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PAMELA  
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20442 MARLIN STREET  
ORLANDO, FL 32833

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PUBLIC SERVICE COMMISSION

OFFICE OF COMMISSION CLERK

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Dear Public Service Commission,

Here are attachments for Docket #20170166

Sincerely,

Pamela Mahadeo Dimarzio



April 3, 2018

To: FL Public Service Commission

Via efile and email [clerk@psc.state.fl.us](mailto:clerk@psc.state.fl.us)

From: Pamela Dimarzio, Vice President, Wedgefield Home Owners Association and Pluris customer

Re: Docket 20170166

Dear Commissioners,

Due to many complaints from residents and subsequent poor test results corroborated by Pluris' own tests, the three Home Owners Association covering the Wedgefield community approached Orange County Board of County Commissioners and Mayor Jacobs regarding the county taking over the water and waste water utilities. That letter is attached. Orange County Staff wanted to survey the community's interest level for such a large project. The three homeowners association canvassed the community during much of 2017 to obtain signatures from residents. A sample of the "HomeOwners Expression of Interest" is attached. In Dec 2017, I delivered 1218 signed letters from current Wedgefield homeowners who are Pluris customers to Mr. Tim Armstrong, Assistant Director, Orange County Utilities as proof of the community's interest level. This indicates that 1218 residents are interested in no longer being customers of Pluris and wants Orange County to pursue taking over this utility. A blank sample letter is attached. I've also attached the presentation used to discuss the proposed project with community resident.

Please attach all these documents as representation from 1218 residents and the combined efforts of the three homeowners association to this docket as proof of the community's interest and dissatisfaction with Pluris as a service provider.

Attachments:

-Wedgefield HOA Pre-Commitment Letter\_3.doc

-WHOA\_StartAcquisitionTalks.doc

-HOA Wedgefield Presentation\_EP.ppt

Respectfully,

Pamela Mahadeo Dimarzio (Pluris customer residing at 20442 Marlin Street, Orlando, FL 32833)

WHOA, Vice President

Water Committee



October 13, 2016

Orange County Commissioner Ted Edwards via email  
111 S Orange Ave #1800  
Orlando, FL 32801

Dear Commissioner Edwards,

The Wedgefield Home Owners Association along with Villas of Wedgefield Home Owners Association and Reserves of Wedgefield Home Owners Association have commenced pursuing the "Expression of Interest" letters from the residents of Wedgefield. We request that Orange County Board of County Commissioners authorize Orange County Utilities to begin the process of a negotiated sale with Pluris Wedgefield and the due diligence so residents will know the final purchase price.

Thank you for your continued support in moving this forward.

Sincerely,

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S. Michael Nolan  
President  
Wedgefield Home Owners Association

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Mícheal McCrudden  
President  
Villas of Wedgefield Home Owners  
Association

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Michael Battaglia  
President  
The Reserve at Wedgefield Home  
Owners Association, Inc

CC: Teresa Jacobs, Mayor  
Victoria Siplin, Commissioner  
Jennifer Thompson, Commissioner  
Scott Boyd, Commissioner  
Bryan Nelson, Commissioner  
Pete Clarke, Commissioner

# HOMEOWNER EXPRESSION OF INTEREST

## LETTER TO SUPPORT INVESTIGATION OF PLURIS ACQUISITION

By signing this document, I agree that Orange County should pursue the investigation into the acquisition of Pluris Wedgefield and at this time, I would intend to "Opt-in" to an MSBU (Municipal Services Benefit Unit) via ballot subject to the final costs. I understand this is a preliminary commitment and does not bind me legally or monetarily. I will have an opportunity to vote at a future date with final numbers.

Name as it appears on Deed: \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

The background is a light blue gradient with several realistic water droplets of various sizes scattered across it. The droplets have highlights and shadows, giving them a three-dimensional appearance. The main title is centered in a large, bold, black sans-serif font.

# WEDGEFIELD WATER - SUPPLIER DISCUSSION

REQUEST FOR ORANGE COUNTY UTILITIES  
TO ACQUIRE PLURIS-WEDGEFIELD

# AGENDA

- PLURIS-WEDGEFIELD ACQUISITION CONSIDERATIONS
- UNDERSTANDING THE COST ESTIMATES
- COST SCENARIOS
- DECIDING FACTORS
- TIMELINE OVERVIEW
- QUESTIONS & ANSWERS

# PLURIS WEDGEFIELD ACQUISITION CONSIDERATIONS

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

# PLURIS WEDGEFIELD ACQUISITION ASSUMPTIONS

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

# UNDERSTANDING THE COST ESTIMATES

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

## Orange County Utilities

	W	WW
Fixed Charge	\$ 7.96	\$ 18.61
Variables: (Per Kgal)		\$ 4.23
0-3	\$ 1.27	
4-10	\$ 1.74	
11-20	\$ 3.47	
21-30	\$ 6.93	
31+	\$ 13.85	

A	B	C	D	E
<b>** WASTEWATER MAXIMUM 14 Kgal (Residential Only)</b>				
USAGE (Kgals)	WATER	PST	WASTE WATER	TOTAL
0	\$ 7.96	\$ 0.80	\$ 18.61	\$ 27.36
1	\$ 9.22	\$ 0.92	\$ 22.84	\$ 32.98
2	\$ 10.49	\$ 1.05	\$ 27.07	\$ 38.61
3	\$ 11.75	\$ 1.18	\$ 31.30	\$ 44.23
4	\$ 13.49	\$ 1.35	\$ 35.54	\$ 50.37
5	\$ 15.23	\$ 1.52	\$ 39.77	\$ 56.52
6	\$ 16.96	\$ 1.70	\$ 44.00	\$ 62.66
7	\$ 18.70	\$ 1.87	\$ 48.23	\$ 68.80
8	\$ 20.44	\$ 2.04	\$ 52.46	\$ 74.94
9	\$ 22.17	\$ 2.22	\$ 56.70	\$ 81.08
10	\$ 23.91	\$ 2.39	\$ 60.93	\$ 87.23
11	\$ 27.38	\$ 2.74	\$ 65.16	\$ 95.28
12	\$ 30.85	\$ 3.09	\$ 69.39	\$ 103.33
13	\$ 34.33	\$ 3.43	\$ 73.62	\$ 111.38
14	\$ 37.80	\$ 3.78	\$ 77.86	\$ 119.44
15	\$ 41.27	\$ 4.13	\$ 77.86	\$ 123.26
16	\$ 44.75	\$ 4.47	\$ 77.86	\$ 127.08
17	\$ 48.22	\$ 4.82	\$ 77.86	\$ 130.90
18	\$ 51.69	\$ 5.17	\$ 77.86	\$ 134.72
19	\$ 55.17	\$ 5.52	\$ 77.86	\$ 138.54
20	\$ 58.64	\$ 5.86	\$ 77.86	\$ 142.36
21	\$ 65.57	\$ 6.56	\$ 77.86	\$ 149.99
22	\$ 72.51	\$ 7.25	\$ 77.86	\$ 157.61
23	\$ 79.44	\$ 7.94	\$ 77.86	\$ 165.24
24	\$ 86.38	\$ 8.64	\$ 77.86	\$ 172.87
25	\$ 93.31	\$ 9.33	\$ 77.86	\$ 180.50
26	\$ 100.25	\$ 10.02	\$ 77.86	\$ 188.13
27	\$ 107.18	\$ 10.72	\$ 77.86	\$ 195.75
28	\$ 114.11	\$ 11.41	\$ 77.86	\$ 203.38
29	\$ 121.05	\$ 12.10	\$ 77.86	\$ 211.01
30	\$ 127.98	\$ 12.80	\$ 77.86	\$ 218.64
31	\$ 141.83	\$ 14.18	\$ 77.86	\$ 233.87
32	\$ 155.68	\$ 15.57	\$ 77.86	\$ 249.10
33	\$ 169.52	\$ 16.95	\$ 77.86	\$ 264.33
34	\$ 183.37	\$ 18.34	\$ 77.86	\$ 279.56
35	\$ 197.21	\$ 19.72	\$ 77.86	\$ 294.79

## Pluris Wedgefield, Inc.

	W	WW
Fixed Charge	\$ 24.95	\$ 29.41
Variables: (Per Kgal)		\$ 4.30
0-5	\$ 7.86	
6-10	\$ 9.77	
11+	\$ 14.66	

F	G	H	I	J
<b>** WASTEWATER MAXIMUM 8 Kgal (Residential Only)</b>				
USAGE (Kgals)	WATER	PST	WASTE WATER	TOTAL
0	\$ 24.95	\$ 2.50	\$ 29.41	\$ 56.86
1	\$ 32.81	\$ 3.28	\$ 33.71	\$ 69.80
2	\$ 40.67	\$ 4.07	\$ 38.01	\$ 82.75
3	\$ 48.53	\$ 4.85	\$ 42.31	\$ 95.69
4	\$ 56.39	\$ 5.64	\$ 46.61	\$ 108.64
5	\$ 64.25	\$ 6.43	\$ 50.91	\$ 121.59
6	\$ 74.02	\$ 7.40	\$ 55.21	\$ 136.63
7	\$ 83.79	\$ 8.38	\$ 59.51	\$ 151.68
8	\$ 93.56	\$ 9.36	\$ 63.81	\$ 166.73
9	\$ 103.33	\$ 10.33	\$ 63.81	\$ 177.47
10	\$ 113.10	\$ 11.31	\$ 63.81	\$ 188.22
11	\$ 127.76	\$ 12.78	\$ 63.81	\$ 204.35
12	\$ 142.42	\$ 14.24	\$ 63.81	\$ 220.47
13	\$ 157.08	\$ 15.71	\$ 63.81	\$ 236.60
14	\$ 171.74	\$ 17.17	\$ 63.81	\$ 252.72
15	\$ 186.40	\$ 18.64	\$ 63.81	\$ 268.85
16	\$ 201.06	\$ 20.11	\$ 63.81	\$ 284.98
17	\$ 215.72	\$ 21.57	\$ 63.81	\$ 301.10
18	\$ 230.38	\$ 23.04	\$ 63.81	\$ 317.23
19	\$ 245.04	\$ 24.50	\$ 63.81	\$ 333.35
20	\$ 259.70	\$ 25.97	\$ 63.81	\$ 349.48
21	\$ 274.36	\$ 27.44	\$ 63.81	\$ 365.61
22	\$ 289.02	\$ 28.90	\$ 63.81	\$ 381.73
23	\$ 303.68	\$ 30.37	\$ 63.81	\$ 397.86
24	\$ 318.34	\$ 31.83	\$ 63.81	\$ 413.98
25	\$ 333.00	\$ 33.30	\$ 63.81	\$ 430.11
26	\$ 347.66	\$ 34.77	\$ 63.81	\$ 446.24
27	\$ 362.32	\$ 36.23	\$ 63.81	\$ 462.36
28	\$ 376.98	\$ 37.70	\$ 63.81	\$ 478.49
29	\$ 391.64	\$ 39.16	\$ 63.81	\$ 494.61
30	\$ 406.30	\$ 40.63	\$ 63.81	\$ 510.74
31	\$ 420.96	\$ 42.10	\$ 63.81	\$ 526.87
32	\$ 435.62	\$ 43.56	\$ 63.81	\$ 542.99
33	\$ 450.28	\$ 45.03	\$ 63.81	\$ 559.12
34	\$ 464.94	\$ 46.49	\$ 63.81	\$ 575.24
35	\$ 479.60	\$ 47.96	\$ 63.81	\$ 591.37

Monthly Difference (in \$) Between OCU & Pluris Billing

K
Δ
\$ 29.49
\$ 36.82
\$ 44.14
\$ 51.46
\$ 58.27
\$ 65.07
\$ 73.97
\$ 82.88
\$ 91.78
\$ 96.39
\$ 100.99
\$ 109.07
\$ 117.14
\$ 125.21
\$ 133.29
\$ 145.59
\$ 157.90
\$ 170.21
\$ 182.51
\$ 194.82
\$ 207.12
\$ 215.62
\$ 224.12
\$ 232.62
\$ 241.11
\$ 249.61
\$ 258.11
\$ 266.61
\$ 275.11
\$ 283.61
\$ 292.10
\$ 293.00
\$ 293.89
\$ 294.79
\$ 295.68
\$ 296.58

L	M	N	O	P
<b>Debt Service (Acquisition + Remediation)</b>				
Δ	Δ	Δ	Δ	Δ
\$ (2.00)	\$ (17.75)	\$ (33.50)	\$ (49.24)	\$ (64.99)
\$ 5.33	\$ (10.42)	\$ (26.17)	\$ (41.91)	\$ (57.66)
\$ 12.65	\$ (3.10)	\$ (18.85)	\$ (34.59)	\$ (50.34)
\$ 19.97	\$ 4.22	\$ (11.53)	\$ (27.27)	\$ (43.02)
\$ 26.78	\$ 11.03	\$ (4.72)	\$ (20.46)	\$ (36.21)
\$ 33.58	\$ 17.83	\$ 2.08	\$ (13.66)	\$ (29.41)
\$ 42.48	\$ 26.73	\$ 10.98	\$ (4.76)	\$ (20.51)
\$ 51.39	\$ 35.64	\$ 19.89	\$ 4.15	\$ (11.60)
\$ 60.29	\$ 44.54	\$ 28.79	\$ 13.05	\$ (2.70)
\$ 64.90	\$ 49.15	\$ 33.40	\$ 17.66	\$ 1.91
\$ 69.50	\$ 53.75	\$ 38.00	\$ 22.26	\$ 6.51
\$ 77.58	\$ 61.83	\$ 46.08	\$ 30.34	\$ 14.59
\$ 85.65	\$ 69.90	\$ 54.15	\$ 38.41	\$ 22.66
\$ 93.72	\$ 77.97	\$ 62.22	\$ 46.48	\$ 30.73
\$ 101.80	\$ 86.05	\$ 70.30	\$ 54.56	\$ 38.81
\$ 114.10	\$ 98.35	\$ 82.60	\$ 66.86	\$ 51.11
\$ 126.41	\$ 110.66	\$ 94.91	\$ 79.17	\$ 63.42
\$ 138.72	\$ 122.97	\$ 107.22	\$ 91.48	\$ 75.73
\$ 151.02	\$ 135.27	\$ 119.52	\$ 103.78	\$ 88.03
\$ 163.33	\$ 147.58	\$ 131.83	\$ 116.09	\$ 100.34
\$ 175.63	\$ 159.88	\$ 144.13	\$ 128.39	\$ 112.64
\$ 184.13	\$ 168.38	\$ 152.63	\$ 136.89	\$ 121.14
\$ 192.63	\$ 176.88	\$ 161.13	\$ 145.39	\$ 129.64
\$ 201.13	\$ 185.38	\$ 169.63	\$ 153.89	\$ 138.14
\$ 209.62	\$ 193.87	\$ 178.12	\$ 162.38	\$ 146.63
\$ 218.12	\$ 202.37	\$ 186.62	\$ 170.88	\$ 155.13
\$ 226.62	\$ 210.87	\$ 195.12	\$ 179.38	\$ 163.63
\$ 235.12	\$ 219.37	\$ 203.62	\$ 187.88	\$ 172.13
\$ 243.62	\$ 227.87	\$ 212.12	\$ 196.38	\$ 180.63
\$ 252.12	\$ 236.37	\$ 220.62	\$ 204.88	\$ 189.13
\$ 260.61	\$ 244.86	\$ 229.11	\$ 213.37	\$ 197.62
\$ 261.51	\$ 245.76	\$ 230.01	\$ 214.27	\$ 198.52
\$ 262.40	\$ 246.65	\$ 230.90	\$ 215.16	\$ 199.41
\$ 263.30	\$ 247.55	\$ 231.80	\$ 216.06	\$ 200.31
\$ 264.19	\$ 248.44	\$ 232.69	\$ 216.95	\$ 201.20
\$ 265.09	\$ 249.34	\$ 233.59	\$ 217.85	\$ 202.10

# COST SCENARIOS

## EXAMPLE 1

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

## EXAMPLE 2

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

## EXAMPLE 3

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

# DECIDING FACTORS

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

# TIMELINE OVERVIEW

- Moving Forward from September 2016

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

# TIMELINE OVERVIEW

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

# QUESTIONS?

## Questions/Updates

Email: [waterbill@wedgefieldhomeowners.com](mailto:waterbill@wedgefieldhomeowners.com)

Facebook Group: Wedgefield Water

Phone: 321-234-6671