

**WASTEWATER RELOCATION ADVISORY COMMITTEE
AGENDA**

Wastewater Relocation Advisory Committee- Wednesday, November 2, 2016 - 3:30 p.m.
City Hall - Second Floor Conference Room, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES**
 - a. Approval of minutes from the August 3, 2016 regular meeting and the August 19, 2016 special meeting.
4. **OLD BUSINESS**
 - a. Update on recommendations presented to City Commission - Nick Mimms, City Manager
1. Reverters; 2. Survey; 3. Grant Funding Exploration, 4. Phased construction plan
5. **NEW BUSINESS**
 - a. Potential feasibility study for location of future wastewater treatment plant.
6. **PUBLIC COMMENTS (3 minutes per person)**
7. **ADJOURNMENT**

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

**WRAC - Wastewater Relocation Advisory
Committee**

3. a.

Meeting Date: 11/02/2016

Re:

SUBJECT:

Approval of minutes from the August 3, 2016 regular meeting and the August 19, 2016 special meeting.

Attachments

08.03.2016

08.19.2016

MINUTES OF THE WASTEWATER RELOCATION ADVISORY COMMITTEE OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE SECOND FLOOR CONFERENCE ROOM, 100 NORTH U.S. #1 FORT PIERCE, FLORIDA, AT 3:30 P.M. ON WEDNESDAY, AUGUST 3, 2016.

Present: Chair Darrell Drummond; Robert Adolphe; Mazella Smith; William Thiess

Absent: Vice-Chair Chris Craft; R. Duke Nelson; Timothy Perkins

Staff Present: City Clerk Linda Cox
Deputy City Clerk Katerri Johnson

1. **CALL TO ORDER** - Chairman Darrell Drummond called the meeting to order at 3:33 p.m.

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

A **motion** was made to approve the July 6, 2016 meeting minutes with one correction to the spelling of Mr. Drummond's first name. The motion was seconded and **passed unanimously**.

4. **OLD BUSINESS**

a. **Update on WRAC Recommendation to City Commission regarding Reverters**

Chairman Drummond provided an update stating that the Commission agreed unanimously to forward a formal request to the state and suggested that they would also seek support from the County. Linda Cox, City Clerk, added that the City Manager will reach out to consultant, Cardno, to discuss a proposal.

5. **NEW BUSINESS**

a. **Discussion on Funding Options**

Discussion included making requests to City, County and FPUA. Consider asking FPUA to review its Capital Improvement Charges, an affordable increase to rate payers and their cash reserves. The City could obtain an appraisal, based on a clean site. The County may be able to assist if there was a joint project. The remaining monies can be raised through a developer contribution. Ask City, County and FPUA staff to assist in grant research. Certain items may take board approval which will not have immediate turnaround.

A **motion** was made to present to FPUA by letter as a formal request of items. The motion was seconded and **passed unanimously**.

A **motion** was made to send a letter to City Manager and County Administrator to request staff assistance with grant research. The motion was seconded and **passed unanimously**.

Additional discussion included possible legislative dollars, which may come from Department of Economic Opportunity. Nicole Fogarty, St. Lucie County, stated that it may be best to break the project down into phase, the key agency being the Department of Environmental Protection (DEP) and possibly shifting this to an environmental project for the betterment of the lagoon. This project is projected to be from three to seven years. The first step should be to DEP since a majority of the current focus is towards the Indian River Lagoon. There are also loan programs with various groups that can raise revenue. Nicole confirmed that this may be the best time to move forward with the State.

Linda Cox stated that the items outlined by Nicole may be included in their legislative priorities discussion and will require Commission approval. The FPUA should be able to update the design plan and create a list of initial projects and identify force main projects which would be included in phase one. Once fully funded, then we work on phases two and three. An initial goal would be to determine a cost and end date for the entire project. Timing is essential and these next steps ideally would be done by December. The committee suggested inviting Clay Lindstrom and Nicholas Mimms to a special meeting for a conversation about proceeding with the above next steps.

6. **PUBLIC COMMENTS**

Harold "Buzz" Smyth

7. **ADJOURNMENT** - There being no further business, the meeting was adjourned at 4:35 p.m.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER

MINUTES OF A SPECIAL MEETING OF THE WASTEWATER RELOCATION ADVISORY COMMITTEE OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE SECOND FLOOR CONFERENCE ROOM, 100 NORTH U.S. #1 FORT PIERCE, FLORIDA, AT 10:00 AM ON FRIDAY, AUGUST 19, 2016.

1. **CALL TO ORDER** - Chairman Darrell Drummond called the meeting to order at 10:00 a.m.

2. **ROLL CALL**

Present: Chair Darrell Drummond; Vice-Chair Chris Craft; R. Duke Nelson; Mazella Smith; William Theiss

Absent: Robert Adolphe; Timothy Perkins

Staff Present: Deputy City Clerk Katerri Johnson
City Manager Nicholas Mimms

Attendees: Rep. Larry Lee Jr.
Nicole Fogarty, St. Lucie County
Howard Tipton, County Administrator
Clay Lindstrom, FPUA Director

3. **APPROVAL OF MINUTES** - There were no minutes to approve.

4. **NEW BUSINESS** - There was no new business to discuss.

5. **OLD BUSINESS**

- a. Discussion with City Manager, County Administrator and the FPUA Director regarding the upcoming legislative session and seeking financial assistance from the State Legislature.

Nicole Fogarty gave a brief breakdown of the availability of funds by using an environmental approach discussed at previous meeting. Discussion included the possibility of having to defend that position. Howard Tipton, County Administrator, stated that this project is an economic impact and they can try to show some environmental impacts as well. Clay Lindstrom, FPUA Director, stated that he does not support that direction because there is no environmental impact since there are no releases or spills into the river.

Further discussion included the commitment levels from the City, County and FPUA towards funding of the project. Clay Lindstrom stated that the FPUA will not consider rate payer increases. Vice-Chair Chris Craft stated that this project is going to take reaching in multiple buckets and tapping into every opportunity that exists. Additional discussion included thinking outside of the box, possible hazard mitigation option, the County point of view for a joint project and making great use of the property.

Representative Larry Lee, Jr. stated that he is pleased to see the collaboration. He is committed to doing everything he can at the state level and believes that the information Nicole has presented is valuable and we should take the opportunity. Nicholas Mimms, City Manager, stated that he has reached out to the consultant and should have some initial research back as soon as possible. Further discussion included getting an appraisal and survey, reaching out to the DEP and including a previous Charette that has pertinent information.

A **motion** was made to formally ask the City for a survey to be done on all of the property. The motion was seconded and **passed unanimously**.

A **motion** was made to formally ask the City and County commission and county to pursue potential grant sources. The motion was seconded with discussion about utilizing the charette package with its pertinent information and **passed unanimously**.

6. **PUBLIC COMMENTS**

Harold "Buzz" Smyth

7. **ADJOURNMENT** - There being no further business, the meeting was adjourned at 11:05 a.m.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER

**WRAC - Wastewater Relocation Advisory
Committee**

4. a.

Meeting Date: 11/02/2016

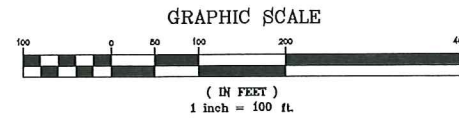
Re:

SUBJECT:

Update on recommendations presented to City Commission - Nick Mimms, City Manager
1. Reverters; 2. Survey; 3. Grant Funding Exploration, 4. Phased construction plan

Attachments

Property Survey



LEGEND

(P)	PLAT DATA	(S)	CENTERLINE
(C)	DEED	(N)	PROPERTY LINE
(O)	ORDINANCE	(TYP)	TYPICAL
(P.B.)	POINT OF BEGINNING	(I.V.)	INVERT
(P.L.S.)	PROFESSIONAL LAND SURVEYOR	(C.C.)	CONCRETE
(L.B.)	LICENSED BUSINESS	(C.C.V.)	CABLE TELEVISION
(M.C.)	MEASUREMENT MONUMENT	(S.Q.)	SQUARE
(R.A.C.)	RANGE	(I.F.)	IRON PIPE
(C.M.)	CONCRETE MONUMENT	(I.F.I.)	IRON ROD
(R.F.)	RIGHT OF WAY	(O.U.)	OVERHEAD UTILITIES
(F.N.D.)	FOUND	(W.P.P.)	WOOD POWER POLE
(O.R.B.)	OFFICIAL RECORDS BOOK	(F.H.P.)	FIRE HYDRANT
(P.B.)	PLAT BOOK	(V.)	VALVE
(D.B.)	DEED BOOK	(D.M.)	DRAINAGE MANHOLE
(R.)	RADIUS	(S.M.)	SAWNEY MANHOLE
(A.)	ARC LENGTH	(H.H.)	HAND HOLE
(C.B.)	CHORD BEARING	(C.P.P.)	CONCRETE POWER POLE
(C.D.)	CHORD DISTANCE	(W.)	WELL
(U.E.)	UNDERGROUND ELECTRIC	(C.T.J.)	CABLE TV JUNCTION BOX
(U.G.A.T.)	UNDERGROUND AT&T	(S.)	SON
(R/W)	RIGHT OF WAY	(S.C.O.)	SAWNEY CLEAN OUT
(A/C)	AIR CONDITIONING	(W.M.)	WATER METER
(C.S.)	CONCRETE BLOCK STRUCTURE	(L.P.)	LIGHT POLE
(W.M.)	WATER MAIN		
(U.E.)	UTILITY EASEMENT		
(D.E.)	DRAINAGE EASEMENT		
(F.D.T.)	FLORIDA DEPARTMENT OF TRANSPORTATION		

NOTES

- 1) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS, BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED, WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.
- 3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT. THE DESCRIPTION IS BASED ON DEED BOOK 238, PAGE 24 AND DEED BOOK 127, PAGE 253, AND IS FROM THE ST. LUCIE COUNTY PROPERTY APPRAISER'S WEB SITE.
- 4) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
- 5) OVERALL PARCEL CONTAINS 9.299 ACRES, MORE OR LESS. AREA DOES NOT INCLUDE BULKHEADED LANDS THAT EXTEND BEYOND DEED.
- 6) THE LAST DATE OF FIELD WORK WAS AUGUST 5, 2013.
- 7) THE CENTERLINE OF STATE ROAD A1A, SEAWAY DRIVE IS ASSUMED TO BEAR NORTH 62°29'37" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 8) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENTS, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.
- 9) THE FOLLOWING SOURCES WERE REFERENCED AS A PART OF THIS SURVEY: 1. STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP A1A ST. LUCIE COUNTY, SECTION 64050-2509 DATED NOVEMBER, 1989. 2. STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP PROJECT 1137, ROAD NO. 162, SECTION 9405-302, DATED 1938. 3. STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP PROJECT NO. DA-NR-38, DATED 1944, RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA. 3. CITY OF FORT PIERCE, FLORIDA ORDINANCE NUMBERS "D-185 AND D-194".
- 10) THE MEAN HIGH WATER LINE WAS NOT LOCATED AS A PART OF THIS SURVEY AT THE REQUEST OF THE CLIENT.
- 11) IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY AT THE REQUEST OF THE CLIENT.

DESCRIPTION

FROM THE SECTION CORNER COMMON TO SECTIONS 3, 4, 9 AND 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST 2240 FEET; THENCE NORTH 720 FEET; THENCE NORTH 70° 58'-1/2' EAST, 1200 FEET; THENCE SOUTH 19°01'-1/2' EAST, 85 FEET, TO A POINT IN THE CENTER OF CAUSEWAY BRIDGE; THENCE NORTH 70°16' EAST, 2009.5 FEET TO A CROSS MARK IN THE DECK NEAR THE EAST END OF CAUSEWAY BRIDGE AND THE POINT OF BEGINNING, OF THE LANDS HEREIN DESCRIBED:

FROM SAID POINT OF BEGINNING RUN SOUTH 20°50' EAST, 760 FEET TO A POINT; THENCE NORTH 89°34'00" EAST, 526.06 FEET, TO A POINT; THENCE NORTH 20°17'30" EAST, 141.55 FEET TO A POINT ON THE ORIGINAL SHORELINE OF CAUSEWAY ISLAND, THE SAME BEING THE SOUTHEASTERLY CORNER OF THE LANDS CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, OF THE STATE OF FLORIDA TO THE FORT PIERCE INLET DISTRICT, BY DEED RECORDED IN DEED BOOK 127, PAGE 253, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE NORTH 24°55'30" WEST, 878.66 FEET TO A POINT; THENCE SOUTH 64°50' WEST, 525.0 FEET, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EXISTING RIGHT OF WAY FOR STATE ROAD A1A, TOGETHER WITH ALL ACCRETED LANDS LYING WESTERLY OF THE WEST LINE OF THE ABOVE DESCRIBED PARCEL.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5556
 SIGNATURE DATE:
 JOB # 12-179.1

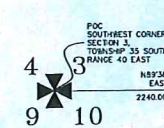
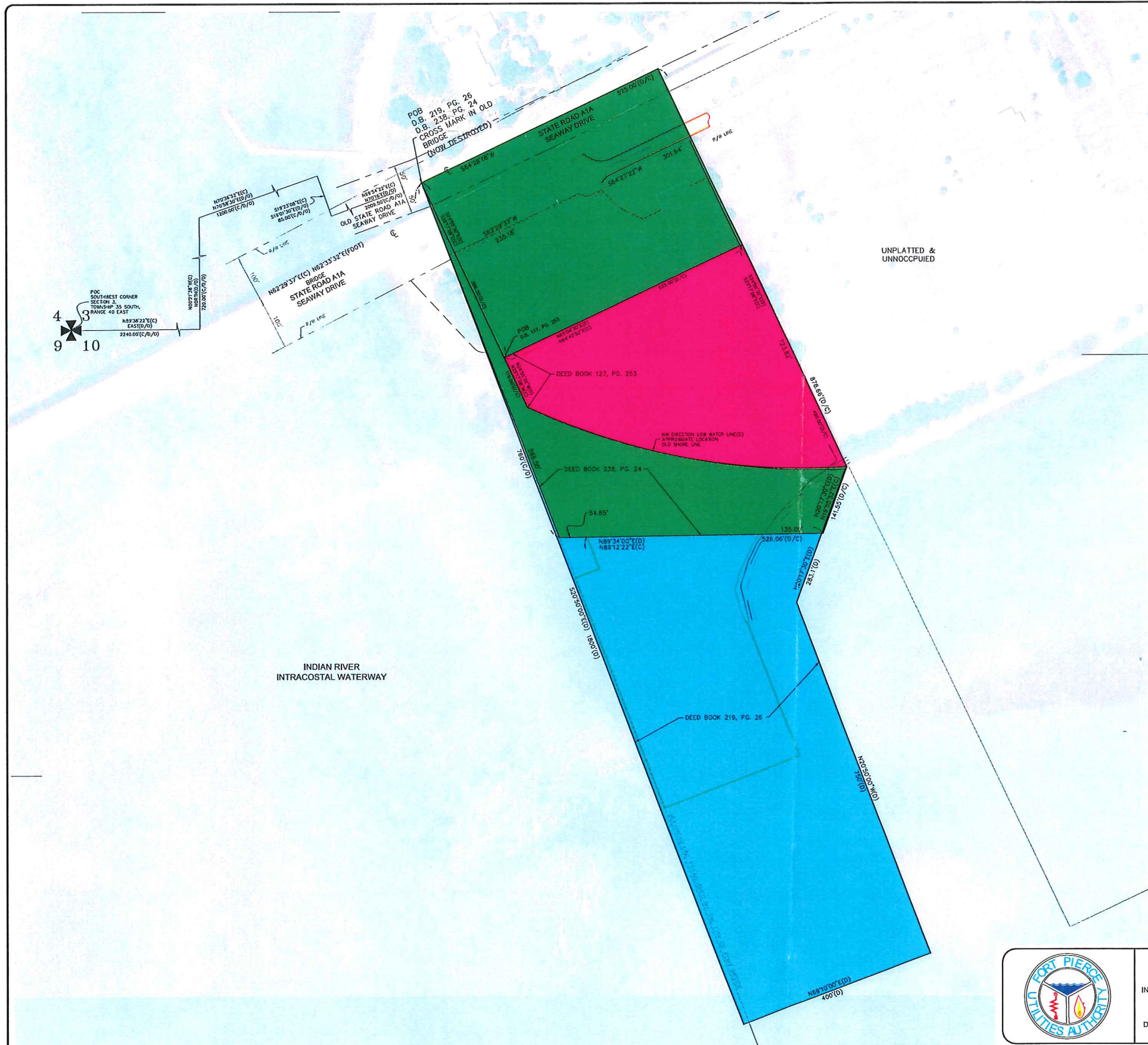
BOUNDARY SURVEY
WASTEWATER TREATMENT PLANT
 PREPARED FOR:
FT. PIERCE UTILITIES AUTHORITY

NO.	REVISIONS

GEOMATICS SERVICES Inc.
 PROFESSIONAL SURVEYORS & MAPPERS
 1934 TUCKER COURT, FORT PIERCE, FL
 (772) 419-8883, FAX (772) 408-4208

12-179-1
 1" = 100'
 DATE: 08/12/2013
 BY: MTD
 CHECKED BY: MTD
 1304
 57
 12-179Map1

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 OF : **1**

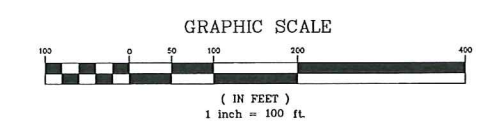


LEGEND

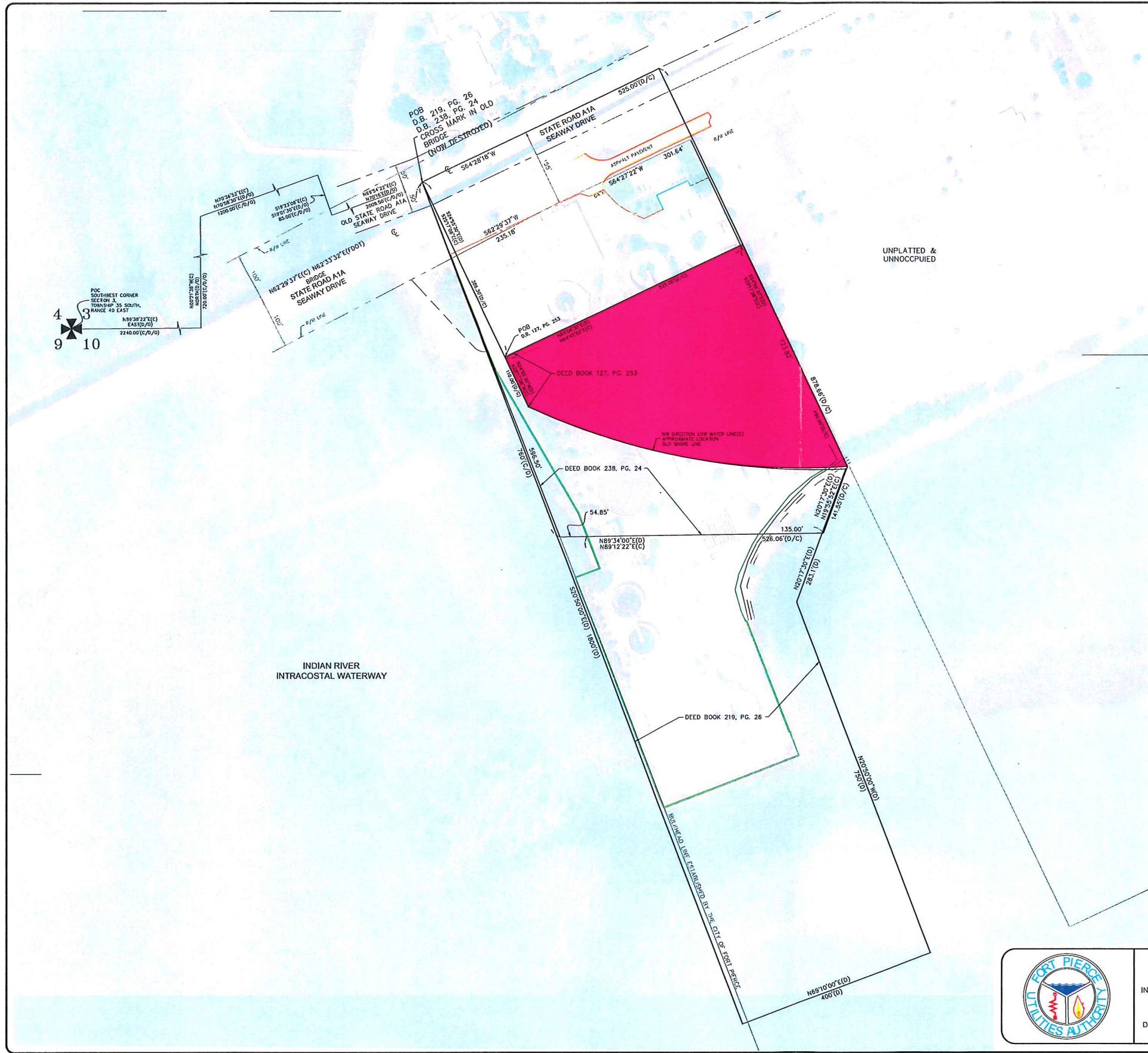
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(D)	DEED	EL	ELEVATION
(O)	ORDINANCE	TYP	TYPICAL
P.C.B.	POINT OF COMMENCEMENT	RIV	INVERT
P.L.S.	PROFESSIONAL LAND SURVEYOR	CONC	CONCRETE
L.B.	LICENSED BUSINESS	CATV	CABLE TELEVISION
F.R.M.	PERMANENT REFERENCE MONUMENT	SD	SQUARE
IRAC	5/8" IRON ROD & CAP	FT	FEET
C.M.	CONCRETE MONUMENT	INFO	INFORMATION
IR	IRON ROD	TOP	TOP OF BANK
PHD	FOUND	OHU	OVERHEAD UTILITIES
D.R.B.	OFFICIAL RECORDS BOOK	WOP	WOOD POWER POLE
PS	PLAT BOOK	FD	FIRE HYDRANT
DE	DEED BOOK	VALV	VALVE
PM	FACE	DMH	DRAINAGE MANHOLE
Δ	CENTRAL ANGLE	SMH	SANITARY MANHOLE
R	RADIUS	HPO	HAND POLE
L	ARC LENGTH	WOP	WOOD POWER POLE
CB	CHORD BEARING	CP	CONCRETE POWER POLE
CD	CHORD DISTANCE	WELL	WELL
UC	UNDERGROUND UTILITY	CB	CABLE TV ANCHOR BOX
US AT&T	UNDERGROUND AT&T	SON	SON
R/W	RIGHT OF WAY	SM	SANITARY CLEAN OUT
A/C	AIR CONDITIONING	WM	WATER METER
CS	CONCRETE BLOCK STRUCTURE	UE	UTILITY EASEMENT
WS	WATER MAIN	DE	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION

- AREA DESCRIBED IN DB 127 PG 253 DATED 08/10/1946
- AREA DESCRIBED IN DB 219 PG 226 DATED 10/01/1956
- AREA DESCRIBED DB 238 PG 24 DATED 03/21/1975

- NOTES**
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	VERIFY SCALE			
	BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING			
	0 1			
	ADJUST ALL SCALED DIMENSIONS ACCORDINGLY			
	DATE:	REVISION:	BY:	APPD:
DESIGNED:	DRAWING FILENAME			
DRAWN BY:	SCALE:			
APPROVED:	DATE:			
		WASTEWATER TREATMENT PLANT PARCEL EXHIBIT		<small>WATER/WASTEWATER/GAS ENGINEERING</small> FT. PIERCE UTILITIES AUTHORITY 1701 SOUTH 37TH STREET FT. PIERCE, FLORIDA 34947 (772) 496-1800 / FAX (772) 468-2414
SHEET TYPE		SHEET #		OF 1
EXHIBIT		1		1



LEGEND

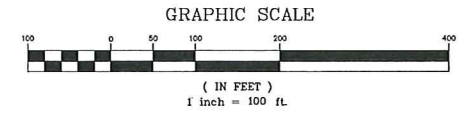
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(C)	CALCULATED FROM FIELD MEASUREMENTS	(N)	PROPERTY LINE
(D)	DEED	(H)	NAME
(O)	ORDINANCE	(TYP)	TYPICAL
(P.O.C)	POINT OF COMMENCEMENT	(EL)	ELEVATION
(P.O.B)	POINT OF BEGINNING	(RV)	INVERT
(P.L.S.)	PROFESSIONAL LAND SURVEYOR	(C/C)	CONCRETE
(L.B.)	LICENSED BUSINESS	(CATV)	CABLE TELEVISION
(F.M.)	PERMANENT REFERENCE MONUMENT	(SQ)	SQUARE
(F&C)	5/8" IRON ROD & CAP	(FT)	FEET
(C.M.)	CONCRETE MONUMENT	(INFO)	INFORMATION
(I.R.)	IRON ROD	(TOP)	TOP OF BANK
(F.M.D)	FOUND	(OHU)	OVERHEAD UTILITIES
(O.R.B.)	OFFICIAL RECORDS BOOK	(W.P.F.)	WOOD POWER POLE
(P.B.)	PLAT BOOK	(F.H.)	FIRE HYDRANT
(P.G.)	PAGE	(V)	VALVE
(D.B.)	DEED BOOK	(D.M.H.)	DRAINAGE MANHOLE
(A)	CENTRAL ANGLE	(S.M.H.)	SANITARY MANHOLE
(R)	RADIUS	(H.H.)	HAND HOLE
(L)	ARC LENGTH	(W.P.F.)	WOOD POWER POLE
(CB)	CHORD BEARING	(C.P.F.)	CONCRETE POWER POLE
(CS)	CHORD DISTANCE	(WELL)	WELL
(U.CE)	UNDERGROUND ELECTRIC	(S.A.B.)	CABLE TV ANCHOR BOX
(U.S.A.T)	UNDERGROUND AIR	(S)	SON
(R/W)	RIGHT OF WAY	(S.C.O.)	SANITARY CLEAN OUT
(A.C)	AIR CONDITIONING	(W.M.)	WATER METER
(C.B.S.)	CONCRETE BLOCK STRUCTURE	(L.F.)	LIGHT POLE
(W)	WATER MAIN		
(U.E.)	UTILITY EASEMENT		
(D.E.)	DRAINAGE EASEMENT		
(F.D.O.T.)	FLORIDA DEPARTMENT OF TRANSPORTATION		



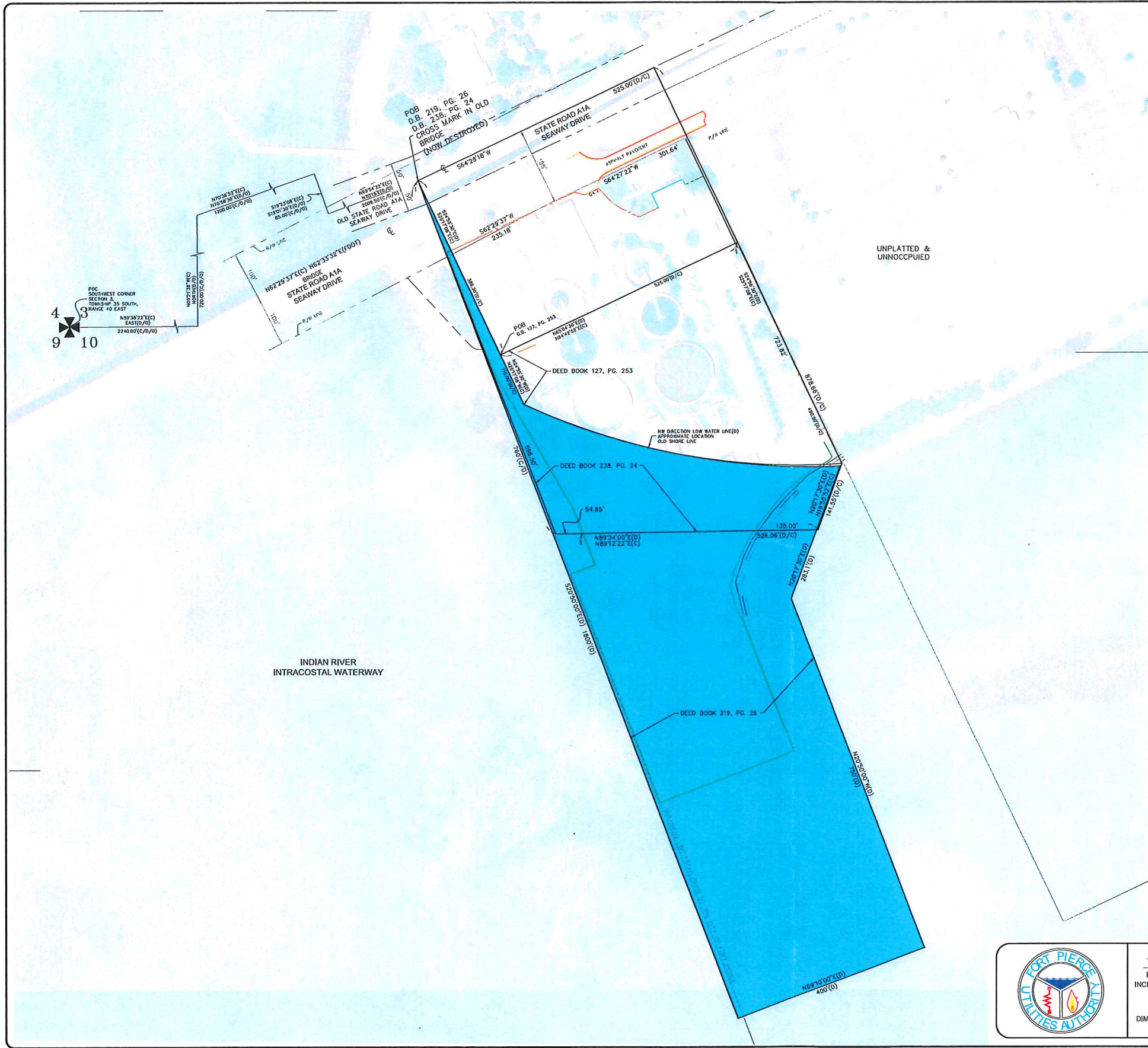
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NOTES

- 1) PURPOSE OF PARCEL EXHIBIT IS TO GRAPHICALLY SHOW THE DESCRIPTION OF REFERENCED DOCUMENTS. THIS IS NOT A SURVEY.
- 2) DESCRIPTION SHOWN HEREON ARE BASED UPON DEED BOOK 219, PAGE 226, DEED BOOK 238, PAGE 24 AND DEED BOOK 127, PAGE 253, AND IS FROM THE ST. LUCIE COUNTY PROPERTY APPRAISER'S WEB SITE.
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	VERIFY SCALE			WASTEWATER TREATMENT PLANT	
	BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING			PARCEL EXHIBIT	
	0 1 ADJUST ALL SCALED DIMENSIONS ACCORDINGLY	DATE:	REVISION:	BY:	APPD:
		DESIGNED:	DRAWING FILENAME:		WATER/WASTEWATER/GAS ENGINEERING
	DRAWN BY:	SCALE:		FT. PIERCE UTILITIES AUTHORITY 1701 SOUTH 37TH STREET FT. PIERCE, FLORIDA 34915 (772) 486-1800 / FAX (772) 488-2414	
	APPROVED:	DATE:	SHEET TYPE:	SHEET # OF 1	
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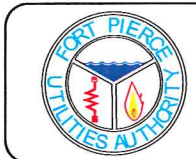
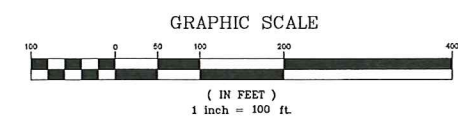
LEGEND

(D)	PLAT DATA	CL	CENTERLINE
(C)	CALCULATED FROM FIELD MEASUREMENTS	PL	PROPERTY LINE
(S)	DEED	HT	HATCH
(O)	ORDINANCE	TL	TYPICAL ELEVATION
(P)	POINT OF COMMENCEMENT	RV	RY
P.O.B.	POINT OF BEGINNING	CONC	CONCRETE
P.L.S.	PROFESSIONAL LAND SURVEYOR	CATV	CABLE TELEVISION
L.B.	LICENSED BUSINESS	SO	SOIL
P.M.	PERMANENT REFERENCE MONUMENT	FT.	FEET
R.A.C.	RANGE AND CORNER	INFO.	INFORMATION
C.M.	CONCRETE MONUMENT	TOP	TOP OF BANK
I.R.	IRON ROD	UND.	UNDERGROUND UTILITIES
F.O.	FOUND	W.P.P.	WOOD POWER POLE
O.R.B.	OFFICIAL RECORDS BOOK	F.H.	FIRE HYDRANT
P.B.	PLAT BOOK	VALVE	VALVE
P.G.	PAGE	DR.	DRAINAGE MANHOLE
D.B.	DEED BOOK	S.M.	SANITARY MANHOLE
A.	ARC	H.H.	HAND HOLE
R.	RADIUS	W.P.P.	WOOD POWER POLE
L.	ARC LENGTH	CONC.	CONCRETE POWER POLE
CB	CHORD BEARING	WELL	WELL
CD	CHORD DISTANCE	C.T.J.B.	CABLE TV JUNCTION BOX
UC	UNDERGROUND UTILITY	SI	SANITARY CLEAN OUT
U.C. AT RT	UNDERGROUND UTILITY AT RIGHT	W.M.	WATER METER
R/W	RIGHT OF WAY	LP	LIGHT POLE
A/C	AIR CONDITIONING		
CB	CONCRETE BLOCK STRUCTURE		
WM	WATER METER		
U.E.	UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION		

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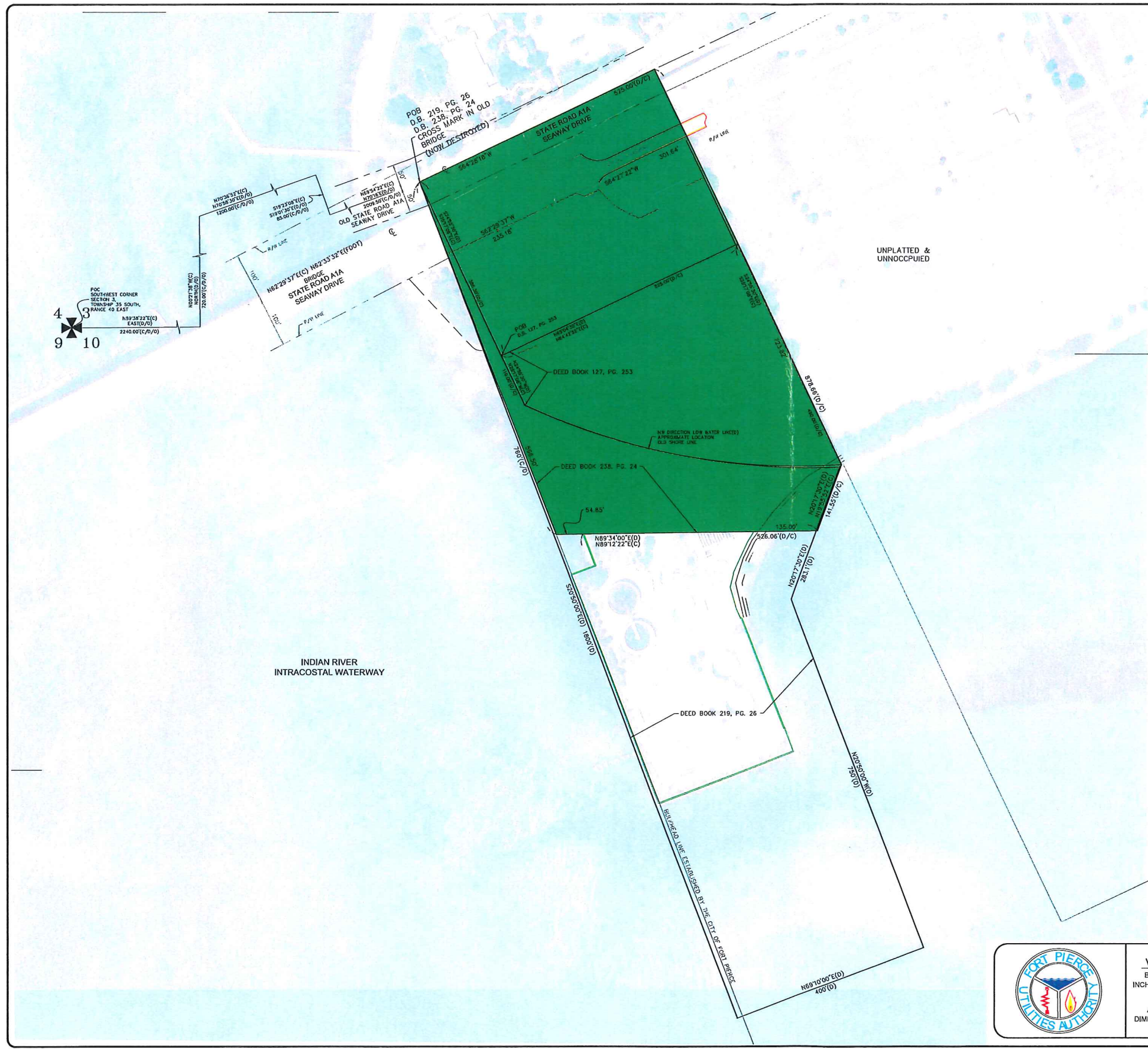
VERIFY SCALE
 BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING
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 ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

DATE:	REVISION:	BY:	APPD:
DESIGNED:	DRAWING FILENAME		
DRAWN BY:	WWW\PARCELEXHIBIT		
SCALE:			
APPROVED:	DATE:		
	06/22/2015		

WASTEWATER TREATMENT PLANT
PARCEL EXHIBIT
 WATER\WASTEWATER\GAS ENGINEERING

FT. PIERCE UTILITIES AUTHORITY
 1701 SOUTH 37TH STREET
 FT. PIERCE, FLORIDA 34915
 (772) 466-1600 / FAX (772) 466-2414

SHEET TYPE: EXHIBIT SHEET # 1 OF 1



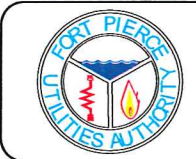
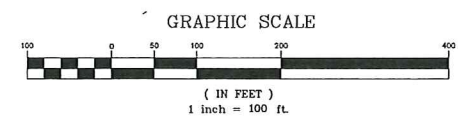
LEGEND

(P)	FLAT DATA	S	CENTERLINE
(C)	CALCULATED FROM FIELD MEASUREMENTS	NA	PROPERTY LINE NUMBER
(O)	DEED	TL	TYPICAL ELEVATION
P.O.C.	POINT OF COMMENCEMENT	IN	INVERT
P.O.B.	POINT OF BEGINNING	CONC	CONCRETE
P.L.S.	PROFESSIONAL LAND SURVEYOR	CATV	CABLE TELEVISION
L.B.	LICENSED BUSINESS	SQL	SQUARE
P.M.	PERMANENT REFERENCE MONUMENT	FT.	FEET
P.A.C.	5/8" IRON ROD & CAP	INFO	INFORMATION
C.M.	CONCRETE MONUMENT	TOS	TOP OF BANK
IR	IRON ROD	DH	DIAPHRAGM UTILITIES
FO	FOUND	WPP	WOOD POWER POLE
O.R.B.	OFFICIAL RECORDS BOOK	FR	FIRE HYDRANT
FB	FLAT BOOK	VAL	VALVE
PG	PAGE	DM	DRAINAGE MANHOLE
DB	DEED BOOK	SM	SANITARY MANHOLE
Δ	CENTRAL ANGLE	HP	HAND HOLE
R	RADIUS	CP	CONCRETE POWER POLE
L	ARC LENGTH	WELL	WELL
CB	CHORD BEARING	CTJ	CABLE TV JUNCTION BOX
CD	CHORD DISTANCE	SI	SIGN
UC	UNDERGROUND UTILITY	SC	SANITARY CLEAN OUT
US AT&T	UNDERGROUND AIRTEL	WM	WATER METER
R/W	RIGHT OF WAY	LI	LIGHT POLE
A/C	AS CONSTRUCTION		
CS	CONCRETE BLOCK STRUCTURE		
W	WATER MAIN		
U.L.	UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION		

- AREA DESCRIBED IN DB 127 PG 253 DATED 08/10/1946
- AREA DESCRIBED IN DB 219 PG 226 DATED 10/01/1956
- AREA DESCRIBED DB 238 PG 24 DATED 03/21/1975

NOTES

- 1) PURPOSE OF PARCEL EXHIBIT IS TO GRAPHICALLY SHOW THE DESCRIPTION OF REFERENCED DOCUMENTS. THIS IS NOT A SURVEY.
- 2) DESCRIPTION SHOWN HEREON ARE BASED UPON DEED BOOK 219, PAGE 226, DEED BOOK 238, PAGE 24 AND DEED BOOK 127, PAGE 253, AND IS FROM THE ST. LUCIE COUNTY PROPERTY APPRAISER'S WEB SITE.
- 3) THE CENTERLINE OF STATE ROAD A1A, SEAWAY DRIVE IS ASSUMED TO BEAR NORTH 62°29'37" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENTS, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.



VERIFY SCALE
 BAR IS EQUAL TO ONE
 INCH ON ORIGINAL DRAWING
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 ADJUST ALL SCALED
 DIMENSIONS ACCORDINGLY

DESIGNED:	DRAWING FILENAME:
DRAWN BY:	WWTTP-PARCELEXHIBIT
APPROVED:	SCALE:
	1"=100'
	DATE:
	05/2/2015

**WASTEWATER
 TREATMENT PLANT
 PARCEL EXHIBIT**

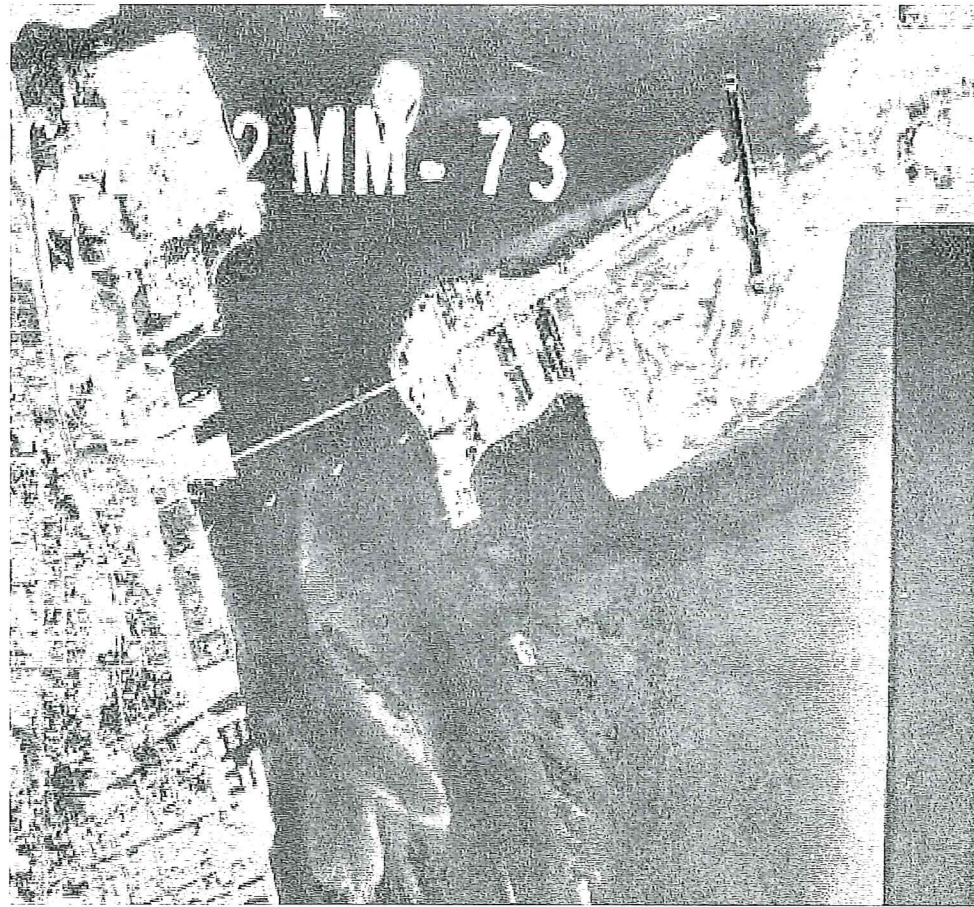
WATER/WASTEWATER/GAS ENGINEERING

FT. PIERCE UTILITIES AUTHORITY
 1701 SOUTH 87TH STREET
 FT. PIERCE, FLORIDA 34947
 (772) 486-1800 / FAX (772) 486-2414

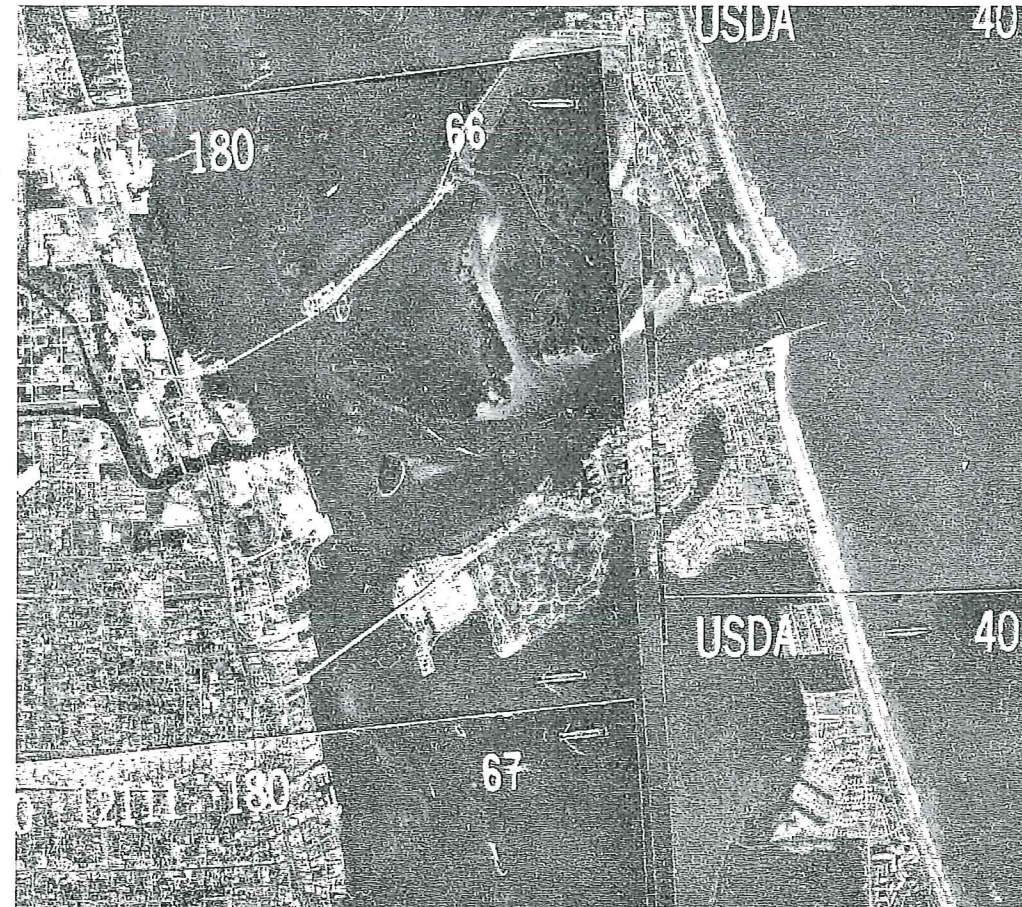
SHEET TYPE	EXHIBIT	SHEET #	1	OF	1
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AERIAL IMAGES

1970

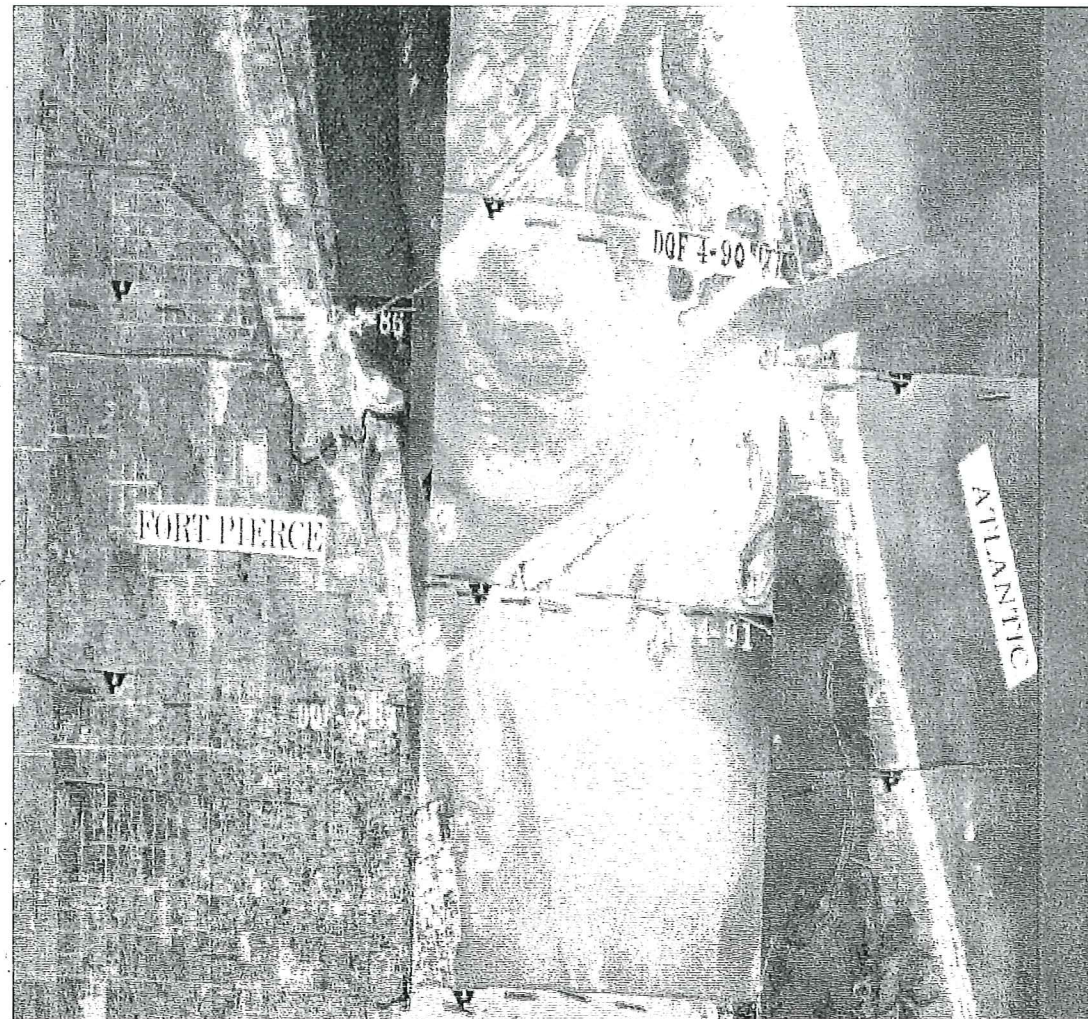


1977

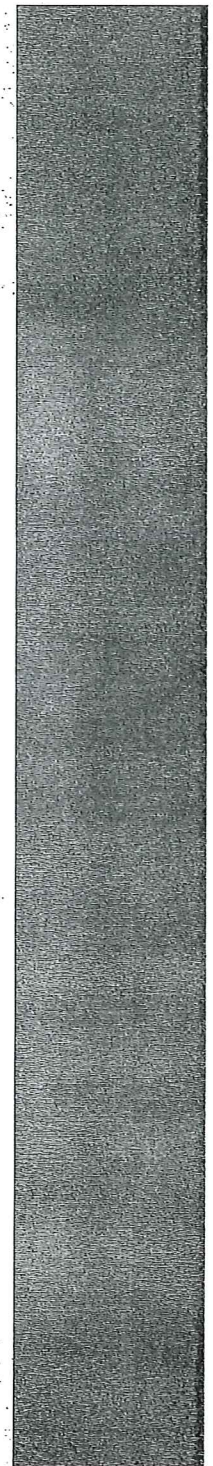


AERIAL IMAGES

1952



1958



**WRAC - Wastewater Relocation Advisory
Committee**

5. a.

Meeting Date: 11/02/2016

Re:

SUBJECT:

Potential feasibility study for location of future wastewater treatment plant.

Attachments

Agreement Draft

Agreement Draft 2

FORT PIERCE UTILITY AUTHORITY / ST. LUCIE COUNTY, FLORIDA

SCOPE OF SERVICES – REGIONALIZATION PROJECT

GENERAL

St. Lucie County (the "County") and the Fort Pierce Utility Authority ("FPUA" and collectively with the County, the "Parties") are currently evaluating water and wastewater capacity needs and objectives to meet the future demands of the region.

In order to facilitate the wastewater service area needs, the Parties formed a wastewater plant relocation committee to develop wastewater plant relocation options and identify funding mechanisms. Recently one of the Committee members developed and presented to the committee an alternative plan to relocate the Island Water Reclamation Facility ("IWRF") to a site on the mainland (referred to as the Mainland Wastewater Reclamation Facility or "MWRF"). The Parties would like to evaluate additional regional wastewater service scenarios regarding the wastewater plant relocation as well as water regionalization alternatives to collectively identify cost effective regional options available to the Parties.

The objectives of this evaluation include, but are not limited to, the following: i) the relocation of the FPUA IWRF to a site or sites located on the mainland; ii) developing a water capacity plan that addresses the long-term water supply needs of the region; iii) serving increased water and wastewater growth and service demands of the region; iv) limiting the redundant water and wastewater utility plant investment that may occur due to the construction of capacity by the individual Parties in order to meet their individual service area demands; v) promote economies of scale in the operation of the water and wastewater utility plants for the benefit of the Parties; and vi) provide for the orderly and planned growth of the region.

The purpose of this scope of services is to assist the Parties in evaluating alternative service options as identified by the Parties to evaluate the cost of water and wastewater capacity alternatives. The evaluation will be considered as a preliminary "desk top" analysis and will not entail a comprehensive evaluation; the purpose being to identify possible service options and to determine if the options should be evaluated in greater detail. Alternative options associated with the relocation of the IWRF to the mainland and for providing regional water and wastewater capacity to the region may include options such as joint ownership of regional facilities and the potential creation of a Chapter 163 water and sewer authority made up of the Parties that would provide wholesale water and wastewater treatment and primary conveyance capacity to the Parties.

Based on the above objectives, the Parties requested that Public Resources Management Group, Inc. ("PRMG") assist in the preliminary evaluation of the financial impacts to the individual Parties and the region based on different capacity ownership and service delivery concepts. The following is the scope of services to be performed by PRMG relative to reviewing the service area options identified by the Parties.

PROJECT PHASES

Based on the ultimate plan that the Parties select in order to meet the regional goals the following project phases were identified:

Phase 1 – Option Identification and Cost Determination. This phase would encompass identification of the options to be considered and the corresponding costs for each service option. This analysis would identify the existing water and wastewater fixed assets of the Parties that would be either abandoned or consolidated for the selected option, identify the capital costs required to move the IWRf, including replacement wastewater treatment facilities and decommissioning of the IWRf, and any new water supply and treatment facilities to serve the region, identify the estimated operating and maintenance costs, estimate the life cycle costs of the identified options, and identify the advantages and disadvantages of each option. This phase would also include the determination of a preliminary acquisition value for the purchase of utility plant by the Regional Authority.

This phase would also include a comparison of the service area issues and the performance of an analysis to identify the preferred service option that meets the need for the Parties. This comparison and analysis will be presented to the Parties for consideration and would include a discussion of each option's advantages and disadvantages.

Phase 2 – Create Regional Authority or Utility Agreements. This phase is dependent on the results of the first phase and would modify the existing or create a new governance structure if the establishment of a Regional Authority is the preferred option. The tasks under this phase may include: i) development of wholesale water and / or wastewater service agreements; ii) development of capacity entitlement agreements; iii) interlocal agreements to create the Regional Authority and to identify management and operational responsibilities; and iv) the basis for the billing or sharing of costs for water and wastewater treatment capacity.

Phase 3 – Financing of Capital Plan. It is anticipated that even under a "status quo" scenario, there may be a need to issue utility bonds to finance the cost of relocating the FPUA IWRf and / or to construct new water treatment plant facilities. If required, this phase would include the development of the disclosure reports and documentation in support of the issuance of bonds by the Regional Authority or for the individual Parties for the construction of new utility plant and as required for the acquisition and regionalization of the primary facility assets (construction of facilities that would consist of a stand-alone issue for the FPUA is not contemplated in this scope since it would be solely at the option of the FPUA).

Phase 4 – Transition Services. To the extent that the assets were transferred to a Regional Authority or other form of governance, there may be certain transition services that may be required. This could include verification of accounts receivable, development of service and operations policies, development of financial policies, etc. in order to complete the transactions.

For the purposes of this scope of services, only the Phase 1 activities are currently being considered since it is unknown if the other phases will be required.

Phase 1 Activities

The tasks to be performed under this phase of the project and are highly dependent on the availability of information to be provided by the Parties. This scope assumes the evaluation of the FPUA and County on a standalone basis and two additional water and / wastewater service options or scenarios as determined by the Parties. The tasks for this phase of the scope of services are summarized below:

Task 1-1: Data Compilation. This task will include obtaining general information regarding the operations of the FPUA water and wastewater systems and the County water and wastewater systems. Information will include, but not be limited to, recent historical financial reports and supporting documentation, monthly operating reports filed by the respective Parties to the Florida Department of Environmental Protection ("FDEP"), plant operating permits, customer statistical data and forecasts of needs, fixed asset records, detailed operating budgets by cost center or division (and by utility plant), capital improvement plans and budgets, outstanding debt allocable to the Party's utility systems, and other information. PRMG will prepare an information request to initiate the data compilation process and will use any available information obtain from previous studies prepared for the Parties, where applicable.

Task 1-2: Service Area Demand Forecast. Based on information provided by the Parties, population projections assumed for the region, historical trends and discussions with individual Party representatives, PRMG will prepare or compile water and wastewater forecasts of the capacity needs or demands for the service area. The analysis will be prepared on a FPUA-specific, County-specific, and combined regional approach (will be on a consolidated service area basis and not by specific water or wastewater plant facility). The forecast will be for a thirty-year planning period (or other period as deemed reasonable by the Parties, not to exceed thirty years, referred to as the "planning period") and will include: i) for the water system, average annual day water production (expressed on a million gallons per day or "MGD" basis), total annual finished water produced (thousands of gallons), and annual maximum daily demands (per MGD); and ii) for the wastewater system, average annual day wastewater treatment (expressed on a per MGD basis) and the total annual wastewater treated (thousands of gallons).

Task 1-3: FPUA System Base Cost and Life Cycle Cost Analysis. In order to identify service options that recognize certain FPUA facilities to be included as a component of the Regional Authority, an analysis to identify the estimated direct operating and capital (both near term and an allowance for ongoing renewals and replacements) costs for the FPUA water and wastewater treatment facilities will be performed. This evaluation will include the relocation of the IWRP to the mainland and will include any cost increases or reductions as a result of the relocation of facilities and any additional water supply and treatment facilities, as may be identified. PRMG will prepare a life-cycle cost analysis for the planning period to evaluate the net present value of the direct cost to construct and provide water production and wastewater treatment service (start date anticipated to begin when the IWRP is relocated). Based on the projected water production and wastewater flows, a "unit cost per gallon" will be calculated for the near term (up to five-years).

In the determination of the annual cash flow needs, it is assumed that the capital needs for the relocation of the IWRP, including construction of replacement wastewater facilities, or

construction of a new water treatment plant will be financed through the issuance of utility revenue bonds. PRMG will work with the Parties selected financial advisor or use assumptions developed with the Parties in the determination of the debt repayment schedules that are consistent in structure and cost for all scenarios that are evaluated. Additionally, based on the direction of the Parties, consideration of the proceeds from the sale of the IWRP property may be considered in the evaluation.

As part of this analysis, the estimated capital costs that have been invested by the FPUA (i.e., utility plant in service or under construction) that may become part of the regional system will be identified since this is a cost that may need to be recovered under any other service option.

Task 1-4: County System Base Cost and Life Cycle Cost Analysis. In order to identify service options that recognize certain County facilities to be included as a component of the Regional Authority services, an analysis to identify the estimated direct operating and capital (both near term and an allowance for ongoing renewals and replacements) costs for the County water and wastewater treatment facilities will be performed. PRMG will prepare a life-cycle cost analysis for the planning period to evaluate the net present value of the direct cost to construct and provide water production and wastewater treatment service. Based on the projected water production and wastewater flows, a "unit cost per gallon" will be calculated for the near term (up to five-years).

As part of this analysis, the estimated capital costs that have been invested by the County (i.e., utility plant in service or under construction) that may become a part of the regional system will be identified since this is a cost that may need to be recovered under any other service option.

Task 1-5: Consolidated Service Option Capital Evaluation. The Parties will need to provide to PRMG the capital costs associated with any service option scenario that is to be evaluated. For each service option, PRMG will work with the Parties to identify the costs associated with the construction of certain capital / utility plant to provide for the conveyance (including pumping and storage), metering, and production of potable water for delivery to the Parties' respective retail service areas and for the conveyance (including pumping), metering, treatment and disposal (biosolids and effluent) of wastewater received from the Party's respective retail service areas. This will include the identification of capacity needs over the life-cycle planning horizon (includes actual service, capacity reservations and margins for growth or unanticipated conditions in the determination of the capacity to be constructed).

Task 1-6: Consolidated Utility Operation and Maintenance Cost Evaluation. Assuming the consolidation of the assets through joint ownership or creation of an authority or the sale of assets to another party, an analysis to identify the costs to operate and manage the water and / or wastewater utility assets of the regional system will be required. The Regional Authority option would require staff for administration of the consolidated utilities and that the operating expenses identified in the Task 1 activities would be incurred by the consolidated utility. An analysis will be prepared to: i) identify any FPUA and County operating expenses determined in the Task 1 activities that would not be considered as an operating expense of the authority; ii) identify the

FPUA and County costs that would no longer be required as a result of formation of the consolidated utility; iii) identify any capital costs that may no longer be required; and iv) identify additional costs associated with the creation of the authority or consolidated utility (examples may include governance costs, professional costs such as legal, annual disclosure, etc.).

Task 1-7: Consolidated Capital and Utility Cost Life Cycle Analysis by Service Option. Based on the above referenced tasks, PRMG will prepare a life-cycle cost analysis of the applicable operating and capital expenditures to provide water production and wastewater treatment by alternative service scenario. The analysis will be based on the base cost evaluations conducted in prior tasks adjusted for changes in operating expenses and capital expenditure requirements.

Task 1-8: Comparison of Alternatives. Based on the results of the prior tasks, PRMG will prepare a summary comparison of the service option costs and summarize or identify any advantages and disadvantages of each option for consideration by the Parties.

Task 1-9: Prepare Report. PRMG will prepare a report that will document the assumptions and results of the analyses for consideration by the Parties.

Task 1-10: Meetings. During the course of the project, it is anticipated that PRMG will attend several meetings with the Parties management and staff and its consultants / advisors to develop assumptions, review analyses, and identify issues associated with the consolidation of service and the corresponding financial forecasts. For the purposes of this scope of services, it is recognized that PRMG will attend four (4) meetings. The meetings may be attended by teleconferences or by actual site visits, depending on need and contract budget. The meetings identified in this scope of services include:

	Number of Meetings
Data Review / Kickoff Meeting	1
Assumption Development / Analytical Meeting / Review Results	2
Present to Wastewater Relocation Committee	<u>1</u>
Total Number of Meetings	<u><u>4</u></u>

Fort Pierce Utility Authority / St. Lucie County, Florida
Proposed Regionalization Project

Cost Estimate for Phase 1 - Option Identification and Cost Analysis

Public Resources Management Group, Inc.

Line No.	Project Managers										Total
	Principal Robert Ori	Principal Henry Thomas	Associate	Senior Consultant	Senior Rate Analyst	Administrative and Clerical	Principal Robert Ori	Principal Henry Thomas	Associate	Senior Consultant	
1	\$ 190.00	\$ 190.00	\$ 150.00	\$ 115.00	\$ 85.00	\$ 55.00					
<u>Task 1-1: Data Compilation</u>											
2	1	1	4	-	4	2					
3	6	6	8	-	-	-					
4	7	7	12	-	4	2					
5	\$ 1,330	\$ 1,330	\$ 1,800	\$ -	\$ 340	\$ 110	\$ 4,910				
<u>Task 1-2: Service Area Demand Forecast</u>											
6	2	2	8	-	16	-	28				
7	2	2	8	-	16	-	28				
8	\$ 380	\$ 380	\$ 1,200	\$ -	\$ 1,360	\$ -	\$ 3,320				
<u>Task 1-3: FPIUA System Base Cost and Life Cycle Cost Analysis</u>											
9	1	1	2	-	6	-	10				
10	1	1	2	-	6	-	10				
11	1	1	6	-	12	-	20				
12	1	1	2	-	6	-	10				
13	1	1	6	-	12	-	20				
14	1	1	4	-	8	-	14				
15	6	6	22	-	50	-	84				
16	\$ 1,140	\$ 1,140	\$ 3,300	\$ -	\$ 4,250	\$ -	\$ 9,830				
<u>Task 1-4: County System Base Cost and Life Cycle Cost Analysis</u>											
17	1	1	2	-	6	-	10				
18	1	1	2	-	6	-	10				
19	1	1	6	-	12	-	20				
20	1	1	2	-	6	-	10				
21	1	1	6	-	12	-	20				
22	1	1	4	-	8	-	14				
23	6	6	22	-	50	-	84				
24	\$ 1,140	\$ 1,140	\$ 3,300	\$ -	\$ 4,250	\$ -	\$ 9,830				
<u>Task 1-5: Consolidated Service Option Capital Evaluation (2 Options Assumed)</u>											
25	6	6	10	-	8	-	30				
26	4	4	10	-	8	-	26				
27	10	10	20	-	16	-	56				
28	\$ 1,900	\$ 1,900	\$ 3,000	\$ -	\$ 1,360	\$ -	\$ 8,160				
<u>Task 1-6: Consolidated Utility Operation and Maintenance Cost Evaluation (1 Option Assumed)</u>											
29	2	2	8	-	16	-	28				
30	2	2	8	-	4	-	16				
31	4	4	16	-	20	-	44				
32	\$ 760	\$ 760	\$ 2,400	\$ -	\$ 1,700	\$ -	\$ 5,620				

Fort Pierce Utility Authority / St. Lucie County, Florida
Proposed Regionalization Project

Cost Estimate for Phase 1 - Option Identification and Cost Analysis

Line No.	Public Resources Management Group, Inc.									
	Project Managers		Senior Consultant		Senior Analyst		Administrative and Clerical		Total	
	Principal Robert Ori	Principal Henry Thomas	Associate	Senior Consultant	Senior Analyst	Administrative and Clerical	Administrative and Clerical	Administrative and Clerical	Administrative and Clerical	Total
Task 1-7: Consolidated Capital and Utility Cost Life Cycle Analysis by Service Option (2 Options Assumed)										
33	1	1	2	-	12	-	-	-	-	16
34	2	2	6	-	14	-	-	-	-	24
35	2	2	4	-	10	-	-	-	-	18
36	2	2	4	-	8	-	-	-	-	16
37	2	2	4	-	8	-	-	-	-	16
38	9	9	20	-	52	-	-	-	-	90
39	\$ 1,710	\$ 1,710	\$ 3,000	\$ -	\$ 4,420	\$ -	\$ -	\$ -	\$ -	\$ 10,840
Task 1-8: Comparison of Alternatives										
40	1	1	4	-	8	-	-	-	-	16
41	3	3	8	-	2	-	-	-	-	20
42	4	4	12	-	10	-	-	-	-	36
43	\$ 760	\$ 760	\$ 1,800	\$ -	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Task 1-9: Prepare Report										
44	4	4	16	-	8	-	-	-	-	44
45	4	4	16	-	8	-	-	-	-	44
46	\$ 760	\$ 760	\$ 2,400	\$ -	\$ 660	\$ -	\$ -	\$ -	\$ -	\$ 5,260
Task 1-10: Meetings										
47	18	18	24	-	-	-	-	-	-	60
48	18	18	24	-	-	-	-	-	-	60
49	\$ 3,420	\$ 3,420	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,440
50	70	70	172	-	228	-	-	-	-	558
51	\$ 13,300	\$ 13,300	\$ 25,800	\$ -	\$ 19,210	\$ -	\$ -	\$ -	\$ -	\$ 72,710
Average Hourly Rate for Project Cost Estimate										
Additional Costs										
52	4									
53										
54										
55										
56										
Total										\$ 73,350

MEMORANDUM

TO: FPUA Board
FROM: Clayton W. Lindstrom, P.E., Director of Utilities
DATE: October 14, 2016
SUBJECT: Water/Wastewater Regionalization Project Study



RECOMMENDATION:

POA 16-60: Approve:

- a. FPUA's contribution of one-half of the total cost of a proposed Regionalization Study to be performed by Public Resources Management Group, Inc. (PRMG), of Maitland, Florida, in an amount not to exceed \$36,675, contingent upon St. Lucie County agreeing to pay the other half.
- b. Budget Transfer Request in the amount of \$36,675.

SUMMARY/SUPPORTING INFORMATION

St. Lucie County (SLC) and Fort Pierce Utilities Authority (FPUA) are currently evaluating water and wastewater capacity needs and objectives to meet the future demands of the region. In order to facilitate the wastewater service area needs, SLC and FPUA formed a wastewater plant relocation committee to develop wastewater plant relocation options and identify funding mechanisms. Recently one of the Committee members developed and presented to the committee an alternative plan to relocate the Island Water Reclamation Facility to a site on the mainland (referred to as the Mainland Wastewater Reclamation Facility or "MWRF"). SLC and FPUA would like to evaluate additional regional wastewater service scenarios regarding the wastewater plant relocation as well as water regionalization alternatives to collectively identify cost effective regional options available. PRMG has put together the attached "draft" scope of services for this Regionalization Project.

St. Lucie County wants a commitment from FPUA that we will pay for 1/2 of the study.

ALTERNATIVES (IF ANY):

Do not proceed with this project.

ATTACHMENTS:

Regionalization Project Scope
Regionalization Study Cost Estimate
Budget Transfer Request

Fort Pierce Utility Authority / St. Lucie County, Florida
Proposed Regionalization Project

Cost Estimate for Phase 1 - Option Identification and Cost Analysis

Line No.	Direct Labor Rates	Public Resources Management Group, Inc.							Total
		Project Managers		Associate	Senior Consultant	Senior Rate Analyst	Administrative and Clerical		
		Principal Robert Orf	Principal Henry Thomas						
1	\$ 190.00	\$ 190.00	\$ 150.00	\$ 115.00	\$ 85.00	\$ 55.00			
Task 1-1: Data Compilation									
2		1	1	4	-	4	2	12	
3		6	6	8	-	-	-	20	
4		7	7	12	-	4	2	32	
5	\$ 1,330	\$ 1,330	\$ 1,800	\$ -	\$ 340	\$ 110	\$ 4,910		
Task 1-2: Service Area Demand Forecast									
6	2	2	8	-	16	-	-	28	
Task 1-2: Service Area Forecasts and Service Demands									
7	2	2	8	-	16	-	-	28	
8	\$ 360	\$ 360	\$ 1,200	\$ -	\$ 1,360	\$ -	\$ 3,320		
Task 1-3: FPUA System Base Cost and Life Cycle Cost Analysis									
9	1	1	2	-	6	-	-	10	
10	1	1	2	-	6	-	-	10	
11	1	1	6	-	12	-	-	20	
12	1	1	2	-	6	-	-	10	
13	1	1	6	-	12	-	-	20	
14	1	1	4	-	8	-	-	14	
15	6	6	22	-	50	-	-	84	
16	\$ 1,140	\$ 1,140	\$ 3,300	\$ -	\$ 4,250	\$ -	\$ 9,830		
Task 1-4: County System Base Cost and Life Cycle Cost Analysis									
17	1	1	2	-	6	-	-	10	
18	1	1	2	-	6	-	-	10	
19	1	1	6	-	12	-	-	20	
20	1	1	2	-	6	-	-	10	
21	1	1	6	-	12	-	-	20	
22	1	1	4	-	8	-	-	14	
23	6	6	22	-	50	-	-	84	
24	\$ 1,140	\$ 1,140	\$ 3,300	\$ -	\$ 4,250	\$ -	\$ 9,830		
Task 1-5: Consolidated Service Option Capital Evaluation (2 Options Assumed)									
25	6	6	10	-	8	-	-	30	
26	4	4	10	-	8	-	-	26	
27	10	10	20	-	16	-	-	56	
28	\$ 1,900	\$ 1,900	\$ 3,000	\$ -	\$ 1,360	\$ -	\$ 8,160		
Task 1-6: Consolidated Utility Operation and Maintenance Cost Evaluation (1 Option Assumed)									
29	2	2	8	-	16	-	-	28	
30	2	2	8	-	4	-	-	16	
31	4	4	16	-	20	-	-	44	
32	\$ 760	\$ 760	\$ 2,400	\$ -	\$ 1,700	\$ -	\$ 5,620		

FORT PIERCE UTILITY AUTHORITY / ST. LUCIE COUNTY, FLORIDA

SCOPE OF SERVICES – REGIONALIZATION PROJECT

GENERAL

St. Lucie County (the "County") and the Fort Pierce Utility Authority ("FPUA" and collectively with the County, the "Parties") are currently evaluating water and wastewater capacity needs and objectives to meet the future demands of the region.

In order to facilitate the wastewater service area needs, the Parties formed a wastewater plant relocation committee to develop wastewater plant relocation options and identify funding mechanisms. Recently one of the Committee members developed and presented to the committee an alternative plan to relocate the Island Water Reclamation Facility ("IWRF") to a site on the mainland (referred to as the Mainland Wastewater Reclamation Facility or "MWRF"). The Parties would like to evaluate additional regional wastewater service scenarios regarding the wastewater plant relocation as well as water regionalization alternatives to collectively identify cost effective regional options available to the Parties.

The objectives of this evaluation include, but are not limited to, the following: i) the relocation of the FPUA IWRF to a site or sites located on the mainland; ii) developing a water capacity plan that addresses the long-term water supply needs of the region; iii) serving increased water and wastewater growth and service demands of the region; iv) limiting the redundant water and wastewater utility plant investment that may occur due to the construction of capacity by the individual Parties in order to meet their individual service area demands; v) promote economies of scale in the operation of the water and wastewater utility plants for the benefit of the Parties; and vi) provide for the orderly and planned growth of the region.

The purpose of this scope of services is to assist the Parties in evaluating alternative service options as identified by the Parties to evaluate the cost of water and wastewater capacity alternatives. The evaluation will be considered as a preliminary "desk top" analysis and will not entail a comprehensive evaluation; the purpose being to identify possible service options and to determine if the options should be evaluated in greater detail. Alternative options associated with the relocation of the IWRF to the mainland and for providing regional water and wastewater capacity to the region may include options such as joint ownership of regional facilities and the potential creation of a Chapter 163 water and sewer authority made up of the Parties that would provide wholesale water and wastewater treatment and primary conveyance capacity to the Parties.

Based on the above objectives, the Parties requested that Public Resources Management Group, Inc. ("PRMG") assist in the preliminary evaluation of the financial impacts to the individual Parties and the region based on different capacity ownership and service delivery concepts. The following is the scope of services to be performed by PRMG relative to reviewing the service area options identified by the Parties.

PROJECT PHASES

Based on the ultimate plan that the Parties select in order to meet the regional goals the following project phases were identified:

Phase 1 – Option Identification and Cost Determination. This phase would encompass identification of the options to be considered and the corresponding costs for each service option. This analysis would identify the existing water and wastewater fixed assets of the Parties that would be either abandoned or consolidated for the selected option, identify the capital costs required to move the IWRf, including replacement wastewater treatment facilities and decommissioning of the IWRf, and any new water supply and treatment facilities to serve the region, identify the estimated operating and maintenance costs, estimate the life cycle costs of the identified options, and identify the advantages and disadvantages of each option. This phase would also include the determination of a preliminary acquisition value for the purchase of utility plant by the Regional Authority.

This phase would also include a comparison of the service area issues and the performance of an analysis to identify the preferred service option that meets the need for the Parties. This comparison and analysis will be presented to the Parties for consideration and would include a discussion of each option's advantages and disadvantages.

Phase 2 – Create Regional Authority or Utility Agreements. This phase is dependent on the results of the first phase and would modify the existing or create a new governance structure if the establishment of a Regional Authority is the preferred option. The tasks under this phase may include: i) development of wholesale water and / or wastewater service agreements; ii) development of capacity entitlement agreements; iii) interlocal agreements to create the Regional Authority and to identify management and operational responsibilities; and iv) the basis for the billing or sharing of costs for water and wastewater treatment capacity.

Phase 3 – Financing of Capital Plan. It is anticipated that even under a "status quo" scenario, there may be a need to issue utility bonds to finance the cost of relocating the FPUA IWRf and / or to construct new water treatment plant facilities. If required, this phase would include the development of the disclosure reports and documentation in support of the issuance of bonds by the Regional Authority or for the individual Parties for the construction of new utility plant and as required for the acquisition and regionalization of the primary facility assets (construction of facilities that would consist of a stand-alone issue for the FPUA is not contemplated in this scope since it would be solely at the option of the FPUA).

Phase 4 – Transition Services. To the extent that the assets were transferred to a Regional Authority or other form of governance, there may be certain transition services that may be required. This could include verification of accounts receivable, development of service and operations policies, development of financial policies, etc. in order to complete the transactions.

For the purposes of this scope of services, only the Phase 1 activities are currently being considered since it is unknown if the other phases will be required.

Phase 1 Activities

The tasks to be performed under this phase of the project and are highly dependent on the availability of information to be provided by the Parties. This scope assumes the evaluation of the FPUA and County on a standalone basis and two additional water and / wastewater service options or scenarios as determined by the Parties. The tasks for this phase of the scope of services are summarized below:

Task 1-1: Data Compilation. This task will include obtaining general information regarding the operations of the FPUA water and wastewater systems and the County water and wastewater systems. Information will include, but not be limited to, recent historical financial reports and supporting documentation, monthly operating reports filed by the respective Parties to the Florida Department of Environmental Protection ("FDEP"), plant operating permits, customer statistical data and forecasts of needs, fixed asset records, detailed operating budgets by cost center or division (and by utility plant), capital improvement plans and budgets, outstanding debt allocable to the Party's utility systems, and other information. PRMG will prepare an information request to initiate the data compilation process and will use any available information obtain from previous studies prepared for the Parties, where applicable.

Task 1-2: Service Area Demand Forecast. Based on information provided by the Parties, population projections assumed for the region, historical trends and discussions with individual Party representatives, PRMG will prepare or compile water and wastewater forecasts of the capacity needs or demands for the service area. The analysis will be prepared on a FPUA-specific, County-specific, and combined regional approach (will be on a consolidated service area basis and not by specific water or wastewater plant facility). The forecast will be for a thirty-year planning period (or other period as deemed reasonable by the Parties, not to exceed thirty years, referred to as the "planning period") and will include: i) for the water system, average annual day water production (expressed on a million gallons per day or "MGD" basis), total annual finished water produced (thousands of gallons), and annual maximum daily demands (per MGD); and ii) for the wastewater system, average annual day wastewater treatment (expressed on a per MGD basis) and the total annual wastewater treated (thousands of gallons).

Task 1-3: FPUA System Base Cost and Life Cycle Cost Analysis. In order to identify service options that recognize certain FPUA facilities to be included as a component of the Regional Authority, an analysis to identify the estimated direct operating and capital (both near term and an allowance for ongoing renewals and replacements) costs for the FPUA water and wastewater treatment facilities will be performed. This evaluation will include the relocation of the IWRF to the mainland and will include any cost increases or reductions as a result of the relocation of facilities and any additional water supply and treatment facilities, as may be identified. PRMG will prepare a life-cycle cost analysis for the planning period to evaluate the net present value of the direct cost to construct and provide water production and wastewater treatment service (start date anticipated to begin when the IWRF is relocated). Based on the projected water production and wastewater flows, a "unit cost per gallon" will be calculated for the near term (up to five-years).

In the determination of the annual cash flow needs, it is assumed that the capital needs for the relocation of the IWRF, including construction of replacement wastewater facilities, or

construction of a new water treatment plant will be financed through the issuance of utility revenue bonds. PRMG will work with the Parties selected financial advisor or use assumptions developed with the Parties in the determination of the debt repayment schedules that are consistent in structure and cost for all scenarios that are evaluated. Additionally, based on the direction of the Parties, consideration of the proceeds from the sale of the IWRP property may be considered in the evaluation.

As part of this analysis, the estimated capital costs that have been invested by the FPUA (i.e., utility plant in service or under construction) that may become part of the regional system will be identified since this is a cost that may need to be recovered under any other service option.

Task 1-4: County System Base Cost and Life Cycle Cost Analysis. In order to identify service options that recognize certain County facilities to be included as a component of the Regional Authority services, an analysis to identify the estimated direct operating and capital (both near term and an allowance for ongoing renewals and replacements) costs for the County water and wastewater treatment facilities will be performed. PRMG will prepare a life-cycle cost analysis for the planning period to evaluate the net present value of the direct cost to construct and provide water production and wastewater treatment service. Based on the projected water production and wastewater flows, a "unit cost per gallon" will be calculated for the near term (up to five-years).

As part of this analysis, the estimated capital costs that have been invested by the County (i.e., utility plant in service or under construction) that may become a part of the regional system will be identified since this is a cost that may need to be recovered under any other service option.

Task 1-5: Consolidated Service Option Capital Evaluation. The Parties will need to provide to PRMG the capital costs associated with any service option scenario that is to be evaluated. For each service option, PRMG will work with the Parties to identify the costs associated with the construction of certain capital / utility plant to provide for the conveyance (including pumping and storage), metering, and production of potable water for delivery to the Parties' respective retail service areas and for the conveyance (including pumping), metering, treatment and disposal (biosolids and effluent) of wastewater received from the Party's respective retail service areas. This will include the identification of capacity needs over the life-cycle planning horizon (includes actual service, capacity reservations and margins for growth or unanticipated conditions in the determination of the capacity to be constructed).

Task 1-6: Consolidated Utility Operation and Maintenance Cost Evaluation. Assuming the consolidation of the assets through joint ownership or creation of an authority or the sale of assets to another party, an analysis to identify the costs to operate and manage the water and / or wastewater utility assets of the regional system will be required. The Regional Authority option would require staff for administration of the consolidated utilities and that the operating expenses identified in the Task 1 activities would be incurred by the consolidated utility. An analysis will be prepared to: i) identify any FPUA and County operating expenses determined in the Task 1 activities that would not be considered as an operating expense of the authority; ii) identify the

FPUA and County costs that would no longer be required as a result of formation of the consolidated utility; iii) identify any capital costs that may no longer be required; and iv) identify additional costs associated with the creation of the authority or consolidated utility (examples may include governance costs, professional costs such as legal, annual disclosure, etc.).

Task 1-7: Consolidated Capital and Utility Cost Life Cycle Analysis by Service Option. Based on the above referenced tasks, PRMG will prepare a life-cycle cost analysis of the applicable operating and capital expenditures to provide water production and wastewater treatment by alternative service scenario. The analysis will be based on the base cost evaluations conducted in prior tasks adjusted for changes in operating expenses and capital expenditure requirements.

Task 1-8: Comparison of Alternatives. Based on the results of the prior tasks, PRMG will prepare a summary comparison of the service option costs and summarize or identify any advantages and disadvantages of each option for consideration by the Parties.

Task 1-9: Prepare Report. PRMG will prepare a report that will document the assumptions and results of the analyses for consideration by the Parties.

Task 1-10: Meetings. During the course of the project, it is anticipated that PRMG will attend several meetings with the Parties management and staff and its consultants / advisors to develop assumptions, review analyses, and identify issues associated with the consolidation of service and the corresponding financial forecasts. For the purposes of this scope of services, it is recognized that PRMG will attend four (4) meetings. The meetings may be attended by teleconferences or by actual site visits, depending on need and contract budget. The meetings identified in this scope of services include:

	Number of Meetings
Data Review / Kickoff Meeting	1
Assumption Development / Analytical Meeting / Review Results	2
Present to Wastewater Relocation Committee	<u>1</u>
Total Number of Meetings	<u>4</u>