

Forwarded Message -----

From: Natalie Stevens <20503@ocps.net>

To: "pameladimarzio@yahoo.com" <pameladimarzio@yahoo.com>

Sent: Friday, February 24, 2017, 3:06:20 PM EST

Subject: Water outage

Mission: To lead our students to success with the support and involvement of families and the community.

Good Afternoon Families,

This is Natalie Stevens, Acting Principal of Wedgefield School. We were just notified that the water issues that we are having this afternoon is due to a Pluris problem not a school problem. Pluris is the water company that services the Wedgefield Community. At this time we do not have any water at the school which means bathrooms are not able to be used except for emergencies because they cannot be flushed. I want you to be aware of this problem in case you have students in Champions or an after school activity. As soon as we are notified that Pluris has fixed this problem, I will let you know.

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Wedgfield Water - Supplier Discussion

Request for Orange County Utilities
To Acquire Pluris-Wedgfield

AGENDA

- Pluris-Wedgefield acquisition considerations
- Understanding the cost estimates
- Cost Scenarios
- Deciding Factors
- Timeline Overview
- Questions & Answers

Pluris Wedgefield Acquisition Considerations

- Orange County Utilities' (OCU) nearest infrastructure is over 6 miles from Wedgefield – Connecting directly to the OCU system is not currently feasible
- For OCU to acquire the Pluris Wedgefield system, the following assumptions apply:
 - OCU would own, operate, and upgrade the existing water and wastewater facilities
 - Condition / needs assessment of plant facilities and infrastructure would need to be completed to determine costs
 - Costs for this process would include acquisition and infrastructure improvement costs
 - Analysis assumes Pluris-Wedgefield would become a willing seller

Pluris Wedgefield Acquisition Assumptions

- Cost for an acquisition and upgrades to the system would be recovered through a municipal benefit unit, referred to as a MSBU.
 - An MSBU is created by property owners in a defined geographical area who vote to levy a charge to support improvements to their area.
 - 1,761 parcels (residential, commercial, and vacant) are located in the Pluris-Wedgefield service area and would be subject to the MSBU.
 - Each parcel owner would receive the MSBU bill annually concurrent with their tax assessment.
 - Costs for the MSBU are estimated based upon a 20 year repayment at 3% interest.
- Cost estimates prepared to enable each property owner to determine how this affects them
 - Fixed MSBU costs may be offset by a lower monthly bill, depending on consumption
 - Analysis reflects the total expense paid out by owners (MSBU + Water / Wastewater Bill). Owners can compare this amount to their current bill to determine if this approach will be less expensive.

Understanding the cost Estimates

- The draft table compares OCU against Pluris water / wastewater rates
 - Columns A – E
 - OCU current water / wastewater rates (effective 10/1/16) plus a 15% surcharge for operation and maintenance of the current plant.
 - Columns F – J
 - Pluris current rates based on PSC data and verified through bill information provided by residents.
 - Column K
 - Monthly difference in dollars between OCU and Pluris
 - Columns L – P
 - Monthly costs per parcel using different municipal bond scenarios. This is shown as monthly but is assessed annually through the MSBU.
- Rows reflect monthly water usage from 0 gallons (base cost for service) to 35,000 gallons.

Cost scenarios

EXAMPLE 1

- Monthly Consumption = 6,000 gallons
- Bonds – 3% for 20 years
- Total cost of acquisition & remediation is \$15 million
- **Monthly savings is \$26.73**

EXAMPLE 2

- Monthly Consumption = 6,000 gallons
- Bonds – 3% for 20 years
- Total cost of acquisition & remediation is \$20 million
- **Monthly savings is \$10.98**

EXAMPLE 3

- Monthly Consumption = 6,000 gallons
- Bonds – 3% for 20 years
- Total cost of acquisition & remediation is \$25 million
- **Monthly cost is \$4.76**

Deciding Factors

- Private versus Public Utility
 - PSC Regulation versus Orange County Mayor and Board of County Commissioners
 - Wedgefield will have a voice
- Benefits of a larger scale provider
 - Larger customer base to dampen future costs / rates
 - Availability of supporting equipment and resources
- Customer Service
- Water Quality
- Property Value
- Costs
 - Compare Pluris Wedgefield Rates to MSBU + OCU Rates for your level of consumption
 - Consider other cost factors – purchased drinking water, in-home treatment systems

Timeline Overview

- Moving Forward from September 2016
 - Timing for these initial processes is unknown and dependent upon community support, several months or more is likely
 - Gauge community interest:
 - All three Home Owners Association (HOA) boards met to discuss the draft plan
 - All three HOA boards agree that acquisition is in the best interest of the Wedgefield Community
 - Sent Commissioner Edwards a letter stating that community desires to move forward with acquisition
 - Board of County Commissioners Workshop Requested by Commissioner
 - Present overview of the resident's concerns and discussions to date.
 - Solicit BCC feedback and direction for moving forward, including approval threshold.
 - Community Education and Concurrence:
 - HOA Boards Lead Community Education Effort
 - Confirm preliminary interest / commitment from property owners
 - Each parcel owner supporting acquisition will sign a pre-commitment letter
 - Minimum threshold is 67% (1,180) of owners, however, this can be set higher by the BCC
 - This commitment letter is not legally binding. The letter simply states you support pursuing the acquisition so we can move forward to obtain final acquisition and upgrade costs
 - Letters of Commitment will be delivered to Orange County with formal request to continue moving forward

Timeline Overview

- Following formal request and indication of support from Wedgefield Community
 - Board of County Commissioners Workshop Requested by Commissioner
 - Required to authorize staff to begin discussions with Pluris
 - Set approval threshold for MSBU
 - Establish specific constraints for staff for the acquisition process
 - Pursue Acquisition
 - OCU to engage Pluris in acquisition negotiations
 - OCU to conduct condition / needs assessment of plants and infrastructure
 - Finalize acquisition and upgrade costs
 - Final Community Approval
 - Orange County will send ballots to each parcel owner for their final vote.
 - Similar to commitment letter, a minimum threshold of property owners must approve establishing the MSBU before the process can continue.
- Entire process is likely to take at least 2 to 3 years, but could extend longer

Questions?

Questions/Updates

Email: waterbill@wedgefieldhomeowners.com

Facebook Group: Wedgefield Water

Phone: 321-234-6671