



City Commission Regular Meeting

Agenda

June 23, 2021 @ 3:30 pm

City Hall - Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

city commission regular meeting

Virtual Participation Procedures: Link for instructions on providing public comment: <https://cityofwinterpark.org/cclive>. If you would like to provide comments prior to the meeting, please send them to MayorAndCommissioners@cityofwinterpark.org. These comments will be received by the City Commissioners and staff, however, will not be read publicly into the record during the meeting. This is consistent with our normal procedures for emails received prior to a City Commission meeting.

please note

Times are projected and subject to change.

-
- 1. Meeting Called to Order**
 - 2. Invocation**
 - a. [Pastor Claude Cheatham, Bethel M. Baptist Church](#) 1 minute**Pledge of Allegiance**
 - 3. Approval of Agenda**
 - 4. Mayor's Report**
 - 5. City Manager's Report**
 - a. [City Manager's Report](#) 5 minutes
 - 6. City Attorney's Report**
 - 7. Non-Action Items**
 - a. [Board Appointments - Commissioner Sullivan](#) 1 minute
 - 8. Public Comments | 5 p.m. or soon thereafter**

(if the meeting ends earlier than 5:00 p.m., the citizen comments will be at the end of the meeting)

(Three minutes are allowed for each speaker)
 - 9. Consent Agenda**
 - a. [Approval of the minutes of the work session, June 3, 2021](#) 1 minute
 - b. [Approval of the minutes of the work session, June 7, 2021](#) 1 minute
 - c. [Approval of the minutes of the work session, June 8, 2021](#) 1 minute
 - d. [Approval of the minutes of the regular meeting, June 9, 2021](#) 1 minute
 - e. [Approval of the minutes of the work session, June 10, 2021](#) 1 minute
 - f. [Approval of the following purchase:](#) 1 minute
 1. Superior, LLC - Sungard HTE Annual Support; Amount \$107,122.79 for support and maintenance of the NaviLine system.
 - g. [Approval of the following contract:](#) 1 minute
 1. Le-Huu Partners - RFQ3-17B - Continuing Contract for Architectural Services; Amount \$75,000 for as-needed architectural services.

10. Action Items Requiring Discussion

- | | |
|--|------------|
| a. Orange County Air Quality Monitoring Building Relocation and Lease Renewal | 15 minutes |
| b. Discussion of Super Majority Voting and Clarification on Ordinance Adoption Process | 30 minutes |
| c. Electric Cost of Service Study | 15 minutes |

11. Public Hearings

- | | |
|--|------------|
| a. Ordinance Establishing a Broadband and Smart City Ad-Hoc Committee. (First Reading) | 20 minutes |
|--|------------|

12. City Commission Reports

13. Summary of Meeting Actions

14. Adjournment



City Commission Regular Meeting

agenda item

item type	Invocation	meeting date	June 23, 2021
prepared by	Kim Breland	approved by	
board approval			
strategic objective			

subject

Pastor Claude Cheatham, Bethel M. Baptist Church

motion / recommendation

background

alternatives / other considerations

fiscal impact



City Commission Regular Meeting

agenda item

item type City Manager's Report	meeting date June 23, 2021
prepared by Jennifer Guittard	approved by Peter Moore, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

City Manager's Report

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

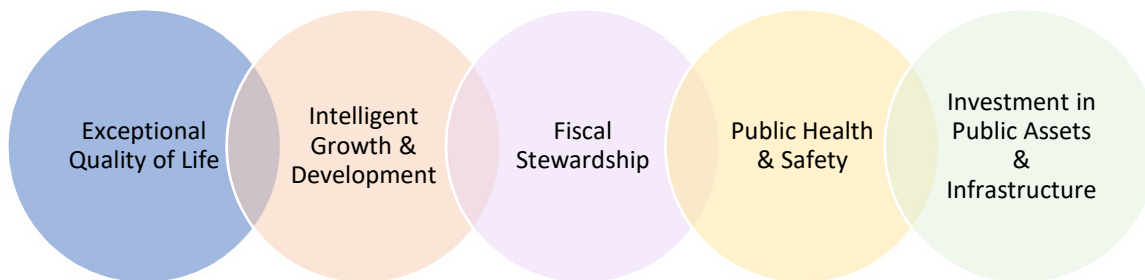
[90Day Report 6.23.21.pdf](#)



90-Day Report

This outline provides a timetable for issues and items that are planned to come before the commission over the next three months as well as the status of initiatives that do not have any determined completion date. These are estimates and will be updated on a monthly basis.

City of Winter Park Strategic Objectives



Upcoming Commission Items

Title 1: Fiscal Stewardship

Item	Description	Item Department	Item Date
Adoption of Tentative Millage Rate	Adoption of the Tentative Millage rate that will become part of TRIM notice for the 2021 property tax year.	Administration	July
Budget Presentation	Presentation of the Fiscal Year 2021-2022 Budget to the City Commission.	Administration	July
Budget and Millage Ordinance Adoption	At both City Commission meetings in September, the first and second readings of the ordinance adopting the budget and millage rate, will be approved in accordance with statute.	Administration	Sept

Title 2: Intelligent Growth & Development

Item	Description	Item Department	Item Date
Annexation	Annexation Of Approximately 0.78+/- Acres Of Real Property Located At 647/653 Harold Avenue And A Portion Of The Adjacent Harold Avenue Right-Of-Way	Planning & Transportation	July
FLU Amendment	Amending the Comprehensive Plan Future Land Use Map designation from an Office future land use designation to a Single-Family Residential designation on the properties at 2141/2151/2211/2221/2223/2225/2227/2229/2255/2311/2313 Loch Lomond Drive and 2272 Nairn Drive	Planning & Transportation	July

Title 3: Investment in Public Assets & Infrastructure

Item	Description	Item Department	Item Date
Wastewater Interlocal Contract	Renewal of Conserv II sewer treatment contract with Orlando.	Water & Sewer	July

Additional Items of City Interest

Title 4: Exceptional Quality of Life

Item	Description	Item Department
Library & Events Center	Construction at the Library and Events Center is on schedule for the October 26th Certificate of Occupancy. The parking lot is substantially complete including landscaping on the west side of the job site and around the northwest corner. Next week the construction trailer and storage containers will be removed and the parking lot and landscaping will continue to the east. A crosswalk on Morse Boulevard from the Heritage Park property to the Library and Events Center is in the planning stage. Both the Library and Events Center have working HVAC and elevators worked on. Restrooms have been tiled. Concrete floors have been polished and protected. Work is underway to polish the concrete seating around the entire perimeter of the first floor. It too will be protected until grand opening. Drywall on all walls is complete. The furniture bid was approved and installation will take place in the first week of November. Interior and exterior signage design is underway. The security systems will be installed during the month of July. The Porte Cochere is framed and will be dried in next with roofing materials before the underside ceiling is addressed. The Library is nearing substantial completion on the second floor. A punch list walk through for the second floor only is scheduled for June 30th. Bookcases have been ordered and are scheduled for delivery and installation in early October. A moving company has been selected to relocate the contents of the existing library. The Events Center ballroom ceiling drywall is underway. The kitchen rubberized flooring has been installed and protected with Masonite and the kitchen equipment has been delivered. The paver flooring has been installed on the rooftop terrace.	Public Works
Public Art for I-4	This \$150,000 public art project, paid for by FDOT, will be installed at the NE corner of W. Fairbanks and I-4. Design selection company, RLF, is finalizing their installation schedule to meet project deadline of June 30, 2021. The second and final grant installment of \$120,000 from I-4 Ultimate has been received.	Administration

Title 5: Intelligent Growth & Development

Item	Description	Item Department
Sustainability Plan	The KWPB&S Board is working with several of the City's related advisory boards and staff liaisons to review the current Sustainability Action Plan and refresh it with updated goals in the shorter term (2025) and longer term (2050). These proposed updates will be presented to related boards for review then brought to Commission late summer.	Sustainability & Planning

Title 6: Investment in Public Assets & Infrastructure

Item	Description	Item Department
Electric Undergrounding	Miles of Undergrounding performed Project G: 4.1 miles 96% complete Project I: 6.9 miles 92% complete Project Q: 1.85 miles 35% complete TOTAL so far for FY 2021: 5.9 miles	Electric

Upcoming Advisory Board Meetings

This report provides a summary of upcoming board meetings currently scheduled on the calendar for the next month. The full calendar is accessible on the City's website at: <https://cityofwinterpark.org/government/board-public-meetings/>

Additional information relating to all of the City's boards such as meeting schedules, agendas, minutes, and board membership can be located on the City website at: <https://cityofwinterpark.org/government/boards/>

June Board Meetings

Advisory Board	Meeting Date	Meeting Time
Civil Service Board	6/1/21	4 p.m.
Planning & Zoning Board	6/1/21	6 p.m.
Economic Development Advisory Board	6/8/21	8:15 a.m.
Lakes and Waterways Advisory Board	6/8/21	Noon
Historic Preservation Board	6/9/21	9 a.m.
Keep Winter Park Beautiful and Sustainable Advisory Board	6/15/21	11:45 a.m.
Board of Adjustments	6/15/21	5 p.m.
Parks & Recreation Advisory Board	6/16/21	5:30 p.m.
Keep Winter Park Beautiful & Sustainable	6/17/21	2:00 p.m.
Public Art Advisory Board	6/21/21	Noon
Transportation Advisory Board	6/21/21	4 p.m.
Utilities Advisory Board	6/22/21	Noon
Tree Preservation Board	6/22/21	5 p.m.
Community Redevelopment Advisory Board	6/24/21	5:30 p.m.

Note: This calendar does not include work sessions.



City Commission Regular Meeting

agenda item

item type Non-Action Items	meeting date June 23, 2021
prepared by Kim Breland	approved by
board approval	
strategic objective	

subject

Board Appointments - Commissioner Sullivan

motion / recommendation

background

Move Sara Grafton from CRA Advisory Board to Economic Development Advisory Board and move Murray Wilton from Economic Development Advisory Board to CRA Advisory Board. This request is made by Commissioner Sullivan and is agreed to by the appointees."

alternatives / other considerations

fiscal impact



City Commission Regular Meeting

agenda item

item type	Consent Agenda	meeting date	June 23, 2021
prepared by	Rene Cranis	approved by	Michelle Neuner, Randy Knight
board approval	Completed		
strategic objective			

subject

Approval of the minutes of the work session, June 3, 2021

motion / recommendation

Approval.

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[060321ws ARPA.pdf](#)



City Commission Work Session Minutes

June 3, 2021 at 1:00 p.m.

Virtual

Present

Vice Mayor Carolyn Cooper
Commissioner Marty Sullivan

City Clerk Rene Cranis

Also Present

Division Director of OMB Peter Moore
Assistant Director of Communications Craig O'Neil

1) Call to Order

Vice Mayor Cooper called the work session to order at 1:00 p.m.

2) Discussion Item(s)

a. ARPA Organizational Support Program

Mr. Moore stated that staff is looking for comments on the guidelines and application which will be presented to the Commission in its next meeting.

Vice Mayor Cooper said there are two questions to be answered: What is the objective and what is the criteria for ranking the eligible organizations?

Commissioner Sullivan said he feels the first task is to review the guidelines and application; second, determine the members and responsibilities of the review committee; and third, create timeline/steps to identify non-profits. He feels the purpose of the program is to do whatever can be done to get non-profits impacted by the pandemic operational.

Vice Mayor Cooper asked whether the organizations should be those that provide needed services to the city or those that provide needed services to the most vulnerable population or is it just arts and culture. Commissioner Sullivan said it should not be just arts and culture. Commissioner Cooper agreed.

Vice Mayor Cooper asked whether utilization of funds could be for operating expenses or to provide a program or project. Commissioner Sullivan said he feels it should be allowed for general operating expenses. Commissioner Cooper agreed.

Vice Mayor Cooper addressed ranking of applications and questioned whether preference should be given to certain organizations. She suggested that preference be given to those that serve Winter Park residents that are disproportionately impacted by the pandemic; that serve the most vulnerable population, low income, seniors, handicapped, unemployed or other underserved residents; that have partnered with other organizations to provide needed services, and that have actively provided needed services to Winter Park residents for the longest period of time. She added that critical services may need to be defined. She asked whether there is a need to further segregate the \$200,000.

Commissioner Sullivan expressed his concern regarding the subjective evaluation of the applications.

Vice Mayor Cooper suggested that the IRS NTEE code, which categorizes types of non-profits, could be used to categorize applicants for the purpose of dividing the pool of funds between service organizations and arts and culture and decrease the subjectivity.

Discussion followed on the developing criteria based on the type of services provided and whether to divide the pool of funding by that code or amount of operating expenses above and below a set amount.

The program document, as updated from previous Commission comments, was reviewed.

Purpose: Commissioner Cooper pointed out that Purpose addresses the purpose of the policy, not the program.

General Requirements for Eligibility:

- Narrative: Changed "annual operating budget" to "annual expenses" since amount in Form 990 will be used for the threshold for eligibility.
- Must be a Non-Profit 501(c)(3). Add "in good standing"
- Headquartered within the Municipal boundaries of Winter Park
- Have been in operation for at least the last 3 years.
- Annual operating budget does not exceed \$2 million. Change "budget" expense"
- Have an independent Board of Directors responsible for oversight. Delete "independent."
- Must demonstrate financial need caused by the COVID-19 Pandemic. Change "financial need" to "detrimental impact."
- Added "Must be a service providing non-profit, not a funding institution."
- Added "Provide other funding support already received from Federal Programs (CARES/ARP)." Agreement to delete from list of requirements but include in the application.

- Added "Must sign a funding agreement with the city that will include, but is not limited to: general legal principles, reporting, access to financial records, and audit provisions if applicable. Accepted.

Commissioner Sullivan said he feels the narrative should state that the City Commission has "currently" allocated a total of \$200,000 to reflect Commission discussions that the amount could change at the discretion of the commission. Vice Mayor Cooper said she is firm on the \$200,000 allocation and that increasing the allocation would be a matter for commission consideration. Mr. Moore advised that a disclaimer was added that policy amendments or modifications are at the sole discretion of the City Commission. Mrs. Cranis confirmed that the commission approved allocating \$200,000. It agreed that the allocation could will be re-addressed by the Commission.

Mr. Moore asked for input on the \$2 million cap. Concerns were expressed that certain organizations that serve the city will become ineligible if the threshold is decreased and discussion followed on dividing the group by operating expenses.

Application Process: Add: "Completed applications must include answers to all questions and be accompanied by all requested and documentation."

Vice Mayor Cooper proposed language that states applications will be reviewed for eligibility and completed applications will be sent to the non-profit committee to rank applications and make recommendations to the Commission for approval. Discussion followed on defining the role of the committee, membership and use of a facilitator (Action needed by commission).

Contractual Agreement: No discussion/changes.

Grant Disbursal: Vice Mayor Cooper suggesting clarifying that the city has no obligation to disburse funds unless ARPA funding is received. Mr. Moore suggested adding a note that the requirements may change based on guidelines from state and federal agencies and that submittal of reports may be due earlier than September 30, 2022 "if additional guidance from the Federal government becomes available."

Non-profit Status and Location: No changes.

Funding as a Percentage of Organizations Expenses: Revised to note operating expenses are "as noted on the IRS Form 990." Mr. Moore noted that some organizations may not have documentation for past two years. By consensus language was revised to allow submittal of the two most recent Form 990. (changed on application)

Limited Term of Support: No changes.

History of Service in WP: Add incorporation date in Winter Park and NTEE code on the application.

Size of Organization: - Leave as is. Vice Mayor Cooper said this gives support to concept of splitting the pool of funds between organizations. Staff will research and to determine organizations by expenses.

COVID Impact: - No changes. Commissioner Cooper suggested clarifying the impact should be due to revenue loss to closure, reduced capacity or services or employee layoffs. Staff to draft language.

Public Record: No changes.

Award of Funds: Vice Mayor Cooper provided the organizations that she feels should receive priority consideration. Mr. Moore said there are many organizations that provide services more impactful than others; however, arts and culture is a large part of the city whose service may not directly support the underserved population.

Commissioner Sullivan pointed out that a large part of the expense of arts and culture organizations is payments to artists who became the underserved and unemployed during the pandemic. Discussion followed on how to include that population. Mr. Moore's suggested adding language to include groups that are in or hiring in the industries identified in the law as being harmed by COVID. Commissioner Sullivan suggested revising to read "organizations that have partnered or assisted other non-profits." Agreed by consensus.

Vice Mayor Cooper addressed the need to establish a purpose and that the program should be to ensure that non-profits are prepared for a robust recovery and continuation of their services in the community which would give them the ability to use funds for operational expenses, survival and new programs. She said that if the city's purpose is to help as many organizations as possible, then the organizations should be divided into two groups by operating expenses as well as allocated funding.

In response to questions, Commissioner Sullivan said he feels the objective should be to support as many organizations as possible even though it will reduce the size of the grants. He suggested that if different grant amounts are being considered than an algorithm needs to be developed based on operating expenses and category of the non-profit. Discussion followed on organization categories and ranking by NTEE code.

Vice Mayor Cooper noted types of organizations noted in the ARPA with dedicated support from the State, i.e. education, health. Mr. Moore said this could be addressed by asking whether the organization has received other support. He presented a tiered approach with the amount of funding partially based on the operating expenses.

Commissioner Sullivan said that the first decision needs to be whether different amounts would be given to otherwise equivalent organizations based on its NTEE code.

Vice Mayor Cooper said if the organizations are divided into two groups based on operating expenses, then there should be further division based on types of organizations.

Review of Application:

- Add NTEE code and incorporation date in WP.
- Add space for date/time stamp
- Add under Section II, narrative: "The City Manager or designee may grant written exceptions to any non-included documentation at his/her discretion."
- Amend IRS Form 990 requirement to most recent two years filed with IRS.

Vice Mayor Cooper suggested replacing "Current Bi-Laws and Articles of Incorporation" with "Signed statement that organization is currently a 501C3 in good standing; adding "current" to requirement for 501C3 determination letter from IRS; and adding under organizational chart "or a listing of departments and key personnel." She suggested revising the requirement for IRS correspondence to read "Any adverse correspondence regarding its 501(C)(3) Tax Exempt status in the last 12 months;" and adding a requirement for a copy of its independent auditor management letter from most recent audit.

Mr. Moore reviewed organizational questions regarding details of direct services, service recipients and other non-profit partnerships and use of public funds questions.

- Use of Grant Funding was revised to read "Outline what will be accomplished with this grant funding and how it benefits the Winter Park community."
- Need for Public Funding: Added questions "Did revenues decline or costs go up. Did you have to end services or lay off employees?"

Vice Mayor Cooper advised of her list of suggested questions. Mr. Moore said he would review the list and incorporate questions into the application.

- Added Other Governmental Funding requesting details on any other governmental grants received other applied for or received.

In response to Vice Mayor Cooper, Mr. Moore stated that organizations could not use these funds to replenish its reserves and that it will be including in the grant agreement since it is not permitted under the ARPA.

Discussion returned to the amount allocated for non-profits and whether to reconsider the vote to allocate \$200,000 for this program.

Mr. Moore said he will make revisions as discussed and distribute. Issues that need to be discussed further are \$200,000 allocation, whether to hire a facilitator for the committee, committee responsibilities and membership and defining the NTEE codes.

Vice Mayor Cooper noted the importance of publicizing this program and asked about promotion of this current program and timeline for receiving, review and approval of funds. Mr. O'Neil offered suggestions for communicating this program and time to post prior to deadline for submittal. Commissioner Sullivan suggested notifying non-profits.

Vice Mayor Cooper expressed her concern about getting qualified members on the review committee if their organization is applying for this program. Mr. Moore noted the importance of establishing ranking criteria for use by the committee. Further discussion was held on the criteria and grant amount. Mr. O'Neil suggested adding a disclaimer that the dollar amount of the grant may be based on the number qualified applications received. (Added under General Requirements for Eligibility)

3) Adjournment

The work session adjourned at 3:07 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis



City Commission Regular Meeting

agenda item

item type	Consent Agenda	meeting date	June 23, 2021
prepared by	Rene Cranis	approved by	Michelle Neuner
board approval	Completed		
strategic objective			

subject

Approval of the minutes of the work session, June 7, 2021

motion / recommendation

Approve

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[060721ws Landlord.pdf](#)



City Commission Work Session Minutes

June 7, 2021 at 3:30 p.m.

Virtual

Present:

Mayor Phil Anderson
Commissioner Marty Sullivan
Commissioner Sheila DeCiccio
Commissioner Carolyn Cooper
Commissioner Todd Weaver

City Manager Randy Knight
City Attorney Dan Langley
City Clerk Rene Cranis

1) Call to Order

Mayor Anderson called the meeting to order at 3:34 p.m.

2) Discussion Item(s)

a. Impact of becoming a landlord

Mayor Anderson explained that the city is considering several initiatives where the City would take on a landlord role under existing leases.

Mr. Knight stated that the discussion would focus on the 929-957 Fairbanks Avenue property, which is being considered for purchase. He explained the terms of existing leases and extensions. The city would receive rent and common area maintenance fees which would cover ongoing maintenance but the city would be responsible for taxes and any major capital maintenance. He added that the properties have not been inspected for code compliance issues but appear to have no outward signs of major exterior problems. He added that prior code compliance cases have been resolved. Discussion followed on ongoing maintenance responsibilities and the responsibilities to bring the building up to code.

Mr. Knight noted that the city has a verbal purchase agreement for 919 Fairbanks.

Commissioner Weaver said he could not support the purchase of 929-957 Fairbanks but supports the purchase of the other two properties because they can immediately be relegated for park land and traffic improvements. He stated having income is appealing, but due diligence is needed on the leases and inspection of property.

Commissioner Cooper spoke in favor of moving forward. She explained the availability of city and ARPA funds. She feels the leases should be brought to logical conclusion as

soon as possible but with no lease less than one year for business owners to consider their options. She would like to understand repairs and receive a legal analysis of the leases.

Commissioner Sullivan agreed with Commissioner Cooper. He questioned whether the business owners could provide financial information so staff could determine their financial viability and whether the purchase is in the city's best interest.

Commissioner DeCiccio said she feels any long-term lease would impact the city's plans to open up the area for the park, turn lanes and other improvements.

Discussion was held on the extension of leases, timing of road improvements, building maintenance and improvements, timeline, financial interest and future options.

Mayor Anderson spoke on the benefits of the purchase of the dry cleaner and 919 Fairbanks. He does not feel the purchase of this third property is a priority but there should be a concrete plan for its use. If the commission intends to move forward, he recommended providing a short transitional period unless it is going to be used as an activation of the park. Mayor Anderson agreed that a due diligence inspection is necessary.

After additional discussion, Mayor Anderson summarized the consensus to move forward with the purchase of the 929 Fairbanks property. He stated that the purchase should be put back on the CRA and Commission agendas for funding and determine what a transitional period means. Commissioner Cooper said she feels a legal review of the leases is necessary to understand what a transition period could look like.

Mayor Anderson asked the Commission to authorize Mr. Knight to discuss early lease termination with tenants. Agreed to by consensus.

Commissioner Weaver asked the Commission if there was agreement to move forward with expending funds for property inspections. Approved by consensus.

Mayor Anderson asked for an update on the old library property. Mr. Knight stated that staff is working to schedule a presentation of The Exchange concept as requested by the Commission.

Commissioner DeCiccio stated the lack of support from the Library Reuse Committee for the Exchange concept was due to limited parking and city's cost for repairs.

The Commission discussed at length The Exchange concept, funding opportunities, other capital priorities, alternative uses and related needs, i.e. building improvements and parking.

Mayor Anderson stated that he would like to add discussion of topics related to Progress Point to the OAO work session on Thursday. Consensus was to add to the agenda. General discussion followed on the development of Progress Point.

Mayor Anderson stated that he would also like to add a discussion on the impact fee bill and the Bert J. Harris bill during the OAO work session on Thursday.

3) Adjournment

Meeting adjourned at 4:54 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis



City Commission Regular Meeting

agenda item

item type	Consent Agenda	meeting date	June 23, 2021
prepared by	Rene Cranis	approved by	Michelle Neuner, Randy Knight
board approval	Completed		
strategic objective			

subject

Approval of the minutes of the work session, June 8, 2021

motion / recommendation

Approve

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[060821ws ARPA.pdf](#)



City Commission Work Session Minutes

June 8, 2021 at 1:30 p.m.

Virtual

Present

Vice Mayor Carolyn Cooper
Commissioner Marty Sullivan

City Clerk Rene Cranis

Also Present

Division Director of OMB Peter Moore
Assistant Director of Communications Craig O'Neil

1) Call to Order

Vice Mayor Cooper called the work session to order at 1:33 p.m.

2) Discussion Item(s)

a. Continuation of discussion on ARPA funding for non-profit organizations

Vice Mayor Cooper said this will be a review the guidelines and application and to answer questions provided by Mr. Moore from the previous meeting.

Commissioner Sullivan said the initial question is how to distribute the funds. He feels the city may want to consider unequal distribution of funds because some non-profits may deserve or need more money or provide more a more valuable service. He supports giving each organization the same amount, except those with operating expenses less than \$50,000, who would receive no more than \$25,000 or ½ of its operating expenses whichever is lower. This would simplify the evaluation of the applicants by removing the need for ranking and the NTEE codes.

Vice Mayor Cooper agreed to removing the NTEE code but opposed each organization getting the same amount. Discussion followed on scenarios for distribution of funds and what organizations may be eligible based on operating expenses.

Vice Mayor Cooper said she feels the Library and Mead Garden are an extension of the city and should be in a separate pool of funds. Mr. Moore stated that two others in that group are the Heritage Center and the Historical Association, all of which use city facilities. Commissioner Sullivan noted that ARPA funds have been allocated separately for these organizations.

Mr. Moore displayed the allocation of funds approved by the Commission and discussion followed on whether to change the allocation to organizations supported by the city that use city-owned assets.

Commissioner Sullivan said two factors need to be considered when allocating amount to each organization: how many organizations will receive support and the amount of the total allocation. He said he said the \$200,000 allocation was a tentative amount subject to change by the Commission.

Vice Mayor Cooper said she feels the funding pool is set at \$200,000 and would not support increasing the allocation when there are other needs such as old library renovations and infrastructure improvements.

Commissioner Sullivan said he will propose to the Commission increasing the allocation. He stated that the NTEE code would not be needed and a committee would not be needed to rank applications if there was agreement on equal distribution.

Vice Mayor Cooper said she could agree if there were clear and published characteristics on how the city would determine preference for these organizations in case a large number of applications are received.

The requirements were reviewed and in-depth discussion ensued on the operating expense threshold with agreement to leave at \$2 million.

Vice Mayor Cooper noted that if the funds are divided equally and there is a large pool of eligible applicants, individual grants will be minimal. Discussion followed on the alternative of establishing a ranking system and having a committee to rank applications.

Mr. Moore said staff could screen the applications for initial eligibility and if there is a small pool of eligible applications, funds could be distributed equally to the applicants. If there is a large number of eligible applications, a committee could be created to rank the applications based on the preferences outlined in the guidelines and present the rankings to the commission.

Vice Mayor Cooper said she could support staff's recommendation provided that the guidelines clearly allow for a committee to be established and to rank applications based on the preferences outlined in the guidelines.

Review of Guidelines:

- Add language in General Requirements and Non-Profit Status and Location that the organization must provide direct services to the Winter Park community.

- Add under Funding as a Percentage of the Organization's Expenses: "... up to half of the organizations operating expenses or \$25,000, whichever is lower.
- Change first paragraph under Award of funds and Ranking to read "...to meet the needs of every applicant" and change last sentence to read "...used at the discretion of city dependent upon quantity of eligible applications received."

Review of Application:

- Add "in the city of Winter Park" to Proof of operational history of at least 3 years.
- Add #7: Audit letter from management for organizations receiving \$1 million or more in annual contributions.
- Delete question: If you had to cancel services, what was the financial loss to your organization?
- Delete question: How will cancelling any programs affect your ability to achieve your mission?
- Ask for equivalent full-time employees for both 2020 and 2021.

Mr. Moore said he will provide the red-line and final versions to the Commission before tomorrow's Commission meeting. He will discuss marketing and communication efforts with staff with the intent to accept applications for a 30-day period and distribute funds before the end of FY 21.

3) Adjournment

The work session adjourned at 2:58 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis



City Commission Regular Meeting

agenda item

item type	Consent Agenda	meeting date	June 23, 2021
prepared by	Rene Cranis	approved by	Michelle Neuner
board approval	Completed		
strategic objective			

subject

Approval of the minutes of the regular meeting, June 9, 2021

motion / recommendation

Approve

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[060921rs.pdf](#)



City Commission Regular Meeting Minutes

June 9, 2021 at 3:30 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Mayor Phil Anderson
Commissioner Marty Sullivan
Commissioner Sheila DeCiccio
Commissioner Carolyn Cooper
Commissioner Todd Weaver

City Manager Randy Knight
City Attorney Kurt Ardaman
City Attorney Dan Langley
City Clerk Rene Cranis

1) Meeting Called to Order

Mayor Anderson called the meeting to order at 3:30 p.m.

2) Invocation

Pastor Stuart Shelby, All Saints Episcopal Church, provided the invocation followed by the Pledge of Allegiance.

3) Approval of Agenda (addressed after the Mayor's Report)

4) Mayor's Report

- Thanked the Commission and staff for their work in keeping the city operational.
- Thanked Commissioners Weaver and Cooper for representing the city at the American Legion's Memorial Day event.
- Noted the opening of the new emergency room at Florida Hospital.

3) Approval of Agenda

Motion made by Commissioner Cooper to approve the agenda; seconded by Commissioner Weaver. Motion carried unanimously with a 5-0 vote.

5) City Manager's Report

- Update on American Rescue Plan Act (ARPA) funding for non-profit support.

Peter Moore, Division Director of Office of Management and Budget, reviewed the program's eligibility requirements and stated that there was tentative agreement to divide the funds equally among the eligible applicants, which would only if there is a small number of applicants. If there are large number of applicants, the guidelines allow the Commission the flexibility to create a ranking committee. Announcement of the program

will occur in the next two weeks with a 30-day period to receive applications followed by staff screening of applications to determine the demand and present to the commission to determine funding. Approved by consensus.

b. City Manager's Report

Mr. Knight said the agreement to purchase the property at 929-947 Fairbanks Avenue will be placed on the next agenda for consideration.

Commissioner Cooper asked for an update on Howell Branch Park. Mr. Knight stated the project is moving forward and staff has submitted application for reimbursement for the land purchase. Commissioner Cooper suggested that area residents be notified of tree removal.

Commissioner Cooper spoke on the tree work on the golf course and the automated parking ticket processing system. In response to Commissioner Cooper, Mr. Moore stated he will research the funding allocation for enhancements to lighting and landscaping at the Library and Event Center.

Commissioner Cooper asked for a status on the purchase of the post office. Mr. Knight advised he and Mayor Anderson are working on a plan and said he would discuss individually with commissioners.

Mayor Anderson advised that Progress Point redevelopment will be discussed in the work session on June 10th. He said that construction of the Killarney Estates parklet will begin this month and that major field renovations have begun.

6) City Attorney's Report

Mr. Ardaman spoke on the Bert J. Harris Act. He stated that the standards for filing have not changed but what has changed is the timing and reasons for filing a claim. He reviewed provisions of the bill and impact of decisions relating to properties and adoption of the OAO. He suggested that the city could move forward taking steps to minimize liability.

Commissioner Weaver asked for Mr. Ardaman's opinion on the house bill relating to impact fees. Mr. Ardaman advised he will review the new statute but understands that the bill caps amounts of fee and outlines steps to adopt a fee. Mayor Anderson suggested this be discussed as part of OAO work session tomorrow.

Mr. Ardaman said he will also review the Bert J. Harris Act and provide additional input.

7) Non-Action Items

8) Public Comments | 5 p.m. or soon thereafter (taken after Item 10a)

9) Consent Agenda

- a. Approval of the minutes of the work session, May 24, 2021
- b. Approval of the minutes of the regular meeting, May 26, 2021 (Removed by Commissioner Cooper)
- c. Approval of the minutes of the work session, May 27, 2021
- d. Approval of the following contract:
 1. Traffic Control Devices, Inc. - IFB4-20 Traffic Signal Installation & Maintenance; Amount \$300,000 for services on an as-needed basis.
- e. Approval of the formal solicitation:
 1. American Interiors, Inc. - IFB22-21 - FF&E for Winter Park Library; Amount \$289,831.34 for library furnishings.

Motion made by Commissioner Cooper to approve Consent Agenda Items a, c, d and e; seconded by Commissioner Weaver. There were no public comments. **Motion carried unanimously with a 5-0 vote.**

Item b: Motion made by Commissioner Cooper to amend the minutes to clarify that the motion to change the land use on the properties on Loch Lomond was to single-family residential not R-1A; seconded by Commissioner Weaver. No action was taken on this motion. Mr. Ardaman said it will be sufficient to note in those minutes that the intent was to change to single-family residential land use.

Motion made by Mayor Anderson to amend the minutes on Page 10, sixth item under Commissioner Weaver's comments, to read "...support of sunseting gas-powered leaf blowers;" seconded by Commissioner Weaver. There were no public comments. **Motion carried unanimously with a 5-0 vote.**

10) Action Items Requiring Discussion

- a. Work Sessions

Mr. Knight asked the Commission prioritize work sessions topics and noted that the work session with the Planning and Zoning Board is June 29th.

Members of the commission added to the list USPS/Central Park expansion, Howell Branch Preserve, Commission priorities update, continuance of Vision 2016, sustainability, bandwidth/fiber to homes.

Commissioners identified their priorities as follows:

- Commissioner Cooper: strategic planning; USPS offers; mobility/transportation OAO; budget
- Commissioner Weaver: strategic planning, mobility/transportation impact fee, super majority and sunseting leaf blowers.

- Commissioner Sullivan: strategic planning, mobile fee/transportation impact fee, OAO (including Progress Point), sunsetting gas leaf blowers, old library use
- Commissioner DeCiccio: strategic planning, mobility/transportation impact fees, OAO, old library, broadband (ad-hoc committee discussion on next agenda)
- Mayor Anderson: strategic planning, mobility/transportation impact fee, USPS, old library, super majority.

Mayor Anderson suggested a future work session on a commission priorities for an update and for future planning.

Consensus was to schedule regular work sessions on the Thursday following the regular meeting and additional monthly work sessions on the Tuesday before regular meetings on topics of commission priority and to possibly schedule for discussion in regular meetings when the regular meeting agenda is light.

b. Discussion of super majority votes

Mr. Knight said this is being presented at the Commission's request and provides information and a draft ordinance that would place a charter amendment question to allow super majority votes on the March ballot.

Commissioner Cooper spoke in favor of the language that "at least" three affirmative votes are required and said she feels the language exempting financial matters from super majority requirements and defines financial matters is too long and may be confusing to the public.

Mr. Ardaman stated that including the definition of financial matters is important because requiring super majority vote on financial matters may paralyze the commission from making decisions on the budget, millage rate and purchasing matters, for example.

City Attorney Dan Langley said the language could be shortened but recommends defining financial matters for clarity. He said it would be more constraining to list all items where supermajority votes would be required as opposed to listing when super majority is not required.

Commissioner DeCiccio said she feels the language needs to be clear as to when super majority vote is not required.

Mayor Anderson commented on enacting this by charter amendment versus ordinance. Mr. Ardaman stated that a charter amendment is a stronger barrier to revocation as a future commission could not revoke the requirement without a subsequent charter amendment.

Commissioner Sullivan suggested, as an alternative, enacting a super majority requirement by ordinance and requiring a super majority vote to revoke it.

Commissioner Weaver said he is opposed to enacting this by ordinance and would prefer it be done by charter amendment.

In-depth discussion was held on options for enacting super majority vote, matters where super majority would be required, ballot language such as land use, up-zoning, disposal of city assets. General consensus was look further at provisions to be provided by the attorney and make decisions on how to proceed.

Commissioner Cooper addressed the current charter language that relates to changes in substance in the text of an ordinance that constitute first reading. She noted the attorney's opinion that a change to the title, not the text, constitutes a substantive change. She presented proposed language to clarify the current provision.

Mr. Langley said the proposed language clarifies the charter provision using the same language used by the Florida Supreme Court outlining situations where second reading reverts to first reading due to changes; however, it does not change the meaning of the charter. Discussion followed the charter language and defining "significant change" more strictly than the Florida Supreme Court. Consensus was to have the City Attorney draft an ordinance with for consideration.

The meeting recessed at 5:52 and reconvened at 6:00 p.m.

8) Public Comments | 5 p.m. or soon thereafter

Lawanda Thompson, 664 W. Lyman Avenue, spoke on the decisions on the ARPA funding and feels that the \$2 million threshold is too high. She suggested another round of funding for those that do not qualify for federal

11) Public Hearings

- a. **RESOLUTION 2248-21:** A RESOLUTION OF THE CITY OF WINTER PARK, FLORIDA, AUTHORIZING THE CITY OF WINTER PARK TO JOIN WITH THE STATE OF FLORIDA AND OTHER LOCAL GOVERNMENTS AS A PARTICIPANT IN THE FLORIDA MEMORANDUM OF UNDERSTANDING AND FORMAL AGREEMENTS IMPLEMENTING A UNIFIED PLAN; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Attorney Ardaman read the resolution by title and explained that this resolution establishes the opportunity for the city receive funds from settlement of opioid cases against pharmaceutical companies. Mr. Knight noted that the funds were estimated at less than \$10,000 and that the only cost to the city is administrative costs.

Motion made by Commissioner Sullivan to adopt the resolution; seconded by Mayor Anderson. There were no public comments.

Commissioner Cooper stated that the only reason she is supporting this resolution is because she understands there has been inappropriate activities by pharmaceutical companies.

Upon a roll call vote, Mayor Anderson and Commissioners Sullivan, DeCiccio, Cooper and Weaver voted yes. Motion carried unanimously with a 5-0 vote.

- b. ORDINANCE 3207-21: AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58, ARTICLE I, COMPREHENSIVE PLAN, FUTURE LAND USE MAP SO AS TO CHANGE THE FUTURE LAND USE DESIGNATION OF OFFICE TO SINGLE-FAMILY RESIDENTIAL ON LOTS 25, 26 AND 27 OF BLOCK A OF THE ALOMA - SECTION I PLAT ON THE CORNER OF LOCH LOMOND DRIVE AND MORAY LANE. (Second reading)

Attorney Ardaman read ordinance by title.

Motion made by Commissioner Cooper to adopt the ordinance on second reading; seconded by; seconded by Commissioner Weaver. There were no public comments.
Upon a roll call vote, Mayor Anderson and Commissioners Sullivan, DeCiccio, Cooper and Weaver voted yes. Motion carried unanimously with a 5-0 vote.

12) City Commission Reports

Commissioner Sullivan

- Spoke on the Soko marketplace which takes place on Sundays in Hannibal Square which was started by Equity Council Corp. Proceeds support the Hannibal Square neighborhood through cultural programs and initiatives. Its annual Juneteenth celebration, Knowing and Remembering, is June 19th at the Community Center.

Commissioner DeCiccio

- Said she will serve as commission liaison for the CRA Advisory Board.

Commissioner Cooper

- Said she will serve as liaison to the Economic Development Advisory Board.
- Asked staff to look at parking lot landscape codes and requiring more landscaping.
- Suggested a program to recognize best landscaping project through EDAB.
- Suggested starting to accept applications for the OAO Appearance Review Board.
- Spoke on renaming 17-92 to Winter Park Blvd. Mr. Knight stated the similarity to Winter Park Road may cause issues with public safety.

Commissioner Weaver

- Thanked Chief Deal and Division Chief Biles for increased police presence on Aloma/Osceola/Fairbanks Avenue.

- Said he has received a request from residents for a 4-way stop at Interlachen and Canton. Staff advised there is an online request form to request a traffic study.
- Announced that the Historical Society will present a new Rollins exhibit on June 14th from 5-8 at Farmers Market.
- Proposed a community meeting in the community center with west-side residents to hear suggestions on better representation.
- Thanked IT staff on the closed captioning.

Mayor Anderson

- Expressed his appreciation for staff's work on supporting work sessions and meetings and the commission for the additional hours dedicated to work sessions.

13) Summary of Meeting Actions

- Approved the Consent Agenda
- Prioritized future work sessions with top three being mobility/impact fees, strategic planning and the OAO.
- Schedule an additional work session each month to address prioritized list or add as a discussion item to regular meeting with short agenda.
- Approved the resolution related to opioid settlement funds.
- Bring back supermajority ordinance for further discussion.
- Schedule broadband committee and scope for next meeting.
- Approved land use change ordinance for properties on Loch Lomond.
- Commissioner DeCiccio will be commission liaison to CRA Advisory Board and Commissioner Cooper liaison to EDAB.
- Directed staff to look at the parking lot landscape code.
- Begin taking applications for the OAO Appearance Review Board.
- Conduct traffic study for a 4-way stop at Interlachen and Canton

14) Adjournment

The meeting was adjourned at 6:39.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis



City Commission Regular Meeting

agenda item

item type	Consent Agenda	meeting date	June 23, 2021
prepared by	Rene Cranis	approved by	Michelle Neuner, Randy Knight
board approval	Completed		
strategic objective			

subject

Approval of the minutes of the work session, June 10, 2021

motion / recommendation

Approve

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[061021 OAO.pdf](#)



City Commission Work Session Minutes

June 10, 2021 at 1:00 p.m.

Virtual

Present:

Mayor Phil Anderson
Commissioner Marty Sullivan
Commissioner Sheila DeCiccio
Commissioner Carolyn Cooper
Commissioner Todd Weaver

City Manager Randy Knight
City Attorney Kurt Ardaman
City Clerk Rene Cranis

Also Present:

Director of Planning and Transportation Bronce Stephenson
Planner Allison McGillis
Transportation Manager Sarah Walter

1) Call to Order

Mayor Anderson called the meeting to order at 3:34 p.m.

2) Discussion Item(s)

a. OAO Discussion

Mayor Anderson stated in addition to the published agenda items, the city attorney will provide guidance on the Bert J. Harris act and future actions on the OAO.

Commissioner Cooper suggested that cost estimates should be included in the agenda packet and posted on the website for transparency. Mr. Stephenson stated that when the final deliverables are received from the consultant they will be posted.

Mr. Ardaman explained the provisions that House Bill 337 relating to impact fees. He noted that impact fees or mobility fees cannot pay for existing deficiencies and reviewed requirements on adoption of impact fees. He stated that while there are constraints, with respect to adopting a new fee, there are few changes to the ordinance. He stated the bigger question is the Commission's intent to adopt a fee for the OAO, citywide, other another area.

Mr. Ardaman responded to questions on the Bert J. Harris bill relating to property owner requirements to show "taking" of owner's full use of their property.

Commissioner DeCiccio asked if it would better to implement a citywide fee, rather than just the OAO. Mr. Ardaman stated that the city must demonstrate a connection between development/redevelopment and funding for projects. Mr. Stephenson said the intent is to implement a fee for the entire city because impact fees collected in one designated

area must be expended in that same area. He added that assessing the city-wide provides the ability to do projects where needed the most.

Commissioner Cooper said the commission needs to consider implementing a proportionate fare share, a mobility fee, or impact fee, whether the fee should be city-wide and the steps to enact a fee. She asked for staff to provide a presentation of the pros and cons for discussion and decision.

Commissioner Weaver questioned whether Progress Point should be separate and not included in the impact fee structure. Mayor Anderson said discussion is needed on what is and is not included in the impact fee. He added that the fee will not hold up the OAO adoption process.

Mr. Ardaman suggested the city should proceed with the adoption of the OAO and feels it would be a mistake to stop due to the BJH bill. He urged caution in adopting the OAO vision and how it is implemented. Mayor Anderson suggested the city attorney meet one on one with commissioners to discuss mechanisms to protect city.

Mr. Stephenson responded to questions regarding the adoption timeline and stated that the commission needs to determine when to move forward with citywide notice.

Mr. Stephenson said staff will provide a comparison of what is and is not allowed under the current code as well as what can be done with the adoption of the OAO.

Mayor Anderson asked Mr. Stephenson to recirculate the schedule and suggested the Commission discuss the schedule with Mr. Stephenson individually. Commissioner Cooper asked Mr. Stephenson to include a copy of the comp plan changes and add a policy statement regarding traditional grid systems.

b. Progress Point Discussion

Commissioner DeCiccio stated she believes the city should provide improved infrastructure and drainage to assist the existing businesses. She spoke on parking needs for the area, existing business needs, green space, bike/ped connectivity and activation issues for the area. She feels the city should move forward with the RFP to get the project completed without additional spending other than what has already been allocated.

Commissioner Weaver said he would like to see the city's economy diversify into business areas that aren't tourist related. He does not think adding more restaurants or bars is good for the business community. He prefers to make modifications to Palmetto Avenue, plant trees around the perimeter of the park, add surface parking, and a rudimentary irrigation system that could supply the entire park later and stop there.

Commissioner Cooper agreed with Commissioner Weaver and would support Commissioner DeCiccio's plan in a phased approach. She discussed existing parking

needs and potential joint parking initiatives. She would like to see the business owners create a merchant association to address activating the corridor.

Commission Sullivan agreed with moving forward with surface parking, planting of trees, moving Palmetto Avenue and supports the idea of having the merchant's input on activating the corridor. Discussion was held regarding the realignment of Palmetto Avenue, connectivity and timing of the activation pad.

Mayor Anderson summarized the consensus to move forward with the planting of trees in the proposed park and add surface parking. He stated he would prefer to have the realignment accompany an activation plan rather than being done in preparation for an RFP. Discussion followed on what should be included in a RFP.

Mr. Stephenson noted that staff is conducting a parking analysis. He spoke on existing conditions and mitigation needs on the property before sidewalks, building pads and trees are planted and a park can be built.

Discussion followed on the allocation of funds, infrastructure improvements, resources for design and construction of surface parking to support businesses, future construction of a parking garage, activation and intensity, preferred uses by the neighborhood and building compatibility for Progress Point.

Mayor Anderson asked staff to study the existing parking demand in order identify additional needs. Staff will send the commission the parking data, transportation impact fee presentation and the most recent OAO schedule.

Mayor Anderson stated that he would like to see illustrations and tables accompany the public notices as is done with large scale zonings. He suggested that staff begin laying out the public notices to prepare for moving forward with city-wide notice.

3) Adjournment

Meeting adjourned at 4:05 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis



City Commission Regular Meeting

agenda item

item type Consent Agenda	meeting date June 23, 2021
prepared by Amanda LeBlanc	approved by Jennifer Maier, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship.	

subject

Approval of the following purchase:

item list

1. Superion, LLC - Sungard HTE Annual Support; Amount \$107,122.79 for support and maintenance of the NaviLine system.

motion / recommendation

Commission approve item as presented and authorize Mayor to execute.

background

This is a renewal of an existing support and maintenance agreement for software utilized by IT and various departments.

alternatives / other considerations

N/A

fiscal impact

Total expenditures included in approved budgets.



City Commission Regular Meeting

agenda item

item type Consent Agenda	meeting date June 23, 2021
prepared by Amanda LeBlanc	approved by Jennifer Maier, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship.	

subject

Approval of the following contract:

item list

1. Le-Huu Partners - RFQ3-17B - Continuing Contract for Architectural Services; Amount \$75,000 for as-needed architectural services.

motion / recommendation

Commission approve item as presented and authorize Mayor to execute.

background

A formal solicitation process was conducted to award this contract.

alternatives / other considerations

N/A

fiscal impact

Total expenditures included in approved budgets.



City Commission Regular Meeting

agenda item

item type Action Items Requiring Discussion	meeting date June 23, 2021
prepared by Brenda Moody	approved by Troy Attaway, Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

Orange County Air Quality Monitoring Building Relocation and Lease Renewal

motion / recommendation

Approval of staff recommendation and lease agreement.

background

Currently a 522 sqft building, located nearly in the center of Martin Luther King, Jr. Park, is being leased by the Orange County Department of Environmental Protection (OCDEP) for the purpose of monitoring the long term air quality trends in the region in partnership with FDEP. The current building was built in 1990 replacing a trailer that had been in the park since the mid 1970's and run by the FDEP until the OCDEP took over operations in 1985.

The current lease has expired and the County and City have agreed to extend the terms in recognition of the mutual desire to relocate this building to a less conspicuous location improving the usage of the park by clearing an open space east of the bridge, west of the playground for special events.

The proposed new location is next to the Parks Maintenance Building, just east of Lake Island Hall and is slightly smaller at 480 sq.ft. of internal space.

Since this facility has provided nearly 50 years of continuous data, there is a strong desire to keep the new monitoring station in close proximity to the existing one (remaining in MLK Park). If the City did not allow a lease on the MLK Park site, and Orange County was required to seek another partner in order to continue to provide continuous data, another site would have to be constructed and BOTH sites (existing and new) would have to operate simultaneously for two years in order to correlate the data from the two sites. For these facts, staff feels it is advantageous to continue to partner with Orange County and recommends approval of this lease agreement.

The new building is estimated to cost \$135,000 which will be initially paid by the City of Winter Park and reimbursed to the City by Orange County over a period of three years in equal monthly payments.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[NEW Air Quality Building Lease.pdf](#)

ATTACHMENTS:

[Air Quality Monitor lease.pdf](#)

ATTACHMENTS:

[Air Quality-Site Plan.pdf](#)

LEASE AGREEMENT

between

CITY OF WINTER PARK

and

ORANGE COUNTY, FLORIDA

THIS LEASE AGREEMENT (this “**Lease Agreement**”) is made effective as of the date last executed below (the “**Lease Effective Date**”) and entered into by and between **CITY OF WINTER PARK**, a Florida municipal corporation (the “**City**”), and **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida (the “**County**”). The City and County may be referred to individually as “**Party**” or collectively as “**Parties**.”

RECITALS

A. This Lease Agreement is in regards to property consisting of approximately 588 square feet located at 1050 West Morse Boulevard, Winter Park, Florida 32789.

B. The County is currently in possession of an alternate building (the “**Previous Leased Premises**”) pursuant to a Lease Agreement dated July 30, 1990 between the Parties, which terminated August 22, 2019 (the “**Expired Lease**”).

C. The County is currently occupying the Previous Leased Premises beyond the expiration of the Expired Lease, and the City has extended the County’s tenancy of such Previous Leased Premises on a month-to-month basis under the same terms and conditions of the Expired Lease, as noted in the Notice of Tenancy at Will dated August 1, 2019.

D. The County has agreed to relocate from the Previous Leased Premises to a new Leased Premises, which is also situated on property owned in fee simple by the City.

E. The City is willing to enter into a new lease with the County for the new Leased Premises, and the County has agreed to vacate the Previous Leased Premises and relocate to the Leased Premises.

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth in this Lease Agreement, the value and sufficiency of which is acknowledged by the parties, the parties agree as follows:

Section 1. **Recitals.** The above recitals are true and correct and are hereby incorporated as a material part of this Lease Agreement.

Section 2. Documents.

A. The documents that are incorporated by either reference or attachment and thereby form this Lease Agreement are:

1. This Lease Agreement;
2. **Exhibit A:** Legal Description of Property;
3. **Exhibit B:** Description and Sketch of the Leased Premises;
4. **Exhibit C:** Common Areas and Facilities;
5. **Exhibit D:** Conceptual Plans; and
6. **Exhibit E:** Maintenance Responsibilities.

Section 3. Property. The City is the fee simple owner of the property located at 1050 West Morse Boulevard, Winter Park, Florida (the **“Property”**), which is more specifically described in the *Legal Description of Property* attached to this Lease Agreement as **Exhibit “A.”** The portion of the Property upon which the County, pursuant to this Lease Agreement, will have an exclusive leasehold interest (i.e. the Leased Premises) is more specifically depicted in the *Description and Sketch of the Leased Premises* attached to this Lease Agreement as **Exhibit “B.”**

Section 4. Lease and License.

A. The City, in consideration of the payments or rents made to it by the County as described in this Lease Agreement, does hereby agree to:

1. Exclusively lease to the County the space depicted in the *Legal Description of the Property* and the *Description and Sketch of the Leased Premises*, both of which are attached to this Lease Agreement as **Exhibit “A”** and **Exhibit “B,”** respectively (the **“Leased Premises”**) for the limited purposes set forth herein; and
2. Grant to the County the non-exclusive right, license, and privilege of accessing and using the common areas and facilities located within and around the Leased Premises, as described in the *Common Areas and Facilities* attached to this Lease Agreement as **Exhibit “C”** to support the County’s use of the Leased Premises for the limited purposes set forth herein.
3. The County’s use of the Leased Premises shall be limited to the placement, maintenance, and operation of air quality monitoring and testing equipment and facilities ancillary thereto located at the Leased Premises.

Section 5. Term.

A. **Term.** The term of this Lease Agreement will commence on the first day of the first month following the Work Completion Date (the **“Lease Commencement Date”**) and expire sixty (60) months thereafter (**“Lease Term”**).

B. **Renewal.** County may renew this Lease Agreement for no more than five (5) additional, consecutive terms not to exceed five (5) years each (each a **“Renewal Term”**), by providing written notice to the City at least one hundred twenty (120) calendar days prior to the expiration of the applicable term. The Lease Term and any exercised Renewal Terms are collectively referred to herein as the **“Term”**.

1. **Optional Renewal Term(s).** Following County’s five (5) Renewal Terms, City and County may, but shall not be required to, renew this Lease Agreement in five- (5-) year consecutive terms (each a **“Future Renewal Term”**), which must be entered into by written agreement and executed by both Parties.

C. **Delegation.** By executing this Lease Agreement, the Orange County Board of County Commissioners hereby delegates to the Real Estate Division Manager, or his/her designee, the authority to execute any permitted renewals of this Lease Agreement.

Section 6. Rent.

A. **Rent.** The County shall make an annual payment of one dollar (\$1.00) in rent (**“Gross Rent”**) during the Lease Term. The Gross Rent is due to the City on the first business day of each lease year during the Lease Term. Gross Rent for any Renewal Terms will be an annual payment of one dollar (\$1.00). County has the right, but not the obligation, to remit payment for the entire applicable term in advance. Payments of Gross Rent are to be made payable to: The City of Winter Park, Parks and Recreation Department, 401 South Park Avenue, Winter Park, FL 32789.

B. **Sales and Use Taxes.** The County represents to the City that its rights of tenancy and occupancy under this Lease Agreement are exempt from the imposition of Florida State sales and use taxes. The County shall furnish to the City satisfactory proof of such exemption, and the County will not be liable for payment of such taxes for so long as the exemption is in effect. Regardless of the foregoing, County is liable to the City for any taxes assessed against the Leased Premises or underlying fee on account of the County’s use of the Leased Premises for purposes other than governmental, municipal, or public purposes as defined in the Florida Constitution.

Section 7. Development of the Property and Leased Premises.

A. The City will cause final plans for the Leased Premises to be prepared in substantial conformance with the conceptual plans attached to this Lease Agreement as **Exhibit “D”** (the **“Conceptual Plans”**) and provide the final plans to the County for review within fifteen (15) days after the Lease Effective Date. The County will review the final plans and provide any comments to the City in writing within fifteen (15) days after receipt. If the County provides written comments, the County and City will diligently work in good faith to address those comments and approve the final plans. The Parties shall enter into an addendum to this Lease Agreement evidencing the approval of the final construction plans by the Parties (the **“Addendum”**) prior to commencement of construction of the Leased Premises.

- i. **Delegation.** By approving and executing this Lease Agreement, the Orange County Board of County Commissioners hereby delegates to the Environmental Protection

Division Manager, or his/her designee, the authority to approve the final plans for the Leased Premises and execute the Addendum s.

- B. The City shall permit, engineer, and construct the Leased Premises in accordance with the final plans approved by the Parties and attached to the Addendum (the “**Final Plans**”).
- C. County shall reimburse City, as Additional Rent, up to a maximum amount of One Hundred and Thirty Five Thousand Dollars and No/100 (\$135,000.00) (the “**Reimbursement Cap**”), for City’s actual, reasonable design, engineering, permitting, and construction costs (the “**Development Costs**”) incurred to develop and prepare the Property and Leased Premises for County’s use in accordance with the Final Plans (the “**Development Work**”). The date on which the Development Work is completed to the County’s satisfaction and County gives City written notice of County’s acceptance of the Development Work will be referred to herein as the “**Work Completion Date**”.
- D. Following the completion of the Development Work, as evidenced by receipt of (i) applicable permits, (ii) certificate of occupancy, (iii) other necessary governmental approvals, (iv) a certificate from the City’s engineer of record certifying that the Development Work has been completed in accordance with the Final Plans, and (v) written notice of completion from City to County, City shall provide County with written notice of the Development Costs together with: (i) copies of draw requests, proof of payment, and/or invoices evidencing the City’s payment of Development Costs paid by the City; (ii) applicable lien releases from the City’s contractors and subcontractors; and (iii) such other documentation as may be reasonably necessary or reasonably requested by the County to substantiate the amount of Development Costs claimed by City. County’s review of the Development Costs must be performed in good faith, and the County’s approval of claimed Development Costs may not be unreasonably withheld, conditioned, or delayed.
- E. County shall reimburse City for the lesser of the Reimbursement Cap or the County-approved Development Costs, which Development Costs will be amortized over a period of three (3) years with no interest and paid by County in equal monthly payments (the “**Monthly Development Payment**”) throughout the first three years of the Term. Prior to the Lease Commencement Date, City and County will execute a separate written instrument setting forth the Monthly Development Payment and its calculation, including, without limitation, a statement of the County-approved Development Costs and whether the Reimbursement Cap was applicable. County’s Real Estate Division, acting through its Manager or such Manager’s designee, is authorized to execute such written instrument on behalf of County, and neither City nor County may unreasonably withhold, condition, or delay its approval of such written instrument.
- F. County may, but will not be required to, prepay the whole unpaid balance for the Development Work at any time without premium or penalty.
- G. If the County terminates this Lease Agreement prior to the natural expiration date of this Lease and pursuant to Section 15.A. (termination for convenience), the unpaid balance of the Development Costs as of the lease termination date will be due and payable by the County to

the City upon such termination of this Lease Agreement. At such time, the City shall provide the County with an invoice for the unpaid balance of the Development Costs due and owing by the County upon the termination of this Lease Agreement, and County shall pay the same within sixty (60) days after receipt of the invoice. If the County terminates this Lease Agreement pursuant to Section 15.B. as a result of the City's failure to cure a default, the County will not be liable for any outstanding balance of the Development Costs. If the City terminates this Lease Agreement pursuant to Section 15.B. as a result of the County's failure to cure a default, the unpaid balance of the Development Costs as of the lease termination date will be due and payable by County to the City upon the termination of this Lease Agreement; at which time, City shall provide County with an invoice for the unpaid balance of the Development Costs due and owing by County, and County shall pay the same within forty-five (45) days after receipt of the invoice

Section 8. Care, Repair, Utilities, and Cleanliness.

A. **Care of Leased Premises.** Upon completion of the Development Work, the County will be responsible for the upkeep, operation, maintenance, repair, and janitorial services with regard to the interior and exterior elements of the Leased Premises, including the maintenance of any utilities and HVAC systems. Regardless of the foregoing, the County, prior to commencing the construction or installation of any accessory structures on the property or any improvements to the exterior of any building or structures situated on the Leased Premises, (other than air quality monitoring and testing equipment and facilities) including, but not limited to, paint color, roofing, walls, or exterior cladding, must obtain written consent from the City to install or construct any such accessory structures or make any exterior improvements, it being understood that the Leased Premises must be kept in conformity with the City's aesthetic goals for the surrounding area. The City will provide written consent within 30 days of receiving a request for alteration. The Parties shall comply with, fulfill, and be responsible for all costs and maintenance, operations, system repair, and janitorial services associated with their respective responsibilities to the Leased Premises as described in the *Maintenance Responsibilities* attached to this Lease Agreement as **Exhibit "E."** If the County fails to comply with and fulfill its responsibilities regarding the maintenance of the Leased Premises as described in the *Maintenance Responsibilities*, the City may meet those obligations on behalf of the County.

1. Prior to exercising its right under this provision to meet the County's obligations, the City shall provide five (5) business days written notice to the County in order to provide the County with an opportunity to correct any such failure.
2. The City reserves the right to invoice the County for the fair market value of any action taken, or service provided, by the City under this provision.

B. **City's Responsibilities.** Notwithstanding the obligations set forth in the *Maintenance Responsibilities*, the City will be responsible for landscaping and grounds maintenance, any property and ad valorem taxes that may accrue, and the cost of insuring those elements of the Leased Premises owned by the City.

C. **Utilities of Leased Premises.** The County shall promptly pay all telephone utility bills for the Leased Premises, which service the County shall cause to be installed at its own expense. The County shall pay its proportionate share, which the parties agree is five-percent (5%), of all charges for water, sewer, gas, electricity, light, alarms, and other utilities jointly metered with other premises in the Property. The County shall be responsible for its proportionate share of required maintenance of any joint meters. The City is not liable for damages or otherwise to the County if the furnishing of any utility or any other services to the Leased Premises (regardless of whether furnished by City) is interrupted, reduced, or altered by any cause whatsoever unless such is due to the gross negligence of the City.

D. **Hazardous Materials.** The County will not improperly or unlawfully store, handle, release, or dispose of any refuse, trash, or hazardous materials or contaminants in or on the Leased Premises or on the Property. The County shall immediately notify the City and any and all appropriate governmental agencies and authorities having jurisdiction if a release of such materials occurs, shall take complete corrective action to clean and remove the material and restore the Leased Premises in compliance with procedures established by such authorities, and shall provide appropriate evidence of compliance. Such corrective action will be at the County's own expense.

Section 9. Lease Restrictions.

A. **Permitted Use.** The County's use of the Leased Premises is limited to the purpose(s) contemplated by this Lease Agreement which is the placement, maintenance, and operation of air quality monitoring and testing equipment and facilities (the "**Permitted Use**"). The County may use the Leased Premises and the Property for purposes related to the Permitted Use with City's consent, which will not be unreasonably withheld or delayed. The Leased Premises may not be used for any illegal purposes, to create any nuisance or trespass, or so as to jeopardize the insurance coverage for or increase the rate of insurance on the Property.

B. **Fixtures and Alterations.** The County may not alter or make additions to the Leased Premises, nor attach or affix any article to the exterior of any buildings or structures located on the Leased Premises, (other than air quality monitoring and testing equipment and facilities) nor permit any sound device that could be considered loud or annoying, or in any manner deface the Leased Premises, without the written notice by the County to the City or as provided for in this Lease Agreement. The County may not build, construct, change, modify, or otherwise make any interior improvements to any building or structure on the Leased Premises, or attach any fixtures in or to the Leased Premises (other than air quality monitoring and testing equipment and facilities) absent an agreement in writing as between the parties. Regardless of the foregoing, the County may make interior improvements or replace failed fixtures absent such an agreement where required due to exigent circumstances, provided that such improvements are functionally equivalent to the pre-existing improvements, do not unduly interfere with existing improvements, and are required to replace or otherwise repair the failed fixture or improvements.

C. **Signs.** The County may not install or locate signs on any part of the Leased Premises without first obtaining the City's written consent, which consent may not be unreasonably withheld or delayed. Any signs installed by the County with the City's permission must be maintained in good repair and must be removed at the County's expense prior to the expiration of the Term

unless excused in writing by the City, and any building or grounds damage caused by the sign shall be restored by the County at its own expense prior to the expiration of the Term.

D. **City's Right of Entry.** The City, including any authorized representatives of the City and upon at least seventy-two (72) hours' notice to the County, has the right to enter the Leased Premises: (1) to determine whether the Leased Premises are in good condition and whether the County is complying with its obligations under this Lease Agreement; or (2) to make repairs to the Leased Premises if not performed by the County. The City may disregard such notice requirement in emergency situations only. The City will not be liable in any manner for any inconvenience, disturbance, or nuisance arising out of the City's entry on the Leased Premises, except for damage to County-owned property resulting from the acts or omissions of City or its authorized representatives.

E. **Laws, Regulations, Permitting, and Licensing.** The parties must comply with all Federal, State, and local ordinances, rules, and regulations in any way related to the Permitted Use of the Leased Premises or any associated operations. Additionally, the County shall comply with all reasonable requests made by the City for the protection, welfare, and orderly management of the Leased Premises and the Property. Nothing in this Lease Agreement may be construed to relieve either Party of its respective obligations to comply with all applicable provisions of the Orange County Code or Winter Park Code of Ordinances, or to obtain federal, state, county, or other permits, as applicable. The Parties shall maintain all required permits and licensing needed for operation of the Property and Leased Premises.

Section 10. Access to Property and Leased Premises.

A. **Access to Leased Premises.** The County has unlimited and exclusive access to the Leased Premises during the Lease Term. The City has no liability to the County, its employees, volunteers, agents, invitees, or licensees for losses due to theft or burglary (unless caused by the gross negligence of the City) or for damages done by unauthorized persons on the Leased Premises, and the City is not required to insure against any such losses. The County shall cooperate fully in the City's efforts to maintain security within the Leased Premises and follow all regulations promulgated by the City with respect thereto.

B. **Parking.** The City hereby grants to the County non-exclusive use of the general parking facilities for County personnel as further described in *Common Areas and Facilities* attached to this Lease Agreement as **Exhibit "C."** The City shall ensure that parking is available to the County, its employees, volunteers, and clients during the times that the County operates at the Leased Premises. Said parking includes, but is not limited to, the County's trailers and vehicles. If the City installs electric vehicle charging stations into the general parking facilities (outlined in Exhibit "C"), the County will be permitted non-exclusive use of such charging stations. The City shall maintain and insure the Common Areas and Facilities.

C. **Keys to Leased Premises.** The City shall ensure that the County has access to the Leased Premises by providing the County with any necessary keys, codes, or other tools or information necessary to access the Leased Premises no later than the Lease Effective Date. The City will be responsible for the changing of locks for the Leased Premises and any associated costs. However,

if the County requests a changing of the locks, the County will be responsible for such changes and any costs associated therewith. Per United States Environmental Protection Agency guidelines, the City will provide the County with a list of all City personnel with access to any such keys, codes, or other access tools or information.

Section 11. Interruption of Service.

A. Force Majeure.

1. The City does not warrant that any services to be provided by the City, or any third party, will be free from interruption due to unavoidable delays or causes beyond the City's reasonable control.
2. Unavoidable delays are deemed to include delays in the performance of any of the obligations under the terms of this Lease Agreement resulting from acts of God, strikes, lockouts, or other disturbances; acts of civil disobedience; orders of any kind of the government of the State of Florida or the United States of America or any of their departments, agencies or officials, or any civil or military authority, or any other act not within the control of the party whose performance is interfered with, and which, by reasonable diligence, such party is unable to prevent.
3. In the event of unavoidable delays in the making of repairs by the City or a third party, the City will notify the County in writing within ten (10) business days of such unavoidable delay(s) of: (1) the nature of the unavoidable delay; and (2) the anticipated date upon which such repairs shall be completed. If the City provides such notice to the County, the unavoidable delay may not be deemed an eviction or disturbance of County's use and possession of the Leased Premises, nor render City liable to the County for damages.
4. If such unavoidable delay results in the County being unable to occupy the Leased Premises for the Permitted Use for a period longer than sixty (60) calendar days, the County may voluntarily terminate this lease without any further obligations to the City.

B. Loss of Use.

1. If the Leased Premises becomes partially or wholly untenable through no fault of the County and due to causes not otherwise excused by the Force Majeure provision above, the City has the obligation to repair the Leased Premises to the same or substantially similar condition as they were received on the Lease Effective

Date within a reasonable period of time. If the County believes that the City is not upholding their obligations to repair the Leased Premises, the County must notify the City of such in writing.

2. The Parties shall meet and mutually agree upon a date, in writing, that the Leased Premises will be restored to a wholly tenantable condition that is in a same or substantially similar condition to the Leased Premises as they were received on the Lease Effective Date (“**Expected Tenantable Date**”). Both parties agree that they shall act in good faith in the establishment of a reasonable Expected Tenantable Date.
3. If the Parties cannot mutually agree upon an Expected Tenantable Date in writing, the default Expected Tenantable Date will be thirty (30) calendar days from the date of the City’s receipt of the County’s notice of untenability.

Section 12. Insurance.

A. Without waiving its sovereign immunity or the limitations of Section 768.28 of the Florida Statutes, the County shall procure and maintain at its expense throughout the term of this Lease Agreement the following insurance coverage. Coverage may be through a self-insurance program or commercial insurance which the City finds acceptable.

1. Commercial General liability insurance in an amount not less than \$200,000.00 (two hundred thousand) to cover the operations of the County and any claims associated with liability for injury and/or death of any persons or persons and for damage to personal property occasioned by or arising out of any construction, condition, use or occupancy of the Leased Premises.
2. All-risk property insurance in an amount not less than the full replacement value of the final completed building, the County’s furniture, equipment, supplies and any other property owned, leased, held or possessed by the County. Notwithstanding the foregoing, until issuance of a certificate of occupancy, City or City’s contractor will insure the building during construction under a builders’ risk policy.

B. The County shall provide City with a certificate(s) of insurance prior to the Lease Commencement Date and at every renewal throughout the term of this Lease Agreement. All commercial policies must provide that the insurer will not cancel, alter, or allow expiration or other termination thereof without at least thirty (30) days prior written notice from said insurer to City. The foregoing insurance requirements may be met with excess or umbrella policies providing functionally equivalent coverage or, with the written approval of the City’s risk manager, a self-insured retention program providing functionally equivalent coverage.

Section 13. Indemnification.

A. To the fullest extent permitted by Section 768.28, Florida Statutes, each Party (the “**Indemnifying Party**”) shall release, defend, indemnify, and hold harmless the other Party, its

officials and employees from all losses and expenses, claims and damages, demands, suits or other actions or any liability attributable to the Indemnifying Party's negligent acts or omissions or those of its officials and employees acting within the scope of their employment or arising from the Indemnifying Party's negligent performance associated with the operation, care, use and maintenance of the Leased Premises. Nothing herein is intended to act as a waiver of the Parties sovereign immunity pursuant to Section 768.28 of the Florida Statutes, and regardless of anything set forth in this Lease to the contrary, nothing in this Lease may be construed or otherwise interpreted as requiring one party to indemnify or insure the other party for the other party's negligence in contravention of § 768.28(19), Florida Statutes (2020).

Section 14. Party Relationship. The City's relationship with the County will be that of landlord and tenant, respectively. Nothing contained in this Lease Agreement may be interpreted or construed as creating any partnership, association, joint venture, fiduciary or agency relationship between the County and the City. The County's employees and volunteers are not, nor may they be construed or held as, employees or agents of the City for any purpose, including any Worker's Compensation purposes. Neither party has the power or authority to bind the other in any promise, agreement, nor representation other than as specifically provided for in this Lease Agreement.

Section 15. Termination.

A. **Termination for Convenience.** County has the right to terminate this Lease Agreement by providing six (6) months' advance written notice to City at any time during the Term or Renewal Terms of this Lease Agreement.

B. **Termination for Cause.** The failure of either Party, including its employees or contractors, to comply with any covenant or condition of this Lease Agreement will constitute a breach of this Lease Agreement, rendering the breaching party in default. In the event of default by either Party, the non-defaulting party will provide the defaulting party with written notice of default specifying the nature of the default and an opportunity to cure. The defaulting party must cure the default within thirty (30) calendar days from the date the defaulting party receives notice, or within a reasonable timeframe as mutually agreed upon by both parties in writing. If the defaulting party fails to cure the breach to the non-defaulting party's satisfaction within the aforementioned timeframe, the non-defaulting party may terminate this Lease Agreement for cause by providing the defaulting party with a ninety (90) calendar day notice of termination.

C. **Delegation.** By execution of this Lease Agreement, the Orange County Board of County Commissioners hereby delegates to the Real Estate Division Manager, or their designee, the authority to execute any termination notice to this Lease Agreement (except for termination notices provided pursuant to Section 15.A. that would result in an obligation of the County to reimburse the City for unpaid Development Costs).

D. **Eminent Domain.** If the whole or any part of the property of which the Leased Premises is a part, shall be taken by any public authority under the power of eminent domain, so that the County cannot continue to operate in the Leased Premises, then the term of this Lease shall cease as of the day possession is taken by such public authority.

53

- C. **Use of County / City Logos.** Neither party may use of any of the other party's emblems, logos, or identifiers without written permission from the other party.
- D. **Holdover.** If the County remains in the Leased Premises beyond the expiration or earlier termination of the Lease Term, or applicable Renewal Term, without a written agreement extending or renewing the tenancy, then the tenancy will be extended under the same terms and conditions of this Lease Agreement ("**Holdover Tenancy**"). If the City wishes to end the Holdover Tenancy, then the City shall provide the County sixty (60) calendar days' written notice to vacate the Leased Premises. In such event, any rent owed by the County will be prorated from the date that the County receives the sixty (60) calendar day notice to vacate to the date that the County fully vacates the premises.
- E. **Radon Gas – Notice to Prospective Tenant.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit, pursuant to Section 404.056(8), Florida Statutes.
- F. **Mold – Notice to Prospective Tenant.** The County agrees to hold City harmless and release the City from any liability if any mold contaminants are discovered on the Leased Premises. The County understands mold is a naturally occurring microbe and that mold should pose no health threat unless concentrated in high level in a living environment. City agrees that in the event mold-like contamination is discovered, this condition will be reported to the County.
- G. **No Waiver of Sovereign Immunity.** Nothing contained in this Lease Agreement may constitute, or be in any way construed to be, a waiver of the County's or the City's sovereign immunity or the protections and provisions of Section 768.28, Florida Statutes.
- H. **Assignments and Successors.** Each party binds itself and its partners, successors, executors, administrators, and assigns to the other party of this Lease Agreement and to the partners, successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Lease Agreement. The parties deem the services to be rendered pursuant to this Lease Agreement to be personal in nature. As such, neither party may assign, sublet, convey, or transfer its interest in this Lease Agreement without the written consent of the other, which consent will be in the sole determination of the party with the right to consent.
- I. **Waiver.** No waiver of any of the covenants and agreements contained in this Lease Agreement or of any breach of said covenants and agreements may be interpreted or construed as constituting a waiver of any other subsequent breach of such covenants and agreements or to justify or authorizing the non-observance at any time of the same or of any other covenants and agreements.
- J. **Remedies.** No remedy in this Lease Agreement conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy is cumulative and in addition

to every other remedy given under this Lease Agreement or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy under this Lease Agreement may preclude any other or further exercise of any right, power, or remedy.

- K. **Liability.** Neither party will be liable to the other for any special, consequential, incidental, punitive, or indirect damages arising from or relating to this Lease Agreement or any breach by the other party of this Lease Agreement, regardless of any notice of the possibility of such damages.
- L. **Governing Law.** This Lease Agreement, and any and all actions directly or indirectly associated with this Lease Agreement, will be governed by and construed in accordance with the internal laws of the State of Florida, without reference to any conflicts of law provisions.
- M. **Venue.** For any legal proceeding arising out of or relating to this Lease Agreement, each party hereby submits to the exclusive jurisdiction of, and waives any venue or other objection against, the Ninth Circuit Court in and for Orange County, Florida. If any federal claims arise for which the courts of the State of Florida lack jurisdiction, venue for those actions will be in the Orlando Division of the U.S. Middle District of Florida.
- N. ***Intentionally left blank.***
- O. **Jury Waiver.** Each party to this Lease Agreement hereby irrevocably waives, to the fullest extent permitted by applicable law, any right it may have to a trial by jury in any legal proceeding directly or indirectly arising out of or relating to this Lease Agreement.
- P. **Attorneys' Fees and Costs.** Unless explicitly stated otherwise in this Lease Agreement, the Parties will each bear their own costs, expert fees, attorneys' fees, and other fees incurred in connection with this Lease Agreement and any litigation that arises either directly, or indirectly, from this Lease Agreement.
- Q. **No Representations.** Each party represents that it has had the opportunity to consult with an attorney, and has carefully read and understood the scope and effect of the provisions of this Lease Agreement. Neither party has relied upon any representations or statements made by the other party regarding this Lease Agreement that are not specifically set forth in this Lease Agreement.
- R. **Headings.** The headings or captions of articles, sections, or subsections used in this Lease Agreement are for convenience and reference only and are not otherwise intended to define or limit the contents of such articles, sections, or subsections, nor are they to affect the construction of or to be taken into consideration in interpreting this Lease Agreement.
- S. **Survivorship.** Those provisions, which by their nature are intended to survive the expiration, cancellation, or termination of this Lease Agreement, including, by way of example only, the indemnification and public records provisions, will survive the expiration, cancellation, or termination of this Lease Agreement.

- T. **Authority of Signatory.** Each signatory below represents and warrants that he or she has full power and is duly authorized by its respective governing board to enter into and perform this Lease Agreement. Such signatory also represents that he or she has fully reviewed and understands the above conditions and intends to fully abide by the conditions and terms of this Lease Agreement as stated.
- U. **No Third Party Beneficiaries.** Nothing in this Lease Agreement, express or implied, is intended to, or confers, upon any person, other than the parties, including the respective successors and permitted assigns of the parties, any legal or equitable right, benefit, or remedy of any nature under or by reason of this Lease Agreement.
- V. **Severability.** The provisions of this Lease Agreement are declared by the parties to be severable. However, the material provisions of this Lease Agreement are dependent upon one another, and such interdependence is a material inducement for the parties to enter into this Lease Agreement. Therefore, if any material term, provision, covenant, or condition of this Lease Agreement is held invalid or unenforceable by a court of competent jurisdiction, the party protected or benefited by such term, provision, covenant, or condition may demand that the parties negotiate such reasonable alternate contract language or provisions as may be necessary either to restore the protected or benefited party to its previous position or otherwise mitigate the loss of protection or benefit resulting from holding.
- W. **Written Modification.** Unless otherwise explicitly stated in this Lease Agreement, no modification of this Lease Agreement may be binding upon any party to this Lease Agreement unless reduced to writing and signed by a duly authorized representative of each party to this Lease Agreement.

Section 18. Entire Lease Agreement. This Lease Agreement and any attached or incorporated documents set forth constitute the entire agreement and understanding of the parties with respect to the subject matter of this Lease Agreement. This Lease Agreement supersedes any and all prior leases, agreements, negotiations, correspondence, undertakings, promises, covenants, arrangements, communications, representations, and warranties, whether oral or written, of any party to this Lease Agreement.

[SIGNATURES ON FOLLOWING PAGE]

Project: Lake Island Estates / Winter Park AQM

Lease File #4002

IN WITNESS WHEREOF, the County and City have caused this Lease Agreement to be executed by their respective officers and parties thereunto duly authorized to be effective as of the Lease Effective Date.

“City”

CITY OF WINTER PARK, FLORIDA

By: _____

Phil Anderson

Mayor

Date: _____

ATTEST:

By: City Clerk

Date: _____

Project: Lake Island Estates / Winter Park AQM

Lease File #4002

IN WITNESS WHEREOF, the County and City have caused this Lease Agreement to be executed by their respective officers and parties thereunto duly authorized to be effective as of the Lease Effective Date.

“County”

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____

Jerry L. Demings

Orange County Mayor

Date: _____

ATTEST: Phil Diamond, CPA, Comptroller
As Clerk of the Board of County Commissioners

By: Deputy Clerk

Date: _____

EXHIBIT A LEGAL DESCRIPTION OF PROPERTY

City is fee simple owner of the Property described below. The Property contains the Leased Premises, which is described in Exhibit B.

A. Description of the Property

LAKE ISLAND ESTATES M/95 ALL BLKS 3 4 6 TO 9 & 11 TO 13

B. Sketch of the Property



EXHIBIT B
LEGAL DESCRIPTION OF LEASED PREMISES

The Leased Premises

A. Description of the Leased Premises

COMMENCE AT THE SOUTHWEST CORNER OF LOT 12, BLOCK 4, LAKE ISLAND ESTATES, AS RECORDED IN PLAT BOOK "M", PAGE 95, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N00°42'39"W ALONG THE EAST RIGHT OF WAY LINE OF HARPER STREET A DISTANCE OF 389.50 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN N89°17'21"E 183.56 FEET FOR A POINT OF BEGINNING; THENCE RUN N90°00'00"E 22.33 FEET; THENCE S00°00'00"E 26.33 FEET; THENCE N90°00'00"W 22.33 FEET; THENCE N00°00'00"E 26.33 FEET TO THE POINT OF BEGINNING.

CONTAINS THEREIN 588 SQUARE FEET.

The Leased Premises is an area approximately 588 square feet located at 1050 West Morse Boulevard, Winter Park, Florida 32789.

B. Sketch of the Leased Premises

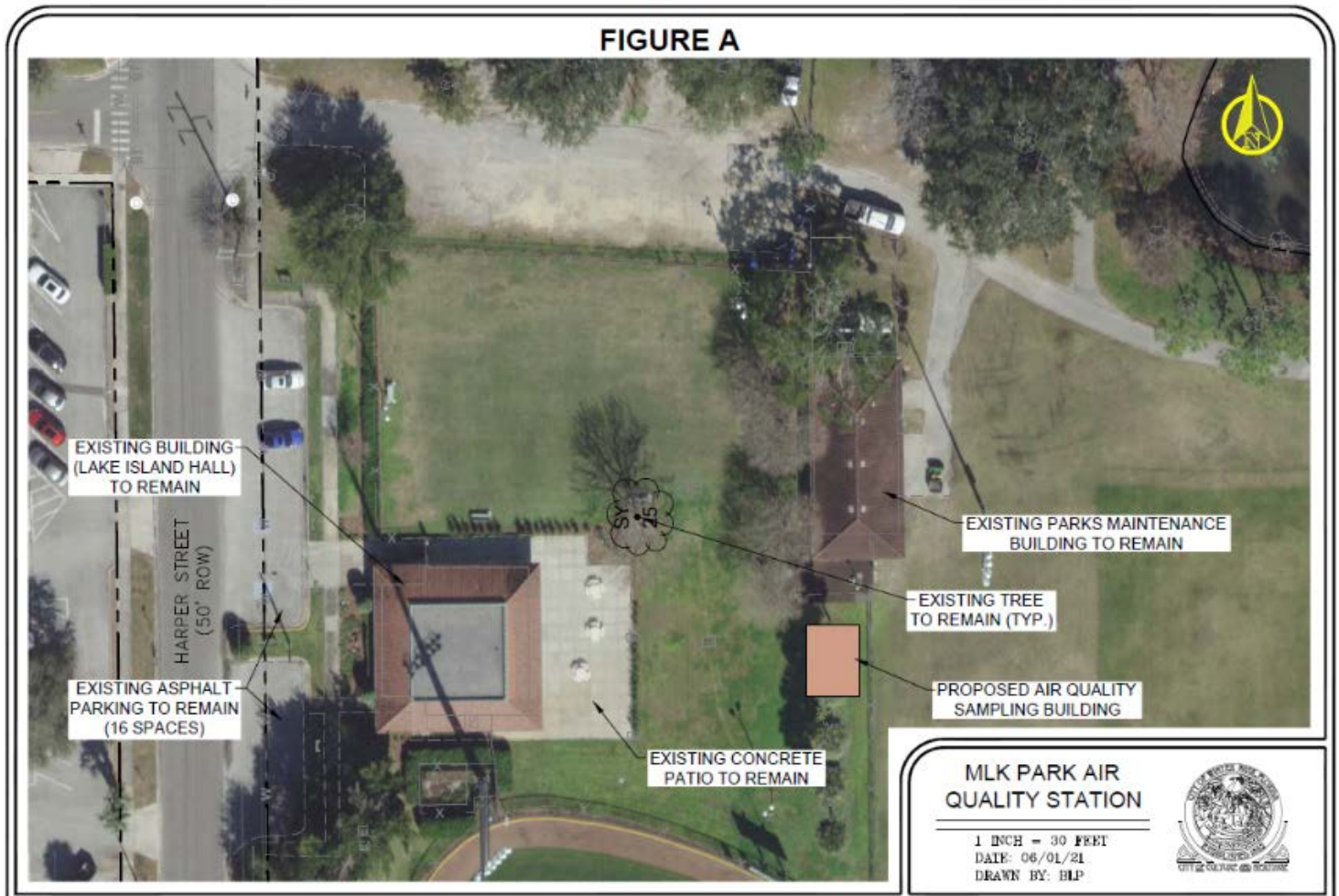


EXHIBIT C COMMON AREAS AND FACILITIES

A. Landlord hereby grants to Tenant the following non-exclusive rights as appurtenances to the Facility, Leased Premises, or both, as applicable:

- i. The right of access directly to the Leased Premises through the main entrance of the Property;
- ii. The right to use the restrooms in any building near the Leased Premises;
- iii. The right to park vehicles in the main parking lot adjacent to the Leased Premises; and
- iv. The right to park vehicles in the electric vehicle charging stations (if applicable) in the main parking lot adjacent to the Leased Premises

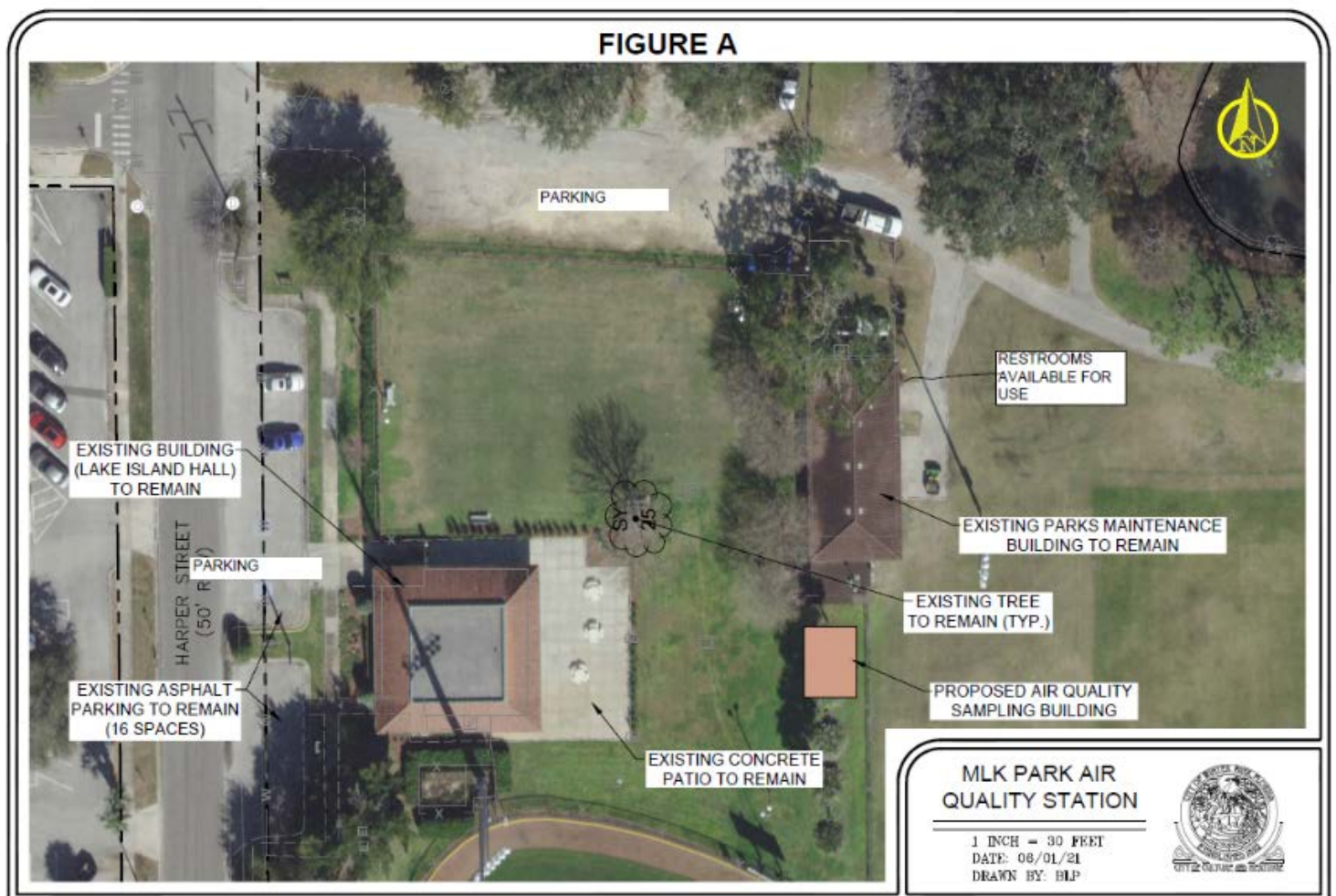


EXHIBIT D CONCEPTUAL PLANS

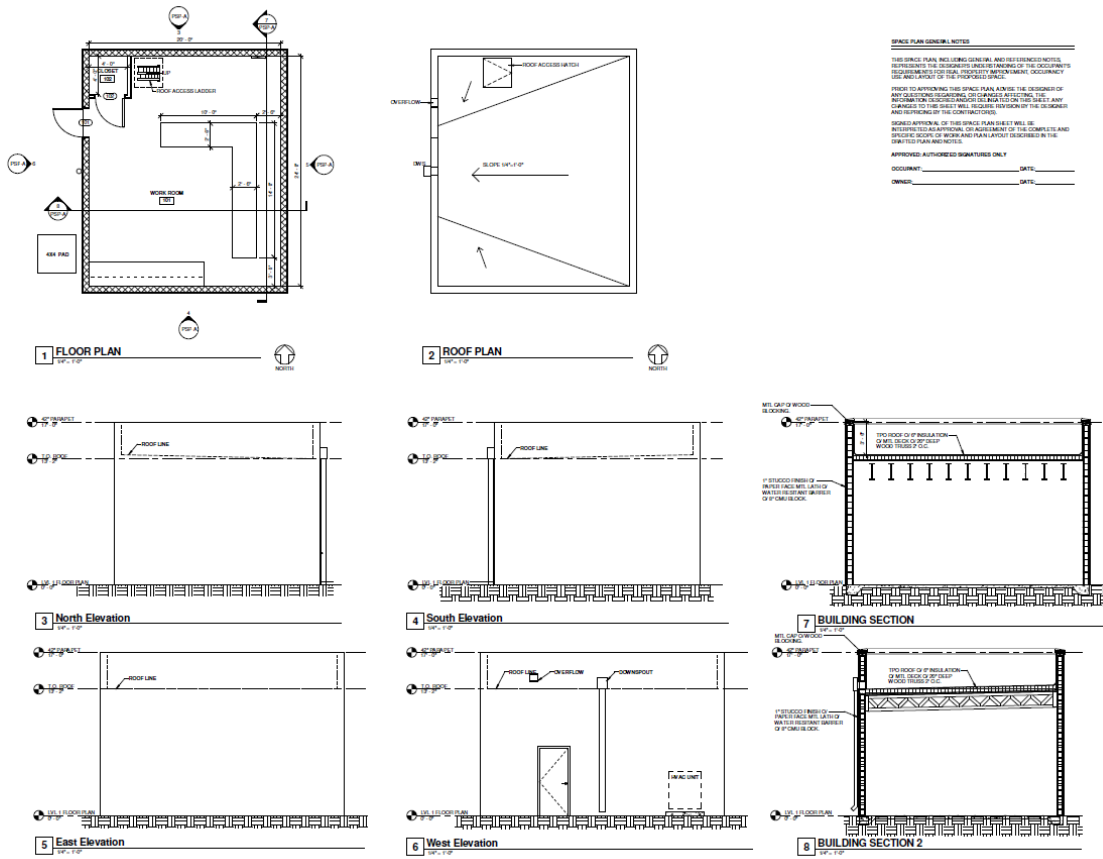


EXHIBIT E MAINTENANCE RESPONSIBILITY

City and the County acknowledge and agree the following will constitute Maintenance and Repair responsibilities regarding the Leased Premises:

	City or County	Comments
Cabinets, Vanities, and Countertops	County	
Carpet and/or Tile (incl. Deep Cleaning, Repair, and Replacement)	County	
Changes / Additions to Building	City	
Common Area Maintenance	City	
Dumpsters / Trash	City	
Elevators	N/A	
Exterior Cleaning	County	
Exterior Doors (incl. Closure Devices, Frames, Molding, etc.)	County	
Exterior Electrical: Meter Base, Outlets, Switches, etc.	County	
Exterior Lighting (Pole and Building Fixtures)	County	
Exterior Painting	County	
Exterior Plumbing (incl. Septic Tanks, Lift Stations, Pumps, etc.)	N/A	City responsible for irrigation systems (incl. controllers, pumps)
Exterior Walls, Building Envelope, and other Structural Components	County	
Exterior Windows	County	
Fire Alarm Systems (incl. False Alarms)	County	
Fire Extinguishers	County	
Generators	N/A	
HVAC (incl. Filters, Repairs, and Replacement)	County	
Interior Doors (incl. Closure Devices, Frames, Molding, etc.)	County	
Interior Electrical: Main Switchgear & Breakers	County	
Interior Electrical: Outlets, Switches, Light Fixtures, Distribution Panels, etc.	County	
Interior Decoration (incl. Paint, Hanging Pictures, Shelves, TV's, Dispensers, etc.)	County	

Project: Lake Island Estates / Winter Park AQM

Lease File #4002

Interior Plumbing: Faucets, Toilets, Sinks, Water Heaters, Appliances etc. (incl. Leaks under Slab or Inside Walls)	N/A	
Interior Windows, Glass Partitions, Window Treatments, Ceiling Tiles	County	
Irrigation Systems (incl. Controllers, Pumps)	City	
Janitorial	County	Specifically, interior janitorial.
Landscaping (incl. Debris Clean-up & Storm Drainage)	City	Including tree/vegetative trimming.
Life Safety / Fire Sprinklers / Fire Hood Suppression	County	
Locks / Key Management	City/County	
Overhead Doors / Automatic Gates (incl. Closure Devices, etc.)	County	
Parking Lot and Driveway (incl. Hardscapes)	City	
Pest Control (incl. removal/disposal of dead animals)	City/County	City responsible for external pest control. County responsible for interior pest control.
Roof	County	County responsible for all equipment/appurtenances on the roof.
Security Systems / Cameras	County	
Signage	City	Unless County requests installation of signage, in which case such signage shall be County's responsibility
Utilities – Electrical	City	At County's proportionate expense.
Utilities – Internet Access, Phones, IT equipment	County	At County's proportionate expense.
Utilities – Water / Sewer	N/A	
Other:		
Other:		
Other:		
Other:		

**CITY OF WINTER PARK
and
ORANGE COUNTY, FLORIDA**

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT is made and entered into by and between the City of Winter Park, a Florida municipal corporation (hereinafter referred to as "Landlord") and Orange County, a charter county and political subdivision of the State of Florida (hereinafter referred to as "Tenant").

WITNESSETH:

WHEREAS, Landlord and Tenant entered into that certain Lease Agreement approved July 30, 1990 (the "Lease") and

WHEREAS, Landlord warrants that Tenant is now in possession of the property, described in Exhibit "A", located in Winter Park, Florida, and that the Lease is valid and presently in full force and effect; and

WHEREAS, Tenant desires and Landlord agrees to allow Tenant to exercise its option to renew the Lease, and

WHEREAS, Landlord and Tenant hereby confirm and ratify, except as modified below, all of the terms, conditions and covenants in the Lease.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. Tenant shall be allowed to exercise its "Option to Renew" as set forth in Section 5 of the Lease. Said Renewal Term to be for a period of ten (10) years commencing on August 23, 2009 and terminating on August 22, 2019.
2. Rental for the Renewal Term shall be the sum of ten dollars (\$10) payable upon commencement of the Renewal Term.
3. Tenant shall have the right to terminate this Lease at any time by providing Landlord with no less than 180 days prior written notice of its intend to terminate.

All other terms and conditions of the above referenced Lease Agreement shall remain in full force and effect.

EPD-Air Quality Monitor

IN WITNESS WHEREOF, Landlord and Tenant have caused this instrument to be executed by their respective officers and parties thereunto duly authorized.

Signed, and delivered
in the presence of:

By: _____

Witness

Date: _____

By: _____

Witness

Date: _____

LANDLORD:

CITY OF WINTER PARK

By: _____

Title: _____

Date: _____

TENANT:

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____

Richard T. Crotty

Orange County Mayor

Date: _____

ATTEST:

Martha O. Haynie, Orange County Comptroller

As Clerk of the Board of County Commissioners

By: _____

Deputy Clerk

Date: _____

APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS AT THEIR MEETING
JUL 30 1990 *Walt*

COPY

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 30th day of July, 1990, by and between ORANGE COUNTY, FLORIDA, a political subdivision of the State of Florida, hereinafter referred to as "TENANT" and the CITY OF WINTER PARK, FLORIDA, hereinafter jointly referred to as "LANDLORD".

WHEREAS, TENANT desires to lease the demised premises from LANDLORD for purposes of erecting and maintaining an air quality monitoring station thereon, and no other; and

WHEREAS, the parties desire to have a Lease Agreement defining the terms of the Lease.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION 1. LEASE OF PREMISES:

LANDLORD agrees to lease unto TENANT, and TENANT agrees to hire from LANDLORD those certain premises more particularly described on Exhibit "A" attached hereto and incorporated herein by reference hereto.

SECTION 2. TERM OF LEASE:

The term of this Lease shall be for twenty (20) years, commencing August 21st, 1989 and ending August 22nd, 2009.

SECTION 3. RENTALS:

TENANT shall pay to the LANDLORD as rent for the premises leased hereunder the sum of TWENTY (\$20.00) DOLLARS at the commencement of this Lease as payment of rental for the entire term; receipt of which is hereby acknowledged.

SECTION 4. TAXES AND ASSESSMENTS:

At present, the demised premises are free of any real estate taxes and assessments. TENANT covenants with LANDLORD that should the demised premises become subject to real estate taxation or burdened with the obligation of payment of any assessments, special or otherwise, due to the creation of the leasehold estate herein conveyed, change in law, or for any

other reason, then, TENANT shall in timely fashion pay all such real estate taxes and/or assessments, pro-rated as to the area occupied by TENANT, as additional rent hereunder and TENANT's duty to pay such additional rent shall be a condition of this Lease.

SECTION 5. OPTIONS TO RENEW:

(a) LANDLORD may offer to renew this Lease for additional successive periods of ten (10) years each dating from the expiration date hereof, upon the same terms and conditions;

(b) In order to exercise any renewal, the TENANT shall give the LANDLORD written notice of its desire to renew at least ninety (90) days prior to the expiration of the primary leasehold term, or any subsequent renewal term, which offer for renewal shall be given by United States Mail, certified, return receipt requested and which request for renewal shall be deemed as accepted by LANDLORD if not refused in writing by LANDLORD prior to the termination date of this Lease or the termination date of any renewal thereof.

SECTION 6. USE OF PREMISES:

The demised premises shall be used by the TENANT solely for the construction and maintenance of an unmanned air quality monitoring station and for purposes customarily and normally incident to such use such as the repairing of such equipment as may be stored thereon.

TENANT shall submit to the LANDLORD, for its approval, the design of the structure to be erected by TENANT upon the demised premises. Such design shall be compatible with the environs of the demised property. LANDLORD shall not withhold approval for any design which is reasonably compatible with the environs of the demised property.

At the end of TENANT's occupancy hereunder, TENANT shall remove any permanent structures therefrom, unless LANDLORD chooses to let such structure remain, and TENANT shall

restore the premises to the condition which existed at the time of initial occupancy by TENANT under this Lease.

SECTION 7. CO-ORDINATION:

The Manager of the Environmental Protection Department of Orange County ("Manager") is in charge of the improvements to be located upon the demised premises. Accordingly, the Manager will coordinate use of the demised premises with the City Manager of the City of Winter Park.

SECTION 8. DESTRUCTION OF PREMISES:

In the event the improvements upon the premises demised to the TENANT shall be destroyed or damaged by fire or other casualty during the term of this Lease, to the extent that said premises shall be unfit, in whole or in part, for the occupancy thereof by TENANT, the TENANT shall have the right within a reasonable time using reasonable diligence to rebuild and repair the leased premises to substantially conform to the premises as they were in existence prior to the damage or destruction, and in absence of such reasonable diligence LANDLORD shall have the right to terminate this Lease; provided that in the event TENANT elects not to restore or rebuild said premises, then TENANT shall furnish to LANDLORD written notice of such election not to proceed within twenty (20) days of the date of damage or destruction to said premises, and this Lease shall terminate and TENANT shall vacate the premises within forty-five (45) days from the date of such termination notice.

SECTION 9. CONDEMNATION:

In the event a portion of the demised premises shall be taken for any public or quasi public use under any statute by right of eminent domain and if such taking substantially affects adversely the use of the demised premises by the TENANT, then the TENANT or the LANDLORD shall have the right to terminate this Lease, with no liability attaching to either party due to such termination.

SECTION 10. INDEMNITY:

The TENANT, to the fullest extent provided by law, pursuant to Section 768.28, Fla. Stat., shall indemnify, save and hold harmless the LANDLORD from and against all claims, suits, actions, damages and causes of action, accruing during the term of this Lease for any personal injury, loss of life and damage to property sustained in or upon the demised premises by reason of or as a result of the TENANT's occupancy or use of the demised premises and from and against any orders, judgments and decrees which may be entered thereon, and from and against all costs and liabilities incurred in and about the defense of any such claim.

SECTION 11. DEFAULT OR BREACH:

Each of the following events shall constitute a default or breach of this Lease by TENANT:

- (a) If TENANT shall fail to pay LANDLORD any rent when the same shall become due and shall not make the payment within fifteen (15) days after written notice thereof by LANDLORD to TENANT.
- (b) If TENANT shall fail to perform or comply with any of the conditions of this Lease and if the nonperformance shall continue for a period of fifteen (15) days after written notice thereof by LANDLORD to TENANT, or, if the performance cannot be reasonably had within the fifteen (15) day period, TENANT shall not in good faith have commenced performance within the fifteen (15) day period and shall not diligently proceed to completion of performance.
- (c) If TENANT shall vacate or abandon the demised premises.
- (d) If this Lease or the estate of TENANT hereunder shall be transferred to or shall pass to or devolve on any other person or party, except in the manner herein permitted.

SECTION 12. EFFECT OF DEFAULT:

If the TENANT shall make any default hereunder, as set forth in paragraph 11, the LANDLORD shall have the following remedies in its sole discretion:

- (a) Bring suit for the breach which has occurred without affecting the obligations of the parties to perform the balance of the Lease.
- (b) Declare the entire rental for the balance of the term of this Lease due and payable.
- (c) Reenter the premises without being liable for damage therefor, and relet the property, or any part thereof, or operate the same, with or without the TENANT's furnishings, for the balance of the term.
- (d) Terminate this Lease by giving the TENANT written notice of termination which shall not excuse breaches of this Lease which have already occurred. Termination may occur only by written notice.

SECTION 13. WAIVER:

The failure of either of the parties hereto in one or more instances to insist upon strict performance of observance of one or more of the covenants or conditions hereof, or to exercise any remedy, privilege, or option herein conferred upon or reserved to such party shall not operate and not be construed as a relinquishment or waiver for the future of such covenant or condition or for the right to enforce the same or to exercise such privilege, option or remedy, but the same shall continue in full force and effect.

SECTION 14. TENANT RESPONSIBLE FOR ACTS OF EMPLOYEES:

The TENANT shall indemnify the LANDLORD against any expense, loss or liability paid, suffered or incurred as the result of any breach by the TENANT, TENANT's agents, servants, employees, visitors or licensees, of any covenant or condition of this Lease, or as the result of TENANT's use or occupancy of the demised premises.

SECTION 15. NOTICE:

All notices to be given with respect to this Lease shall be in writing. Each notice shall be sent by registered or certified mail, postage prepaid and return receipt requested, to the party to be notified at the address set forth on Exhibit "B" attached hereto and made a part hereof by this reference or at such other address as either party may from time to time designate in writing.

Every notice shall be deemed to have been given at the time it shall be deposited in the United States Mail in the manner prescribed herein. Nothing contained herein shall be construed to preclude personal service or any notice in the manner prescribed for personal services of a summons or other legal process.

SECTION 16. PAYMENT OF RENT:

All payments of rent and any other payments due to LANDLORD by TENANT shall be made to the LANDLORD c/o The City Manager, City of Winter Park, Florida.

SECTION 17. CONSTRUCTION OF AGREEMENT:

(a) This Lease shall be governed by the laws of the State of Florida and constitute the entire Agreement between the parties hereto.

(b) The titles to the paragraphs of this Lease are used solely for the convenience of the parties and do not constitute part of the Agreement of the parties hereunder.

(c) No representation of statement not expressly contained in this Lease or incorporated by reference in this Lease shall be binding upon LANDLORD or TENANT as a warranty, agreement, covenant or otherwise. This Lease can be modified or amended only by a writing signed by the parties hereto.

SECTION 18. QUIET ENJOYMENT:

The TENANT shall be entitled to the quiet enjoyment of the premises during the term of this Lease and any renewal thereof.

SECTION 19. LEASE BINDING ON SUCCESSORS:

This Lease shall be binding upon and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors or assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement on the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
OF ORANGE COUNTY, FLORIDA

"TENANT"

BY: Hal Griston

Chairman

ATTEST:

Martha O. Haynie, Clerk to the
Board of County Commissioners

BY: Mary D. Garrison

Deputy Clerk

CITY OF WINTER PARK, FLORIDA

"LANDLORD"

BY: David B. Johnson

Mayor

ATTEST:

Arlene Coleman
Arlene Coleman, City Clerk

FOR THE USE AND RELIANCE
OF ORANGE COUNTY ONLY.
APPROVED AS TO FORM
19 1990

John A. Gehrig
Assistant County Attorney

EXHIBIT "A"

Situate in Orange County, Florida and being more particularly described as follows:

The Southeasterly $\frac{1}{4}$ of Lot 11, All of Lot 12, and the Northwesterly $\frac{1}{4}$ of Lot 13, Block 11, Lake Island Estates, as recorded in Plat Book "M", Page 95 of the Public Records of Orange County, Florida

Together with rights of ingress thereto and egress therefrom across the lands of Lessor via the most direct route Northerly to Morse Boulevard and Easterly to Denning Drive, both being public roads within the City of Winter Park, Florida.

EXHIBIT "B"

FOR ORANGE COUNTY, FLORIDA:

Manager,
Environmental Protection Department
2002 East Michigan Avenue
Orlando, Florida 32806

With copy to:

County Administrator
Post Office Box 1393
Orlando, Florida 32802-1393

FOR WINTER PARK, FLORIDA:

City Manager
City Hall
401 Park Avenue South
Winter Park, Florida 32789

Donald Marcotte

From: Merle.Kruger@ocfl.net
Sent: Friday, May 15, 2009 5:04 PM
To: Donald Marcotte
Subject: RE: Lake Island Air Monitoring Site

The monitoring is required until EPA changes the regulations. Who knows what will happen over the next ten years with pollutant levels and the monitoring requirements, but the 10 year lease is certainly appreciated. Monitoring from the same location over the years is helpful to determine pollutant trends (is the air quality getting better or worse). Unless the monitoring objectives or other criteria change in the next 10 years I would expect that we would like to keep the monitoring site there as it is centrally located in the metropolitan area for which we monitor.

If you would like to discuss this in more detail, please let me know and we will arrange it.

Thanks,
Merle Kruger

From: Donald Marcotte [mailto:DMarcotte@cityofwinterpark.org]
Sent: Friday, May 15, 2009 4:35 PM
To: Kruger, Merle
Subject: RE: Lake Island Air Monitoring Site

Thank you very much this will be very helpful in helping our City Commission understand the need for the facility. The lease renewal allows the facility to remain for an additional ten years. Would that complete the monitoring, or would the City more than likely be asked to extend the lease again as it would continue for an unknown period?

From: Merle.Kruger@ocfl.net [mailto:Merle.Kruger@ocfl.net]
Sent: Friday, May 15, 2009 11:40 AM
To: Donald Marcotte
Subject: Lake Island Air Monitoring Site

Mr. Marcotte,
I am Merle Kruger, the quality assurance coordinator, for the Orange County Environmental Protection Division (OCEPD), Air Quality Management, Ambient Air Monitoring Section. I'll answer your questions regarding the Lake Island air monitoring site.

Air quality monitoring was originally begun at the location in the mid 1970's, by the Florida Department of Environmental Protection (FDEP)(formerly FDER), to comply with the requirements of the Clean Air Act of 1970. At that time three monitoring instruments were housed in a 6' x 14' trailer that was located near its current position, only then the area was a swamp. In April of 1985 Orange County took over the air monitoring responsibilities from the state. In 1989 we requested of the City of Winter Park to allow us a lease to build a permanent building to house the monitoring instruments as the number of required instruments was increasing. A 20 year lease was granted, the monitoring building was built, and we moved the air monitoring instruments into the new building on January 31, 1990. Construction of the park around the site began in 1996.

Currently at Lake Island we monitor for Ozone, Sulfur Dioxide, Nitrogen Dioxide, Carbon Monoxide, Particulate Matter (two size ranges), Toxic Air pollutants, and Wind Speed & Direction. We have two additional particulate monitoring sites (Orlando & Zellwood) and another ozone monitoring site (south Orlando) within the county.

The air quality monitoring is required by the United States Environmental Protection Agency (EPA). The site locations, monitoring methods, instruments, and operational criteria are all very tightly defined and regulated. All of the calibration standards used are traceable to the National Institute of Standards and Technology (formerly the National Bureau of Standards). The monitoring instruments have quality control checks performed weekly and are audited by FDEP quarterly. The monitoring data are validated and sent to the FDEP monthly and they in turn send it to EPA. The monitoring data

indicate the parameter concentration levels for Orange County and all of its municipalities. The concentration levels are then used to determine compliance or non-compliance with the federal EPA standards.

Currently, we are in compliance with all of the ambient air quality standards. OCEPD publishes an annual report with air quality trend data and our web site (www.ocepd.org) contains a link to the FDEP web site that lists hourly ozone and particle concentrations. A daily Air Quality Index (AQI) forecast is provided to the newspaper, U.S.A. Today, for publication. Also, during elevated pollution events an air quality notice is sent to the local media in order to notify the public.

Orange County, FDEP, and EPA all appreciate the City of Winter Park allowing us to operate this monitoring site in their beautiful city. If you would like to take a tour of the building, please let me know and we will arrange it.

If you have any additional questions please let know.

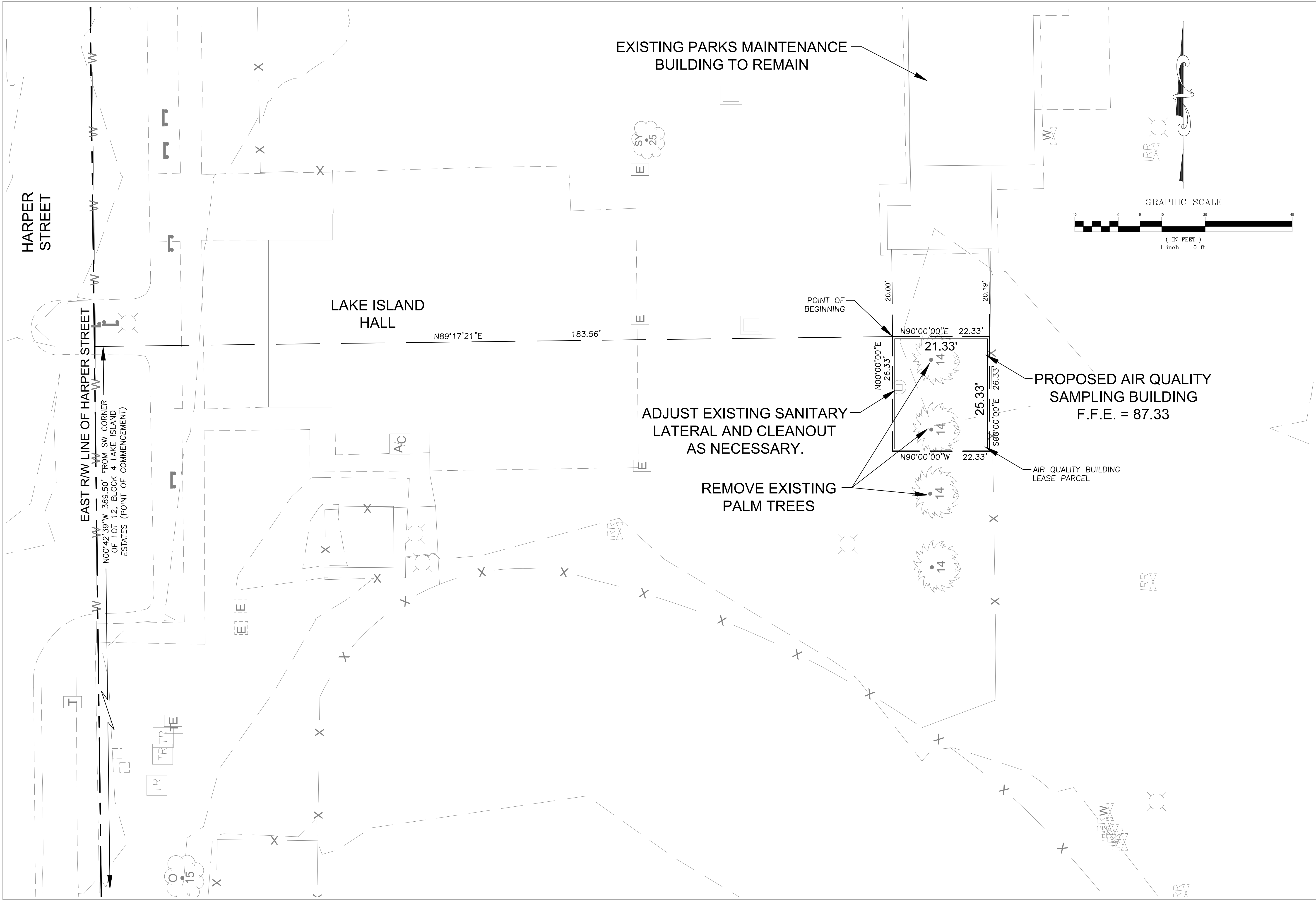
Regards,

Merle Kruger
Orange County EPD
QA Coordinator

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.







City of Winter Park
401 S. Park Avenue
Winter Park, FL 32789
(407) 599-3399

MLK PARK AIR
QUALITY
MONITORING
STATION

Drawn By: BLP
Checked By: TRA
Approved By: TRA

Revised By:
Revision/Date

SITE PLAN

SP-1



City Commission Regular Meeting

agenda item

item type Action Items Requiring Discussion	meeting date June 23, 2021
prepared by Michelle Neuner	approved by Michelle Neuner, Randy Knight
board approval Completed	
strategic objective	

subject

Discussion of Super Majority Voting and Clarification on Ordinance Adoption Process

motion / recommendation

Provide direction on potential changes to the charter for consideration on the March 2022 ballot.

background

At the Commission Meeting on June 9th, the City Commission discussed potentially posing a question to the voters regarding super majority voting. Resulting from the discussion, the Commission wanted to look at language in two ways (see attached):

- Allowing the City Commission to adopt/repeal by Ordinance (with four affirmative votes) on any topic other than specific financial matters or matters specifically addressed in the Charter.
- Identifying in the Charter topics which require four affirmative votes of the City Commission
 - conveyance of fee simple ownership of real property owned by the city;
 - comprehensive plan future land use map amendment or rezoning of city-owned park land to a use that is not a recreational, park or city governmental use;
 - rezoning of land currently zoned public and quasi-public (PQP) district or zoned parks and recreation (PR) district;
 - comprehensive plan future land use map amendment or rezoning of lakefront property from a residential use to a commercial use; and
 - approval of a comprehensive plan amendment, land development code amendment or rezoning that increases the intensity or density of use of property by more than XX percent from the existing allowed intensity or density of use

Further, the Commission discussed and seemed to come to a consensus on proposing a

charter amendment to clarify the provision in Section 2.11 regarding when changes to an ordinance during the adoption process would require an additional reading prior to adoption. Such proposed change would use the substantial or material change to ordinance terminology used by the Florida Supreme Court case law (Neumont v. State) as suggested by City Attorney. In addition, the proposed amendment would require an additional reading of a comprehensive plan amendment or rezoning ordinance if there is a change made during the adoption process that results in an increase in the density or intensity of uses, or in a change to the permitted uses.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Sec. 2.11 potential Charter amendment version 2 06-10-2021.docx](#)

ATTACHMENTS:

[Sec._2.08.___Procedure - potential amendment allowing super majority 06-10-2021.docx](#)

ATTACHMENTS:

[Sec._2.08.___Procedure - potential amendment allowing super majority 06-10-2021v2.docx](#)

Sec. 2.11. - Ordinances in general.

As used in this section, "ordinance" means an official legislative action of the commission, which action is a regulation of a general and permanent nature and enforceable as a local law.

- (a) *Procedures for adoption.* Ordinances shall be adopted in accordance with the procedures and notice requirements provided by general law, provided further that a proposed ordinance shall be adopted when it has been read, by title or in full, and has received the affirmative vote of a majority of the city commission on at least two (2) separate days at either regular or special meetings of the commission. If there is a substantive or material change in the ordinance during the city commission's adoption process ~~substance in the text~~, then the reading at the time of change will be deemed the first reading unless the city commission decides to conduct the first reading on the ordinance as changed at a future meeting. Further, if during the city commission's adoption process for an ordinance amending the comprehensive plan or the zoning of property there is a change made in the ordinance that results in an increase in the density or intensity of uses, or in a change to the permitted uses, prior to adoption the city commission will conduct at least one reading and public hearing of the ordinance after such change is made.
- (b) *Action requiring an ordinance.* In addition to other acts required by law or by specific provision of this Charter to be done by ordinance, those acts of the city commission shall be by ordinance which:
- (1) Adopt or amend an administrative code or establish or abolish any city department or agency;
 - (2) Establish a rule or regulation the violation of which carries a penalty;
 - (3) Levy taxes authorized by general law;
 - (4) Grant, renew or extend a franchise;
 - (5) Set service or user charge for municipal services or grant administrative authority for such charges;
 - (6) Authorize the borrowing of money not inconsistent with the limitations in the Constitution, the general laws of the state, and the provisions of this Charter;
 - (7) Convey or lease or authorize by administrative action the conveyance or lease of any lands of the city;
 - (8) Amend or repeal any ordinance previously adopted, except as otherwise provided in Article V;
 - (9) Establish zoning.

(Ord. No. 2790-09, § 2(Am. 9), 12-14-2009; Ord. No. 3159-19 , § 16(Am. 8), 3-17-20)

Sec. 2.08. - Procedure.

- (a) *Meetings.* The commission shall meet regularly at least once every month at such time and public place as the commission may prescribe by rule. Special and/or emergency meetings may be held upon call of any member of the commission. Special meetings require twenty-four (24) hours advance notice to each member of the city commission and to the public. Emergency meetings require, when practicable, twelve (12) hours notice to each member of the city commission and to the public and shall be called only to consider a public emergency affecting life, health, property or the public peace. Notice to the public consists of posting notice at some designated, conspicuous place in front of City Hall. A proposed agenda for all meetings shall also be posted in this same location as soon as practicable before each meeting, but in any event not later than twenty-four (24) hours for each regular and special meeting. Failure to list a specific item on an agenda shall not affect the validity of any act of the city commission. In the event any regular, special or emergency meeting is to be adjourned to reconvene at a later time, the date, time and place of reconvening shall be announced prior to such adjournment.
- (b) *Rules.* The commission shall determine its own rules and order of business. Minutes shall be kept of all commission proceedings.
- (c) *Voting.* Voting on ordinances and resolutions shall be by roll call vote of the commissioners and the mayor and shall be recorded in the minutes. The affirmative vote of at least three (3) members of the city commission who are present at the meeting, either in person or through the use of video-conferencing, shall be necessary to adopt any ordinance or resolution. The city commission may adopt (or repeal) by ordinance, approved by the affirmative vote of at least four (4) members of the city commission, a super majority voting requirement providing that the approval of a specific matter requires the affirmative vote of at least four (4) members of the city commission. However, a super majority voting requirement may not be established for: (i) setting the millage rate, (ii) budget approval and amendment, (iii) issuance of bonds and other debt, (iv) establishing or amending rates, charges or fees, or (v) contracting, spending and procurement matters. The use of video-conferencing by an individual member of the city commission shall be limited to not more than three (3) times per calendar year and shall be subject to approval pursuant to and governed by rules and procedures adopted by the city commission. No other action of the commission except as provided in Sections 2.07 and in 2.08(d) shall be valid or binding unless adopted by the affirmative vote of at least a majority of a quorum present.
- (d) *Quorum.* A majority of the commission must be physically present to constitute a quorum; but a smaller number may adjourn from time to time and may compel the attendance of absent members in the manner and subject to the penalties prescribed by the rules of the commission.

(Ord. No. 2790-09, § 2(Am. 7), 12-14-2009; Ord. No. 3159-19 , §§ 2(Am. 1), 16(Am. 8), 3-17-20)

Sec. 2.11. - Ordinances in general.

As used in this section, "ordinance" means an official legislative action of the commission, which action is a regulation of a general and permanent nature and enforceable as a local law.

- (a) *Procedures for adoption.* Ordinances shall be adopted in accordance with the procedures and notice requirements provided by general law, provided further that a proposed ordinance shall be adopted when it has been read, by title or in full, and has received the affirmative vote of at least a majority of the city commission on at least two (2) separate days at either regular or special meetings of the commission. If there is a change in substance in the text, then the reading at the time of change will be deemed the first reading.
- (b) *Action requiring an ordinance.* In addition to other acts required by law or by specific provision of this Charter to be done by ordinance, those acts of the city commission shall be by ordinance which:

- (1) Adopt or amend an administrative code or establish or abolish any city department or agency;
- (2) Establish a rule or regulation the violation of which carries a penalty;
- (3) Levy taxes authorized by general law;
- (4) Grant, renew or extend a franchise;
- (5) Set service or user charge for municipal services or grant administrative authority for such charges;
- (6) Authorize the borrowing of money not inconsistent with the limitations in the Constitution, the general laws of the state, and the provisions of this Charter;
- (7) Convey or lease or authorize by administrative action the conveyance or lease of any lands of the city;
- (8) Amend or repeal any ordinance previously adopted, except as otherwise provided in Article V;
- (9) Establish zoning.

(Ord. No. 2790-09, § 2(Am. 9), 12-14-2009; Ord. No. 3159-19 , § 16(Am. 8), 3-17-20)

Sec. 2.08. - Procedure.

- (a) *Meetings.* The commission shall meet regularly at least once every month at such time and public place as the commission may prescribe by rule. Special and/or emergency meetings may be held upon call of any member of the commission. Special meetings require twenty-four (24) hours advance notice to each member of the city commission and to the public. Emergency meetings require, when practicable, twelve (12) hours notice to each member of the city commission and to the public and shall be called only to consider a public emergency affecting life, health, property or the public peace. Notice to the public consists of posting notice at some designated, conspicuous place in front of City Hall. A proposed agenda for all meetings shall also be posted in this same location as soon as practicable before each meeting, but in any event not later than twenty-four (24) hours for each regular and special meeting. Failure to list a specific item on an agenda shall not affect the validity of any act of the city commission. In the event any regular, special or emergency meeting is to be adjourned to reconvene at a later time, the date, time and place of reconvening shall be announced prior to such adjournment.
- (b) *Rules.* The commission shall determine its own rules and order of business. Minutes shall be kept of all commission proceedings.
- (c) *Voting.* Voting on ordinances and resolutions shall be by roll call vote of the commissioners and the mayor and shall be recorded in the minutes. The affirmative vote of at least three (3) members of the city commission who are present at the meeting, either in person or through the use of video-conferencing, shall be necessary to adopt any ordinance or resolution. The affirmative vote of at least four (4) members of the city commission shall be required for the approval of the following matters: (i) conveyance of fee simple ownership of real property owned by the city; (ii) comprehensive plan future land use map amendment or rezoning of city-owned park land to a use that is not a recreational, park or city governmental use; (iii) rezoning of land currently zoned public and quasi-public (PQP) district or zoned parks and recreation (PR) district; (iv) comprehensive plan future land use map amendment or rezoning of lakefront property from a residential use to a commercial use; and (v) approval of a comprehensive plan amendment, land development code amendment or rezoning that increases the intensity or density of use of property by more than percent from the existing allowed intensity or density of use. The use of video-conferencing by an individual member of the city commission shall be limited to not more than three (3) times per calendar year and shall be subject to approval pursuant to and governed by rules and procedures adopted by the city commission. No other action of the commission except as provided in Sections 2.07 and in 2.08(d) shall be valid or binding unless adopted by the affirmative vote of at least a majority of a quorum present.
- (d) *Quorum.* A majority of the commission must be physically present to constitute a quorum; but a smaller number may adjourn from time to time and may compel the attendance of absent members in the manner and subject to the penalties prescribed by the rules of the commission.

(Ord. No. 2790-09, § 2(Am. 7), 12-14-2009; Ord. No. 3159-19 , §§ 2(Am. 1), 16(Am. 8), 3-17-20)

Sec. 2.11. - Ordinances in general.

As used in this section, "ordinance" means an official legislative action of the commission, which action is a regulation of a general and permanent nature and enforceable as a local law.

- (a) *Procedures for adoption.* Ordinances shall be adopted in accordance with the procedures and notice requirements provided by general law, provided further that a proposed ordinance shall be adopted when it has been read, by title or in full, and has received the affirmative vote of at least a majority of the city commission on at least two (2) separate days at either regular or special meetings of the commission. If there is a change in substance in the text, then the reading at the time of change will be deemed the first reading.

- (b) *Action requiring an ordinance.* In addition to other acts required by law or by specific provision of this Charter to be done by ordinance, those acts of the city commission shall be by ordinance which:
- (1) Adopt or amend an administrative code or establish or abolish any city department or agency;
 - (2) Establish a rule or regulation the violation of which carries a penalty;
 - (3) Levy taxes authorized by general law;
 - (4) Grant, renew or extend a franchise;
 - (5) Set service or user charge for municipal services or grant administrative authority for such charges;
 - (6) Authorize the borrowing of money not inconsistent with the limitations in the Constitution, the general laws of the state, and the provisions of this Charter;
 - (7) Convey or lease or authorize by administrative action the conveyance or lease of any lands of the city;
 - (8) Amend or repeal any ordinance previously adopted, except as otherwise provided in Article V;
 - (9) Establish zoning.

(Ord. No. 2790-09, § 2(Am. 9), 12-14-2009; Ord. No. 3159-19 , § 16(Am. 8), 3-17-20)



City Commission Regular Meeting

agenda item

item type Action Items Requiring Discussion	meeting date June 23, 2021
prepared by Wes Hamil	approved by Michelle Neuner, Randy Knight
board approval Completed	
strategic objective Fiscal stewardship	

subject

Electric Cost of Service Study

motion / recommendation

Approve recommendation from Utility Advisory Board to implement Modified Option 2 from the electric cost of service study effective October 1, 2022.

background

When the City purchased the electric utility from Progress Energy (now Duke Energy) in 2005 it adopted the same rates and continued to match Progress Energy's rates for the first three years of owning the utility. In the years since, the City has mostly applied across the board increases to those rates. After soliciting proposals to perform a cost of service study for electric rates, the City engaged Leidos Engineering LLC to perform the study. The purpose of this engagement was to perform a cost of service analysis, including detailed analysis of wholesale and retail power delivery costs, review of rate structure and rate design, as well as other key goals/targets for cost ratio alignment amongst classes.

Leidos has been working with City staff and the Utility Advisory Board (UAB) to provide options to better align rate revenues with the costs to serve the various classes of electric customers. Thanks to the bulk power contracts with FMPA and OUC, an increase in total rate revenue is not necessary. At the May 25 UAB meeting, Leidos presented four options for consideration. All four options produce the same total revenue by customer class and all achieve the recommended realignment of costs among classes. Those four options are presented in Table 6-1 on page 57 of the attached WP Electric Cost of Service Study Final file.

Furthermore, the UAB voted to recommend moving the realignment to 40% of the way toward the cost of service study vs. the 60% in the attached study. The reason for the change was to reduce the impact to commercial businesses. Moving 60% would have

increased rate requirements for general service demand customers by 4.8%. Moving to 40% lessens the impact to a 3.2% increase. This modification is presented in the attached Modified Option 2 file. This file also illustrates the impact to customers of various usage levels in each customer class impacted.

Lastly, the UAB recommended delaying implementation of these proposed rates until October 1, 2022 in order to give customers more time to recover from the COVID-19 pandemic.

alternatives / other considerations

fiscal impact

The proposed electric rates realign the cost burden among customer classes but, are revenue neutral in total.

ATTACHMENTS:

[Modified Option 2.pdf](#)

ATTACHMENTS:

[WP Electric Cost of Service Study Final.pdf](#)

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Proposed Rate Adjustments

Customer Class	Fiscal Year 2021		
	Total Existing	Rate	
	Revenue	Adjustments	
	(\$000)	(\$000)	(%) [1]
Residential	\$23,081	(\$396)	-2.0%
Commercial			
General Service Non-Demand	1,467	(12)	-0.9%
GS Non-Demand (100% Load Factor)	39	(0)	-0.2%
General Service Demand	12,366	341	3.2%
General Service Demand TOU	4,740	33	0.8%
Public Authority	2,099	33	1.8%
Lighting	478	1	0.3%
Total System	\$44,270	\$0	0.0%

[1] Percent of base rate and fuel adjustment revenues.

Rate adjustments based on moving 40% toward the Cost of Service.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Table No. 6-1
Page 1 of 2

Summary of Existing Rates and Modified Option 2

Ln. No.	Rate Description	Unit	Existing Rates Effective January 1, 2020	Modified Option 2 2022
	(a)	(b)	(c)	(d)
Residential Service				
Schedule RS				
1	Monthly Customer Charge	\$/Mo.	\$16.98	\$16.98
<u>Energy Charges < 1,000 kWh's</u>				
2	Base	\$/kWh	\$0.06624	\$0.06408
3	Fuel Cost Recovery Factor	\$/kWh	\$0.01708	\$0.02015
<u>Energy Charges > 1,000 kWh's</u>				
4	Base	\$/kWh	\$0.08840	\$0.08624
5	Fuel Cost Recovery Factor	\$/kWh	\$0.02708	\$0.03015
General Service Non-Demand				
Rate Schedule GS-1				
<u>Monthly Customer Charges</u>				
6	Non Metered Accounts	\$/Mo.	\$7.11	\$7.11
	Metered Accounts			
7	Secondary Delivery Voltage	\$/Mo.	\$17.55	\$17.55
8	Primary Delivery Voltage	\$/Mo.	\$221.86	\$221.86
<u>Energy and Demand Charges All kWh's</u>				
9	Base	\$/kWh	\$0.07368	\$0.07270
10	Fuel Cost Recovery Factor	\$/kWh	\$0.02103	\$0.02423
General Service Non-Demand				
Rate Schedule GS-2 (100% Load Factor)				
<u>Monthly Customer Charge</u>				
11	Non Metered Accounts	\$/Mo.	\$7.45	\$7.45
12	Metered Accounts	\$/Mo.	\$18.38	\$18.38
<u>Energy and Demand Charges All kWh's</u>				
13	Base	\$/kWh	\$0.03736	\$0.03720
14	Fuel Cost Recovery Factor	\$/kWh	\$0.02103	\$0.02423
General Service - Demand				
Schedule GSD-1				
<u>Monthly Customer Charges</u>				
	Metered Accounts			
15	Secondary Delivery Voltage	\$/Mo.	\$18.28	\$18.28
16	Primary Delivery Voltage	\$/Mo.	\$231.26	\$231.26
<u>Energy Charges All kWh's</u>				
17	Base	\$/kWh	\$0.04216	\$0.04425
18	Fuel Cost Recovery Factor	\$/kWh	\$0.02103	\$0.02423
19	Demand Charge	\$/kW	\$5.05	\$5.22

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Table No. 6-1
Page 2 of 2

Summary of Existing Rates and Modified Option 2

Ln. No.	Rate Description	Unit	Existing Rates Effective January 1, 2020	Modified Option 2 2022
	(a)	(b)	(c)	(d)
	General Service - Demand			
	Optional Time of Use Rate			
	Schedule GSDT-1			
	<u>Monthly Customer Charges</u>			
	Metered Accounts			
20	Secondary Delivery Voltage	\$/Mo.	\$29.01	\$29.01
21	Primary Delivery Voltage	\$/Mo.	\$234.93	\$234.93
	<u>Energy Charges All kWh's</u>			
22	On - Peak	\$/kWh	\$0.07008	\$0.07100
23	Off - Peak	\$/kWh	\$0.02843	\$0.02843
	<u>Fuel Cost Recovery Factor</u>			
24	On - Peak	\$/kWh	\$0.02775	\$0.03197
25	Off - Peak	\$/kWh	\$0.01882	\$0.02168
26	Base Demand Charge	\$/kW	\$1.27	\$1.40
27	On-Peak Demand Charge	\$/kW	\$3.84	\$4.00
28	Demand Charge Credit	\$/kW	(0.35)	(0.35)

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Comparison of Existing and Proposed Residential Service Rates [1]

				Residential Service			
				Existing	Option 2		
Customer Charge		(\$)		\$16.98	\$16.98		
Energy Charge	First 1,000 kWh	(\$/kWh)		\$0.06624	\$0.06408		
Energy Charge	Additional kWh	(\$/kWh)		\$0.08840	\$0.08624		
Fuel Cost [2]	First 1,000 kWh	(\$/kWh)		\$0.02015	\$0.02015		
Fuel Cost [2]	Additional kWh	(\$/kWh)		\$0.03015	\$0.03015		

Usage (kWh)	Existing		Option 2		Difference		
	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Percent (%)
500	63.79	12.757	62.64	12.528	(1.14)	(0.229)	-1.79%
600	72.94	12.157	71.57	11.928	(1.37)	(0.229)	-1.88%
700	82.10	11.729	80.50	11.500	(1.60)	(0.229)	-1.95%
800	91.26	11.407	89.43	11.178	(1.83)	(0.229)	-2.01%
900	100.41	11.157	98.35	10.928	(2.06)	(0.229)	-2.05%
1,000	109.57	10.957	107.28	10.728	(2.29)	(0.229)	-2.09%
1,100	[3] 122.14	11.104	119.62	10.875	(2.52)	(0.229)	-2.06%
1,200	134.70	11.225	131.96	10.996	(2.75)	(0.229)	-2.04%
1,300	[4] 147.27	11.329	144.29	11.100	(2.98)	(0.229)	-2.02%
1,400	159.84	11.417	156.63	11.188	(3.21)	(0.229)	-2.01%
1,500	172.40	11.494	168.97	11.265	(3.43)	(0.229)	-1.99%
2,000	235.24	11.762	230.66	11.533	(4.58)	(0.229)	-1.95%
2,500	298.07	11.923	292.34	11.694	(5.72)	(0.229)	-1.92%
3,000	360.90	12.030	354.03	11.801	(6.87)	(0.229)	-1.90%
4,000	486.56	12.164	477.40	11.935	(9.16)	(0.229)	-1.88%
5,000	612.22	12.244	600.78	12.016	(11.45)	(0.229)	-1.87%

[1] Amounts shown reflect single phase, inside the City service, and include a 6% franchise fee.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

[3] Median Residential monthly usage.

[4] Average Residential monthly usage.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Comparison of Existing and Proposed General Service Non-Demand Rates [1]

				General Service Non-Demand			
				Existing	Option 2		
Customer Charge		(\$)		\$17.55	\$17.55		
Energy Charge	All kWh	(\$/kWh)		\$0.07368	\$0.07270		
Fuel Cost Recovery [2]		(\$/kWh)		\$0.02423	\$0.02423		

Usage (kWh)	Existing		Option 2		Difference		
	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Percent (%)
1,000	122.39	12.239	121.35	12.135	(1.04)	(0.104)	-0.85%
1,250	148.33	11.867	147.04	11.763	(1.30)	(0.104)	-0.88%
1,500	174.28	11.619	172.72	11.515	(1.56)	(0.104)	-0.89%
1,750	200.23	11.441	198.41	11.338	(1.82)	(0.104)	-0.91%
1,900	215.79	11.358	213.82	11.254	(1.97)	(0.104)	-0.91%
2,000	226.17	11.309	224.09	11.205	(2.08)	(0.104)	-0.92%
3,000	329.96	10.999	326.84	10.895	(3.12)	(0.104)	-0.94%
4,000	433.74	10.844	429.59	10.740	(4.16)	(0.104)	-0.96%
5,000	537.53	10.751	532.33	10.647	(5.19)	(0.104)	-0.97%
7,500	796.99	10.627	789.20	10.523	(7.79)	(0.104)	-0.98%
10,000	1,056.45	10.564	1,046.06	10.461	(10.39)	(0.104)	-0.98%
11,000	1,160.23	10.548	1,148.81	10.444	(11.43)	(0.104)	-0.98%
12,000	1,264.02	10.533	1,251.55	10.430	(12.47)	(0.104)	-0.99%
13,000	1,367.80	10.522	1,354.30	10.418	(13.50)	(0.104)	-0.99%
14,000	1,471.59	10.511	1,457.04	10.407	(14.54)	(0.104)	-0.99%
15,000	1,575.37	10.502	1,559.79	10.399	(15.58)	(0.104)	-0.99%
17,250	1,808.89	10.486	1,790.97	10.382	(17.92)	(0.104)	-0.99%
20,000	2,094.30	10.471	2,073.52	10.368	(20.78)	(0.104)	-0.99%

[1] Amounts shown reflect single phase, inside the City service, and include a 6% franchise fee.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Comparison of Existing and Proposed Rates for General Service Demand [1]

					General Service Demand					
					Existing	Option 2				
Customer Charge					(\$)	\$18.28	\$18.28			
Demand Charge					(\$/kW)	\$5.05	\$5.22			
Energy Charge All kWh					(\$/kWh)	\$0.04216	\$0.04425			
Fuel Cost Recovery [2]					(\$/kWh)	\$0.02423	\$0.02423			
Demand	Hours	Usage	Existing		Option 2		Difference			
			Amount	Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Percent	
(kW)		(kWh)	(\$)	(Cents/kWh)	(\$)	(Cents/kWh)	(\$)	(Cents/kWh)	(%)	
50	200	10,000	990.76	9.908	1,021.92	10.219	31.16	0.312	3.15%	
	300	15,000	1,342.63	8.951	1,384.87	9.232	42.24	0.282	3.15%	
	400	20,000	1,694.49	8.472	1,747.81	8.739	53.32	0.267	3.15%	
	500	25,000	2,046.36	8.185	2,110.76	8.443	64.39	0.258	3.15%	
	600	30,000	2,398.23	7.994	2,473.70	8.246	75.47	0.252	3.15%	
100	200	20,000	1,962.14	9.811	2,024.47	10.122	62.33	0.312	3.18%	
	300	30,000	2,665.88	8.886	2,750.36	9.168	84.48	0.282	3.17%	
	400	40,000	3,369.61	8.424	3,476.25	8.691	106.64	0.267	3.16%	
	500	50,000	4,073.35	8.147	4,202.14	8.404	128.79	0.258	3.16%	
	600	60,000	4,777.08	7.962	4,928.02	8.213	150.94	0.252	3.16%	
500	200	100,000	9,733.22	9.733	10,044.86	10.045	311.64	0.312	3.20%	
	300	150,000	13,251.89	8.835	13,674.30	9.116	422.41	0.282	3.19%	
	400	200,000	16,770.56	8.385	17,303.74	8.652	533.18	0.267	3.18%	
	500	250,000	20,289.23	8.116	20,933.18	8.373	643.95	0.258	3.17%	
	600	300,000	23,807.90	7.936	24,562.62	8.188	754.72	0.252	3.17%	

[1] Amounts shown reflect inside the City service, 6% franchise fee, and exclude any applicable primary service discount or power factor correction.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

Electric Cost of Service Study

City of Winter Park, Florida



March 2021



This report has been prepared for the use of the client for the specific purposes identified in the report. The conclusions, observations and recommendations contained herein attributed to Leidos constitute the opinions of Leidos. To the extent that statements, information and opinions provided by the client or others have been used in the preparation of this report, Leidos has relied upon the same to be accurate, and for which no assurances are intended and no representations or warranties are made. Leidos makes no certification and gives no assurances except as explicitly set forth in this report.

© 2021 Leidos, Inc.
All rights reserved.



March 10, 2021

Utility Advisory Board
City of Winter Park
City Hall, 401 South Park Avenue
Winter Park, Florida 32789

Subject: **Electric Cost of Service Study**

Ladies and Gentlemen:

In keeping with the provisions of the professional services agreement between the City of Winter Park, Florida (the City) and Leidos Engineering, LLC, (the Consultant) and the direction provided by the City management and staff and Utility Advisory Board, the Electric Cost of Service Study (the Report) has been completed. The Report addresses the projected financial operations of the City's electric system (Electric System) for the fiscal years ending September 30, 2020 through 2024. We have summarized our assumptions and the results of our analyses and conclusions in this Report, which we hereby submit for your consideration. This Report summarizes the basis for the proposed rate options for electric service that are necessary to meet the projected revenue requirements in the near future and which rates should recover such projected requirements from the customer classes generally in accordance with the direction provided by the City, the guidelines of the Florida Public Service Commission (the PSC) and the results of the allocated cost of service analyses.

In preparing the Electric Cost of Service Study, the Consultant relied upon historical and projected data for the development of operating revenues, operating expenses and capital requirements. Historical data were obtained from various monthly reports, the City's Comprehensive Annual Financial Reports, actual customer billing records, and analyses and discussions with members of the City management and staff. Projected data were, in part, derived from the Electric System's current forecast of demand and energy requirements, the Electric System Operating Budget for Fiscal Years 2020 and 2021 (the Budgets), the Ten Year Pro Forma, and detailed information and data compiled and provided by members of the City management and staff.

The projected costs and revenues used in this Report are for the fiscal years ending September 30, 2020 through 2024, and have been developed using the City's Budgets as a basis for the projected costs. Such costs and revenues, as initially reflected in the Budgets, were adjusted for known or anticipated changes.

The City acquired the Electric System from Progress Energy Florida (now doing business as Duke Energy Florida) in June 2005 and has not previously performed a cost of service study.

Leidos Engineering, LLC

1000 Legion Place, Suite 1100 | Orlando, FL 32801 | tel: 407.422.4911 | fax: 407.648.8382 | leidos.com/engineering

SUMMARY OF FINDINGS

ADEQUACY OF EXISTING RATES

The various adjustments, assumptions and considerations are discussed in Section 2 regarding the projected number of customers, sales, and in Section 3 regarding the projected revenues and expenditures. In the fiscal years ending September 30, 2020 through 2024, the revenue requirements proposed herein include Operation and Maintenance expenses, a transfer to the City's General Fund, capital improvement expenditures, the payment of principal and interest on outstanding indebtedness, and an allowance for contingencies and reserves. Based on the foregoing, the Electric System revenue requirements for fiscal years ending September 30, 2020 through 2024 and the projected revenues, assuming the existing rates, are summarized on the following table:

Description	Projected				
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Net Revenue Requirements	\$44,912,177	\$44,270,456	\$44,662,613	\$45,622,904	\$45,975,542
Total Existing Rate Revenue	44,912,177	44,270,455	44,662,613	45,060,160	45,463,192
Difference	(\$0)	(\$0)	\$0	(\$562,744)	(\$512,349)
Percent of Base and Fuel Revenue	0.0%	0.0%	0.0%	-1.4%	-1.3%

As shown above, the existing rates produce revenues that are approximately equal to the projected revenue requirements in the fiscal years ending September 30, 2020 through 2022 and slightly under recover the projected revenue requirements in the fiscal years ending September 30, 2023 and 2024.

Based on the analyses in this Report, the proposed rate options represent a realignment of costs allocated among the residential and commercial classes. It is projected that the proposed rate options will be sufficient to meet the projected revenue requirements for the fiscal years ending September 30, 2020 through 2022. For certain analyses, the "Test Year" has been identified as the fiscal year ending September 30, 2020.

COST OF SERVICE RESULTS

The Test Year revenue requirements were allocated to the customer classes based on a cost of service model that functionalizes costs among production, transmission, distribution and customer costs, and classifies costs according to demand related or energy related costs. Production (purchased power) demand related costs were allocated based on the contribution of each class to the average 12 month coincident peak demands and distribution demand related costs were allocated based on the contribution of each class to the annual system peak demand. Section 4 shows the development of allocation factors and Section 5 shows the results of the cost of service analysis.

The results of the cost of service analysis are summarized as follows:

Customer Class	Test Year 2020		
	Total Existing	Rate	
	Revenue	Adjustments	
	(\$000)	(\$000)	(%) [1]
Residential	\$23,416	(\$601)	-2.9%
Commercial			
General Service Non-Demand	1,488	(17)	-1.3%
GS Non-Demand (100% Load Factor)	40	(0)	-0.4%
General Service Demand	12,545	519	4.8%
General Service Demand TOU	4,809	50	1.2%
Public Authority	2,129	48	2.6%
Lighting	485	1	0.3%
Total System	\$44,912	\$0	0.0%

[1] Percent of base rate and fuel adjustment revenues.

Rate adjustments based on moving 60% toward the Cost of Service.

RATE DESIGN

Four rate options are shown in Section 6. The electric rate options shown in Section 6 reflect, to the extent permitted, (i) the lowest possible price consistent with the projected revenue requirements, (ii) the discouragement of wasteful, unnecessary use of service, (iii) the policies of the City, and (iv) the cost of service methodologies recommended by the Florida Public Service Commission (the PSC).

The principal effects of adopting one of the rate options shown herein would be:

- Rate structures and levels, in general, will be based, in part, on allocated cost of service techniques.
- Fuel and purchased energy costs will continue to be shown in a separate charge, the Fuel Cost Recovery Factor.
- The rate options shown herein will be sufficient to meet the projected revenue requirements for the fiscal years ending September 30, 2020 through 2022.

RATE COMPARISONS

To assist the City in its evaluation and consideration of rate adjustment options, included in Table No. 7-1 are comparisons of typical monthly bills for the major rate classifications at various levels of usage. Typical bills calculated under the rate options have been compared with bills calculated under the existing rates. In addition, typical monthly bills calculated under the Electric System's existing and proposed rate options have been compared with those calculated under the rates of other Florida investor-owned and municipal electric utilities in Table No. 7-2 for the billing month of June 2020.

When reviewing the comparisons of typical bills, it must be recognized that a substantial portion of the electric bill is comprised of fuel and purchased energy costs. For electric utilities other than the Electric System, the bill comparisons shown reflect fuel costs that were estimated in mid-2020 and may not reflect actual current market prices for gas, oil and purchased energy.

As shown on Table No. 7-1, typical residential and small commercial customers' bills under the proposed rate options can be expected to decrease slightly and large commercial customers' bills can be expected to increase slightly.

CONCLUSIONS

Based upon the results of our studies and analyses as summarized in this Report, which should be read in its entirety in conjunction with the following, and upon the numerous underlying assumptions and considerations relied upon in making such analyses and incorporated by reference herein, and the data and information provided by the City's management and staff and others, we are of the opinion that:

- (i) The City's financial records and data provide a good basis for conducting the Cost of Service Study;
- (ii) The existing rates produce revenues that are approximately equal to the projected revenue requirements in the fiscal years ending September 30, 2020 through 2022 and slightly under recover the projected revenue requirements in the fiscal years ending September 30, 2023 and 2024;
- (iii) The proposed rate options reflect a realignment of costs among the residential and commercial rate classes, and are projected to meet the revenue requirements for the fiscal years ending September 30, 2020 through 2022.
- (iv) The City's existing and proposed rate options are comparable or lower than other Florida electric utilities;
- (v) The City may want to investigate additional rate offerings such as Residential Time of Use Rate, Solar Subscription Rate, or Electric Vehicle Rate;
- (vi) The City should continue to monitor the cost of purchased power and current market conditions and should make adjustments, if necessary, to its fuel cost recovery factor to reflect such costs and conditions and to minimize the potential to under recover or over recover its fuel costs; and

- (vii) The City should consider submitting this Report, together with other appropriate filing requirements, to the PSC.

We are prepared to present our analyses and proposed rate options to the City Commission and to assist the City with public meetings, with PSC filing requirements, and with presentations in connection with the adoption and implementation of the proposed rate options.

We want to take this opportunity to express our appreciation for the spirited cooperation and valuable assistance given us throughout the course of this study by each member of the City management and staff, along with members of the Utility Advisory Board.

Respectfully submitted,

LEIDOS ENGINEERING, LLC

c: Mayor and City Commission

Daniel D'Allessandro

Wes Hamil

Electric Cost of Service Study

City of Winter Park, Florida

Table of Contents

Table of Contents *List of Tables*

Section 1 INTRODUCTION, PURPOSE, AND SCOPE.....	1-1
Introduction	1-1
Purpose	1-1
Scope	1-2
 Section 2 ENERGY REQUIREMENTS AND CUSTOMER	
STATISTICS	2-1
General	2-1
Energy Requirements	2-1
Customer Statistics	2-3
 Section 3 REVENUE REQUIREMENTS.....	3-1
General	3-1
Projected Revenue Requirements.....	3-2
Assumptions and Considerations	3-2
 Section 4 FUNCTIONALIZATION AND CLASSIFICATION OF	
COSTS AND DEVELOPMENT OF ALLOCATION FACTORS.....	4-1
Functionalization and Classification	4-1
Development of Allocation Factors.....	4-2
 Section 5 ALLOCATED COST OF SERVICE.....	5-1
General	5-1
Present and Future Rate Classifications	5-1
Allocation and Assignment of the Cost of Service	5-1
 Section 6 RATE DESIGN.....	6-1
General Rate Design Criteria.....	6-1
Rate Options	6-1
Customer Charge	6-2
Fuel Cost Adjustment	6-2
Summary.....	6-2
 Section 7 RATE COMPARISONS	7-1
General	7-1
Existing Rates and Rate Options	7-1
Comparisons with Other Utilities.....	7-1

List of Tables

Table No. 2-1	Historical and Projected Customers, Billing Demand, and Energy Sales
Table No. 2-2	Annual Billing Determinants Fiscal Year Ending September 30, 2020
Table No. 3-1	Summary of Projected Revenue Requirements and Existing Rate Revenues
Table No. 3-2	Projected Revenues at Existing Rates
Table No. 3-3	Summary of Other Electric Revenues
Table No. 3-4	Calculation of Fuel Cost Recovery Factor
Table No. 3-5	Debt Service Detail
Table No. 3-6	Summary of Capital Improvement Projects
Table No. 4-1	Functionalization of Test Year 2020 Projected Revenue Requirements
Table No. 4-2	Development of Demand Allocation Factors
Table No. 4-3	Summary of Energy Allocation Factors
Table No. 4-4	Summary of Customer Allocation Factors
Table No. 4-5	Comparison of Load Research Results
Table No. 5-1	Allocated Cost of Service Summary
Table No. 5-2	Functionalization and Classification of Test Year Revenue Requirements
Table No. 5-3	Results of the Cost of Service Analysis
Table No. 5-4	Summary of Future Rate Design Options Pros and Cons
Table No. 6-1	Rate Summary
Table No. 6-2	Projected Revenues at Option 1 Rates
Table No. 6-3	Analysis of Residential Fixed Cost per Customer
Table No. 6-4	Inter-Utility Comparison of Monthly Customer Charges
Table No. 6-5	Summary of Residential Rate Design Options Pros and Cons
Table No. 7-1	Comparison of Existing and Proposed Rate Options
Table No. 7-2	Inter-Utility Comparison of Typical Monthly Electric Bills

Section 1

INTRODUCTION, PURPOSE, AND SCOPE

Introduction

The City of Winter Park (City), located in Central Florida, operates a transmission and distribution only utility consisting of facilities that provide electric service to approximately 15,000 customers. The City currently meets its load requirements through power supply contracts with the Orlando Utilities Commission (OUC), Covanta Energy Marketing LLC (Covanta), and the Florida Municipal Power Agency (FMPA). As a member of FMPA, the City benefits from the associated capacity and energy to meet its customers' load requirements. Power is delivered through the City's Canton Avenue and Interlachen substations served by 69 kV transmission lines owned by Duke Energy (Duke).

Leidos Engineering, LLC, (the Consultant or the firm) conducted this 2020 Electric Cost of Service Study "Study", which relied upon historical and projected data for the development of operating revenues, operating expenses, and capital requirements. Historical data was obtained from various monthly reports, annual financial reports, actual billing records, analyses, and discussions with members of the management and staff of the City. Projected data was, in part, derived from historical data adjusted for current economic conditions, the Operating Budgets for Fiscal Years ending September 30, 2020 and 2021, the Capital Improvement Plan for Fiscal Years 2020 through 2024, the Ten Year Pro Forma projections, the City's demand and energy forecasts (including the effects of conservation), the various contracts, and the direction and instructions provided by the City, and other appropriate sources.

Purpose

The primary purposes of the Study are:

1. To determine the estimated annual revenue requirements for the Fiscal Year ending September 30, 2020, as adjusted for known changes (the Test Year); and Fiscal Years ending September 30, 2021 through 2024 (Study Period).
2. To test the adequacy of the existing rates on a system wide basis for the Fiscal Years 2020 through 2024;
3. To prepare a cost of service analysis to estimate the cost of providing electric service by customer class;
4. To adjust rate levels, if necessary, in order to recover the cost of providing electric service, and to reflect the policies established by the City; and
5. To continue to recover periodically the costs of purchased power.

Scope

The overall scope of services of the Study provided for (i) the development of revenue requirements for the Test Year and Study Period; (ii) the development of proposed rate options and rate structures that are designed to recover the revenue requirements for the Test Year and Study Period which reflect the City's policy and industry practices; and (iii) the development of comparisons of typical bills for electric service calculated using the existing and proposed rate options and the rates charged by neighboring private and public electric utilities.

The Electric Rate Study consists of two parts or phases. The results are presented in this report. Working closely with management and staff, Phase I activities include, among other things, (i) obtaining and reviewing historical billing data, (ii) reconciling such data, (iii) identifying the proper sales forecast to use for purposes of projecting rate revenues and costs (iv) projecting billing determinants in order to calculate the effect on revenues based on revised rates, (v) preparing projections of revenues by major customer class, (vi) developing projected annual revenue requirements for the Test Year and Study Period, (vii) preparing a comparison of the City's existing rates and the rates of other utilities, and (viii) preparing a Phase I report.

Phase II activities include (i) the making of revisions to the revenue requirements, (ii) the affirmation of City policies and direction, (iii) the allocation of costs, (iv) the design of proposed rate options, and (v) the preparation of a final report.

Section 2

ENERGY REQUIREMENTS AND CUSTOMER STATISTICS

General

The development of an accurate forecast of future power and energy requirements, sales, customers, and customer usage characteristics, is essential in the evaluation of the adequacy of electric rates and rate structures. This section summarizes the various factors considered and utilized in the development of the City's near term future power and energy requirements.

The estimates of energy and demand requirements developed for inclusion in this Study were based on historical sales, customers, and customer usage characteristics.

Energy Requirements

Projection of Electricity Sales to Ultimate Customers

The projections of electric energy sales to ultimate customers are based on information provided by the City and checked for reasonableness based on historical growth, usage patterns, and weather.

Based on information provided by the City, the following is a summary of Table 2-1 setting forth the historical number of residential and commercial customers and energy sales.

Historical Retail Energy Sales (MWh)			
Fiscal Year	Residential	Commercial	Total
2014	183,301	242,713	426,014
2015	187,566	241,780	429,346
2016	192,100	245,935	438,035
2017	185,518	239,657	425,175
2018	182,964	231,731	414,695
2019	190,271	235,748	426,018

Historical Number of Customers			
Fiscal Year	Residential	Commercial	Total
2014	11,610	2,938	14,548
2015	11,864	3,001	14,864
2016	11,898	3,001	14,899
2017	11,898	3,287	15,185
2018	12,084	3,298	15,382
2019	12,048	3,296	15,344

Projected Demand

The historical system peak demand for the fiscal year ended September 30, 2019 was 97.1 MW occurring in June. For purposes of this Study, it was projected that the system peak demand for fiscal year 2020 would be 95.7 MW.

Projected Energy Sales

The monthly system historical and projected energy sales are detailed in Table No. 2-1. The following tabulation is an annual summary of the historical and projected energy sales by major customer class for fiscal years 2019 and 2020:

Retail Energy Sales (MWh)			
Fiscal Year	Residential	Commercial	Total
Historical 2019	190,271	235,748	426,018
Projected 2020	187,842	232,158	420,000

As can be seen from the summary table, energy sales in fiscal year ended September 30, 2019 were 426,018 MWh. Sales in fiscal year 2020 and the Study Period are based projected amounts provided by the City.

Projected Average Number of Customers

An integral part of the forecasting process is the average number of customers the City expects to serve by major customer class. The detailed historical and projected customers are set forth on Table No. 2-1. The following is a summary of the historical and projected average number of customers used as a basis for this Study:

Average Number of Customers			
Fiscal Year	Residential	Commercial	Total
Historical 2019	12,048	3,296	15,344
Projected 2020	12,180	3,300	15,479

Purchased Power

The City purchases capacity and energy requirements from a variety of sources, including OUC, Covanta, and FMPPA. The contract with Covanta ends in 2024, and the contracts with OUC and FMPPA end in 2026 and 2027, respectively.

Energy Losses

The loss factors utilized in developing the projected energy requirements for the Test Year are 3.8 percent of annual energy requirements and 4.0 percent of energy sales. This factor is used to take into account transmission and distribution losses and unaccounted for energy and demand.

Summary of Projected Demand and Energy Requirements

The following tabulation sets forth the projected annual peak demand at the generation level, energy requirements and the system load factor used in this Study:

Description	2020 Test Year
Annual 60-Minute Peak Demand (MW)	95.7
Annual Energy Sales (MWh)	420,000
Losses and Unaccounted for Energy (MWh)	<u>16,590</u>
Annual Energy Requirements (MWh)	<u>436,590</u>
Annual System Load Factor (%)	52.1 %

Customer Statistics

As shown on Table No. 2-1 and Table No. 2-2, the historical number of customers and energy sales have been relatively stable. The City's customer base is somewhat unique, since the residential base includes a significant number of above average energy users, and the average use per customer is higher than for other utilities in the area, the small commercial users such as those on Park Avenue are distinctive and may have different operating hours than typical small commercial users, and the large commercial customers include unique customers such as Rollins College and the hospital.

Projected customer statistics by major rate classification are set forth on Table No. 2-1 and No. 2-2. Table No. 2-1 sets forth for fiscal years ending September 30, 2017 through 2020 the historical and projected number of customers and energy sales. Table No. 2-2 sets forth the projected annual billing determinants by major rate classes for Test Year 2020. The projected average annual number of customers and annual energy sales for the fiscal year ending September 30, 2020 incorporate the following considerations:

- i. continuation of recent historical sales and/or usage characteristics;
- ii. continuation of past, present, and projected conservation and demand-side management programs (if any); and
- iii. continuation of the existing regulatory structure.

Any departure from those assumptions (e.g., change in economic activity) could have a material adverse effect on energy sales and revenues.

As derived from Table No. 2-1 and No. 2-2, the projected fiscal year 2020 composition of the City's ultimate customers and associated energy sales by major rate classification is tabulated below:

Test Year 2020				
Customer Class	Average			
	Number of	Percent	Annual MWh	Percent
	Customers	of Total	Sales	of Total
Residential	12,180	78.7%	187,842	44.7%
Commercial	1,167	7.5%	11,664	2.8%
Commercial Demand	1,069	6.9%	196,182	46.7%
Public Authority	269	1.7%	22,188	5.3%
Lighting	795	5.1%	2,124	0.5%
Total	15,479	100.0%	420,000	100.0%

The projected energy sales of 420,000 MWh in the Test Year reflects an estimated normal year. For Fiscal Year 2021, the projected energy sales are 407,000 MWh to reflect the unknown impact of Covid-19 on energy sales.

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Historical and Projected Customers*Fiscal Years 2017-2020*

Table No. 2-1

Page 1 of 6

Ln. No.	Customer Classes	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total	Average
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)
Historical FY 2017															
1	Residential	11,857	11,831	11,852	11,852	11,842	11,894	11,866	11,917	11,980	11,959	11,994	11,929	142,773	11,898
Commercial															
2	General Service Non-Demand	1,014	1,033	1,017	1,014	1,024	1,011	1,163	1,144	1,142	1,135	1,141	1,134	12,972	1,081
3	GS Non-Demand - 100% Load Factor	36	36	36	36	36	36	36	36	36	40	40	40	444	37
General Service Demand															
4	Primary	2	2	2	2	2	2	2	2	2	3	2	2	25	2
5	Secondary	1,144	1,136	1,137	1,131	1,136	1,138	1,005	1,028	1,031	1,036	1,036	1,042	13,000	1,083
Time of Use															
6	Primary	1	1	1	1	1	1	1	1	1	1	1	1	12	1
7	Secondary	20	20	21	19	21	21	21	20	20	20	20	20	243	20
8	Subtotal Commercial	2,217	2,228	2,214	2,203	2,220	2,209	2,228	2,231	2,232	2,235	2,240	2,239	26,696	2,225
Public Authority															
9	General Service Non-Demand	186	186	186	189	187	187	183	178	189	180	179	182	2,212	184
10	GS Non-Demand - 100% Load Factor	22	23	23	23	23	23	23	23	23	23	23	23	275	23
11	General Service Demand	58	59	56	56	56	57	60	55	63	59	60	57	696	58
Time of Use															
12	Primary	1	1	1	1	1	1	1	1	1	1	1	1	12	1
13	Secondary	1	1	1	1	1	1	1	1	1	1	1	1	12	1
14	Subtotal Public Authority	268	270	267	270	268	269	268	258	277	264	264	264	3,207	267
Lighting															
15	Residential	649	649	649	649	649	649	649	649	649	649	649	649	7,788	649
16	Commercial	146	146	146	146	146	146	146	146	146	146	146	146	1,752	146
17	Subtotal Lighting	795	795	795	795	795	795	795	795	795	795	795	795	9,540	795
18	FY 2017 TOTAL CUSTOMERS	15,137	15,124	15,128	15,120	15,125	15,167	15,157	15,201	15,284	15,253	15,293	15,227	182,216	15,185
Historical FY 2018															
19	Residential	11,860	11,865	11,889	11,840	12,147	12,217	12,130	12,171	12,250	12,206	12,263	12,167	145,005	12,084
Commercial															
20	General Service Non-Demand	1,134	1,145	1,133	1,138	1,128	1,140	1,129	1,133	1,140	1,123	1,124	1,127	13,594	1,133
21	GS Non-Demand - 100% Load Factor	40	40	40	40	40	40	40	40	40	40	40	40	480	40
General Service Demand															
22	Primary	2	1	1	1	1	1	1	1	1	1	1	1	13	1
23	Secondary	1,050	1,035	1,043	1,043	1,043	1,038	1,040	1,045	1,042	1,034	1,044	1,040	12,497	1,041
Time of Use															
24	Primary	1	1	1	1	1	1	1	1	1	1	1	1	12	1
25	Secondary	20	20	20	20	20	20	20	20	21	20	20	20	241	20
26	Subtotal Commercial	2,247	2,242	2,238	2,243	2,233	2,240	2,231	2,240	2,245	2,219	2,230	2,229	26,837	2,236
Public Authority															
27	General Service Non-Demand	182	183	182	182	182	181	182	183	181	181	180	185	2,184	182
28	GS Non-Demand - 100% Load Factor	23	23	23	23	23	23	23	23	23	23	23	23	276	23
General Service Demand															
29	Primary	1	1	1	1	1	1	1	1	1	1	1	1	12	1
30	Secondary	1	1	1	1	1	1	1	1	1	1	1	1	12	1
31	Subtotal Public Authority	269	267	266	266	266	265	266	266	264	267	268	270	2,484	267
Lighting															
32	Residential	649	649	649	649	649	649	649	649	649	649	649	649	7,788	649
33	Commercial	146	146	146	146	146	146	146	146	146	146	146	146	1,752	146
34	Subtotal Lighting	795	795	795	795	795	795	795	795	795	795	795	795	9,540	795
35	FY 2018 TOTAL CUSTOMERS	15,171	15,169	15,188	15,144	15,441	15,517	15,422	15,472	15,554	15,487	15,556	15,461	184,582	15,382

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Historical and Projected Customers*Fiscal Years 2017-2020*

Table No. 2-1

Page 2 of 6

Ln. No.	Customer Classes	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total	Average
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)
Historical FY 2019															
36	Residential	12,017	12,005	11,999	12,045	12,059	12,017	12,081	12,089	12,089	12,083	12,078	12,012	144,574	12,048
Commercial															
37	General Service Non-Demand	1,134	1,128	1,127	1,127	1,116	1,114	1,107	1,115	1,102	1,069	1,107	1,099	13,345	1,112
38	GS Non-Demand - 100% Load Factor	40	40	40	40	40	40	40	40	40	40	40	40	480	40
	General Service Demand														
39	Primary	1	1	1	1	1	1	1	1	1	1	1	1	12	1
40	Secondary	1,048	1,050	1,054	1,055	1,052	1,060	1,053	1,056	1,048	1,054	1,062	1,062	12,654	1,055
	Time of Use														
41	Primary	2	2	2	2	2	2	2	1	1	1	1	1	19	2
42	Secondary	19	19	19	18	20	19	19	20	20	19	19	19	230	19
43	Subtotal Commercial	2,244	2,240	2,243	2,243	2,231	2,236	2,222	2,233	2,212	2,184	2,230	2,222	26,740	2,228
Public Authority															
44	General Service Non-Demand	184	186	185	185	185	186	184	188	184	195	195	195	2,252	188
45	GS Non-Demand - 100% Load Factor	23	23	23	23	23	23	23	23	23	23	23	23	276	23
46	General Service Demand	60	59	61	61	61	60	61	61	60	59	58	60	721	60
	Time of Use														
47	Primary	1	1	1	1	1	1	1	1	1	1	1	1	12	1
48	Secondary	1	1	1	1	1	1	1	1	1	1	1	1	12	1
49	Subtotal Public Authority	269	270	271	271	271	271	270	274	269	279	278	280	3,273	273
Lighting															
50	Residential	649	649	649	649	649	649	649	649	649	649	649	649	7,788	649
51	Commercial	146	146	146	146	146	146	146	146	146	146	146	146	1,752	146
52	Subtotal Lighting	795	795	795	795	795	795	795	795	795	795	795	795	9,540	795
53	FY 2019 TOTAL CUSTOMERS	15,325	15,310	15,308	15,354	15,356	15,319	15,368	15,391	15,365	15,341	15,381	15,309	184,127	15,344
Projected FY 2020															
54	Residential	12,146	12,135	12,126	12,181	12,205	12,176	12,130	12,171	12,250	12,206	12,263	12,167	146,156	12,180
Commercial															
55	General Service Non-Demand	1,134	1,128	1,127	1,127	1,116	1,114	1,129	1,133	1,140	1,123	1,124	1,127	13,522	1,127
56	GS Non-Demand - 100% Load Factor	40	40	40	40	40	40	40	40	40	40	40	40	480	40
	General Service Demand														
57	Primary	1	1	1	1	1	1	1	1	1	1	1	1	12	1
58	Secondary	1,048	1,050	1,054	1,055	1,052	1,060	1,040	1,045	1,042	1,034	1,044	1,040	12,564	1,047
	Time of Use														
59	Primary	2	2	2	2	2	2	1	1	1	1	1	1	18	2
60	Secondary	19	19	19	18	20	19	20	20	21	20	20	20	235	20
61	Subtotal Commercial	2,244	2,240	2,243	2,243	2,231	2,236	2,231	2,240	2,245	2,219	2,230	2,229	26,831	2,236
Public Authority															
62	General Service Non-Demand	184	186	185	185	185	186	182	183	181	181	180	185	2,203	184
63	GS Non-Demand - 100% Load Factor	23	23	23	23	23	23	23	23	23	23	23	23	276	23
64	General Service Demand	60	59	61	61	61	60	59	58	58	61	63	60	721	60
	Time of Use														
65	Primary	1	1	1	1	1	1	1	1	1	1	1	1	12	1
66	Secondary	1	1	1	1	1	1	1	1	1	1	1	1	12	1
67	Subtotal Public Authority	269	270	271	271	271	271	266	266	264	267	268	270	3,224	269
Lighting															
68	Residential	649	649	649	649	649	649	649	649	649	649	649	649	7,788	649
69	Commercial	146	146	146	146	146	146	146	146	146	146	146	146	1,752	146
70	Subtotal Lighting	795	795	795	795	795	795	795	795	795	795	795	795	9,540	795
71	FY 2020 TOTAL CUSTOMERS	15,454	15,440	15,435	15,490	15,502	15,478	15,422	15,472	15,554	15,487	15,556	15,461	185,751	15,479

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Table No. 2-1
Page 3 of 6

Historical and Projected Energy Sales (kWh)
Fiscal Years 2017-2020

Ln. No.	Customer Classes (a)	Oct (b)	Nov (c)	Dec (d)	Jan (e)	Feb (f)	Mar (g)	Apr (h)	May (i)	Jun (j)	Jul (k)	Aug (l)	Sep (m)	Total (n)	Average (o)
Historical FY 2017															
1	Residential	18,162,291	13,444,261	12,229,953	12,753,019	12,375,894	11,886,726	12,706,951	15,080,783	18,080,150	19,209,581	19,786,658	19,801,670	185,517,937	15,459,828
Commercial															
2	General Service Non-Demand	1,140,723	990,553	830,686	816,031	835,218	807,783	868,318	956,483	1,066,706	1,163,831	1,231,885	1,131,986	11,840,203	986,684
3	GS Non-Demand - 100% Load Factor	33,079	32,216	34,990	33,323	33,435	34,649	33,575	33,661	34,573	37,732	36,701	36,327	414,261	34,522
General Service Demand															
4	Primary	15,356	12,233	10,985	10,735	11,024	10,169	11,915	13,876	13,386	10,742	7,458	7,012	134,891	11,241
5	Secondary	12,551,966	10,787,867	10,157,938	10,244,128	10,103,622	10,039,367	10,461,445	11,404,196	12,448,692	13,144,289	13,690,625	13,063,011	138,097,146	11,508,096
Time of Use															
6	Primary - On Peak	466,400	381,600	374,400	295,200	345,600	360,000	374,400	367,200	374,400	424,800	424,800	432,000	4,620,800	385,067
7	Primary - Off Peak	1,310,400	1,130,400	1,224,000	936,000	1,087,200	1,123,200	1,173,600	1,209,600	1,188,000	1,432,800	1,281,600	1,432,800	14,529,600	1,210,800
8	Secondary- On Peak	1,051,627	942,849	882,054	860,197	867,068	873,428	855,363	908,277	989,368	989,069	945,740	1,031,275	11,196,315	933,026
9	Secondary - Off Peak	3,329,281	2,863,625	2,702,333	2,612,032	2,661,695	2,667,168	2,580,285	2,742,350	3,019,714	2,959,953	2,973,516	3,137,328	34,249,280	2,854,107
10	Subtotal Commercial	19,898,832	17,141,343	16,217,386	15,807,646	15,944,862	15,915,764	16,358,901	17,635,643	19,134,839	20,163,216	20,592,325	20,271,739	215,082,496	17,923,541
Public Authority															
11	General Service Non-Demand	164,771	164,911	176,300	151,704	157,379	162,094	109,898	102,263	116,236	114,220	115,423	111,081	1,646,280	137,190
12	GS Non-Demand - 100% Load Factor	8,642	8,722	8,996	8,929	8,965	8,876	8,667	8,635	8,739	8,816	8,789	8,732	105,508	8,792
13	General Service Demand	1,207,375	1,097,988	1,033,900	953,668	935,224	1,002,941	1,011,727	1,090,267	1,205,205	1,168,148	1,283,693	1,244,346	13,234,482	1,102,874
Time of Use															
14	Primary - On Peak	182,400	158,400	160,800	115,200	136,800	158,400	148,800	151,200	163,200	158,400	158,400	199,200	1,891,200	157,600
15	Primary - Off Peak	504,000	420,000	420,000	285,600	316,800	396,000	364,800	451,200	436,800	480,000	451,200	585,600	5,112,000	426,000
16	Secondary- On Peak	11,400	10,600	8,700	9,300	8,900	9,100	9,300	10,800	10,500	13,300	12,100	12,000	126,000	10,500
17	Secondary - Off Peak	33,400	27,500	21,500	24,600	23,600	23,800	24,600	30,900	30,000	38,800	37,600	32,900	349,200	29,100
18	Subtotal Public Authority	2,111,988	1,888,121	1,830,196	1,549,001	1,587,668	1,761,211	1,677,792	1,845,265	1,970,680	1,981,684	2,067,205	2,193,859	22,464,670	1,872,056
Lighting															
19	Residential	6,650	6,658	6,551	6,683	6,687	6,696	6,742	6,201	6,254	6,169	6,453	6,228	77,972	6,498
20	Commercial	50,644	50,280	51,141	50,745	46,116	46,090	46,182	47,079	46,549	46,969	48,995	56,988	587,778	48,982
21	Public Authority	120,411	120,411	122,883	120,411	120,411	120,411	120,411	120,242	120,580	119,676	119,364	119,364	1,444,575	120,381
22	Subtotal Lighting	177,705	177,349	180,575	177,839	173,214	173,197	173,335	173,522	173,383	172,814	174,812	182,580	2,110,325	55,479
23	FY 2017 TOTAL ENERGY SALES	40,350,816	32,651,074	30,458,110	30,287,505	30,081,638	29,736,898	30,916,979	34,735,213	39,359,052	41,527,295	42,621,000	42,449,848	425,175,428	35,431,286

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Table No. 2-1
Page 4 of 6

Historical and Projected Energy Sales (kWh)
Fiscal Years 2017-2020

Ln. No.	Customer Classes	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total	Average
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)
Historical FY 2018															
24	Residential	16,850,689	14,407,780	12,032,570	15,234,078	14,301,731	12,299,746	11,517,908	13,627,407	15,644,114	18,581,628	19,321,843	19,144,243	182,963,737	15,246,978
Commercial															
25	General Service Non-Demand	1,053,179	868,397	742,029	840,853	777,992	782,646	722,251	866,911	964,103	1,134,793	1,169,197	1,161,213	11,083,564	923,630
26	GS Non-Demand - 100% Load Factor	32,608	36,979	36,710	37,071	37,237	35,791	34,950	36,217	36,119	36,713	36,718	37,374	434,487	36,207
General Service Demand															
27	Primary	5,947	3,461	3,368	3,439	2,851	2,895	2,447	3,344	3,499	3,911	3,790	3,148	42,100	3,508
28	Secondary	12,009,376	11,149,369	10,056,736	10,096,683	9,956,344	10,394,018	9,353,904	10,714,394	11,506,097	12,909,653	13,246,095	13,073,342	134,466,011	11,205,501
Time of Use															
29	Primary - On Peak	432,000	388,800	367,200	280,800	352,800	360,000	295,200	381,600	338,400	374,400	403,200	381,600	4,356,000	363,000
30	Primary - Off Peak	1,303,200	1,180,800	1,224,000	943,200	1,008,000	1,238,400	1,029,600	1,159,200	1,116,000	1,288,800	1,180,800	1,245,600	13,917,600	1,159,800
31	Secondary- On Peak	941,609	942,803	839,213	838,703	852,360	826,546	782,344	897,059	902,437	965,901	943,868	908,373	10,641,216	886,768
32	Secondary - Off Peak	2,846,322	2,944,497	2,524,442	2,573,549	2,621,439	2,541,046	2,404,222	2,672,148	2,810,231	2,910,450	2,841,201	2,843,548	32,533,095	2,711,091
33	Subtotal Commercial	18,624,241	17,515,106	15,793,698	15,614,298	15,609,023	16,181,342	14,624,918	16,730,873	17,676,886	19,624,621	19,824,869	19,654,198	207,474,073	17,289,506
Public Authority															
34	General Service Non-Demand	114,894	115,928	109,981	110,757	114,320	111,722	98,509	103,008	105,150	109,929	110,004	114,121	1,318,323	109,860
35	GS Non-Demand - 100% Load Factor	8,401	8,823	8,773	8,892	8,790	8,732	8,369	8,645	8,441	8,543	8,467	8,624	103,500	8,625
36	General Service Demand	1,297,844	1,272,790	1,130,449	1,002,132	1,027,933	1,005,484	854,395	967,623	1,026,936	1,144,283	1,405,375	1,264,502	13,399,746	1,116,646
Time of Use															
37	Primary - On Peak	172,800	172,800	156,000	132,000	172,800	144,000	124,800	153,600	146,400	146,400	151,200	170,400	1,843,200	153,600
38	Primary - Off Peak	484,800	458,400	422,400	364,800	420,000	376,800	362,400	376,800	420,000	432,000	446,400	446,400	5,011,200	417,600
39	Secondary- On Peak	11,100	10,100	8,900	10,300	9,800	9,600	8,400	9,200	10,300	11,800	11,800	11,700	123,000	10,250
40	Secondary - Off Peak	32,200	28,200	21,300	22,500	23,800	23,100	22,500	28,500	29,100	32,900	36,900	32,800	333,800	27,817
41	Subtotal Public Authority	2,122,039	2,067,041	1,857,803	1,651,381	1,777,443	1,679,438	1,479,373	1,647,376	1,746,327	1,885,855	2,170,146	2,048,547	22,132,769	1,844,397
Lighting															
42	Residential	6,187	6,175	6,479	6,357	6,352	6,374	6,424	6,414	6,381	6,492	6,406	6,392	76,433	6,369
43	Commercial	51,224	48,876	53,705	51,224	48,876	53,705	51,266	51,238	51,426	50,926	51,441	51,240	615,147	51,262
44	Public Authority	119,364	119,364	119,364	119,364	119,364	119,364	119,190	119,190	119,190	119,364	119,886	119,364	1,432,368	119,364
45	Subtotal Lighting	176,775	174,415	179,548	176,945	174,592	179,443	176,880	176,842	176,997	176,782	177,733	176,996	2,123,948	176,996
46	FY 2018 TOTAL ENERGY SALES	37,773,744	34,164,342	29,863,619	32,676,702	31,862,789	30,339,969	27,799,079	32,182,498	35,244,324	40,268,886	41,494,591	41,023,984	414,694,527	34,557,877

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Table No. 2-1
Page 5 of 6

Historical and Projected Energy Sales (kWh)
Fiscal Years 2017-2020

Ln. No.	Customer Classes	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total	Average
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)
Historical FY 2019															
47	Residential	20,059,385	14,922,098	13,464,512	13,862,510	13,681,753	11,630,802	11,494,848	15,006,519	18,842,877	18,539,574	18,793,014	19,972,857	190,270,749	15,855,896
Commercial															
48	General Service Non-Demand	1,204,533	933,316	770,900	751,735	790,223	728,810	752,168	956,321	1,163,356	1,156,825	1,145,296	1,198,239	11,551,722	962,644
49	GS Non-Demand - 100% Load Factor	38,794	36,755	39,084	39,832	38,145	35,374	36,685	38,009	38,426	36,047	37,648	38,309	453,108	37,759
	General Service Demand														
50	Primary	3,656	3,312	3,368	3,338	2,971	2,297	2,501	2,458	2,496	2,574	2,527	2,512	34,010	2,834
51	Secondary	13,492,224	11,398,478	10,325,682	9,949,784	9,792,865	9,724,041	9,866,903	11,770,519	13,154,629	13,264,154	13,212,298	13,975,912	139,927,489	11,660,624
	Time of Use														
52	Primary - On Peak	453,600	417,600	338,400	280,800	352,800	266,400	316,800	345,600	273,600	302,400	324,000	324,000	3,996,000	333,000
53	Primary - Off Peak	1,447,200	1,188,000	1,130,400	921,600	1,058,400	936,000	921,600	1,202,400	900,000	964,800	972,000	1,058,400	12,700,800	1,058,400
54	Secondary- On Peak	1,010,290	869,078	857,092	747,581	863,657	740,455	784,908	877,269	898,747	895,516	944,700	1,000,375	10,489,668	874,139
55	Secondary - Off Peak	3,032,333	2,556,009	2,571,460	2,295,822	2,653,437	2,261,177	2,386,991	2,656,395	2,677,335	2,750,783	2,830,329	3,076,941	31,749,012	2,645,751
56	Subtotal Commercial	20,682,630	17,402,548	16,036,386	14,990,492	15,552,498	14,694,554	15,068,556	17,848,971	19,108,589	19,373,099	19,468,798	20,674,688	210,901,809	17,575,151
Public Authority															
57	General Service Non-Demand	122,071	109,533	112,667	110,221	112,497	105,229	101,151	105,126	109,302	105,008	106,120	112,766	1,311,691	109,308
58	GS Non-Demand - 100% Load Factor	8,717	8,768	8,715	9,014	8,657	8,361	8,492	8,653	8,449	8,294	8,313	8,356	102,789	8,566
59	General Service Demand	1,333,369	1,148,341	1,032,453	930,514	1,023,386	963,305	942,525	1,110,564	1,247,664	1,164,270	1,177,820	1,323,229	13,397,440	1,116,453
	Time of Use														
60	Primary - On Peak	189,600	177,600	175,200	160,800	194,400	153,600	160,800	153,600	153,600	160,800	158,400	204,000	2,042,400	170,200
61	Primary - Off Peak	540,000	453,600	477,600	412,800	448,800	415,200	386,400	429,600	451,200	424,800	444,000	520,800	5,404,800	450,400
62	Secondary- On Peak	11,300	10,500	9,900	8,800	10,000	8,600	8,200	10,100	11,600	11,800	11,600	12,500	124,900	10,408
63	Secondary - Off Peak	33,000	31,100	23,200	24,400	23,000	24,100	24,000	30,100	32,700	33,100	32,700	36,900	348,300	29,025
64	Subtotal Public Authority	2,238,057	1,939,442	1,839,735	1,656,549	1,820,740	1,678,395	1,631,568	1,847,743	2,014,515	1,908,072	1,938,953	2,218,551	22,732,320	1,894,360
Lighting															
65	Residential	6,416	6,464	6,239	6,343	6,357	6,437	6,419	6,383	6,374	6,374	6,374	6,374	76,554	6,380
66	Commercial	52,350	51,982	51,094	51,194	50,938	51,022	50,873	50,339	48,709	48,929	48,732	48,506	604,668	50,389
67	Public Authority	119,364	119,364	119,364	119,364	119,364	119,364	119,364	119,364	119,364	119,364	119,364	119,364	1,432,368	119,364
68	Subtotal Lighting	178,130	177,810	176,697	176,901	176,659	176,823	176,656	176,086	174,447	174,667	174,470	174,244	2,113,590	176,133
69	FY 2019 TOTAL ENERGY SALES	43,158,202	34,441,898	31,517,330	30,686,452	31,231,650	28,180,574	28,371,628	34,879,319	40,140,428	39,995,412	40,375,235	43,040,340	426,018,468	35,501,539

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Table No. 2-1
Page 6 of 6

Historical and Projected Energy Sales (kWh)
Fiscal Years 2017-2020

Ln. No.	Customer Classes	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total	Average
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)
Projected FY 2020															
70	Residential	20,317,219	15,113,900	13,637,579	14,040,693	13,857,612	11,780,299	11,665,954	13,802,568	15,845,196	18,820,468	19,570,197	19,390,315	187,842,000	15,653,500
	Commercial														
71	General Service Non-Demand	1,206,568	934,893	772,203	753,005	791,558	730,041	723,471	868,376	965,732	1,136,710	1,171,173	1,163,175	11,216,906	934,742
72	GS Non-Demand - 100% Load Factor	38,860	36,817	39,150	39,899	38,209	35,434	35,009	36,278	36,180	36,775	36,780	37,437	446,829	37,236
	General Service Demand														
73	Primary	3,662	3,318	3,374	3,344	2,976	2,301	2,451	3,350	3,505	3,918	3,796	3,153	39,147	3,262
74	Secondary	13,515,022	11,417,738	10,343,129	9,966,596	9,809,412	9,740,472	9,369,709	10,732,498	11,525,539	12,931,467	13,268,477	13,095,432	135,715,493	11,309,624
	Time of Use														
75	Primary - On Peak	454,366	418,306	338,972	281,274	353,396	266,850	295,699	382,245	338,972	375,033	403,881	382,245	4,291,239	357,603
76	Primary - Off Peak	1,449,645	1,190,007	1,132,310	923,157	1,060,188	937,582	1,031,340	1,161,159	1,117,886	1,290,978	1,182,795	1,247,705	13,724,752	1,143,729
77	Secondary- On Peak	1,011,997	870,546	858,540	748,844	865,116	741,706	783,666	898,575	903,962	967,533	945,463	909,908	10,505,857	875,488
78	Secondary - Off Peak	3,037,457	2,560,328	2,575,805	2,299,701	2,657,921	2,264,998	2,408,284	2,676,663	2,814,979	2,915,368	2,846,002	2,848,353	31,905,859	2,658,822
79	Subtotal Commercial	20,717,578	17,431,953	16,063,483	15,015,822	15,578,777	14,719,384	14,649,630	16,759,143	17,706,755	19,657,781	19,858,367	19,687,408	207,846,082	17,320,507
	Public Authority														
80	General Service Non-Demand	122,277	109,718	112,857	110,407	112,687	105,407	98,675	103,182	105,328	110,115	110,190	114,314	1,315,157	109,596
81	GS Non-Demand - 100% Load Factor	8,732	8,783	8,730	9,029	8,672	8,375	8,383	8,660	8,455	8,557	8,481	8,639	103,496	8,625
82	General Service Demand	1,335,622	1,150,281	1,034,198	932,086	1,025,115	964,933	855,839	969,258	1,028,671	1,146,217	1,407,750	1,266,639	13,116,608	1,093,051
	Time of Use														
83	Primary - On Peak	189,920	177,900	175,496	161,072	194,728	153,860	125,011	153,860	146,647	146,647	151,455	170,688	1,947,285	162,274
84	Primary - Off Peak	540,912	454,366	478,407	413,498	449,558	415,902	363,012	377,437	420,710	432,730	447,154	447,154	5,240,841	436,737
85	Secondary- On Peak	11,319	10,518	9,917	8,815	10,017	8,615	8,414	9,216	10,317	11,820	11,820	11,720	122,507	10,209
86	Secondary - Off Peak	33,056	31,153	23,239	24,441	23,039	24,141	22,538	28,548	29,149	32,956	36,962	32,855	342,077	28,506
87	Subtotal Public Authority	2,241,839	1,942,719	1,842,844	1,659,348	1,823,817	1,681,231	1,481,873	1,650,160	1,749,278	1,889,042	2,173,813	2,052,008	22,187,970	1,848,998
	Lighting														
88	Residential	6,412	6,460	6,235	6,339	6,353	6,433	6,420	6,410	6,377	6,488	6,402	6,388	76,718	6,393
89	Commercial	52,318	51,950	51,063	51,163	50,907	50,991	51,235	51,207	51,394	50,895	51,409	51,209	615,740	51,312
90	Public Authority	119,291	119,291	119,291	119,291	119,291	119,291	119,117	119,117	119,117	119,291	119,813	119,291	1,431,490	119,291
91	Subtotal Lighting	178,021	177,701	176,589	176,793	176,551	176,715	176,772	176,734	176,889	176,674	177,624	176,888	2,123,948	176,996
92	FY 2020 TOTAL ENERGY SALES	43,454,657	34,666,274	31,720,494	30,892,655	31,436,757	28,357,628	27,974,228	32,388,604	35,478,118	40,543,964	41,780,002	41,306,619	420,000,000	35,000,000

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Projected Annual Billing Determinants
Fiscal Year Ending September 30, 2020

Ln. No.	Customer Class Description	Number of Bills	Billing Demand (kW)	Energy Sales (kWh)
	(a)	(b)	(c)	(d)
Residential Service				
1	Energy < 1,000 kWh	146,156	0	113,672,573
2	Energy > 1,000 kWh	0	0	74,169,427
3	Total Residential	146,156	0	187,842,000
Commercial Service				
General Service Non-Demand				
4	Secondary	13,522	0	11,216,906
5	General Service Non-Demand (100% LF)	480	0	446,829
General Service Demand				
6	Primary	12	341	39,147
7	Secondary	12,564	395,612	135,715,493
General Service Demand Time of Use				
8	Primary On-Peak	18	33,825	4,291,239
9	Primary Off-Peak	0	33,825	13,724,752
10	Secondary On-Peak	235	80,206	10,505,857
11	Secondary Off-Peak	0	82,477	31,905,859
12	Total Commercial	26,831	626,286	207,846,082
Public Authority				
General Service Non-Demand				
13	Secondary	2,203	0	1,315,157
14	General Service Non-Demand (100% LF)	276	0	103,496
15	General Service Demand - Secondary	721	50,746	13,116,608
General Service Demand Time of Use				
16	Primary On-Peak	12	21,204	1,947,285
17	Primary Off-Peak	0	21,348	5,240,841
18	Secondary On-Peak	12	1,510	122,507
19	Secondary Off-Peak	0	1,510	342,077
20	Total Public Authority	3,224	96,316	22,187,970
Lighting				
21	Residential	7,788	0	76,718
22	Commercial	1,752	0	2,047,230
23	Total Lighting	9,540	0	2,123,948
24	TOTAL FISCAL YEAR 2020	185,751	722,602	420,000,000

Section 3

REVENUE REQUIREMENTS

General

The various components of costs associated with the operation, maintenance, funding of improvements, renewal and replacement of facilities, and assurance of the adequacy and continuity of reliable service to customers are generally referred to as the revenue requirements of a municipally owned and operated utility. The determination of the revenue requirements as they relate to the City, consistent with the methods of other publicly owned utilities, includes the various generalized cost components described below.

Operation and Maintenance Expenses: These expenses include the cost of purchased power, labor, materials, supplies, transportation, services, and other expenses, which are necessary to the operation and maintenance of the City's Electric Utility. These expenses do not include an allowance for depreciation or replacement of capital assets, any monies for the payment of interest on indebtedness or any monies transferred to a Reserve Fund.

Debt Service: Included in the debt service component of cost is the annual principal of and interest on bonds and related costs/transfers payable from the net revenues.

Capital Improvements: These expenditures are for the purpose of paying the cost of construction or acquisition of necessary improvements, betterments, extensions, enlargements or additions to, or the renewal and replacement of capital assets of the system and for unusual or extraordinary repairs thereto.

Revenues Available for Other Lawful Purposes: This component of cost is paid out of revenues and includes (a) any additional capital improvements to be financed from revenues; (b) additional working cash to provide for the payment of expenses incurred in providing service prior to the receipt of revenues associated with such service; (c) the establishment of operating reserves for special purposes such as providing funds for self-insuring the facilities against certain perils and for the stabilization of rates to smooth out rate increases and minimize customer rate shock, (d) transfers of certain amounts of revenues from the earnings of the Electric Utility to the City; and (e) allowances for any other lawful purpose. The transfers to the City include an equivalent franchise fee amount based on 6 percent of revenues. That amount is shown separately as a revenue requirement and also is included in other revenue since it is collected as a separate line item on customers' bills.

Revenue Credits: In the determination of projected annual costs, adjustments should be made to reflect among other things, (a) the receipt of revenues from the investment of monies, and (b) the receipt of revenues from other operating sources such as the rental of land, the use of poles and the sale of scrap. The recognition of these revenue credits reduces the overall annual revenue requirement from electric rates to ultimate customers.

Total Annual Net Revenue Requirements: The total of the cost components described above less other income and other operating revenues is the total annual net revenue requirements and such total represents the amount of revenues required to be recovered through rates and charges to ultimate customers.

Projected Revenue Requirements

Electric rates should be set at a level such that the revenues produced will be sufficient to meet near future revenue requirements. An important objective of a projected test year is to establish rates and rate levels that will also reflect the then current and near future costs of providing service and market conditions. Thus, it is necessary to estimate or project the various cost components over a reasonable period of time in order to determine the required rate levels. Projections must consider changes in operating practices, new facilities, increased regulatory (environmental) costs, expected changes in cost, and other factors that may affect the overall cost of operating and maintaining the utility system.

It was determined that the revenue requirements for this Electric Cost of Service Study would be predicated on the budgeted costs of the City's Electric Utility for the fiscal year ending September 30, 2020. The budgeted expenditures were used as a baseline in the development of the projections of the annual revenue requirements for the fiscal period ending September 30, 2020 through 2024. Based upon that detailed data and certain adjustments to reflect any known and anticipated changes and certain pro forma adjustments, the Consultant, together with members of the management and staff of the City, developed detailed estimates of projected expenditures for the fiscal years 2020 through 2024.

Assumptions and Considerations

The development of the projected revenue requirements for the Test Year required certain assumptions and considerations in order to reflect certain known or anticipated changes and certain pro forma adjustments. The analyses, estimates and projections summarized herein have been based upon an understanding of certain contracts, agreements, regulations, statutory requirements and planned operations. In the preparation of this report, certain assumptions have been made with respect to conditions, which may occur in the future. While these assumptions are reasonable for the preparation of this study, they are dependent upon future events and actual conditions may differ from those assumed. To the extent that actual future conditions differ from those assumed herein or provided to us by others, the actual results will vary from those projected.

The major assumptions and considerations included in the development of the projected annual revenue requirements have been divided into two categories and are listed below:

General

1. The general economic activity will not have a major impact on the City's electric sales and the annual inflation rate will be approximately 1.5 percent.
2. Existing federal and state environmental laws, including the Clean Air Act Amendments of 1990, the Clean Air Interstate Rule and the Clean Air Mercury Rule, will continue to be implemented, applied and enforced, and no new laws, regulations, rules and interpretations will be imposed on the City or its wholesale suppliers resulting in more stringent environmental restrictions in the near term.
3. There will be no material change in the taxation of fuel used to produce electricity.
4. There will be no material change in the taxation of municipally-owned or municipally financed electric generation or purchased power, transmission and distribution systems.
5. There will be no material change in the level of federal, state or local regulation of municipally-owned utilities.
6. There will be no material change in the City's existing ability to import or export power over the transmission grid.
7. The existing form of governance and policies established by the City will continue throughout the study period.
8. The City will continue to be the exclusive owner and operator of the Electric Utility, including its transmission, distribution, and customer care facilities.

Specific

1. The fiscal year period ending September 30, 2020 through 2024 revenues and expenses for the Electric Utility and the underlying assumptions included therein provide a reasonable basis and reflect normalized system operation.
2. As discussed in Section 2, the sales forecast was the basis for the development of the projected retail energy and demand requirements for the Test Year. It should be recognized that (a) any meaningful variances in the load characteristics of existing or new customers, and/or (b) any differences in expected initiation of service for anticipated new customers, and/or (c) differences in the expected effectiveness of the various conservation programs initiated and contemplated by the City and/or (d) any changes in federal or state legislation that permit customers to select their energy service provider may result in a distortion and/or an over or under recovery of revenue requirements for the Test Year.
3. Power supply costs used herein are predicated in part on cost data provided by the City and on the continued purchase of power supply from its wholesale suppliers.

4. Expenses for the fiscal years 2020 through 2024 have been increased based on the 2020 and 2021 Budgets, the 10 Year Pro Forma, an assumed inflation rate of 1.5 percent per year based on information from the U.S. Treasury, except where noted in Table No. 3-1.
5. Projected purchased power expenses have been estimated based on an analysis of purchased power expenses assuming an overall increase in kWh usage from 2020 of 0.5 percent per year.
6. Debt service has been projected based on information provided by the City, as shown on Table No. 3-5.
7. Capital improvement expenditures have been estimated each year, based on a review of the City's Capital Improvement Plan. Table No. 3-6 shows the detail of the planned capital expenditures, which include \$5,000,000 per year for undergrounding. Although the undergrounding expenditures may be considered optional, they have been included in the revenue requirements to be recovered from rate.
8. Gross receipts tax is included both as an expense and a revenue, while other taxes are not included since they are collected for the City's General Fund. The gross receipts tax is levied on the revenues of the seller of electricity. Payment of the gross receipts tax to the State is an operating expense and the billing to Winter Park customers is an operating revenue. The State sales tax and utility taxes are taxes on the customer purchasing the goods and are not expenses of the electric utility. Electric utility taxes go to Orange County for the fourteen electric customers in unincorporated Orange County. The rest of the Winter Park electric customers are all inside the City limits. All utility taxes billed to those customers goes to the City's General Fund.
9. The amount for the Transfer to the General Fund has been based on an equivalent franchise fee of 6 percent of revenues.
10. Projected revenues from existing rates for fiscal year 2020 calculated on a detailed analysis by customer class are shown on Table No. 3-2.
11. Other Revenue has been projected based on the adopted fiscal year ending September 30, 2020 Budget and is set forth in Table No. 3-3.
12. Projected Revenues from the Fuel Cost Recovery Factor are based on costs shown on Table No. 3-4.
13. Projected revenues from existing rates for fiscal years 2021 through 2024 have been estimated based on the projected increases in sales from 2020 levels of 0.5 percent per year.
14. Bulk Power expenses have been reduced from the FY 2020 Budget for the Test Year to reflect the lower costs of fuel experienced in the earlier months of FY 2020.
15. Warehousing costs have been reduced from the Test Year to FY 2021 based on one less inventory specialist position.

16. Utility Billing costs have been increased from the Test Year to FY 2021 since Utility Billing is one of the last applications from the legacy ERP computer system being used, and therefore, more of the annual support costs are allocated to Utility Billing.
17. Meter Servicing costs have been increased from the Test Year to FY 2021 based on additional meters being purchased to replace aging meters.
18. An allowance for contingency was included as the difference between projected revenues and appropriation.
19. An allowance for replenishing Cash Reserves to build the cash balance of the Electric Fund through FY 2022.
20. Fuel Cost Recovery revenues are projected to drop in the Test Year, then rise in FY2021, since in FY2020, funds were transferred from the Rate Stabilization Fund to lower the Fuel Cost Recovery during the pandemic. The amount in FY2021 was based on the City's projection of costs based on its wholesale contracts.

The underlying assumptions for the Test Year on which rates are being analyzed do not vary significantly and the revenue requirements are stable, ranging from \$44.9 million to \$45.9 million over the Study Period.

Shown on Table No. 3-1 are the various expenditures and revenues for the fiscal years ending September 30, 2020 through 2024, and the adjustments discussed herein. In addition, each of the adjustments is noted in the footnotes to Table No. 3-1.

Summary

Based on the projected Test Year revenue requirements developed on Table No. 3-1, the existing rates produce revenues that are approximately equal to the cost of providing service on a system wide basis. The projected differences are summarized as follows.

Description	Projected				
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Net Revenue Requirements	\$44,912,177	\$44,270,456	\$44,662,613	\$45,622,904	\$45,975,542
Total Existing Rate Revenue	44,912,177	44,270,455	44,662,613	45,060,160	45,463,192
Difference	(\$0)	(\$0)	\$0	(\$562,744)	(\$512,349)
Percent of Base and Fuel Revenue	0.0%	0.0%	0.0%	-1.4%	-1.3%

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Summary of Projected Revenue Requirements and Existing Rate Revenues

Fiscal Year Ending September 30

Ln. No.	Description	Amended Budget 2020 [1]	Adjustments to Amended Budget 2020	Test Year Revenue Requirements	2021 Revenue Requirements	2022 Revenue Requirements	2023 Revenue Requirements	2024 Revenue Requirements
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
	Operating Expenses [2]							
1	Operations							
2	Bulk Power [3]	\$19,696,363	(\$1,000,000)	\$18,696,363	\$18,291,563	\$18,739,472	\$19,253,432	\$19,800,728
3	Transmission [4]	3,357,884	(3,357,884)	0	0	0	0	0
4	Gross Receipts Tax	1,152,998	0	1,152,998	1,073,749	1,084,486	1,095,331	1,106,285
5	Electric Capital	1,180,000	0	1,180,000	1,203,600	1,227,672	1,252,225	1,277,270
6	Other Operations	1,836,636	0	1,836,636	2,071,764	2,123,695	2,180,517	2,230,254
7	Total Operations	27,223,881	(4,357,884)	22,865,997	22,640,676	23,175,326	23,781,506	24,414,536
8	Undergrounding [5]	6,163,873	(1,738,873)	4,425,000	5,000,000	5,000,000	5,000,000	5,000,000
9	Tree Trimming	656,996	0	656,996	644,061	623,110	603,905	610,236
10	Warehousing	378,031	0	378,031	293,582	301,704	313,346	323,995
11	Street Lighting	480,000	0	480,000	510,000	517,650	528,003	543,843
12	Utility Billing	713,923	0	713,923	877,483	893,926	916,723	946,354
13	Meter Servicing	388,618	0	388,618	725,037	737,719	754,564	277,358
14	Administration	1,148,486	0	1,148,486	1,460,843	1,491,324	1,536,238	1,587,117
15	Total Operating Expenses	37,153,808	(6,096,757)	31,057,051	32,151,682	32,740,760	33,434,285	33,703,440
	Other Revenue Requirements							
16	Debt Service [6]	4,791,526	0	4,791,526	4,701,764	4,703,917	4,686,940	4,680,803
17	Interfund Administrative Services	1,728,412	0	1,728,412	1,740,681	1,772,013	1,825,174	1,879,929
18	Transfer to General Fund [7]	2,545,301	0	2,545,301	2,621,316	2,660,721	2,707,374	2,728,533
19	Other Transfers	255,698	0	255,698	253,317	248,101	249,293	262,999
20	Contingency	2,219,838	0	2,219,838	2,219,838	2,219,838	2,219,838	2,219,838
21	Replenish Cash Reserves [8]	0	2,314,351	2,314,351	581,858	317,263	500,000	500,000
22	Total Other Revenue Requirements	11,540,775	2,314,351	13,855,126	12,118,774	11,921,853	12,188,619	12,272,102
23	TOTAL REVENUE REQUIREMENTS	48,694,583	(3,782,406)	44,912,177	44,270,456	44,662,613	45,622,904	45,975,542
	Projected Revenue From Sales [9]							
24	Existing Base Rate Revenues	29,990,760	281,741	30,272,501 [10]	29,334,054	29,480,724	29,628,128	29,776,268
25	Fuel Cost Recovery [11]	12,156,576	(3,324,094)	8,832,482 [10]	10,089,986	10,292,542	10,499,165	10,709,936
26	Fuel Cost Stabilization Fund	0	1,000,000	1,000,000	0	0	0	0
27	Other Revenue [12]	6,529,606	(1,722,412)	4,807,194	4,846,416	4,889,346	4,932,867	4,976,988
28	TOTAL REVENUES FROM SALES	48,676,942	(3,764,765)	44,912,177	44,270,455	44,662,613	45,060,160	45,463,192
29	Revenue Surplus or (Deficiency)	(\$17,641)	\$17,641	(\$0)	(\$0)	\$0	(\$562,744)	(\$512,349)
	Surplus or (Deficiency) as a % of:							
30	Existing Base Rate Revenues			0.0%	0.0%	0.0%	-1.9%	-1.7%
31	Existing Base Rate and Fuel Revenues			0.0%	0.0%	0.0%	-1.4%	-1.3%

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Footnotes to Table No. 3-1

- [1] Based on the 2020 Amended Budget and the 2021 Ten Year Pro Forma provided by the City.
- [2] Unless otherwise noted, operating expenses are based on the 2020 Amended Budget, and the 2021 Ten Year Pro Forma.
- [3] Based on the Power Costs shown on Table No. 3-4.
- [4] Effective January 1, 2020, the only transmission expense is for Duke Energy transmission, which is included in the Bulk Power expense.
- [5] Removal of \$1,738,2873 for Fairbanks Avenue undergrounding funded by the Florida Department of Transportation.
- [6] Based on the Debt Service schedule shown on Table No. 3-5.
- [7] Calculated at 6% of Revenue Requirements for fiscal years 2021-2024.
- [8] Additional funding to replenish cash reserves.
- [9] Based on currently effective rates. Assumes sales of approximately 420,000,000 kWh in 2020, 407,000,000 kWh in 2021 and 0.5% growth in sales in 2022 through 2024.
- [10] From Table No. 3-2, Page 2.
- [11] Based on the fuel costs shown on Table No. 3-4.
- [12] From Table No. 3-3.

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Projected Revenues at
EXISTING RATES

Fiscal Year Ending September 30, 2020

Ln. No.	Customer Class Description	Existing Rate	Billing Determinants	Base Rate Revenue	Fuel Cost Recovery	Total Revenue
	(a)	(b)	(c)	(d)	(e)	(f)
Residential						
1	Customer Charge	\$ 16.98	146,156	\$ 2,481,729	\$ -	\$ 2,481,729
2	Energy Charge < 1,000 kWhs	\$ 0.06624	113,672,573	7,529,671	-	7,529,671
3	Energy Charge > 1,000 kWhs	\$ 0.08840	74,169,427	6,556,577	-	6,556,577
4	Fuel Cost Recovery Factor < 1,000 kWhs	\$ 0.01708	113,672,573	-	1,941,528	1,941,528
5	Fuel Cost Recovery Factor > 1,000 kWhs	\$ 0.02708	74,169,427	-	2,008,508	2,008,508
6	Total Residential			\$ 16,567,977	\$ 3,950,036	\$ 20,518,013
Commercial						
General Service Non-Demand						
7	Customer Charge	\$ 17.55	13,522	\$ 237,311	\$ -	\$ 237,311
8	Energy Charge	\$ 0.07368	11,216,906	826,462	-	826,462
9	Fuel Cost Recovery Factor	\$ 0.02103	11,216,906	-	235,892	235,892
10	<i>Subtotal GSND</i>			\$ 1,063,773	\$ 235,892	\$ 1,299,664
General Service Non-Demand (100 % LF)						
11	Customer Charge	\$ 18.38	480	\$ 8,822	\$ -	\$ 8,822
12	Energy Charge	\$ 0.03736	446,829	16,694	-	16,694
13	Fuel Cost Recovery Factor	\$ 0.02103	446,829	-	9,397	9,397
14	<i>Subtotal GSND (100% LF)</i>			\$ 25,516	\$ 9,397	\$ 34,913
General Service Demand						
15	Customer Charge - Secondary	\$ 18.28	12,564	\$ 229,670	\$ -	\$ 229,670
16	Customer Charge - Primary	\$ 231.26	12	2,775	-	2,775
17	Energy Charge	\$ 0.04216	135,754,640	5,723,416	-	5,723,416
18	Fuel Cost Recovery Factor	\$ 0.02103	135,754,640	-	2,854,920	2,854,920
19	Demand Charge	\$ 5.05	395,953	1,999,562	-	1,999,562
20	<i>Subtotal General Service Demand</i>			\$ 7,955,423	\$ 2,854,920	\$ 10,810,343
General Service Demand Time of Use						
21	Customer Charge - Secondary	\$ 29.01	235	\$ 6,817	\$ -	\$ 6,817
22	Customer Charge - Primary	\$ 234.93	18	4,229	-	4,229
23	Energy Charge - On-Peak	\$ 0.07008	14,797,096	1,036,980	-	1,036,980
24	Energy Charge - Off-Peak	\$ 0.02843	45,630,611	1,297,278	-	1,297,278
25	Fuel Cost Recovery - On-Peak	\$ 0.02775	14,797,096	-	410,619	410,619
26	Fuel Cost Recovery - Off-Peak	\$ 0.01882	45,630,611	-	858,768	858,768
27	Base Demand Charge	\$ 1.27	116,302	147,704	-	147,704
28	On-Peak Demand Charge	\$ 3.84	114,031	437,879	-	437,879
29	Primary Demand Charge Credit	\$ (0.35)	67,650	(23,678)	-	(23,678)
30	<i>Subtotal General Service Demand TOU</i>			\$ 2,907,210	\$ 1,269,388	\$ 4,176,598
31	Total Commercial			\$ 11,951,922	\$ 4,369,596	\$ 16,321,518

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

**Projected Revenues at
EXISTING RATES**
Fiscal Year Ending September 30, 2020

Ln. No.	Customer Class Description	Existing Rate	Billing Determinants	Base Rate Revenue	Fuel Cost Recovery	Total Revenue
	(a)	(b)	(c)	(d)	(e)	(f)
	Public Authority					
	General Service Non-Demand					
32	Customer Charge Secondary	\$ 17.55	2,203	\$ 38,663	\$ -	\$ 38,663
33	Energy Charge	\$ 0.07368	1,315,157	96,901	-	96,901
34	Fuel Cost Recovery Factor	\$ 0.02103	1,315,157	-	27,658	27,658
	General Service Non-Demand (100 % LF)					
35	Customer Charge 100 % LF	\$ 18.38	276	5,073	-	5,073
36	Energy Charge 100 % LF	\$ 0.03736	103,496	3,867	-	3,867
37	Fuel Cost Recovery Factor	\$ 0.02103	103,496	-	2,177	2,177
	General Service Demand					
38	Customer Charge - Secondary	\$ 18.28	721	13,180	-	13,180
39	Energy Charge	\$ 0.04216	13,116,608	552,996	-	552,996
40	Fuel Cost Recovery Factor	\$ 0.02103	13,116,608	-	275,842	275,842
41	Demand Charge	\$ 5.05	50,746	256,265	-	256,265
	General Service Demand Time of Use					
42	Customer Charge Secondary	\$ 29.01	12	348	-	348
43	Customer Charge Primary	\$ 234.93	12	2,819	-	2,819
44	Energy Charge - On-Peak	\$ 0.07008	2,069,791	145,051	-	145,051
45	Energy Charge - Off-Peak	\$ 0.02843	5,582,918	158,722	-	158,722
46	Fuel Cost Recovery - On-Peak	\$ 0.02775	2,069,791	-	57,437	57,437
47	Fuel Cost Recovery - Off-Peak	\$ 0.01882	5,582,918	-	105,071	105,071
48	Base Demand Charge	\$ 1.27	22,858	29,029	-	29,029
49	On-Peak Demand Charge	\$ 3.84	22,713	87,219	-	87,219
50	Primary Demand Charge Credit	\$ (0.35)	42,552	(14,893)	-	(14,893)
51	Total Public Authority			<u>\$ 1,375,240</u>	<u>\$ 468,184</u>	<u>\$ 1,843,424</u>
	Lighting					
52	Residential - Fuel Cost Recovery	\$ 0.02103	76,718	\$ 14,545	\$ 1,613	\$ 16,158
53	Commercial - Fuel Cost Recovery	\$ 0.02103	2,047,230	<u>362,817</u>	<u>43,053</u>	<u>405,870</u>
54	Total Lighting			<u>\$ 377,362</u>	<u>\$ 44,667</u>	<u>\$ 422,029</u>
55	TOTAL SYSTEM RATE REVENUES			<u>\$ 30,272,501</u>	<u>\$ 8,832,482</u>	<u>\$ 39,104,983</u>
56	Other Revenues					<u>5,807,194</u>
57	TOTAL SYSTEM REVENUE					<u><u>\$ 44,912,177</u></u>

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Summary of Other Electric Revenues

Fiscal Year Ending September 30

Ln. No.	Description	Amended Budget 2020*	Adjustments to Budget	Adjusted Test Year Revenues
	(a)	(b)	(c)	(d)
	<u>Other Electric Revenues</u>			
1	Franchise Fee	\$2,528,840	\$16,461	\$2,545,301
2	Gross Receipts Tax	1,152,998	0	\$1,152,998
3	Contribution in Aid of Construction	500,000	0	500,000
4	Contribution from Water and Sewer	181,995	0	181,995
5	Carry Forward - Capital Projects	1,738,873	(1,738,873)	0
6	Miscellaneous Service Charges	1,500	0	1,500
7	Connect Fees	20,000	0	20,000
8	Turn On/Off Charges	92,000	0	92,000
9	Pole Attachment Fees	115,000	0	115,000
10	Equipment Rental	70,400	0	70,400
11	Temporary Pole Service	10,000	0	10,000
12	Surge and Wire Protection	73,000	0	73,000
13	Residential Underground Service Drops	80,000	0	80,000
14	Bad Debt Expense	(62,000)	0	(62,000)
15	Demolition Disconnect	27,000	0	27,000
16	Interest Paid on Customer Deposits	(25,000)	0	(25,000)
17	Sale of Surplus Materials	25,000	0	25,000
18	Total Other Electric Revenues	<u>\$6,529,606</u>	<u>(\$1,722,412)</u>	<u>\$4,807,194</u>

*Based on the Budgeted 2020 Electric Revenue Fund provided by the City.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Calculation of Fuel Cost Recovery Factor

Fiscal Year Ending September 30

Ln. No.	Description (a)	2020 (b)	2021 (c)	2022 (d)	2023 (e)	2024 (f)
	<u>Power Costs [1]</u>					
1	FMPA		\$7,513,787	\$7,664,626	\$7,818,493	\$7,975,449
2	OUC		2,471,952	2,521,577	2,572,197	2,623,834
3	Covanta		5,570,362	5,682,187	5,796,257	5,912,617
4	Purchased Transmission		2,735,462	2,790,376	2,846,393	2,903,534
5	Total Power Costs	\$19,696,363	\$18,291,563	\$18,658,766	\$19,033,341	\$19,415,435
6	Total Energy Purchased (kWh)	436,590,437	423,076,923	425,192,308	427,318,269	429,454,861
7	Total Cost Per kWh Purchased	\$0.04511	\$0.04323	\$0.04388	\$0.04454	\$0.04521
8	Total Energy Sales (kWh) [2]	420,000,000	407,000,000	409,035,000	411,080,175	413,135,576
9	Total Cost Per kWh Sold	\$0.04690	\$0.04494	\$0.04562	\$0.04630	\$0.04700
10	Total Fuel Cost (\$)	\$12,156,576	\$10,089,986	10,292,542	10,499,165	10,709,936
11	Total Fuel Cost Per kWh Sold	\$0.02894	\$0.02479	\$0.02516	\$0.02554	\$0.02592

[1] Based on information provided by the City.

[2] FY 2020 from Table No. 2-2; FY 2021 provided by the City; FY 2022-2024 based on a growth rate of 0.5% per year.

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

[Debt Service Detail \[1\]](#)

Fiscal Year Ending September 30

Ln. No.	Description	Projected				
		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
	(a)	(b)	(c)	(d)	(e)	(f)
	<u>Electric Revenue Bonds</u>					
	<u>Series 2010</u>					
1	Principal	\$ 250,000	\$ 255,000	\$ 265,000	\$ 270,000	\$ 280,000
2	Interest	<u>109,920</u>	<u>101,840</u>	<u>93,520</u>	<u>84,960</u>	<u>76,160</u>
3	Total Series 2010	\$ 359,920	\$ 356,840	\$ 358,520	\$ 354,960	\$ 356,160
	<u>Series 2014</u>					
4	Principal	\$ 345,000	\$ 355,000	\$ 365,000	\$ 375,000	\$ 385,000
5	Interest	<u>167,757</u>	<u>158,166</u>	<u>148,302</u>	<u>138,165</u>	<u>127,753</u>
6	Total Series 2014	\$ 512,757	\$ 513,166	\$ 513,302	\$ 513,165	\$ 512,753
	<u>Series 2014A</u>					
7	Principal	\$ 265,000	\$ 275,000	\$ 280,000	\$ 290,000	\$ 300,000
8	Interest	<u>143,446</u>	<u>135,373</u>	<u>127,076</u>	<u>118,554</u>	<u>109,733</u>
9	Total Series 2014A	\$ 408,446	\$ 410,373	\$ 407,076	\$ 408,554	\$ 409,733
	<u>Series 2016</u>					
10	Principal	\$ 640,000	\$ 670,000	\$ 705,000	\$ 740,000	\$ 775,000
11	Interest	<u>591,418</u>	<u>558,668</u>	<u>524,293</u>	<u>488,168</u>	<u>450,293</u>
12	Total Series 2016	\$ 1,231,418	\$ 1,228,668	\$ 1,229,293	\$ 1,228,168	\$ 1,225,293
	<u>Series 2019</u>					
13	Principal	\$ 400,000	\$ 1,360,000	\$ 1,395,000	\$ 1,450,000	\$ 1,485,000
14	Interest	<u>636,464</u>	<u>846,510</u>	<u>798,573</u>	<u>749,070</u>	<u>698,001</u>
15	Total Series 2019	\$ 1,036,464	\$ 2,206,510	\$ 2,193,573	\$ 2,199,070	\$ 2,183,001
16	Total Existing Debt Service	<u>\$ 3,549,005</u>	<u>\$ 4,715,557</u>	<u>\$ 4,701,764</u>	<u>\$ 4,703,917</u>	<u>\$ 4,686,940</u>
17	Future Debt Service [2]	0	0	0	0	0
18	TOTAL DEBT SERVICE	<u>\$ 3,549,005</u>	<u>\$ 4,715,557</u>	<u>\$ 4,701,764</u>	<u>\$ 4,703,917</u>	<u>\$ 4,686,940</u>

[1] Amounts shown reflect the allocable share of accrued payments of principal and interest and exclude interest expense funded from bond proceeds.

[2] Amounts shown assume no new debt service in Fiscal Years 2020 - 2024.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Summary of Capital Improvement Projects Funded By Electric Services

Line No.	Projects	<i>Fiscal Years Ending September 30</i>				Estimated Total
		2021	2022	2023	2024	
	(a)	(b)	(c)	(d)	(e)	(f)
<u>Proposed Expenditure Descriptions [1]</u>						
1	Undergrounding Electric Lines, R&R, and other improvements required to provide service and improve reliability of electric service.	\$1,203,600	\$1,227,672	\$1,252,225	\$1,277,270	\$4,960,767
2	Undergrounding Electric Lines	5,000,000	5,000,000	5,000,000	5,000,000	20,000,000
3	Solar Awning Construction	500,000	-	-	-	500,000
4	Facility replacement of flooring, roofing, air conditioning, painting, & misc. other [2]	50,000	50,000	50,000	50,000	200,000
5	Information Technology Infrastructure Upgrades [3]	87,500	87,500	87,500	100,000	362,500
6	Total Proposed Expenditures	<u>\$6,841,100</u>	<u>\$6,365,172</u>	<u>\$6,389,725</u>	<u>\$6,427,270</u>	<u>\$26,023,267</u>
<u>Funding Source</u>						
7	Electric System Revenues	6,841,100	6,365,172	6,389,725	6,427,270	26,023,267
8	Total Funding Sources	<u>\$6,841,100</u>	<u>\$6,365,172</u>	<u>\$6,389,725</u>	<u>\$6,427,270</u>	<u>\$26,023,267</u>

[1] Amounts shown are provided and projected by the City.

[2] A Public Works Department project where funding is allocated 65% to the General Fund, 25% to the Water and Sewer Fund and 10% to the Electric Fund.

[3] An Information Technology project where funding is allocated 50% to the General Fund, 25% to the Water and Sewer Fund and 25% to the Electric Fund.

Section 4

FUNCTIONALIZATION AND CLASSIFICATION OF COSTS AND DEVELOPMENT OF ALLOCATION FACTORS

Functionalization and Classification

In allocating utility costs to the various customer classes, there are three major processes: functionalization, classification, and allocation. The functionalization and classification of the Test Year revenue requirement are discussed in the first part of this section. The development of allocation factors for the Test Year revenue requirement is discussed and set forth in the second half of this section.

Functionalization of Test Year Expenditures

Although budgeting and accounting systems generally follow functional groups, i.e., production, transmission, etc., certain costs such as those associated with administrative and general expenses and bond service generally are not assigned by accounting and budgetary convention to a major function. A COS study usually requires the rearrangement of certain expenditures into functional groups (i) to be more representative of the expenditure causation, (ii) to combine costs that have been incurred for a similar purpose, and (iii) to facilitate the allocation of cost responsibility. Thus, the functionalization of certain costs is merely a ratemaking mechanism to apportion such costs to the common utility function.

The typical functions of the 2020 Test Year Revenue Requirements were developed in the COS model and summarized below.

<u>Function and Description</u>	<u>Test Year Amount</u>
<i>Production.</i> Those costs associated with generating or purchasing power and delivering that power to the utility's bulk transmission system	\$23,423,367
<i>Transmission and Distribution.</i> Those costs incurred in connection with the delivery of power over the bulk transmission system through the primary and secondary distribution system to the utility's consumers	\$19,581,738
<i>Customer.</i> Those costs that are related to the number, type and size of customers	<u>\$1,907,072</u>
Total	<u>\$44,912,177</u>

An analysis of the Test Year revenue requirements was made to estimate the functionalized Test Year revenue requirements.

Classification of Various Costs

Historically, electric utility costs or the components of the annual revenue requirement have generally been classified as (1) demand-related, (2) variable or energy-related, and (3) customer-related. Thus, if a cost or expense is fixed or does not vary directly with the level of kWh purchased or sold, the cost was assumed to be generally related to the demands or load of the customers and was allocated to the various customer classes on the basis of demand or load relationships. Debt service is one example of an expenditure generally classified as demand-related. If a cost or expense was viewed to vary with the amount of kWh the electric utility sold, the cost or expense was usually classified as energy-related and allocated to the various customer classes on the basis of kWh relationships. Purchased energy costs are a primary example of expenses classified as variable or energy-related and allocated on the basis of kWh sales. If the cost is directly related to the number of customers which are being served, these costs would generally be classified as such and allocated to the customer classes based on the customer relationship among the customer classes. An example of customer-related costs is meter reading expenses.

Until such time that the development of more detailed data with regard to hourly usage characteristics and costs is economically justified or legally required, the classification of costs described below reflects usual regulatory practice as well as a reasonable and equitable approach.

Demand (Fixed) Costs: Are defined as those costs incurred to maintain in readiness-to-serve an electric system capable of meeting the total combined demands of all classes of customers. Demand costs are those costs that are generally fixed in the short-run, that do not materially vary directly with the number of kWh generated or sold, and that are not defined as customer costs. Demand costs will include that portion of operation and maintenance expenses; debt service; renewals, replacements and improvements; and other costs which are not designated as specifically customer or variable energy costs.

Customer Costs: Are defined as those costs directly related to the number, type and size of customers, such as customer accounting and collecting, and costs of meters and services.

Energy (Variable) Costs: Are defined as those costs that vary substantially or directly with the amount of energy sold or generated and purchased, including such items as fuel and a portion of operation and maintenance expense for production facilities.

Development of Allocation Factors

General

This section discusses the development of the factors utilized to allocate the capacity related, energy related, customer related, and other costs to the various customer classes. The aforementioned costs are allocated to the customer classes according to their respective customer class, and the particular cost allocation factor developed for each

class and for each type of cost. The customer classes include Residential, Commercial, Commercial Demand, and Lighting.

Allocation methodologies are based on industry practices and guidelines from the Florida Public Service Commission

Demand Allocation Factors

"Demand Allocation" refers to the basis on which capacity and other demand related costs are distributed or assigned (allocated) among the various customer classes for the purpose of determining the revenues required from each class to recover such costs. The demand allocation factors, as developed and used herein, reflect the cost responsibility for each of the various customer classes in relation to the capacity or demand related costs to be allocated. The demand allocation factors were used to apportion the following capacity or demand related costs among the various customer classes.

- Production and purchased power expenses (fixed capacity costs only);
- Transmission and distribution expenses;
- Debt service requirements;
- Allowances for renewal and replacements, and reserves; and
- Payments to the City.

The demand allocation factors were developed based on load research information provided by the City and historical demand and energy relationships filed with the Florida Public Service Commission (PSC) by the investor-owned utilities in Florida for 2018. The demand allocation factors are based on the estimated annual coincident and non-coincident peak demands.

The City's production related demand costs are based on the monthly demand charges shown on its purchased power bills. The demand charges are based on the City's system peak demand for that month. The contribution of each class to the monthly system peak is the basis for allocating the purchased demand cost. Over a 12 month period, the class load coincident with the time of the system peak each month allocates those costs (12 CP method).

The distribution facilities must be able to serve a class of customers at the time of the non-coincident annual peak demand. Distribution demand related costs are allocated based on the non-coincident annual peak demand for that class.

Table No. 4-2 summarizes the demand allocation factors. Table No. 4-5 shows a comparison of load research results for the City and the investor-owned utilities.

Energy Allocation Factors

Energy allocation factors are the basis for apportioning those costs or expenses classified as variable or energy related and assumed to vary directly with the level of kWh sales or generation. The costs classified herein as variable or energy related are fuel, purchased power, and the variable portion of other production expenses. The City's production related energy costs are based on the monthly energy charges shown on its

purchased power bills. Those costs are allocated based on the energy used by each class for that month.

The projected fiscal year energy sales data are discussed in Section 2. The resulting energy allocation factors are shown on Table No. 4-3.

Customer Allocation Factors

Customer costs are defined herein as those costs related to the number of customers and the size of service required. Included in the customer related costs are the costs associated with meter reading, meter maintenance, customer installations, billing, collecting, and other customer related accounting, service, and information functions. The customer allocation factors were based on the projected average number of customers in each customer classification during the Test Year.

In apportioning customer related costs and revenues to the various customer classifications, customer allocation factors were utilized that recognized weighted and unweighted customers and fixtures. The customer weighting factors were based on Duke Energy customer charges. The customer allocation factors are shown on Table No. 4-4.

Other Allocation Factors

Certain elements of the annual revenue requirement are related to revenues. Miscellaneous other allocation factors including the revenue allocation factors are included in the COS model.

Table No. 4-1

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study
Functionalization of Test Year Revenue Requirements

Ln		<i>FY 2020</i>
<u>No</u>	<u>Description</u>	<u>Test Year Amount</u>
1	Production	\$ 23,423,367
2	Transmission and Distribution	\$ 19,581,738
3	Customer	\$ 1,907,072
4	TOTAL REVENUE REQUIREMENTS	\$ 44,912,177

CITY OF WINTER PARK FLORIDA
Electric Cost of Service Study

Summary of Demand Allocation Factors

Ln. No.	Customer Class (a)	Average 12 CP		Average Demand			PSC 12 CP Methodology				NCP Demand	
		Demand @ Source (kW)	Percent of Total (%)	2020 Energy at Source (MWh)	Average Demand (kW)	Percent of Total (%)	Avg. 12 CP @12/13 (kW)	Avg. kW @1/13 (kW)	Total		Demand @ Source (kW)	Percent of Total (%)
		(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)
1	Residential	40,528	49.83%	195,262	22,290	44.72%	37,410	1,715	39,125	49.58%	50,430	51.97%
2	Commercial General Service Non Demand	2,580	3.17%	11,660	1,331	2.67%	2,381	102	2,484	3.15%	3,060	3.15%
3	GS Non Demand (100% LF)	59	0.07%	464	53	0.11%	54	4	58	0.07%	59	0.06%
4	General Service Demand	25,530	31.39%	141,117	16,109	32.32%	23,566	1,239	24,805	31.43%	28,715	29.59%
5	General Service Demand TOU	7,967	9.80%	62,815	7,171	14.39%	7,354	552	7,906	10.02%	9,561	9.85%
6	Public Authority	4,173	5.13%	23,064	2,633	5.28%	3,852	203	4,054	5.14%	4,693	4.84%
7	Lighting	504	0.62%	2,208	252	0.51%	465	19	485	0.61%	526	0.54%
8	TOTAL SYSTEM	81,340	100.00%	436,590	49,839	100.00%	75,083	3,834	78,917	100.00%	97,045	100.00%

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Development of Demand Allocation Factors

Ln. No.	Customer Class	Total FY 2020 Energy (MWh)	Average 12 CP					Non-Coincident Peak				
			Load Factor (%) [1]	Demand @ Meter (kW)	Delivery Efficiency	Demand @ Source (kW)	Percent of Total (%)	Load Factor (%) [1]	Demand @ Meter (kW)	Delivery Efficiency	Demand @ Source (kW)	Percent of Total (%)
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)
1	Residential	187,842	55.00%	38,988	0.9620	40,528	49.83%	44.20%	48,514	0.9620	50,430	51.97%
2	Commercial General Service Non Demand	11,217	51.60%	2,482	0.9620	2,580	3.17%	43.50%	2,944	0.9620	3,060	3.15%
3	GS Non Demand (100% LF)	447	90.00%	57	0.9620	59	0.07%	90.00%	57	0.9620	59	0.06%
4	General Service Demand	135,755	63.10%	24,560	0.9620	25,530	31.39%	56.10%	27,624	0.9620	28,715	29.59%
5	General Service Demand TOU	60,428	90.00%	7,665	0.9620	7,967	9.80%	75.00%	9,198	0.9620	9,561	9.85%
6	Public Authority	22,188	63.10%	4,014	0.9620	4,173	5.13%	56.10%	4,515	0.9620	4,693	4.84%
7	Lighting	2,124	50.00%	485	0.9620	504	0.62%	47.90%	506	0.9620	526	0.54%
8	TOTAL SYSTEM	420,000		78,249		81,340	100.00%		93,357		97,045	100.00%

[1] Average 12 CP and NCP Load Factors are based on information provided by the City and Duke Energy's load research filed with the FPSC.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Summary of Energy Allocation Factors
Fiscal Year 2020

Ln. No.	Customer Class (a)	Energy (MWh) [1]		Allocation Factors (%)	
		Energy Sales (b)	Net Generation (c)	Energy Sales (d)	Net Generation (e)
1	Residential	187,842	195,262	44.72%	44.72%
	Commercial				
2	General Service Non Demand	11,217	11,660	2.67%	2.67%
3	GS Non Demand (100% LF)	447	464	0.11%	0.11%
4	General Service Demand	135,755	141,117	32.32%	32.32%
5	General Service Demand TOU	60,428	62,815	14.39%	14.39%
6	Public Authority	22,188	23,064	5.28%	5.28%
7	Lighting	2,124	2,208	0.51%	0.51%
8	TOTAL SYSTEM	420,000	436,590	100.00%	100.00%

[1] A factor of 3.6% was assumed for System Losses based on data received from the City of Winter Park.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Summary of Customer Allocation Factors
Fiscal Year 2020

Ln. No.	Customer Class (a)	Unweighted Customers		Weighted Customers			Unweighted - No Lighting	
		Customers (b)	Factor (c)	Weighting Factor ^[1] (d)	Customers ^[2] (e)	Factor (f)	Customers (g)	Factor (h)
1	Residential	12,180	78.68%	1.00	12,180	73.95%	12,180	78.68%
2	Commercial							
2	General Service Non Demand	1,127	7.28%	1.30	1,465	8.89%	1,127	7.28%
3	GS Non Demand (100% LF)	40	0.26%	1.30	52	0.32%	40	0.26%
4	General Service Demand	1,048	6.77%	1.30	1,362	8.27%	1,048	6.77%
5	General Service Demand TOU	21	0.14%	1.30	27	0.17%	21	0.14%
6	Public Authority	269	1.74%	1.30	349	2.12%	269	1.74%
7	Lighting	795	5.14%	1.30	1,034	6.28%	795	5.14%
8	TOTAL SYSTEM	<u>15,479</u>	<u>100.00%</u>		<u>16,469</u>	<u>100.00%</u>	<u>15,479</u>	<u>100.00%</u>

[1] Based on Duke Energy Florida customer charges.

[2] Weighted customers are equal to Column (b), Unweighted Customers multiplied times Column (d), the Weighting Factor.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Comparison of Load Research Results *

Ln. No.	Utility (a)	Rate Schedule (b)	12 CP Load Factor (c)	NCP Load Factor (d)
<u>Residential Service</u>				
1	Duke Energy Florida	RS-1	54.8%	37.0%
2	Florida Power & Light Company	RS-1	66.2%	50.1%
3	Tampa Electric Company	RS	56.0%	45.0%
4	Gulf Power Company	RS	58.4%	38.8%
5	City of Winter Park	RS	55.0%	44.2%
<u>General Service Non-Demand</u>				
6	Duke Energy Florida	GS-1 (no demand breakpoint)	57.6%	45.1%
7	Florida Power & Light Company	GS-1 (less than 21kw)	62.3%	53.1%
8	Tampa Electric Company	GS (less than 50 kw)	58.0%	43.0%
9	Gulf Power Company	GS (less than 20 kw)	57.4%	43.5%
10	City of Winter Park	GS	51.6%	43.5%
<u>General Service Demand</u>				
11	Duke Energy Florida	GSD-1 (above 24,000 kwh/year)	74.2%	62.6%
12	Florida Power & Light Company	GSD-1 (21 - 499 kw)	72.1%	64.0%
13	Tampa Electric Company	GSD-1 (50 - 999 kw)	75.0%	63.0%
14	Gulf Power Company	GSD-1 (20 - 499 kw)	74.4%	56.4%
15	City of Winter Park	GSD	59.8%	49.3%

* The information shown for the investor owned electric utilities reflects the results of 2017-2018 Load Research reported to the PSC. The load factors shown for the City of Winter Park are based on current load research analyses.

Section 5

ALLOCATED COST OF SERVICE

General

As one of the factors considered in the development of the proposed rate options and rate structures included herein, certain analyses common in ratemaking have been employed which provide a reasonable indication of the revenue levels required to recover the full cost of service or revenue requirement of each customer class. Since it is not the practice in utility accounting to maintain a subdivision of accounts that will report the cost of rendering service to each customer class, an allocation of costs must be made on the basis of parameters predicated upon the available classifications of operating expense and utility plant.

Present and Future Rate Classifications

The present customer classifications are as follows:

- Residential
- Commercial
 - General Service Non-Demand
 - General Service Non-Demand (100% Load Factor)
 - General Service Demand
 - General Service Demand Time of Use
- Public Authority
- Lighting

The present customer classifications are typical for municipal electric utilities in Florida. In the future, the City may want to investigate additional rate classifications such as:

- Residential Time of Use Rate
- Solar Subscription Rate
- Electric Vehicle Rate

A summary of the pros and cons of possible new rate designs and classifications is shown on Table No. 5-4.

Allocation and Assignment of the Cost of Service

The allocated cost of service was developed, along with the rate adjustments for each class, based on a comparison of existing rate revenues.

Table No. 5-1 summarizes the results of the allocated COS study. Table No. 5-2 shows the results of the functionalization and classification of the Test Year revenue requirements and Table No. 5-3 summarizes the results of the COS study by customer class.

The projected Test Year revenues under the existing rates and charges, the rate adjustments, and the percentages necessary to recover the projected cost of service for each of the major rate classifications, as summarized from the COS model are as follows:

Customer Class	Test Year 2020		
	Total Existing	Rate	
	Revenue	Adjustments	
	(\$000)	(\$000)	(%) [1]
Residential	\$23,416	(\$601)	-2.9%
Commercial			
General Service Non-Demand	1,488	(17)	-1.3%
GS Non-Demand (100% Load Factor)	40	(0)	-0.4%
General Service Demand	12,545	519	4.8%
General Service Demand TOU	4,809	50	1.2%
Public Authority	2,129	48	2.6%
Lighting	485	1	0.3%
Total System	\$44,912	\$0	0.0%

[1] Percent of base rate and fuel adjustment revenues.

Rate adjustments based on moving 60% toward the Cost of Service.

Based on the cost of service and rate adjustments for the Test Year and the projected revenue requirements, the rate adjustments for Fiscal Year 2021 can be estimated as follows:

ALLOCATED COST OF SERVICE

Customer Class	Fiscal Year 2021		
	Total Existing	Rate	
	Revenue	Adjustments	
	(\$000)	(\$000)	(%) [1]
Residential	\$23,081	(\$593)	-2.9%
Commercial			
General Service Non-Demand	1,467	(17)	-1.3%
GS Non-Demand (100% Load Factor)	39	(0)	-0.4%
General Service Demand	12,366	511	4.8%
General Service Demand TOU	4,740	49	1.2%
Public Authority	2,099	47	2.6%
Lighting	478	1	0.3%
Total System	\$44,270	\$0	0.0%

[1] Percent of base rate and fuel adjustment revenues.

Rate adjustments based on moving 60% toward the Cost of Service.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study
Test Year Cost of Service by Customer Class

Table No. 5-1
Page 1 of 2

Line No.	Description	Total	Allocation Factor	Residential	General Service Non-Demand	General Service Non-Demand (100% LF)	General Service Demand	General Service Demand TOU	Public Authority	Lighting	Total
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
1	<u>Production</u>										
2	Production Demand related										
3	Production - D	9,416,193	12 CP	4,668,288	296,328	6,975	2,959,695	943,338	483,738	57,832	9,416,193
4	Blank	0	N/A	0	0	0	0	0	0	0	0
5	Blank	0	N/A	0	0	0	0	0	0	0	0
6	Blank	0	N/A	0	0	0	0	0	0	0	0
7	Blank	0	N/A	0	0	0	0	0	0	0	0
8	Blank	0	N/A	0	0	0	0	0	0	0	0
9	Production Energy related										
10	Fuel & PP	14,007,173	Test Year Sales - kWh	6,264,608	374,088	14,902	4,527,473	2,015,289	739,978	70,835	14,007,173
11	Variable O&M	0	N/A	0	0	0	0	0	0	0	0
12	Blank	0	N/A	0	0	0	0	0	0	0	0
13	Blank	0	N/A	0	0	0	0	0	0	0	0
14	Production Direct Assignment										
15	Dir. Assignment A	0	N/A	0	0	0	0	0	0	0	0
16	Other	0	N/A	0	0	0	0	0	0	0	0
17	Total Production	23,423,367		10,932,896	670,417	21,877	7,487,168	2,958,627	1,223,716	128,666	23,423,367
18	Check	TRUE									
19		23,423,367									
20	<u>Transmission</u>										
21	Demand Related										
22	115 kV	0	N/A	0	0	0	0	0	0	0	0
23	69 kV	0	N/A	0	0	0	0	0	0	0	0
24	115 kV - Sub	0	N/A	0	0	0	0	0	0	0	0
25	69 kV - Sub	0	N/A	0	0	0	0	0	0	0	0
26	Blank	0	N/A	0	0	0	0	0	0	0	0
27	Blank	0	N/A	0	0	0	0	0	0	0	0
28	Direct Assignment										
29	Service 1	0	N/A	0	0	0	0	0	0	0	0
30	Service 2	0	N/A	0	0	0	0	0	0	0	0
31	Blank	0	N/A	0	0	0	0	0	0	0	0
32	Total Transmission	0		0	0	0	0	0	0	0	0
33	Check	TRUE									
34		0									
35	<u>Distribution</u>										
36	Demand Related										
37	Substat.	0	N/A	0	0	0	0	0	0	0	0
38	Prim-Dmd	0	N/A	0	0	0	0	0	0	0	0
39	Sec-Dmd	0	N/A	0	0	0	0	0	0	0	0
40	Total Demand	19,581,738	1 NCP	10,175,861	617,426	11,888	5,794,188	1,929,193	947,012	106,172	19,581,738
41	Blank	0	N/A	0	0	0	0	0	0	0	0
42	Blank	0	N/A	0	0	0	0	0	0	0	0
43	Customer Related										
44	Prim-Cust	0	N/A	0	0	0	0	0	0	0	0
45	Sec-Cust	0	N/A	0	0	0	0	0	0	0	0
46	Serv Drp	0	N/A	0	0	0	0	0	0	0	0
47	Trans-CR	0	N/A	0	0	0	0	0	0	0	0
48	Total Cust	0	N/A	0	0	0	0	0	0	0	0
49	Blank	0	N/A	0	0	0	0	0	0	0	0

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study
Test Year Cost of Service by Customer Class

Table No. 5-1
Page 2 of 2

Line No.	Description	Total	Allocation Factor	Residential	General Service Non-Demand	General Service Non-Demand (100% LF)	General Service Demand	General Service Demand TOU	Public Authority	Lighting	Total
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
50											
51	Direct Assignment										
52	Lighting	0	N/A	0	0	0	0	0	0	0	0
53	Blank	0	N/A	0	0	0	0	0	0	0	0
54	Total Distribution	19,581,738		10,175,861	617,426	11,888	5,794,188	1,929,193	947,012	106,172	19,581,738
55	Check	TRUE									
56		19,581,738									
57	Customer										
58	Meters	691,711	Weighted Customers	519,069	62,430	2,216	58,062	1,168	14,885	33,881	691,711
59	Cust. Accounting	0	Weighted Customers	0	0	0	0	0	0	0	0
60	Cust. Service	1,215,361	Weighted Customers	912,022	109,692	3,894	102,018	2,052	26,153	59,530	1,215,361
61	Sales	0	Weighted Customers	0	0	0	0	0	0	0	0
62	Blank	0	N/A	0	0	0	0	0	0	0	0
63	Total Customer	1,907,072		1,431,091	172,121	6,110	160,080	3,220	41,038	93,411	1,907,072
64	Check	TRUE									
65		0									
66	Direct Assignments Other										
67	Lighting Adjustment	0	Lighting - # of Cust/Lights	(130,616)	0	0	(27,170)	0	(2,214)	160,000	0
68	Total Direct Assignment Other	0		(130,616)	0	0	(27,170)	0	(2,214)	160,000	0
69	Check	TRUE									
70											
71	Total Cost of Service	\$ 44,912,177		\$ 22,409,232	\$ 1,459,964	\$ 39,875	\$ 13,414,266	\$ 4,891,040	\$ 2,209,552	\$ 488,249	\$ 44,912,177
72	Check	TRUE									
73	Total Unit Cost (\$/kWh)			\$ 0.119	\$ 0.130	\$ 0.089	\$ 0.099	\$ 0.081	\$ 0.100	\$ 0.230	\$ 0.107
74	Base Rate Unit Cost (\$/kWh)			\$ 0.119	\$ 0.130	\$ 0.089	\$ 0.099	\$ 0.081	\$ 0.100	\$ 0.230	\$ 0.107
75											
76											
77	Revenue Adequacy Check										
78	TY Base Rate Revenue	\$30,272,501	TY Base Rate Rev	\$16,567,977	\$1,063,773	\$25,516	\$7,955,423	\$2,907,210	\$1,375,240	\$377,362	\$30,272,501
79	TY Other Revenue - FCR	8,832,482	Fuel Cost Recovery	3,950,036	235,892	9,397	2,854,920	1,269,388	468,184	44,667	8,832,482
80	TY FCR Rate Stabilization	1,000,000	Revenue Req	498,957	32,507	888	298,678	108,902	49,197	10,871	1,000,000
81	TY Other Revenue	4,807,194	Revenue Req	2,398,582	156,268	4,268	1,435,802	523,515	236,500	52,260	4,807,194
82	Subtotal	\$44,912,177		\$23,415,551	\$1,488,439	\$40,069	\$12,544,822	\$4,809,014	\$2,129,121	\$485,160	\$44,912,177
83	Existing Rate Unit Cost (\$/kwh)			\$ 0.125	\$ 0.133	\$ 0.090	\$ 0.092	\$ 0.080	\$ 0.096	\$ 0.228	\$ 0.107
85	TY Rate Revenue	\$44,912,177		\$23,415,551	\$1,488,439	\$40,069	\$12,544,822	\$4,809,014	\$2,129,121	\$485,160	\$44,912,177
86	TY Retail Rate Revenue	\$0	Other Revenue	0	0	0	0	0	0	0	0
87	TY Total Rate Revenue	\$44,912,177		\$23,415,551	\$1,488,439	\$40,069	\$12,544,822	\$4,809,014	\$2,129,121	\$485,160	\$44,912,177
88											
89	TY Rate Revenue Requirement	\$ 44,912,177		\$ 22,409,232	\$ 1,459,964	\$ 39,875	\$ 13,414,266	\$ 4,891,040	\$ 2,209,552	\$ 488,249	\$44,912,177
90	TY Other Retail Rate Revenue	0		0	0	0	0	0	0	0	0
91	TY Total Rate Revenue Requirement	\$44,912,177		\$22,409,232	\$1,459,964	\$39,875	\$13,414,266	\$4,891,040	\$2,209,552	\$488,249	\$44,912,177
92											
93	Difference \$ (Surplus)	(\$0)		\$1,006,319	\$28,476	\$194	(\$869,443)	(\$82,025)	(\$80,431)	(\$3,090)	(0)
94	Difference % (Surplus)	0.0%		4.9%	2.2%	0.6%	-8.0%	-2.0%	-4.4%	-0.7%	0.0%
95											
96	Rate Adjustment \$	\$0		(\$601,175)	(\$16,896)	(\$140)	\$518,896	\$50,119	\$47,929	\$1,266	0
97	Rate Adjustment %	0.0%		-2.9%	-1.3%	-0.4%	4.8%	1.2%	2.6%	0.3%	0.0%
98											

Table No. 5-2

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study
Classification of Test Year Revenue Requirements

Ln	Description	FY 2020	
No		Test Year Amount	
	Production		
1	Demand Related	\$ 9,416,193	
2	Energy Related	14,007,173	
3	Total Production	\$ 23,423,367	
	Transmission and Distribution		
4	Demand Related	\$ 19,581,738	
5	Customer Related	0	
6	Direct Assignment	0	
7	Total Distribution	\$ 19,581,738	
8	Customer (<i>Customer Related</i>)	1,907,072	
9	TOTAL REVENUE REQUIREMENTS	\$ 44,912,177	
10	Total Demand Related	\$ 28,997,932	65%
11	Total Energy Related	14,007,173	31%
12	Total Customer Related	1,907,072	4%
13	TOTAL REVENUE REQUIREMENTS	\$ 44,912,177	
14	Total Fixed Including All Demand Related	\$ 30,905,004	69%
15	Total Variable	14,007,173	31%
16	TOTAL REVENUE REQUIREMENTS	\$ 44,912,177	
17	Total Fixed Including Only Fixed Demand [1]	\$ 27,883,390	62%
18	Total Variable	17,028,788	38%
19	TOTAL REVENUE REQUIREMENTS	\$ 44,912,177	

[1] Excludes FMPA and OUC demand charges.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study
Results of the Cost of Service Analysis

Ln No	Customer Class (a)	Test Year 2020			
		Cost of Service (b)	Existing Revenues (c)	Difference (d)	Difference (%) (e)
1	Residential	\$22,409,232	\$23,415,551	\$1,006,319	4.9%
	Commercial				
2	General Service Non Demand	1,459,964	1,488,439	28,476	2.2%
3	GS Non Demand (100% LF)	39,875	40,069	194	0.6%
4	General Service Demand	13,414,266	12,544,822	(869,443)	-8.0%
5	General Service Demand TOU	4,891,040	4,809,014	(82,025)	-2.0%
6	Public Authority	2,209,552	2,129,121	(80,431)	-4.4%
7	Lighting	488,249	485,160	(3,090)	-0.7%
8	TOTAL	<u>\$44,912,177</u>	<u>\$44,912,177</u>	<u>(\$0)</u>	<u>0.0%</u>

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Summary of Rate Design Options Pros and Cons

RATE DESIGN OPTION	PROS	CONS
Increased Customer Charges	Helps recover fixed costs; closer to cost of service; consistent with industry trends	Greater percentage impact on low users
Residential Time of Use Rate	Provides option for customer to save; may improve system load factor and reduce system cost per kWh	Increased administrative costs
Electric Vehicle Rate	Promotes electric vehicle use; provides option for customer to save if the vehicle is charged during off-peak hours	Increased administrative costs
Solar Subscription Rate	Supports the future FMPS solar projects; provides option for customer to have solar power supply without rooftop solar; economies of scale compared to rooftop solar	Increased administrative costs
Large Commercial Interruptible Rate	Provides option for a large commercial customer willing and able to interrupt during peak periods and provides opportunity for customer and utility to save on power costs	Increased administrative costs; customer may not meet interruption requirements
Residential Demand Rate	Helps recover fixed costs through a demand charge; aligns more closely to the cost of service	Increased administrative costs; may be too great of an impact for customers with high demand and low energy usage; not common in Florida

General Rate Design Criteria

Rate design is the culmination of a rate study whereby the rates and charges for each customer classification are established in such a manner that the total revenue requirement of the system will be recovered in an equitable manner consistent with the results of the allocated cost of service study and any applicable orders and/or requirements of local, state, and federal regulatory authorities. To the extent possible, rate design should consider and reflect overall revenue stability, historical rate form, conservation considerations, competitiveness with neighboring utility systems, and the policies of those charged with the management and operation of the City.

The proposed rate options and rate structures developed and submitted to the City for consideration and adoption should continue to meet the following electric utility rate criteria for service provided by municipally owned utilities:

- Electric rates should be based on a rate policy which calls for the lowest possible prices consistent with customer requirements, quality service efficiently rendered, and a payment to the City.
- Electric rates should be simple and understandable.
- Electric rates should be equitable among classes of customers and individuals within classes, taking into consideration the cost of service.
- Electric rates should be designed to encourage the most efficient use of the utility plant and discourage unnecessary or wasteful use of service.
- Electric rates should comply with applicable orders and requirements of local, state and federal regulatory authorities that have jurisdiction.

The PSC has oversight over the City's rate structure (not total rate revenue). The City submits its rate tariff sheets to the PSC for review whenever it makes changes. The PSC will review the rates to ensure they do not unduly burden any rate class to be benefit of another.

Rate Options

The existing rates and the rate options necessary to recover the revenue requirements are summarized on Table No. 6-1. The proposed rate options reflect the rate adjustments by class applied to the customer, demand and energy charges. Option 1 reflects an increase in the Residential customer charge to \$18 and a corresponding decrease in energy charges. Option 2 assumes maintaining the present customer charges. Option 3 reflects an increase in the Residential customer charge to \$30 and a corresponding

decrease in energy charges. Option 4 reflects a possible four block Residential energy charge. Table No. 6-5 summarizes the pros and cons of the four rate options. Table No. 6-2 shows calculation of the projected revenues at the Option 1 rates.

Customer Charge

As with most utilities, most of the costs of providing electric service are fixed, while the revenues are mostly recovered through a variable energy (kWh) charge. To mitigate this risk, many utilities are increasing the fixed customer charges and demand charges, while lowering the energy charges. This helps to recover more of the fixed costs if the energy usage declines. For Winter Park, the fixed costs are estimated to be between 62% and 69% of the total costs. The business risk for the City when the revenue is based mostly on a variable charge is that the City may not recover its necessary revenues. Since most of the City's costs are fixed, variations in weather (heating and cooling degree days), conservation, energy efficiencies and customer usage may have an adverse effect on the City recovering its fixed costs.

The existing customer charges do not recover the total fixed distribution and customer related costs. For the Residential class, Table No. 5-1 shows that the fixed distribution costs are \$10,175,861 and the fixed customer costs are \$1,431,091, for a total of \$11,606,952. Dividing this amount by the Residential number of customers of 12,180 equals \$953 per year, or approximately \$79 per month. In order to help recover the fixed costs of providing service to the customer, the customer charges in Options 1, 3, and 4 have been increased for each class of service. Table No. 6-3 provides an analysis of the Residential monthly fixed costs per customer. Table No. 6-4 shows a comparison of customer charges for various utilities in Florida. To mitigate the impact of increased customer charges on low income customers, the City may want to investigate establishing a fund to assist those customers.

Fuel Cost Adjustment

It is recommended that a separate rate component continue to be implemented that recovers the cost of fuel included in the purchased power. Only the fuel costs portion of bulk power purchases are passed through to the customer. The remaining bulk power costs are included in the base rates. It is proposed that this factor be calculated once a year and adjusted if necessary.

Summary

The following is a comparison of the projected Fiscal Year 2021 revenues produced by applying the projected billing determinants to the existing rates and the proposed rate options for each classification:

Customer Class	Fiscal Year 2021		
	Existing	Adjusted	Rate
	Revenue	Revenue	Adjustment
	(\$000)	(\$000)	(%) [1]
Residential	\$23,081	\$22,488	-2.9%
Commercial			
General Service Non-Demand	1,467	1,451	-1.3%
GS Non-Demand (100% Load Factor)	39	39	-0.4%
General Service Demand	12,366	12,877	4.8%
General Service Demand TOU	4,740	4,790	1.2%
Public Authority	2,099	2,146	2.6%
Lighting	478	479	0.3%
Total System	\$44,270	\$44,270	0.0%

[1] Percent of base rate and fuel adjustment revenues.

Rate adjustments based on moving 60% toward the Cost of Service.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Table No. 6-1
Page 1 of 2

Summary of Existing Rates and Rate Options

Ln. No.	Rate Description	Unit	Existing Rates Effective January 1, 2020	Option 1 Effective 2021	Option 2 Effective 2021	Option 3 Effective 2021	Option 4 Effective 2021
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
Residential Service							
Schedule RS							
1	Monthly Customer Charge	\$/Mo.	\$16.98	\$18.00	\$16.98	\$30.00	\$30.00
<u>Energy Charges < 1,000 kWh's</u>							
2	Base	\$/kWh	\$0.06624	\$0.06240	\$0.06319	\$0.04602	-
3	Fuel Cost Recovery Factor	\$/kWh	\$0.01708	\$0.02015	\$0.02015	\$0.02015	\$0.02015
<u>Energy Charges > 1,000 kWh's</u>							
4	Base	\$/kWh	\$0.08840	\$0.08456	\$0.08535	\$0.08602	-
5	Fuel Cost Recovery Factor	\$/kWh	\$0.02708	\$0.03015	\$0.03015	\$0.03015	\$0.03015
<u>Base Energy Charges - Option 4</u>							
6	First 500 kWh	\$/kWh	-	-	-	-	\$0.03861
7	Next 500 kWh	\$/kWh	-	-	-	-	\$0.05861
8	Next 500 kWh	\$/kWh	-	-	-	-	\$0.07861
9	Additional kWh	\$/kWh	-	-	-	-	\$0.08861
General Service Non-Demand							
Rate Schedule GS-1							
<u>Monthly Customer Charges</u>							
10	Non Metered Accounts	\$/Mo.	\$7.11	\$8.00	\$7.11	\$12.00	\$12.00
	Metered Accounts						
11	Secondary Delivery Voltage	\$/Mo.	\$17.55	\$18.00	\$17.55	\$30.00	\$30.00
12	Primary Delivery Voltage	\$/Mo.	\$221.86	\$225.00	\$221.86	\$380.00	\$380.00
<u>Energy and Demand Charges All kWh's</u>							
13	Base	\$/kWh	\$0.07368	\$0.07200	\$0.07254	\$0.07000	\$0.07000
14	Fuel Cost Recovery Factor	\$/kWh	\$0.02103	\$0.02423	\$0.02423	\$0.02423	\$0.02423
General Service Non-Demand							
Rate Schedule GS-2 (100% Load Factor)							
<u>Monthly Customer Charge</u>							
15	Non Metered Accounts	\$/Mo.	\$7.45	\$8.00	\$7.45	\$8.00	\$8.00
16	Metered Accounts	\$/Mo.	\$18.38	\$19.00	\$18.38	\$19.00	\$19.00
<u>Energy and Demand Charges All kWh's</u>							
17	Base	\$/kWh	\$0.03736	\$0.03640	\$0.03640	\$0.03640	\$0.03640
18	Fuel Cost Recovery Factor	\$/kWh	\$0.02103	\$0.02423	\$0.02423	\$0.02423	\$0.02423
General Service - Demand							
Schedule GSD-1							
<u>Monthly Customer Charges</u>							
	Metered Accounts						
19	Secondary Delivery Voltage	\$/Mo.	\$18.28	\$19.00	\$18.28	\$30.00	\$30.00
20	Primary Delivery Voltage	\$/Mo.	\$231.26	\$235.00	\$231.26	\$400.00	\$400.00
<u>Energy Charges All kWh's</u>							
21	Base	\$/kWh	\$0.04216	\$0.04216	\$0.04216	\$0.04216	\$0.04216
22	Fuel Cost Recovery Factor	\$/kWh	\$0.02103	\$0.02423	\$0.02423	\$0.02423	\$0.02423
23	Demand Charge	\$/kW	\$5.05	\$6.36	\$6.38	\$6.02	\$6.02

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Table No. 6-1
Page 2 of 2

Summary of Existing Rates and Rate Options

Ln. No.	Rate Description	Unit	Existing Rates Effective January 1, 2020	Option 1 Effective 2021	Option 2 Effective 2021	Option 3 Effective 2021	Option 4 Effective 2021
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
	General Service - Demand						
	Optional Time of Use Rate						
	Schedule GSDT-1						
	<u>Monthly Customer Charges</u>						
	Metered Accounts						
24	Secondary Delivery Voltage	\$/Mo.	\$29.01	\$30.00	\$29.01	\$50.00	\$50.00
25	Primary Delivery Voltage	\$/Mo.	\$234.93	\$240.00	\$234.93	\$400.00	\$400.00
	<u>Energy Charges All kWh's</u>						
26	On - Peak	\$/kWh	\$0.07008	\$0.07008	\$0.07008	\$0.07008	\$0.07008
27	Off - Peak	\$/kWh	\$0.02843	\$0.02843	\$0.02843	\$0.02843	\$0.02843
	<u>Fuel Cost Recovery Factor</u>						
28	On - Peak	\$/kWh	\$0.02775	\$0.03197	\$0.03197	\$0.03197	\$0.03197
29	Off - Peak	\$/kWh	\$0.01882	\$0.02168	\$0.02168	\$0.02168	\$0.02168
30	Base Demand Charge	\$/kW	\$1.27	\$1.50	\$1.50	\$1.50	\$1.50
31	On-Peak Demand Charge	\$/kW	\$3.84	\$4.10	\$4.10	\$4.00	\$4.00
32	Demand Charge Credit	\$/kW	(0.35)	(0.35)	(0.35)	(0.35)	(0.35)

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Projected Revenues at

OPTION 1 RATES

Fiscal Year Ending September 30, 2021

Ln. No.	Customer Class Description	Option 1 Rate	Billing Determinants	Base Rate Revenue	Fuel Cost Recovery	Total Revenue
	(a)	(b)	(c)	(d)	(e)	(f)
Residential						
1	Customer Charge	\$18.00	141,625	\$ 2,549,253	\$ -	\$ 2,549,253
2	Energy Charge < 1,000 kWhs	\$ 0.06240	110,148,723	6,873,280	-	6,873,280
3	Energy Charge > 1,000 kWhs	\$ 0.08456	71,870,175	6,077,342	-	6,077,342
4	Fuel Cost Recovery Factor < 1,000 kWhs	\$ 0.02015	110,148,723	-	2,219,497	2,219,497
5	Fuel Cost Recovery Factor > 1,000 kWhs	\$ 0.03015	71,870,175	-	2,166,886	2,166,886
6	Total Residential			\$ 15,499,875	\$ 4,386,383	\$ 19,886,258
Commercial						
General Service Non-Demand						
7	Customer Charge	\$18.00	13,103	\$ 235,851	\$ -	\$ 235,851
8	Energy Charge	\$ 0.07200	10,869,182	782,581	-	782,581
9	Fuel Cost Recovery Factor	\$ 0.02423	10,869,182	-	263,360	263,360
10	<i>Subtotal GSND</i>			\$ 1,018,432	\$ 263,360	\$ 1,281,792
General Service Non-Demand (100 % LF)						
11	Customer Charge	\$19.00	465	\$ 8,837	\$ -	\$ 8,837
12	Energy Charge	\$ 0.03640	432,977	15,760	-	15,760
13	Fuel Cost Recovery Factor	\$ 0.02423	432,977	-	10,491	10,491
14	<i>Subtotal GSND (100% LF)</i>			\$ 24,598	\$ 10,491	\$ 35,089
General Service Demand						
15	Customer Charge - Secondary	\$19.00	12,175	\$ 231,316	\$ -	\$ 231,316
16	Customer Charge - Primary	\$235.00	12	2,733	-	2,733
17	Energy Charge	\$ 0.04216	131,546,246	5,545,990	-	5,545,990
18	Fuel Cost Recovery Factor	\$ 0.02423	131,546,246	-	3,187,366	3,187,366
19	Demand Charge	\$6.36	383,678	2,440,194	-	2,440,194
20	<i>Subtotal General Service Demand</i>			\$ 8,220,233	\$ 3,187,366	\$ 11,407,598
General Service Demand Time of Use						
21	Customer Charge - Secondary	\$30.00	228	\$ 6,831	\$ -	\$ 6,831
22	Customer Charge - Primary	\$240.00	17	4,186	-	4,186
23	Energy Charge - On-Peak	\$ 0.07008	14,338,386	1,004,834	-	1,004,834
24	Energy Charge - Off-Peak	\$ 0.02843	44,216,062	1,257,063	-	1,257,063
25	Fuel Cost Recovery - On-Peak	\$ 0.03197	14,338,386	-	458,435	458,435
26	Fuel Cost Recovery - Off-Peak	\$ 0.02168	44,216,062	-	958,769	958,769
27	Base Demand Charge	\$1.50	112,697	169,045	-	169,045
28	On-Peak Demand Charge	\$4.10	110,496	453,034	-	453,034
29	Primary Demand Charge Credit	\$ (0.35)	65,553	(22,944)	-	(22,944)
30	<i>Subtotal General Service Demand TOU</i>			\$ 2,872,050	\$ 1,417,203	\$ 4,289,253
31	Total Commercial			\$ 12,135,312	\$ 4,878,420	\$ 17,013,732

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study
Projected Revenues at
OPTION 1 RATES
Fiscal Year Ending September 30, 2021

Ln. No.	Customer Class Description (a)	Option 1 Rate (b)	Billing Determinants (c)	Base Rate Revenue (d)	Fuel Cost Recovery (e)	Total Revenue (f)
Public Authority						
General Service Non-Demand						
32	Customer Charge Secondary	\$ 18.00	2,135	\$ 38,425	\$ -	\$ 38,425
33	Energy Charge	\$ 0.07200	1,274,388	91,756	-	91,756
34	Fuel Cost Recovery Factor	\$ 0.02423	1,274,388	-	30,878	30,878
General Service Non-Demand (100 % LF)						
35	Customer Charge 100 % LF	\$ 19.00	267	5,081	-	5,081
36	Energy Charge 100 % LF	\$ 0.03640	100,287	3,650	-	3,650
37	Fuel Cost Recovery Factor	\$ 0.02423	100,287	-	2,430	2,430
General Service Demand						
38	Customer Charge - Secondary	\$ 19.00	699	13,274	-	13,274
39	Energy Charge	\$ 0.04216	12,709,993	535,853	-	535,853
40	Fuel Cost Recovery Factor	\$ 0.02423	12,709,993	-	307,963	307,963
41	Demand Charge	\$ 6.36	49,172	312,737	-	312,737
General Service Demand Time of Use						
42	Customer Charge Secondary	\$ 30.00	12	349	-	349
43	Customer Charge Primary	\$ 240.00	12	2,791	-	2,791
44	Energy Charge - On-Peak	\$ 0.07008	2,005,628	140,554	-	140,554
45	Energy Charge - Off-Peak	\$ 0.02843	5,409,847	153,802	-	153,802
46	Fuel Cost Recovery - On-Peak	\$ 0.03197	2,005,628	-	64,125	64,125
47	Fuel Cost Recovery - Off-Peak	\$ 0.02168	5,409,847	-	117,306	117,306
48	Base Demand Charge	\$ 1.50	22,149	33,223	-	33,223
49	On-Peak Demand Charge	\$ 4.10	22,009	90,238	-	90,238
50	Primary Demand Charge Credit	\$ (0.35)	41,233	(14,431)	-	(14,431)
51	Total Public Authority			<u>\$ 1,407,303</u>	<u>\$ 522,702</u>	<u>\$ 1,930,005</u>
Lighting						
52	Residential	\$ 0.02423	74,340	\$ 14,545	1,801	\$ 16,346
53	Commercial	\$ 0.02423	1,983,766	362,817	48,067	410,884
54	Total Lighting			<u>\$ 377,362</u>	<u>\$ 49,868</u>	<u>\$ 427,230</u>
55	TOTAL SYSTEM			<u>\$ 29,419,852</u>	<u>\$ 9,837,373</u>	<u>\$ 39,257,225</u>
56	Other Revenues					<u>4,846,416</u>
57	TOTAL SYSTEM REVENUE					<u>\$ 44,103,640</u>

Table No. 6-3

CITY OF WINTER PARK, FLORIDA
Cost of Service Study
Analysis of Residential Fixed Cost per Customer [1]

	Cost of Service Table No. 5-1 [2] (a)	Excluding Undergrounding [3] (b)
1 Distribution Fixed Costs	\$10,175,861	\$7,502,289
2 Customer Fixed Costs	<u>\$1,431,091</u>	<u>\$1,471,760</u>
3 Total Fixed Costs	\$11,606,952	\$8,974,049
4 Residential Customers	12,180	12,180
5 \$/Customer/Year	\$953	\$737
6 \$/Customer/Month	<u>\$79</u>	<u>\$61</u>

[1] Based on Cost of Service allocated to the Residential Class.

[2] From Table No. 5-1, column (d) Residential.

[3] Cost of Service excluding Residential share of Undergrounding expense of \$4,425,000.

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Inter-Utility Comparison of Monthly Customer Charges

Ln. No.	Utility	Customer Charges by Class		
		Residential	General Service	
			Non-Demand	Demand
1	City of Winter Park - Existing Charge	\$16.98	\$17.55	\$18.28
2	City of Winter Park - Option 1 Charge	18.00	18.00	19.00
3	City of Winter Park - Option 2 Charge	16.98	17.55	18.28
4	City of Winter Park - Option 3 Charge	30.00	30.00	30.00
5	City of Winter Park - Option 4 Charge	30.00	30.00	30.00
<u>Other Florida Municipalities:</u>				
6	Fort Pierce Utilities Authority	6.01	5.84	39.30
7	Gainesville Regional Utilities	15.00	31.00	100.00
8	Jacksonville Electric Authority	5.50	9.25	85.00
9	Kissimmee Utilities Authority	10.17	11.08	55.54
10	City of Lakeland	11.00	13.00	42.00
11	City of New Smyrna Beach	5.65	6.05	33.50
12	City of Ocala	15.00	17.00	45.00
13	Orlando Utilities Commission	12.50	14.75	38.00
14	City of Tallahassee	7.92	10.77	74.16
<u>Florida Cooperatives</u>				
15	Sumter Electric Cooperative	31.00	33.17	82.77
16	Clay Electric Cooperative	23.00	23.00	80.00
<u>Investor-Owned Utilities:</u>				
17	Florida Power and Light	8.34	10.62	26.50
18	Gulf Power Company	19.20	25.25	46.92
19	Duke Energy	10.58	14.00	14.00
20	Tampa Electric Company	15.95	18.06	30.10
21	Average Customer Charges	<u>\$13.36</u>	<u>\$16.27</u>	<u>\$50.69</u>

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Summary of Residential Rate Design Options Pros and Cons

RATE DESIGN OPTION	PROS	CONS
Option 1 \$18 Customer Charge; existing energy block differential of \$0.02216 per kWh	Helps recover fixed costs; closer to cost of service; consistent with industry trends; avoids rate shock	Greater percentage impact on low users
Option 2 \$16.98 Customer Charge; existing energy block differential of \$0.02216 per kWh	Rate decrease similar for all usage levels	Does not provide additional recovery of fixed costs
Option 3 \$30 Customer Charge; energy block differential of \$0.04 per kWh	Helps recover fixed costs; closer to cost of service; consistent with industry trends	Greater percentage impact on low users; large energy block rate differential
Option 4 \$30 Customer Charge; 4 Block energy charge; energy block differentials of \$0.02 and \$0.01 per kWh	Helps recover fixed costs; closer to cost of service	Greater percentage impact on low users;; multiple energy blocks not industry standard; major rate structure change

General

This section provides a summary of the billing effects of the proposed rates options for major rate classifications. Specifically, the tables in this section provide for two types of billing comparisons for each major rate classification at various levels of usage which include (i) monthly bills calculated under the City's proposed rate options compared with bills calculated under its existing rates, and (ii) monthly bills calculated under the City's existing and proposed rate options compared with those calculated under the rates of selected utilities for the billing month of June 2020.

Existing Rates and Rate Options

Table No. 7-1 provides a comparison of monthly bills calculated under the proposed rate options and the existing rates over a wide range of usage levels.

Comparisons with Other Utilities

Table No. 7-2 show the City's existing and proposed rate options along with those of other electric utilities. As can be seen from these tables, the City's rates are comparable to other utilities.

In addition to the comparisons shown on Table No. 7-2, The Florida Municipal Electric Association prepares rate comparison schedules each month. The utilities designated as "G" on the comparisons are generating utilities, and the others are distribution only utilities. These schedules provide comparisons of both residential and commercial customers of varying usage levels. While generating utilities have different costs burdens, the distribution only utilities that purchase their power help the generating utilities recover those costs at wholesale rates. It is useful to include the generating utilities in the rate comparisons to make sure the City's rates are competitive.

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Comparison of Existing and Proposed Residential Service Rates [1]

				Residential Service			
				Existing	Option 1		
Customer Charge		(\$)		\$16.98	\$18.00		
Energy Charge	First 1,000 kWh	(\$/kWh)		\$0.06624	\$0.06240		
Energy Charge	Additional kWh	(\$/kWh)		\$0.08840	\$0.08456		
Fuel Cost [2]	First 1,000 kWh	(\$/kWh)		\$0.02015	\$0.02015		
Fuel Cost [2]	Additional kWh	(\$/kWh)		\$0.03015	\$0.03015		

Usage (kWh)	Existing		Option 1		Difference		
	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Percent (%)
500	63.79	12.757	62.83	12.566	(0.95)	(0.191)	-1.50%
600	72.94	12.157	71.58	11.930	(1.36)	(0.227)	-1.87%
700	82.10	11.729	80.33	11.476	(1.77)	(0.253)	-2.15%
800	91.26	11.407	89.08	11.135	(2.18)	(0.272)	-2.38%
900	100.41	11.157	97.83	10.870	(2.58)	(0.287)	-2.57%
1,000	109.57	10.957	106.58	10.658	(2.99)	(0.299)	-2.73%
1,100	[3] 122.14	11.104	118.74	10.795	(3.40)	(0.309)	-2.78%
1,200	134.70	11.225	130.90	10.908	(3.80)	(0.317)	-2.82%
1,300	[4] 147.27	11.329	143.06	11.005	(4.21)	(0.324)	-2.86%
1,400	159.84	11.417	155.22	11.087	(4.62)	(0.330)	-2.89%
1,500	172.40	11.494	167.38	11.159	(5.02)	(0.335)	-2.91%
2,000	235.24	11.762	228.18	11.409	(7.06)	(0.353)	-3.00%
2,500	298.07	11.923	288.97	11.559	(9.09)	(0.364)	-3.05%
3,000	360.90	12.030	349.77	11.659	(11.13)	(0.371)	-3.08%
4,000	486.56	12.164	471.36	11.784	(15.20)	(0.380)	-3.12%
5,000	612.22	12.244	592.95	11.859	(19.27)	(0.385)	-3.15%

[1] Amounts shown reflect single phase, inside the City service, and include a 6% franchise fee.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

[3] Median Residential monthly usage.

[4] Average Residential monthly usage.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Comparison of Existing and Proposed General Service Non-Demand Rates [1]

				General Service Non-Demand			
				Existing	Option 1		
Customer Charge		(\$)		\$17.55	\$18.00		
Energy Charge	All kWh	(\$/kWh)		\$0.07368	\$0.07200		
Fuel Cost Recovery [2]		(\$/kWh)		\$0.02423	\$0.02423		

Usage (kWh)	Existing		Option 1		Difference		
	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Percent (%)
1,000	122.39	12.239	121.08	12.108	(1.30)	(0.130)	-1.07%
1,250	148.33	11.867	146.58	11.727	(1.75)	(0.140)	-1.18%
1,500	174.28	11.619	172.09	11.472	(2.19)	(0.146)	-1.26%
1,750	200.23	11.441	197.59	11.291	(2.64)	(0.151)	-1.32%
1,900	215.79	11.358	212.89	11.205	(2.91)	(0.153)	-1.35%
2,000	226.17	11.309	223.09	11.154	(3.08)	(0.154)	-1.36%
3,000	329.96	10.999	325.09	10.836	(4.87)	(0.162)	-1.47%
4,000	433.74	10.844	427.10	10.677	(6.65)	(0.166)	-1.53%
5,000	537.53	10.751	529.10	10.582	(8.43)	(0.169)	-1.57%
7,500	796.99	10.627	784.11	10.455	(12.88)	(0.172)	-1.62%
10,000	1,056.45	10.564	1,039.12	10.391	(17.33)	(0.173)	-1.64%
11,000	1,160.23	10.548	1,141.12	10.374	(19.11)	(0.174)	-1.65%
12,000	1,264.02	10.533	1,243.13	10.359	(20.89)	(0.174)	-1.65%
13,000	1,367.80	10.522	1,345.13	10.347	(22.67)	(0.174)	-1.66%
14,000	1,471.59	10.511	1,447.13	10.337	(24.45)	(0.175)	-1.66%
15,000	1,575.37	10.502	1,549.14	10.328	(26.23)	(0.175)	-1.67%
17,250	1,808.89	10.486	1,778.65	10.311	(30.24)	(0.175)	-1.67%
20,000	2,094.30	10.471	2,059.16	10.296	(35.14)	(0.176)	-1.68%

[1] Amounts shown reflect single phase, inside the City service, and include a 6% franchise fee.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Comparison of Existing and Proposed Rates for General Service Demand [1]

					General Service Demand					
					Existing	Option 1				
Customer Charge					(\$)	\$18.28	\$19.00			
Demand Charge					(\$/kW)	\$5.05	\$6.36			
Energy Charge All kWh					(\$/kWh)	\$0.04216	\$0.04216			
Fuel Cost Recovery [2]					(\$/kWh)	\$0.02423	\$0.02423			
Demand (kW)	Hours	Usage (kWh)	Existing		Option 1		Difference			
			Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Percent (%)	
50	200	10,000	990.76	9.908	1,060.95	10.610	70.19	0.702	7.08%	
	300	15,000	1,342.63	8.951	1,412.82	9.419	70.19	0.468	5.23%	
	400	20,000	1,694.49	8.472	1,764.69	8.823	70.19	0.351	4.14%	
	500	25,000	2,046.36	8.185	2,116.56	8.466	70.19	0.281	3.43%	
	600	30,000	2,398.23	7.994	2,468.42	8.228	70.19	0.234	2.93%	
100	200	20,000	1,962.14	9.811	2,101.77	10.509	139.62	0.698	7.12%	
	300	30,000	2,665.88	8.886	2,805.50	9.352	139.62	0.465	5.24%	
	400	40,000	3,369.61	8.424	3,509.24	8.773	139.62	0.349	4.14%	
	500	50,000	4,073.35	8.147	4,212.97	8.426	139.62	0.279	3.43%	
	600	60,000	4,777.08	7.962	4,916.70	8.195	139.62	0.233	2.92%	
500	200	100,000	9,733.22	9.733	10,428.28	10.428	695.06	0.695	7.14%	
	300	150,000	13,251.89	8.835	13,946.95	9.298	695.06	0.463	5.25%	
	400	200,000	16,770.56	8.385	17,465.62	8.733	695.06	0.348	4.14%	
	500	250,000	20,289.23	8.116	20,984.29	8.394	695.06	0.278	3.43%	
	600	300,000	23,807.90	7.936	24,502.96	8.168	695.06	0.232	2.92%	

[1] Amounts shown reflect inside the City service, 6% franchise fee, and exclude any applicable primary service discount or power factor correction.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Comparison of Existing and Proposed Residential Service Rates [1]

				Residential Service			
				Existing	Option 2		
Customer Charge		(\$)		\$16.98	\$16.98		
Energy Charge	First 1,000 kWh	(\$/kWh)		\$0.06624	\$0.06319		
Energy Charge	Additional kWh	(\$/kWh)		\$0.08840	\$0.08535		
Fuel Cost [2]	First 1,000 kWh	(\$/kWh)		\$0.02015	\$0.02015		
Fuel Cost [2]	Additional kWh	(\$/kWh)		\$0.03015	\$0.03015		

Usage (kWh)	Existing		Option 2		Difference		
	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Percent (%)
500	63.79	12.757	62.17	12.434	(1.62)	(0.323)	-2.53%
600	72.94	12.157	71.00	11.834	(1.94)	(0.323)	-2.66%
700	82.10	11.729	79.84	11.405	(2.26)	(0.323)	-2.76%
800	91.26	11.407	88.67	11.084	(2.59)	(0.323)	-2.83%
900	100.41	11.157	97.51	10.834	(2.91)	(0.323)	-2.90%
1,000	109.57	10.957	106.34	10.634	(3.23)	(0.323)	-2.95%
1,100	[3] 122.14	11.104	118.58	10.780	(3.56)	(0.323)	-2.91%
1,200	134.70	11.225	130.83	10.902	(3.88)	(0.323)	-2.88%
1,300	[4] 147.27	11.329	143.07	11.005	(4.20)	(0.323)	-2.85%
1,400	159.84	11.417	155.31	11.094	(4.53)	(0.323)	-2.83%
1,500	172.40	11.494	167.55	11.170	(4.85)	(0.323)	-2.81%
2,000	235.24	11.762	228.77	11.438	(6.47)	(0.323)	-2.75%
2,500	298.07	11.923	289.98	11.599	(8.08)	(0.323)	-2.71%
3,000	360.90	12.030	351.20	11.707	(9.70)	(0.323)	-2.69%
4,000	486.56	12.164	473.63	11.841	(12.93)	(0.323)	-2.66%
5,000	612.22	12.244	596.06	11.921	(16.17)	(0.323)	-2.64%

[1] Amounts shown reflect single phase, inside the City service, and include a 6% franchise fee.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

[3] Median Residential monthly usage.

[4] Average Residential monthly usage.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Comparison of Existing and Proposed General Service Non-Demand Rates [1]

				General Service Non-Demand			
				Existing	Option 2		
Customer Charge		(\$)		\$17.55	\$17.55		
Energy Charge	All kWh	(\$/kWh)		\$0.07368	\$0.07254		
Fuel Cost Recovery [2]		(\$/kWh)		\$0.02423	\$0.02423		

Usage (kWh)	Existing		Option 2		Difference		
	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Percent (%)
1,000	122.39	12.239	121.18	12.118	(1.21)	(0.121)	-0.99%
1,250	148.33	11.867	146.82	11.746	(1.51)	(0.121)	-1.02%
1,500	174.28	11.619	172.47	11.498	(1.81)	(0.121)	-1.04%
1,750	200.23	11.441	198.11	11.321	(2.11)	(0.121)	-1.06%
1,900	215.79	11.358	213.50	11.237	(2.30)	(0.121)	-1.06%
2,000	226.17	11.309	223.76	11.188	(2.42)	(0.121)	-1.07%
3,000	329.96	10.999	326.33	10.878	(3.63)	(0.121)	-1.10%
4,000	433.74	10.844	428.91	10.723	(4.83)	(0.121)	-1.11%
5,000	537.53	10.751	531.48	10.630	(6.04)	(0.121)	-1.12%
7,500	796.99	10.627	787.92	10.506	(9.06)	(0.121)	-1.14%
10,000	1,056.45	10.564	1,044.37	10.444	(12.08)	(0.121)	-1.14%
11,000	1,160.23	10.548	1,146.94	10.427	(13.29)	(0.121)	-1.15%
12,000	1,264.02	10.533	1,249.52	10.413	(14.50)	(0.121)	-1.15%
13,000	1,367.80	10.522	1,352.09	10.401	(15.71)	(0.121)	-1.15%
14,000	1,471.59	10.511	1,454.67	10.390	(16.92)	(0.121)	-1.15%
15,000	1,575.37	10.502	1,557.25	10.382	(18.13)	(0.121)	-1.15%
17,250	1,808.89	10.486	1,788.04	10.365	(20.84)	(0.121)	-1.15%
20,000	2,094.30	10.471	2,070.13	10.351	(24.17)	(0.121)	-1.15%

[1] Amounts shown reflect single phase, inside the City service, and include a 6% franchise fee.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Comparison of Existing and Proposed Rates for General Service Demand [1]

					General Service Demand					
					Existing	Option 2				
Customer Charge					(\$)	\$18.28	\$18.28			
Demand Charge					(\$/kW)	\$5.05	\$6.38			
Energy Charge All kWh					(\$/kWh)	\$0.04216	\$0.04216			
Fuel Cost Recovery [2]					(\$/kWh)	\$0.02423	\$0.02423			
Demand (kW)	Hours	Usage (kWh)	Existing		Option 2		Difference			
			Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Percent (%)	
50	200	10,000	990.76	9.908	1,061.25	10.613	70.49	0.705	7.11%	
	300	15,000	1,342.63	8.951	1,413.12	9.421	70.49	0.470	5.25%	
	400	20,000	1,694.49	8.472	1,764.98	8.825	70.49	0.352	4.16%	
	500	25,000	2,046.36	8.185	2,116.85	8.467	70.49	0.282	3.44%	
	600	30,000	2,398.23	7.994	2,468.72	8.229	70.49	0.235	2.94%	
100	200	20,000	1,962.14	9.811	2,103.12	10.516	140.98	0.705	7.18%	
	300	30,000	2,665.88	8.886	2,806.86	9.356	140.98	0.470	5.29%	
	400	40,000	3,369.61	8.424	3,510.59	8.776	140.98	0.352	4.18%	
	500	50,000	4,073.35	8.147	4,214.33	8.429	140.98	0.282	3.46%	
	600	60,000	4,777.08	7.962	4,918.06	8.197	140.98	0.235	2.95%	
500	200	100,000	9,733.22	9.733	10,438.12	10.438	704.90	0.705	7.24%	
	300	150,000	13,251.89	8.835	13,956.79	9.305	704.90	0.470	5.32%	
	400	200,000	16,770.56	8.385	17,475.46	8.738	704.90	0.352	4.20%	
	500	250,000	20,289.23	8.116	20,994.13	8.398	704.90	0.282	3.47%	
	600	300,000	23,807.90	7.936	24,512.80	8.171	704.90	0.235	2.96%	

[1] Amounts shown reflect inside the City service, 6% franchise fee, and exclude any applicable primary service discount or power factor correction.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Comparison of Existing and Proposed Residential Service Rates [1]

				Residential Service			
				Existing	Option 3		
Customer Charge		(\$)		\$16.98	\$30.00		
Energy Charge	First 1,000 kWh	(\$/kWh)		\$0.06624	\$0.04602		
Energy Charge	Additional kWh	(\$/kWh)		\$0.08840	\$0.08602		
Fuel Cost [2]	First 1,000 kWh	(\$/kWh)		\$0.02015	\$0.02015		
Fuel Cost [2]	Additional kWh	(\$/kWh)		\$0.03015	\$0.03015		

Usage (kWh)	Existing		Option 3		Difference		
	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Percent (%)
500	63.79	12.757	66.87	13.374	3.08	0.617	4.84%
600	72.94	12.157	73.88	12.314	0.94	0.157	1.29%
700	82.10	11.729	80.90	11.557	(1.20)	(0.172)	-1.46%
800	91.26	11.407	87.91	10.989	(3.35)	(0.418)	-3.67%
900	100.41	11.157	94.93	10.547	(5.49)	(0.610)	-5.47%
1,000	109.57	10.957	101.94	10.194	(7.63)	(0.763)	-6.97%
1,100	[3] 122.14	11.104	114.25	10.387	(7.88)	(0.717)	-6.46%
1,200	134.70	11.225	126.57	10.547	(8.14)	(0.678)	-6.04%
1,300	[4] 147.27	11.329	138.88	10.683	(8.39)	(0.645)	-5.70%
1,400	159.84	11.417	151.20	10.800	(8.64)	(0.617)	-5.41%
1,500	172.40	11.494	163.51	10.901	(8.89)	(0.593)	-5.16%
2,000	235.24	11.762	225.08	11.254	(10.15)	(0.508)	-4.32%
2,500	298.07	11.923	286.65	11.466	(11.42)	(0.457)	-3.83%
3,000	360.90	12.030	348.22	11.607	(12.68)	(0.423)	-3.51%
4,000	486.56	12.164	471.36	11.784	(15.20)	(0.380)	-3.12%
5,000	612.22	12.244	594.50	11.890	(17.72)	(0.354)	-2.89%

[1] Amounts shown reflect single phase, inside the City service, and include a 6% franchise fee.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

[3] Median Residential monthly usage.

[4] Average Residential monthly usage.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Comparison of Existing and Proposed General Service Non-Demand Rates [1]

General Service Non-Demand							
				Existing	Option 3		
Customer Charge (\$)				\$17.55	\$30.00		
Energy Charge All kWh (\$/kWh)				\$0.07368	\$0.07000		
Fuel Cost Recovery [2] (\$/kWh)				\$0.02423	\$0.02423		

Usage (kWh)	Existing		Option 3		Difference		
	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Percent (%)
1,000	122.39	12.239	131.68	13.168	9.30	0.930	7.60%
1,250	148.33	11.867	156.65	12.532	8.32	0.666	5.61%
1,500	174.28	11.619	181.63	12.108	7.35	0.490	4.21%
1,750	200.23	11.441	206.60	11.806	6.37	0.364	3.18%
1,900	215.79	11.358	221.58	11.662	5.79	0.304	2.68%
2,000	226.17	11.309	231.57	11.578	5.40	0.270	2.39%
3,000	329.96	10.999	331.45	11.048	1.49	0.050	0.45%
4,000	433.74	10.844	431.34	10.783	(2.41)	(0.060)	-0.55%
5,000	537.53	10.751	531.22	10.624	(6.31)	(0.126)	-1.17%
7,500	796.99	10.627	780.93	10.412	(16.06)	(0.214)	-2.01%
10,000	1,056.45	10.564	1,030.64	10.306	(25.81)	(0.258)	-2.44%
11,000	1,160.23	10.548	1,130.52	10.277	(29.71)	(0.270)	-2.56%
12,000	1,264.02	10.533	1,230.41	10.253	(33.61)	(0.280)	-2.66%
13,000	1,367.80	10.522	1,330.29	10.233	(37.51)	(0.289)	-2.74%
14,000	1,471.59	10.511	1,430.17	10.216	(41.41)	(0.296)	-2.81%
15,000	1,575.37	10.502	1,530.06	10.200	(45.31)	(0.302)	-2.88%
17,250	1,808.89	10.486	1,754.80	10.173	(54.09)	(0.314)	-2.99%
20,000	2,094.30	10.471	2,029.48	10.147	(64.82)	(0.324)	-3.10%

[1] Amounts shown reflect single phase, inside the City service, and include a 6% franchise fee.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Comparison of Existing and Proposed Rates for General Service Demand [1]

					General Service Demand					
					Existing	Option 3				
Customer Charge					(\$)	\$18.28	\$30.00			
Demand Charge					(\$/kW)	\$5.05	\$6.02			
Energy Charge					All kWh (\$/kWh)	\$0.04216	\$0.04216			
Fuel Cost Recovery [2]					(\$/kWh)	\$0.02423	\$0.02423			
Demand	Hours	Usage	Existing		Option 3		Difference			
			Amount	Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Percent	
(kW)		(kWh)	(\$)	(Cents/kWh)	(\$)	(Cents/kWh)	(\$)	(Cents/kWh)	(%)	
50	200	10,000	990.76	9.908	1,054.59	10.546	63.83	0.638	6.44%	
	300	15,000	1,342.63	8.951	1,406.46	9.376	63.83	0.426	4.75%	
	400	20,000	1,694.49	8.472	1,758.33	8.792	63.83	0.319	3.77%	
	500	25,000	2,046.36	8.185	2,110.20	8.441	63.83	0.255	3.12%	
	600	30,000	2,398.23	7.994	2,462.06	8.207	63.83	0.213	2.66%	
100	200	20,000	1,962.14	9.811	2,077.39	10.387	115.24	0.576	5.87%	
	300	30,000	2,665.88	8.886	2,781.12	9.270	115.24	0.384	4.32%	
	400	40,000	3,369.61	8.424	3,484.86	8.712	115.24	0.288	3.42%	
	500	50,000	4,073.35	8.147	4,188.59	8.377	115.24	0.230	2.83%	
	600	60,000	4,777.08	7.962	4,892.32	8.154	115.24	0.192	2.41%	
500	200	100,000	9,733.22	9.733	10,259.74	10.260	526.52	0.527	5.41%	
	300	150,000	13,251.89	8.835	13,778.41	9.186	526.52	0.351	3.97%	
	400	200,000	16,770.56	8.385	17,297.08	8.649	526.52	0.263	3.14%	
	500	250,000	20,289.23	8.116	20,815.75	8.326	526.52	0.211	2.60%	
	600	300,000	23,807.90	7.936	24,334.42	8.111	526.52	0.176	2.21%	

[1] Amounts shown reflect inside the City service, 6% franchise fee, and exclude any applicable primary service discount or power factor correction.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Comparison of Existing and Proposed Residential Service Rates [1]

			Residential Service				
			Existing	Option 4			
Customer Charge			\$16.98	\$30.00			
Energy Charge	First 500 kWh	(\$/kWh)	\$0.06624	\$0.03861			
Energy Charge	Next 500 kWh	(\$/kWh)	\$0.06624	\$0.05861			
Energy Charge	Next 500 kWh	(\$/kWh)	\$0.08840	\$0.07861			
Energy Charge	Additional kWh	(\$/kWh)	\$0.08840	\$0.08861			
Fuel Cost [2]	First 1,000 kWh	(\$/kWh)	\$0.02015	\$0.02015			
Fuel Cost [2]	Additional kWh	(\$/kWh)	\$0.03015	\$0.03015			

Usage (kWh)	Existing		Option 4		Difference		
	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Percent (%)
500	63.79	12.757	62.95	12.589	(0.84)	(0.168)	-1.32%
600	72.94	12.157	71.29	11.882	(1.65)	(0.275)	-2.26%
700	82.10	11.729	79.64	11.378	(2.46)	(0.351)	-2.99%
800	91.26	11.407	87.99	10.999	(3.26)	(0.408)	-3.58%
900	100.41	11.157	96.34	10.705	(4.07)	(0.453)	-4.06%
1,000	109.57	10.957	104.69	10.469	(4.88)	(0.488)	-4.45%
1,100	122.14	11.104	116.22	10.565	(5.92)	(0.538)	-4.85%
1,200	134.70	11.225	127.75	10.646	(6.96)	(0.580)	-5.16%
1,300	147.27	11.329	139.28	10.714	(7.99)	(0.615)	-5.43%
1,400	159.84	11.417	150.81	10.772	(9.03)	(0.645)	-5.65%
1,500	172.40	11.494	162.34	10.822	(10.07)	(0.671)	-5.84%
2,000	235.24	11.762	225.28	11.264	(9.95)	(0.498)	-4.23%
2,500	298.07	11.923	288.23	11.529	(9.84)	(0.394)	-3.30%
3,000	360.90	12.030	351.17	11.706	(9.73)	(0.324)	-2.69%
4,000	486.56	12.164	477.06	11.927	(9.50)	(0.237)	-1.95%
5,000	612.22	12.244	602.95	12.059	(9.27)	(0.185)	-1.51%

[1] Amounts shown reflect single phase, inside the City service, and include a 6% franchise fee.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Comparison of Existing and Proposed General Service Non-Demand Rates [1]

				General Service Non-Demand			
				Existing	Option 4		
Customer Charge		(\$)		\$17.55	\$30.00		
Energy Charge	All kWh	(\$/kWh)		\$0.07368	\$0.07000		
Fuel Cost Recovery [2]		(\$/kWh)		\$0.02423	\$0.02423		

Usage (kWh)	Existing		Option 4		Difference		
	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Amount (\$)	Unit Cost (Cents/kWh)	Percent (%)
1,000	122.39	12.239	131.68	13.168	9.30	0.930	7.60%
1,250	148.33	11.867	156.65	12.532	8.32	0.666	5.61%
1,500	174.28	11.619	181.63	12.108	7.35	0.490	4.21%
1,750	200.23	11.441	206.60	11.806	6.37	0.364	3.18%
1,900	215.79	11.358	221.58	11.662	5.79	0.304	2.68%
2,000	226.17	11.309	231.57	11.578	5.40	0.270	2.39%
3,000	329.96	10.999	331.45	11.048	1.49	0.050	0.45%
4,000	433.74	10.844	431.34	10.783	(2.41)	(0.060)	-0.55%
5,000	537.53	10.751	531.22	10.624	(6.31)	(0.126)	-1.17%
7,500	796.99	10.627	780.93	10.412	(16.06)	(0.214)	-2.01%
10,000	1,056.45	10.564	1,030.64	10.306	(25.81)	(0.258)	-2.44%
11,000	1,160.23	10.548	1,130.52	10.277	(29.71)	(0.270)	-2.56%
12,000	1,264.02	10.533	1,230.41	10.253	(33.61)	(0.280)	-2.66%
13,000	1,367.80	10.522	1,330.29	10.233	(37.51)	(0.289)	-2.74%
14,000	1,471.59	10.511	1,430.17	10.216	(41.41)	(0.296)	-2.81%
15,000	1,575.37	10.502	1,530.06	10.200	(45.31)	(0.302)	-2.88%
17,250	1,808.89	10.486	1,754.80	10.173	(54.09)	(0.314)	-2.99%
20,000	2,094.30	10.471	2,029.48	10.147	(64.82)	(0.324)	-3.10%

[1] Amounts shown reflect single phase, inside the City service, and include a 6% franchise fee.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

CITY OF WINTER PARK, FLORIDA

Electric Cost of Service Study

Comparison of Existing and Proposed Rates for General Service Demand [1]

					General Service Demand					
					Existing	Option 4				
Customer Charge					(\$)	\$18.28	\$30.00			
Demand Charge					(\$/kW)	\$5.05	\$6.02			
Energy Charge All kWh					(\$/kWh)	\$0.04216	\$0.04216			
Fuel Cost Recovery [2]					(\$/kWh)	\$0.02423	\$0.02423			
Demand	Hours	Usage	Existing		Option 4		Difference			
			Amount	Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Percent	
(kW)		(kWh)	(\$)	(Cents/kWh)	(\$)	(Cents/kWh)	(\$)	(Cents/kWh)	(%)	
50	200	10,000	990.76	9.908	1,054.59	10.546	63.83	0.638	6.44%	
	300	15,000	1,342.63	8.951	1,406.46	9.376	63.83	0.426	4.75%	
	400	20,000	1,694.49	8.472	1,758.33	8.792	63.83	0.319	3.77%	
	500	25,000	2,046.36	8.185	2,110.20	8.441	63.83	0.255	3.12%	
	600	30,000	2,398.23	7.994	2,462.06	8.207	63.83	0.213	2.66%	
100	200	20,000	1,962.14	9.811	2,077.39	10.387	115.24	0.576	5.87%	
	300	30,000	2,665.88	8.886	2,781.12	9.270	115.24	0.384	4.32%	
	400	40,000	3,369.61	8.424	3,484.86	8.712	115.24	0.288	3.42%	
	500	50,000	4,073.35	8.147	4,188.59	8.377	115.24	0.230	2.83%	
	600	60,000	4,777.08	7.962	4,892.32	8.154	115.24	0.192	2.41%	
500	200	100,000	9,733.22	9.733	10,259.74	10.260	526.52	0.527	5.41%	
	300	150,000	13,251.89	8.835	13,778.41	9.186	526.52	0.351	3.97%	
	400	200,000	16,770.56	8.385	17,297.08	8.649	526.52	0.263	3.14%	
	500	250,000	20,289.23	8.116	20,815.75	8.326	526.52	0.211	2.60%	
	600	300,000	23,807.90	7.936	24,334.42	8.111	526.52	0.176	2.21%	

[1] Amounts shown reflect inside the City service, 6% franchise fee, and exclude any applicable primary service discount or power factor correction.

[2] Projected Fuel Cost Recovery Factor for Fiscal Year 2021.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Inter-Utility Comparison of Typical Monthly Electric Bills ^[1]

Ln. No.	Utility	Fuel Adj. \$/1000 kWh	Residential Class							
			250 kWh	500 kWh	750 kWh	1,000 kWh	1,200 kWh	2,000 kWh	2,500 kWh	3,000 kWh
1	City of Winter Park - Existing	17.08	40.08	62.16	84.24	106.32	130.80	228.73	289.93	351.14
2	City of Winter Park - Option 1	20.15	40.96	62.83	84.71	106.58	130.90	228.18	288.97	349.77
3	City of Winter Park - Option 2	20.15	40.08	62.17	84.25	106.34	130.83	228.77	289.98	351.20
4	City of Winter Park - Option 3	20.15	49.34	66.87	84.41	101.94	126.57	225.08	286.65	348.22
5	City of Winter Park - Option 4	20.15	47.37	62.95	83.82	104.69	127.75	225.28	288.23	351.17
<u>Other Florida Municipalities:</u>										
6	City of Alachua	0.00	32.49	55.84	79.19	102.54	123.26	206.14	257.94	309.74
7	City of Bushnell	10.00	35.16	60.33	85.49	110.65	130.78	211.30	261.63	311.95
8	Fort Pierce Utilities Authority	(13.00)	29.82	53.62	77.43	103.84	124.96	209.48	262.30	315.12
9	Gainesville Regional Utilities	30.00	41.13	67.25	93.38	123.13	148.87	251.83	316.18	380.53
10	Jacksonville Electric Authority	32.50	31.25	57.00	82.75	108.50	129.10	211.50	263.00	317.00
11	Kissimmee Utilities Authority	(51.19)	28.15	46.13	64.10	82.08	98.99	166.64	208.92	251.20
12	City of Lakeland	20.00	29.44	47.88	66.32	84.77	100.96	168.78	212.32	255.85
13	City of Leesburg	0.00	34.88	57.57	80.25	102.94	125.45	215.48	271.76	328.03
14	City of New Smyrna Beach	0.00	24.76	43.88	62.99	82.10	97.39	158.55	196.78	235.00
15	City of Newberry	5.00	35.00	61.50	88.00	114.50	142.00	226.00	278.50	331.00
16	City of Ocala	0.00	36.88	58.76	80.63	102.51	120.01	190.02	233.78	277.53
17	Orlando Utilities Commission	32.02	36.75	61.00	85.25	109.50	132.90	226.50	285.00	343.50
18	City of Tallahassee	29.39	33.59	59.26	84.92	110.59	131.12	213.26	264.60	315.93
<u>Florida Cooperatives</u>										
19	Sumter Electric Cooperative	(20.70)	53.48	75.95	98.43	120.90	142.88	230.80	285.75	340.70
20	Central Florida Cooperative	(5.50)	52.58	75.70	98.83	121.95	140.45	214.45	260.70	306.95
21	Clay Electric Cooperative	17.40	45.48	67.95	90.43	112.90	134.64	221.60	275.95	330.30
<u>Investor-Owned Utilities:</u> ^[2]										
22	Florida Power and Light	18.84	31.55	54.25	76.96	99.66	110.88	155.76	183.80	211.85
23	Gulf Power Company	32.62	51.55	82.74	113.94	145.14	170.09	269.92	332.31	394.70
24	Duke Energy	30.67	41.93	72.65	103.37	134.09	164.35	285.38	361.03	436.68
25	Tampa Electric Company	4.45	32.33	48.71	65.08	81.46	97.02	159.27	198.17	237.07

[1] Amounts shown are based on the rates for single phase service and reflect when applicable, inside city service. In addition, amounts include June 2020 fuel adjustments and franchise fees.

[2] Amounts shown include the energy conservation, capacity, environmental and storm cost recovery charges where appropriate, as filed with the the Florida Public Service Commission (FPSC). Franchise fees of 6 percent are included for each of the IOU's listed.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Inter-Utility Comparison of Typical Monthly Electric Bills ^[1]

Ln. No.	Utility	Fuel Adj. \$/1000 kWh	General Service Non-Demand Class							
			250 kWh	500 kWh	750 kWh	1,000 kWh	1,500 kWh	2,000 kWh	2,500 kWh	3,000 kWh
1	City of Winter Park - Existing	21.03	43.70	68.80	93.90	119.00	169.19	219.39	269.58	319.78
2	City of Winter Park - Option 1	24.23	44.58	70.08	95.58	121.08	172.09	223.09	274.09	325.09
3	City of Winter Park - Option 2	24.23	44.25	69.89	95.54	121.18	172.47	223.76	275.04	326.33
4	City of Winter Park - Option 3	24.23	56.77	81.74	106.71	131.68	181.63	231.57	281.51	331.45
5	City of Winter Park - Option 4	24.23	56.77	81.74	106.71	131.68	181.63	231.57	281.51	331.45
<u>Other Florida Municipalities:</u>										
6	City of Alachua	0.00	36.31	60.93	85.56	110.18	159.43	208.68	257.93	307.18
7	City of Bushnell	10.00	38.47	66.93	95.40	123.86	180.79	237.72	294.65	351.58
8	Fort Pierce Utilities Authority	(13.00)	32.36	58.87	85.39	111.90	164.93	217.96	270.99	324.02
9	Gainesville Regional Utilities	30.00	63.10	95.20	127.30	159.40	223.60	304.05	384.50	464.95
10	Jacksonville Electric Authority	32.50	33.65	58.05	82.44	106.84	155.64	204.43	253.23	302.02
11	Kissimmee	(54.97)	30.91	50.74	70.57	90.40	130.06	169.71	209.37	249.03
12	City of Lakeland	20.00	31.23	49.46	67.69	85.93	122.39	158.85	195.32	231.78
13	City of New Smyrna Beach	0.00	24.68	43.30	61.93	80.55	117.80	155.05	192.30	229.55
14	City of Ocala	0.00	39.21	61.42	83.63	105.84	150.26	194.68	239.10	283.52
15	Orlando Utilities Commission	19.52	37.17	59.59	82.01	104.43	149.27	194.11	238.95	283.79
16	City of Tallahassee	29.39	32.61	54.45	76.29	98.13	141.81	185.49	229.17	272.85
<u>Florida Cooperatives</u>										
17	Sumter Electric Cooperative	(20.70)	56.80	80.42	104.05	127.67	174.92	222.17	269.42	316.67
18	Clay Electric Cooperative	17.40	47.68	72.35	97.03	121.70	171.05	220.40	269.75	319.10
<u>Investor-Owned Utilities: ^[2]</u>										
19	Florida Power and Light	(0.39)	28.45	45.64	62.84	80.03	114.42	148.80	183.19	217.58
20	Gulf Power Company	32.62	58.93	91.09	123.25	155.41	219.73	284.05	348.37	412.69
21	Duke Energy	7.33	40.33	65.83	91.32	116.81	167.80	218.78	269.77	320.76
22	Tampa Electric Company	30.16	43.01	66.88	90.75	114.62	162.35	210.09	257.83	305.57

[1] Amounts shown are based on the rates for single phase service and reflect when applicable, inside city service. In addition, amounts include June 2020 fuel adjustments and franchise fees.

[2] Amounts shown include the energy conservation, capacity, environmental and storm cost recovery charges where appropriate, as filed with the the Florida Public Service Commission (FPSC). Franchise fees of 6 percent are included for each of the IOU's listed.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Inter-Utility Comparison of Typical Monthly Electric Bills [1]

Ln. No.	Utility	General Service Demand Class								
		50 kW			75 kW			150 kW		
		10,000 kWh	20,000 kWh	30,000 kWh	15,000 kWh	30,000 kWh	45,000 kWh	30,000 kWh	60,000 kWh	90,000 kWh
1	City of Winter Park - Existing	957	1,627	2,296	1,426	2,430	3,435	2,832	4,841	6,851
2	City of Winter Park - Option 1	1,061	1,765	2,468	1,581	2,637	3,693	3,143	5,254	7,365
3	City of Winter Park - Option 2	1,061	1,765	2,469	1,582	2,638	3,693	3,145	5,256	7,367
4	City of Winter Park - Option 3	1,055	1,758	2,462	1,566	2,622	3,677	3,100	5,211	7,323
5	City of Winter Park - Option 4	1,055	1,758	2,462	1,566	2,622	3,677	3,100	5,211	7,323
<u>Other Florida Municipalities:</u>										
6	Fort Pierce Utilities Authority	1,122	1,867	2,612	1,664	2,781	3,898	3,289	5,522	7,756
7	Gainesville Regional Utilities	1,561	2,514	3,467	2,291	3,720	5,150	4,482	7,341	10,200
8	Jacksonville Electric Authority	1,172	1,838	2,505	1,715	2,715	3,715	3,345	5,345	7,345
9	Kissimmee	1,003	1,505	2,008	1,476	2,230	2,984	2,897	4,405	5,912
10	City of Lakeland	883	1,304	1,726	1,303	1,935	2,568	2,564	3,828	5,093
11	City of New Smyrna Beach	1,021	1,671	2,321	1,515	2,490	3,465	2,996	4,946	6,896
12	City of Ocala	971	1,553	2,134	1,434	2,306	3,178	2,892	4,603	6,313
13	Orlando Utilities Commission	1,114	1,690	2,265	1,652	2,515	3,379	3,265	4,993	6,720
14	City of Tallahassee	1,288	1,816	2,244	1,895	2,687	3,329	3,716	5,300	6,583
<u>Florida Cooperatives</u>										
15	Sumter Electric Cooperative	1,078	1,776	2,474	1,576	2,623	3,670	3,069	5,163	7,257
<u>Investor-Owned Utilities:</u> ^[2]										
16	Florida Power and Light	1,107	1,592	2,077	1,646	2,374	3,102	3,264	4,720	6,175
17	Gulf Power Company	1,252	2,081	2,909	1,853	3,096	4,339	3,656	6,142	8,628
18	Duke Energy	1,310	2,026	2,741	1,957	3,031	4,104	3,900	6,047	8,194
19	Tampa Electric Company	980	1,301	1,622	1,454	1,936	2,418	2,876	3,840	4,803

[1] Amounts shown are based on the rates for single phase service and reflect when applicable, inside city service. In addition, amounts include June 2020 fuel adjustments and franchise fees.

[2] Amounts shown include the energy conservation, capacity, environmental and storm cost recovery charges where appropriate, as filed with the the Florida Public Service Commission (FPSC). Franchise fees of 6 percent are included for each of the IOU's listed.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Inter-Utility Comparison of Typical Monthly Electric Bills [1]

Ln. No.	Utility	General Service Demand Class								
		200 kW			300 kW			400 kW		
		40,000 kWh	80,000 kWh	120,000 kWh	60,000 kWh	120,000 kWh	180,000 kWh	80,000 kWh	160,000 kWh	240,000 kWh
1	City of Winter Park - Existing	3,769	6,448	9,128	5,644	9,663	13,682	7,519	12,878	18,236
2	City of Winter Park - Option 1	4,183	6,998	9,813	6,265	10,487	14,710	8,347	13,977	19,606
3	City of Winter Park - Option 2	4,187	7,002	9,817	6,271	10,493	14,715	8,354	13,984	19,614
4	City of Winter Park - Option 3	4,123	6,938	9,753	6,169	10,391	14,613	8,214	13,844	19,474
5	City of Winter Park - Option 4	4,123	6,938	9,753	6,169	10,391	14,613	8,214	13,844	19,474
<u>Other Florida Municipalities:</u>										
6	Fort Pierce Utilities Authority	4,372	7,350	10,329	6,538	11,006	15,473	8,704	14,661	20,618
7	Gainesville Regional Utilities	5,942	9,754	13,566	8,863	14,581	20,299	11,784	19,408	27,032
8	Jacksonville Electric Authority	4,432	7,099	9,765	6,605	10,605	14,606	8,779	14,112	19,446
9	Kissimmee	3,844	5,854	7,865	5,738	8,754	11,769	7,632	11,653	15,674
10	City of Lakeland	3,404	5,091	6,777	5,085	7,615	10,144	6,767	10,139	13,512
11	City of New Smyrna Beach	3,984	6,584	9,184	5,584	9,184	12,784	7,434	12,234	17,034
12	City of Ocala	3,841	6,122	8,402	5,740	9,160	12,581	7,455	12,106	16,756
13	Orlando Utilities Commission	4,341	6,644	8,948	6,493	9,948	13,402	8,644	13,251	17,857
14	City of Tallahassee	4,930	7,042	8,753	7,358	10,526	13,092	9,786	14,010	17,431
<u>Florida Cooperatives</u>										
15	Sumter Electric Cooperative	4,065	6,857	9,649	6,056	10,244	14,432	8,047	13,631	19,215
<u>Investor-Owned Utilities:</u> ^[2]										
16	Florida Power and Light	4,343	6,284	8,224	6,501	9,412	12,323	8,658	12,539	16,421
17	Gulf Power Company	4,859	8,173	11,488	7,263	12,235	17,206	9,668	16,297	22,925
18	Duke Energy	5,195	8,058	10,921	7,785	12,079	16,373	10,375	16,101	21,826
19	Tampa Electric Company	3,825	5,109	6,394	5,721	7,648	9,575	7,617	10,187	12,756

[1] Amounts shown are based on the rates for single phase service and reflect when applicable, inside city service. In addition, amounts include June 2020 fuel adjustments and franchise fees.

[2] Amounts shown include the energy conservation, capacity, environmental and storm cost recovery charges where appropriate, as filed with the the Florida Public Service Commission (FPSC). Franchise fees of 6 percent are included for each of the IOU's listed.

CITY OF WINTER PARK, FLORIDA
Electric Cost of Service Study

Inter-Utility Comparison of Typical Monthly Electric Bills [1]

Ln. No.	Utility	General Service Large Demand Class								
		500 kW			1,000 kW			1,500 kW		
		100,000 kWh	200,000 kWh	300,000 kWh	200,000 kWh	400,000 kWh	600,000 kWh	300,000 kWh	600,000 kWh	900,000 kWh
1	City of Winter Park - Existing	9,372	16,048	22,723	18,724	32,076	45,427	28,076	48,104	68,132
2	City of Winter Park - Option 1	10,428	17,466	24,503	20,836	34,911	48,986	31,245	52,357	73,469
3	City of Winter Park - Option 2	10,438	17,475	24,513	20,857	34,932	49,006	31,276	52,388	73,500
4	City of Winter Park - Option 3	10,260	17,297	24,334	20,488	34,562	48,637	30,716	51,828	72,940
5	City of Winter Park - Option 4	10,260	17,297	24,334	20,488	34,562	48,637	30,716	51,828	72,940
<u>Other Florida Municipalities:</u>										
6	Fort Pierce Utilities Authority	10,870	18,316	25,762	26,475	39,781	53,087	39,693	59,652	79,611
7	Gainesville Regional Utilities	14,705	24,235	33,765	29,310	48,370	67,430	43,130	70,460	97,790
8	Jacksonville Electric Authority	10,952	17,619	24,286	21,819	35,153	48,487	35,879	53,183	70,487
9	Kissimmee	10,327	14,517	18,707	20,597	28,977	37,357	30,867	43,437	56,007
10	City of Lakeland	9,144	12,937	16,731	17,812	25,400	32,987	26,481	37,862	49,243
11	City of New Smyrna Beach	9,284	15,284	21,284	18,534	30,534	42,534	27,784	45,784	63,784
12	City of Ocala	9,931	15,537	21,143	19,817	31,029	42,241	29,703	46,521	63,339
13	Orlando Utilities Commission	10,796	16,554	22,312	21,554	33,070	44,586	32,312	49,586	66,860
14	City of Tallahassee	12,153	17,372	21,618	24,232	34,670	43,161	36,311	51,968	64,705
<u>Florida Cooperatives</u>										
15	Sumter Electric Cooperative	10,038	17,018	23,998	19,993	33,953	47,913	29,948	50,888	71,828
<u>Investor-Owned Utilities:</u> ^[2]										
16	Florida Power and Light	11,631	15,985	20,340	23,177	31,886	40,595	34,724	47,787	60,851
17	Gulf Power Company	14,541	20,747	26,953	28,803	41,216	53,628	43,065	61,684	80,303
18	Duke Energy	12,930	20,052	27,174	25,845	40,089	54,333	38,760	60,126	81,493
19	Tampa Electric Company	9,514	12,725	15,937	18,995	25,419	31,843	28,477	38,112	47,748

[1] Amounts shown are based on the rates for single phase service and reflect when applicable, inside city service. In addition, amounts include June 2020 fuel adjustments and franchise fees.

[2] Amounts shown include the energy conservation, capacity, environmental and storm cost recovery charges where appropriate, as filed with the the Florida Public Service Commission (FPSC). Franchise fees of 6 percent are included for each of the IOU's listed.

GLOSSARY [1]

Administrative and general expenses: Expenses of an electric utility relating to the overall directions of its corporate offices and administrative affairs, as contrasted with expenses incurred for specialized functions. Examples include office salaries, office supplies, advertising, and other general expenses.

AMI: Advanced Metering Infrastructure is a term denoting electricity meters that measure and record usage data at a minimum, in hourly intervals, and provide usage data to both consumers and energy companies at least once daily.

Base rate: A fixed kilowatthour charge for electricity consumed that is independent of other charges and/or adjustments.

Bulk power transactions: The wholesale sale, purchase, and interchange of electricity among electric utilities. Bulk power transactions are used by electric utilities for many different aspects of electric utility operations, from maintaining load to reducing costs.

Capacity (purchased): The amount of energy and capacity available for purchase from outside the system.

Capacity charge: An element in a two-part pricing method used in capacity transactions (energy charge is the other element). The capacity charge, sometimes called Demand Charge, is assessed on the amount of capacity being purchased.

Capacity factor: The ratio of the electrical energy produced by a generating unit for the period of time considered to the electrical energy that could have been produced at continuous full power operation during the same period.

Capital cost: The cost of field development and plant construction and the equipment required for industry operations.

Class rate schedule: An electric rate schedule applicable to one or more specified classes of service, groups of businesses, or customer uses.

Classes of service: Customers grouped by similar characteristics in order to be identified for the purpose of setting a common rate for electric service. Usually classified into groups identified as residential, commercial, industrial, and other.

Coincidental demand: The sum of two or more demands that occur in the same time interval.

Coincidental peak load: The sum of two or more peak loads that occur in the same time interval.

Consumer charge: An amount charged periodically to a consumer for such utility costs as billing and meter reading, without regard to demand or energy consumption.

Cost of service: A ratemaking concept used for the design and development of rate schedules to ensure that the filed rate schedules recover only the cost of providing the electric service at issue. This concept attempts to correlate the utility's costs and revenue with the service provided to each of the various customer classes.

Demand charge: That portion of the consumer's bill for electric service based on the consumer's maximum electric capacity usage and calculated based on the billing demand charges under the applicable rate schedule.

Distribution system: The portion of the transmission and facilities of an electric system that is dedicated to delivering electric energy to an end-user.

Electric rate: The price set for a specified amount and type of electricity by class of service in an electric rate schedule or sales contract.

Electric rate schedule: A statement of the electric rate and the terms and conditions governing its application, including attendant contract terms and conditions that have been accepted by a regulatory body with appropriate oversight authority.

Electricity sales: The amount of kilowatthours sold in a given period of time; usually grouped by classes of service, such as residential, commercial, industrial, and other. "Other" sales include sales for public street and highway lighting and other sales to public authorities, sales to railroads and railways, and interdepartmental sales.

Energy charge: That portion of the charge for electric service based upon the electric energy (kWh) consumed or billed.

Federal Energy Regulatory Commission (FERC): The Federal agency with jurisdiction over interstate electricity sales, wholesale electric rates, hydroelectric licensing, natural gas pricing, oil pipeline rates, and gas pipeline certification. FERC is an independent regulatory agency within the Department of Energy and is the successor to the Federal Power Commission.

FERC guidelines: A compilation of the Federal Energy Regulatory Commission's enabling statutes; procedural and program regulations; and orders, opinions, and decisions.

Fixed cost (expense): An expenditure or expense that does not vary with volume level of activity.

Fixed operating costs: Costs other than those associated with capital investment that do not vary with the operation, such as maintenance and payroll.

Investor-owned utility (IOU): A privately-owned electric utility whose stock is publicly traded. It is rate regulated and authorized to achieve an allowed rate of return.

Kilowatt (kW): One thousand watts.

Kilowatthour (kWh): A measure of electricity defined as a unit of work or energy, measured as 1 kilowatt (1,000watts) of power expended for 1 hour. One kWh is equivalent to 3,412 Btu.

Load diversity: The difference between the peak of coincident and noncoincident demands of two or more individual loads.

Load factor: The ratio of the average load to peak load during a specified time interval.

Megawatt (MW): One million watts of electricity.

Megawatthour (MWh): One thousand kilowatt-hours or 1million watt-hours.

Noncoincident demand: Sum of two or more demands on individual systems that do not occur in the same demand interval.

Noncoincidental peak load: The sum of two or more peak loads on individual systems that do not occur in the same time interval. Meaningful only when considering loads within a limited period of time, such as a day, week, month, a heating or cooling season, and usually for not more than 1 year.

O&M: Operation and Maintenance.

Peak demand: The maximum load during a specified period of time.

Purchased power: Power purchased or available for purchase from a source outside the system.

Rate schedule (electric): The rates, charges, and provisions under which service is supplied to the designated class of customers.

Ratemaking authority: A utility commission's legal authority to fix, modify, approve, or disapprove rates as determined by the powers given the commission by a State or Federal legislature.

Rates: The authorized charges per unit or level of consumption for a specified time period for any of the classes of utility services provided to a customer.

Time-of-day rate: The rate charged by an electric utility for service to various classes of customers. The rate reflects the different costs of providing the service at different times of the day.

Watt (W): The unit of electrical power equal to one ampere under a pressure of one volt. A Watt is equal to 1/746 horse power.

[1] From U. S. Energy Information Administration Glossary
<https://www.eia.gov/tools/glossary/index.php?id=xyz>.



City Commission Regular Meeting

agenda item

item type	Public Hearings	meeting date	June 23, 2021
prepared by	Parsram Rajaram	approved by	Michelle Neuner, Randy Knight
board approval	Completed		
strategic objective			

subject

Ordinance Establishing a Broadband and Smart City Ad-Hoc Committee. (First Reading)

motion / recommendation

Approve first reading of the ordinance.

background

At the request of the City Commission, this Ad-Hoc Committee is being recommended to evaluate Smart City technologies to foster continuous improvement in services, and advance broadband choice and availability for residents and visitors.

If approved, the second reading will be July 14th. Committee appointments will be made at the July 28th Commission meeting.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Ordinance creating Broadband Ad Hoc Committee.pdf](#)

ORDINANCE

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER PARK ESTABLISHING A BROADBAND AND SMART CITY AD-HOC COMMITTEE; PROVIDING FOR SUNSET AND AN EFFECTIVE DATE.

WHEREAS, in accordance with Chapter 2, Section 2-48(l), City of Winter Park Code of Ordinances, the City Commission hereby creates a temporary five (5) member Broadband and Smart City Ad-Hoc Committee for the purpose of evaluating Smart City Technologies to foster continuous improvements in services, and advance Broadband choice and availability, to citizens and visitors of the City of Winter Park, making recommendations concerning the same to the City Commission; and

WHEREAS, the Winter Park City Commission finds that this Ordinance is in the best interest and welfare of the residents and visitors of the City of Winter Park.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Creation. The City Commission hereby creates the Broadband and Smart City Ad-Hoc Committee ("Committee") for the purposes of:

1. Serving as a forum for the discussion of Smart City and Broadband concepts among stakeholders.
2. Evaluating methods of ensuring adequate broadband choice, availability, and capacity.
3. Developing an outline for a Smart City strategic plan.
4. Exploring Smart City implementation strategies for the City.
5. Aligning Smart City initiatives with other City objectives and priorities.

The Committee shall develop recommendations to the City Commission that would allow for:

1. Broadband availability and choice.
2. Optimizing traffic flow.
3. Expanding public WiFi.
4. Environmentally friendly buildings.
6. Enhanced Public Safety and Security.

The Committee is an ad hoc committee which is intended to sunset as set forth herein. The Committee shall consist of five (5) members being residents of the City of Winter Park. The Mayor and each Commissioner shall each have one appointment to membership of the Committee. The Committee shall elect from its membership a Chair and Vice Chair. The Committee shall generally follow the rules set forth in Chapter 2, Article III, Division 2, City of Winter Park Code of Ordinances. The recommendations of the Committee to the City Commission must be approved by a majority vote of the Committee. The City Manager (or designee), IT Director and other City staff shall provide reasonable assistance to the Committee as needed.

Section 3. Sunset. The Broadband and Smart City Ad-Hoc Committee shall sunset and terminate 180 days following the effective date of this Ordinance, unless terminated earlier or extended by majority vote of the City Commission. Due to the temporary nature of the Committee, this Ordinance is not to be codified into the City Code.

Section 4. Effective Date. This Ordinance shall take effect immediately upon adoption.

PASSED and ADOPTED this ____ day of _____, 2021.

Phillip M. Anderson, Mayor

Attest:

Rene Cranis, City Clerk