

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION**

LETTIE ESTELLA BUCK;
JOHN T. DEJONG, MD;
JEFFREY S. DEARTH;
THOMAS F. DOYEN; MEREDITH S. DOYEN;
VERONICA V. FOUNTAIN;
WILHEMINIA LADD-GADSON;
EVAN B. EDWARDS;
LEIGH RENEE GLOVER;
KENNETH RAY HOLT;
ZACHARY S. JEDEVINE;
LAWRENCE E. JOHNSON;
THOMAS A. LANASA; NANCY C. LANASA;
DONALD R. LINDSEY;
KATHLEEN T. MCBRIDE; WILLIAM C. MCBRIDE;
MELANIE ANN NICHOLS;
ANGELA OLIVER; ARCHIE OLIVER;
ROBERT T. REGAN; PATRICIA E. REGAN;
JEANNINE VANREETH; all individually,
and as taxpayers of CITY OF PENSACOLA;
and
ANTLER PROPERTIES, LLC,
a Florida limited liability company;
ANTLER, INC. a Florida corporation;
FMC MANAGEMENT SERVICES, INC.
a Florida corporation;
for themselves, and as taxpayers of
CITY OF PENSACOLA; and
NORTH HILL PRESERVATION
ASSOCIATION, INC., a Florida non-profit
corporation;

Plaintiffs,

v.

CASE NO. 2016 CA 000419

EMERALD COAST UTILITIES AUTHORITY, and
PALAFOX PARTNERS, LTD,

Defendants.

_____ /

MOTION FOR TEMPORARY INJUNCTION

Plaintiffs for themselves, as taxpayers of CITY OF PENSACOLA, and ratepayers of EMERALD COAST UTILITIES AUTHORITY (“ECUA”) respectfully move this Court to enter temporary injunction against ECUA pursuant to Rule 1.610 Fla. R. Civ. P., §286.011 Fla. Stat. and Count I of their Complaint herein, to halt further expenditures of public funds by ECUA and further development or construction of equipment or facilities at 1750 N. Palafox St. during the pendency of this action, and in support state as follows:

1. An action done by a public body in violation of the public meetings law is a nullity.” *Anderson v. City of St. Pete Beach*, 161 So. 3d 548, 550 (Fla. 2d DCA 2014). ECUA failed to comply with Florida public meetings law §286.011 Fla. Stat. when it purported to authorize purchase of the real property located at 1750 N. Palafox St., in that ECUA did not give adequate and meaningful notice that purpose of its meeting and purchase was to place 6 million gallons of raw sewage storage on the site.

2. Plaintiffs have a high likelihood of success on the merits, as ECUA failed to give any public notice of the purpose for the purchase of 1750 N. Palafox St. The notoriously controversial topic of returning sewage storage within the City was completely omitted from both the agenda (**EXHIBIT A**) and the minutes (**EXHIBIT B**) of the November 19 meeting approving the purchase. The ECUA Board was aware of the purpose for consultant studies for such sewage storage tanks dated back to the summer of 2014 (**EXHIBIT C**), and notice to the ECUA Board from its staff of the project dating from May 2015 (*Aff. of Jeannine Van Reeth*, **EXHIBIT D**). No mention of sewage tanks was made in the agenda or minutes of the May 28, 2015 ECUA Board meeting that authorized pursuing the contract of purchase for the parcel at issue. **EXHIBIT E & F** respectively. Subsequent inquiries by Plaintiffs directly to an ECUA

Board member disclosed an evasive refusal to identify the purpose of the purchase even after the fact. (*Aff. of William McBride*, **EXHIBIT E**; *Aff. of Melanie Nichols*, **EXHIBIT F**.)

3. Plaintiffs will be irreparably harmed by ECUA's violation of the Florida public meetings law by denial of opportunity to participate in public decisions affecting them in their property and equipment, by increases in their sewage rates incident to the expenditures, and loss of the benefit of removal of sewage storage from the City for which the City obligated \$9.5 million of their City taxes. Such harms cannot be remedied by money damages.

4. The temporary injunction is in the public interest because maintaining the status quo will prevent further expenditures of public monies by ECUA that if ultimately held in violation of law, may become unrecoverable and for which there may be no effective remedy.

5. Granting injunction will preserve the status quo, preventing monetary loss or other injury to any party pending this Court's final ruling on the matters at issue. Grant of the temporary injunction will prevent ECUA from expending funds it will otherwise spend, and thus ECUA is in no position to suffer legal damage by improvident entry of the injunction. The project is premised by ECUA itself as a wholly contingent facility. Therefore, a merely temporary delay of construction for final determination in this case will not impede the public interest in the normal operation of ECUA's wastewater transmission and treatment system.

6. Because a temporary injunction will prevent possibly unnecessary and illegal expenditure, and would have no impact on normal ECUA operations, there is no likely legal harm from grant of the injunction for the pendency of this case. Nominal bond is therefore appropriate for the injunctive relief sought, as no likely harm will be incurred by ECUA.

Undersigned counsel certifies that efforts have been made to contact regular counsel for ECUA, Bradley Odom, Esq. by telephone on March 22, 2016 to avoid the need for proceeding

by extraordinary relief, and has notified Mr. Odom via of this Motion via message to his office, and provided a copy of the motion and pleadings to him.

WHEREFORE, Plaintiffs respectfully request this Court to enter a temporary injunction against ECUA , directing ECUA to cease further expenditures of public funds for development or construction of equipment or facilities at 1750 N. Palafox St. pending final ruling of this Court, and for such other and further relief as may to the Court seem just and proper.

MEMORANDUM IN SUPPORT

“In order to obtain a temporary injunction, the party seeking the injunction must establish that: (1) irreparable injury will result if the injunction is not granted; (2) there is no adequate remedy at law; (3) the party has a clear legal right to the requested relief; and (4) the public interest will be served by the temporary injunction. *Provident Mgmt. Corp. v. City of Treasure Island*, 796 So. 2d 481, 488 (Fla. 2001). The “clear legal right” prong is sometimes phrased as a “substantial likelihood of success on the merits.” *Thompson v. Planning Commission*, 464 So.2d 1231 (Fla. 1st DCA 1985). “The general function of a temporary injunction is to preserve the status quo until full relief can be granted in a final hearing.” *Morgan v. Herff Jones, Inc.*, 883 So. 2d 309, 313 (Fla. 2d DCA 2004). Plaintiffs’ motion satisfies the requirements for grant of the temporary injunctive relief requested.

1. **Irreparable Harm** – “[T]he Sunshine Law, section 286.011, Florida Statutes ..., on its face, gives the appellant standing without regard to whether he suffered a special injury.” *Godheim v. City of Tampa*, 426 So. 2d 1084, 1088 (Fla. 2d DCA 1983). “Mere showing that the government in the sunshine law has been violated constitutes an irreparable public injury so that the ordinance is void ab initio.” *Town of Palm Beach v. Gradison*, 296 So.

2d 473, 477 (Fla. 1974). “Once the violation is established, prejudice is presumed. *Zorc v. City of Vero Beach*, 722 So. 2d 891, 902 (Fla. 4th DCA 1998); citing *Gradison*, supra, and *Port Everglades Auth. v. International Longshoremen's Ass'n, Local 1922-1*, 652 So.2d 1169, 1171 (Fla. 4th DCA 1995).

2. **No Adequate Legal Remedy** -- There is no cause of action for private monetary relief for violations of the public meetings law. There is therefore no legal remedy for the violation except injunction. The Plaintiffs’ interest as both city taxpayers and ECUA ratepayers in preventing expenditure of their funds in the custody of ECUA can only be remedied by equitable and injunctive relief.

3. **Likelihood of success/clear right to relief**. “All meetings ... at which official acts are to be taken are declared to be public meetings open to the public at all times, and no resolution, rule, or formal action shall be considered binding except as taken or made at such meeting. The board or commission must provide reasonable notice of all such meetings.” §286.011(1), Fla. Stat. Official action by a public entity “is void because the [entity] did not comply with the notice requirements.” *Anderson v. City of St. Pete Beach*, 161 So. 3d 548, 550 (Fla. 2d DCA 2014).). A “substantial likelihood of success” of proving a Sunshine Law violation” is shown where the public body “without providing notice, conducted a meeting ... relating to matters on which foreseeable action would have been taken.” *Citizens for Sunshine, Inc. v. Sch. Bd. of Martin Cty.*, 125 So. 3d 184, 188 (Fla. 4th DCA 2013).

ECUA’s notice in its published agenda of November 19, 2015 public meeting regarding purchase of 1750 N. Palafox St. was fatally inadequate because it failed to inform anyone, and thus to evade public discussion, about the notorious and highly controversial purpose of bringing sewer storage tanks back into the City. “[T]he Sunshine Law should be construed so as to

frustrate all evasive devices, courts have held that action taken in violation of the law was void *ab initio*. ... The principle that a Sunshine Law violation renders void a resulting official action does not depend on a finding of intent to violate the law or resulting prejudice.” *Zorc v. City of Vero Beach*, 722 So. 2d 891, 902 (Fla. 4th DCA 1998).

Notice calculated not to disclose the sewage storage intended at the site being purchased, had the effect, if not the intent, of keeping the sewage storage issue from public scrutiny. *Finch v. Seminole Cnty. Sch. Bd.*, 995 So.2d 1068, 1072–73 (Fla. 5th DCA 2008) (Sunshine violation occurred where evidence showed that public body “had the opportunity ... to make decisions outside of the public's scrutiny”). Pointedly avoiding notice that ECUA was intending to use the site for sewage storage, was plainly designed “to make decisions outside of public scrutiny,” especially outside of public scrutiny by those most likely to object to the action.

“[R]egardless of their good intentions, these specified boards and commissions, through devious ways, should not be allowed to deprive the public of this inalienable right to be present and to be heard at all deliberations wherein decisions affecting the public are being made.” *Bd. of Pub. Instruction of Broward Cty. v. Doran*, 224 So. 2d 693, 699 (Fla. 1969). Such a design to frustrate notice may fairly be imputed to the Board by evidence that at least one member was evasive when asked directly about the purpose for the site even after the decision to purchase it. (*Aff. of McBride*, **EXHIBIT E**, ¶¶ 5&7) This evasiveness manifests reluctance to give effective notice of the purpose in authorizing the purchase of the property at issue, and which is a violation of the notice requirement of the public meetings law.

Frustrating meaningful notice by a mechanism that appears designed to do so violates the Sunshine law. See Op. Att’y Gen. Fla. 75-305 (1975) (*Propriety Of Acting On Matter Not On Agenda*.): “[F]ailure of a specific item to appear on a published agenda does not preclude

discussion of that item at an open, public noticed meeting of a governmental body. Of course, whenever possible, covered boards or commissions should discuss only those matters of which the public has been properly advised. I should also caution that if this procedure were to be designedly used in such a manner as to circumvent or frustrate the Sunshine Law, I do not believe that the holding in *Hough* would prohibit appropriate legal action being taken under such circumstances.” See also *Hough v. Stenbridge*, 278 So. 2d 288, 291 (Fla. 3d DCA 1973); *Yarbrough v. Young*, 462 So. 2d 515, 517 (Fla. 1st DCA 1985). Notably, the allowance of off-agenda items for discussion does not contemplate taking action without duly informing the public of the intent for such action.

Notice is supposed "to apprise interested parties of the pendency of the action and afford them an opportunity to present their objections.” Op. Att’y Gen. Fla. 73-170 (1973) (*Sunshine Law—Meaning Of Term "Due Public Notice*). “The notice must be of such nature as reasonably to convey the required information, and it must afford a reasonable time for those interested to make their appearance.... The means employed must be such as one desirous of actually informing the absentee might reasonably adopt to accomplish it.” *Id.* quoting *Mullane v. Central Hanover Bank & Trust Co.*, 339 U.S. 306, 314, 315 (1950). ECUA grossly failed this standard.

ECUA had to give meaningful notice about the true purpose of the proposed purchase – the return of sewage storage tanks to the City – and to endure the ensuing public debate about that proposition. ECUA certainly appears to have sought to avoid informing the public about returning sewer tanks to the City. ECUA is required by Florida law to actively solicit that public debate. It only avoided that debate until its true purpose was discovered, and so was self-

defeating. The evasion has only revived the public debate over a notoriously sore topic to an even more heated level, precisely because of the lack of required public notice.¹

4. **Public Interest** -- At issue in this case is ECUA's Interlocal Agreement with the City of Pensacola. By that statutorily authorized agreement, it became the land use or zoning policy of both public entities, ECUA and the City, to remove sewer storage and treatment from the City. It is in the public interest that ECUA's conduct be subject to check, because it no longer has unilateral control over this element of public policy. The competing public interest of the City of Pensacola, embodied in the Interlocal Agreement, is here advanced by its Plaintiff taxpayers, who are also ECUA ratepayers.

ECUA's status as a local governmental public utility does not immunize it from injunctive relief. While there is a public interest in ECUA conducting its utility functions, those functions are not in the public interest when conducted by avoiding public inquiry. Moreover, it is not the public interest per ECUA to unilaterally to overturn duly executed intergovernmental agreements, such as the one providing for removal of sewer storage and treatment from the City. Had the necessary public notice been provided, ECUA would have been apprised of not only this serious violation of public policy, but of serious City zoning impediments to its purpose in purchasing the parcel for sewage storage that ECUA failed to discover. By failing to give adequate notice, ECUA foreclosed the receipt of this public input.

It is within judicial notice that the zoning laws of the City classify the property at issue as Commercial C-3. See attached **EXHIBIT G**. C-3 zoning only allows outside storage for other

¹ Accord, *Informal Opinion* June 6, 1989 ("[I]n order for a public meeting to be in essence "public," reasonable notice of the meeting must be given. The type of notice required under the Sunshine Law is variable, depending on the facts of the situation. In each case, however, the notice must reasonably convey all the information required in a particular situation and it must afford a reasonable time for interested persons to make an appearance if they wish to do so.... It may be advisable, however, to

uses allowed on the site. Pensacola Code of Ordinances, §12-2-8 (B) 4. (a) *Uses permitted. ... C-3* (“Any use permitted in the C-2 district. Outside storage and work shall be permitted for those uses and the following uses...” (C-2 and above do not allow for outside storage). See attached **EXHIBIT G**.

The only lawful use for stored raw sewage is for sanitary treatment. Since there is no sewage treatment on the site, there can be no lawful storage of raw sewage on the site. Outside storage unassociated with permitted uses on site is allowed only in industrial districts M-1 or M-2. Pensacola Code of Ordinances, §12-2-9 (B)(1)(b). See attached **EXHIBIT H**.

“In cases of governmental disputes as to whether zoning requirements of one governmental body applies to another governmental body when seeking to use land contrary to applicable zoning regulations, the balancing-of-public-interests test (sometimes referred to as the balancing-of-competing-public-interests test), in the absence of statutory authority, allows for the greatest flexibility and fairness in determining the issue. Therefore, we adopt the balancing-of-public-interests test for resolving zoning conflicts between different governmental bodies, and reject the rigid governmental function versus proprietary function test. *Vill. of N. Palm Beach v. Sch. Bd. of Palm Beach Cty.*, 349 So. 2d 683, 684 (Fla. 4th DCA 1977) citing *Orange County v. City of Apopka*, 299 So.2d 652 (Fla. 4th DCA 1974).

“A governmental agency is immune from municipal zoning only if a statute immunizes the agency from such zoning.” *Id.* (DOWNEY, J. specially concurring) citing *City of Temple Terrace v. Hillsborough Ass'n, etc.*, 322 So.2d 571 (Fla.2d DCA 1975), *affirmed Hillsborough Ass'n, etc. v. City of Temple Terrace*, 332 So.2d 610 (Fla.1976). ECUA has no such immunity. ECUA is, in addition, not immune to enforcement of the very land use policy it has itself agreed

postpone taking any action on the issue, if controversial or an issue of critical public concern, until it has been properly noticed.”). (Emphasis added)

to in the Interlocal Agreement with the City, and the other land use policies of the City that are offended by the proposed use. The public interest is served by a status quo injunction to afford appropriate judicial inquiry into ECUA's apparent violation of both the public meetings law and the land use policy regarding sewage storage it formally agreed with the City to respect.

5. **Nominal Bond** -- The requirement for bond is nominal in terms of monetary cost or legal harm that might be incurred by ECUA during the pendency of such a temporary injunction if it were later deemed improvident. "The bond initially set by the court constitutes the court's determination of the foreseeable damages based on the good faith representations that are before it," and lies within the sound discretion of the Court. *Montville v. Mobile Med. Indus., Inc.*, 855 So. 2d 212, 215 (Fla. 4th DCA 2003), citing *Parker Tampa Two, Inc. v. Somerset Dev. Corp.*, 544 So.2d 1018 (Fla.1989). The purpose of this injunction is to prevent unauthorized and unnecessary expenditures, not to cause them. Likely effects of injunction are demonstrably in accordance with that intent.

ECUA has publicly stated that the tanks purpose is for contingency or emergent use, not for ordinary operations. Therefore, delay in the proposed tank project for judicial determination will not disrupt or adversely impact ECUA's ordinary and necessary sanitary operations in any way that might cause legal harm. On these grounds therefore, the Court should establish a nominal bond, as no harm is likely to be caused to ECUA during the pendency of the Court's injunction.

Dated this 22nd day of March, 2016.

Respectfully submitted,

/s/ George R. Mead, II
GEORGE R. MEAD, II

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Vicki H. Campbell
District One

Lois Benson
District Two

Elvin McCorvey
District Three

Dale Perkins
District Four

Larry Walker
District Five

ECUA Mission Statement

The Mission of the Emerald Coast Utilities Authority is to promote the quality of life of the Emerald Coast by providing water, wastewater, and sanitation services in an effective and efficient manner.

A G E N D A

A REGULAR MEETING OF THE
EMERALD COAST UTILITIES AUTHORITY BOARD
THURSDAY, NOVEMBER 19, 2015
ECUA BOARD ROOM
9255 STURDEVANT STREET
ELLYSON INDUSTRIAL PARK
2:00 P.M.

1. INVOCATION AND PLEDGE OF ALLEGIANCE
2. CALL TO ORDER
3. ADOPTION OF AGENDA
4. PUBLIC HEARINGS (None)
5. OPEN FORUM
6. PRESENTATIONS (None)
7. APPROVAL OF MINUTES: Regular Board meeting of October 29, 2015, pg. 4

8. OPERATIONAL ITEMS:
 - (a) Adoption of Resolution 15-20 - A PRELIMINARY RATE SETTING RESOLUTION PROVIDING FOR NOTICE AND PUBLIC HEARING CONCERNING THE PROPOSED ESTABLISHMENT OF NEW CHARGES FOR THE RECEIPT AND PROCESSING OF VEGETATIVE DEBRIS, pg. 14
 - (b) Annual renewal-Maintenance Agreement SunGard Public Sector Software, pg. 16
 - (c) Sole source purchase notification – step screen components – Central Water Reclamation Facility, pg. 19
 - (d) Scenic Highway and Langley Avenue lift station #64 – Change Order No. 1, pg. 22
 - (e) Authorization to close on purchase of real property – 1750 North Palafox Street, pg. 25
9. INFORMATIONAL REPORTS (None)
10. EXECUTIVE DIRECTOR’S REPORT:
11. ATTORNEY’S REPORT
12. UNFINISHED BUSINESS
13. NEW BUSINESS
14. BOARD COMMUNICATIONS
15. ADJOURNMENT

The next regular meeting of the Emerald Coast Utilities Authority Board is scheduled for **Thursday, December 17, 2015 at 2:00 p.m.** in the ECUA Board Room at 9255 Sturdevant Street, Ellyson Industrial Park.

Any person who decides to appeal any decision made by ECUA with respect to any matter considered at this meeting or hearing will need a record of the proceedings thereof. Since ECUA does not make verbatim records of its proceedings, such person may need to independently secure such a record, which should include the testimony and evidence on which the appeal is to be based.

Pursuant to the U.S. Americans with Disabilities Act, the ECUA will make reasonable modifications for access to ECUA services, programs, and activities by any qualified individual with a disability. Please call (850) 476-5110 (voice callers) or 1-800-955-8771 (TDD) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the ECUA sufficient time to provide the requested accessibility.

GUIDELINES FOR OPEN FORUM

1. *Presentations are limited to **three** minutes.*
2. *The Chairman may extend the time allowed if the Chairman determines an extension is necessary in order to allow sufficient time for a presentation. In this event, all persons addressing the same issue shall be allowed a similar extension of time.*
3. *If a large number of persons have indicated their desire to speak, the Chairman may reduce the time allowed for presentations in order to avoid unduly prolonging the meeting.*
4. *Presentations are limited to agenda items or other issues related to ECUA.*
5. *Comments of a personal nature concerning any individual or comments or actions which are disruptive will not be permitted.*

**MINUTES OF THE EMERALD COAST UTILITIES AUTHORITY BOARD MEETING
HELD THURSDAY, NOVEMBER 19, 2015 AT 2:00 P.M. IN THE ECUA BOARD
ROOM AT 9255 STURDEVANT STREET, ELLYSON INDUSTRIAL PARK,
PENSACOLA, FL**

Members present: Lois Benson, Chairman
Dale Perkins, Vice Chairman
Vicki Campbell
Elvin McCorvey
Larry Walker

Counsel present: Bradley S. Odom

Staff present: Stephen E. Sorrell, Executive Director
Nathalie Bowers, Public Information Officer
John Daane, Director of Information Technology
Tim Haag, Director of Government Affairs
Linda Iversen, Executive Assistant to the Board
Bill Johnson, Director of Engineering
Jim Roberts, Public Information Officer

ITEM 1 – INVOCATION AND PLEDGE OF ALLEGIANCE

Prior to calling the regular meeting of the Board to order, Ms. Campbell provided the invocation and led the Pledge of Allegiance.

ITEM 2 – CALL TO ORDER

Chairman Benson called the regular meeting of the Emerald Coast Utilities Authority Board to order at approximately 2:06 p.m.

ITEM 3 – ADOPTION OF AGENDA

Ms. Campbell added “lawn debris” to the agenda.

A motion was made by Ms. Campbell, seconded by Mr. McCorvey, to adopt the agenda as presented and amended. Motion carried 5-0.

ITEM 4 - PUBLIC HEARINGS

None.

ITEM 5 - OPEN FORUM

Mr. Kevin Westin and Mr. Sam Bhati addressed the Board concerning the billing for the Hospitality Inn located at 4910 Mobile Highway.

Board meeting 11/19/15

Mr. Westin explained that Mr. Bhati recently leased the Inn and was being required by ECUA to pay \$29,000 for the services provided to the location prior to being leased by Mr. Bhati. Further, they have been attempting to pay the \$29,000 and asked for ECUA to assist in this effort by allowing payments, which they have been doing. However, they are continuing to get disconnect notices and water shut-off because of the unpaid balance and charged additional fees in large amounts.

Mr. Westin also reported that two days ago the meter was replaced and he feels the old meter has not been operating properly in that the dial was continuously rapidly spinning. The new meter is rotating at a normal pace.

Mr. Perkins asked that ECUA work out a payment plan that will allow the account to become current.

Chairman Benson stated that this is something staff needs to evaluate and referred the issue to Mr. Sorrell.

Staff was requested to advise the Board if the one-time leak adjustment policy applies to commercial accounts.

ITEM 6 - PRESENTATIONS

None.

ITEM 7 - APPROVAL OF MINUTES:

A motion was made by Dr. Walker, seconded by Mr. McCorvey, to approve the minutes of the regular Board meeting of October 29, 2015 as presented. Motion carried 5-0.

ITEM 8 - OPERATIONAL ITEMS:

(a) **Adoption of Resolution 15-20**

A motion was made by Dr. Walker, seconded by Mr. Perkins, to adopt Resolution 15-20 - A PRELIMINARY RATE SETTING RESOLUTION PROVIDING FOR NOTICE AND PUBLIC HEARING CONCERNING THE PROPOSED ESTABLISHMENT OF NEW CHARGES FOR THE RECEIPT AND PROCESSING OF VEGETATIVE DEBRIS. Motion carried 5-0.

(b) **Annual renewal-Maintenance Agreement SunGard Public Sector Software**

Board meeting 11/19/15

A motion was made by Mr. Perkins, seconded by Dr. Walker, to waive the competitive bidding process and authorize the Executive Director to renew the annual maintenance contract with SunGard Public Sector, Inc., at a cost of \$107,492.96, with funds allocated from the appropriate budget line item. Motion carried 5-0.

(c) Sole source purchase notification – step screen components – Central Water Reclamation Facility

A motion was made by Mr. Perkins, seconded by Ms. Campbell, to waive the bid requirement for the purchase of the replacement step screen components due to the proprietary nature of the equipment, and approve the issuance of a sole source purchase order to Huber Technologies, Inc., in the total amount of \$138,757.10, with funding available from the CWRP Plant Maintenance operating budget. Motion carried 5-0,

(d) Scenic Highway and Langley Avenue lift station #64 – Change Order No. 1

A motion was made by Ms. Campbell, seconded by Dr. Walker, to (1) Approve Change Order No. 1 in the amount of \$113,040.60 for CIP Project RS419, which consists of additional work items related to the Scenic Highway and Langley lift station #64 project; and (2) transfer funds in the amount of \$30,000 from CIP Project RS121 - Lift Station Replacement and Upgrades to CIP Project RS419. Motion carried 5-0.

(e) Authorization to close on purchase of real property – 1750 North Palafox Street

A motion was made by Mr. McCorvey, seconded by Dr. Walker, to authorize the Executive Director to execute any and all documents necessary to close on and effectuate the purchase of the real property located at 1750 North Palafox Street for \$637,500 in accordance with the Purchase and Sale Agreement previously entered into between ECUA and the property owner. Motion carried 5-0.

ITEM 9 - INFORMATIONAL REPORTS

None.

ITEM 10 - EXECUTIVE DIRECTOR'S REPORT:

Mr. Sorrell reported on the status of the materials recycling facility, stating that the interlocal agreement with the County has been executed and this

Board meeting 11/19/15

will open the door for construction of the facility, which will be located at the Perdido Landfill. Further, the equipment is under construction and should be delivered around the second week in January and the structure for the equipment should be completed around the first week in January.

Mr. Sorrell also provided a report on the "GIS" day conducted this week; the odor control and maintenance building at the Central Water Reclamation Facility (CWRP); and the monitoring well(s) project on the 2,000 plus acres at the CWRP.

ITEM 11 - ATTORNEY'S REPORT

Mr. Odom reported that staff has identified and contracted to purchase, at a very good price, a small parcel of property located next to a well plant on "I" Street.

Also, Mr. Odom reported that they will be recovering attorney fees on a case that ECUA previously prevailed in.

Mr. Odom advised that ECUA will be conducting a workshop on December 2 on how to do business with ECUA.

ITEM 12 - UNFINISHED BUSINESS

None.

ITEM 13 - NEW BUSINESS

(a) **Lawn debris (Campbell)**

Ms. Campbell advised that she has recently been contacted on several occasions with inquiries as to what to do with tree cuttings. Ms. Campbell suggested that perhaps it is time to once again put out information in this regard for public knowledge and asked that this be referred to staff.

ITEM 14 - BOARD COMMUNICATIONS

Chairman Benson commented on her attendance at public meeting earlier this month concerning the Innerarity Island system, stating that it went extremely well and was a real testament to the level of cooperation between the County and ECUA. Further, staff has done an excellent job in managing the situation.

Board meeting 11/19/15

ITEM 15 - ADJOURNMENT

There being no further business to come before the regular meeting of the Emerald Coast Utilities Authority Board, Chairman Benson declared the meeting adjourned at approximately 2:39 p.m.

Respectfully submitted,

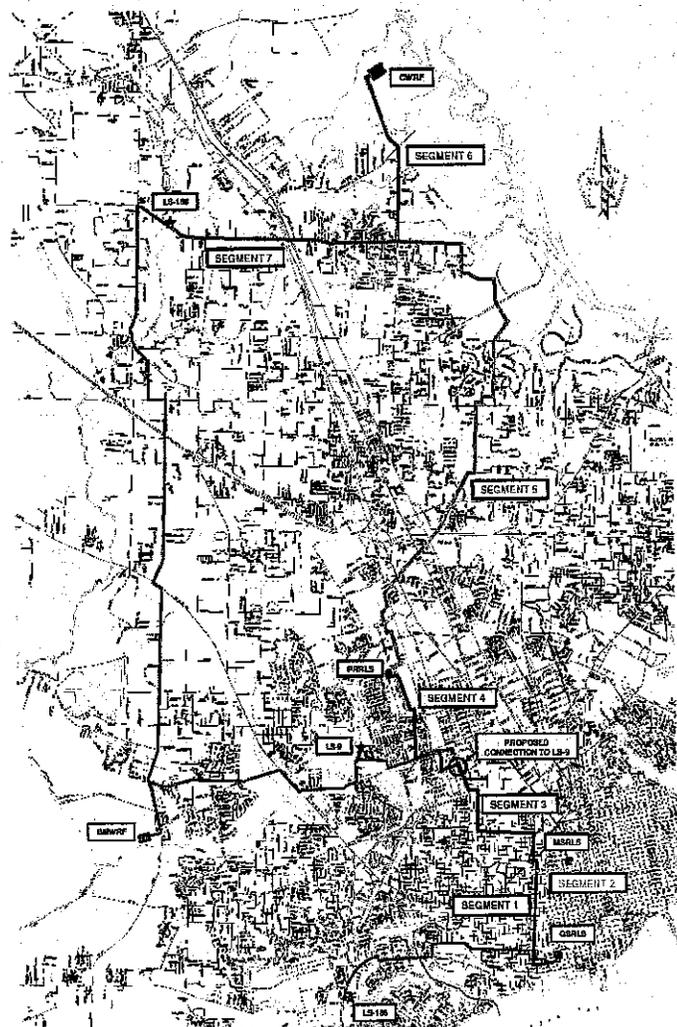
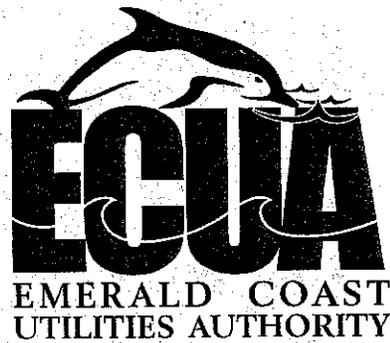


Stephen E. Sorrell
Executive Director and
Secretary

APPROVED BY THE ECUA BOARD
IN REGULAR SESSION ON 12/17/15.

- (X) Without corrections/amendments.
- () With corrections/amendments being:

**EMERALD COAST UTILITIES AUTHORITY
MAIN STREET WWTP REPLACEMENT PROJECT
CWRP INFLUENT TRANSMISSION MAIN
INTERRUPTION RESPONSE PLAN
DIVERSION CONCEPT REPORT & FACILITY NEEDS ASSESSMENT**



Prepared By:

BASKERVILLE-DONOVAN, INC.
449 West Main Street
Pensacola, Florida 32502
(850) 438-9661

**BDI PROJECT NUMBER 27946.01
JUNE 2014**





TABLE OF CONTENTS

Section	Page
EXECUTIVE SUMMARY	ES 1
1. STATEMENT OF PURPOSE	1
2. BACKGROUND	2
3. SYSTEM CONFIGURATION	3
4. TRANSMISSION MAIN INTERRUPTION SEGMENTS	6
5. EVALUATION CRITERIA	7
6. DISRUPTION RESPONSE ACTIONS BY SEGMENT	10
7. PROGRAM SUMMARY	17
8. DETAILED SITE SELECTION AND SUPPLEMENTAL STORAGE DESIGN CRITERIA	19
9. CAPITAL IMPROVEMENTS & ASSOCIATED COST ESTIMATES	21
10. PROJECT SEQUENCING	21

LIST OF EXHIBITS

EXHIBIT A		LIFT STATION AND SEWER SERVICE AREAS
EXHIBIT B		CWRF INFLUENT TRANSMISSION MAIN WITH LIFT STATION LOCATIONS, VALVES AND STUB OUTS
EXHIBIT C		CWRF INFLUENT TRANSMISSION MAIN DISRUPTION SEGMENTS
EXHIBIT D	1 OF 2 2 OF 2	GOVERNMENT STREET RLS TOTALIZED FLOW GRAPH MORNEO STREET RLS TOTALIZED FLOW GRAPH
EXHIBIT E		FLOW DIAGRAM OF EXISTING SYSTEM
EXHIBIT F		HYDRAULIC CALCULATIONS OF WARRINGTON FORCE MAIN
EXHIBIT G		FLOW DIAGRAM WITH STORAGE AND DIVERSIONS
EXHIBIT H		INFLUENT TRANSMISSION MAIN DISRUPTION ACTIONS BY SEGMENT
EXHIBIT I		CAPITAL IMPROVEMENTS COST ESTIMATES

LIST OF FIGURES

FIGURE A-1	GOVERNMENT STREET RLS SUGGESTED MODIFICATIONS
FIGURE A-2	ZARRAGOSSA FORCE MAIN SUGGESTED MODIFICATIONS
FIGURE A-3	WARRINGTON LIFT STATION SUGGESTED MODIFICATIONS
FIGURE B-1	MORENO STREET RLS OVER-FLOW MANHOLE
FIGURE C-1	TRUMAN STREET CONNECTION FOR MONTCLAIR FORCE MAIN
FIGURE C-2	MONTCLAIR LIFT STATION SUGGESTED MODIFICATIONS
FIGURE D-1	PIPELINE ROAD RLS SUGGESTED MODIFICATIONS
FIGURE E-1	LS-186 (ELEVEN MILE CREEK) SUGGESTED MODIFICATIONS

Main Street WWTP Replacement Project

CWRF Influent Transmission Main Interruption Response Plan

Diversion Concept Report & Facility Needs Assessment

Executive Summary

The Emerald Coast Utilities Authority's Central Water Reclamation Facility (ECUA CWRF) receives wastewater primarily from two regional lift stations plus lesser flows from a number of smaller lift stations. A third regional lift station relays flows from the other two regional stations to the CWRF. All the influent wastewater flows reach the CWRF through a pressurized transmission main over twenty miles in length which currently conveys an average of approximately 14 to 16 MGD (million gallons per day) to the CWRF. In recognition of the possibility of a man-made or a natural interruption of the CWRF influent transmission main's integrity, the ECUA commissioned a facility evaluation and response plan. This executive summary relates the major points of the **CWRF Influent Transmission Main Interruption Response Plan, Diversion Concept Report & Facility Needs Assessment** (the Report). The objectives of the Report are to provide facility modification guidance and response action protocols to minimize the effects of an influent transmission main interruption.

In order to accomplish the Report objectives, the system operation protocols were developed for responding to transmission main interruptions anywhere along its route from downtown Pensacola to the CWRF. The interruption was presumed to preclude use of the transmission main in the area of the interruption and was also presumed to be repaired within twenty-four hours of its occurrence. The Report does not include the detailed repair protocols but does conceptually develop the protocols and facility needs to provide for flow storage or diversions while the repairs are made. The operational protocol development recognized that the subdivision of the transmission system into seven segments reflected the major aspects of the system which would dictate the diversion or storage response and facility needs. Therefore, the Report identifies and examines seven transmission main segments and each of their flow diversion or storage protocols. From these conceptual protocols, the "worst case" scenario was determined to identify and prioritize the necessary facility improvements.

In the Report's development of the diversion protocols, ECUA's existing ability to transfer wastewater flows from the CWRF collection system into its Bayou Marcus Water Reclamation Facility (BMWRF) was considered. Additionally, the potential for use of ECUA's Warrington facilities for temporary storage was also included in the protocol development. Finally, after the maximization of the potential of these options, the identification of additional storage capacity and the development of its sizing criteria was developed.

Based upon these evaluations and protocol development the Report recommends the following activities and facility modifications to meet the Report's objectives:

1. Pre-purchase and stage the necessary parts and equipment necessary to repair a major transmission main interruption within a 24-hour period.
2. Develop the detailed repair response protocols for use of the pre-purchased materials.
3. Obtain contractual services to provide quick response to assist with the repairs.
4. Modify the piping of the Government Street Regional Lift Station (GSRLS) and of the Warrington Lift Station # 188 to allow diversion of the GSRLS flows to the Warrington facility for temporary storage during an interruption event.
5. Replace the two existing obsolete steel storage tanks at the Warrington facility with concrete tanks utilizing the existing foundations to provide up to 10 million gallons of temporary storage.
6. Reroute the Zarragossa Lift Station (LS-295) transmission main discharge to be a gravity feed to the GSRLS to avoid the need to accommodate two significantly different operating conditions at the Zarragossa Lift Station.
7. Connect the Montclair Lift Station (LS-9) discharge transmission main to the CWRF influent transmission main and modify the Montclair Lift Station piping to allow flow transfer from the CWRF transmission system into the BMWRF collection system.
8. Modify the Pipeline Road Regional Lift Station piping to allow the use of that station's storage tanks for temporary flow diversion storage.
9. Modify the Eleven Mile Creek Lift Station (LS-186) such that it can accept flows from other stations along Kingsfield Road and transfer them into the BMWRF collection system.
10. Acquire property and construct additional storage facilities to provide 6.0 million gallons of storage accessible from the Moreno Street Regional Lift Station.

In addition to these recommendations, the Report also includes the design criteria for the proposed improvements as well as the selection criteria for the purchase of the needed site for the additional storage facilities.

Finally, for the implementation of the preceding recommendations, the Report includes opinions of probable costs and a recommended phased installation sequence to spread the costs over a three year period. These costs and their implementation schedule is indicated in the attached table.

Table ES-1 Opinion of Probable Cost Summary & Phasing

Report Item	Description	Year 1 Amount	Year 2 Amount	Year 3 Amount
Figure A-1	GSRLS Piping Mods	\$ 357,800		
Figure A-2	Zarragossa FM Pipe Rerouting		\$ 119,500	
Figure A-3	Warrington Site Modifications	\$1,742,200	\$1,694,400	
Figure B-1	Moreno LS Pipe Rerouting			
Figure C-1	Montclair Force Main Pipe Rerouting		\$ 44,200	
Figure C-2	Montclair LS Piping Modifications		\$ 115,700	
Figure D-1	Pipeline Rd RLS Piping Modifications		\$ 74,600	
Figure E-1	Kingsfield Rd Piping Modifications		\$ 73,000	
	Additional 6.0MG Storage		\$ 353,600	\$ 2,975,000
	Response Plan Repair Materials & Supplies	\$ 800,000		
	Storage Site Acquisition, and possible demolition Allowance		\$ 500,000	
	Response Protocol Development Allowance	\$ 100,000	\$ 25,000	\$ 25,000
	Annual Estimated Expenditures	\$3,000,000	\$3,000,000	\$3,000,000

Main Street WWTP Replacement Project CWRP Influent Transmission Main Interruption Response Plan Diversion Concept Report & Facility Needs Assessment

1. STATEMENT OF PURPOSE

The Emerald Coast Utilities Authority's Central Water Reclamation Facility (ECUA CWRP) receives influent wastewater from a pressurized transmission system over twenty miles in length. This transmission main currently conveys an average of approximately 14 to 16 MGD (million gallons per day) to the CWRP, with increasing flows expected in the future. At these flow rates, a physical breach of the transmission main will quickly result in a significant spill, associated environmental damage and potential interruption of service to the ECUA customers. To avoid these negative impacts, a rapid response plan with adequate alternative discharge facilities should be in place to allow the shutdown and prompt repair of the damaged segment of the CWRP Influent Transmission main. While the construction of the CWRP Influent Transmission main of ductile iron pipe makes the main very resistant to damage, it is not immune from disruption from accidental human actions or extreme natural forces.

In recognition of this potential for the interruption of the CWRP influent transmission system, the ECUA commissioned a facility evaluation and response plan. This plan is intended to provide facility modification guidance and response action protocols whereby ECUA can minimize the environmental impact and loss of service that would be associated with a large scale CWRP influent transmission main interruption. This report relates the findings of the facility evaluation component of this effort and provides the following:

1. Identification of the unique characteristics of the CWRP influent transmission main resulting in seven major segments as delineated by their differing interruption responses.

2. Conceptualization of the needed response to a major transmission main breach within each segment.
3. Identification of the diversion and storage facilities necessary to support the breach response inclusive of the conceptualization of additionally needed facilities, their size and the priority of their area of location.

From this information, ECUA will be able to most cost effectively direct its resources to the facilities and programmatic preparation necessary for the response to a breach of the CWRW influent transmission main.

This report does not include the response-action protocols to address the specific repair responses to a main breach. Those protocols inclusive of localized spill mitigation and minimization, repair activities, and site cleanup will be developed in a subsequent phase of this project. Additionally, the detailed system control protocols to be employed during a breach response are not herein presented but will be developed concurrently with the design of the selected system modifications/additions.

2. BACKGROUND

Prior to 2010, ECUA operated two mainland wastewater treatment facilities. The Main Street Wastewater Treatment Plant (MSWWTP), rated at 20 MGD, received most of the system's wastewater flows at its location in downtown Pensacola. The Bayou Marcus Water Reclamation Facility (BMWRF), rated at 8.2 MGD, is located on the western edge of the service area and receives flows primarily from the Perdido River/Bay basin of the ECUA service area and from Perdido Key. (Bayou Marcus Basin of **Exhibit A**). In August 2010, the ECUA Central Water Reclamation Facility (ECUA CWRW), rated at 22.5 MGD, became operational and began accepting and treating its wastewater flows (CWRW Basin of **Exhibit A**), eventually enabling the closure and demolition of the MSWWTP.

The CWRP influent flows reach the CWRP through a single transmission main originating in downtown Pensacola, approximately 18 miles south of the facility (Exhibit B). At the CWRP Transmission Main's southernmost point, the Government Street Regional Lift Station accepts flows from several force mains and gravity mains, and pumps those flows into the CWRP influent transmission main. The Moreno Street Regional Lift Station, located just north of downtown Pensacola, also introduces wastewater into the CWRP influent transmission main. The flows from these two stations combine into one transmission main and are discharged into the Pipeline Road Regional Lift Station where they are relayed to the CWRP. Along the route to the CWRP north of the Pipeline Road station, a number of smaller pumping stations also introduce flows into the CWRP influent transmission main. Among these, the Eleven Mile Creek Lift Station (LS-186) is notable due to its ability to also send its flows to the BMWRF. The CWRP Influent transmission main ranges in size from 30" diameter at the Moreno Street Station to 54" in diameter as it enters the CWRP. The LS-186 transmission main ranges in size from 16" diameter at the lift station to 20" diameter at the point where it manifolds with the 48" diameter transmission main to CWRP.

ECUA also operates a wastewater treatment facility on Pensacola Beach but that facility is not accessible to the mainland facilities and is not considered in this evaluation (Pensacola Beach Basin, Exhibit A).

3. SYSTEM CONFIGURATION

As stated above, the ECUA wastewater utility system on mainland Escambia County is served by two water reclamation facilities. The collection systems for these two plants are predominantly separate; however, there exists the limited ability to transfer some flows between the two facility basins. This flexibility within the collection system, which will be discussed below in greater detail, is an important factor in this initial evaluation. The following is a brief summary of the main components of the wastewater collection/transmission system for the CWRP basin.

A. REGIONAL LIFT STATIONS

The three regional lift stations (RLS) were recently constructed and placed into service as part of the MSWWTP Replacement Project. These facilities, Government Street RLS, Moreno Street RLS, and Pipeline Road RLS, convey raw wastewater flows to the CWRP. The Government Street RLS and Moreno Street RLS receive raw wastewater from the collection system that previously would have been received at the MSWWTP, and pumps that flow to the Pipeline Road RLS. The Pipeline Road RLS only operates as a re-pump facility to the CWRP and does not receive any flows directly from any portions of the collection system. Each of these RLS's has redundant features and back-up systems, and is judged to have Class 1 reliability. Any failure of a single primary pump, wet well, PLC, VFD, control system, climate control (HVAC), or primary power supply can possibly occur and the lift station will automatically transition to a back-up system to continue uninterrupted operation. For this reason, it is highly unlikely that any disruption in the operation of any of the RLS's will occur that will cause an interruption of the transmission system.

The ECUA Utility Operations staff utilizes the CWRP network monitoring system (a SCADA-type system) to monitor and control the RLS's and the CWRP plant components. This system provides monitoring and data recording capabilities to assess operational status of the major components of the collection and treatment systems.

B. WATER RECLAMATION FACILITIES

As indicated above, the ECUA wastewater utility system includes two mainland water reclamation facilities. The CWRP is permitted at 22.5 MGD and essentially accepts flows from what had previously been the service area basin for the

MSWWTP. Reclaimed water from the CWRP is sent to two large industrial reuse partners, two spray fields and/or a wetlands discharge. The ECUA's other water reclamation facility on the mainland, the BMWRF, discharges its reclaimed water to receiving wetlands surrounding that facility. The BMWRF is currently permitted at 8.2 MGD.

C. CWRP INFLUENT TRANSMISSION MAIN

The most likely utility system component failure that will result in an interruption of the flow to the CWRP is the influent transmission main. Failures could be attributed to pipeline leaks or breakage by outside contractors. It is the consensus of the ECUA staff that the complexity in dealing with a break or interruption of the transmission main increases with the proximity to the CWRP, i.e. increasing complexity with larger diameter mains and greater flow volume.

Like the RLSs, the CWRP influent transmission main was part of the MSWWTP Replacement Project, and was constructed in five separate contract segments – Southern, Central, Northern, CWRP, and LS-186/Kingsfield Road. The Southern Transmission Main is composed of a 36" ductile iron transmission main from the Government Street RLS to the intersection of Moreno and "C" Street, where the flow is joined with the flow from the Moreno Street RLS on Guillemard Street via a 30" ductile iron transmission main. The Central Transmission Main is composed of a 42" ductile iron transmission main from the intersection of Moreno and "C" Street past the Pipeline Road RLS to Sears Blvd., just north of Interstate 10. The Northern Transmission Main is composed of a 42" ductile iron transmission main from Sears Blvd. to Chisholm Road, between Sable Drive and Nine Mile Road. At that location, the transmission main increases to a 48" ductile iron pipe to a point just north of Old Chemstrand Road at Central Transmission System Gate Valve #30 (CG-30). The CWRP Influent Transmission Main is composed of a 54" ductile iron transmission main from

CG-30 to the CWRP. A manifold pipeline that was part of this infrastructure improvement was the installation of a 16" ductile iron transmission main on Kingsfield Road from LS-186 at Eleven Mile Creek to Pompano Road and continued with a 20" ductile iron transmission main to the connection at Chemstrand Road.

D. INTER-BASIN DIVERSION OF FLOWS

As stated above, the ECUA has a limited degree of flexibility in managing flow within the wastewater collection system basins through the ability to divert some flows from one reclamation facility to the other. One of these interconnections already exists and the potential for another could be accomplished with minimal infrastructure improvements. As the options for handling flows during transmission main interruptions are explored, these interconnections will be discussed.

4. TRANSMISSION MAIN INTERRUPTION SEGMENTS

In the examination of the CWRP Influent Transmission Main to determine the needed response actions to a transmission main interruption, the location and configuration of the main indicated a specific response plan associated with each segment. The term "segment", as used in this section of the plan, does not refer to the construction contract "segments" referenced in Section 3 of this plan. Through this examination, the following CWRP influent transmission main segments were identified for consideration as indicated in Exhibit C (with valve references as indicated in Exhibit B):

1. Government Street Regional Lift Station to Control Gate(CG) Valve CG-2, at Moreno and "C" Streets
2. Moreno Street Regional Lift Station to CG-3, at Moreno and "C" Streets
3. CG-4 to CG-9, at Massachusetts Avenue and Warehouse Lane
4. CG-9 to Pipeline Road Regional Lift Station

5. Pipeline Road Regional Lift Station to CG-27, at Chemstrand and Kingsfield Road
6. CG-27 to CWRF
7. Kingsfield Road Transmission Main from LS-186 to CG-40, at Chemstrand Road.

These delineations are indicated for conceptual considerations of response plans and facility evaluations. A detailed comprehensive plan will be necessary to identify the specific response activities associated with each line sub-segment based upon intermediate valve locations. However, these detailed evaluations will not alter the storage/diversion procedures as determined and related through this report.

5. EVALUATION CRITERIA

In the evaluation of the existing facility capacities and the planned response, ECUA staff directed that current average daily wastewater flows with some allowances for growth are to be the basis of design as opposed to build-out flow. This approach reflects that utilization of build-out flow would be overly conservative, indicating storage capacities that would not be of significant value for many years to come.

ECUA also has committed to a significant Inflow and Infiltration (I/I) Reduction Program over the next 15 years as a part of its efforts to reduce sanitary sewer overflows. Lining of gravity sewers, repair of manholes, point repairs, sewer joint grouting and other planned activities will have the combined ability to reduce groundwater and stormwater contributions to the wastewater collection system with possible reduction of wastewater flows. In consideration of this effort and staff direction, this planning document provides for cost effective development of the response plan now with capabilities for future expansions or modifications.

Utilizing this approach, ECUA identified "Target Design Flows" to be accommodated from the Government Street RLS and from the Moreno Street RLS. These flows of 7.5 MGD and 5.5 MGD respectively represent greater than a 95th percentile of all flows observed by ECUA at these two

stations between May 5, 2012 and November 5, 2012 (see Exhibit D). June, July, August and September are typically the highest rainfall months for Pensacola.

Additionally, since these Target Design Flows include a time component, ECUA established that this planning document would anticipate a complete interruption of the transmission system for a period of twenty-four hours. This 24-hour response and repair window reflects ECUA's discussions with two local contractors (one of whom is currently under contract with ECUA) to provide emergency response to any line breaks on the CWRF Influent Transmission Main. The adequacy of this time period is predicated upon ECUA prepositioning a reasonably anticipated stock of pipes, valves, fittings, repair clamps and repair sleeves for each pipe diameter in a central location for rapid deployment to the location of the disruption. Allowing for a two (2) hour initial contractor response for site assessment and a four (4) hour full mobilization of equipment, personnel and parts, the contractors believe normal repairs can be effected in the remaining twenty (20) hour, with support from ECUA. Therefore, the transfer and storage capacities of this response plan are to be capable of meeting the system needs for a period of at least twenty-four hours at the identified Target Design Flows. To further this twenty-four hour recovery objective, ECUA will supplement this response plan with detailed action protocols detailing in a location-sensitive manner the response actions, repair components and spill minimization and mitigation efforts associated with main interruptions anywhere along its length. These protocol will be focused to return the system to an operational condition within that same twenty-four-hour window.

Finally, ECUA identified the following facilities to be considered in the diversion and storage protocols (detailed implementation discussions are later in the report):

1. The existing ECUA facilities at the Warrington site (formerly the Warrington WWTP) could be reused and/or reconfigured as demonstrated to be economically advantageous. These facilities include two above-ground storage tanks (or their foundations) and ECUA Lift Station # 188 (LS-188).

2. The existing 20" diameter Warrington Force Main between the Warrington site and the Government Street RLS could be utilized in a reverse-flow capacity up to a maximum pressure of 60 psi.
3. The yard piping of each RLS could be modified as necessary to accommodate desired alternate flow paths.
4. The Montclair Force Main, connecting the Montclair Lift Station (LS-9) to the CWRF gravity collection system, could be connected to the CWRF influent transmission main to allow reverse flow to the Montclair Station for repumping to the BMWRF. Some piping modifications would be required at the Montclair Lift Station.
5. The existing 16" and 20" diameter Transmission Main between LS-186 and the CWRF influent transmission main could be utilized in a reverse-flow capacity to discharge into LS-186. Some piping modifications would need to be incorporated at LS-186 (currently under design by Hatch-Mott-McDonald).
6. The Zarragossa Street Lift Station (LS-295) discharge to the Warrington Force Main can be redirected to gravity sewers flowing to the Government Street RLS if it benefits the response plan and reduces the required replacement of currently undersized pumps or creating two widely divergent pumping conditions at LS-295.
7. Blowdown, or waste, is discharged from the Gulf Power James F. Crist Generating Plant cooling tower and is returned to the ECUA CWRF Influent Transmission Main for treatment. This connection is on the 48" transmission main just north of Pate Road. This flow can be temporarily deferred with a call to plant operations if is beneficial to the response plan.



As a graphical summary of these considerations, Exhibit E schematically reflects the CWRP collection system RLS's, other contributing stations and the facilities to be included in the potential response plan.

6. DISRUPTION RESPONSE ACTIONS BY SEGMENT

Based upon the established design criteria and scope of available reconfigurations, each major segment of the transmission main was examined to determine the necessary response in case of a service interruption within that segment. These examinations determined: (1) how much flow is impacted; (2) what are the available (existing or potential) diversion measures to redirect flows to alternate treatment or to temporary storage; and (3) what additional facilities are necessary to accommodate the alternate measures. The results of these examinations are summarized as follows:

6.1 Segment 1 (interruption between Government Street Regional Lift Station and CG-2 at Moreno Street and "C" Street)

As previously indicated, the Government Street RLS has a Target Design flow of 7.5 MGD. This flow consists of approximately 0.057 MGD from LS-338, 0.418MGD from LS-295, 0.245 MGD from LS-150 and 0.467 MGD from LS-188. The remainder of the flow, 6.313 MGD, is from Government Street RLS's gravity collection system. If the transmission main disruption is in Segment 1, the Government Street RLS will not be able to pump its flows to the CWRP and alternate flow discharges or temporary storage will be required to accommodate the full volume of 7.5 MG.

As per the ECUA design criteria, the capacity of the Warrington force main and the available facilities at the Warrington site were evaluated as a possible alternative discharge/storage site for the Government Street RLS flows. This would be accomplished by rehabilitating or replacing the storage tanks at the Warrington site and redirecting the flows for storage in these tanks through the existing Warrington Force Main. In discussing this option, ECUA staff expressed

concern about the age and integrity of the 20" Warrington force main. Based upon this concern, ECUA recommended the maximum pressure on this pipeline be limited to 60 psi. The 20" force main was modeled to determine the maximum flows that could be diverted from the Government Street RLS without exceeding the recommended maximum pressure while also accepting flows from the other stations currently connected to the Warrington main (stations 338, 150 and 295). This analysis indicated that the 60 psi criteria would not allow the Warrington main to meet the diversion capacity needs while also accepting the manifold force main flows from the Zarragossa LS-(LS-295). However, it should be noted that the Zarragossa station is currently slated to be rebuilt with larger pumps to accommodate flow demands of its current configuration and to remedy existing physical condition limitations. One option to consider is redirecting the Zarragossa station to discharge to the Government Street RLS gravity collection system. This redirection would allow the 60 psi criteria (max) to be maintained and eliminate the need to have two different sets of pumps for the widely divergent flow conditions created when pumping to the GSRLS or the Warrington site. It is not practical to have a set of emergency pumps on standby that may only see occasional use, if any. Additional hydraulic modelling of this configuration (**Exhibit F**) indicates that the Government Street RLS, LS-150 and LS-338 pumping directly to LS-188 at the Warrington site, could be accomplished at flows up to 7.26 MGD from the Government Street RLS without violating the 60 psi criteria. LS-188 could then relay these flows into storage tanks at the Warrington site for temporary holding for the duration of the service outage. ECUA staff provided the pump curve for LS-188 and, based upon the calculated flow and the proposed head of the ground storage tanks, LS-188 has the capacity to manage these flows.

In order to accomplish this diversion, piping modifications will be required at the Government Street RLS, LS-295 and at LS-188. These modifications are shown in **Figures A-1 through A-3**.

At the Government Street RLS, as per **Figure A-1**, a connection would be made between the 36" discharge transmission main from the Government Street RLS and the Warrington 30" force



main on Government Street that, in normal operation, carries flow from LS-188 to the Government Street RLS. This will allow diversion of the Government Street RLS flow to LS-188. As previously indicated, with the identified modifications in these figures, LS-295 can be diverted directly to the Government Street RLS gravity collection system. **Figure A-2** reflects that reconfiguration. **Figure A-3** indicates the necessary modification at the Warrington site and LS-188 that would allow the redirection of flows into the lift station, which would allow diversion to, and temporary storage in the tanks at the Warrington site.

In regard to storage of the diverted flows at the Warrington site, ECUA has previously investigated the cost of rehabilitating the existing tanks to act as temporary storage tanks. These efforts, including twice accepting bids for the tank rehab, indicate that new pre-stressed concrete tankage utilizing the existing foundations will be more cost effective. Therefore, ECUA has recently been developing plans for the construction of two storage tanks at the Warrington site to occupy the footprints of two previously existing treatment basins. That design resulted in two 3,000,000 gallon storage tanks which does not quite meet the diversion plan needs for 7.5 MG total storage. To determine if larger tanks were possible on this site, ECUA obtained an independent structural evaluation that determined the foundations of the two existing steel tanks on site could each bear the weight of a 5,000,000 gallon pre-stressed concrete tank. Therefore, the Warrington site could be modified to include up to 10 MG of storage. For the satisfaction of this segment's design criteria, only 7.4 MG is needed. However other segment evaluations or future flow considerations may indicate a larger storage volume at the Warrington site.

6.2 Segment 2 (interruption between Moreno Street RLS and CG-3 at Moreno and "C" Street)

As previously indicated, the Moreno Street RLS has a Target Design flow of 5.5 MGD. This flow is entirely from a gravity main which previously flowed to the MSWWTP. In the reconfiguration of this gravity main with the construction of this station, a gravity bypass was maintained that allows any flow not pumped by this station to automatically flow downstream where it now

reaches the Government Street RLS's (See **Figure B-1**). Therefore, if the transmission main disruption is in this segment, the Moreno Street RLS is simply shut down and the flows will be managed by the Government Street RLS whose capacity is in excess of the combined target flows of 13 MGD. In the event the combined flows do exceed the Government Street RLS's capacity to pump to the CWRF, the diversion indicated for Segment 1 can simultaneously be partially or wholly instituted to divert excess flows to temporary storage at the Warrington site.

6.3 Segment 3 (interruption between CG-2 and CG-3 at Moreno Street and "C" Street, to CG-9 at Massachusetts Avenue and Warehouse Lane)

This segment carries the combined flows of the Government Street RLS and the Moreno Street RLS with a combined Target Design flows of 13.0 MG. Should a transmission main disruption occur in this segment, the flow diversions of Segment 1 could be implemented. With flows to LS-188 (0.467 MGD) retained at LS-188, and LS-338 flows (0.057 MGD) and LS-150 flows (0.245 MGD) diverted directly to storage at the Warrington site, and the maximum flow from Government Street RLS diverted at 7.26 MGD (limited by 60 psi maximum requirement on the 20" force main) to maximize the Warrington Force Main use, the total diversion out of the CWRF system is 8.03 MG. However, this leaves approximately 4.97 MG to be accommodated. Therefore, additional storage of at least 4.97 MG is needed. To allow for some future increases in flows or a slightly longer time frame for repairs, a total volume of 6.0 MG is recommended. While it is beyond the scope of this report to identify the actual location of this supplemental storage, criteria for its location will be discussed in a later section of this report.

In regard to the Warrington site storage, the needs of this segment indicate that storage at the Warrington site should be at least 8.03 MG. To allow for some increase in flows or a slightly longer time frame for repairs, it is recommended that the available footprint of the proposed tanks be built out to their practical maximum capacity of 10 MG.



6.4 Segment 4 (interruption between CG-9 at Massachusetts and Warehouse, and the Pipeline Road RLS)

As with segment 3, a transmission main disruption in this segment precludes the transmission of the flows from the Government Street RLS and the Moreno Street RLS to the CWRP. Therefore, their combined Target Design flows of 13.0 MG are required to be diverted or stored. While the same response actions of Segment 3 would be adequate, an alternative discharge route is easily available that would provide additional net diversion capacity which would allow a possible longer time frame for repairs or accommodates future flows.

At the intersection of "S" Street and Truman Street, the existing discharge main from the Montclair Lift Station crosses the CWRP influent transmission main. The Montclair Lift Station discharge main currently is available to transfer flows from the BMWRF collection basin into the CWRP collection basin in the event flows to the BMWRF need to be reduced for a period of time. However, with some minor piping modifications, the flow in this pipeline could be reversed to allow flow diversion to the Montclair Lift Station where the flows could then be pumped on to the BMWRF for treatment and disposal. During the installation of the CWRP transmission main, a stub-out was provided at the intersection of Truman Street and "S" Street. With a connection at this location and a minor site modification at the Montclair Lift Station, this CWRP-to-BMWRF diversion scenario could be implemented. The necessary piping modifications are illustrated in Figures C-1 and C-2. Based upon the margin between the pump capacity of the Montclair Lift Station and its current flows, approximately 3.0 MG of flows could be diverted from the CWRP influent transmission main to the Montclair Lift Station. This potential diversion is important in that the diversion could be activated quickly with the opening of a single modulating valve and would supplement the diversions as described for Segment 3. The utilization of this diversion opportunity also indicates that the supplemental



storage capacity as identified for Segment 3 is the largest total storage capacity warranted by the stated criteria.

In regard to the capacity of the 16" Montclair Lift Station force main, the relatively low flows of the diversion scenario in combination with its geographic location indicate that the head at the CWRF influent transmission main will be reduced during a diversion.

6.5 Segment 5 (interruption between Pipeline Road RLS and CG-27, at Chemstrand Road and Kingsfield Road)

A transmission main disruption in Segment 5 again precludes the transmission of the flows from the Government Street RLS and the Moreno Street RLS to the CWRF. Therefore, their combined Target Design flows of 13.0 MG are required to be diverted or stored. Additionally, within Segment 5, additional lift stations are connected to the CWRF influent transmission main. However, since the target flow of 5.5 MGD from the Moreno RLS and the 7.5 MGD from the Government Street RLS includes an allowance for the flows associated with most of these stations and those not already accounted for do not exceed the flow diversion capacities of the accessible diversion means, their inclusion in the diversion area does not control the net flow diversion capacities required.

Finally, depending upon the location of the transmission main interruption within Segment 5, the flows from Gulf Power's James F. Crist Generating Plant may need to be suspended. These flows are the blow-down from the plant's cooling towers which use reclaimed water for cooling conditioned on their blow-down being treated at the CWRF. With Gulf Power's discharge main connected to the CWRF influent transmission main and Pate Road (CG-15), a transmission main interruption north of the next valve to the south (CG-24), will require the suspension of Gulf Power's discharges to the CWRF. By agreement with Gulf Power, this flow interruption can be temporarily initiated simply with a call to plant operations. If the interruption is south of CG-24,



the response protocol will have CG-24 being closed which will allow Gulf Power's uninterrupted discharge to the CWRP transmission main.

In regards to the accommodation of other flows in the CWRP transmission main, the same response actions of Segment 4 would be appropriate. In addition, use of the existing 600,000 gallon storage tanks at the Pipeline Road RLS should be a part of the emergency storage protocol and would provide additional net diversion capacity which again equates to a slightly longer repair window of time or accommodates future flows. The piping modifications are illustrated in **Figure D-1**.

6.6 Segment 6 (interruption between CG-27 at Chemstrand and Kingsfield Roads, and CWRP)

A transmission main disruption in Segment 6 precludes the transmission of any flows to the CWRP, which currently average between 14 MGD and 16 MGD. To address this scenario, the responses of the previous segments would be implemented. Additionally, the flows of LS-186 and the other lift stations connected to the transmission main along Kingsfield Road could be diverted away from the CWRP influent transmission main. As indicated in the original identification of conceivable response actions, the existing LS-186 Force Main between LS-186 and the CWRP influent transmission main could be utilized in a reverse flow capacity to discharge into LS-186. LS-186 could also be redirected to discharge to the BMWRF collection system. Through this diversion, the additional flows north of those of Segment 5 are diverted away from the CWRP during the repair work. Since the stations discharging to the Kingsfield Road transmission main previously discharged to LS 186, the capacity of LS 186 to accept these flows should be adequate. This diversion would require some minor piping modifications as indicated in **Figure E-1**. To preclude the surcharge of LS 186 and the possible gravity siphoning of the Kingsfield Road transmission main into LS 186, the valve allowing the Kingsfield Road transmission main to discharge to LS 186 should be actuated and tied to the high alarm of LS 186 to allow the stoppage of flows entering LS 186 as needed to preclude station overflows.

6.7 Segment 7 (Kingsfield Road Transmission Main interruption between LS-186 at Eleven Mile Creek, and CG-40 at Chemstrand Road)

Only the flows in the Kingsfield Road transmission main west of a potential interruption point would be impacted by an interruption along this pipeline segment. Those flows entering the Kingsfield Transmission Main east of the interruption would not be impacted and would continue on to the CWRP. In response to such an interruption, the existing LS-186 Transmission Main west of the interruption would be utilized in a reverse flow capacity to discharge into LS-186, with LS-186 redirected to discharge to the BMWRF collection system as discussed in Segment 6 with the piping modifications per **Figure E-1**. No additional modifications would be required for this segment.

7. PROGRAM SUMMARY

Through the preceding discussions, the possibility of a transmission main interruption has been anticipated for the full length of the CWRP influent transmission main and the Kingsfield Road transmission main. This report identifies conceptual piping and storage modifications that will allow ECUA to divert reasonably expected flows to alternate treatment or storage locations to minimize the environmental impact of such an interruption in service, and essentially buy time to allow ECUA and its Emergency Contractor to make repairs to the damaged main without having to contend with live mains. These are illustrated in the flow diagram included in **Exhibit G**. The necessary response actions and associated system modifications segregated by line segment are summarized in **Exhibit H**. The indicated system modifications are summarized as follows:

- A. Construct new storage tanks at the Warrington site with a capacity of 10 MG

- B. Reconfigure the piping at Lift Station 188 to accept reverse flow from the Warrington force main and relay that flow to the adjacent storage (Item A above) during interruption events
- C. Reroute the discharge piping of LS-295 (Zarragossa) to permanently discharge to the Government Street RLS gravity collection system
- D. Reconfigure the piping at Government Street RLS to allow redirection of its flows into the Warrington force main during interruption events and also accept reverse flows or drainage from the CWRF influent transmission main
- E. Provide supplemental storage of 6 MG. In order to maximize the accessibility of this additional storage to accommodate force main interruptions in the various segments, the most logical location for this storage would be near the Moreno Street RLS with an option of constructing the supplemental storage near the Government Street RLS. The cost effective availability of suitable property will influence where the storage should be constructed.
- F. Make the necessary piping modifications at the Montclair Lift Station and interconnect the Montclair Lift Station force main and the CWRF influent transmission main to allow controlled reverse flow to the Montclair Lift Station and repumping to the BMWRF.
- G. Make the necessary piping modifications at the Pipeline Road RLS to allow reverse flow into the existing storage tanks and simplify bypass flow southerly past the station if needed during interruption events. Even though this only provides for a relatively small amount of storage, this storage would be rapidly accessible thereby minimizing the potential volume of spilled sewage at the interruption site and allow additional response time for repairs.

- H. Make the necessary piping modifications at Lift Station 186 (on Kingsfield) to allow reverse flow into the station and repumping to the BMWRF.

8. DETAILED SITE SELECTION AND SUPPLEMENTAL STORAGE DESIGN CRITERIA

Through the preceding discussions, the need for 10 MG of supplemental storage at the Warrington site and 6 MG in the area of the Government Street RLS or the Moreno Street RLS has been established. As commissioned by ECUA, this report includes detailed criteria for the design of these improvements and the site selection for the 6 MG supplemental storage. Those criteria are indicated as follows:

8.1 6.0 MG Supplemental Storage Design & Site Location Criteria

For the configuration and location of the previously identified supplemental storage, the following criteria are recommended for ECUA's use in developing the design and identifying and evaluating potential storage sites:

1. The supplemental storage is recommended to be a single prestressed concrete tank with an integral dome, and a conical floor. Accessories would include a full perimeter fence, a passive carbon odor control system, level indication and flow control valves with SCADA connection, and deluge washdown system. Recommended tank height is 40' with a maximum of 50'. The tank influent piping would include a modulating pinch valve to regulate the influent flow rate such that the CWRF transmission main does not drain back into the tank uncontrolled.
2. To accommodate the recommended tank at a 40' height, an internal diameter of 160' and reasonable setbacks from the property lines require a property of 190' wide by 200' deep. Smaller sites will dictate a taller tank and would be limited to a minimum dimension of 175' x 185' so as not to exceed the 50' height limit with a 145' tank diameter.

3. The site needs to be zoned to allow a storage tank with setback for construction clearance of 15' on the sides and back and 25' on the front or be correspondingly larger.
4. The site needs to be near either the Moreno Street RLS or the Government Street RLS (within Segments 1 or 2) with the relative cost of their connection to the collection/transmission system considered as a cost component of the final site selection
5. The site needs to have access to a gravity sewer of sufficient size and flow capacity by which the tank could drain back into the system after an interruption event over a reasonably short time.
6. The site needs to be located above the 100-year or Category 5 flood line or include provisions to withstand flooding.

If budget constraints dictate project phasing beyond that anticipated in this report, multiple tanks could be utilized to spread out the capital expenditures. The criteria would be unchanged except the site size would need to allow clear spacing between the tanks of at least 15' resulting in a minimum size of 145' x 285' for a 40' tank height and 130' x 255' for a 50' tank height.

8.2 10.0 MG Supplemental Storage at Warrington Design Criteria

For the configuration of the proposed storage at the Warrington Site, the following criteria are recommended for ECUA's use in developing the design:

1. The storage is recommended to be two prestressed concrete tanks occupying the existing 184' diameter foundations of the previously existing treatment basins. Construction of the northern tank to the full diameter of the existing foundation is impeded by the existence of a fuel storage and dispensing unit within ten feet of the foundation. However, prior to this tank being constructed, ECUA plans to relocate the

existing fueling station and building elsewhere on the site. This will allow for the construction of two tanks with a full diameter of approximately 184'. With the proposed tanks having matching heights, the desired 10 MG storage would be obtained with tank heights of 25.1'.

2. Tank accessories would include level indication with a SCADA connection, and a manual washdown system.
3. At ECUA's preference, the tanks could be covered with domes accompanied by a passive odor control system to limit odor generation. In that case, the manual washdown would need to be replaced with a deluge washdown system or mechanical mixing to preclude solids deposition in the tank. The detailed cost estimates in this report do not include domes on the tanks.

9. CAPITAL IMPROVEMENT & ASSOCIATED COST ESTIMATES

The anticipated cost of the recommended capital component modifications is estimated as indicated in Exhibit I at \$7.6M. Additionally, with an allowance for the materials and supplies necessary to support the detailed repair responses at \$0.8M along with an allowance for the acquisition of the property for the recommended additional storage at \$0.5M and an allowance for the detailed protocol development of \$0.15M, the total project cost is estimated at roughly \$9.0M.

10. PROJECT SEQUENCING

Recognizing that the project costs are not likely to be funded in a single year and that each improvement has value for storage and diversion of flows, it is anticipated that the project will be sequenced over several years. For purposes of this report, it is assumed that recommendations will be completed over a three year time span. The recommended sequence of construction is to be structured as follows:



10.1 YEAR 1

In the initial year of the project, the highest priority should be the acquisition of the materials necessary to make the repairs to each segment of the transmission main. Along with the development of the protocol for their use, the availability of these materials is critical in responding to any transmission main disruption. This reflects that repair materials for the main sizes under consideration are not typically stocked by parts and material suppliers. Therefore, their delivery could easily take months from the time of an order. Without a ready stock of the necessary repair materials, the CWRP transmission main could be leaking or entirely out of service during this delivery delay. With the appropriate materials available, even without the ability to provide temporary storage of sewage flows, the magnitude of a transmission main disruption could be minimized.

As a second priority to the repair materials acquisition, the modification of the Government Street Regional Lift Station and the Warrington Site Modifications should be undertaken. Even if only one tank at the Warrington site can be constructed in the first year, that storage capacity would provide a significant ability to minimize a sewage spill and buy time for the repair efforts to be performed without the transmission main being active during the repairs.

Extracting these elements from the previously presented opinions of costs, the total project costs of the repair materials, the GSRLS Piping Mods and the Warrington Site Mods, exclusive of the smaller tank's construction, would be approximately \$3.0M. Also, during year one, an effort should be made to evaluate locations for an alternate 6.0 MG storage tank and begin acquisition of the most cost effective site.

10.2 YEAR 2

Following the YEAR 1 purchases and improvements, a YEAR 2 budget of approximately \$3.0M would be adequate to complete funding all the other recommended capital



improvements as listed in Section 7, Program Summary, except the additional 6.0MG storage tank. The budget would include the site acquisition allowance for the storage tank and the non-construction costs for that tank such as design and permitting costs. These expenditures would need to be performed ahead of the tank construction which would be held until the YEAR 3 budget is available.

10.3 YEAR 3

As indicated in YEAR 2, the YEAR 3 budget of approximately \$3.0M would be dedicated to the completion of the 6.0MG supplemental storage tank.

EXHIBIT A

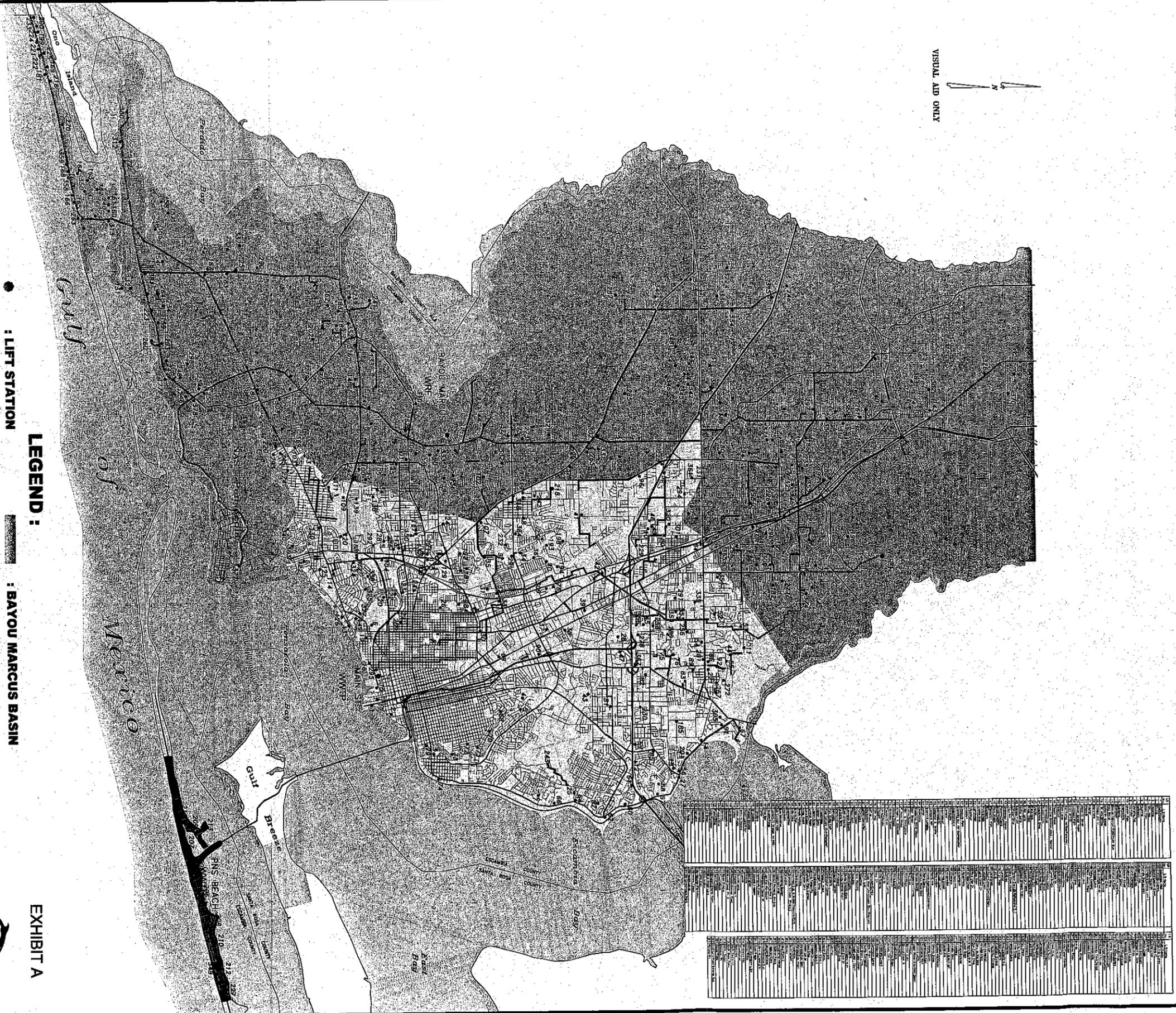
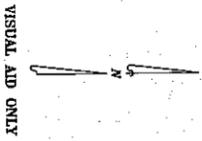
LIFT STATION AND SEWER SERVICE AREAS



EXHIBIT A

LIFT STATION AND SEWER SERVICE AREAS

LIFT STATIONS & SEWER SERVICE AREAS



- LEGEND :**
- : LIFT STATION
 - : MAJOR FORCE MAINS
 - : TRANSMISSION MAIN
 - ▨ : BAYOU MARCUS BASIN
 - ▨ : C.W.R.F. BASIN
 - ▨ : PENSACOLA BEACH BASIN

EXHIBIT A



EMERALD COAST UTILITIES AUTHORITY

SEPT. 2012



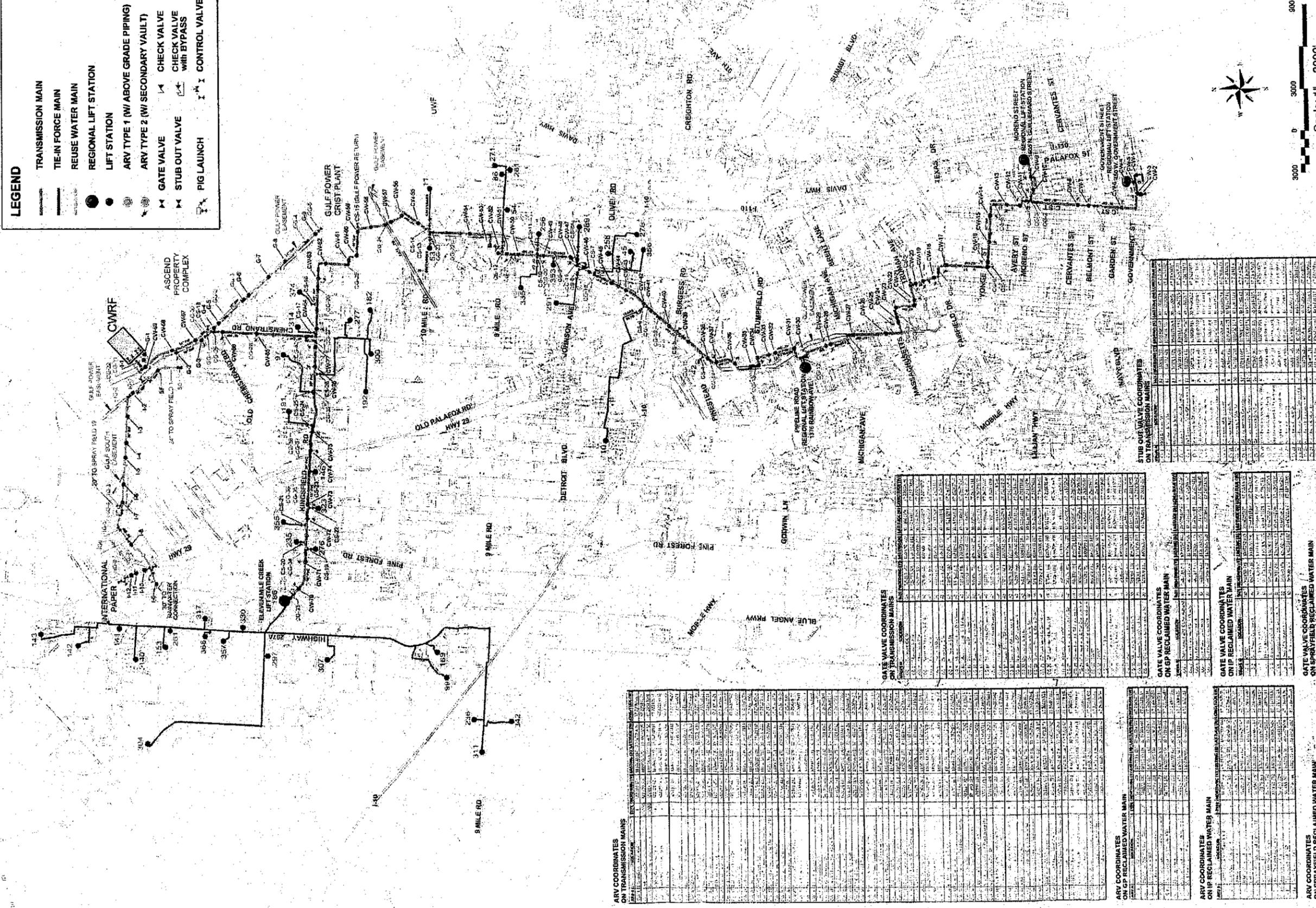
EXHIBIT B

CWRF INFLUENT TRANSMISSION MAIN WITH LIFT STATION

LOCATIONS, VALVES, AND STUB OUTS

LEGEND

- TRANSMISSION MAIN
- TIE-IN FORCE MAIN
- REUSE WATER MAIN
- REGIONAL LIFT STATION
- LIFT STATION
- ARV TYPE 1 (W/ ABOVE GRADE PIPING)
- ARV TYPE 2 (W/ SECONDARY VALVE)
- GATE VALVE
- STUB OUT VALVE
- PIG LAUNCH
- CHECK VALVE
- CHECK VALVE with BYPASS
- CONTROL VALVES



ARV COORDINATES ON TRANSMISSION MAINS

ARV ID	DESCRIPTION	Easting	Northing
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ARV COORDINATES ON GP RECLAIMED WATER MAIN

ARV ID	DESCRIPTION	Easting	Northing
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ARV COORDINATES ON IP RECLAIMED WATER MAIN

ARV ID	DESCRIPTION	Easting	Northing
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ARV COORDINATES ON SPRAYFIELD RECLAIMED WATER MAIN

ARV ID	DESCRIPTION	Easting	Northing
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GATE VALVE COORDINATES ON TRANSMISSION MAINS

Gate Valve ID	DESCRIPTION	Easting	Northing
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GATE VALVE COORDINATES ON GP RECLAIMED WATER MAIN

Gate Valve ID	DESCRIPTION	Easting	Northing
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GATE VALVE COORDINATES ON IP RECLAIMED WATER MAIN

Gate Valve ID	DESCRIPTION	Easting	Northing
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GATE VALVE COORDINATES ON SPRAYFIELD RECLAIMED WATER MAIN

Gate Valve ID	DESCRIPTION	Easting	Northing
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**Central Water Reclamation Facility Transmission Mains
ARV, GATE VALVE, STUB OUT VALVE
& LIFT STATION CONNECTION LOCATIONS**

EXHIBIT B





EXHIBIT C

CWRF INFLUENT TRANSMISSION MAIN DISRUPTION SEGMENTS

CWRF FORCE MAIN DISRUPTION SEGMENTS

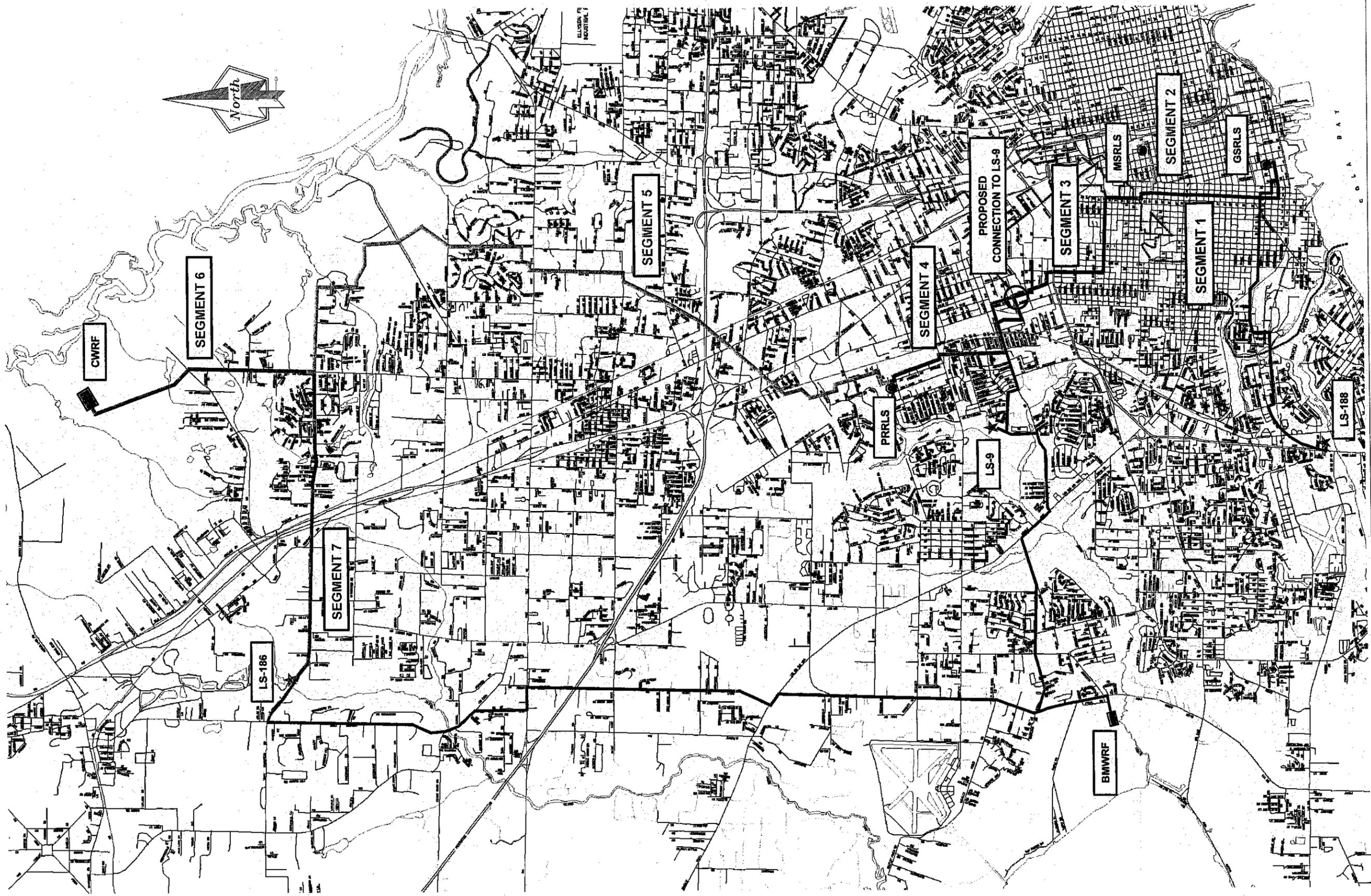
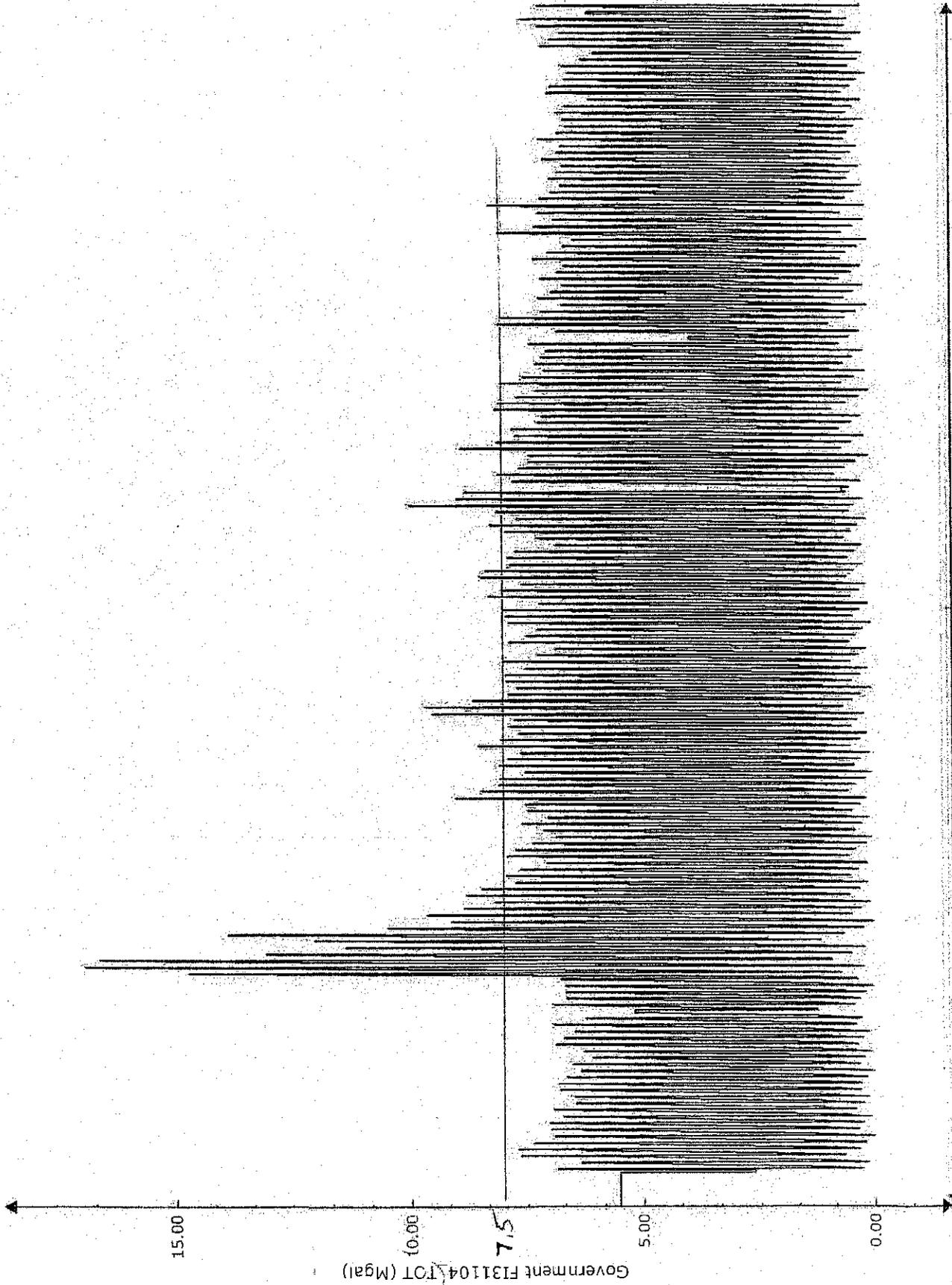




EXHIBIT D

1 OF 2 GOVERNMENT STREET RLS TOTALIZED FLOW GRAPH

2 OF 2 MORENO STREET RLS TOTALIZED FLOW GRAPH

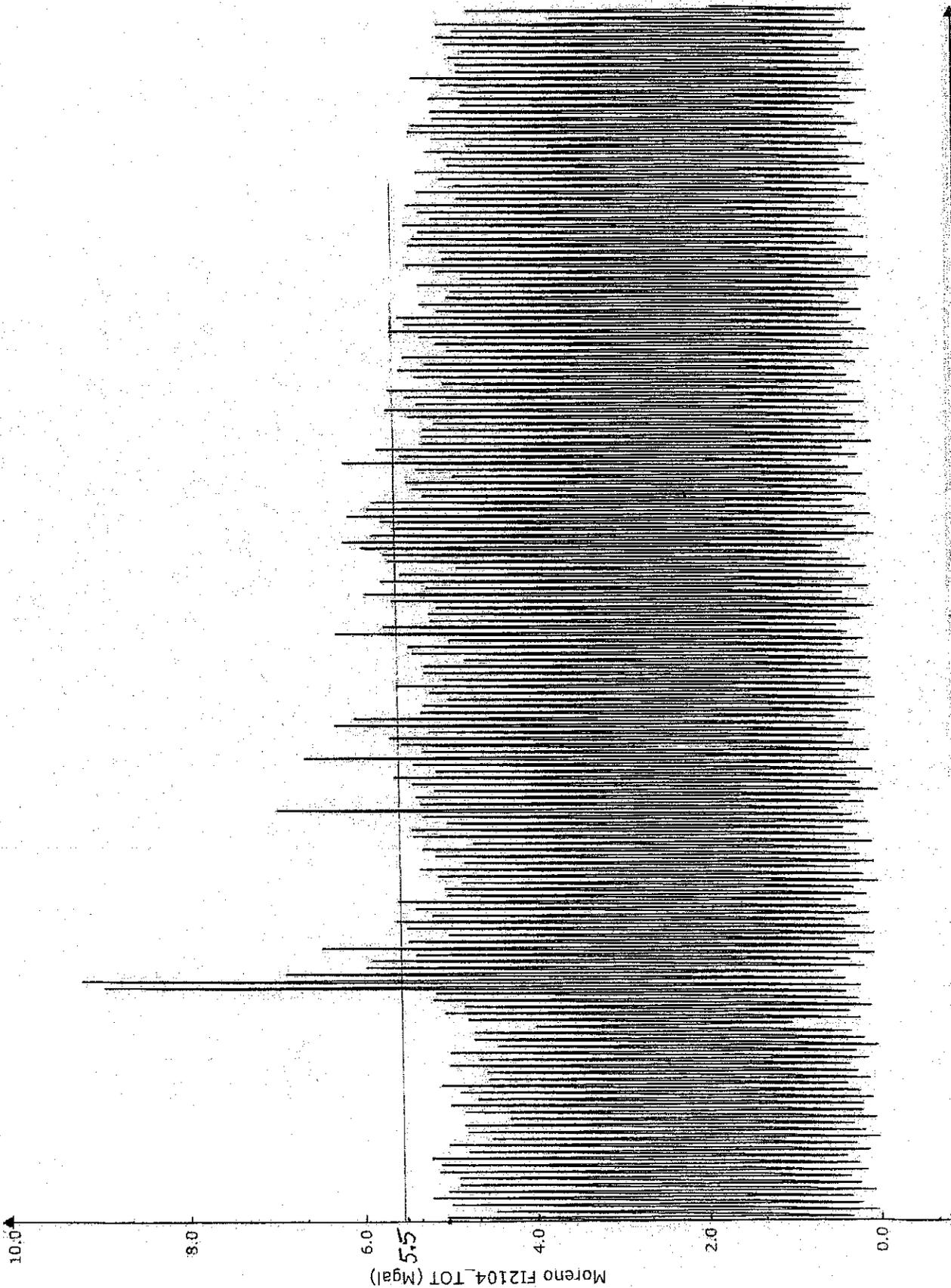


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EXHIBIT D 1 OF 2



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EXHIBIT D 2 OF 2



EXHIBIT E
FLOW DIAGRAM OF EXISTING SYSTEM

FLOW DIAGRAM OF EXISTING SYSTEM

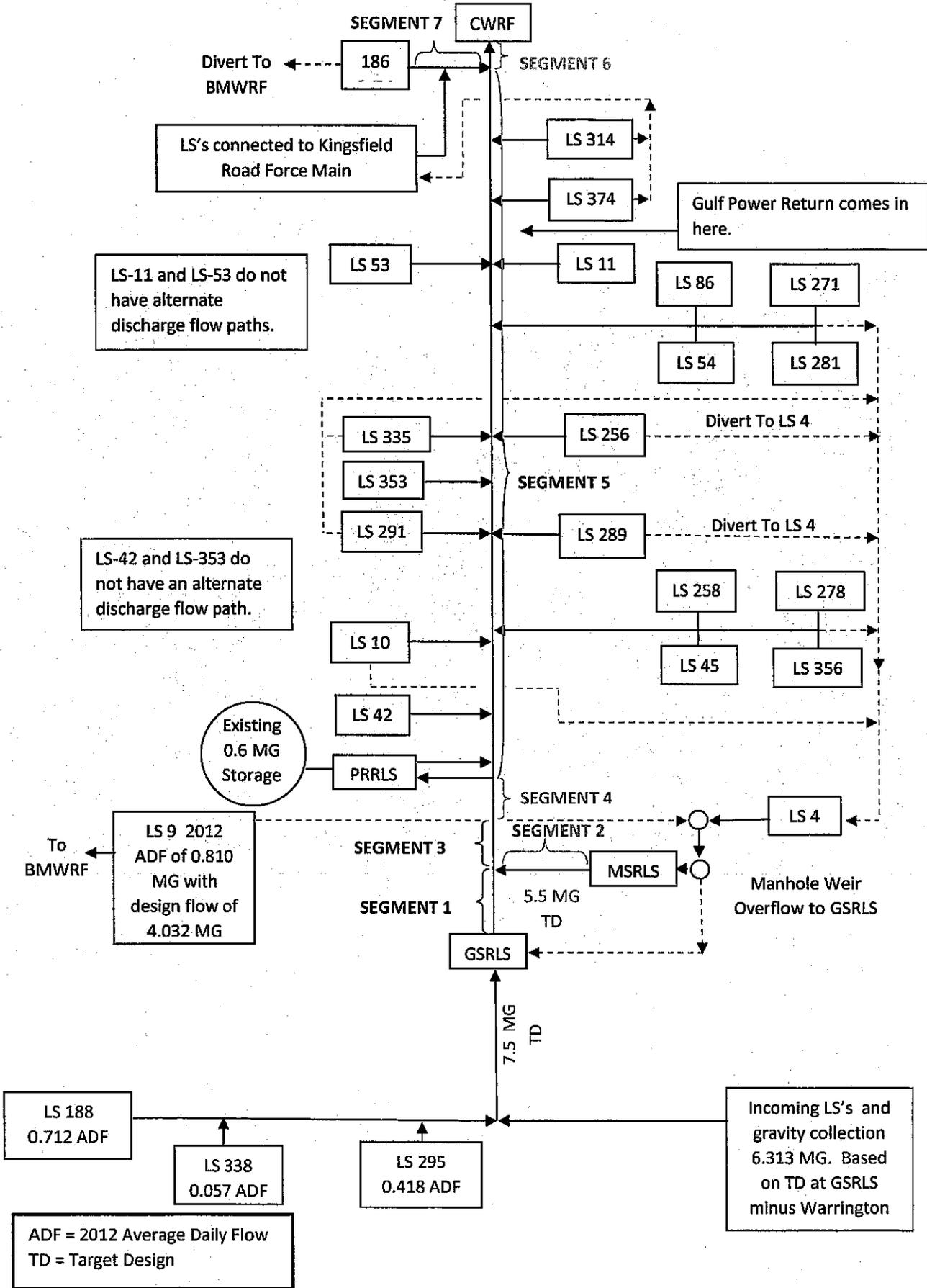


EXHIBIT E

EXHIBIT C to MTI



EXHIBIT F

HYDRAULIC CALCULATIONS OF WARRINGTON FORCE MAIN

FORCE MAIN CALCULATIONS

Government Street RLS to Warrington Lift Station

Gov St Discharge to Zarragossa

EQUIVALENT LINE LENGTH (FT.)	1,128	Gov Node @	-20		
PIPE DIA. (IN.)	30	Zarragossa Node @	4	5042 gpm	7.28 MGD
C' FACTOR	110	Added FLOW (GPM)		5042 gpm	7.28 MGD
		Total FLOW (GPM)		-89.44 gpm	-0.1 MGD
		STEP AMOUNT		24	
		STATIC LIFT			

FLOW (gpm)	FLOW (MGD)	HEAD CALCULATION					TOTAL (psi)	VEL (fps)
		FRICITION (ft.)	STATIC (ft.)	Downstream (ft.)	TOTAL (ft.)	TOTAL (ft.)		
5042	7.28	0.9	24.0		138.2	163.1	70.7	2.28
4973	7.16	0.9	24.0		138.2	163.1	70.7	2.28
4903	7.05	0.9	24.0		134.8	159.7	69.2	2.23
4834	6.98	0.8	24.0		131.5	156.4	67.8	2.19
4764	6.86	0.8	24.0		128.3	153.1	66.3	2.16
4695	6.78	0.8	24.0		125.0	149.8	64.9	2.13
4625	6.66	0.8	24.0		121.9	146.6	63.5	2.10
4558	6.56	0.8	24.0		118.7	143.5	62.2	2.07
4486	6.46	0.7	24.0		115.6	140.3	60.8	2.04
4417	6.38	0.7	24.0		112.5	137.2	59.5	2.00
4348	6.28	0.7	24.0		109.5	134.2	58.2	1.97

Zarragossa Discharge to Edgewater

EQUIVALENT LINE LENGTH (FT.)	14,791	Zarragossa Node @	4		
PIPE DIA. (IN.)	20	Edgewater Node @	19.63	0 gpm	0 MGD
C' FACTOR	110	Added FLOW (GPM)		5042 gpm	7.28 MGD
		Total FLOW (GPM)		-89.44 gpm	-0.1 MGD
		STEP AMOUNT		15.83	
		STATIC LIFT			

FLOW (gpm)	FLOW (MGD)	HEAD CALCULATION					TOTAL (psi)	VEL (fps)
		FRICITION (ft.)	STATIC (ft.)	Downstream (ft.)	TOTAL (ft.)	TOTAL (ft.)		
5042	7.28	85.5	15.6		37.0	138.2	59.9	5.15
4973	7.16	85.5	15.6		37.0	138.2	59.9	5.15
4903	7.06	83.3	15.6		35.9	134.8	58.4	5.08
4834	6.98	81.2	15.6		34.7	131.5	57.0	5.01
4764	6.86	79.1	15.6		33.6	128.3	55.6	4.94
4695	6.78	77.0	15.6		32.4	125.0	54.2	4.87
4625	6.66	74.9	15.6		31.3	121.9	52.8	4.79
4558	6.56	72.9	15.6		30.2	118.7	51.4	4.72
4486	6.46	70.9	15.6		29.1	115.6	50.1	4.65
4417	6.38	68.9	15.6		28.0	112.5	48.8	4.58
4348	6.28	66.9	15.6		26.9	109.5	47.5	4.51

Edgewater Discharge to LS-150

EQUIVALENT LINE LENGTH (FT.)	3,940	Edgewater Node @	19.63		
PIPE DIA. (IN.)	20	LS 150 Node @	30	40 gpm	0.058 MGD
C' FACTOR	110	Added FLOW (GPM)		5082 gpm	7.32 MGD
		Total FLOW (GPM)		-89.44 gpm	-0.1 MGD
		STEP AMOUNT		10.37	
		STATIC LIFT			

FLOW (gpm)	FLOW (MGD)	HEAD CALCULATION					TOTAL (psi)	VEL (fps)
		FRICITION (ft.)	STATIC (ft.)	Downstream (ft.)	TOTAL (ft.)	TOTAL (ft.)		
5082	7.32	23.1	10.4		3.6	37.0	16.1	5.19
5013	7.22	23.1	10.4		3.6	37.0	16.1	5.19
4943	7.12	22.5	10.4		3.0	35.9	15.5	5.12
4874	7.02	22.0	10.4		2.4	34.7	15.0	5.05
4804	6.92	21.4	10.4		1.8	33.6	14.5	4.98
4735	6.82	20.8	10.4		1.2	32.4	14.0	4.91
4665	6.72	20.3	10.4		0.6	31.3	13.6	4.84
4596	6.62	19.7	10.4		0.1	30.2	13.1	4.76
4526	6.52	19.2	10.4		-0.5	29.1	12.6	4.69
4457	6.42	18.7	10.4		-1.0	28.0	12.1	4.62
4388	6.32	18.1	10.4		-1.6	26.9	11.7	4.55

LS-150 Discharge to 188 wet well

EQUIVALENT LINE LENGTH (FT.)	3,434	LS-150 Node	30		
PIPE DIA. (IN.)	20	LS 188 Node @	9	170 gpm	0.245 MGD
C' FACTOR	110	Added FLOW (GPM)		5252 gpm	7.56 MGD
		Total FLOW (GPM)		-89.44 gpm	-0.1 MGD
		STEP AMOUNT		-21	
		STATIC LIFT			

FLOW (gpm)	FLOW (MGD)	HEAD CALCULATION					TOTAL (psi)	VEL (fps)
		FRICITION (ft.)	STATIC (ft.)	Downstream (ft.)	TOTAL (ft.)	TOTAL (ft.)		
5252	7.56	24.6	-21.0		0.0	3.6	1.5	5.36
5183	7.46	24.6	-21.0		0.0	3.6	1.5	5.36
5113	7.38	24.0	-21.0		0.0	3.0	1.3	5.29
5044	7.26	23.4	-21.0		0.0	2.4	1.0	5.22
4974	7.18	22.8	-21.0		0.0	1.8	0.8	5.15
4905	7.06	22.2	-21.0		0.0	1.2	0.5	5.08
4835	6.96	21.6	-21.0		0.0	0.6	0.3	5.01
4766	6.86	21.1	-21.0		0.0	0.1	0.0	4.94
4696	6.76	20.5	-21.0		0.0	-0.5	-0.2	4.87
4627	6.66	20.0	-21.0		0.0	-1.0	-0.4	4.80
4558	6.56	19.4	-21.0		0.0	-1.6	-0.7	4.73



EXHIBIT G

FLOW DIAGRAM WITH STORAGE AND DIVERSIONS

FLOW DIAGRAM WITH STORAGE AND DIVERSIONS

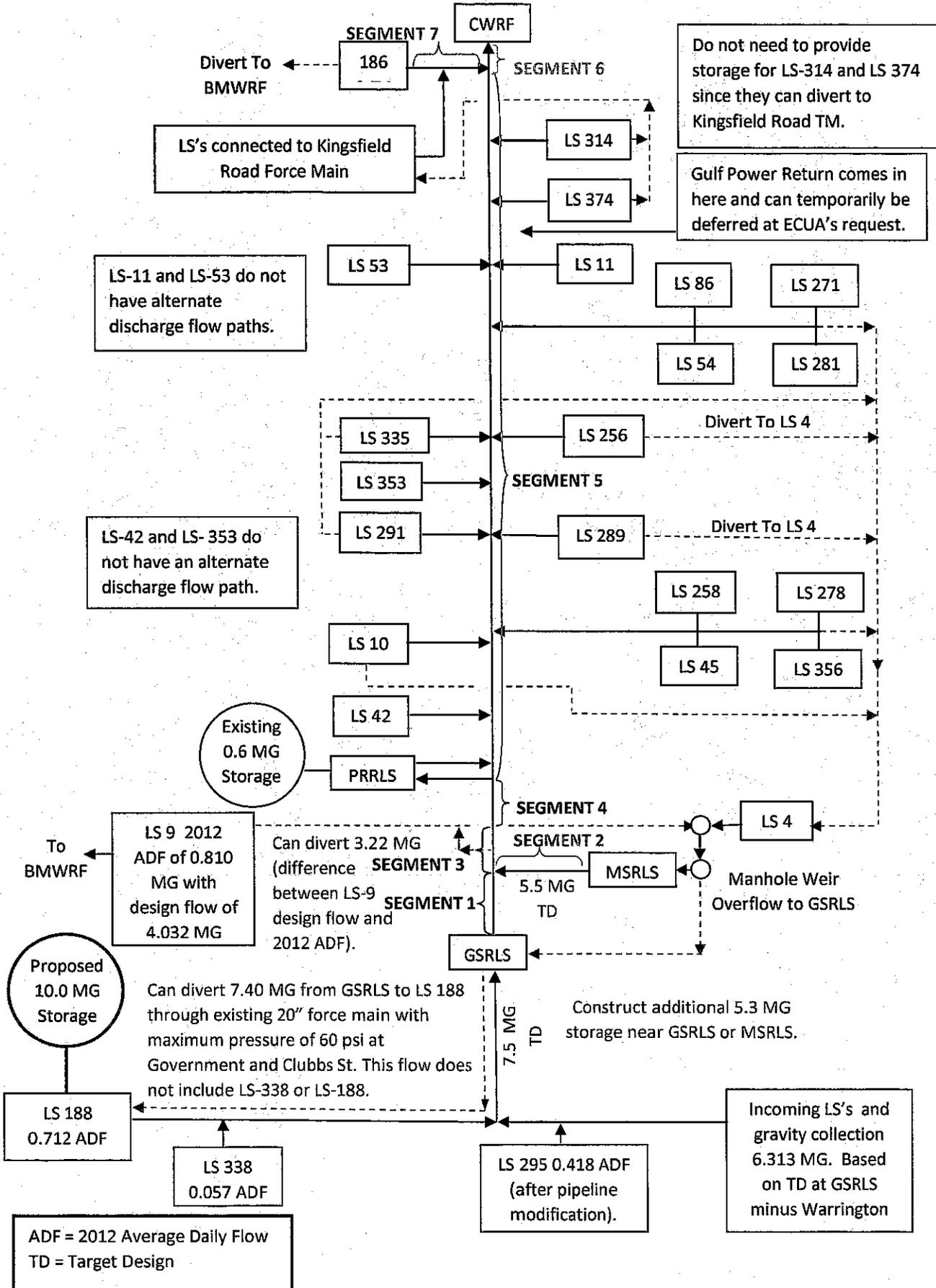




EXHIBIT H

INFLUENT TRANSMISSION MAIN DISRUPTION ACTIONS BY SEGMENT

Owner: Emerald Coast Utilities Authority
 Project: CWRP Influent Transmission Main Disruption Contingency Plan
 Response Plan by Influent Transmission Main Segment

Segment 1	
Government Street RLS discharge	
Affected Components	
	Government Street Station loses access to CWRP
	All other components north of disruption remain connected to CWRP
Required Redirection	
	Warrington Station (LS #188) redirects to storage at Warrington
	Edgewater Station (LS #338) redirects to storage at Warrington
	Government Street Station redirects to storage at Warrington
Redirection Quantity	
	2012 ADF combined = +/- 7.5 mgd
Conceptual Required Modifications	
	Warrington Station piping modifications
	Warrington Storage Capacity upgrades to 10MG
	Government Street Station piping modifications to redirect flows
	Intermediate storage addition NOT required for current flows

Segment 2	
Moreno Street RLS discharge	
Affected Components	
	Moreno Station loses access to CWRP
	All other components remain connected to CWRP
	Government Street Station capacity overtaxed
	Zarragossa Station (LS #295) must redirect to Warrington or alternate storage
	Edgewater Station (LS #338) must redirect to Warrington or alternate storage
	Warrington Station (LS #188) must redirect to storage at Warrington or alternate storage
Required Redirection	
	Warrington Station (LS #188) redirects to storage at Warrington IF Gov. St. overloaded
	Edgewater Station (LS #338) redirects to storage at Warrington IF Gov. St. overloaded
	Alt A: Moreno Station redirected to adjacent storage
	Alt B: Moreno Station shutdown triggers automatic redirection to Government Street Station
Redirection Quantity	
	2012 ADF combined = +/- 5.5 mgd (1.9 mgd future)
Conceptual Required Modifications	
	Warrington Station piping modifications
	Warrington Storage Capacity upgrades to 10MG
	Alt A: Moreno Station local storage addition & piping modifications
	Alt B: Moreno Station shutdown triggers automatic redirection to Government Street Station
	Intermediate storage addition NOT required for current flows

Owner: Emerald Coast Utilities Authority
 Project: CWRP Influent Transmission Main Disruption Contingency Plan
 Response Plan by Influent Transmission Main Segment

Segment 3	
Gov't & Moreno combined discharge interconnect	
Affected Components	
	Government Street Station loses access to CWRP
	Moreno Station loses access to CWRP
	All other components north of disruption remain connected to CWRP
Required Redirection	
	Warrington Station (LS #188) redirects to storage at Warrington
	Edgewater Station (LS #338) redirects to storage at Warrington
	Government Street Station redirects to storage at Warrington
	Moreno Station redirection to Government Street Station and/or adjacent storage
	Moreno Station redirects to Gov. St. Station either by force main or gravity if storage at Gov. St.
	Alternate Storage at Gov. St. OR Moreno
Redirection Quantity	
	2012 ADF combined = +/- 13 mgd
Conceptual Required Modifications	
	Warrington Station piping modifications
	Warrington Storage Capacity upgrades to 10MG
	Gov. St. Station piping modifications to redirect flows
	Zarragossa Station (LS #295) piping modifications for direct discharge to GSRLS
	Intermediate storage addition with gravity return @ close proximity to Gov. St OR Moreno
	Intermediate storage to include tie to FM w/ PSV to preclude siphoning

Segment 4	
Gov't & Moreno combined discharge west of Montclair interconnect	
Affected Components	
	Government Street Station loses access to CWRP
	Moreno Station loses access to CWRP
	All other components north of disruption remain connected to CWRP
	Montclair Station is accessible if interconnect activated
Required Redirection	
	Warrington Station (LS #188) redirects to storage at Warrington
	Edgewater Station (LS #338) redirects to storage at Warrington
	Government Street Station redirects to storage at Warrington
	Moreno Station redirection to Gov. St. Montclair and/or adjacent storage
	Moreno Station redirects to Gov. St. Station either by force main or gravity if storage at Gov. St.
	Alternate Storage at Gov. St. OR Moreno
Redirection Quantity	
	2012 ADF combined = +/- 13 mgd
Conceptual Required Modifications	
	Warrington Station piping modifications
	Warrington Storage Capacity upgrades to 10MG
	Government Street Station piping modifications to redirect flows
	Zarragossa Station (LS #295) piping modifications for direct discharge to GSRLS
	Montclair interconnect to CWRP force main
	Intermediate storage addition with gravity return @ Gov. St. OR Moreno OR Montclair
	Intermediate storage to include tie to FM w/ PSV to preclude siphoning

Owner: Emerald Coast Utilities Authority
 Project: CWRP Influent Transmission Main Disruption Contingency Plan
 Response Plan by Influent Transmission Main Segment

Segment 5	
Pipeline Road RLS discharge to 186 Interconnect	
Affected Components	
	Government Street Station loses access to CWRP
	Moreno Station loses access to CWRP
	Pipeline Rd Station loses access to CWRP
	All connected stations south of disruption lose access to CWRP
	All other components north of disruption remain connected to CWRP
	Montclair Station is accessible if interconnect activated
	Pipeline Rd Station Storage may be accessed from south of disruption point
Required Redirection	
	Warrington Station (LS #188) redirects to storage at Warrington
	Edgewater Station (LS #338) redirects to storage at Warrington
	Government Street Station redirects to storage at Warrington
	Moreno Station redirection to Gov. St., Montclair, and/or adjacent storage
	Moreno Station redirects to Gov. St. Station either by Force main or gravity if storage at Gov. St.
	Intermediate stations south of disruption redirect to Pipeline
	Alternate Storage at Gov. St. OR Moreno
Redirection Quantity	
	2012 ADF combined = +/- 13mgd plus intermediate stations
Conceptual Required Modifications	
	Warrington Station piping modifications
	Warrington Storage Capacity upgrades to 10MG
	Government Street Station piping modifications to redirect flows
	Zarragossa Station (LS #295) piping modifications for direct discharge to GSRLS
	Montclair interconnect to CWRP force main
	Pipeline Road Station Piping Modifications
	Intermediate storage addition with gravity return @ Gov. St. OR Moreno OR Montclair
	Intermediate storage to include tie to FM w/ PSV to preclude siphoning

Segment 6	
Transmission Main from 186 Interconnect to CWRP Infi	
Affected Components	
	Entire System loses access to CWRP
	Montclair Station is accessible if interconnect activated
	Pipeline Rd Station Storage may be accessed from south
	LS 186 may be accessed from 186 FM
Required Redirection	
	Warrington Station (LS #188) redirects to storage at Warrington
	Edgewater Station (LS #338) redirects to storage at Warrington
	Government Street Station redirects to storage at Warrington
	Moreno Station redirection to Gov. St., Montclair, and/or adjacent storage
	Moreno Station redirects to Gov. St. Station either by Force main or gravity if storage at Gov. St.
	Intermediate stations south of disruption redirect to Pipeline
	LS 186 and Kingsfield Rd FM redirect to Bayou Marcus sy
	Alternate Storage at Gov. St. OR Moreno
Redirection Quantity	
	2012 ADF combined = +/- 16 mgd
Conceptual Required Modifications	
	Warrington Station piping modifications
	Warrington Storage Capacity upgrades to 10MG
	Government Street Station piping modifications to redirect
	Zarragossa Station (LS #295) piping modifications for direct
	Montclair interconnect to CWRP force main
	Pipeline Road Station Piping Modifications
	LS 186 piping modifications to redirect and accept FM 186
	Intermediate storage addition with gravity return @ Gov. St.
	Intermediate storage to include tie to FM w/ PSV to preclude

Owner: Emerald Coast Utilities Authority
 Project: CWRP Influent Transmission Main Disruption Contingency Plan
 Response Plan by Influent Transmission Main Segment

Segment 5	
Pipeline Road RLS discharge to 186 Interconnect	
Affected Components	
	Government Street Station loses access to CWRP
	Moreno Station loses access to CWRP
	Pipeline Rd Station loses access to CWRP
	All connected stations south of disruption lose access to CWRP
	All other components north of disruption remain connected to CWRP
	Montclair Station is accessible if interconnect activated
	Pipeline Rd Station Storage may be accessed from south of disruption point
Required Redirection	
	Warrington Station (LS #188) redirects to storage at Warrington
	Edgewater Station (LS #338) redirects to storage at Warrington
	Government Street Station redirects to storage at Warrington
	Moreno Station redirection to Gov. St., Montclair, and/or adjacent storage
	Moreno Station redirects to Gov. St. Station either by Force main or gravity, if storage at Gov. St.
	Intermediate stations south of disruption redirect to Pipeline
	Alternate Storage at Gov. St. OR Moreno
Redirection Quantity	
	2012 ADF combined = +/- 13mgd plus intermediate stations
Conceptual Required Modifications	
	Warrington Station piping modifications
	Warrington Storage Capacity upgrades to 10MG
	Government Street Station piping modifications to redirect flows
	Zarragossa Station (LS #295) piping modifications for direct discharge to GSRLS
	Montclair interconnect to CWRP force main
	Pipeline Road Station Piping Modifications
	Intermediate storage addition with gravity return @ Gov. St. OR Moreno OR Montclair
	Intermediate storage to include tie to FM w/PSV to preclude siphoning

Segment 6	
Transmission Main from 186 Interconnect to CWRP Influent Transmission Main	
Affected Components	
	Entire System loses access to CWRP
	Montclair Station is accessible if interconnect activated
	Pipeline Rd Station Storage may be accessed from south of disruption point
	LS 186 may be accessed from 186 FM
Required Redirection	
	Warrington Station (LS #188) redirects to storage at Warrington
	Edgewater Station (LS #338) redirects to storage at Warrington
	Government Street Station redirects to storage at Warrington
	Moreno Station redirection to Gov. St., Montclair, and/or adjacent storage
	Moreno Station redirects to Gov. St. Station either by Force main or gravity, if storage at Gov. St.
	Intermediate stations south of disruption redirect to Pipeline for relay to Morino, Montclair, or Gov St.
	LS 186 and Kingsfield Rd FM redirect to Bayou Marcus system
	Alternate Storage at Gov. St. OR Moreno
Redirection Quantity	
	2012 ADF combined = +/- 16 mgd
Conceptual Required Modifications	
	Warrington Station piping modifications
	Warrington Storage Capacity upgrades to 10MG
	Government Street Station piping modifications to redirect flows
	Zarragossa Station (LS #295) piping modifications for direct discharge to GSRLS
	Montclair interconnect to CWRP force main
	Pipeline Road Station Piping Modifications
	LS 186 piping modifications to redirect and accept FM 186
	Intermediate storage addition with gravity return @ Gov. St. OR Moreno OR Montclair
	Intermediate storage to include tie to FM w/PSV to preclude siphoning

Owner: Emerald Coast Utilities Authority
Project: CWRP Influent Force Main Disruption Contingency Plan
Response Plan by Force Main Segment

Segment 7	
LS 186 discharge FM	
Affected Components	
	LS 186 loses access to CWRP
	All stations connected to FM 186 west of disruption lose access to CWRP
	All stations connected to FM 186 east of disruption retain access to CWRP
	All other components remain connected to CWRP
Required Redirection	
	Intermediate stations west of disruption must redirect to LS 186 wet well
	LS 186 redirect to Bayou Marcus system and accept Kingsfield FM flows into wet well
Redirection Quantity	
	2012 ADF combined - varies along the Kingsfield FM
Conceptual Required Modifications	
	LS 186 piping modifications to redirect and accept FM 186



EXHIBIT I

CAPITAL IMPROVEMENTS COST ESTIMATES

CWRP INFLUENT TRANSMISSION MAIN CONTINGENCY PLAN

27946.01

Opinion of Probable Costs

Summary

Item	Description	Total Estimated Construction Cost	Non-Construction Costs & 20% Contingency	Total Estimated Cost
Figure A-1	GSRLS Piping Mods	\$ 259,274	\$ 98,500	\$ 357,774
Figure A-2	Zarragossa FM Pipe Rerouting	\$ 86,600	\$ 32,900	\$ 119,500
Figure A-3	Warrington Site Modifications	\$ 2,631,800	\$ 803,700	\$ 3,435,500
Figure B-1	Moreno LS Pipe Rerouting	\$ -	\$ -	\$ -
Figure C-1	Montclair Force Main Pipe Rerouting	\$ 32,020	\$ 12,180	\$ 44,200
Figure C-2	Montclair LS Piping Modifications	\$ 83,800	\$ 31,900	\$ 115,700
Figure D-1	Pipeline Rd RLS Piping Modifications	\$ 54,100	\$ 20,500	\$ 74,600
Figure E-1	LS 186 Piping Modifications	\$ 52,900	\$ 20,100	\$ 73,000
	Additional 6.0MG Storage	\$ 2,411,995	\$ 916,600	\$ 3,328,595
	Project Capital Construction Costs	\$ 5,612,000	\$ 1,936,000	\$ 7,550,000
			+/- 15% Administrative Costs	Total Estimated Cost
	Response Plan Repair Materials & Supplies	\$ 700,000	\$ 100,000	\$ 800,000
	Storage Site Acquisition Allowance	\$ 375,000	\$ 125,000	\$ 500,000
	Response Protocol Development Allowance	\$ -	\$ 150,000	\$ 150,000
	Non-Construction Costs	\$ 1,075,000	\$ 375,000	\$ 1,450,000
	Total Project Costs	\$ 6,690,000	\$ 2,310,000	\$ 9,000,000

Notes:

Figure A-2 does not include the Zarragossa LS improvements.

CWRF INFLUENT TRANSMISSION MAIN CONTINGENCY PLAN

27946.01

Opinion of Probable Costs

Summary w/ Phasing

Report Item	Description	Year 1 Amount	Year 2 Amount	Year 3 Amount
Figure A-1	GSRLS Piping Mods	\$ 357,800	\$ -	\$ -
Figure A-2	Zarragossa FM Pipe Rerouting	\$ -	\$ 119,500	\$ -
Figure A-3	Warrington Site Modifications	\$ 1,742,200	\$ 1,694,400	\$ -
Figure B-1	Moreno LS Pipe Rerouting	\$ -	\$ -	\$ -
Figure C-1	Montclair Force Main Pipe Rerouting	\$ -	\$ 44,200	\$ -
Figure C-2	Montclair LS Piping Modifications	\$ -	\$ 115,700	\$ -
Figure D-1	Pipeline Rd RLS Piping Modifications	\$ -	\$ 74,600	\$ -
Figure E-1	LS 186 Piping Modifications	\$ -	\$ 73,000	\$ -
	Additional 6.0MG Storage	\$ -	\$ 353,600	\$ 2,975,000
	Response Plan Repair Materials & Supplies	\$ 800,000	\$ -	\$ -
	Storage Site Acquisition Allowance	\$ 0	\$ 500,000	\$ -
	Response Protocol Development Allowance	\$ 100,000	\$ 25,000	\$ 25,000
	Annual Estimated Expenditures	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000

CWRF INFLUENT TRANSMISSION MAIN CONTINGENCY PLAN

27946.01

Opinion of Probable Costs

YEAR 1 PHASED COST

Item	Description	Total Estimated Construction Cost	Non-Construction Costs & 20% Contingency	Total Estimated Cost
Figure A-1	GSRLS Piping Mods	\$ 259,274	\$ 98,496	\$ 357,770
Figure A-2	Zarragossa FM Pipe Rerouting			
Figure A-3	Warrington Site Modifications	\$ 1,368,250	\$ 373,950.00	\$ 1,742,200
Figure B-1	Moreno LS Pipe Rerouting			
Figure C-1	Montclair Force Main Pipe Rerouting			
Figure C-2	Montclair LS Piping Modifications			
Figure D-1	Pipeline Rd RLS Piping Modifications			
Figure E-1	LS 186 Piping Modifications			
	Additional 6.0MG Storage			
Project Capital Construction Costs		\$ 1,627,524	\$ 472,446	\$ 2,100,000
			15% Administrative Costs & 10% Contingency	
	Purchase Allowance			Total Estimated Cost
	Response Plan Repair Materials & Supplies	\$ 700,000	\$ 100,000	\$ 800,000
	Storage Site Acquisition Allowance	\$ 0	\$ 0	0
	Response Protocol Development Allowance	\$ 0	\$ 100,000	\$ 100,000
	Non-Construction Costs	\$ 700,000	\$ 200,000	\$ 900,000
	Total Project Costs	\$ 2,327,524	\$ 672,446	\$ 3,000,000

Notes:

Figure A-2 does not include the Zarragossa LS improvements.

CWRF INFLUENT TRANSMISSION MAIN CONTINGENCY PLAN

27946.01

Opinion of Probable Costs

YEAR 2 PHASED COST

Item	Description	Total Estimated Construction Cost	Non-Construction Costs & 20% Contingency	Total Estimated Cost
Figure A-1	GSRLS Piping Mods			
Figure A-2	Zarragossa FM Pipe Rerouting	\$ 86,600	\$ 32,900	\$ 119,500
Figure A-3	Warrington Site Modifications	\$ 1,264,550	\$ 429,850	\$ 1,694,400
Figure B-1	Moreno LS Pipe Rerouting	\$ -	\$ -	\$ -
Figure C-1	Montclair Force Main Pipe Rerouting	\$ 32,020	\$ 12,180	\$ 44,200
Figure C-2	Montclair LS Piping Modifications	\$ 83,800	\$ 31,900	\$ 115,700
Figure D-1	Pipeline Rd RLS Piping Modifications	\$ 54,100	\$ 20,500	\$ 74,600
Figure E-1	LS 186 Piping Modifications	\$ 52,900	\$ 20,100	\$ 73,000
	Additional 6.0MG Storage	\$ -	\$ 353,600	\$ 353,600
	Project Capital Construction Costs	\$ 1,573,970	\$ 901,030	\$ 2,475,000
			15% Administrative Costs & Purchase Allowance	
	Response Plan Repair Materials & Supplies	\$ -	\$ -	\$ -
	Storage Site Acquisition Allowance	\$ 375,000	\$ 125,000	\$ 500,000
	Response Protocol Development Allowance	\$ 0	\$ 25,000	\$ 25,000
	Non-Construction Costs	\$ 375,000	\$ 150,000	\$ 525,000
	Total Project Costs	\$ 1,948,970	\$ 1,026,030	\$ 3,000,000

Notes:

Figure A-2 does not include the Zarragossa LS improvements.

CWRF INFLUENT TRANSMISSION MAIN CONTINGENCY PLAN

27946.01

Opinion of Probable Costs

YEAR 3 PHASED COST

Item	Description	Total Estimated Construction Cost	Non-Construction Costs & 20% Contingency	Total Estimated Cost
Figure A-1	GSRLS Piping Mods			
Figure A-2	Zarragossa FM Pipe Rerouting			
Figure A-3	Warrington Site Modifications			
Figure B-1	Moreno LS Pipe Rerouting			
Figure C-1	Montclair Force Main Pipe Rerouting			
Figure C-2	Montclair LS Piping Modifications			
Figure D-1	Pipeline Rd RLS Piping Modifications			
Figure E-1	LS 186 Piping Modifications			
	Additional 6.0MG Storage	\$ 2,411,995	\$ 563,000	\$ 2,975,000
	Project Capital Construction Costs	\$ 2,411,995	\$ 563,000	\$ 2,975,000
			15% Administrative Costs & 10% Contingency	Total Estimated Cost
	Response Plan Repair Materials & Supplies			
	Storage Site Acquisition Allowance			
	Response Protocol Development Allowance	\$ 0	\$ 25,000	\$ 25,000
	Non-Construction Costs	\$ 0	\$ 25,000	\$ 25,000
	Total Project Costs	\$ 2,411,995	\$ 563,000	\$ 3,000,000

Notes:

Figure A-2 does not include the Zarragossa LS improvements.

CWRF INFLUENT TRANSMISSION MAIN CONTINGENCY PLAN

27946.01

Opinion of Probable Costs

Figure A-1
GSRLS Piping Mods

Item	Description	Qty	Unit	Unit Cost Material	Extension
PIPING MODIFICATIONS					
1	24" Tee	1	EA	\$ 6,000	\$ 6,000
2	24" 90 Degree Bend	6	EA	\$ 4,000	\$ 24,000
3	24" Plug Valve	2	EA	\$ 5,000	\$ 10,000
4	24" Modulating Pinch Valve	1	EA	\$ 25,000	\$ 25,000
5	36" x 24" x 36" Tee	2	EA	\$ 12,500	\$ 25,000
6	24" DIP Pipe	64	LF	\$ 135	\$ 8,640
7	24" PVC Gravity Sewer	140	LF	\$ 75	\$ 10,500
8	Doghouse Manhole on 54" RCP	1	EA	\$ 9,000	\$ 9,000
					\$ 118,000
	Installation Allowance @	50% of material =			\$ 59,000
YARD MODIFICATIONS					
1	Reset Launch Pipe Vault	1	LS	\$ 5,000	\$ 5,000
2	36" FM Tee Insertion	1	LS	\$ 4,000	\$ 4,000
3	24" Pinch Valve	1	LS	\$ 2,500	\$ 2,500
4	Government Street Cut & Patch	22	SY	\$ 55	\$ 1,210
5	GSRLS Drive Cut & Patch	44	SY	\$ 56	\$ 2,464
6	Yard Grading & Grassing	1	LS	\$ 4,500	\$ 4,500
7	Transducer & Electrical	1	EA	\$ 24,000	\$ 24,000
8	Wrought Iron/Brick Fence Repair	1	LS	\$ 4,800	\$ 4,800
					\$ 48,474
Subtotal Direct Construction Costs =				\$	225,474
Contractors' Markup @ 15% =				\$	33,800
Total Estimated Construction Cost =				\$	259,274
Non-Construction Costs @ 15% =				\$	38,900
Contingency @ 20% =				\$	59,600
Total Estimated Component Cost =				\$	357,774.00

Notes:

See Figure A-2 for components related to Zarragossa FM repiping.

CWRF INFLUENT TRANSMISSION MAIN CONTINGENCY PLAN

27946.01

Opinion of Probable Costs

Figure A-2

Zarragossa FM Pipe Rerouting

Item	Description	Qty	Unit	Unit Cost Material	Extension
PIPING MODIFICATIONS					
1	18" PVC Force Main	900	LF	\$ 40	\$ 36,000
2	18" 45 Degree Bend	2	EA	\$ 2,500	\$ 5,000
3	18" Plug Valve	1	EA	\$ 4,500	\$ 4,500
4	18" Cap	1	EA	\$ 1,000	\$ 1,000
5		0	EA	\$ 0	\$ -
6		0	EA	\$ 0	\$ -
7		0	EA	\$ 0	\$ -
8		0	EA	\$ 0	\$ -
9		0	EA	\$ 0	\$ -
					\$ 47,000
Installation Allowance @		50% of material =			\$ 24,000
YARD MODIFICATIONS					
1	Discharge Manhole Tie	1	LS	\$ 2,000	\$ 2,000
2	Clubbs Street Cut & Patch	22	SY	\$ 50	\$ 1,100
3	Yard Grading & Grassing	1	LS	\$ 1,200	\$ 1,200
4		0	LS	\$ 0	\$ -
5		0	EA	\$ 0	\$ -
6		0	EA	\$ 0	\$ -
7		0	EA	\$ 0	\$ -
					\$ 4,300
Subtotal Direct Construction Costs =					\$ 75,300
Contractors' Markup @ 15% =					\$ 11,300
Total Estimated Construction Cost =					\$ 86,600
Non-Construction Costs @ 15% =					\$ 13,000
Contingency @ 20% =					\$ 19,900
Total Estimated Component Cost =					\$ 119,500.00

Notes:

Figure A-2 does not include the Zarragossa LS improvements.

CWRF INFLUENT TRANSMISSION MAIN CONTINGENCY PLAN

27946.01

Opinion of Probable Costs

Figure B-1

Moreno LS Pipe Rerouting

Exclusive of modifications associated with supplemental storage addition tying into the Moreno LS, there are no anticipated changes at this station

CWRF INFLUENT TRANSMISSION MAIN CONTINGENCY PLAN

27946.01

Opinion of Probable Costs

Figure C-1

Montclair Force Main Pipe Rerouting

Item	Description	Qty	Unit	Unit Cost Material	Extension
PIPING MODIFICATIONS					
1	16" PVC Force Main	60	LF	\$ 30	\$ 1,800
2	16" 90 Degree Bend	2	EA	\$ 1,500	\$ 3,000
3	16" Plug Valve	1	EA	\$ 3,000	\$ 3,000
4	16" Tee	1	EA	\$ 3,500	\$ 3,500
5	16" x 12" Reducer	1	EA	\$ 2,000	\$ 2,000
6		0	EA	\$ 0	\$ -
7		0	EA	\$ 0	\$ -
8		0	EA	\$ 0	\$ -
9		0	EA	\$ 0	\$ -
					\$ 13,000
	Installation Allowance @	50%	of material =		\$ 7,000
YARD MODIFICATIONS					
1	CWRF TM Tie	1	LS	\$ 1,500	\$ 1,500
2	16" FM Tee Insertion	1	LS	\$ 2,500	\$ 2,500
3	"S" Street Cut & Patch	44	SY	\$ 30	\$ 1,320
4	Yard Grading & Grassing	1	LS	\$ 500	\$ 500
5	16" Valve Insertion	1	EA	\$ 2,000	\$ 2,000
6		0	EA	\$ 0	\$ -
7		0	EA	\$ 0	\$ -
					\$ 7,820
Subtotal Direct Construction Costs =				\$	27,820
Contractors' Markup @ 15% =				\$	4,200
Total Estimated Construction Cost =				\$	32,020
Non-Construction Costs @ 15% =				\$	4,800
Contingency @ 20% =				\$	7,400
Total Estimated Component Cost =				\$	44,200.00

CWRF INFLUENT TRANSMISSION MAIN CONTINGENCY PLAN
 27946.01
 Opinion of Probable Costs

Figure C-2
 Montclair LS Piping Modifications

Item	Description	Qty	Unit	Unit Cost Material	Extension
PIPING MODIFICATIONS					
1	12" 90 Degree Bend	1	EA	\$ 1,000	\$ 1,000
2	12" Plug Valve	1	EA	\$ 2,500	\$ 2,500
3	16"x12"x16" Tee	1	EA	\$ 3,500	\$ 3,500
4	12" Modulating Pinch Valve	1	EA	\$ 22,000	\$ 22,000
5	12" DIP Pipe	40	LF	\$ 20	\$ 800
6		0	EA	\$ 0	\$ -
7		0	EA	\$ 0	\$ -
8		0	EA	\$ 0	\$ -
9		0	EA	\$ 0	\$ -
					\$ 30,000
	Installation Allowance @		50% of material =		\$ 15,000
YARD MODIFICATIONS					
1	Montclair LS Manhole Tie	1	LS	\$ 1,400	\$ 1,400
2	16" FM Tee Insertion	1	LS	\$ 2,000	\$ 2,000
3	Yard Grading & Grassing	1	LS	\$ 1,000	\$ 1,000
4	Transducer & Electrical	1	EA	\$ 21,000	\$ 21,000
5	12" Valve Insertion	1	EA	\$ 2,500	\$ 2,500
6		0	EA	\$ 0	\$ -
7		0	EA	\$ 0	\$ -
					\$ 27,900
Subtotal Direct Construction Costs =					\$ 72,900
Contractors' Markup @ 15% =					\$ 10,900
Total Estimated Construction Cost =					\$ 83,800
Non-Construction Costs @ 15% =					\$ 12,600
Contingency @ 20% =					\$ 19,300
Total Estimated Component Cost =					\$ 115,700.00

CWRF INFLUENT TRANSMISSION MAIN CONTINGENCY PLAN

27946.01

Opinion of Probable Costs

Figure D-1

Pipeline Rd RLS Piping Modifications

Item	Description	Qty	Unit	Unit Cost Material	Extension
PIPING MODIFICATIONS					
1	12" 90 Degree Bend	2	EA	\$ 1,000	\$ 2,000
2	12" Plug Valve	1	EA	\$ 2,500	\$ 2,500
3	16"x12"x16"Tee	2	EA	\$ 3,500	\$ 7,000
4	Valve Actuator	1	EA	\$ 1,500	\$ 1,500
5	12" DIP Pipe	20	LF	\$ 15	\$ 300
6	Valve Actuator Vault	1	EA	\$ 2,000	\$ 2,000
7		0	EA	\$ 0	\$ -
8		0	EA	\$ 0	\$ -
					\$ 15,000
	Installation Allowance @	50% of material =			\$ 8,000
YARD MODIFICATIONS					
1	Transducer & Electrical	1	EA	\$ 21,000	\$ 21,000
2	Existing piping dismount and remount	1	LS	\$ 3,000	\$ 3,000
3		0	EA	\$ 0	\$ -
4		0	EA	\$ 0	\$ -
5		0	EA	\$ 0	\$ -
6		0	EA	\$ 0	\$ -
7		0	EA	\$ 0	\$ -
					\$ 24,000
Subtotal Direct Construction Costs =					\$ 47,000
Contractors' Markup @ 15% =					\$ 7,100
Total Estimated Construction Cost =					\$ 54,100
Non-Construction Costs @ 15% =					\$ 8,100
Contingency @ 20% =					\$ 12,400
Total Estimated Component Cost =					\$ 74,600.00

CWRF INFLUENT TRANSMISSION MAIN CONTINGENCY PLAN
 27946.01
 Opinion of Probable Costs

Figure E-1
 LS 186 Piping Modifications

Item	Description	Qty	Unit	Unit Cost Material	Extension
PIPING MODIFICATIONS					
1	16" Tee	1	EA	\$ 3,500	\$ 3,500
2		0	EA	\$ 1,500	\$ -
3	16" Plug Valve	1	EA	\$ 3,000	\$ 3,000
4	Valve Actuator	1	EA	\$ 1,500	\$ 1,500
5	Valve Actuator Vault	1	EA	\$ 2,000	\$ 2,000
6	16" DIP Pipe	20	LF	\$ 25	\$ 500
7	Doghouse Manhole onto gravity sewer	1	EA	\$ 5,000	\$ 5,000
8	16" Gravity Sewer	100	LF	\$ 25	\$ 2,500
9		0	EA	\$ 0	\$ -
					\$ 18,000
Installation Allowance @		50% of material =			\$ 9,000
YARD MODIFICATIONS					
1	Electrical	1	EA	\$ 17,000	\$ 17,000
2	Yard Grading & Grassing	1	LS	\$ 2,000	\$ 2,000
3		0	EA	\$ 0	\$ -
4		0	EA	\$ 0	\$ -
5		0	EA	\$ 0	\$ -
6		0	EA	\$ 0	\$ -
7		0	EA	\$ 0	\$ -
					\$ 19,000
Subtotal Direct Construction Costs =				\$	46,000
Contractors' Markup @ 15% =				\$	6,900
Total Estimated Construction Cost =				\$	52,900
Non-Construction Costs @ 15% =				\$	7,900
Contingency @ 20% =				\$	12,200
Total Estimated Component Cost =				\$	73,000.00

Notes:
 The opinion of cost reflects that the station is piped to allow discharge either to the CWRF or to the BMWRF collection systems.
 Only the addition of the ability to drain the Kingsfield FM into LS 186 is priced out.
 The inclusion of an actuated valve in the gravity return allows for the isolation of the station to preclude its overflow.

CWRF INFLUENT TRANSMISSION MAIN CONTINGENCY PLAN

27946.01

Opinion of Probable Costs

Additional 6.0MG Storage

Item	Description	Qty	Unit	Unit Cost Material	Extension
SUBCONTRACTOR CONSTRUCTION					
1	6.0MG Prestressed Concrete tank w/ dome	6,000,000	Gal	\$ 0.26000	\$ 1,560,000
PIPING MODIFICATIONS					
24" Influent/Effluent Force Main (on site)					
2	24" 90 Degree Bend	2	EA	\$ 4,450	\$ 8,900
3	24" Plug Valve	1	EA	\$ 5,000	\$ 5,000
4	Valve Actuator	1	EA	\$ 2,000	\$ 2,000
5	24" Modulating Pinch Valve	1	EA	\$ 25,000	\$ 25,000
6	24" DIP Pipe	50	LF	\$ 150	\$ 7,500
7	24" PVC Force Main	100	LF	\$ 80	\$ 8,000
8	Discharge to Gravity Sewer Allowance	1	EA	\$ 10,000	\$ 10,000
9	Wash Down System Allowance	1	EA	\$ 30,000	\$ 30,000
10	Odor Control System Allowance	1	EA	\$ 15,000	\$ 15,000
					\$ 111,000
Installation Allowance @		50% of material =			\$ 56,000
YARD MODIFICATIONS					
1	Site clearing (190' x 200')	0.9	AC	\$ 3,500	\$ 3,150
2	Site Grading	0.95	AC	\$ 15,000	\$ 14,250
3	Subgrade Preparation	0.90	AC	\$ 90,000	\$ 81,000
4	Site Fencing	780	LF	\$ 35	\$ 27,300
5	Access Drive	1	EA	\$ 10,500	\$ 10,500
6	Stormwater Control	1	EA	\$ 30,000	\$ 30,000
7	Site Grassing	1300	SY	\$ 5	\$ 6,695
SUBTOTAL YARD MODIFICATIONS					\$ 172,895
OFF-SITE PIPING ALLOWANCE					\$ 197,500
Subtotal Direct Construction Costs =					\$ 2,097,395
Contractors' Markup @ 15% =					\$ 314,600
Total Estimated Construction Cost =					\$ 2,411,995
Non-Construction Costs @ 15% =					\$ 361,800
Contingency @ 20% =					\$ 554,800
Total Estimated Component Cost =					\$ 3,328,595

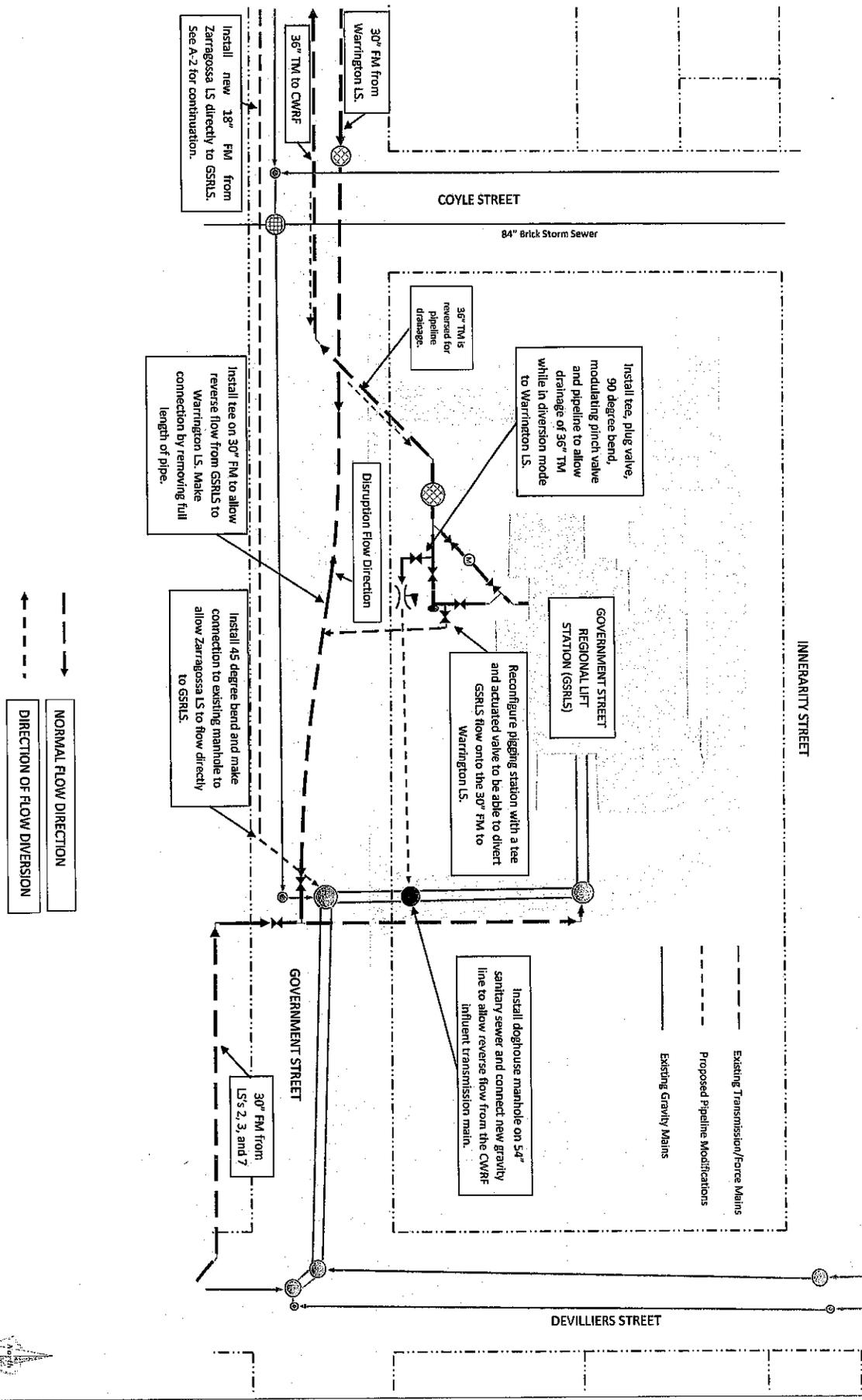
Notes:

Scope of work includes an allowance for off-site piping presuming a fairly close access to the transmission main and gravity sewers.



FIGURE A-1
GOVERNMENT STREET RLS SUGGESTED MODIFICATIONS

IMPROVEMENTS AT GOVERNMENT STREET REGIONAL LIFT STATION FOR CWRP INFLUENT TRANSMISSION DISRUPTION DIVERSIONS



BASKERVILLE-DONOVAN, INC.
Innovative Infrastructure Solutions

ECUA
CWRP INFLUENT TRANSMISSION MAIN DISRUPTION CONTINGENCY PLAN
PROJECT NO. 27946.01

FIGURE A-1



FIGURE A-2

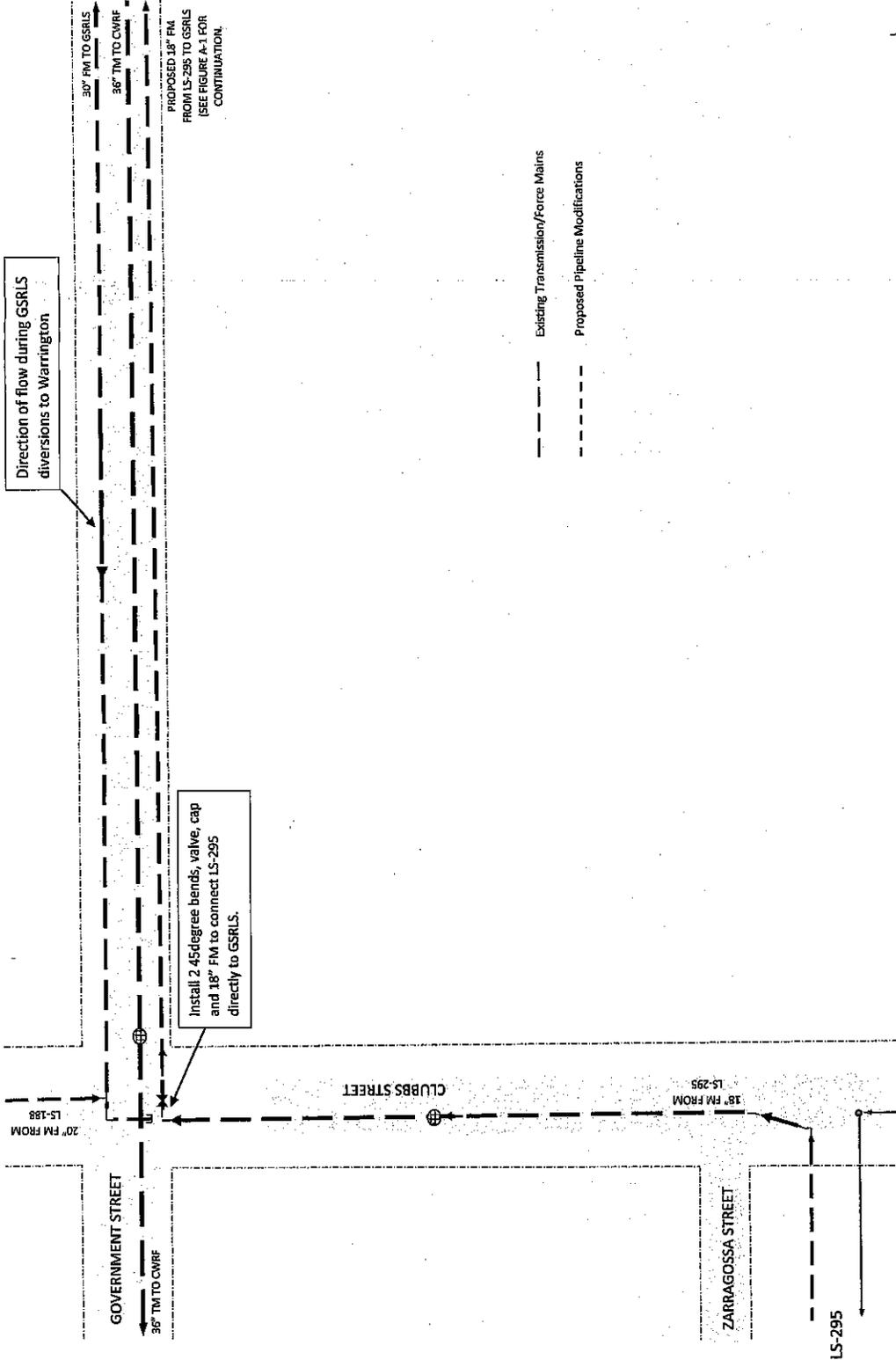
ZARRAGOSSA FORCE MAIN SUGGESTED MODIFICATIONS

FIGURE A-2

BASKERVILLE-DONOVAN, INC.
Innovative Infrastructure Solutions



PIPING CONNECTION TO TRANSFER ZARRAGOSSA LS OFF WARRINGTON FM AND DIRECTLY TO GSRLS



PROPOSED 18" FM
FROM LS-295 TO GSRLS
(SEE FIGURE A-1 FOR
CONTINUATION)

Direction of flow during GSRLS
diversions to Warrington

Install 2 45-degree bends, valve, cap
and 18" FM to connect LS-295
directly to GSRLS.

Existing Transmission/Force Mains
Proposed Pipeline Modifications



FIGURE A-3

WARRINGTON LIFT STATION SUGGESTED MODIFICATIONS



FIGURE B-1

MORENO STREET RLS OVER-FLOW MANHOLE

FIGURE B-1

BASKERVILLE-DONOVAN, INC.
 Innovative Infrastructure Solutions

MORENO STREET REGIONAL LIFT STATION SHOWING DIVERSION TO GSRLS THROUGH EXISTING OVERFLOW WEIR MANHOLE

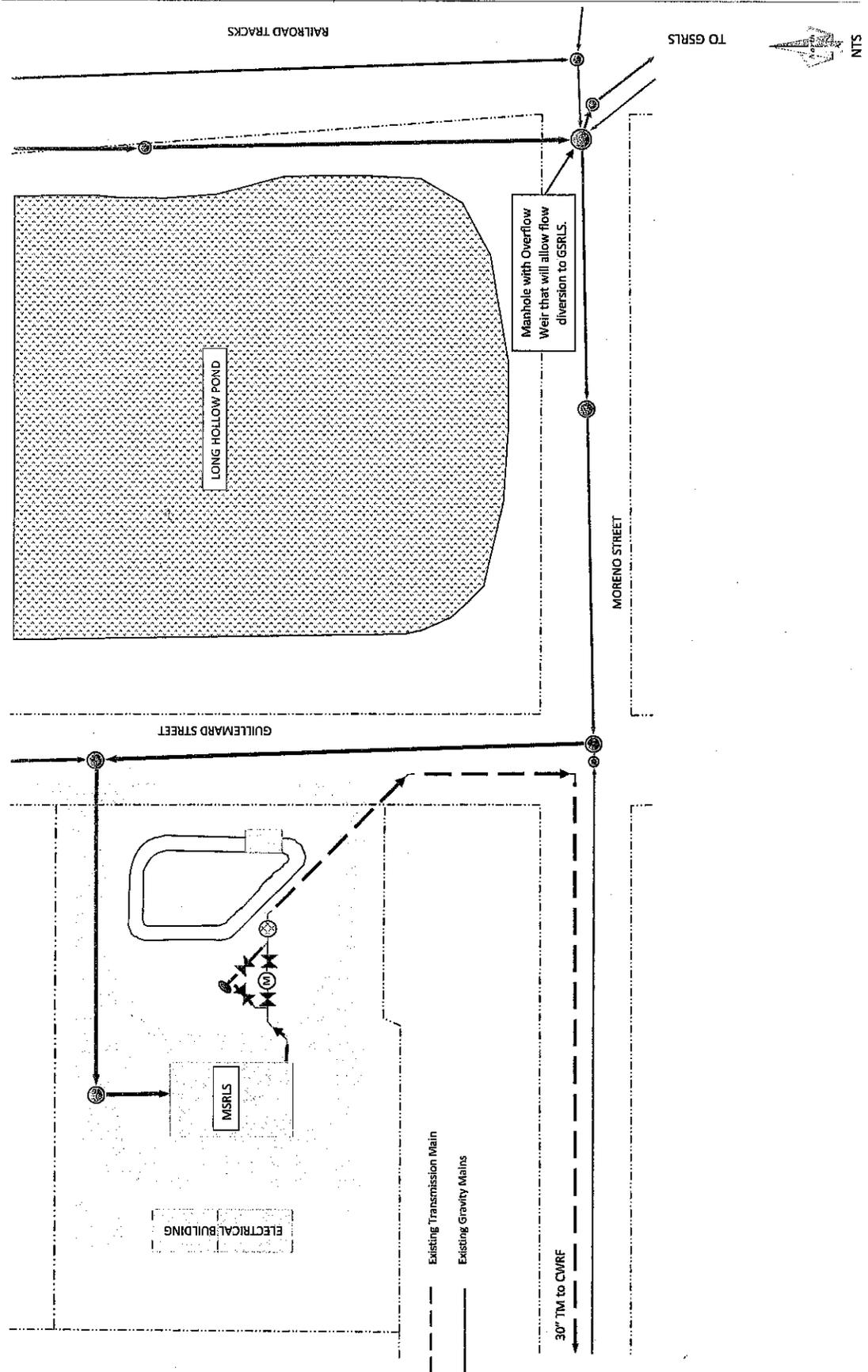




FIGURE C-1

TRUMAN STREET CONNECTION FOR MONTCLAIR FORCE MAIN

FIGURE C-1

BASKERVILLE-DONOVAN, INC. Innovative Infrastructure Solutions

ECUA
CWRF INFLUENT TRANSMISSION MAIN DISRUPTION CONTINGENCY PLAN
PROJECT NO. 27946.01

FLOW DIVERSION CONNECTION BETWEEN CWRF 42" INFLUENT TRANSMISSION MAIN AND MONTCLAIR LIFT STATION (LS-9) 16" FM

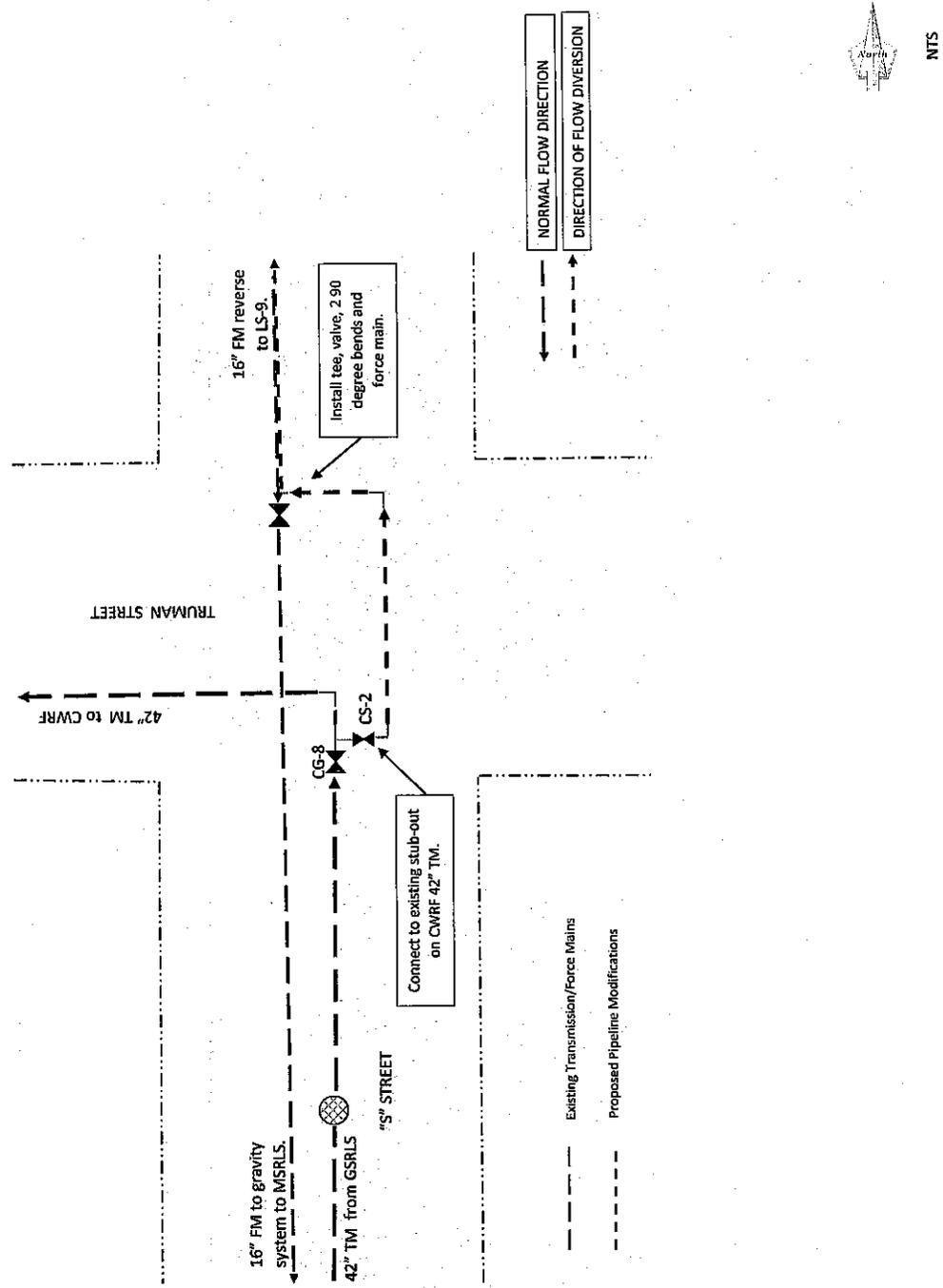
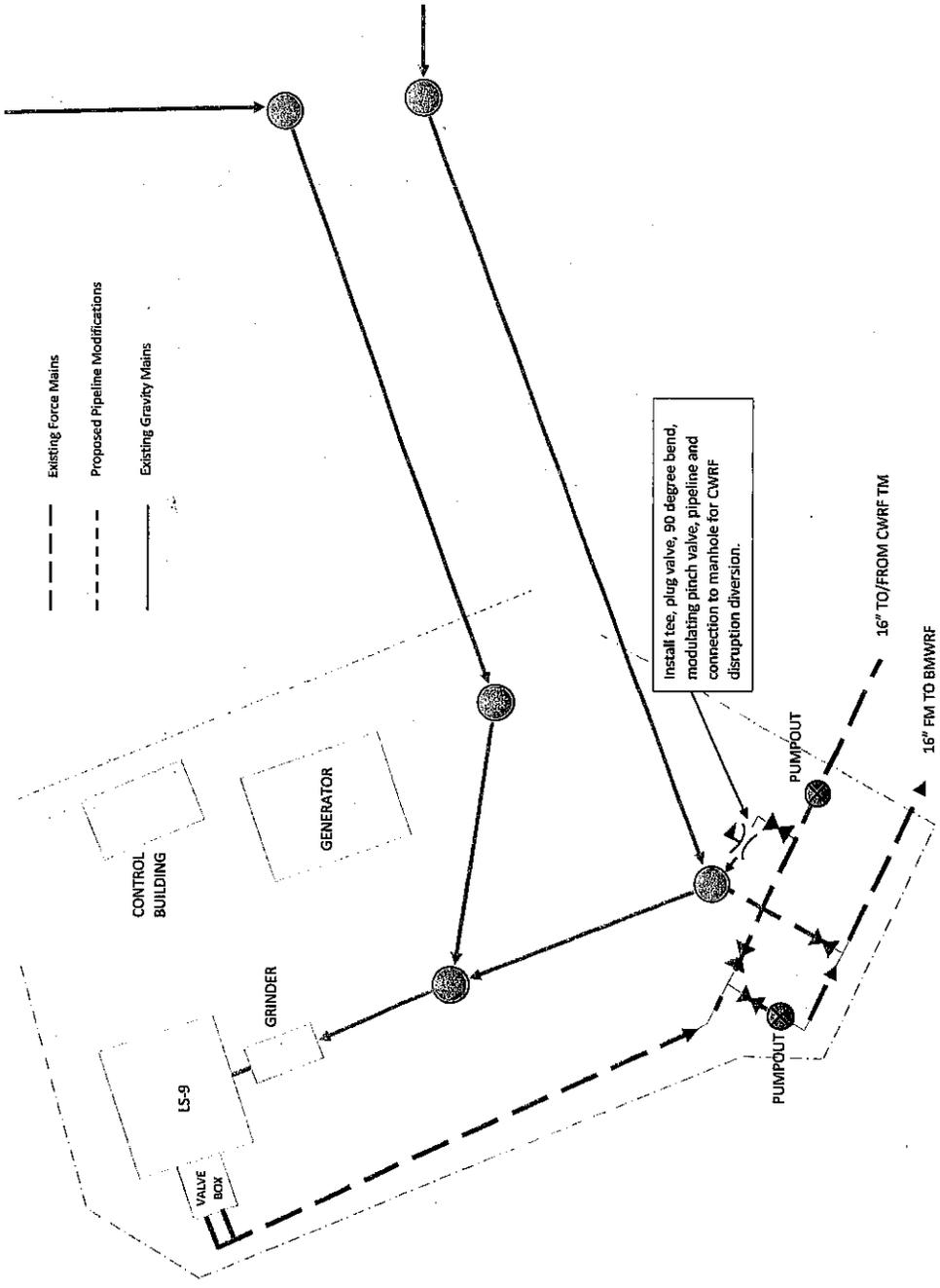




FIGURE C-2

MONTCLAIR LIFT STATION SUGGESTED MODIFICATIONS

IMPROVEMENTS AT MONTCLAIR LIFT STATION FOR CWRF INFLUENT TRANSMISSION MAIN DISRUPTION DIVERSION



- Existing Force Mains
- Proposed Pipeline Modifications
- Existing Gravity Mains

Install tee, plug valve, 90 degree bend, modulating pinch valve, pipeline and connection to manhole for CWRF disruption diversion.



FIGURE C-2



FIGURE D-1

PIPELINE ROAD RLS SUGGESTED MODIFICATIONS

FIGURE D-1



PIPELINE ROAD REGIONAL LIFT STATION TRANSMISSION MAIN DISRUPTION MODIFICATIONS

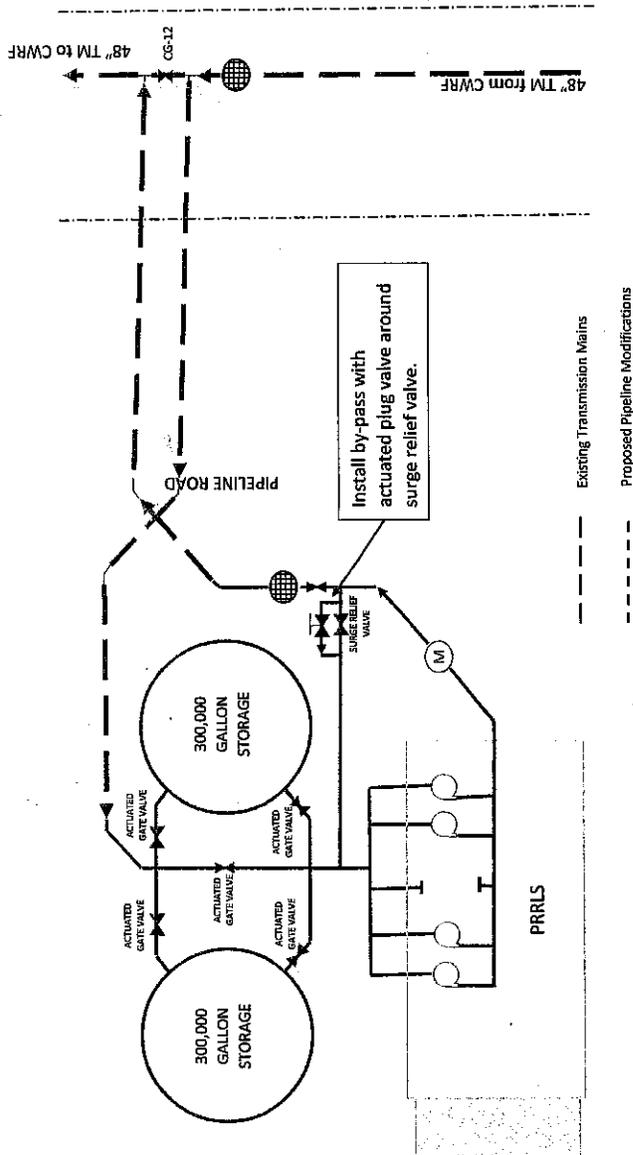


FIGURE E-1

LS-186 (ELEVEN MILE CREEK) SUGGESTED MODIFICATIONS

KINGSFIELD ROAD LIFT STATION (LS-186) IMPROVEMENTS TO RECEIVE FLOW FROM THE KINGSFIELD ROAD LIFT STATIONS AND DIVERT TO BMWRF

Existing Transmission/Force Mains
 Proposed Pipeline Modifications
 Existing Gravity Mains

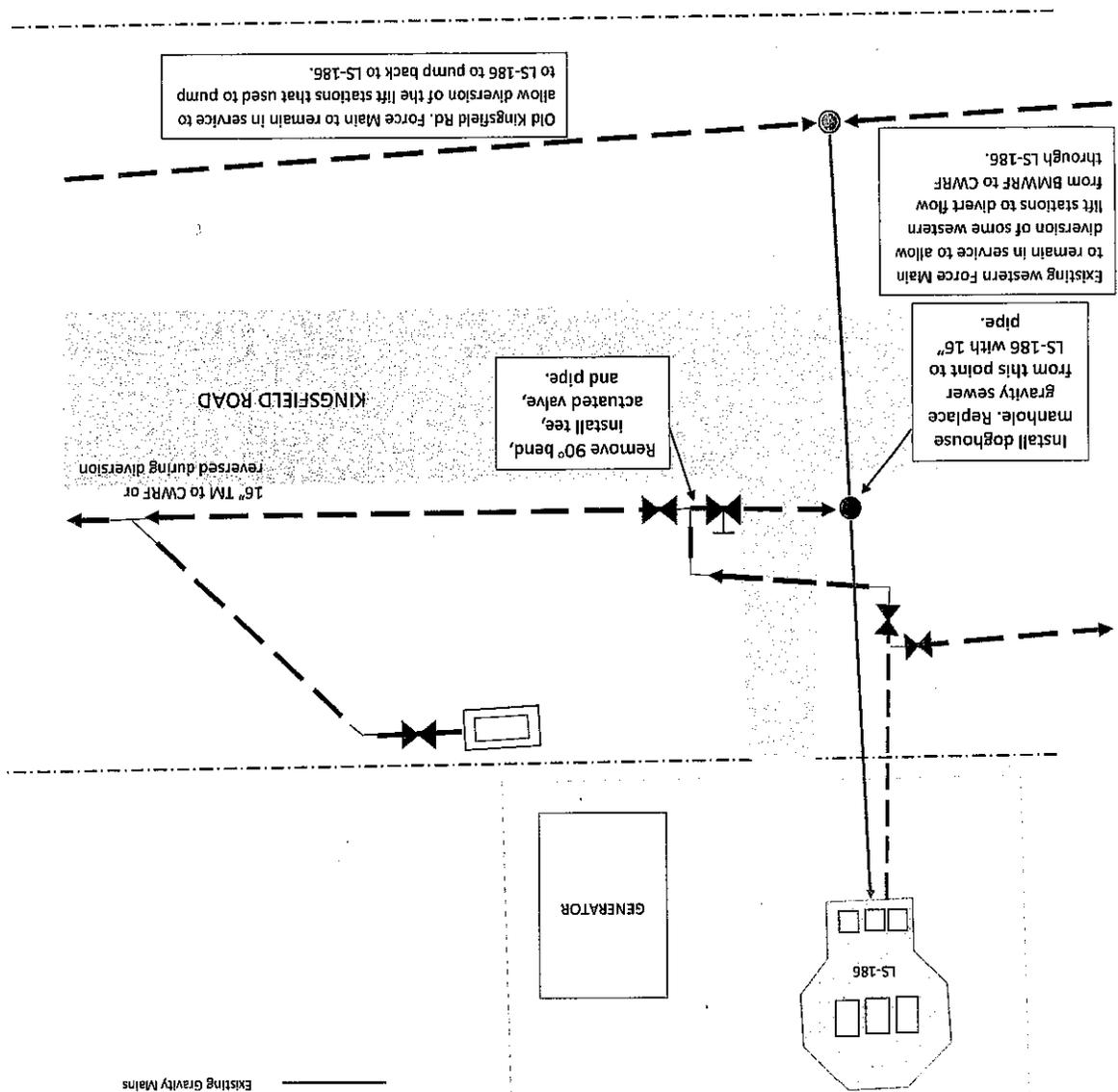


FIGURE E-1

BASKERVILLE-DONOVAN, INC. Innovative Infrastructure Solutions

AFFIDAVIT OF JEANNINE VAN REETH

BEFORE ME, the undersigned authority, personally appeared JEANNINE VAN REETH, who was sworn and says:

1. My name is JEANNINE VAN REETH. I am over the age of eighteen, competent and have personal knowledge of the facts set forth in this Affidavit.

2. During the first week of January 2016 I noticed a sold sign and also an ECUA "No Trespassing" sign at the above noted property. I was baffled why ECUA would purchase the property. I spoke with neighbors and was asked to obtain further information from the ECUA.

3. I contacted ECUA and asked what use was intended for the property, but the people I spoke with on the telephone wouldn't or couldn't tell me what ECUA was going to do with the property.

4. On 7 January, 2016 I requested from the ECUA, via e-mail, information concerning the purchase of said property and any ECUA correspondence regarding the ECUA's intentions for the property. I received a reply from Ms. Linda Iverson on 8 January, 2016, advising me of the costs involved in securing the requested information. I then revised my request to only the agenda item concerning the purchase of 1750 N. Palafox St., for which there was no charge.

5. On 11 January, 2016 I received the information from Ms. Iverson concerning the purchase of the above noted property, in the form of a staff memo to the ECUA board dated in May 28, 2015. **Exhibit A.** This memo indicated that the purchase was for the construction of tank storage "sufficient" to hold six million gallons, in close proximity to the Moreno Street Lift Station.

FURTHER AFFIANT SAYETH NOT.

Jeannine Van Reeth
JEANNINE VAN REETH

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was sworn to and subscribed before me this 21st day of March, 2016, by JEANNINE VAN REETH, who is () personally known to me or (X) has produced FL Drivers license as identification.



[NOTARY SEAL]

Harmony Beth Malone
Harmony Beth Malone

[type/print name below signature]

NOTARY PUBLIC

My Commission Expires: 10-28-18

Commission No.: FF 137396

JVR

MEMORANDUM

TO: Emerald Coast Utilities Authority Board

DATE: May 28, 2015

SUBJECT: Purchase of Real Property -- 1750 North Palafox Street

Background:

As part of the Main Street Wastewater Treatment Plant Replacement Project, ECUA acquired property via eminent domain in the vicinity of the intersection of North Palafox Street and East Mallory Street in order to install a regional lift station. The lift station was built, and it has been in operation since September, 2010. It is known as the Moreno Street Regional Lift Station, and it is a crucial component of the transmission system which terminates at the Central Water Reclamation Facility (CWRP).

As the Board is well aware, ECUA and its consultant have developed a CWRP Transmission Main Interruption Plan which has many components designed to protect the environment and minimize spills in the event the transmission main unexpectedly fails. One of the components of that plan involves diverting flow from the Moreno Street Regional Lift Station into tank storage.

Clearly, property in close proximity to the Regional Lift Station is preferred so as to minimize transmission piping. Unfortunately, the area in the immediate vicinity of the regional lift station is somewhat congested. There is an adjacent parcel with a large, four story building on it, however, which has been listed for sale for quite some time.

ECUA would like to construct tank storage sufficient to hold six million gallons. The parcel in question is of sufficient size to accommodate that tank storage without encroaching upon the building's footprint. Consequently, ECUA staff has been in negotiations with the property owner.

The negotiated terms of the sale are in the process of being reduced to writing. Once that has been accomplished, the proposed Purchase and Sale Agreement will be separately disseminated.

The negotiated purchase price is \$637,500, and it would include the entire parcel -- including the four story building located on the property. Due to its dilapidated condition and large size, it is unknown whether the building would be useful to ECUA. In fact, it is suspected that at least some, if not all, of that structure will need to be demolished. Nevertheless, purchase of this parcel is still deemed financially preferable

Emerald Coast Utilities Authority Board

Page 2

May 28, 2015

Subject: Purchase of Real Property -- 1750 North Palafox Street

to purchasing either a distant parcel (along with needed easements and piping for a transmission system) or securing numerous smaller parcels which could only accommodate much smaller tanks (along with needed easements and piping for a transmission system).

Issue:

Whether to approve a Purchase and Sale Agreement as outlined above and authorize the Executive Director to execute it on behalf of ECUA.

Option:

Approve a negotiated Purchase and Sale Agreement for the property located at 1750 North Palafox Street for \$637,500 and authorize the Executive Director to execute that document.

Supporting Data:

As part of the CWRP Transmission Main Interruption Plan, it has been determined that tank storage of six million gallons in the vicinity of the Moreno Street Regional Lift Station is desirable. The location of the subject property is ideal, as it is located on a contiguous parcel to the Moreno Street Regional Lift Station. Without purchasing this parcel, it will prove very difficult to acquire enough property to allow the construction of the tank storage. In addition, the proximity of the parcel to the lift station presents cost savings.

As part of the previous eminent domain proceeding, various appraisals of the property were completed. The negotiated purchase price compares favorably to those prior appraisals. The parcel is approximately three acres in size.

Option:

Take some other action.

Supporting Data:

This option is not recommended.

Policy Implications:

None.

Emerald Coast Utilities Authority Board

Page 3

May 28, 2015

Subject: Purchase of Real Property -- 1750 North Palafox Street

Financial Impact:

The negotiated sales price is \$637,500. Funding is available from the CWRP Transmission Main Interruption Plan, CIP Project CS415.

Origin:

Staff.

Staff Contacts:

William E. Johnson, Director of Engineering, 969-3309.

Stephen P. Holcomb, Director of Wastewater Infrastructure, 969-6647.

Recommendation:

That the Board approve the negotiated Purchase and Sale Agreement for the real property located at 1750 North Palafox Street, Pensacola, Florida 32501 for \$637,500, with funding from CIP Project CS415, and authorize the Executive Director to execute that document.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Stephen E. Sorrell". The signature is written in a cursive style with a large, looped initial "S".

Stephen E. Sorrell
Executive Director

AFFIDAVIT OF WILLIAM C. MCBRIDE

BEFORE ME, the undersigned authority, personally appeared WILLIAM C. MCBRIDE, who was sworn and says:

1. My name is WILLIAM C. MCBRIDE. I am over the age of eighteen, competent and have personal knowledge of the facts set forth in this Affidavit.

2. I am a citizen of the city of Pensacola, and a rate payer of Emerald Coast Utilities Authority.

3. In December of 2015, I saw a sign indicating that ECUA had purchased the property located at 1750 North Palafox Street.

4. In January 2016, I called ECUA Board Member Vicki Campbell to ask her what the purposes ECUA intended for the site.

5. In our telephone call, Vicki was quite guarded when I asked about the future use. She was very vague, said they had to assess the condition of the building before making any decisions. She said she thought the neighbors would be happy to see the old building either renovated or demolished.

6. I am a commercial building contractor and have been inside the building at 1750 N. Palafox in the past with potential buyers and realtors to see the condition. The building has been in terrible condition for years, full of mold but structurally sound.

7. Vicki Campbell said nothing to me about the apparently existing ECUA plans to build two 3-4 million gallon sewage storage tanks on the property.

8. I subsequently reviewed the agenda and minutes of ECUA's November 19, 2015 meeting, which are attached as **EXHIBIT A** and **EXHIBIT B** respectively, and in which ECUA purported to authorize the purchase of 1750 N. Palafox.

9. Nothing in the ECUA agenda or minutes for the November 19, 2015 meeting provides any indication that the purpose for the purchase of the site was to put major storage tanks for untreated sewage at that location.

FURTHER AFFIANT SAYETH NOT.


WILLIAM C. MCBRIDE

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was sworn to and subscribed before me this 14th day of March, 2016, by WILLIAM C. MCBRIDE, who is () personally known to me or () has produced FL Drivers license as identification.



[NOTARY SEAL]

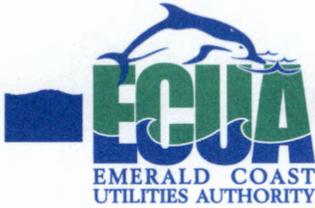

Harmony Beth Malone

[type/print name below signature]

NOTARY PUBLIC

My Commission Expires: 10-28-18

Commission No.: FF 137396



P.O. Box 15311 · 9255 Sturdevant Street · Pensacola, FL 32514-0311 · Phone: 850 476-5110 · Fax: 850 969-3308

Vicki H. Campbell
District One

Lois Benson
District Two

Elvin McCorvey
District Three

Dale Perkins
District Four

Larry Walker
District Five

ECUA Mission Statement

The Mission of the Emerald Coast Utilities Authority is to promote the quality of life of the Emerald Coast by providing water, wastewater, and sanitation services in an effective and efficient manner.

A G E N D A

A REGULAR MEETING OF THE
EMERALD COAST UTILITIES AUTHORITY BOARD
THURSDAY, NOVEMBER 19, 2015
ECUA BOARD ROOM
9255 STURDEVANT STREET
ELLYSON INDUSTRIAL PARK
2:00 P.M.

1. INVOCATION AND PLEDGE OF ALLEGIANCE
2. CALL TO ORDER
3. ADOPTION OF AGENDA
4. PUBLIC HEARINGS (None)
5. OPEN FORUM
6. PRESENTATIONS (None)
7. APPROVAL OF MINUTES: Regular Board meeting of October 29, 2015, pg. 4

8. OPERATIONAL ITEMS:
 - (a) Adoption of Resolution 15-20 - A PRELIMINARY RATE SETTING RESOLUTION PROVIDING FOR NOTICE AND PUBLIC HEARING CONCERNING THE PROPOSED ESTABLISHMENT OF NEW CHARGES FOR THE RECEIPT AND PROCESSING OF VEGETATIVE DEBRIS, pg. 14
 - (b) Annual renewal-Maintenance Agreement SunGard Public Sector Software, pg. 16
 - (c) Sole source purchase notification – step screen components – Central Water Reclamation Facility, pg. 19
 - (d) Scenic Highway and Langley Avenue lift station #64 – Change Order No. 1, pg. 22
 - (e) Authorization to close on purchase of real property – 1750 North Palafox Street, pg. 25
9. INFORMATIONAL REPORTS (None)
10. EXECUTIVE DIRECTOR’S REPORT:
11. ATTORNEY’S REPORT
12. UNFINISHED BUSINESS
13. NEW BUSINESS
14. BOARD COMMUNICATIONS
15. ADJOURNMENT

The next regular meeting of the Emerald Coast Utilities Authority Board is scheduled for **Thursday, December 17, 2015 at 2:00 p.m.** in the ECUA Board Room at 9255 Sturdevant Street, Ellyson Industrial Park.

Any person who decides to appeal any decision made by ECUA with respect to any matter considered at this meeting or hearing will need a record of the proceedings thereof. Since ECUA does not make verbatim records of its proceedings, such person may need to independently secure such a record, which should include the testimony and evidence on which the appeal is to be based.

Pursuant to the U.S. Americans with Disabilities Act, the ECUA will make reasonable modifications for access to ECUA services, programs, and activities by any qualified individual with a disability. Please call (850) 476-5110 (voice callers) or 1-800-955-8771 (TDD) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the ECUA sufficient time to provide the requested accessibility.

GUIDELINES FOR OPEN FORUM

1. *Presentations are limited to **three** minutes.*
2. *The Chairman may extend the time allowed if the Chairman determines an extension is necessary in order to allow sufficient time for a presentation. In this event, all persons addressing the same issue shall be allowed a similar extension of time.*
3. *If a large number of persons have indicated their desire to speak, the Chairman may reduce the time allowed for presentations in order to avoid unduly prolonging the meeting.*
4. *Presentations are limited to agenda items or other issues related to ECUA.*
5. *Comments of a personal nature concerning any individual or comments or actions which are disruptive will not be permitted.*

**MINUTES OF THE EMERALD COAST UTILITIES AUTHORITY BOARD MEETING
HELD THURSDAY, NOVEMBER 19, 2015 AT 2:00 P.M. IN THE ECUA BOARD
ROOM AT 9255 STURDEVANT STREET, ELLYSON INDUSTRIAL PARK,
PENSACOLA, FL**

Members present: Lois Benson, Chairman
Dale Perkins, Vice Chairman
Vicki Campbell
Elvin McCorvey
Larry Walker

Counsel present: Bradley S. Odom

Staff present: Stephen E. Sorrell, Executive Director
Nathalie Bowers, Public Information Officer
John Daane, Director of Information Technology
Tim Haag, Director of Government Affairs
Linda Iversen, Executive Assistant to the Board
Bill Johnson, Director of Engineering
Jim Roberts, Public Information Officer

ITEM 1 – INVOCATION AND PLEDGE OF ALLEGIANCE

Prior to calling the regular meeting of the Board to order, Ms. Campbell provided the invocation and led the Pledge of Allegiance.

ITEM 2 – CALL TO ORDER

Chairman Benson called the regular meeting of the Emerald Coast Utilities Authority Board to order at approximately 2:06 p.m.

ITEM 3 – ADOPTION OF AGENDA

Ms. Campbell added “lawn debris” to the agenda.

A motion was made by Ms. Campbell, seconded by Mr. McCorvey, to adopt the agenda as presented and amended. Motion carried 5-0.

ITEM 4 - PUBLIC HEARINGS

None.

ITEM 5 - OPEN FORUM

Mr. Kevin Westin and Mr. Sam Bhati addressed the Board concerning the billing for the Hospitality Inn located at 4910 Mobile Highway.

Board meeting 11/19/15

Mr. Westin explained that Mr. Bhati recently leased the Inn and was being required by ECUA to pay \$29,000 for the services provided to the location prior to being leased by Mr. Bhati. Further, they have been attempting to pay the \$29,000 and asked for ECUA to assist in this effort by allowing payments, which they have been doing. However, they are continuing to get disconnect notices and water shut-off because of the unpaid balance and charged additional fees in large amounts.

Mr. Westin also reported that two days ago the meter was replaced and he feels the old meter has not been operating properly in that the dial was continuously rapidly spinning. The new meter is rotating at a normal pace.

Mr. Perkins asked that ECUA work out a payment plan that will allow the account to become current.

Chairman Benson stated that this is something staff needs to evaluate and referred the issue to Mr. Sorrell.

Staff was requested to advise the Board if the one-time leak adjustment policy applies to commercial accounts.

ITEM 6 - PRESENTATIONS

None.

ITEM 7 - APPROVAL OF MINUTES:

A motion was made by Dr. Walker, seconded by Mr. McCorvey, to approve the minutes of the regular Board meeting of October 29, 2015 as presented. Motion carried 5-0.

ITEM 8 - OPERATIONAL ITEMS:

(a) **Adoption of Resolution 15-20**

A motion was made by Dr. Walker, seconded by Mr. Perkins, to adopt Resolution 15-20 - A PRELIMINARY RATE SETTING RESOLUTION PROVIDING FOR NOTICE AND PUBLIC HEARING CONCERNING THE PROPOSED ESTABLISHMENT OF NEW CHARGES FOR THE RECEIPT AND PROCESSING OF VEGETATIVE DEBRIS. Motion carried 5-0.

(b) **Annual renewal-Maintenance Agreement SunGard Public Sector Software**

Board meeting 11/19/15

A motion was made by Mr. Perkins, seconded by Dr. Walker, to waive the competitive bidding process and authorize the Executive Director to renew the annual maintenance contract with SunGard Public Sector, Inc., at a cost of \$107,492.96, with funds allocated from the appropriate budget line item. Motion carried 5-0.

(c) Sole source purchase notification – step screen components – Central Water Reclamation Facility

A motion was made by Mr. Perkins, seconded by Ms. Campbell, to waive the bid requirement for the purchase of the replacement step screen components due to the proprietary nature of the equipment, and approve the issuance of a sole source purchase order to Huber Technologies, Inc., in the total amount of \$138,757.10, with funding available from the CWRP Plant Maintenance operating budget. Motion carried 5-0,

(d) Scenic Highway and Langley Avenue lift station #64 – Change Order No. 1

A motion was made by Ms. Campbell, seconded by Dr. Walker, to (1) Approve Change Order No. 1 in the amount of \$113,040.60 for CIP Project RS419, which consists of additional work items related to the Scenic Highway and Langley lift station #64 project; and (2) transfer funds in the amount of \$30,000 from CIP Project RS121 - Lift Station Replacement and Upgrades to CIP Project RS419. Motion carried 5-0.

(e) Authorization to close on purchase of real property – 1750 North Palafox Street

A motion was made by Mr. McCorvey, seconded by Dr. Walker, to authorize the Executive Director to execute any and all documents necessary to close on and effectuate the purchase of the real property located at 1750 North Palafox Street for \$637,500 in accordance with the Purchase and Sale Agreement previously entered into between ECUA and the property owner. Motion carried 5-0.

ITEM 9 - INFORMATIONAL REPORTS

None.

ITEM 10 - EXECUTIVE DIRECTOR'S REPORT:

Mr. Sorrell reported on the status of the materials recycling facility, stating that the interlocal agreement with the County has been executed and this

Board meeting 11/19/15

will open the door for construction of the facility, which will be located at the Perdido Landfill. Further, the equipment is under construction and should be delivered around the second week in January and the structure for the equipment should be completed around the first week in January.

Mr. Sorrell also provided a report on the "GIS" day conducted this week; the odor control and maintenance building at the Central Water Reclamation Facility (CWRP); and the monitoring well(s) project on the 2,000 plus acres at the CWRP.

ITEM 11 - ATTORNEY'S REPORT

Mr. Odom reported that staff has identified and contracted to purchase, at a very good price, a small parcel of property located next to a well plant on "I" Street.

Also, Mr. Odom reported that they will be recovering attorney fees on a case that ECUA previously prevailed in.

Mr. Odom advised that ECUA will be conducting a workshop on December 2 on how to do business with ECUA.

ITEM 12 - UNFINISHED BUSINESS

None.

ITEM 13 - NEW BUSINESS

(a) **Lawn debris (Campbell)**

Ms. Campbell advised that she has recently been contacted on several occasions with inquiries as to what to do with tree cuttings. Ms. Campbell suggested that perhaps it is time to once again put out information in this regard for public knowledge and asked that this be referred to staff.

ITEM 14 - BOARD COMMUNICATIONS

Chairman Benson commented on her attendance at public meeting earlier this month concerning the Innerarity Island system, stating that it went extremely well and was a real testament to the level of cooperation between the County and ECUA. Further, staff has done an excellent job in managing the situation.

Board meeting 11/19/15

ITEM 15 - ADJOURNMENT

There being no further business to come before the regular meeting of the Emerald Coast Utilities Authority Board, Chairman Benson declared the meeting adjourned at approximately 2:39 p.m.

Respectfully submitted,



Stephen E. Sorrell
Executive Director and
Secretary

**APPROVED BY THE ECUA BOARD
IN REGULAR SESSION ON 12/17/15.**

- Without corrections/amendments.
- With corrections/amendments being:

AFFIDAVIT OF MELANIE ANN NICHOLS

BEFORE ME, the undersigned authority, personally appeared MELANIE ANN NICHOLS, who was sworn and says:

1. My name is MELANIE ANN NICHOLS. I am over the age of eighteen, competent and have personal knowledge of the facts set forth in this Affidavit.

2. On Monday, January 11th, 2016 I received a couple of phone calls and text messages from residents in North Hill who had noticed the real estate sign in front of the old Medical Center building at 1750 N. Palafox St. had been changed to "Sold", asking if I knew anything about the sale. I did not.

3. Being the President of the North Hill Preservation Association, most major transactions in our vicinity end up with some contact with our Association about their proposed plans. The Paces Foundation, Inc. had previously been in touch with North Hill Preservation Association to discuss their proposed project for apartments at 1750 North Palafox, but I had thought that their sale had not gone through. In addition, the realtor John David Ellis, had a client interested in apartments for the upper floors and a restaurant on the first floor, and had contacted our Association about their proposed project so I wasn't sure if their contract had gone through.

4. After being informed of ECUA's purchase of 1750 N. Palafox, I had gone on-line to ECUA's website and looked at all of their agendas and minutes for the last year and found an agenda item for November 2015 where they voted to buy the property for 1750 N. Palafox Street. I reviewed one year's worth of ECUA meeting minutes, agendas, and monthly published newsletters "The Pipeline" and found not one single mention of any needed emergency sewage storage tanks or any information on this proposed sewage tank project.

5. In my review of these documents, I found that nearly all of their other major

projects were meaningfully described in agenda items and discussed at length in minutes.

6. There was much information in online minutes about the need for a clean water storage tank on Pensacola Beach and information about public hearings that were being hosted by ECUA to gain public input from Pensacola Beach property owners on site selection before they purchased any property on Pensacola Beach for their tank. I also read three separate articles in the Pensacola News Journal about these public hearings that ECUA was having for Pensacola Beach property owners about their future water tank project.

7. There was no information on the published agenda for the November 19, 2015 as to the purpose for the 1750 N. Palafox property. Only the one-page agenda is published on-line, and none of the supporting documentation, unlike the City of Pensacola who publishes the full agenda packet. There was also nothing mentioned about sewage or tanks in their meeting minutes for the November 2015 meeting, which were eventually provided online, and nothing as to the purpose or the need for this property.

8. Once learning of ECUA's plans to build the tanks, I immediately looked up the zoning of the parcel and found that it does not allow nuisance odors for onsite operations, and that storage was only allowed for uses on site. There is no sewage treatment plant on site, so this was pure storage, not associated with onsite processing operations, which is also not allowed in the zoning district for the property.

9. Sewage storage tanks produce noxious odors and dangerous gases which have serious negative effects on residents, particularly who are elderly or who have asthma and other respiratory issues. The proposed tanks are about 800 feet from a City pool where neighborhood children play from spring to summer.

10. North Hill is a very large residential district, and this site also adjoins the Long

Hollow and Eastside Neighborhoods which are also dense residential neighborhoods. Together with many residents from the neighborhoods, we went to the ECUA Citizens Advisory Committee meeting on January 20th, 2016. We were able to ask questions, but we really didn't get many answers at all about the project. We asked why they held so many Public Hearings for Pensacola Beach property owners before they chose the site for a 2.5 million gallon clean water tank at Pensacola Beach, and during that same time frame, they didn't hold ANY public hearings for Pensacola residents before choosing the site for 8-million gallons of sewage storage tanks. They had no answers except to say that they probably should have had a public meeting for us.

11. On February 18, 2016, I submitted a public records request for the project files for the tank project proposed for Palafox Street. Receiving no files and no estimate, on February 26, 2016, I sent another letter asking why I had not received any records for a project that their engineers told me on February 8th was ready to proceed.

12. On March 7, 2016 an article on the internet blog "The Pulse" came out about the ECUA tank project for Palafox and they used an ECUA drawing that I had requested in my public records request of February 18th, and which had not been fulfilled and that I had not received.

13. On March 8th, 2016, I submitted an additional public records request to ECUA for the public records request of Drew Buchanan and or The Pulse and found that there was none. ECUA is not releasing records to the public in a timely manner and appears to only release records to those who are slanting their news articles favorable to ECUA's message.

14. Once I finally received the invoice for my public records on March 8th, \$373, I challenged the cost of the records in an e-mail because none of the records were in electronic format, which I had requested if they were available in that format to save money. I never

received the estimate that I had asked for on February 18th. They charged me for copy fees on every document and 13.8 hours labor at \$20.18 per hour.

15. The North Hill Preservation Association paid for the ECUA records on March 10th. From those records, I learned through the attached Baskerville-Donovan, Inc. Diversion Concept Report & Facility Needs Assessment, that in there should there be a problem at the Moreno Street Lift Station force main line, the flow can be reversed to be gravity fed down to the Government Street Lift Station and that any surplus, would be sent to the storage tanks located on ECUA property in Warrington.

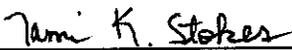
16. In addition, that there is plenty of available land at ECUA's existing Warrington site where additional emergency storage tanks could be built. There is no reason ECUA rate payers had to buy unneeded land on Palafox Street for the construction of these tanks when ECUA already owned land where these tanks could go, if needed, with minimal additional expense.

FURTHER AFFIANT SAYETH NOT.


MELANIE ANN NICHOLS

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to and subscribed before me this 15th day of March, 2016, by MELANIE ANN NICHOLS, who is () personally known to me or (✓) has produced FL driver license as identification.


Tami K. Stokes
[type/print name below signature]
NOTARY PUBLIC
My Commission Expires: 6/11/2016
Commission No.: EE 207096

[NOTARY SEAL]



Sec. 12-2-8. - Commercial land use district. Modified

The regulations in this section shall be applicable to the retail and downtown commercial and wholesale and light industry zoning districts: C-1, C-2A, C-2, R-C and C-3.

(A)

Purpose of district. The commercial land use district is established for the purpose of providing areas of commercial development ranging from compact shopping areas to limited industrial/high intensity commercial uses. Conventional residential use is allowed as well as residential uses on upper floors above ground floor commercial or office uses and in other types of mixed use development. New development and redevelopment projects are strongly encouraged to follow the city's design standards and guidelines contained in section 12-2-82.

The C-1 zoning district's regulations are intended to provide for conveniently supplying the immediate needs of the community where the types of services rendered and the commodities sold are those which are needed frequently. The C-1 zoning district is intended to provide a transitional buffer between mixed-use neighborhood commercial areas and more intense commercial zoning. The downtown and retail commercial (C-2A and C-2) zoning districts' regulations are intended to provide for major commercial areas intended primarily for retail sales and service establishments oriented to a general community and/or regional market. The C-3 wholesale and light industry zoning district's regulations are intended to provide for general commercial services, wholesale distribution, storage and light fabrication.

The downtown retail commercial (C-2A) zoning district's regulations are intended to provide a mix of restaurants, retail sales, entertainment, and service establishments with an emphasis on pedestrian-oriented ground floor shops and market spaces.

The commercial retail (C-2) zoning district's regulations are intended to provide for major commercial areas intended primarily for retail sales and service establishments oriented to a general community and/or regional market.

The C-3 wholesale and light industry zoning district's regulations are intended to provide for general commercial services, wholesale distribution, storage and light fabrication.

(B)

Uses permitted.

(1)

C-1, retail commercial zoning district. Any use permitted in the R-NC district and the following uses, with no outside storage or repair work permitted:

(a)

Retail sales and services.

(b)

Motels/hotels.

- (c) Vending machine when as accessory to a business establishment and located on the same parcel of land as the business.
 - (d) Car washes.
 - (e) Movie theaters, except drive-in theaters.
 - (f) Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site.
 - (g) Pet shops with all uses inside the principal building.
 - (h) Parking lots and parking garages.
 - (i) Pest extermination services.
 - (j) Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas.
 - (k) Business schools.
 - (l) Trade schools.
 - (m) Accessory buildings and uses customarily incidental to the above uses.
- (2) C-2A, *downtown retail commercial district*. Any use permitted in the C-1 district with the exception of manufactured home parks, and Conditional Uses. The following uses with no outside storage or repair work permitted:
- (a) Bars.
 - (b) Pool halls.
 - (c) Newspaper offices and printing firms.
 - (d) Marinas.
 - (e)

Major public utility buildings and structures including radio and television broadcasting station.

(f)
Amusement machine complex.

(g)
Accessory buildings and uses customarily incidental to the above uses.

(3)

C-2, commercial district (retail). Any use permitted in the C-2A district and the following uses with no outside storage or repair work permitted:

(a)
Cabinet shops and upholstery shops.

(b)
Electric motor repair and rebuilding.

(c)
Garages for the repair and overhauling of automobiles.

(d)
Bowling alleys.

(e)
Skating rinks.

(f)
Other recreation or amusement places operated for profit.

(g)
Sign shop.

(h)
Accessory buildings and uses customarily incidental to the above uses.

(4)

C-3, commercial zoning district (wholesale and limited industry).

(a)
Any use permitted in the C-2 district. Outside storage and work shall be permitted for those uses and the following uses, but shall be screened by an opaque fence or wall at least eight (8) feet high at installation. Vegetation shall also be used as a screen and shall provide seventy-five (75) percent opacity. The vegetative screen shall be located on the exterior of the required fence.

(b)
Outside kennels, runs or exercise areas for animals subject to regulations in section 12-2-54.

(c)
Growing and wholesale of retail sales of trees, shrubs and plants.

- (d) Bakeries, wholesale.
- (e) Ice cream factories and dairies.
- (f) Quick-freeze plants and frozen food lockers.
- (g) Boat sales and repair.
- (h) Outdoor theaters.
- (i) Industrial Research laboratories and pharmaceutical companies
- (j) Truck sales and repair.
- (k) Light metal fabrication and assembly.
- (l) Contractors shops.
- (m) Adult entertainment establishments subject to the requirements of chapter 7-3 of this Code.
- (n) Industrial laundries and dry cleaners using combustible or flammable liquids or solvents with a flash point of one hundred ninety (190) degrees Fahrenheit or less which provide industrial type cleaning, including linen supply, rug and carpet cleaning, and diaper service.
- (o) Retail lumber and building materials.
- (p) Warehouses.
- (q) Plumbing and electrical shops.
- (r) New car and used car lots, including trucks which do not exceed five thousand (5,000) pounds.
- (s) Car rental agencies and storage, including trucks which do not exceed five thousand (5,000) pounds.

- (t) Pawnshops and secondhand stores.
- (u) Tattoo parlors and studios.
- (v) Mini-storage warehouses.
- (w) Advanced manufacturing and/or processing operations provided that such use does not constitute a nuisance due to emission of dust, odor, gas, smoke, fumes, or noise.
- (x) Accessory buildings and uses customarily incidental to the above uses.

(C)

Regulations. All developments are required to comply with design standards and are strongly encouraged to follow design guidelines as established in section 12-2-82.

TABLE 12-2.7
REGULATIONS FOR THE COMMERCIAL ZONING DISTRICTS

Standards	C-1	C-2A	
Minimum Yard Requirements (Minimum Building Setbacks)	There shall be no yard requirements, except that where any nonresidential use is con- district there shall be a twenty-foot (20') yard unless the two (2) districts are separa- water, or similar manmade or natural buffer of equal wid Inside the C-2A District and Dense Business Area: There shall be a maximum allo		
Maximum Building Height	No building shall exceed forty- five (45) feet in height at the property or setback lines. (See Note 1)	No building shall exceed one hundred (100) fe setback lines. (See No	
Lot Coverage Requirements (The maximum combined area occupied by all principal and accessory buildings)	Shall not exceed seventy-five (75) percent of the total site area for buildings up to one hundred (100) feet in height. For buildings over one hundred (100) feet in height, lot coverage shall not exceed sixty-five (65) percent.	Shall not exceed one hundred (100) percent of the total site area for buildings up to one hundred (100) feet in height. For buildings over one hundred (100) in height, lot coverage shall not exceed ninety (90) percent.	Inside the exceed on total site hundred (10 over one h coverage percent (v

			Outside the exceed seven site area for (100) feet in hundred (1 shall not c
Maximum Density Multiple Family Dwellings	.35 dwelling units per acre.	135 dwelling units per acre.	Inside the d thirty-five Outside the (35)

Note 1: Three (3) feet may be added to the height of the building for each foot the building elevation is stair-stepped or recessed back from the property or setback lines beginning at the height permitted up to a maximum height of one hundred fifty (150) feet.

(D)

Reserved.

(E)

Additional regulations. In addition to the regulations established above in section 12-2-8(C), all developments within the commercial zoning districts will be subject to, and must comply with, the following regulations:

- Supplementary district regulations subject to regulations in sections 12-2-31 to 12-2-50.
- Off-street parking subject to regulations in Chapter 12-3.
- Signs subject to regulations in Chapter 12-4.
- Tree/landscape regulations subject to regulations in Chapter 12-6.
- Stormwater management and control of erosion, sedimentation and runoff subject to regulations in Chapter 12-9.
- Alcoholic beverages regulations subject to Chapter 7-4 of this Code.

(Ord. No. 25-92, § 1, 7-23-92; Ord. No. 6-93, § 6, 3-25-93; Ord. No. 29-93, § 6, 11-18-93; Ord. No. 3-94, § 4, 1-13-94; Ord. No. 44-94, § 1, 10-13-94; Ord. No. 33-95, § 2 (Exhibit 1), 8-10-95; Ord. No.

40-99, §§ 2, 3, 10-14-99; Ord. No. 17-06, § 1, 7-27-06; Ord. No. 11-09, § 1, 4-9-09; Ord. No. 13-12, § 1, 6-14-12; Ord. No. 12-13, § 1, 5-9-13; Ord. No. 40-13, § 1, 11-14-13)

Sec. 12-2-9. - Industrial land use district. Modified

The regulations in this section shall apply to the light industrial (wholesale and light industry) and heavy industrial zoning districts: M-1 and M-2.

(A)

Purpose of district. The industrial land use district is established for the purpose of providing areas for industrial development for a community and regionally oriented service area. The industrial zoning district's regulations are intended to facilitate the manufacturing, warehousing, distribution, wholesaling and other industrial functions of the city and the region. New residential uses are prohibited in the M-2 zoning district. The industrial district regulations are designed to:

- Encourage the formation and continuance of a compatible environment for industries, especially those which require large tracts of land and/or employ large numbers of workers;
- Protect and reserve undeveloped areas which are suitable for industries;
- Discourage development of new residential or other uses capable of adversely affecting or being affected by the industrial character of this district; and
- Provide an opportunity for review by the planning board and approval by the city council for specific uses that may be an environmental nuisance to the community.

(B)

Uses permitted.

(1)

M-1, light industrial district.

(a)

Any use permitted in the C-3 district.

(b)

Outdoor storage and work.

(c)

Wholesale business.

(d)

Lumber, building material yards.

(e)

Furniture manufacture/repair.

(f)

Assembly of electrical appliances, instruments, etc.

(g)

Welding and metal fabrication, except the fabrication of iron and steel or other metal for structural purposes, such as bridges, buildings, radio and television towers, oil derricks, and sections for ships, boats and barges.

- (h) Processing/packaging/distribution.
- (i) Canning plants.
- (j) Ice plant/storage buildings.
- (k) Bottling plants.
- (l) Stone yard or monument works.
- (m) Manufacturing uses of a scale and intensity likely to be capable of producing sound, vibration, odor, etc. that is incompatible with the general commercial districts.
- (n) Community correctional centers.

(2) *M-2, heavy industrial district.*

- (a) Any use permitted in the M-1 district.
- (b) Any use or the expansion of any use or building not permitted in the preceding district may be permitted upon development plan review by the planning board and city council approval subject to regulations in section 12-2-81.

(C) *Regulations.* All developments are required to comply with design standards and are encouraged to follow the design guidelines as established in section 12-2-82. Table 12-2.8, describes requirements for the industrial zoning districts.

TABLE 12-2.8
REGULATIONS FOR THE INDUSTRIAL ZONING DISTRICTS

Standards	M-1
Minimum Yard Requirements (Minimum	There shall be no yard requirements, except that where any nonresidential use is contiguous there shall be a twenty-foot yard, or for industrial uses a forty-foot yard, unless the two

Building Setbacks)	public street, body of water, or similar manmade or natural buffer of e
Maximum Building Height	No building shall exceed forty-five (45) feet in height at the property or building setback residential district. Above the height permitted three (3) feet may be added to the height of a building is set back from the property lines up to a maximum height of one hundred (100) feet. If not contiguous to a residential zoning district no building shall exceed one hundred (100) feet in height.
Lot Coverage Requirements	The maximum combined area occupied by all principal and accessory buildings shall not exceed 30% of the total site area.

(D)

Additional regulations. In addition to the regulations established above in section 12-2-9(C), all developments within the industrial zoning districts will be subject to, and must comply with, the following regulations:

- Supplementary district regulations subject to regulations in sections 12-2-31 to 12-2-50.
- Off-street parking subject to regulations in Chapter 12-3.
- Signs subject to regulations in Chapter 12-4.
- Tree/landscape regulations in Chapter 12-6.
- Stormwater management and control of erosion, sedimentation and runoff subject to regulations in Chapter 12-9.
- Alcoholic beverages regulations subject to Chapter 7-4 of this Code.

(Ord. No. 1-95, §§ 1, 2, 1-2-95; Ord. No. 33-95, § 2 (Exhibit 1), 8-10-95; Ord. No. 9-96, § 4, 1-25-96; Ord. No. 40-99, §§ 4, 5, 10-14-99; Ord. No. 13-12, § 1, 6-14-12)