

TOWN OF LONGBOAT KEY



**NEIGHBORHOOD
UNDERGROUND PROJECT
REVIEW AND UPDATE
FEBRUARY 22, 2016**

SLEEPY LAGOON

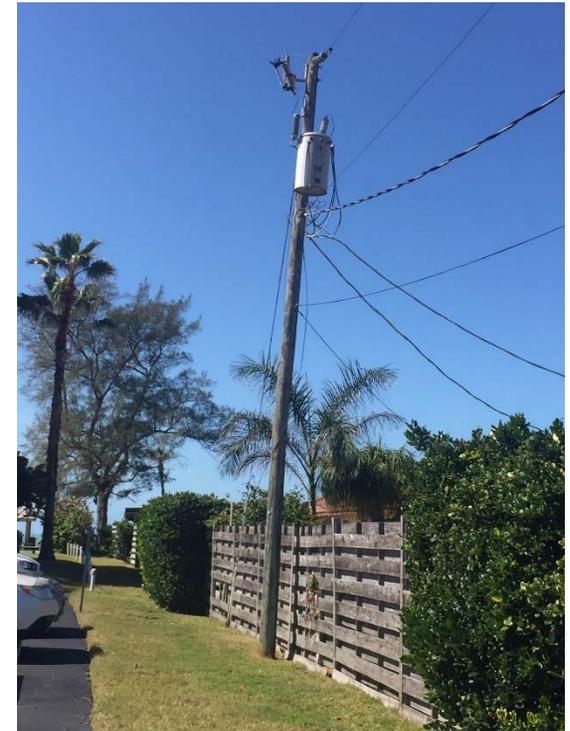


TOWN'S ROLE

The information that the Town is presenting is for your information only. It is not in advocacy or opposition of the project and referendum. The intent of the information is to help the residents and voters to make an informed decision.



Neighborhood Above Ground Examples





Sleepy Lagoon



TOWN OF LONGBOAT KEY



Town Of Longboat Key, Florida Bond Referendum Election March 15, 2016

APPROVING REVENUE BONDS/NOTES TO FINANCE REMAINING UNDERGROUNDING UTILITIES/STREET LIGHTING

Shall Town of Longboat Key be authorized to issue revenue bonds/notes, in one or more series, not exceeding \$23,850,000, bearing interest not exceeding maximum legal rates, maturing not later than 30 years, to finance remaining undergrounding of electrical utilities in certain neighborhoods including street lighting installation, and communications/fiber optics utilities in certain neighborhoods, payable solely from special assessments imposed against real property throughout the Town and other non-ad valorem revenues if necessary?

Yes - For Bonds/Notes

No - Against Bonds/Notes



Neighborhood Underground Project Components

- Underground The Remaining GMD Backbone Feeder Overhead Facilities.
- Underground all Neighborhood Overhead Utilities Not Part Of The GMD Feeder Lines.
- Street Light Replacement or Enhancement.
- Fiber Optic Line Installation Town wide.



PROJECT OVERVIEW

- All debt must be approved via referendum of registered voters.
- The Town will issue debt to fund the planning, design, and construction.
- Debt will be repaid via non-ad valorem assessments over not more than 30 years.



HISTORY

- November 3, 2015 General Election GMD Project
 - Town Referendum Approved Borrowing up to \$25,250,000 To Finance Undergrounding of Gulf of Mexico Drive. (“GMD Project”)
 - 62.6% Voter Approval



HISTORY (Cont.)

- Neighborhood Underground
 - January 4, 2016 – Town Ordinance 2016-05(Referendum)
 - Authorizes Second Referendum For March 15, 2016 Borrowing Election
 - Borrowing Not To Exceed \$23,850,000 For Neighborhood Undergrounding Project
 - If Referendum Is Approved, The Borrowing Will Fund Undergrounding Of Remaining Overhead Utilities And Extend Fiber Optic To All Areas Of The Town (“Neighborhood Project”)
 - GMD Project Will Proceed Even If Neighborhood Referendum Does Not Pass



Town Commission Meetings Undergrounding Discussions

1. May 19, 2014 Town Commission Regular Workshop
FPL Hardening Project and Undergrounding Opportunity
2. July 7, 2014 Town Commission Regular Meeting
Undergrounding Project Research Presentation
3. September 8, 2014 Town Commission Regular Meeting
Resolution "Undergrounding Consultant"
4. October 20, 2014 Town Commission Regular Workshop
Feasibility Analysis Presented, GMD Ad and Neighborhood Sections \$5m Referendum
5. November 12, 2014 Town Commission Regular Workshop
Second Reading Referendums, Options Evaluation Requested
6. February 17, 2015 Town Commission Regular Workshop
Four Options Presented, Non Ad Valorem Benefit Analysis Requested
7. June 1, 2015 Town Commission Regular Meeting
Five Options Presented with Non Ad Valorem Estimated Assessments
8. June 15, 2015 Town Commission Special Meeting
Second Reading GMD Referendum
9. June 29, 2015 Town Commission Special Meeting
Second Reading GMD Referendum
10. September 9, 2015 Town Commission Regular Meeting
Neighborhood Framework Project Undecided Consensus
11. September 21, 2015 Town Commission Regular Workshop
Neighborhood Project Framework Undecided Workshop
12. September 28, 2015 Town Commission Special Meeting
Neighborhood Project Framework Undecided Motion and Vote



Town Commission Meetings Undergrounding Discussions (Cont.)

13. November 9, 2015 Regular Workshop
Undergrounding Update: Consensus To Forward Ordinance 2015-30 To Special Meeting
14. November 9, 2015 Special Meeting
Ordinance 2015-30: Funding of Capital Improvements and Essential Services
15. December 7, 2015 Regular Meeting
Adoption of Ordinance 2015-30, Resolution 2015-30 and 2015-31 Passed
16. December 14, 2015 Regular Workshop
Ordinance 2016-01 – Establishing GMD Undergrounding Fund and Budget
17. December 14, 2015 Special Meeting
Ordinance 2016-01, 2015-02, 2016-05 Passed
18. January 4, 2016 Regular Meeting
Final Assessment and GMD Utility Undergrounding Bond Resolution
19. January 19, 2016 Regular Workshop
Discussion on Utility Undergrounding in Neighborhoods and Side Streets and Presentation of Fiber Optic
20. January 19, 2016 Special Meeting
No Discussion Necessary
21. February 1, 2016 Regular Meeting
Update on Utility Undergrounding for Neighborhoods and Side Streets
22. February 16, 2016 Special Meeting
Discussion Regarding Utility Undergrounding for Neighborhood and Side Streets and Options for Dark Fiber Build Out
23. February 22, 2016 Special Meeting
Discussion Regarding Self-Funding Options



Estimated Neighborhood Undergrounding Project Costs

Project Component	
Undergrounding Neighborhoods Cost	\$ 15,000,000.00
Street Lighting Replacement Cost	\$ 2,000,000.00
Fiber Optic Line Installation Cost	\$ 3,600,000.00
Financing and Legal Cost	\$ 1,400,000.00
Extra Contingency	\$ 340,000.00
Multiyear Project Inflation Cost	\$ 1,200,000.00
Sub Total	\$ 23,540,000.00
Cost Incurred To Date	\$ 50,000.00
Referendum Preparation and Election	\$ 257,797.00
Line Item Totals	\$ 23,847,797.00
Total Referendum Not to Exceed Amount	\$ 23,850,000.00



FIBER OPTIC APPLICATIONS GMD AND NEIGHBORHOODS

	GMD Undergrounding	Neighborhood Undergrounding
Support Municipal Operations	Yes (In the GMD Corridor)	Yes
Support Technology Deployment	Yes (In the GMD Corridor)	Yes
DAS/Cellular Improvements	Yes (In the GMD Corridor)	Yes
Lease Dark Fiber	Yes	Yes
Public Private Partnership Opportunity	Unlikely	Yes
Fiber-to-the-Home	No	Yes
Fiber-to-the-Business	No	Yes
Revenue Generation	Minimal	Yes



FUNDING MECHANISM

- **Non Ad Valorem Assessment**
 - Consistent with Method used in GMD Project
 - Property specific amount based on benefits received, general and specific
 - Collected through tax bill as an annual assessment or prepayment of total amount
 - Special assessments are not generally Federal income tax deductible



ASSESSMENT METHODOLOGY

SPECIAL BENEFITS

- **Improved Safety** – reduced potential of hazardous conditions from fallen communications and electric lines due to tropical storms with high winds, hurricanes, vehicle accidents, and other incidents
- **Improved Reliability** – new technologically upgraded communications lines, utility lines and facilities; reduces frequency of communications and power outages/failures; faster disaster recovery
- **Improved Aesthetics** – eliminate heavy concentration of overhead communications and electric lines and poles; discontinue radical disfiguring tree trimming



NON AD VALOREM PARCELS UNDER STUDY

Property Classification	Number of Properties
Single Family	2,002
Condominium	7,266
Multi-Family	54
Marina Slip	466
Non-Residential	71
Exempt	182
Total Tax Roll Properties	10,041

Note: Information gathered from data currently available in government databases and from field surveys. These classifications and property totals are subject to change based on changes in property characteristics, use, etc. County databases added 3 new parcels.



Review of Parcel Groups In the Neighborhood Project

Total Parcels = 10,041

Exempt Parcels: Governmental Owned Parcels, legally Untaxable Parcels, Condominium common areas, Churches, etc. as approved by the Town.

UG Area Fiber Optic Parcels: Parcels who will have F.O. installed in existing Underground Areas who will not receive access to Town Fiber from the GMD Project or the Neighborhood Project.

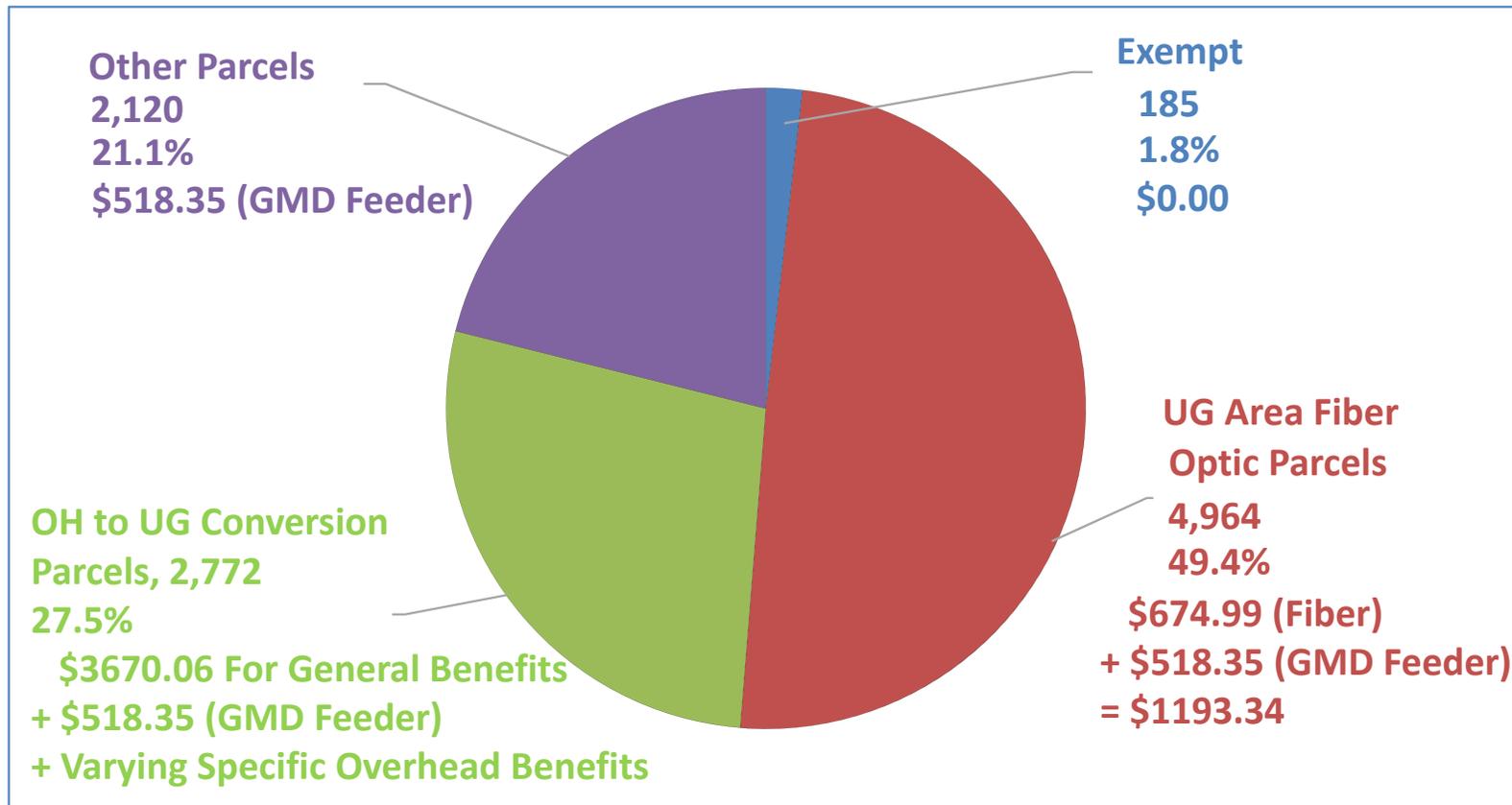
OH to UG Conversion Parcels: Parcels that have Overhead Utility Lines on the property or in close proximity, and parcels with radial underground utility lines requiring looping.

Other Parcels: Underground Parcels with access to Town Fiber Optics resulting from the GMD Project.



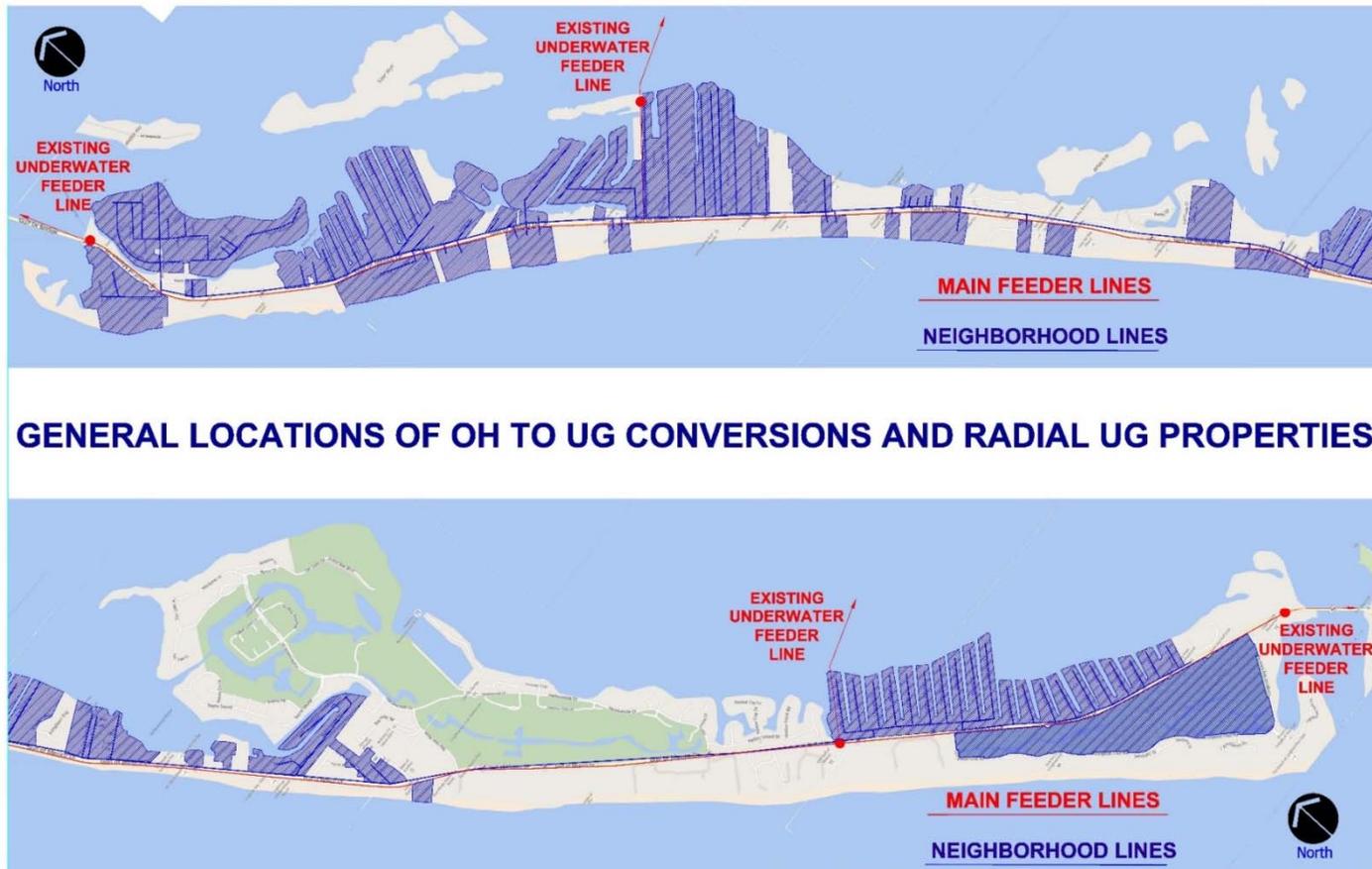
Proportion of Parcel Groups In the Neighborhood Project

Total Parcels = 10,041





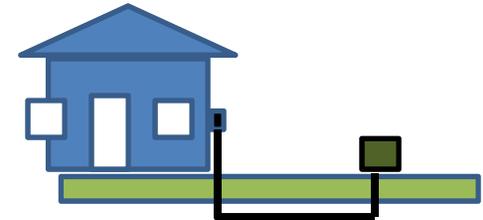
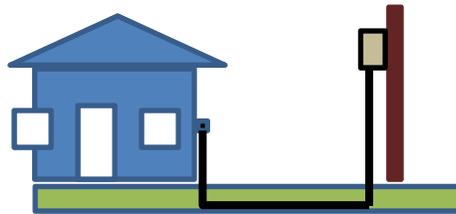
Map of Neighborhood OH to UG Areas



Project Will Address Remaining Overhead Lines (Blue)



Typical Single Family Properties in Overhead



Component	Amount
General (GMD Feeder)	\$ 518.35
General (OH to UG)	3,670.06
Specific (OH to UG Lines)	2,290.41
Specific (Connection)	1,379.65
Onsite (Connection)	584.45
Onsite (Radial)	0
Total	\$ 8,442.92

Component	Amount
General (GMD Feeder)	\$ 518.35
General (OH to UG)	3,670.06
Specific (OH to UG Lines)	2,290.41
Specific (Connection)	0
Onsite (Connection)	0
Onsite (Radial)	0
Total	\$ 6,478.82

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General (GMD Feeder)	\$ 518.35
General (OH to UG)	3,670.06
Specific (OH to UG Lines)	0
Specific (Connection)	0
Onsite (Connection)	0
Onsite (Radial)	1,817.94
Total	\$ 6,006.35



LUMP SUM VS. AMORITIZED

Description	TOTAL ASSESMENT	30 YEAR - 4.5% MARKET RATE	30 YEAR - 6.0% MARKET RATE
OH PARCEL CONVERTED TO UG ON GMD PROJECT	\$ 518.35	\$ 32.16	\$ 38.13
UG AREA PARCEL GETTING FIBER OPTICS	\$ 1,193.34	\$ 74.03	\$ 87.88
UG PARCEL REQUIRING CONVERSION TO LOOP	\$ 6,006.35	\$ 372.62	\$ 442.31
OH PARCEL CONVERTE WITH REUSABLE UG SVC	\$ 6,478.87	\$ 401.94	\$ 477.10
OH PARCEL CONVERTED REQUIRING NEW UG SVC	\$ 8,442.92	\$ 523.79	\$ 621.74

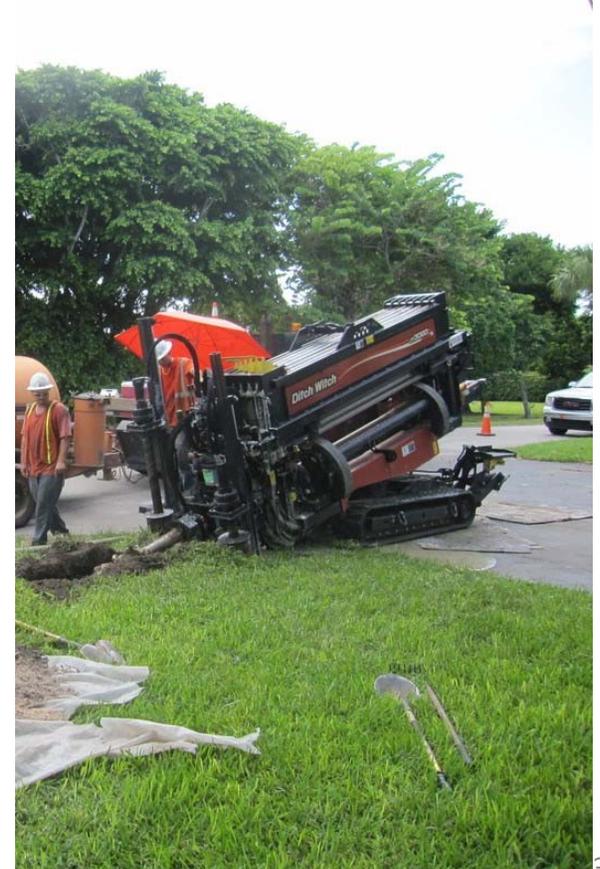


SELF-FUNDING ACCOMMODATION

At a special meeting, February 22, 2016, the Town Commission clarified the process for overhead parcels to self-fund. Specifically Commission voted to move forward w/project based on parcel configuration as it exist on May 9, 2016.



Typical Undergrounding Images





WEBSITE INFORMATION AND PARCEL ESTIMATE SEARCH

www.longboatkey.org/undergrounding

TOWN WEBSITE FRONT PAGE CONTAINS A DIRECT LINK TO UNDERGROUNDING PROJECT.

LINKS TO SEARCH ARE AVAILABLE ON THAT PAGE





WEBSITE INFORMATION AND PARCEL ESTIMATE SEARCH

LINKS ON LEFT FOR GMD AND NEIGHBORHOOD SEARCHING

ABILITY TO SEARCH BY OWNER/BUSINESS OR STREET NAME

Home Visitors Residents Town Government Business How do I?

Search Site...

Utility Undergrounding Projects

Frequently Asked Questions-GMD

GMD Assessment Search

Neighborhood Assessment Search

NOTICE to Property Owners: 408 Gulf of Mexico Drive

Nov 3, 2015 Referendum Results

Town Government » Departments » Public Works » Utility Undergrounding Projects

Utility Undergrounding Projects

[Bond Validation Hearing](#)

GMD Undergrouding Project

On November 3, 2015, the Town's electors voted to authorize the Town's borrowing of up to \$25,250,000 for undergrounding utilities (electric, telephone, cable and fiber optic) and feeder lines on Gulf of Mexico Drive, including Binnacle Point in Spanish Main and on Broadway ("GMD Undergrounding Project"). These costs will be paid for through non-ad valorem assessments.

The assessment estimates for all parcels related to the GMD Undergrouding Project are accessible at the link below. They are shown in three ways: the total upfront assessment amount after bond issuance, the annual assessment amount at a 4.5% interest rate on bonds issued by the Town, and the annual assessment amount at a 6% interest rate on bonds issued by the Town.

Additional Questions

If you have read all the information and the frequently asked questions on this page, but still have questions, please feel free to contact us by:

1. Email underground@longboatkey.org
2. Call Town Hall (941) 316-1999

Search for the ESTIMATED assessment for the G.M.D Undergrouding Project on a parcel by entering the Parcel Owner's Name (Last First) or Business Name, or by entering Address information.

The assessment estimates are shown in three ways: the total upfront assessment amount, the annual assessment amount at a 4.5% interest rate on bonds issued by the Town, and the annual assessment amount at a 6% interest rate on bonds issued by the Town.

Please note that these estimates are provided as approximations and may vary higher or lower once adopted. Actual assessments and the methodology will be finalized for consideration and adoption by the Town Commission at a later date in a public hearing. Additional information and frequently asked questions are provided on the Undergrouding Project webpage.

Search Suggestions: You can search by partial name or address.

For example, searching the street name for "Bay" will show any street that has the word Bay included.

Do not use suffixes in your searches (Drive, Road, Street, Lane). For example, search Gulf of Mexico instead of Gulf of Mexico Drive.

Business or Owner's Name:

Street Name:

Clear

Search



WEBSITE SCREENSHOT ASSESSMENT EXAMPLES

Business or
Owner's Name:

Street Name:

Clear

Search

Neighborhood Underground Project Estimate

Owner	Address	GMD Feeder	Fiber Assessment	General Benefits	Conversion of OH to UG	Conversion of OH Service	Onsite Cost-Radial Conversion	Onsite Cost-Service Conversion	Total Upfront Assessment	30-Year Annual 4.5%	30-Year Annual 6.0%
	1210 Bogey Ln	\$518.35	\$0.00	\$3,670.06	\$2,290.41	\$0.00	\$0.00	\$0.00	\$6,478.82	\$401.94	\$477.10
	1170 Bogey Ln	\$518.35	\$0.00	\$3,670.06	\$2,290.41	\$0.00	\$0.00	\$0.00	\$6,478.82	\$401.94	\$477.10
	1010 Bogey Ln	\$518.35	\$0.00	\$3,670.06	\$2,290.41	\$1,379.65	\$0.00	\$584.45	\$8,442.92	\$523.79	\$621.74
	1160 Bogey Ln	\$518.35	\$0.00	\$3,670.06	\$2,290.41	\$0.00	\$0.00	\$0.00	\$6,478.82	\$401.94	\$477.10
	1190 Bogey Ln	\$518.35	\$0.00	\$3,670.06	\$2,290.41	\$0.00	\$0.00	\$0.00	\$6,478.82	\$401.94	\$477.10
	1125 Bogey Ln	\$518.35	\$0.00	\$3,670.06	\$2,290.41	\$0.00	\$0.00	\$0.00	\$6,478.82	\$401.94	\$477.10
	1191 Bogey Ln	\$518.35	\$0.00	\$3,670.06	\$2,290.41	\$0.00	\$0.00	\$0.00	\$6,478.82	\$401.94	\$477.10
	970 Bogey Ln	\$518.35	\$0.00	\$3,670.06	\$2,290.41	\$1,379.65	\$0.00	\$584.45	\$8,442.92	\$523.79	\$621.74
	1045 Bogey Ln	\$518.35	\$0.00	\$3,670.06	\$2,290.41	\$1,379.65	\$0.00	\$584.45	\$8,442.92	\$523.79	\$621.74
	1215 Bogey Ln	\$518.35	\$0.00	\$3,670.06	\$2,290.41	\$0.00	\$0.00	\$0.00	\$6,478.82	\$401.94	\$477.10



QUESTIONS

Website: www.longboatkey.org/undergrounding
Email: Underground@longboatkey.org
Phone: (941) 316-1999