

**New Smyrna Beach Utilities Commission Workshop**  
**PowerPoint Presentation**  
**February 8, 2023**

**Participants:** Chair - Davenport, Commissioners Hawes, Conrad, Smith, Kelly, GM – Bunch

**Background and Expectations:** Western Utilities Site Development discussion. The purpose is to review more in-depth details regarding costs and development options after studies completed by consultants.

- Review options for the current Administration building and other operations buildings.
- Utility Scale Solar
- 10 Year High Level Capital Budgeting incorporating proposals above

**NSBU Western Utilities Complex Planning:** Located on Rt. 44 West of the Wal-Mart Supercenter.

- I. Site A –Proposed South Site Plan. Fleet/Field operations and New Administration Building.
  - Larger Uplands Area. Rt. 44 access to site for public use. Keeps back side of area more secure for existing Electrical substation and water treatment plant. Meets parking requirements of city. Potential future connection to Williamson Blvd. Ext.
  - Minimal environmental impacts. 1.11 acres of wetlands impacted.

Site B – Original Survey area for proposed Fleet/Field Operations building.

  - Potential access off Williamson Blvd Better suited for secure/private use area like the Reverse Osmosis building. Adjacent to existing electrical sub-station and water treatment plant.
  - New Fleet/Field Operations and potential location for new Administration Building. Meets parking requirements. Public must access beyond secure electrical sub-station and secure area.
  - Large wetlands impact. +/- 20 acres
- II. Master Plan: Discusses Phase I - Site A proposals; Phase II – future build; Alternate uses of saleable road frontage(8 and 28 acres respectively).

Market Value of Existing Administration property: PFM Consulting Group estimates current value of this Central Office building at \$4.3 million. Due to age and renovations needed, the PFM Group is not comfortable estimating actual sale/transaction price without further inspection. The commission is weighing all possibilities: Stay, Renovate, Move, Sell. The UC will work with the city on possible future uses with current CRA's and other needs. This cost is provided for guidance only at this point.
- III. Summary of Estimated Costs for NSBU Western Site Complex Build.
  - Site A \$40.7M with Environmental Impact costs of \$139,200
  - Site B \$43.6 M with Environmental Impact Costs of \$3M
  - Pond consulting recommends moving forward with site A. Less wetland disturbance; better access to new Adm. building; Site A leaves over 2000 linear ft on ST 44 for future sale or development.

**Western Complex Solar Assessment**

NSBUC Solar Feasibly Studies.

- Phase I Project Sizing Analysis
  - Land Assessments
    - Development of Net Buildable area.
    - Two locations identified.
    - Land Parcel approx 36.7 acres. Single axis-tracking panels: Fixed tilt panels
    - Water Parcel approx 20 acres. Floating panels
  - Objectives:
    - Maximize solar build so it doesn't exceed minimum threshold.
    - Evaluate self-build for PPA and solar project size
    - Evaluate participating in a larger FMPA joint solar project.
  - Project Pricing - 2025: Comparison of NSB Owned solar, PPA supplied. Participation FMPA project
    - Projects show lower cost with joint FMPA participation. Most economical.

**Budget and Finance:** Mr. Chavez spoke on the 10 year Capital Improvement Plans and Budget considerations.

- FY23-FY32 Capital Budget Totaled \$134.2 Million.
  - The 10 yr plan includes Modernization plan (Electric and Water) at lower overall much lower project estimates.
  - Preparing FY24-FY33 Budget, the overall capital will increase to reflect updated costs for the following:
    - AMI Budget \$13.5M, Revised Estimate \$23.0M, Increase of \$9.5M
    - Glencoe WTP Pellet Softening Budget \$10.5M, Revised estimate \$18.0M. Increase of \$7.5M
    - Transmission Grid Reliability Budget \$5M, Revised Budget \$16.0M, Increase \$11M

**Next Steps:**

- A new Western Utility Complex (WUC) Central Office Building (CB) Fleet/Facilities Building is estimated at \$40.0-43.0 Million. The new Headquarters and facilities buildings are not included in the FY23-FY32 Budget.
- Bond Financing-
  - There are 1 ½ years remaining on the 2020 Bond.
  - Plan: Secure additional bond for existing increased modernization costs and related projects.
  - If new headquarter buildings are approved NSBU will have to secure additional bond financing for the buildings.
  - Prior to a final decision, priorities need to be discussed and a strategic direction chosen.
- Hold joint workshop with the city in April 2023 for submittal in June 2023.