



AGENDA*

**A PRELIMINARY PUBLIC HEARING OF THE UTILITIES COMMISSION
CITY OF NEW SMYRNA BEACH, FLORIDA
TO BE HELD THURSDAY, JUNE 22, 2006, AT 6:00 P.M.
200 CANAL STREET, NEW SMYRNA BEACH, FLORIDA**

- 1. REGARDING AN ADDENDUM TO DEVELOPER'S AGREEMENTS FOR THE ESTABLISHMENT OF DEVELOPER CONTRIBUTIONS TO INFRASTRUCTURE COSTS.**

CHAIRMAN OF THE COMMISSION OPENS THE PRELIMINARY PUBLIC HEARING BY ROLL CALL.

UC LEGAL COUNSEL READS THE NOTICE OF PUBLIC HEARING AND PROPOSED RESOLUTION BY TITLE ONLY.

CHAIRMAN THEN ASKS FOR ANY COMMENTS FOR OR OPPOSED TO THE ADDENDUM TO DEVELOPER'S AGREEMENTS FOR THE ESTABLISHMENT OF DEVELOPER CONTRIBUTIONS TO INFRASTRUCTURE COSTS.

AFTER COMMENTS, CHAIRMAN CLOSES THIS PRELIMINARY PUBLIC HEARING.

***Pursuant to Section 286.0105 of the Florida Statutes, if an individual decides to appeal any decision made by the Utilities Commission, City of New Smyrna Beach, Florida, with respect to any matter considered at a meeting or a hearing, that individual will need a record of the proceedings, and will need to ensure that a verbatim record of the proceedings is made. The transcription of such a verbatim will be provided an individual at a cost to be determined by the Utilities Commission in accordance with the full cost to reproduce such transcriptions and copies.**

***In accordance with the American with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the individual or agency sending notice not later than two days prior to the proceeding at the address given on notice.**

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING AN ADDENDUM TO DEVELOPER AGREEMENTS FOR THE ESTABLISHMENT OF DEVELOPER CONTRIBUTIONS TO INFRASTRUCTURE COSTS OF THE UTILITIES COMMISSION, CITY OF NEW SMYRNA BEACH, FLORIDA, RESCINDING ALL RESOLUTIONS, OR PORTIONS THEREOF, IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Utilities Commission, City of New Smyrna Beach, Florida, has the full and exclusive authority over the management, supply, operation and control of all the City's electric, water and wastewater (sanitary sewer), and reuse (reclaimed) water utilities and has the duty to prescribe rules, rates and regulations governing the use of such facilities, wherever such are provided by the Utilities Commission, and to make such changes from time to time in the rules, rates and regulations as it deems necessary; and

WHEREAS, a change in apportioning the utility infrastructure needs and costs is necessary in order to support growth and to avoid the disproportionate distribution of costs upon existing customers; and

WHEREAS, for clarification, the infrastructure costs are not applicable to the construction of a single family home by a property owner for which the home is being constructed as the owner's primary residence and not as a for-profit venture; and

WHEREAS, the Utilities Commission presented said proposed change in policy and Addendum to the Developer Agreements to the customers of the Utilities Commission, and to other parties of interest, at two public hearings, which were duly noticed and advertised on this matter; preliminary public hearing held on June 22, 2006 and final public hearing held on July 17, 2006.

NOW, THEREFORE, BE IT RESOLVED BY THE UTILITIES COMMISSION, CITY OF NEW SMYRNA BEACH, FLORIDA, AS FOLLOWS:

SECTION 1: That the following Addendum to the Developer Agreements is hereby adopted, shown as Exhibit A, which is attached to and made a part of this resolution.

SECTION 2: If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 3: All Resolutions, or portions thereof, in conflict herewith are hereby rescinded and superseded.

SECTION 4: After adoption by the Utilities Commission, this Resolution shall take effect immediately upon passage.

THE ABOVE AND FOREGOING RESOLUTION was introduced at a meeting of the Utilities Commission, City of New Smyrna Beach, Florida, held on _____, 2006, by Commissioner _____, who moved its adoption, which motion was seconded by Commissioner _____, and upon roll call vote of the Commission was as follows:

CHAIRMAN _____

VICE CHAIRMAN _____

SECY.-TREAS. _____

ASST. SECY.-TREAS. _____

COMMISSIONER _____

APPROVED:

CHAIRMAN

ATTEST:

SECRETARY-TREASURER

APPROVED AS TO FORM AND
CORRECTNESS:

Utilities Commission Attorney

S E A L

PRELIMINARY

ADDENDUM TO THE DEVELOPER AGREEMENT

This **ADDENDUM TO THE DEVELOPER AGREEMENT** is made this _____ day of _____, 2006, by and between the **UTILITIES COMMISSION**, City of New Smyrna Beach, Florida, hereinafter referred to as the **COMMISSION**, and _____, (OWNER), (GENERAL PARTNER), (AUTHORIZED AGENT), (CORPORATION), LICENSED IN THE STATE OF FLORIDA and authorized to do business in the State of Florida and hereinafter referred to as the **DEVELOPER**.

WHEREAS, the **COMMISSION** and **DEVELOPER** entered into a **DEVELOPER'S AGREEMENT FOR WATER , WASTEWATER, RECLAIMED WATER, AND ELECTRIC ENERGY SERVICES** on _____, 2006 which provides for services to the Developer by the Commission;

WHEREAS, the utility infrastructure (involving electric, water, wastewater, and reclaimed water supply facilities herein referred to as utility infrastructure) of the **COMMISSION** to support growth as planned is impacted by the aggregate of all surrounding development;

WHEREAS, to apportion the costs for the utility infrastructure needs to support a given area, the **COMMISSION** desires to fairly apportion costs to the **DEVELOPER** for the future or existing infrastructure to meet needs to serve multiple developments of differing size, use, and scope; and,

WHEREAS, in recognition of the benefits of conceptual long-range planning for the build out of an area pursuant to the comprehensive plan, and detailed planning for specific areas, consistent with the comprehensive plan; to further the intent of Florida Statutes s. 163.3177(11) which supports innovative and flexible planning and development strategies, and the purposes of Chapter 163, Florida Statutes, and to avoid the disproportionate distribution of costs upon existing customers for necessary services for new customers;

ACCORDINGLY, in consideration of the **RECITALS** hereof, for and in consideration of the mutual understanding and agreement herein contained and assumed, and other good and valuable considerations received by each party from the other, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby **AGREE** as follows:

ARTICLE I DEFINITIONS

The parties agree that in construing this **ADDENDUM**, the words, phrases, and terms herein shall have the same meanings as defined in the **DEVELOPER'S AGREEMENT FOR WATER, WASTEWATER, RECLAIMED WATER, AND ELECTRIC ENERGY SERVICES** except as provided below:

- 1.1. ERU means the equivalent residential unit and is defined as used in UCNSB "Rates Charges and Fees Summary" as follows; SECTION II for water, SECTION III for waste water, and Section IV for reclaimed water. For electric energy an ERU is defined as a single phase service with a Main Breaker rating of up to 200 amps, each additional 100 amps of rated capacity or fraction thereof is an additional ERU. Three phase service is calculated the same multiplied by a factor of 3.0. EXAMPLE: a 300 amp service is 2.0 ERU if single phase, 6.0 ERU if 3 phase.
- 1.2. FINAL PERMIT – This is the time when the applicant and the UC have both approved and formally executed this agreement.

ARTICLE II
INFRASTRUCTURE PAYMENTS

DEVELOPER shall pay into an interest bearing escrow account the amount as set forth below in the DEVELOPER CONTRIBUTIONS TO INFRASTRUCTURE to pay for such infrastructure improvements necessary to support the planned growth. The UTILITIES COMMISSION shall use all or a portion of such escrowed monies at any time for said utility infrastructure improvements as deemed necessary by said UTILITIES COMMISSION.

ARTICLE II
ADJUSTMENTS TO INFRASTRUCTURE PAYMENTS

If the DEVELOPER alters the Plans and Specifications to the DEVELOPER's facilities and is re-permitted for such alterations, and the number of ERUs is affected, the amount paid hereby shall be adjusted upward or downward accordingly.

ARTICLE II
TIME FOR PAYMENT

Payment shall be made, in full, at or before the time of the issuance of the Final Permit for construction.

ARTICLE II
USE OF INFRASTRUCTURE PAYMENTS

The amounts collected shall be used for the design and improvement of the utility infrastructure and supporting systems.

ARTICLE II
REVISION OF CALCULATION OF INFRASTRUCTURE PAYMENTS

If the calculation for each ERU shall be revised downward prior to Final Permit being issued to DEVELOPER, DEVELOPER shall be reimbursed any difference from the calculation thereof and the amount paid. If plans are changed resulting in a higher recalculated ERU count, the payment shall be revised upward accordingly at the rate in effect at the time of revision, and paid prior to revised construction proceeding.

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DEVELOPER CONTRIBUTIONS TO UTILITY INFRASTRUCTURE*

TOTAL NUMBER ERU'S & PTU'S:

WASTEWATER Supply	\$ _____ per ERU	= \$ _____
WATER Supply	\$ _____ per ERU	= \$ _____
RECLAIMED WATER Supply	\$ _____ per ERU/PTU	= \$ _____
ELECTRICAL Supply	\$ _____ per ERU	= \$ _____

* Distances, water-related line size, and costs will be determined from published studies or existing infrastructure maps applied to meet code, standards, and UC requirements and use most recent costs for supply. Electrical distances, load ratings, and costs will be determined from published studies or existing infrastructure maps applied to meet code, standards, and UC requirements and use most recent costs for transmission and subtransmission supply circuits. The UC's utility cost infrastructure plan will be used to calculate the costs per ERU/PTU and exclusively reserves the right to change such plan for future applications. Rates may be adjusted by the UC after one year initially and as often as yearly thereafter.

TOTAL DEVELOPER CONTRIBUTIONS TO UTILITY INFRASTRUCTURE*

= \$ _____

* Should the Utilities Commission participate in the future in a Community Development District or other appropriate funding mechanism to finance such utility infrastructure, such remaining monies deposited in an escrow account herein referred will be returned after such contributing developer participates in such other funding mechanism whereby the Utilities Commission will be equally compensated for such utility infrastructure.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed in their respective name, by their proper officers and their seals to be affixed this _____ day of _____, 2006.

Signed, Sealed and
Delivered in the presence of:

FOR THE DEVELOPER:

Company Name:

Name:

Title:

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF VOLUSIA

Before me, personally appeared _____, Agent of _____ Corporation, well known and known to be the person acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this _____ day of _____, 2006.

Notary Public, State of Florida

My commission expires:

UTILITIES COMMISSION, CITY OF NEW SMYRNA
BEACH, FLORIDA

GENERAL MANAGER/CEO

Approved as to form and correctness:

UTILITIES COMMISSION ATTORNEY

PRELIMINARY

PRELIMINARY