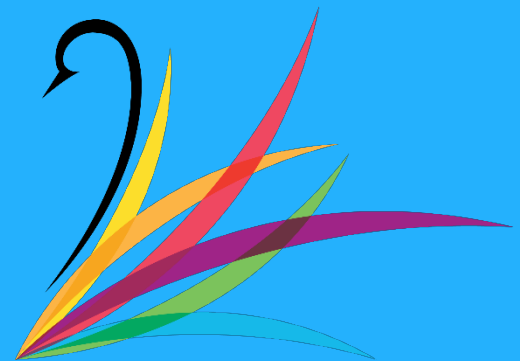
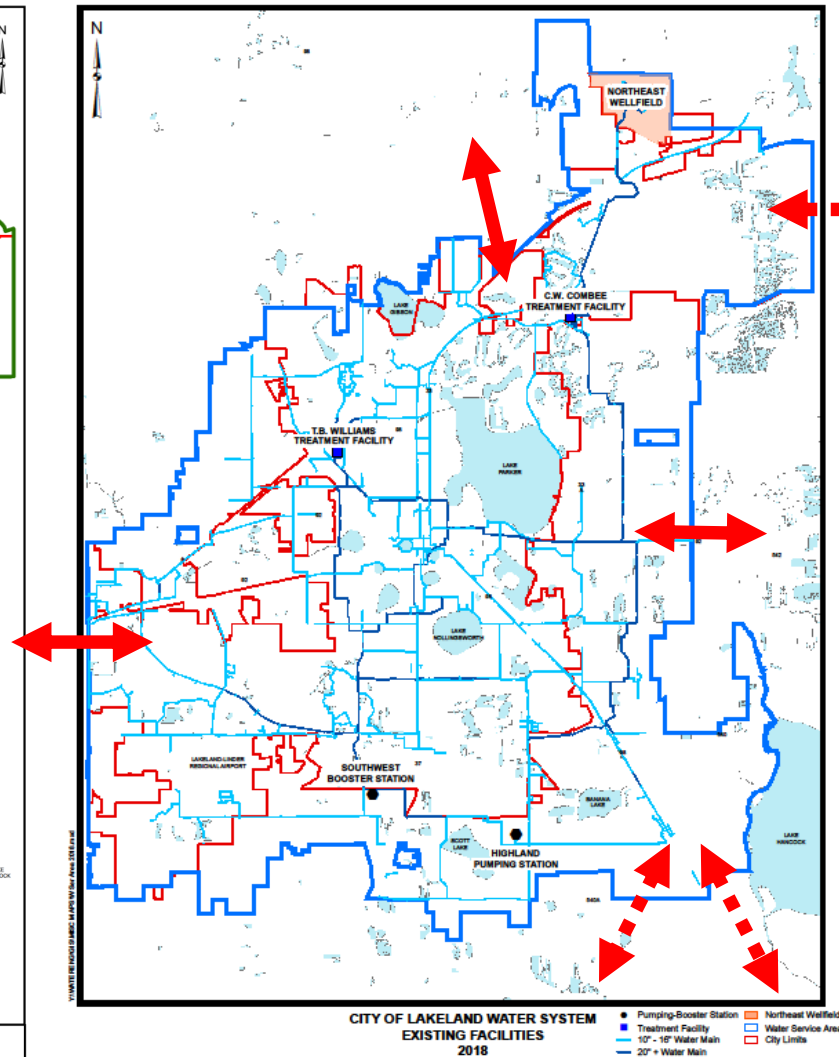
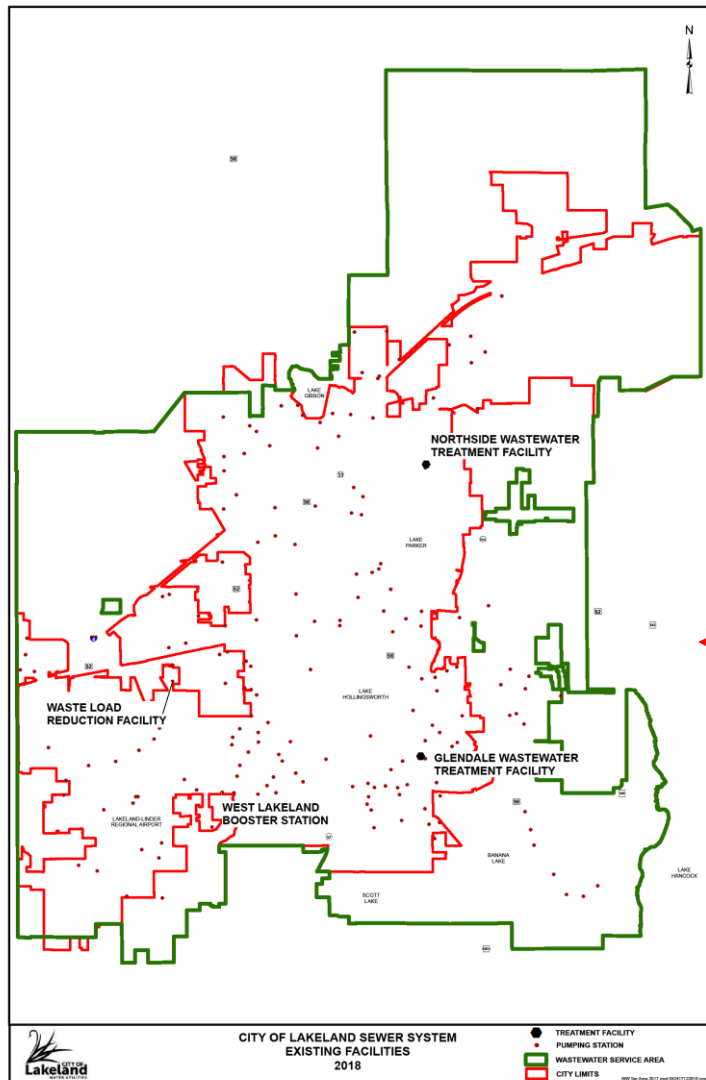


# Expansion, Development & Incentives

*Bob Conner*



# EXPANSION, DEVELOPMENT & INCENTIVES



Existing Interties

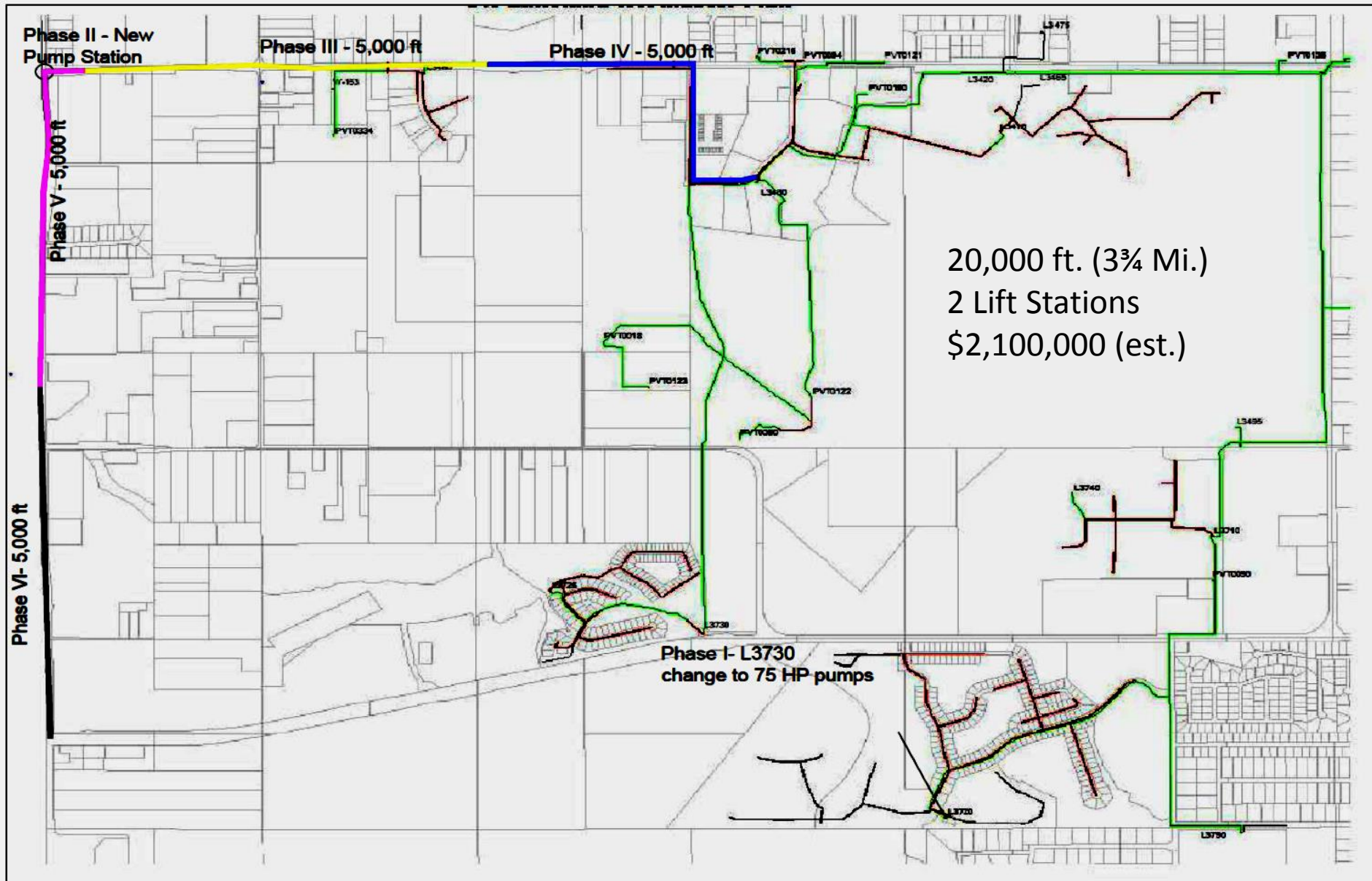
Auburndale #1  
Polk City  
Plant City

Proposed Interties

Auburndale #2  
Polk County  
Bartow

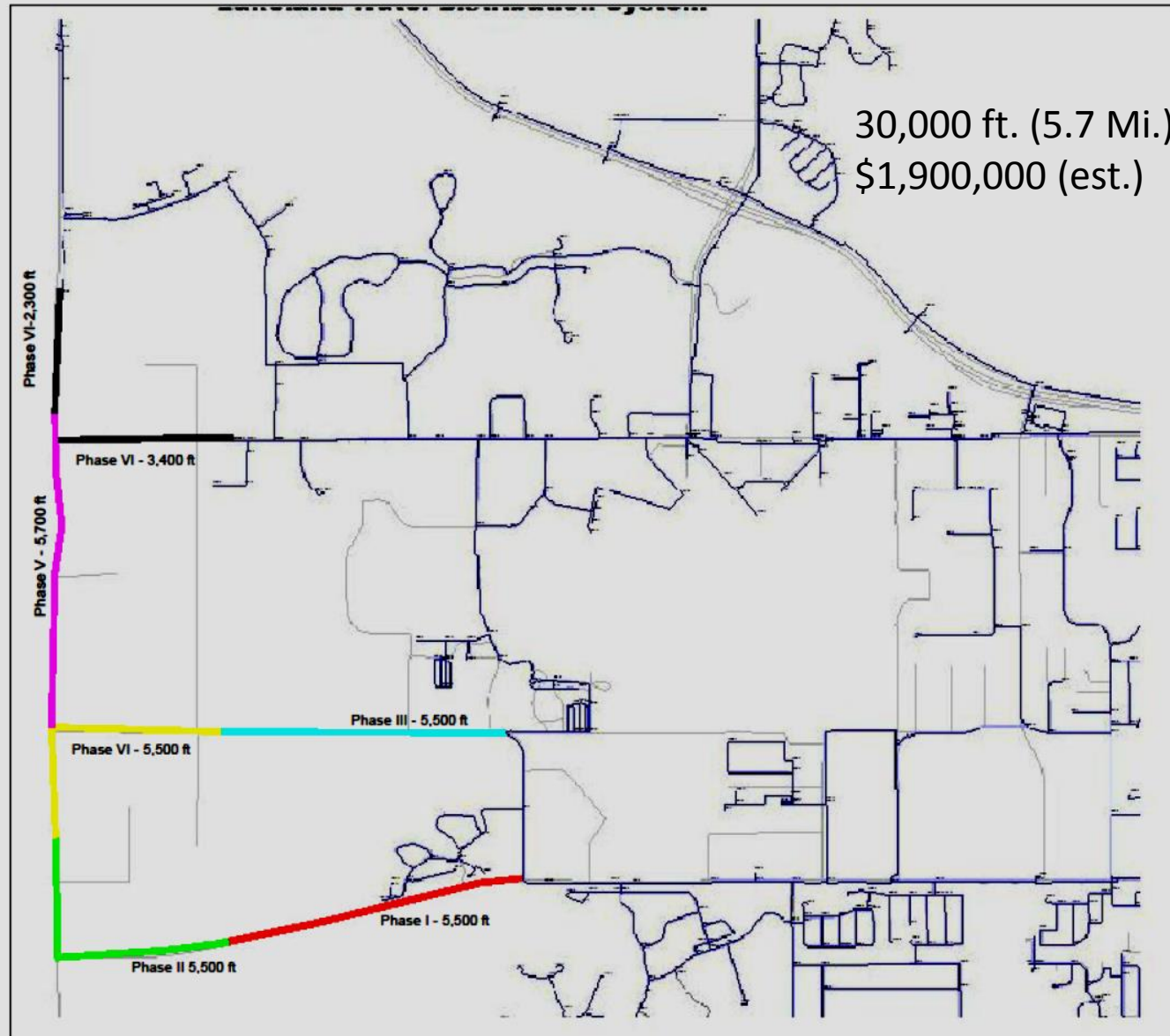
Water Utilities

# EXPANSION, DEVELOPMENT & INCENTIVES



Wastewater Master Plan in SW Lakeland

# EXPANSION, DEVELOPMENT & INCENTIVES



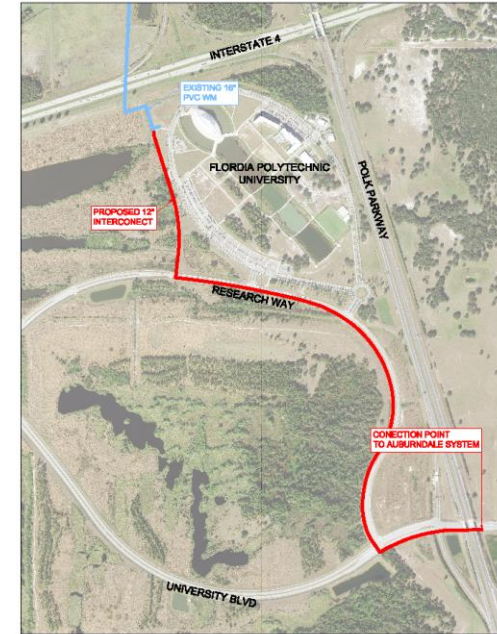
Water Master Plan in SW Lakeland



# EXPANSION, DEVELOPMENT & INCENTIVES

## Florida Polytechnic University (FPU) Area:

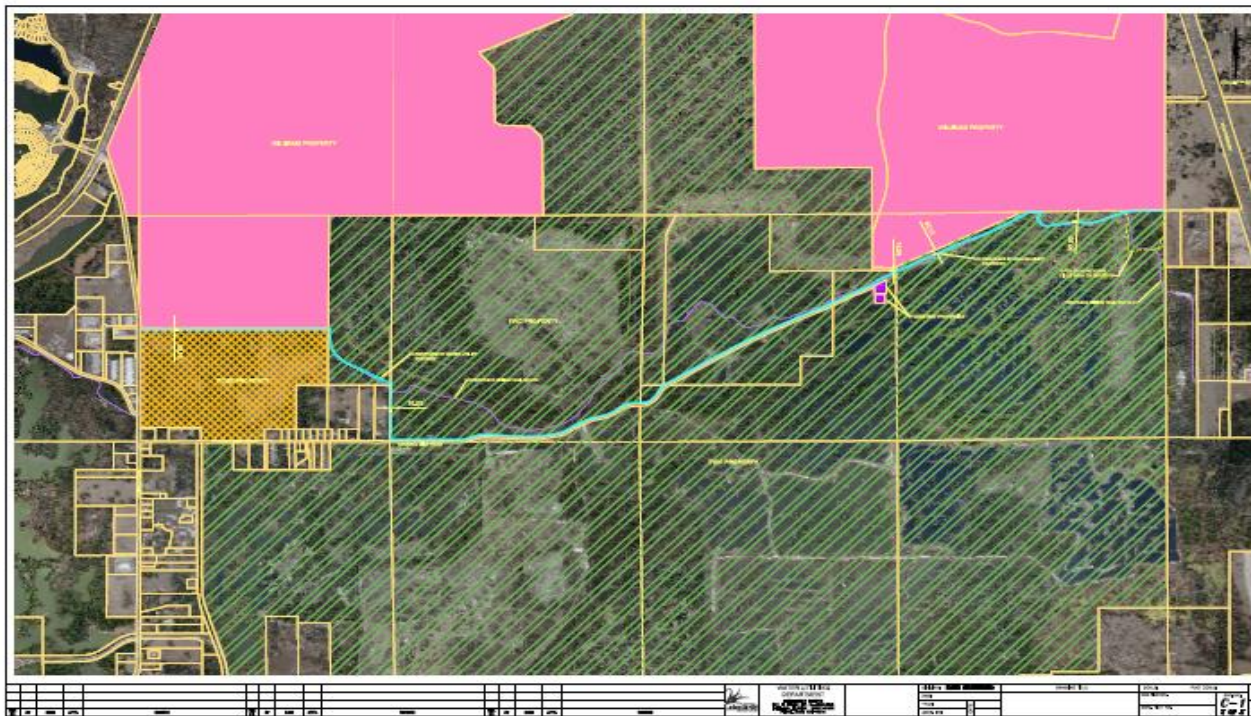
- Long Single feed for Water
- Has had two recent Breaks
- Polk City has trouble keeping up
- I-4 expansion will cause outages
- A break past Polk City is an outage
- Planning for Williams Tract
- For today – a new connection to Auburndale
- Much of it can serve Lakeland customers
- This is not the ultimate “fix”



# EXPANSION, DEVELOPMENT & INCENTIVES

## TENOROC LOOP:

- Eventual feed for FPU & Williams Tract
- Would create an “old water” problem today



# EXPANSION, DEVELOPMENT & INCENTIVES

## Timing:

- The big pipes are not an immediate need (to the City – some Developers want it all today)
  - ✓ We have alternatives in the short-term
  - ✓ In the near future, all will become needs
  - ✓ Even if we had the funds, some should not be built today
  - ✓ The construction timing is 5 to 15 years out (unless the economy spikes or tanks)
- These are “big” and “long” lines that a single developer can’t afford. City should be involved



# EXPANSION, DEVELOPMENT & INCENTIVES

## Financing:

- Impact can be spread out over many years
- All customers will benefit from more jobs, commerce, taxes and utility sales
- The Utility proposes a small, fixed, monthly surcharge to put towards these and similar projects
  - ✓ These Funds would be tracked and ear-marked much as are Impact Fees today
  - ✓ Not for Routine O&M
  - ✓ Separate accounting for transparency





# EXPANSION, DEVELOPMENT & INCENTIVES

## EXAMPLES:

55,000 Water Bills/month x 12 months/year x  
\$0.75/bill x 15 Years = \$7,425,000

45,000 Sewer Bills/month x 12 months/year x  
\$0.75/bill x 15 Years = \$6,075,000

Polk County Utilities has a similar surcharge to  
support PWRI/AWS (Polk Water Resource Initiative/Alternative  
Water Supply @ \$0.30/1K gallons-FY18)



# EXPANSION, DEVELOPMENT & INCENTIVES

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UPON YOUR INPUT AND CONCURRENCE:

The Utility will develop a schedule & funding plan in accordance with any directives you choose to finance these projects.



# EXPANSION, DEVELOPMENT & INCENTIVES

## Development Incentives:

- The need is real. At times a 'choice' new customer is being enticed to go elsewhere.
- The Utility has already set aside a small flow of funds for downtown infrastructure.
- We also get approached for other projects outside the City core.



# EXPANSION, DEVELOPMENT & INCENTIVES

- The Utility has concerns about growing the program.
- We see a need for a ceiling, central control and prioritization.
- There are many competing demands.
- We need to better define our priorities to be able to budget.



# EXPANSION, DEVELOPMENT & INCENTIVES

- The Utility would propose:
  - ✓ A fixed annual transfer to a fund under the City Manager's office
  - ✓ The dollars would accumulate unless spent
  - ✓ Expenditures would be restricted to infrastructure enhancements required to site a 'select' new business any place in the W/WW Franchise
  - ✓ Impact Fees are not to be paid from these funds

