulative increases range from a low of 1.9 percent in FY 2012, to a high of 13.4 percent in FY 2016. It is important to note that these values are expressed on an annual basis. Because it is likely the increase in Fiscal Year 2012 could not occur until January 1, 2012, the effective percentage increase to be adopted at that time would need to be 2.6 percent.

## ES 1.8 Evaluation of Existing Rates and Recommendations for Adjustments

Section 8.0 of this report evaluates the existing rates and rate structures, and presents associated recommendations for adjustments to the monthly water and wastewater rates. In addition, preliminary recommendations are provided for reclaimed water rates, both for bulk and retail customers. (Several tables are described below, which are presented in this Executive Summary without footnotes. The footnotes may be found in Section 8.0 of the body of this report.)

Many jurisdictions have availability charges for multi-family customers based on a dwelling unit basis instead of a meter size basis. To compute the amount of the availability charge for a multi-family dwelling unit, historical demands per dwelling unit for this class should be compared with that of a single family residential dwelling. Based on an analysis of the historical maximum monthly demand per dwelling unit for multi-family customers, it equates to 53.8 percent of that for a single family residential customer served by a  $\frac{3}{4}$ -inch meter.

**Table ES-6** (Table 8-1) presents a summary of the annual number of billings by customer class by meter size. (To derive the actual number of average annual accounts, each entry would be divided by 12.) This table also computes annual revenue generation from existing water availability charges, with an adjustment of the multi-family rates to 53.8 percent of that of residential customers served by  $\frac{3}{4}$ -inch meters.

**Tables ES-7(a) and ES-7(b)** [Table 8-3(a) and Table 8-3(b)] presents historical metered water demand by meter size, by customer class, and by recommended blocks. Actual Fiscal Year 2010 metered usage was the base for this table, with all values increased by four percent to reflect the actual increase in billed usage during the past year. (Actual growth in metered water demand was 7.1 percent during Fiscal Year 2011; however, some of this may be due to increased irrigation, and so as not to overstate the amount that may be billable for multiple future years, the reduced value of 4.0 percent is instead employed.)

**Figure ES-1** depicts annual water usage for inside City customers with  $\frac{3}{4}$ -inch meters by customer class. As can be seen, the vast majority of usage is by single family customers. To contrast this with the usage distribution by a larger meter, **Figure ES-2** depicts annual water usage for inside City customers with a 2-inch meter by customer class.

Regarding the wastewater system, actual growth in billable metered usage grew by 2.1 percent. For purposes of projecting billable usage for multiple years, a value of 2.0 percent is used.

**Table ES-5**  
**Projection of Combined Systems Cash Flows at Existing Rates**

Description	Budgeted	2013	Fiscal Year Projection		
	2012		2014	2015	2016
<u>Revenues:</u>					
Water Rates	\$12,329,000	\$12,329,000	\$12,329,000	\$12,329,000	\$12,329,000
Wastewater Rates	13,570,000	13,570,000	13,570,000	13,570,000	13,570,000
Reclaimed Water Rates	0	0	0	0	0
Interest Earnings	133,200	133,200	133,200	133,200	133,200
All Other	591,000	591,000	591,000	591,000	591,000
Total Revenues	\$26,623,200	\$26,623,200	\$26,623,200	\$26,623,200	\$26,623,200
Total Operating Expenses	\$17,425,482	\$17,947,753	\$18,485,726	\$19,040,708	\$19,612,119
Net Operating Revenues	\$9,197,718	\$8,675,447	\$8,137,474	\$7,582,492	\$7,011,081
<u>Debt Service &amp; Coverage:</u>					
Total Annual Debt Service	\$5,924,701	\$5,928,363	\$6,278,013	\$6,278,763	\$6,280,563
Debt Service Coverage	155%	146%	130%	121%	112%
Net Op. Revs. After D/S	\$3,273,017	\$2,747,084	\$1,859,461	\$1,303,729	\$730,518
<u>Other Expenditures to be Funded:</u>					
R & R Expenditures	\$1,857,259	\$1,943,277	\$2,004,625	\$2,016,313	\$2,028,353
Capital Expenditures	0	1,100,000	1,000,000	0	0
Transfers	1,916,096	1,976,088	2,034,591	2,101,108	2,164,241
Total Other Expenditures	\$3,773,355	\$5,019,365	\$5,039,216	\$4,117,421	\$4,192,594
<u>Annual Surplus/(Deficit):</u>					
Cash	(\$500,338)	(\$2,272,281)	(\$3,179,755)	(\$2,813,692)	(\$3,462,076)
Coverage	1,791,842	1,264,993	289,958	(265,962)	(839,623)
Governing Surplus/(Deficit)	(\$500,338)	(\$2,272,281)	(\$3,179,755)	(\$2,813,692)	(\$3,462,076)
<u>Required Rate Adjustments:</u>					
Cumulative	1.9%	8.8%	12.3%	10.9%	13.4%
Annual	1.9%	6.7%	3.2%	-1.3%	2.3%



Table ES-6  
Calculation of Annual Revenue Generation from Water Availability Charges

Inside/Outside & Customer Class	3/4	1	1-1/2	Meter Size (Inches)				6	8	10	Multi-Fam. Per DU	Annual Revenues
				2	3	4						
INSIDE CITY												
Monthly Rate/Acc't.or DU	\$8.62	\$21.55	\$43.10	\$68.96	\$137.92	\$215.50	\$431.00	\$689.60	\$991.30	\$4.64		
Annual No. of Billings:												
Residential	104,003	9,225	487	63	0	0	0	0	0	0		
Public Authority	60	18	24	190	4	24	0	0	0	0		
Commercial	10,025	3,054	1,315	1,182	74	157	24	0	0	0		
Multi-Family (DUs)											3,738	
Irrigation:												
Residential	4,079	952	53	6	0	0	0	0	0	0		
Public Authority	283	61	85	43	0	0	0	0	0	0		
Commercial	700	433	104	27	0	0	0	0	0	0		
Multi-Family	85	24	21	10	0	0	0	0	0	0		
Total No. of Billings	119,235	13,767	2,089	1,521	78	181	24	0	0	0	3,738	
Annual Revenues	\$1,027,804	\$296,668	\$90,036	\$104,888	\$10,758	\$39,006	\$10,344	\$0	\$0	\$208,132	\$1,787,635	
OUTSIDE CITY												
Monthly Rate/Acc't.or DU	\$10.78	\$26.95	\$53.90	\$86.24	\$172.48	\$269.50	\$539.00	\$862.40	\$1,239.70	\$5.80		
Annual No. of Billings:												
Residential	100,734	542	12	0	0	0	0	0	0	0		
Public Authority	340	38	25	112	0	12	0	0	0	0		
Commercial	6,590	2,882	1,782	1,041	26	50	0	0	0	0		
Multi-Family (DUs)											8,214	
Irrigation:												
Residential	1,861	55	15	0	0	0	0	0	0	0		
Public Authority	103	12	0	26	0	0	0	0	0	0		
Commercial	363	307	99	53	0	0	0	0	0	0		
Multi-Family	0	0	0	0	0	0	0	0	0	0		
Total No. of Billings	109,991	3,836	1,933	1,232	26	62	0	0	0	0	8,214	
Annual Revenues	\$1,185,703	\$103,380	\$104,189	\$106,248	\$4,484	\$16,709	\$0	\$0	\$0	\$571,694	\$2,092,407	

Table ES-7(a)  
Assignment of Water Volumes to Blocks - Inside City

Meter Size	Customer Class	Block 1		Block 2		Block 3		Block 4	
		Range (TG)	Vol. (TG)	Range (TG)	Vol. (TG)	Range (TG)	Vol. (TG)	Range (TG)	Vol. (TG)
3/4"	Residential	1 to 4	322,572	5 to 8	159,390	9 to 20	190,321	> 20	132,186
	Pub. Author.	"	930	"	432	"	549	"	149
	Commercial	"	22,483	"	11,635	"	17,646	"	21,537
	Multi-Fam.	"	120,328	"	0	"	0	"	0
	Irrigation	None	0	1 to 8	94,351	"	75,126	"	62,868
	Subtotal		466,313		265,808		283,642		216,740
1"	Residential	1 to 10	62,438	11 to 20	25,569	21 to 50	27,132	> 50	8,039
	Pub. Author.	"	1,069	"	428	"	435	"	163
	Commercial	"	18,255	"	9,677	"	12,699	"	5,252
	Multi-Fam.	"	0	"	0	"	0	"	0
	Irrigation	None	0	1 to 20	93,985	"	50,722	"	25,778
	Subtotal		81,762		129,659		90,988		39,232
1-1/2"	Residential	1 to 20	4,850	21 to 40	1,187	41 to 100	983	>100	258
	Pub. Author.	"	2,732	"	972	"	1,083	"	438
	Commercial	"	17,369	"	7,946	"	9,306	"	3,656
	Multi-Fam.	"	0	"	0	"	0	"	0
	Irrigation	None	0	1 to 40	30,376	"	18,411	"	15,690
	Subtotal		24,951		40,481		29,783		20,042
2"	Residential	1 to 32	1,057	33 to 64	569	65 to 160	1,275	>160	1,126
	Pub. Author.	"	3,231	"	1,526	"	2,242	"	2,209
	Commercial	"	23,724	"	12,563	"	19,673	"	4,559
	Multi-Fam.	"	0	"	0	"	0	"	0
	Irrigation	None	0	1 to 64	30,016	"	19,128	"	12,717
	Subtotal		28,012		44,674		42,318		20,611

**Table ES-7(a) (Continued)**  
**Assignment of Water Volumes to Blocks - Inside City**

Meter Size	Customer Class	Block 1		Block 2		Block 3		Block 4	
		Range (TG)	Vol. (TG)	Range (TG)	Vol. (TG)	Range (TG)	Vol. (TG)	Range (TG)	Vol. (TG)
3"	Residential	1 to 64	0	65 to 128	0	129 to 320	0	>320	0
	Pub. Author.	"	134	"	83	"	0	"	0
	Commercial	"	3,884	"	1,531	"	2,296	"	280
	Multi-Fam.	"	0	"	0	"	0	"	0
	Irrigation	None	0	1 to 128	0	"	0	"	0
	Subtotal		4,018		1,614		2,296		280
4"	Residential	1 to 100	0	101 to 200	0	201 to 500	0	>500	0
	Pub. Author.	"	859	"	0	"	0	"	19
	Commercial	"	12,312	"	6,475	"	11,577	"	34,053
	Multi-Fam.	"	0	"	0	"	0	"	0
	Irrigation	None	0	1 to 200	0	"	0	"	0
	Subtotal		13,171		6,475		11,577		34,072
6"	Residential	1 to 200	0	201 to 400	0	401 to 1,000	0	>1,000	0
	Pub. Author.	"	0	"	0	"	0	"	0
	Commercial	"	1,059	"	272	"	960	"	0
	Multi-Fam.	"	0	"	0	"	0	"	0
	Irrigation	None	0	1 to 400	0	"	0	"	0
	Subtotal		1,059		272		960		0
8"	Residential	1 to 320	0	321 to 640	0	641 to 1,600	0	>1,600	0
	Pub. Author.	"	0	"	0	"	0	"	0
	Commercial	"	0	"	0	"	0	"	0
	Multi-Fam.	"	0	"	0	"	0	"	0
	Irrigation	None	0	1 to 640	0	"	0	"	0
	Subtotal		0		0		0		0
Total All Meter Sizes			619,286		488,983		461,564		330,977

Table ES-7(b)  
Assignment of Water Volumes to Blocks - Outside City

Meter Size	Customer Class	Block 1		Block 2		Block 3		Block 4	
		Range (TG)	Vol. (TG)	Range (TG)	Vol. (TG)	Range (TG)	Vol. (TG)	Range (TG)	Vol. (TG)
3/4"	Residential	1 to 4	312,459	5 to 8	133,350	9 to 20	102,374	> 20	36,597
	Pub. Author.	"	110	"	66	"	137	"	168
	Commercial	"	16,410	"	8,814	"	13,992	"	14,166
	Multi-Fam.	"	334,939	"	0	"	0	"	0
	Irrigation	None	0	1 to 8	19,431	"	10,256	"	9,867
	Subtotal		663,918		161,661		126,759		60,798
1"	Residential	1 to 10	3,125	11 to 20	991	21 to 50	1,030	> 50	1,105
	Pub. Author.	"	162	"	63	"	104	"	0
	Commercial	"	19,610	"	11,330	"	17,277	"	16,190
	Multi-Fam.	"	0	"	0	"	0	"	0
	Irrigation	None	0	1 to 20	14,288	"	11,741	"	10,818
	Subtotal		22,897		26,672		30,152		28,113
1-1/2"	Residential	1 to 20	21	21 to 40	0	41 to 100	0	>100	0
	Pub. Author.	"	320	"	211	"	28	"	0
	Commercial	"	22,896	"	14,125	"	21,139	"	14,860
	Multi-Fam.	"	0	"	0	"	0	"	0
	Irrigation	None	0	1 to 40	10,116	"	8,692	"	7,498
	Subtotal		23,237		24,452		29,859		22,358
2"	Residential	1 to 32	0	33 to 64	0	65 to 160	0	>160	0
	Pub. Author.	"	1,513	"	987	"	871	"	31
	Commercial	"	26,190	"	16,215	"	25,687	"	26,466
	Multi-Fam.	"	0	"	0	"	0	"	0
	Irrigation	None	0	1 to 64	9,282	"	6,388	"	10,426
	Subtotal		27,703		26,484		32,946		36,923

Table ES-7(b) (Continued)  
Assignment of Water Volumes to Blocks - Outside City

Meter Size	Customer Class	Block 1		Block 2		Block 3		Block 4	
		Range (TG)	Vol. (TG)	Range (TG)	Vol. (TG)	Range (TG)	Vol. (TG)	Range (TG)	Vol. (TG)
3"	Residential	1 to 64	0	65 to 128	0	129 to 320	0	>320	0
	Pub. Author.	"	0	"	0	"	0	"	0
	Commercial	"	1,558	"	1,447	"	2,337	"	2,937
	Multi-Fam.	"	0	"	0	"	0	"	0
	Irrigation	None	0	1 to 128	0	"	0	"	0
	Subtotal		1,558		1,447		2,337		2,937
4"	Residential	1 to 100	0	101 to 200	0	201 to 500	0	>500	0
	Pub. Author.	"	510	"	60	"	0	"	0
	Commercial	"	2,721	"	134	"	90	"	0
	Multi-Fam.	"	0	"	0	"	0	"	0
	Irrigation	None	0	1 to 200	0	"	0	"	0
	Subtotal		3,231		194		90		0
6"	Residential	1 to 200	0	201 to 400	0	401 to 1,000	0	>1,000	0
	Pub. Author.	"	0	"	0	"	0	"	0
	Commercial	"	0	"	0	"	0	"	0
	Multi-Fam.	"	0	"	0	"	0	"	0
	Irrigation	None	0	1 to 400	0	"	0	"	0
	Subtotal		0		0		0		0
8"	Residential	1 to 320	0	321 to 640	0	641 to 1,600	0	>1,600	0
	Pub. Author.	"	0	"	0	"	0	"	0
	Commercial	"	0	"	0	"	0	"	0
	Multi-Fam.	"	0	"	0	"	0	"	0
	Irrigation	None	0	1 to 640	0	"	0	"	0
	Subtotal		0		0		0		0
Total All Meter Sizes			742,544		240,910		222,143		151,129

Figure ES-1

## Annual Water Usage for Inside City Customers with 3/4" Meters

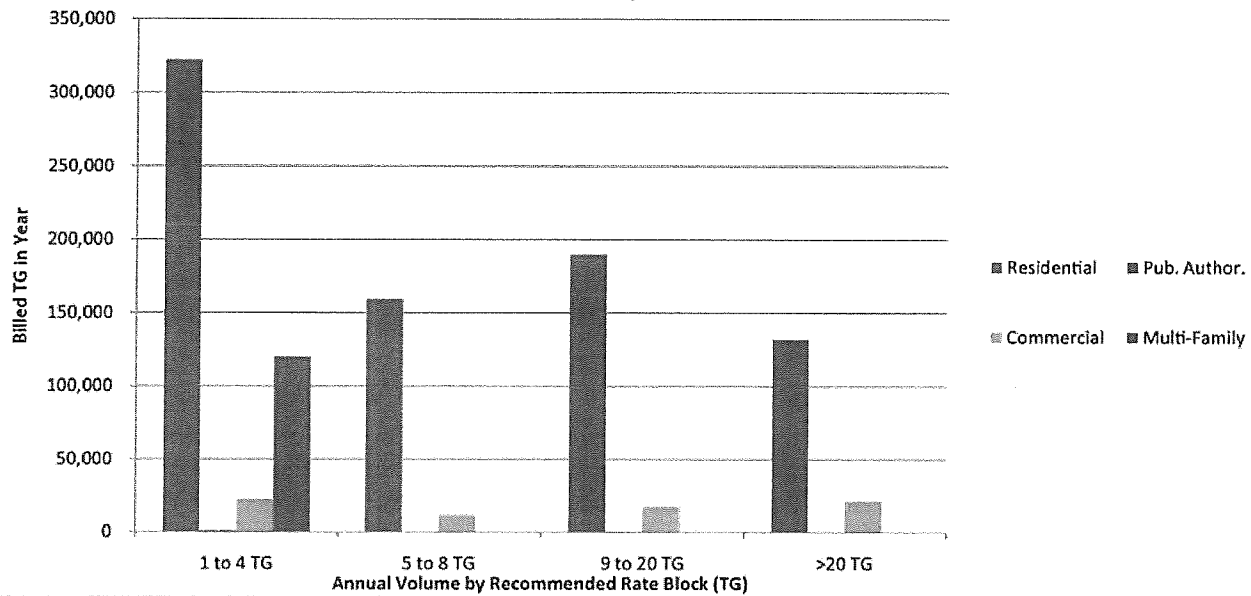
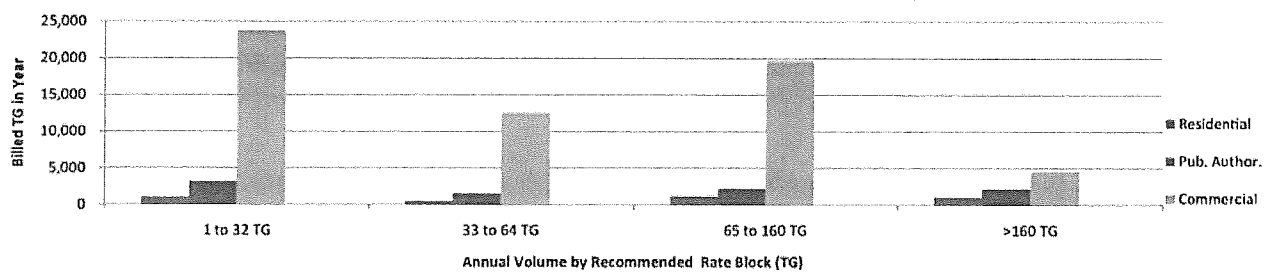


Figure ES-2

## Annual Water Usage for Inside City Customers Served by 2" Meters



## ES.2 Recommendations

Section 9.0 of this report presents the recommendations developed in the preceding sections. Each recommendation is summarized below.

### ES.2.1 Water Rates

The following recommendations are made with respect to the City's water rates:

- Retain the existing 25 percent surcharge on all outside City (County) water rate customers. At such time as reclaimed water rates are imposed, the 25 percent outside City surcharge should also be applied to those rates.
- Set the multi-family monthly availability charge per dwelling unit at a value equal to 53.8 percent of the 3/4-inch residential customer charge for water service. This increase from 36.5 percent will enhance the equitability of cost recovery from the multi-family water customers.
- With the exception of the monthly availability charges for 8-inch and 10-inch meters, retain the existing availability charges for all meter sizes for single family residential, commercial and public authority water customers. Maintaining the availability charges at the existing levels will mitigate rate impacts on the lower volume users, which are frequently the financially vulnerable, such as residents on fixed incomes. Also, by maintaining monthly availability charges at current levels, revenue stability will be greater than if they were reduced to lesser amounts.
- Increase the scaling factor of the monthly availability charge for 8-inch meters from a value of 50 to the standard value of 80 to more accurately reflect the potential demand that a meter that size can place on the water system.
- Establish the scaling factor for the monthly availability charge for 10-inch meters at the standard value of 115 to reflect the potential demand that a meter that size can place on the water system.
- Reduce the number of rate volume blocks to four for the residential, multi-family, commercial and public authority customer classes. Set the volume blocks to the same levels for all of these customer classes. **Figure ES-3** presents the profiles for the existing and recommended rates for 3/4-inch inside City meters. Profiles for the existing and recommended rates for 2-inch inside City meters are depicted in **Figure ES-4**.
- Reduce the number of the irrigation rate blocks to three. Set the levels of the blocks to the same values as the highest three blocks for the other customer classes. **Figure ES-5** depicts existing and recommended irrigation rates.
- Based on the estimated effect of price elasticity of demand, adjust the volume charges to generate revenues projected as necessary to meet FY 2013 revenue requirements.
- The automatic inflation factors have already been incorporated into the recommended rates through FY 2013. Thereafter, it is recommended that application of those automatic annual factors be resumed in 2014.

**Table ES-8** [Table 8-15(b)] presents the recommended monthly availability charge component of the water rates. **Table ES-9** [Table 8-15(c)] presents the recommended monthly volume block charges of the water rates.

Figure ES-3

## Existing &amp; Recommended Water Rates for 3/4" Meters

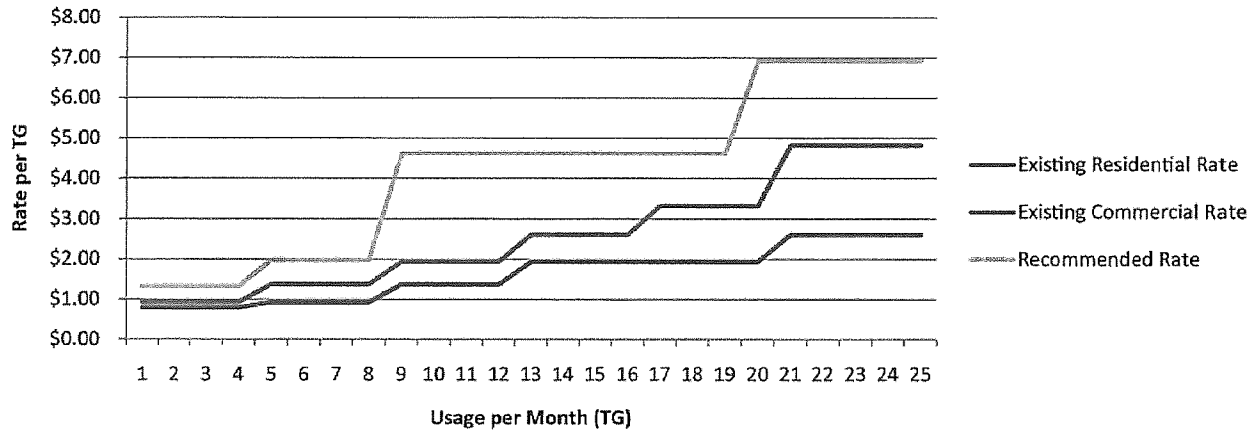


Figure ES -4

## Existing &amp; Recommended Water Rates for 2" Meters

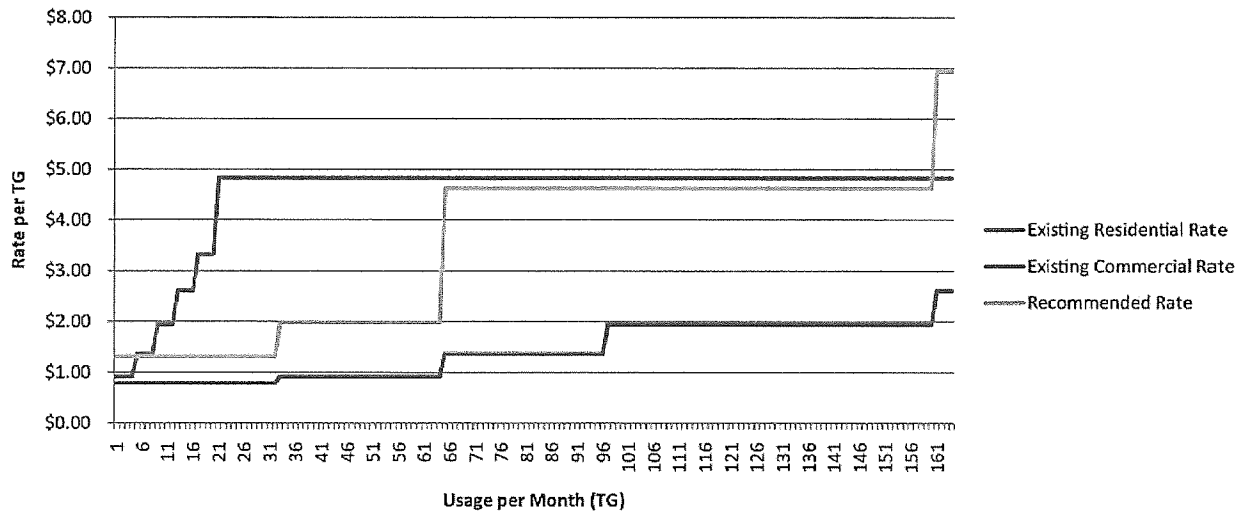
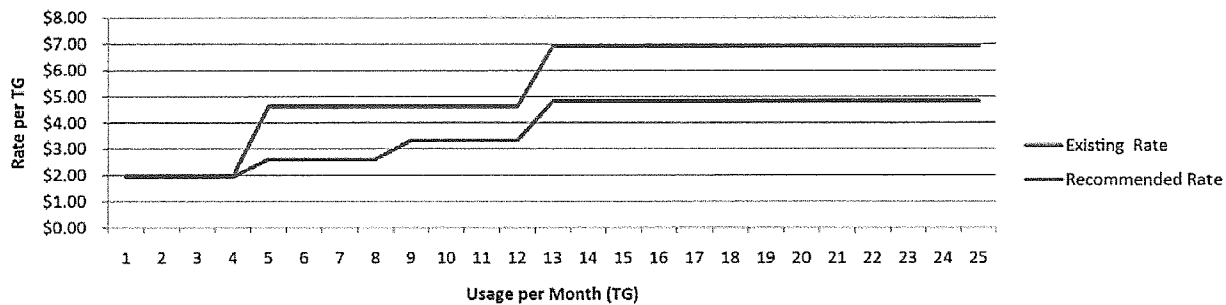




Figure ES-5

## Existing &amp; Recommended Irrigation Rates for All Meter Sizes



## ES.2.2 Wastewater Rates

The following recommendations are made with respect to the City's wastewater rates:

- Retain the existing 25 percent surcharge on all outside City (County) wastewater rate components.
- Set the multi-family monthly availability charge per dwelling unit at a value equal to 53.8 percent of the 3/4-inch residential customer charge. This decrease from current 61.5 percent will enhance the equitability of cost recovery from the multi-family wastewater service customers.
- With the exception of the monthly availability charges for 8-inch and 10-inch meters, retain the existing availability charges for all meter sizes for single family residential, commercial and public authority wastewater customers. By not reducing monthly availability charges, revenue stability will be greater than if they were reduced to a lesser amount.
- Increase the scaling factor of the monthly availability charge for 8-inch meters from a value of 50 to the standard value of 80 to more accurately reflect the potential demand that a meter of that size can place on the wastewater system.
- Establish the scaling factor for the monthly availability charge for 10-inch meters at the standard value of 115 to reflect the potential demand that a meter that size can place on the wastewater system.
- Maintain a single, uniform volume charge for wastewater, with continuation of the 14,000 gallon per month cap for residential and multi-family dwelling units.
- Based on Table 7-4, adjust the volume charges to generate approximately 1.4 percent less in total wastewater revenues, which is projected as achievable to meet annual average revenue requirements over the study period for the combined wastewater and reclaimed water systems.
- The automatic inflation factors have already been incorporated into the recommended rates through FY 2013. Thereafter, it is recommended that application of those automatic annual factors be resumed in 2014.

**Table ES-10** (Table 8-9) summarizes the recommended rate schedule for all wastewater service customers. This schedule incorporates the revisions for the multi-family customers and the 8-inch and 10-inch wastewater service customers.

Table ES-8  
Recommended Water Rate Schedule - Monthly Availability Charges

Inside/Outside & Customer Class	Meter Size (Inches)								Multi-Fam. Per DU	
	3/4	1	1-1/2	2	3	4	6	8		10
<u>Inside City:</u>										
All Customer Classes Other Than Multi-Family	\$8.62	\$21.55	\$43.10	\$68.96	\$137.92	\$215.50	\$431.00	\$689.60	\$991.30	
All Multi-Family Dwellings										\$4.64
<u>Outside City:</u>										
All Customer Classes Other Than Multi-Family	\$10.78	\$26.95	\$53.90	\$86.24	\$172.48	\$269.50	\$539.00	\$862.40	\$1,239.70	
All Multi-Family Dwellings										\$5.80

Table ES-9  
Recommended Water Rate Schedule - Volume Charge Blocks & Rates

Customer Class	Meter Size (Inches)									
	3/4	1	1-1/2	2	3	4	6	8	10	
Block Ranges per Meter Size (TG/Month)										
All Customer Classes										
Other Than Irrigation:										
Block 1:	1 to 4	1 to 10	1 to 20	1 to 32	1 to 64	1 to 100	1 to 200	1 to 320	1 to 460	
Inside City	\$1.32	\$1.32	\$1.32	\$1.32	\$1.32	\$1.32	\$1.32	\$1.32	\$1.32	\$1.32
Outside City	\$1.65	\$1.65	\$1.65	\$1.65	\$1.65	\$1.65	\$1.65	\$1.65	\$1.65	\$1.65
Block 2:	5 to 8	11 to 20	21 to 40	33 to 64	65 to 128	101 to 200	201 to 400	321 to 640	461 to 920	
Inside City	\$1.98	\$1.98	\$1.98	\$1.98	\$1.98	\$1.98	\$1.98	\$1.98	\$1.98	\$1.98
Outside City	\$2.47	\$2.47	\$2.47	\$2.47	\$2.47	\$2.47	\$2.47	\$2.47	\$2.47	\$2.47
Block 3:	9 to 20	21 to 50	41 to 100	65 to 160	129 to 320	201 to 500	401 to 1,000	641 to 1,600	921 to 2,300	
Inside City	\$4.62	\$4.62	\$4.62	\$4.62	\$4.62	\$4.62	\$4.62	\$4.62	\$4.62	\$4.62
Outside City	\$5.77	\$5.77	\$5.77	\$5.77	\$5.77	\$5.77	\$5.77	\$5.77	\$5.77	\$5.77
Block 4:	> 20	> 50	>100	>160	>320	>500	>1,000	>1,600	> 2,300	
Inside City	\$6.93	\$6.93	\$6.93	\$6.93	\$6.93	\$6.93	\$6.93	\$6.93	\$6.93	\$6.93
Outside City	\$8.66	\$8.66	\$8.66	\$8.66	\$8.66	\$8.66	\$8.66	\$8.66	\$8.66	\$8.66
Block Ranges per Meter Size (TG/Month)										
Irrigation Customers:										
Block 1:	1 to 8	1 to 20	1 to 40	1 to 64	1 to 128	1 to 200	1 to 400	1 to 640	1 to 920	
Inside City	\$1.98	\$1.98	\$1.98	\$1.98	\$1.98	\$1.98	\$1.98	\$1.98	\$1.98	\$1.98
Outside City	\$2.47	\$2.47	\$2.47	\$2.47	\$2.47	\$2.47	\$2.47	\$2.47	\$2.47	\$2.47
Block 2:	9 to 20	21 to 50	41 to 100	65 to 160	129 to 320	201 to 500	401 to 1,000	641 to 1,600	921 to 2,300	
Inside City	\$4.62	\$4.62	\$4.62	\$4.62	\$4.62	\$4.62	\$4.62	\$4.62	\$4.62	\$4.62
Outside City	\$5.77	\$5.77	\$5.77	\$5.77	\$5.77	\$5.77	\$5.77	\$5.77	\$5.77	\$5.77
Block 3:	> 20	> 50	>100	>160	>320	>500	>1,000	>1,600	> 2,300	
Inside City	\$6.93	\$6.93	\$6.93	\$6.93	\$6.93	\$6.93	\$6.93	\$6.93	\$6.93	\$6.93
Outside City	\$8.66	\$8.66	\$8.66	\$8.66	\$8.66	\$8.66	\$8.66	\$8.66	\$8.66	\$8.66

Table ES-10  
Recommended Wastewater Rate Schedule

Inside/Outside & Customer Class	Meter Size (Inches)						Multi-Fam. Per DU			
	3/4	1	1-1/2	2	3	4		6	8	10
<u>MONTHLY AVAILABILITY CHARGE</u>										
<u>Inside City:</u>										
All Residential, Commercial & Public Authority Accounts All Multi-Family Dwelling Units	\$10.19	\$25.48	\$50.95	\$81.52	\$163.04	\$254.75	\$509.50	\$815.20	\$1,171.85	\$5.48
<u>Outside City:</u>										
All Residential, Commercial & Public Authority Accounts All Multi-Family Dwelling Units	\$12.73	\$31.83	\$63.65	\$101.84	\$203.68	\$318.25	\$636.50	\$1,018.40	\$1,463.95	\$6.85
<u>UNIFORM VOLUME CHARGE</u>										
<u>Rate/TG</u>										
<u>Inside City:</u>										
All Customer Classes	\$4.89	Residential and multi-family accounts served by irrigation meters not charged for over 14,000 gallons per month per dwelling unit for wastewater service.								
<u>Outside City:</u>										
All Customer Classes	\$6.11	Residential and multi-family accounts served by irrigation meters not charged for over 14,000 gallons per month per dwelling unit for wastewater service.								

### ES.2.3 Reclaimed Water Rates

The unit cost of reclaimed water service is relatively high due to economies of scale of the existing production facilities. Since no revenues will be generated from reclaimed water service in the near term, it is recommended that reclaimed water continue to be subsidized by wastewater rates.

At such time as demand for retail reclaimed water service arises, the City should review the cost of service calculation as a prelude to implementing a reclaimed water rate. A general guideline suggests that reclaimed water should be priced at no greater than 80 percent of potable water so as to be an economically attractive alternative. This 80 percent limit would still likely result in a reclaimed water rate much less than the full cost of service, thus necessitating some continuing subsidy from wastewater rates for the next several years.

Once the existing bulk service contracts for reclaimed water expire, the City should enter into contracts containing provisions for charging to generate revenues. The minimum rate recommended to be charged is 80 percent of the lowest block for potable water use, which latter value is recommended to be set at \$1.32 per TG. Hence, the minimum bulk rate recommended to be charged is \$1.06 per TG inside City. For outside City customers, the minimum recommended bulk rate would be \$1.32 per TG.

The City contemplates the gradual implementation of retail reclaimed water service over time. It is expected that the individual services would be metered. Because there would be appreciable costs associated with the various customer functions, it is recommended that the City adopt a combination of a monthly customer cost charge coupled with a uniform volume charge. A typical minimum monthly customer charge is approximately \$1.00 per month per account, and that amount would be recommended for inside City reclaimed water customers. The same uniform rate per TG of \$1.06 is recommended for charging actual retail reclaimed water usage inside the City, and \$1.32 per TG outside the City.

### ES.2.4 Comparison of Typical Monthly Bills

It is important to estimate the impacts on typical monthly bills associated with the recommended rate adjustments. Several tables have been prepared to show the expected change in monthly billings, assuming that the same level of metered water use continues. It is expected that some reduction in metered usage will be experienced in response to the price increase, which would result in lower increases in monthly bills than suggested by the results of this table. The average monthly usage for a single family residential customer in Winter Park is approximately 7 TG. The three tables below bracket this value, with the 8 TG per month table being the closest.

**Table ES-11** [Table 8-18(a)] computes the monthly bills for inside City residential customers equipped with a  $\frac{3}{4}$ -inch meter using 3 TG, both for existing rates and recommended rates. The existing bills for neighboring jurisdictions are also included for comparison purposes. **Figure ES-6** depicts in stacked bar chart format the monthly bills for this usage level for various jurisdictions. **Table ES-12** [Table 8-18(b)] computes the existing and calculated bills for recommended rates for the same customer class, but using 8 TG per month. **Figure ES-7** depicts in stacked bar chart format the monthly bills for this usage level for various jurisdictions. It is interesting to note that for most jurisdictions, the monthly wastewater bill is roughly two-thirds of the total due to the more complex processes involved in treatment of wastewater. **Table ES-13** [Table 8-18(c)] computes the existing and calculated bills for recommended rates for the same customer class, but using 13 TG per month. **Figure ES-8** depicts in stacked bar chart format the monthly bills for this usage level for various jurisdictions.

Table ES-11

## Comparison of Winter Park Monthly 3/4" - 3,000 Gallon/Month Residential Bills with Surrounding Jurisdictions (1)

Jurisdiction	Water Bill (2)		Wastewater Bill		Combined Bill
	Base	Volume	Base	Volume	
Winter Park - Existing	\$8.62	\$2.76	\$10.19	\$15.33	\$36.90
Winter Park - Recommended	8.62	3.96	10.19	14.67	37.44
Casselberry	6.7563	4.1001	12.5963	14.7993	38.25
Maitland	7.51	2.01	14.44	11.85	35.81
Orange County	6.33	3.12	14.81	10.11	34.37
Altamonte Springs	3.40	3.63	6.77	6.63	20.43
Oviedo	10.13	2.52	19.82	11.91	44.38
Winter Springs	5.43	3.81	10.65	12.48	32.37
Sanford	5.96	5.70	9.83	13.55	35.04
Longwood	6.30	4.20	5.81	9.51	25.82
OUC Water/Orlando Wastewater Before Increase	7.50	1.90	14.98	10.83	35.21
OUC Water/Orlando Wastewater w/8% Increase	7.50	1.90	16.18	11.70	37.28
Apopka	6.56	3.66	13.13	6.54	29.89
Seminole County	11.46	2.91	18.20	12.42	44.99

(1) Based on rate schedules as published by each jurisdiction.

(2) Excludes any utility service tax charged.

**Figure ES-6**  
**¾" – 3,000 Gallon/Month Residential Bill Comparison**

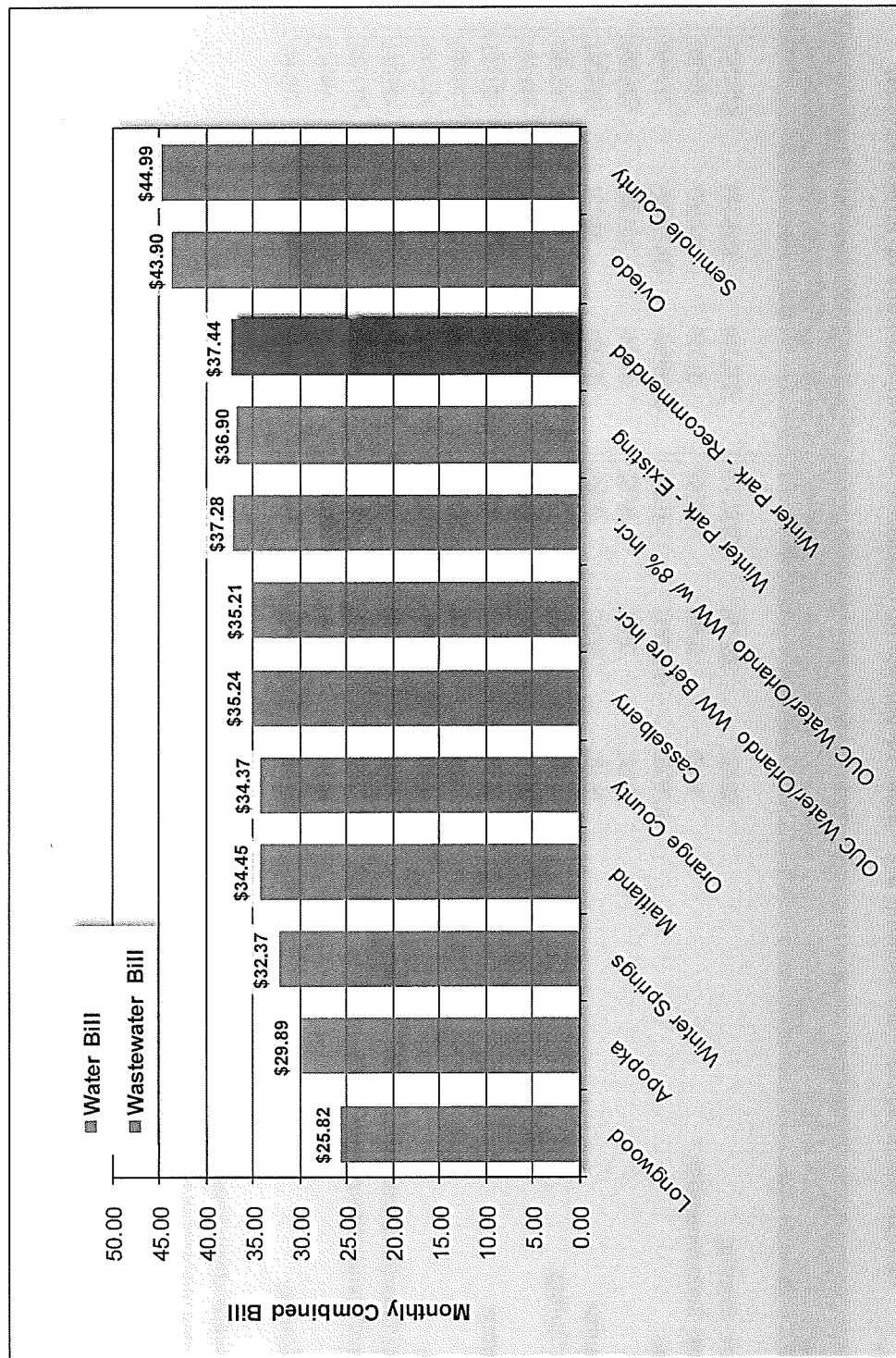


Table ES-12

## Comparison of Winter Park Monthly 3/4"- 8,000 Gallons/Month Residential Bills with Surrounding Jurisdictions (1)

Jurisdiction	Water Bill (2)			Wastewater Bill			Combined Bill
	Base	Volume	Total	Base	Volume	Total	
Winter Park - Existing	\$8.62	\$10.08	\$18.70	\$10.19	\$40.88	\$51.07	\$69.77
Winter Park - Recommended	8.62	13.20	21.82	10.19	39.12	49.31	71.13
Casselberry	6.7563	13.0636	19.82	12.5962	40.4573	53.05	72.87
Maitland	7.51	8.46	15.97	14.44	31.60	46.04	62.01
Orange County	6.33	10.07	16.40	14.81	26.96	41.77	58.17
Altamonte Springs	3.40	15.92	19.32	6.77	29.17	35.94	55.26
Oviedo	10.13	11.87	22.00	19.82	31.76	51.58	73.58
Winter Springs	5.43	10.16	15.59	10.65	33.28	43.93	59.52
Sanford	5.96	16.36	22.32	9.83	38.60	48.43	70.75
Longwood	6.30	11.20	17.50	5.81	25.36	31.17	48.67
OUC Water/Orlando Wastewater Before Increase	7.50	7.80	15.30	14.98	28.88	43.86	59.16
OUC Water/Orlando Wastewater w/8% Increase	7.50	7.80	15.30	16.18	31.20	47.38	62.68
Apopka	6.56	10.30	16.86	13.13	17.44	30.57	47.43
Seminole County	11.46	7.76	19.22	18.20	33.12	51.32	70.54

(1) Based on rate schedules as published by each jurisdiction.

(2) Excludes any utility service tax charged.



Figure ES-7  
3/4" – 8,000 Gallon/Month Residential Bill Comparison

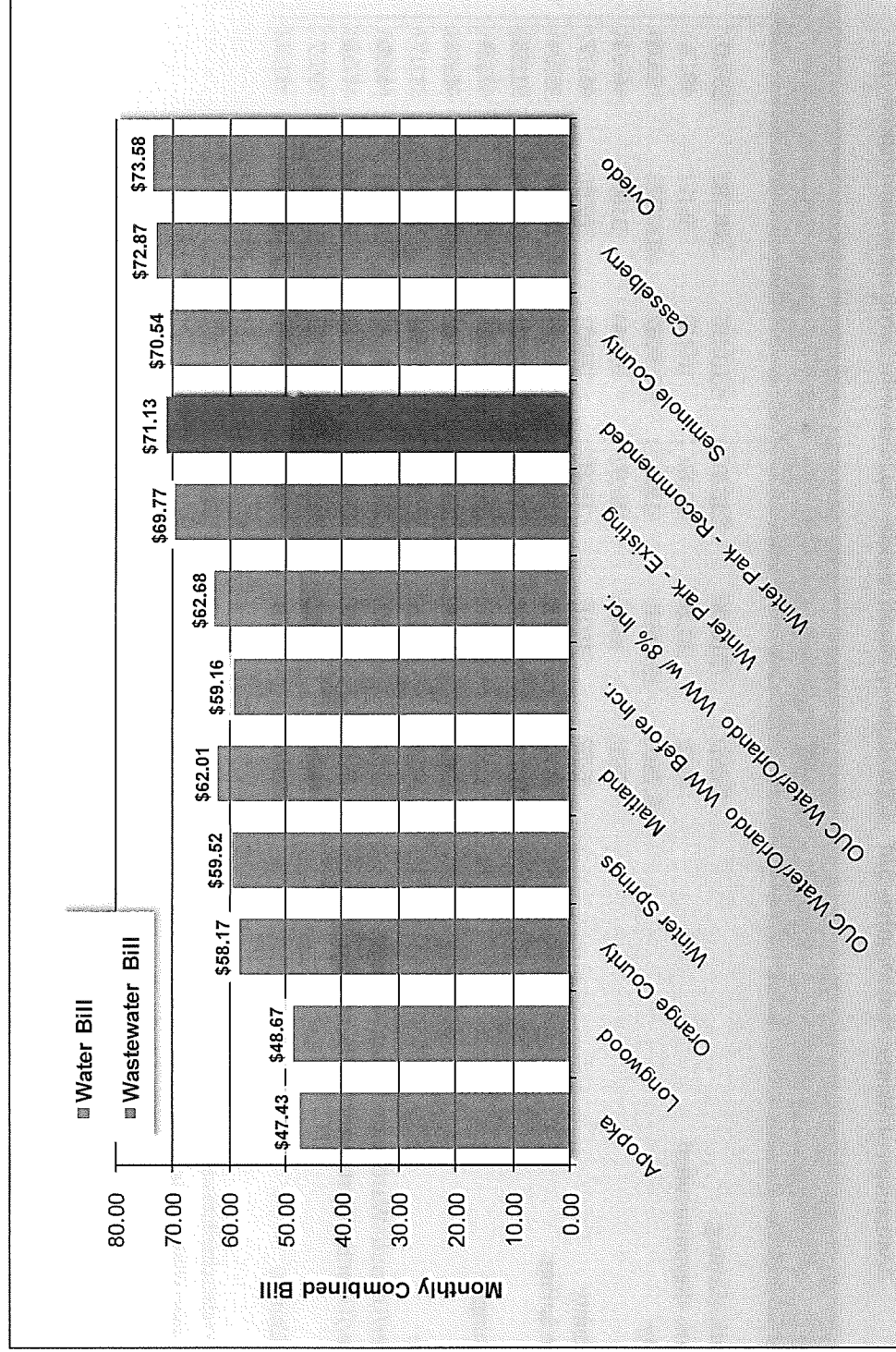


Table ES-13

## Comparison of Winter Park Monthly 3/4"-13,000 Gal. Residential Bills with Surrounding Jurisdictions (1)

Jurisdiction	Water Bill (2)			Wastewater Bill			Combined Bill
	Base	Volume	Total	Base	Volume	Total	
Winter Park - Existing	\$8.62	\$20.45	\$29.07	\$10.19	\$66.43	\$76.62	\$105.69
Winter Park - Recommended	8.62	36.30	44.92	10.19	63.57	73.76	118.68
Casselberry	6.76	26.43	33.18	12.60	70.09	82.68	115.86
Maitland	7.51	14.91	22.42	14.44	51.35	65.79	88.21
Orange County	6.33	21.13	27.46	14.81	43.81	58.62	86.08
Altamonte Springs	3.40	30.57	33.97	6.77	129.45	136.22	170.19
Oviedo	10.13	26.17	36.30	19.82	39.70	59.52	95.82
Winter Springs	5.43	18.22	23.65	10.65	41.60	52.25	75.90
Sanford	5.96	29.50	35.46	9.83	58.64	68.47	103.93
Longwood	6.30	18.83	25.13	5.81	41.21	47.02	72.15
OUC Water/Orlando Wastewater Before Increase	7.50	15.74	23.24	14.98	46.93	61.91	85.15
OUC Water/Orlando Wastewater w/8% Increase	7.50	15.74	23.24	16.18	50.70	66.88	90.12
Apopka	6.56	17.75	24.31	13.13	26.16	39.29	63.60
Seminole County	11.46	14.50	25.96	18.20	53.82	72.02	97.98

(1) Based on rate schedules as published by each jurisdiction.

(2) Excludes any utility service tax charged.

**Figure ES-8**  
**¾" – 13,000 Gallon/Month Residential Bill Comparison**

