



J. DAVENPORT, CHAIRMAN
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L. CONRAD, SECY.-TREAS.
J. SMITH, ASST. SECY.-TREAS.
L. KELLY, JR., COMMISSIONER
T. CLOUD, GENERAL COUNSEL
J. BUNCH, GENERAL MANAGER/CEO
D. SIMMONS, EXEC. MGR./CLERK

AGENDA*
WORKSHOP MEETING OF THE
NEW SMYRNA BEACH UTILITIES
TO BE HELD WEDNESDAY,
FEBRUARY 8, 2023, AT 3:00 P.M.*
200 CANAL STREET, DEBERRY ROOM,
3RD FLOOR, NEW SMYRNA BEACH, FL

(COVID PROTOCOLS – MTG. APPTS., MASKS OPTIONAL)

RESULTS OF WORKSHOP MTG.

NSBU WESTERN UTILITIES COMPLEX (WUC) WORKSHOP

ROLL CALL AND INTRODUCTIONS

1. BACKGROUND AND EXPECTATIONS FOR WORKSHOP: GM-CEO

(GM-CEO BUNCH EXPLAINED THIS WORKSHOP WOULD PROVIDE INFO. RE: NSBU'S WESTERN COMPLEX SITE DEVELOPMENT. NOW HAVE A MORE DETAILED ANALYSIS WITH RELATED COSTS AND WILL DISCUSS OPTIONS FOR NSBU'S OPERATIONS BUILDING AND HEADQUARTERS. ALSO WILL DISCUSS POTENTIAL OPTIONS FOR UTILITY SCALE SOLAR, ON-SITE AND EXTERNAL. PROVIDING DATA TODAY, GIVE TIME TO THINK, AND COME BACK IN A MONTH OR TWO FOR APPROVALS. VP-CFO WILL PROVIDE INFO. ON HIGH-LEVEL BUDGET PROCESS FOR THE YEAR. EXPLAIN ITEMS IN HISTORICAL 10-YR. PLAN PLUS TODAY'S ITEMS AND OTHER BIG PROJECTS CURRENTLY NOT IN THE PLAN, DISCUSS HOW TO FIT THEM INTO THE PICTURE. BETWEEN NOW AND THE BUDGET APPROVAL, JUNE 2023, WILL HAVE TIME TO RESTRUCTURE NSBU'S 10-YR. BUDGET PLAN TO INCLUDE A RECOMMENDED APPROACH FOR WHEN AND HOW TO COMPLETE ALL EXISTING, UPDATED AND NEW CIP PROJECTS)

2. NSBU WESTERN UTILITIES COMPLEX PLANNING:

- a. FACILITIES AND LAND DEVELOPMENT OPTIONS: THE OPERATIONS BUILDING AND HEADQUARTERS BUILDING: JULIE COUILLARD, DIRECTOR, ENGINEERING AND POND & COMPANY**

(DIRECTOR, ENGINEERING AND POND & COMPANY SUPPORTED THE WESTERN COMPLEX DEVELOPMENT PRESENTATION AND DISCUSSION. EXTERNAL CONSULTANTS FROM OTHER FIRMS IN ATTENDANCE HAD ASSISTED WITH CIVIL ENGINEERING, SURVEYING, ENVIRONMENTAL ENGINEERING, LAND VALUE ANALYSIS, AND LEGAL ASPECTS OF THIS PLANNING. THE PRESENTATION INCLUDED LAND VALUE ANALYSIS FOR SITE A AND SITE B, THEIR PROPOSED SITE PLANS, WETLAND IMPACTS AND BUILDING PLANS. ALSO DISCUSSED THE WUC SITE MASTER PLAN, EXISTING HEADQUARTERS' MARKET VALUE ANALYSIS, AND ESTIMATED PROJECT COSTS)

(POND & CO.'S RECOMMENDATION WAS SITE A FOR AN OPERATIONS AND NEW HEADQUARTERS BLDG. DUE TO LESS WETLAND IMPACTS, BETTER PUBLIC ACCESS FOR AN ADMIN. BLDG., AND WOULD ALSO LEAVE SOME S.R. 44 FRONTAGE PROPERTY. SITE B WOULD HAVE MUCH MORE WETLAND IMPACTS AND LENDS ITSELF BETTER FOR POTENTIAL FUTURE UTILITY PLANTS AND FACILITIES)



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2. NSBU WESTERN UTILITIES COMPLEX PLANNING (CONT.):

b. WESTERN COMPLEX SOLAR ASSESSMENT, UPDATE ON FMPA SOLAR PHASE II PROJECT PROGRESS AND SOLAR PHASE III OPTIONS: TIM BEYRLE, SR. MANAGER, SYSTEM OPS.

(SR. MGR. SYSTEM OPS. PRESENTED SOLAR FEASIBILITY STUDY RESULTS. FOR NSBU SOLAR FACILITIES ON WUC SITE CONDUCTED PROJECT SIZING ANALYSIS FOR LAND AND WATER PARCELS. DETERMINED NSBU'S MAXIMUM SOLAR BUILD OF 33 MW LOAD IN ADDITION TO CURRENT COMMITTED SOLAR PROJECT (FMPA PHASE II – 10 MW) AND EXISTING PURCHASED POWER AGREEMENTS (PPA'S). ALSO EVALUATED NSBU SELF-BUILD, PPA OPTIONS, & PARTICIPATION IN LARGE JOINT SOLAR PROJECTS, ALONG WITH PROJECT PRICING. PARTICIPATION IN A LARGE UTILITY SCALE SOLAR PROJECT (POTENTIALLY FMPA'S PHASE III PROJECT) EXPECTED TO BE LOWEST COST OPTION FOR ADDITIONAL SOLAR INTO NSBU'S ENERGY MIX). WILL MAKE RECOMMENDATIONS FOR SOLAR TO COMMISSION FOR APPROVAL IN NEXT SEVERAL MONTHS.

c. 10 YEAR CAPITAL IMPROVEMENT PLAN AND BUDGET CONSIDERATIONS: EFREN CHAVEZ, VP & CFO

(VP&CFO PRESENTED AND DISCUSSED FY23-FY33 CIP BUDGET IMPACTS. NSBU'S EXISTING 10 YEAR CIP BUDGET TOTALED \$194.2M. DUE TO INCREASED/UPDATED COSTS, NOW ESTIMATING AN APPROX. \$28M BUDGET INCREASE ON EXISTING PROJECTS. AND A NEW FLEET/FIELD OPERATIONS BUILDING AND ADMIN./ HEADQUARTERS BLDG. ON WUC SITE, EST. AT \$40-\$43M, WHILE FLEET/FIELD OPERATIONS ALONE WOULD BE \$25.3M. THESE ITEMS ARE NOT INCLUDED IN EXISTING BUDGET. APPROX. 1.5 YRS. FUNDING FROM 2020 BOND FINANCING REMAINING WITH PLANS TO SECURE ADDITIONAL \$50M IN NEXT TWO YEARS TO COVER EXISTING PROJECTS. IF THE \$40-\$43M WUC DEVELOPMENT OPTION WAS PURSUED, A SECOND BOND FINANCING WOULD BE NEEDED TO FUND. FURTHER EXPLAINED THAT STAFF WILL BE PRIORITIZING CIP PROJECTS AS FY24 BUDGET IS DEVELOPED, AND WILL ASSESS OPPORTUNITIES TO DEFER PROJECTS, LEVELIZE FUTURE SPEND PLAN AND DETERMINE WHICH BUILDING OPTION(S) MAKE BEST USE OF FUNDS.

3. NEXT STEPS (GM-CEO INDICATED NEXT STEPS WERE TO GATHER NSBU COMMISSION'S FEEDBACK, REQUEST ANY EXISTING CITY ECONOMIC DEVELOPMENT OR COMMUNITY REVELOPMENT AGENCY (CRA) PLANS, ALONG WITH CITY COMMISSION INPUT DURING A JT. WORKSHOP SCHEDULED FOR APRIL 2023. THEN FINAL RECOMMENDATIONS IN FY2024 10 YEAR BUDGET FOR NSBU APPROVAL WITH SUBMITTAL TO CITY BEFORE JULY 2023)



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- 4. CLOSING: GM-CEO (GM-CEO THANKED ALL WHO ATTENDED AND PRESENTED – GREAT JOB, FANTASTIC QUALITY OF MATERIALS TO THINK ABOUT. WILL HAVE ABOUT 4 MONTHS TO CONSIDER ALL ISSUES AND ASSOCIATED NUMBERS PROVIDED PRIOR TO APPROVAL OF FY24 BUDGET AND ITEMS PRESENTED IN WORKSHOP THAT MAY BE RECOMMENDED AS PART OF THE BUDGET)**

(COMMS. CONRAD COMMENTED NSBU VERY FORTUNATE TO HAVE THE TEAM THAT'S HERE NOW HELPING THE COMMISSION UNDERSTAND WHAT IS NEEDED AND PROVIDING THIS TRANSPARENCY)

- * Pursuant to Section 286.0105 of the Florida Statutes, if an individual decides to appeal any decision made by the New Smyrna Beach Utilities, 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 New Smyrna Beach Utilities 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 this notice as soon as possible but no later than two days prior to the proceeding at the address given on the notice.