

## UTILITY TASK FORCE MEETING

### AGENDA

Thursday, January 10, 2019

6:30 P.M.

VILLAGE COUNCIL CHAMBERS

560 CRANDON BOULEVARD

KEY BISCAYNE, FL 33149

1. Attendance
2. Public Comments
3. Additions or deletions to agenda
4. Selection of new Chair and Vice Chair
5. Presentation by Raftelis: Utility Undergrounding Assessment Options
6. Discussion on project website, link: <http://15b.d4f.myftpupload.com/>
7. Discussion on important project milestones
8. Next Meeting date: January 30, 2019 (Masterplan Presentation)
9. Adjournment

# VILLAGE OF KEY BISCAYNE

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## Undergrounding Assessment Options

January 10, 2018



# Agenda

**01**

**Non-Ad Valorem Assessments**

**02**

**Allocating of Project Cost**

**03**

**Safety and Aesthetic Methodology**

**04**

**Reliability Methodology**

**05**

**Assessment Methodology Matrix**



# Non-Ad Valorem Assessments

- Funding mechanism separate from Ad Valorem Taxes
- Based on the **special benefit** properties receive from proposed improvements
- Categories of Special Benefit
  - › Improved Safety,
  - › Improved Reliability, and
  - › Improved Aesthetics
- Assessment Methodology apportions costs to each parcel based on benefit received
  - › An Equivalent Benefit Unit (EBU) is defined for each category of benefit
  - › EBUs are then assigned to each parcel to reflect the degree of special benefit received by a parcel when compared to all parcels for each category



# Allocation of Total Project Cost to Benefit Categories

- Total project cost is allocated to each of the three categories of benefit evenly ( $\frac{1}{3}$  each)
  - › Allocated cost is then divided by total EBUs of each category to derive rate per 1.0 EBU



# Safety and Aesthetics Assessment Methodology

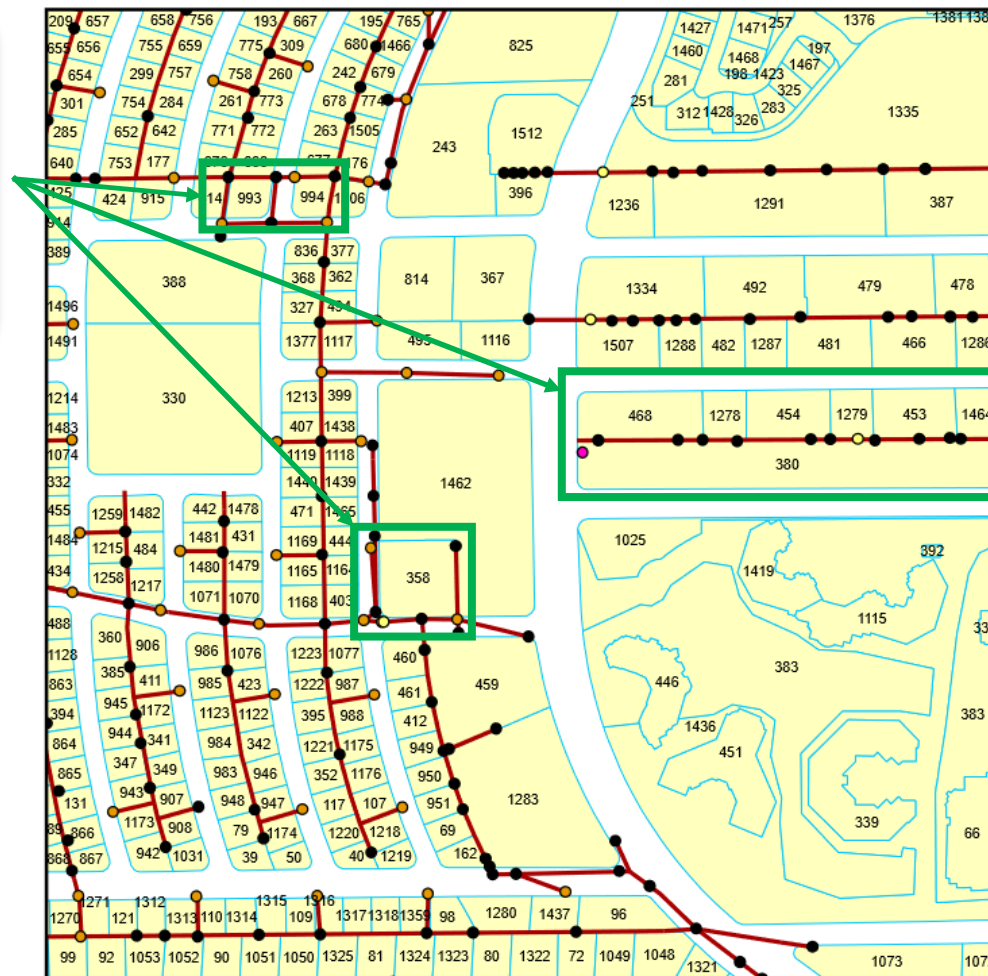
- Safety Benefits
  1. Undergrounding of Entire Village Network that feeds all properties
  2. Property specific benefits of removing overhead utilities adjacent to property
- Factors considered
  - › Size of Property
  - › Number of sides fronting overhead facilities
    - Includes utilities across street and individual poles,
    - Exception is Crandon Blvd.
      - Utilities along Crandon that are across the street from a property are not considered adjacent
- EBU Assignment
  - › Average SFR with all 4 sides fronting overhead utilities = 1.0 EBU
  - › For each side of a 1.0 EBU property without utilities – reduction of 0.125 EBUs
  - › Therefore, an average SFR already undergrounded = 1/2 of 1.0 EBU or 0.5 EBU



# Examples of Safety and Aesthetics EBU Assignment

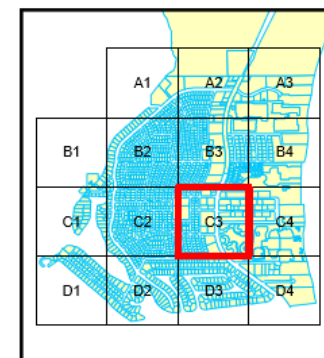
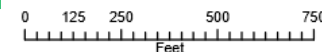
## EBU Assignments

- 993 and 994 = 1.0 EBUs
- 358 = 0.875 for 3 sides
- 468 = 0.625 for one side
- Provides differentiation of benefit between properties



## Key Biscayne Utility Poles C3

- AT&T EQUIPMENT BOX
- UTILITY POLE
- UTILITY POLE, ATT & COMCAST
- UTILITY POLE, SWITCH
- UTILITY POLE, SWITCH & ATT & COMCAST
- UTILITY POLE LIGHT
- UTILITY POLE LIGHT, SWITCH
- OVERHEAD UTILITIES
- PARCELS

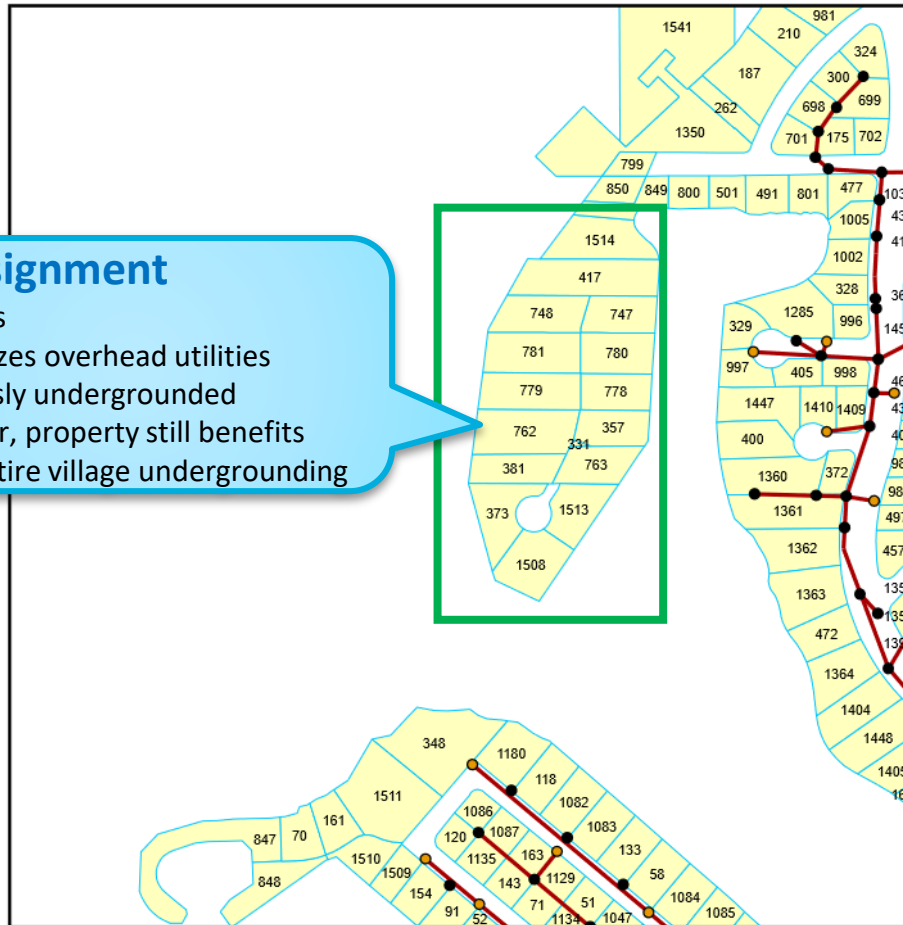


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# Examples of Safety and Aesthetics EBU Assignment

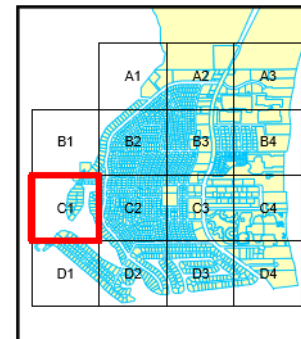
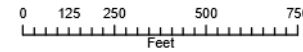
## EBU Assignment

- 0.5 EBUs
- Recognizes overhead utilities previously undergrounded
- However, property still benefits from entire village undergrounding



## Key Biscayne Utility Poles C1

- AT&T EQUIPMENT BOX
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- UTILITY POLE, ATT & COMCAST
- UTILITY POLE, SWITCH
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# Safety and Aesthetics Assessment Methodology – Parcel Size

- Size of Parcel
  - › Also considered for non-residential parcels, condominium complexes, and certain SFR that are at least double the average lot size
    - Provides equivalence between other land use types and SFR
    - Condominiums are assigned EBUs based on the size of the complex and then further apportioned between individual condominiums within complex based on building square footage
    - Certain Single-Family parcels would also be assigned additional EBUs due to size – (56 SFR parcels)



# Reliability Assessment – Undergrounded vs. Overhead

- Reliability Benefits
  1. Improved reliability through reduced outages of network
  2. New upgraded lines to properties
- Additional detailed factors considered
  - › Mixed utilities (hybrid) vs. 100% Overhead
  - › Hybrid – Outperform 100% overhead with 35% less outages based on 2018 FPL Report
    - Analysis in FPL Report spans 5 years of data
  - › Reliability Factor for 100% Overhead = 1.0
  - › Reliability Factor for Hybrid = 0.65 (35% reduction)

Note: data derived from 2018 FPL report titled:

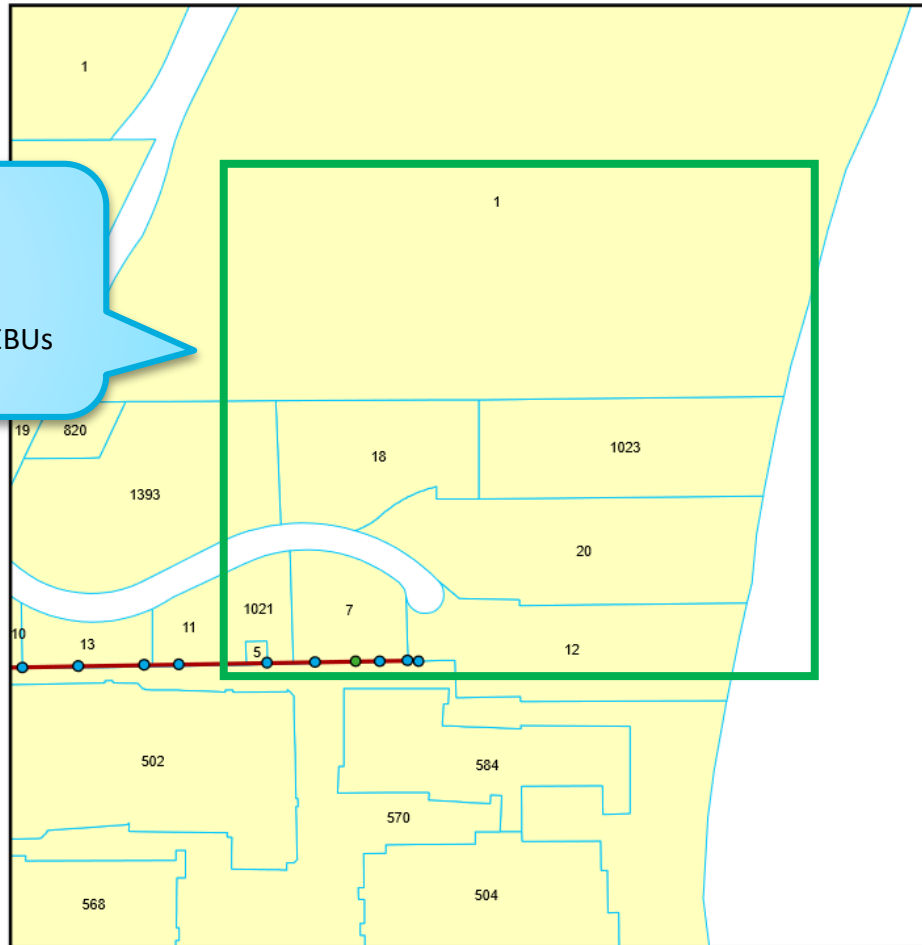
Florida Power & Light Company's 2018 Status/Update Report on Storm Hardening/Preparedness and Distribution Reliability



# Reliability Assessment – Undergrounded vs. Overhead

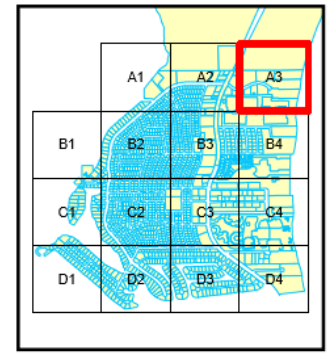
**EBU Assignment**

- Already Undergrounded
- Example of Hybrid Property
- 1023 EBU Assignment – 0.65 EBUs
- 7 EBU Assignment – 1.0 EBUs



## Key Biscayne Utility Poles A3

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# Reliability Assessment Methodology

## SFR vs. Condominiums / MFR

- Reliability Benefits
  1. Improved reliability through reduced outages of network
  2. New upgraded lines to properties
- Additional factors considered
  - › Density between residential property types, reflecting dwelling unit benefit
    - Density Factor SFR – 3.06 PPH; Condo – 1.32 PPH
    - 0.43 EBUs to Condo (1.32/3.06)
- EBU Assignment
  - › For 100% overhead: SFR – 1.0 EBU; Condo – 0.43 EBUs
  - › For Hybrid: SFR – 0.65 EBU; Condo – 0.28 EBUs
  - › Non-residential, government, vacant – Based on size of property compared to Average SFR



# Assessment Methodology Matrix



# Safety EBU Calculations

| Property Type | EBU Assignment   |
|---------------|--|
| SFR           | 1.0 EBU x Parcel Size Factor x (Adjacent Factor)   |
|               | 1.0 EBU x Parcel Size Factor x (0.5)   |
| Condo         | Complex: 1.0 EBU x Parcel Size Factor x (Adjacent Factor)<br>Condo: Complex EBUs further apportioned to condos based on Square Footage |
|               |  |
| Non-res       | 1.0 EBU x Parcel Size Factor x (Adjacent Factor)   |
|               | 1.0 EBU x Parcel Size Factor x (0.5)   |
|               |  |



# Reliability EBU Calculations

| Property Type | EBU Assignment  |
|---------------|---|
| SFR           | $1.0 \text{ EBU} \times (\text{Reliability Factor})$                                  |
| Condo         | $1.0 \text{ EBU} \times 0.43 \times (\text{Reliability Factor})$                      |
| Non-res       | $1.0 \text{ EBU} \times \text{Parcel Size Factor} \times (\text{Reliability Factor})$ |

- Reliability Factor = Either 1.0 or 0.65
- 0.43 = density factor adjustment for Condominiums



# Aesthetics EBU Calculations

| Property Type | EBU Assignment   |
|---------------|--|
| SFR           | 1.0 EBU x Parcel Size Factor x (Adjacent Factor)   |
|               | 1.0 EBU x Parcel Size Factor x (0.5)   |
| Condo         | Complex: 1.0 EBU x Parcel Size Factor x (Adjacent Factor)<br>Condo: Complex EBUs further apportioned to condos based on Square Footage |
|               |  |
| Non-res       | 1.0 EBU x Parcel Size Factor x (Adjacent Factor)   |
|               | 1.0 EBU x Parcel Size Factor x (0.5)   |
|               |  |

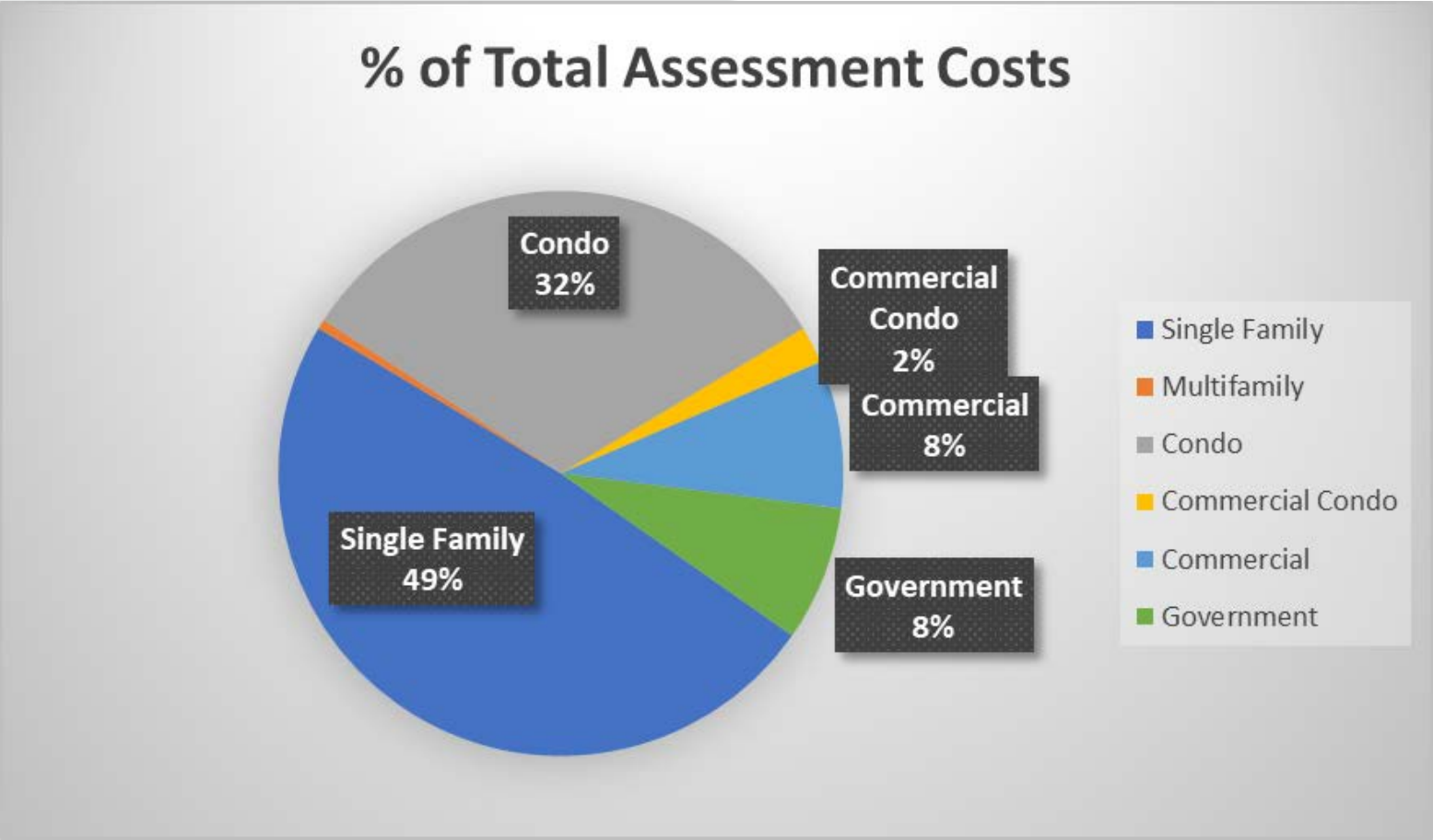




# Assessment Methodology Results



# Assessment by Property Type



# Annual Assessments

| Property Type | Count | Average Annual Assessment |
|---------------|-------|---------------------------|
| Single-Family | 1,350 | \$1,206                   |
| Multi-Family  | 7     | \$2,596                   |
| Condominium   | 5,750 | \$187 – (varies)          |
| Com Condo     | 119   | \$7,207                   |
| Commercial    | 41    | \$7,019                   |
| Government    | 25    | \$10,316                  |





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# Thank you!

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