



MINUTES

CITY COMMISSION WORKSHOP

TUESDAY, AUGUST 2, 2022, AT 5:00 P.M.

CITY OF ST. AUGUSTINE BEACH, 2200 A1A South, St. Augustine Beach, FL 32080

I. CALL TO ORDER

Mayor Samora called the meeting to order at 5:01 p.m.

II. PLEDGE OF ALLEGIANCE

The Commission recited the Pledge of Allegiance.

III. ROLL CALL

Present: Mayor Donald Samora, Vice Mayor Rumrell, and Commissioners Margaret England, Undine C. George, and Beth Sweeny.

Also present were City Manager Max Royle, City Attorney Charlie Douglas, City Clerk Dariana Fitzgerald, and Public Works Director Bill Tredik.

Mayor Samora advised that this was a workshop meeting to gather information and to have questions answered. He said that there will not be any voting done but hopefully some direction for staff. He said that they would first have the Florida Power and Light (FPL) presentation, then have the Commission ask questions, take public comments, and give direction to staff.

Mayor Samora asked if there were any specific questions that any Commissioners want answered and what are they hoping to come away with from this meeting. He advised that he was specifically looking for cost estimates for the things that are often overlooked when converting to underground power. Vice Mayor Rumrell said that he would like information about grants to help fund it. Commissioner George said that her concerns are more about the details. Commissioner Sweeny said she is interested in the risk/reward such as wind damage vs. flood damage.

Mayor Samora introduced Mr. Jim Bush, Local Manager FPL.

IV. UNDERGROUNDING ELECTRIC POWER LINES ALONG A1A BEACH BOULEVARD

A. Presentation of Information by Representatives of Florida Power and Light

Jim Bush, Local Manager FPL, advised that he would do his best to provide background information. He gave a PowerPoint presentation [Exhibit A], which showed a high-level overview of undergrounding; what it entails, the benefits, and the considerations. He advised that two colleagues, Lauren Rivera and Andrea Castelblanco, are joining him and that they both work specifically with municipalities for underground conversions. He noted that St. Augustine is doing a small section along King Street along with the City of Holly Hill.

He said that FPL operates approximately seventy-five thousand miles of powerlines across the state with the majority being overhead lines and about forty percent underground. He showed a slide depicting the above ground equipment that is still needed for underground

utilities such as transformers, switch boxes, etc. He said that FPL has had a very strong hardening program to strengthen their overhead powerline infrastructure, such as replacing the old wood poles with concrete, shortening the span lengths, clearing vegetation, etc. He moved on with his presentation showing the advantages of undergrounding utilities and said that it is fifty-percent more reliable in day-to-day operations. The next slide depicted some normal and adverse conditions that overhead powerlines are susceptible to, but he stated that they are easier to locate and restore the power. He said that the major causes of underground power failures are typically from road/building contractors and flooding, which is a concern for this area that should be considered. He said that there have been isolated cases from storms where FPL had to preemptively de-energize an underground system for public safety. Commissioner George asked where those isolated cases were. Mr. Bush said that he believed there was one in Porpoise Point and that the storm did not cause a power outage, but it was de-energized for several days until the flooding went down. Mayor Samora asked if that was something that FPL can monitor or do they rely on call-ins, etc. Mr. Bush said that technology is getting much better and that FPL has flood monitoring equipment with alarms and that FPL is very in tune with the Emergency Operations Center (EOC) when there are storms. He advised that public safety is the number one concern, even over restoration.

Commissioner Sweeny asked if the equipment could be raised on a platform. Mr. Bush said yes and that they do it at their substations, plus they have equipment that would automatically shut off, which could save the equipment. He commented that the substation behind the Ice Plant Bar on Iberia Street has a flood barrier.

Mr. Bush moved on with his slide presentation and discussed the conversion considerations, which are costly, such as private easements, rearranging customer service entrances, the possibility of triggering additional improvement requirements, coordinating with other companies that use those poles is a huge consideration (i.e., AT&T), trenching, etc. He moved on to the next two slides, which showed an overview of the project before construction with overhead lines and then afterwards with the poles still intact because they are still carrying the other utility lines. He said that if those other utilities were undergrounded in conjunction with the powerlines, then the poles would be removed. He said that a pad-mounted transformer would be placed approximately every fourth or sixth house. Mr. Bush moved on to the last slide and said that underground utilities are a huge benefit because of reliability and aesthetics but they do not eliminate power outages. He concluded his presentation and said that he would be happy to answer any questions.

B. Discussion by the City Commission

Mayor Samora said that City Manager Royle provided some cost estimates from other municipalities. City Manager Royle said that Director Tredik got those estimates and one from St. Pete Beach. Mr. Bush said that FPL provided a ballpark estimate without a detailed engineering estimate for Pope Road to A1A Beach Boulevard at an estimated \$3.084 million plus the \$1.05 million, which is the FPL credit regulated by the State of Florida.

Mayor Samora asked what FPL's percentage of the overall project cost is. Mr. Bush suggested that he could provide a list of other cities that have done undergrounding and the City could consult with them to provide a better answer.

Commissioner Sweeny asked if the estimate included hookup to the homes and how much would it typically cost. Mr. Bush said that it was not included, and he did not know how much it would cost. Commissioner George asked if the homeowners could use their local electrician or would there be an obligation to use FPL at a fixed cost. Mr. Bush said that the homeowners would use their own electrician. Commissioner George asked if there would be an additional

re-connection fee. Mr. Bush said that it would only be the electrician's cost. Vice Mayor Rummell said that he believed the homeowner's cost would be between \$3,000-\$5,000 for the conversion. Commissioner George said that Beaches Electric was requiring homeowners to pay \$20,000 per house in Atlantic Beach to reconnect. Mr. Bush said that he believes there would be an opportunity to lump them together for cost savings.

Mr. Bush said this is the FPL ballpark estimate for the entire run from Pope Road down A1A Beach Boulevard, which could be broken down into phases and it would still see the 75/25 percent split, but there may be some grant opportunities for the City's 75% portion. He said that if the City decides to reduce the scope, then FPL could provide another ballpark estimate and that FPL is flexible with whatever the City wants to do. He said that if the City decides to move forward with the project, the next step would be to ask FPL for a detailed engineering estimate, which has a fee that would roll into the project.

Commissioner England asked if the estimate would include assessing the entire town, the flooding areas, etc. to determine where to underground and where not to underground. Mr. Bush said that this undergrounding project would be at the direction of the City and that if FPL has a recommendation not to underground a certain area due to flooding concerns, etc., that it would notify the City. He said that any major flooding concerns would be discussed right now and that he does not see that as a concern. Commissioner England said that the City has had a vulnerability study and has identified some areas that need storm drainage help.

Commissioner England asked if there were any examples of cities with success stories or mishaps that the City could learn from. Ms. Andrea Castelblanco advised that FPL does everything it can to avoid mishaps. She said that there would be an agreement between the City and FPL to design it based on what the City provides, and they have found that it works best when there is a project manager to guide the City through the process. Commissioner England asked if there are any stories to read about the undergrounding from other cities. Ms. Castelblanco advised that Holly Hill and Palm Beach Island are doing it now. Mr. Bush said that FPL can provide the names of the cities that have done the conversion and find the ones that are the most similar to St. Augustine Beach. Commissioner England said maybe there are project reports that the City can gain better knowledge from. Mr. Bush said that he would obtain that information and provide it to City Manager Royle.

Commissioner Sweeny asked what percentage of outages are overhead vs. underground. Mr. Bush said that when lightning strikes he can see the real-time outages, which are mostly from overhead powerlines and that underground fairs much better. Commissioner Sweeny said that she never lost power during any of the major storms with underground power. Commissioner George said that is why all the new developments are using underground power.

Commissioner Sweeny said that if the City moves forward with this and gets all the easements, etc., how long does the actual project take. Ms. Castelblanco said that it would depend on all the other factors. Mr. Bush said that the easements would probably be the main hurdle and that once it gets to the construction phase, then FPL can ramp up the process and deliver on what was negotiated. He said that there could be storm delays, otherwise, the project would likely take a couple months at minimum. Ms. Castelblanco said that FPL usually gives three choices, and that the City would decide whether certain portions of the project would be done by FPL, or the City could decide to choose an FPL approved vendor to do the work, etc. She said that the timeline could change because FPL may need to take their crews for storm patrol, etc. Commissioner Sweeny asked if the ballpark estimate was for FPL to do everything. Ms. Castelblanco said yes that FPL would do the replacement and undergrounding of everything.

Vice Mayor Rumrell said that the City would probably do it in late winter or early spring and asked how much disruption of service is there for customers. Mr. Bush said that disruptions would be extremely minimal, and power would be relocated live but that there would definitely be an outage for every customer as their meter can get relocated. Vice Mayor Rumrell asked if it would be the same for the businesses on the Boulevard. Mr. Bush advised that the switch over would be the only outage unless something unforeseen happens. Vice Mayor Rumrell asked if an electrician needs to be there the same day that FPL is moving it from overhead to underground. Mr. Bush said yes. Ms. Castelblanco advised that there would be a schedule for the equipment. Ms. Lauren Rivera, Project Manager for Overhead to Underground Conversions, advised that a lot of times FPL will schedule the appointments for areas that are close to each other in an effort to only disrupt a few businesses, which could be coordinated with the electricians.

Mayor Samora asked how many projects FPL does in a year. He said that he would like to visit a city that is currently undergrounding its utilities and asked if there is a recommended city to visit. Ms. Rivera said that that would be hard to answer. Ms. Castelblanco said that Holly Hill has three phases and has finished phase one. Mayor Samora asked for Holly Hill's information to be provided. Mr. Bush said that he would provide a list of those that are currently under construction as well as those that have been completed.

Commissioner George asked when Holly Hill's detailed estimate was initially provided. Ms. Castelblanco advised that she did not have that information at this time but could provide it. Commissioner George asked if there was any sense for how long the project has been underway. Ms. Castelblanco advised that some projects have been in the design phase for a long time because of the municipality needing to acquire the easements, etc. Commissioner George asked if FPL assists the municipalities in obtaining the easements. Ms. Castelblanco advised that FPL could provide examples of letters, etc. Mr. Bush advised that FPL would identify the easements that are needed. Ms. Castelblanco said that it is part of the design and that it would be coordinated between the City and FPL.

Mayor Samora asked how much overlap would be anticipated for the easements on the Boulevard for what the City would be required to obtain. Ms. Castelblanco advised that that would be determined during the design phase. Mr. Bush said that FPL cannot put underground utilities in a FDOT right-of-way and that an adjacent easement may be needed.

Vice Mayor Rumrell asked if there has ever been pushback from people that do not want to underground utilities because of the expense and what would happen at that point. Mr. Bush said that some people feel that it is being forced upon them, but that a lot of those would be from pull-offs from the main line such as on Beach Boulevard. He said that he does not know how many service drops are coming directly from the Boulevard but that most of the community would stay overhead. He said that when the City consults with other cities that it may find a mixed bag of electricians that could help reduce the cost.

Commissioner George asked how long the detailed estimate is good for and what is the timeline that the City is obligated to meet once the detailed estimate is signed. Mr. Bush advised that it is one hundred eighty days from the detailed estimate to say that those costs are binding. Commissioner George said that the City would have one hundred eighty days to commit to moving forward. Mr. Bush said yes.

Commissioner George asked if there would be a detailed timeline within the estimate. Ms. Castelblanco advised that there would not be a binding cost estimate until the engineering design is complete. Commissioner George asked how that would work with the timing of obtaining the easements, which may take longer than one hundred eighty days. Ms.

Castelblanco advised that it is usually done in tandem. Ms. Rivera said that the City would get a preliminary design, which would provide the best options for where to place the equipment and obtain the easements at the same time. She said that if there is a hard "no" for a particular easement, then it would give the City time to find an alternate easement, which would then be changed in FPL's final design.

Commissioner George asked what the next steps are from here such as requesting the detailed estimate, and the obligations of the City. Ms. Castelblanco advised that once the City decides to move forward, then FPL would issue an engineering invoice and the City would provide surveys, etc. for the design process to start and the binding cost estimate would be provided. Mr. Bush advised that FPL is here to support the City in any way it can, and that the City would need to decide how it wants to proceed such as going ahead with the engineering deposit or dividing it into sections and getting the ballpark estimates for those sections.

Mayor Samora asked what the estimate is for the engineering deposit. Mr. Bush advised that he believed it was \$17,000. Mayor Samora asked if that was provided in the ballpark estimate. Mr. Bush advised that it was not provided in the ballpark estimate but could be added. Ms. Rivera advised that she could provide a copy of the engineering deposit. Commissioner George asked how long the detailed engineering design would take. Ms. Rivera advised that it is normally between three to five months depending on how big the scope is. Commissioner George said that that would trigger an eight to ten month decision period for the City to either accept it, and if not, forfeit the \$17,000.

Commissioner England asked what the biggest delay factor is. Mr. Bush advised obtaining the easements and possibly the coordination with other utilities. Mayor Samora asked if FPL would be able to provide a list of any entity that has service on FPL poles. Mr. Bush said yes. Mayor Samora asked staff what other utilities the City would need to contact. Director Tredik advised that he was not sure what utilities are on the Beach Boulevard poles. Mayor Samora asked who would coordinate with the underground utilities. Mr. Bush said normally it would be the City's project manager.

City Manager Royle asked what happens if AT&T does not want to participate. Mr. Bush said that it would be a showstopper because it would defeat the purpose of wanting to remove the poles. Mayor Samora asked if it has ever happened before. **[Multiple people were talking, some away from microphones, and therefore nothing was retrieved for the minutes.]** Vice Mayor Rumrell asked who would pay for the undergrounding of AT&T. Mr. Bush said that it would be the same process and that the City would have an agreement with them. He said to keep in mind that there could be commonality and it would be a coordinated effort. He said that it would be an added expense, but would be cost effective to do it together. Director Tredik said that it may be possible to mandate that the other utilities go underground and to go into agreement with them to pay some sort of relocation cost. Mr. Bush agreed.

Mayor Samora asked if Director Tredik had any questions. Director Tredik said that there are too many variables to discuss the overall cost such as the expense of the easements, new streetlights, etc., which could keep the price going up and that it may become a ten million dollar project before it is over.

City Manager Royle said that a key item that has not been discussed is how to pay for it. He said it could go to referendum to ask the citizens to allow the City to levy a property tax on them for a certain number of years, or a special assessment for the properties along the Boulevard. Commissioner George said that is why she questioned the timeline because once the deposit is paid, the City would need to have all those ducks in a row, which is the main reason for wanting the information from other cities that are doing this.

Commissioner England said that many of the City's streets are owned by the County and would need to coordinate with them. City Manager Royle said that the Boulevard is a County road and so is the right-of-way. Commissioner England asked about the rest of City that would have wires going down the street on the east and west sides of the Boulevard. City Manager Royle said that it would just be on the Boulevard. Mr. Bush advised that the connecting roads would only go underground until the first utility pole and then would reconnect overhead and that those residents would not have to convert their meter cans.

Director Tredik advised that St. Pete Beach was done by Duke Energy and that city paid the cost of the connections, but he did not know if there were a majority of cities that have paid for it. Mr. Bush said that it is something that can be researched from the list of municipalities that FPL will provide. Commissioner England asked Director Tredik if the City could handle the other streets in conjunction with the repaving schedule. Director Tredik said that it could be done but that the paving would not necessarily impact where the pole would go unless it was being changed to a curb and gutter or a sidewalk, which could be affected by pole location. Commissioner England suggested some of the City's stormwater projects or wherever there is an opportunity. Director Tredik advised that he is already doing that, such as 2nd Street, and that other projects would be looked at as they come up. He said that the easement process would slow down projects to get those approvals.

Commissioner George said that Sea Colony, Anastasia Dunes, and Whispering Oaks are already underground, and that the poles would not go off the Boulevard with overhead lines until you get to Coquina Gables/Chautauqua Beach and then again on the north side with the commercial/condos/hotels, so she believed that it would be limited to those two neighborhoods, which could be broken up later with other phases of projects.

Director Tredik advised that there are still three holdouts for the easements on the eastern block of the 2nd Street project because of the fee that they would have to pay. He said that he is certain that the City would struggle to get easements unless it commits to funding it and should not pick and choose who it pays for, it should be zero or all. Commissioner George said that the City could do the same thing it is doing for the construction of 2nd Avenue, which is an assessment on the property to essentially finance it for the property owner. Director Tredik advised that that would be a legal question. Commissioner George said that she did not know how much money it is. City Attorney Douglas advised that he could do more research on it but that he did not see any objection to it or if the City has to exercise eminent domain or inverse condemnation to get an easement that it would not be too much money. He said that if FPL is able to put the underground lines near where the overhead lines were, that he could not imagine that the number of easements needed would far exceed what is already available. Commissioner England said that she was wondering that too because of the Florida law for obtaining easements through eminent domain. She asked how the City would be able to quickly get around those holdouts. City Attorney Douglas said that public utility is a valid governmental reason for taking the property. Director Tredik advised that the only problem with eminent domain is that you are taking the property before you know how much you are paying, and it could take a long time to settle. City Attorney Douglas advised that you could have holdouts with that as well.

Mayor Samora asked what estimate Director Tredik has been telling people the reconnection fee would be. Director Tredik advised that he does not know the reconnection fee, but he heard it is roughly \$1,000 for a home on 2nd Street depending on their individual circumstances, such as possible penetration through their roof eaves, etc. and that businesses may be higher. Mayor Samora said that the holdouts were resistant due to the cost. Director Tredik said that he believed it was around \$1,000. Mayor Samora said that there are a lot of

businesses on the Boulevard and if the conversion could reduce their power outages, then the connection fee is one day's worth of business. He said that the City would not know until it does a survey, an assessment, or detailed analysis of where the City needs the easements, the reconnects, etc.

Mayor Samora opened Public Comments.

C. Public Comment

Henry Dean, St. Johns County Commissioner, 224 North Forest Dune Drive, St. Augustine Beach, FL, asked if FPL is in a position to acquire easements by eminent domain. Mr. Bush said yes for transmission and main circuit routes there is eminent domain, but said that he was not sure for the distribution use. Mr. Dean said that he has had limited experience with eminent domain but that there is quick take and slow take; quick take requires the money upfront and slow take goes to trial. He described his experiences with both underground and overhead power outages. He said that as a County Commissioner he believes that the County would do their best to cooperate with this project.

Nick Binder, 232 Big Magnolia Court, St. Augustine Beach, FL, agreed with Commissioner George that many developments along the Boulevard are already underground, which may mean easier connections; believes there is a buried gas line along the west side of the Boulevard; suggested an evaluation.

Kevin Schanen, Kimley-Horn and Associates, is a consultant project manager as described by FPL; his team provides help for municipalities going through the conversion process; he is the project manager for the Town of Palm Beach, which is the largest municipal conversion project in the state with FPL service; he normally starts with a feasibility study to assess the costs, risks, etc.; helps with master planning to phase the program, which then moves into design; he would go out and do the initial surveys and provide that base map to FPL to start the design; assists municipalities with negotiating easements and has never once used eminent domain or paid for an easement; the easements were granted voluntarily, which keeps cost down; helps with grants and works with the other communication companies; generally the municipality chooses to do all the work to have control of the schedule and cost; advised that generally his clients have taken control of the service line, which becomes part of the project and is seamless.

Vice Mayor Rumrell asked about the 75/25 grant match. Mr. Schanen said that the FEMA BRIC Program stands for Building Resilient Infrastructure and Communities and is a 75% federal match. He said that he believed that the 25% FPL was once called the Government Adjustment Fact (GAF) Waiver and that FPL has gone away from that as of January 1st of 2022 and now they have an Avoided Storm Recovery Cost, which is a credit that would be seen on the binding cost estimate. Commissioner George asked if the ratio for FEMA would be based on the net figure after the credit. Mr. Schanen said that it would be based on the total project cost. He said that the federal government is interested in resiliency projects, which would have to go through procurement and meet federal guidelines to be eligible for reimbursement. Commissioner George asked if it could include the City's cost for reconnect electricians. Mr. Schanen advised that it could. Commissioner George asked if he does grant writing. Mr. Schanen said yes. Commissioner George asked how long the FEMA BRIC Program has been around. Mr. Schanen said that it is fairly new and that there were previous programs that were tied to natural disasters, but BRIC is a yearly program, which is excellent for projects like this, which were hurdles in the past without a lot of funding from grants.

Commissioner Sweeny asked if it was a rolling grant cycle or if it had a timeline. Mr. Schanen said there is a timeline, which will open up in the fall along with strict timelines for when the

projects have to be constructed and completed. He said that the City is probably too early in the process to apply this fall.

Commissioner George asked Mr. Schanen what his recommendations are for how the City should begin. Mr. Schanen advised that he generally recommends starting small and to hire a firm to do a feasibility study, determine costs, risks, etc. He said that the City would spend little and get a lot of answers, such as how to fund the project (i.e., assessment/bond/taxes). He said that in some instances a financial consultant would be involved to help assess projects like this. He said that once you have that information, then the residents would know what they would be paying and would be able to give the City feedback.

Commissioner George asked if it was his opinion that it would be worthwhile to have a feasibility study done by a private company before the engineering deposit with FPL. Mr. Schanen agreed and said that he would work with FPL and the communications companies to try to bring everything together during the feasibility study so that the City can get the big picture of what the project would look like. Commissioner George asked if he would be able to give a ballpark estimate for his fee. Mr. Schanen said that the fee is not huge but that he would not want to guess without doing some calculations.

Mayor Samora asked Mr. Schanen where he is based out of. Mr. Schanen advised that he is based out of West Palm Beach but is also local in Jacksonville. Mayor Samora thanked Mr. Schanen for coming.

Commissioner George asked if there would be any increase in FPL service costs after the conversion. Mr. Bush said no, that the rates are set by the Public Service Commission. Commissioner George said that she was concerned that the credit could possibly trigger a regional assessment. Mr. Bush advised that the credit would essentially be absorbed by all FPL customers throughout the state.

Mayor Samora asked what the replacement cycle is for overhead vs. underground and who would bear that cost. Mr. Bush said that if it is a project that was initiated by FPL strictly for reliability purposes, then it would also be absorbed by the customers across the state. He said that if it is a project such as this, then it goes through this process. He said that FPL does not typically replace and bury overhead lines and that they would instead harden the overhead. Mayor Samora said that FPL just hardened the overhead lines on the Boulevard. Mr. Bush said that he believed it was done in 2016. Commissioner Sweeny asked if FPL maintains the transformer boxes located in residential yards. Mr. Bush said yes FPL maintains both overhead and underground equipment.

Mayor Samora asked about the cost of any future replacement of equipment after the conversion. Mr. Bush advised that once the conversion is done any failure or replacement needs are FPL's responsibility.

D. Consideration of Next Steps

Commissioner George suggested to make it an agenda item to discuss a Request for Proposals (RFP) for a project manager to find out what the cost would be especially if there are grants available. She said that it would also fit the timeline to be preparing for a grant option next fall. Director Tredik said that the City may be getting into some requirements of Consultants' Competitive Negotiation Act (CCNA) depending upon the price of the study, the construction cost for the project, and would need to do a Request for Qualifications (RFQ).

Mayor Samora asked to make it an agenda item to discuss the possibility of an RFQ and/or RFP for a project manager, or possibly a detailed engineering cost estimate. Commissioner Sweeny asked to also obtain the list from FPL as part of that discussion.

Director Tredik asked what width of easement would be needed for the Boulevard if it is ten-feet in residential. Ms. Castelblanco said that it would depend on the type of equipment that is needed. Mr. Bush said that the linear easement would be the same as the overhead but that a pad-mount or switch cabinet would be ten by ten foot. Commissioner George asked how close each transformer pad would be. Mr. Bush estimated that there would probably be two or three switch cabinets the entire length of the City's project and the smaller pad-mounted transformers would be based on how many customers are being serviced, which is typically one transformer for every four customers. Ms. Castelblanco advised that the switch cabinet pad is roughly twenty-five by twenty-five feet. Commissioner George said that the ten by ten foot pad becomes the potential hurdle because it needs to be outside of the right-of-way. Director Tredik suggested providing an easement within those plazas, which were originally platted as right-of-ways. Mr. Bush said that he would have to defer that question to the engineers and would follow up. Director Tredik advised that there is something similar on 2nd Avenue with an easement from 3rd Street to 2nd Street within the right-of-way.

It was the consensus of the Commission to add the discussion of an RFP and/or RFQ to September's agenda. City Manager Royle advised that he would add it to that agenda.

Mayor Samora thanked the representatives from FPL, Mr. Binder, and Mr. Schanen for providing the Commission with much needed information. He said that this is the most action that he has seen on this ongoing topic.

Commissioner George asked who the City could appeal to at FPL regarding the holiday ornaments. Mr. Bush said that it has been appealed many times and that it is a statewide mandate for safety reasons and that he would do everything he can to work with the City and would revisit it. Commissioner George asked for that mandate policy to be emailed to her. Mr. Bush agreed. Mayor Samora asked for it to be sent to the City Manager for distribution to all Commissioners.

Mayor Samora moved on to Item V.

V. ADJOURNMENT

Mayor Samora asked for a motion to adjourn.

Motion: to adjourn. **Moved by** Vice Mayor Rumrell, **Seconded by** Commissioner Sweeny. Motion passed unanimously.

Mayor Samora adjourned the meeting at 6:30 p.m.



Donald Samora, Mayor

ATTEST:



Dariana Fitzgerald, City Clerk



Florida Power & Light Company



August 02, 2022

1

The way FPL delivers power

- ▶ FPL operates 75,000 miles of power lines
- ▶ Overhead power lines – 60 percent
- ▶ Underground power lines – 40 percent



EXTENDING THE CURRENT. FPL

2

Exhibit A-1

Date 8-02-2022

1



Hardening is focused on strengthening our infrastructure to better withstand hurricane-force winds

- ▶ Installing stronger poles/shortening span lengths
- ▶ Inspecting all power poles for strength/loading
- ▶ Clearing vegetation near power lines
- ▶ Converting overhead facilities to underground

CHANGING THE CURRENT. FPL

3

Underground power lines perform well during everyday and storm conditions

- ▶ Advantages to undergrounding:
 - ▶ Better reliability in normal and weather conditions, such as wind
 - ▶ Reduces power interruptions, due to vegetation
 - ▶ Speeds restoration efforts

50%
better in
day-to-day
operations

CHANGING THE CURRENT. FPL

4

Exhibit A-2
Date 8-02-2022

Overhead Facilities

Under normal conditions:

- Susceptible to more frequent outages
 - lightning strikes
 - fast growing vegetation
- Damage is easier to locate and repair resulting in shorter outage time



Under adverse conditions:

- Wind
- Vegetation
- Debris
- Soft ground conditions



CHANGING THE CURRENT. FPL

5

Underground Facilities

Under normal conditions

- Less frequent outages (less exposure to weather elements)
- Damage is more difficult to locate, excavate, and repair
- Susceptible to flooding



Under adverse conditions:

- Flooding
- Tidal surge
- Saltwater contamination



Underground systems may still be fed by overhead lines

CHANGING THE CURRENT. FPL

6

Exhibit A-3

Date 8-02-2022

Overhead / Underground Conversion Considerations

- **Conversions from overhead to underground is costly and challenging**
 - Require private easements for above ground equipment
 - Rearranging customer service entrances require an electrician
 - May trigger additional improvements to meet updated code requirements
 - Involve other facilities (telecommunications and cable)
 - Trenching will require customers to restore landscaping, sidewalks, driveways
 - Disruption to ingress / egress

Both systems have performance benefits and challenges

CHANGING THE CURRENT FPL

7



FPL®

8

Exhibit A-4

Date 8-02-2022

Overhead / Underground Conversion Cost

CIAC = (Removal Cost + NVB – Salvage) of Existing Facilities + (UG Cost – OH Cost) of New Facilities

CIAC = Contribution in Aid of Construction

Removal Cost=Cost to Remove Existing Overhead Facilities

NVB = Net Present Value of Existing Overhead Facilities --
(Replacement value of Facilities Minus Depreciation)

Salvage = Salvage Value of Existing Overhead Facilities.

(UG Cost – OH Cost) New Facilities = Differential Cost Between
Required Underground & Equivalent Overhead Facilities.

9

Overview of project

Before construction



10

Exhibit A-5

Date 8-02-2022

Overview of project

After construction



CHANGING THE CURRENT. FPL.

11

Underground power lines do not eliminate power outages

- ▶ Disadvantages to undergrounding:
 - ▶ Increases time to diagnose and repair a problem
 - ▶ More susceptible to flooding, which delays restoration efforts



CHANGING THE CURRENT. FPL.

12

Exhibit A-6

Date 8-02-2022