

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
UTILITY SUBCOMMITTEE MEETING

Naples, Florida
March 13, 2024

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee Utilities Subcommittee, in and for the County of Collier, having conducted business herein, met on this date at 3 p.m. in REGULAR SESSION at the Collier County Growth Management Department Building, Conference Room #609/610, 2800 N. Horseshoe Drive, Naples, Florida, with the following members present:

Chairman:	Blair Foley
Vice Chair:	Mario Valle (via Zoom) Chris Mitchell

ALSO PRESENT: Joe Bellone, Director, Utilities Finance, PUD
Drew Cody, Supervisor – Project Management, PUD
Ian Barnwell, Impact Fees Manager, TMSD
Alexandra Casanova, Management Analyst I, GMCD

Any persons in need of the verbatim record of the meeting may request a copy of the audio recording from the Collier County Growth Management Department.

1. Call to Order - Chairman

Mr. Foley called the meeting to order at 3 p.m.; a quorum of three members was present. He said the subcommittee is here to discuss issues related to the impact fee report of 2024.

2. Election of Chair and Vice Chair

Mr. Valle made a motion to nominate Mr. Foley as chair. The motion passed unanimously, 3-0.

Mr. Mitchell made a motion to nominate Mr. Valle as vice chair. Second by Chairman Foley. The motion passed unanimously, 3-0.

3. Approve Agenda

(No changes)

4. New Business

Mr. Bellone introduced himself and said he's been the Utilities Finance Director since 2013 and has been with Collier County Public Utilities in finance roles since 2003, except one year when he took a sabbatical.

a. Collier County 2024 Impact Fees Report

b. Fee History

Mr. Bellone told the subcommittee:

- The User-Fee Rate Study was approved by the Board of County Commissioners in December.
- Deloney was the department head in the early 2000s and envisioned that the way the county was growing back then, when we almost ran out of water in 2000, and had to reduce pressures through that Easter weekend in 2000 to save capacity, we had to buy land.
- It was very cheap in the northeast and very far away at that point, thinking nothing would ever happen there, but we could have our plants there.
- In 2005, Collier started designing the water and wastewater plants on that northeast site to add capacity.
- In the 2000-2005 rate study, it showed impact fees were about \$5,885 combined.
- As we started truly thinking about expansion, when population was growing in that time period and through 2007, by the time the 2007 rate study came out, it was \$7,338 for combined impact fees. (A chart is provided at the back of the agenda packet.)
- In 2008, business started a slowdown and we asked the board to put the capacity expansion projects on hold and the board approved that in 2010.
- In 2011, we reduced impact-fee rates and conducted another impact-fee rate study in 2015, when we were just starting to recover from the Great Recession and impact fees went down again, based on growth and capacity requirements.
- Then recovery really took hold and we started to hear about developments everywhere, including in the northeast area.

- In 2017, they increased a bit and by 2019, the board approved a district expansion, when some of the developments in the northeast were starting to take shape, and we were starting to hear about names and potential numbers of units in those areas.
- In 2019, impact fees increased substantially.
- This rate study was done in 2019 and the rates went into effect at the end of March 2020.
- We're now in the new rate study, looking at a large rate increase of about 80%.
- If you look at it from when the capacity discussion started, rates increased about 3% year-over-year.
- Two things are driving this. One of the elements of our impact rate study involves determining whether there's any unutilized capacity in the existing plants, both water and wastewater. There are some based on our level of service standards. Utilities doesn't set the level of service standards. That's set by our users, based on demand. It comes from empirical data based on consumption.
- In addition to a lot of the growth going on countywide, not only in the urban area but in the 951 Corridor, Drew will tell you it's sucking up a lot of capacity. A lot of that is going to the south plant, which is not expandable. According to our AUIR, that will be out of capacity soon, in the short term.
- In the next 10-year horizon, we're planning a 4 MGD capacity expansion at the Golden Gate plant, primarily to service what will be called Collier County Central. It'll take some pressure off the South Plant and for anything that's happening along the 951 Corridor and then south along US. 41, east of 951.
- In the AUIR, we're also now considering having wastewater capacity 4 MGD online on the northeast site to replace the interim wastewater plant site that's there now. The AUIR says that will be online in 2027.
- Then a 10 MGD water plant, which will add 10 MGD of water capacity, will be online in 2033, with construction starting in 2030.
- All those capacity expansions will occur in the 10-year time horizon within this study.
- What we've always said is those are the assumptions and the timeline we have today.
- Craig will be going out for bid on the Golden Gate plant very shortly, so we need to be bonding that this coming fiscal year.
- The others are subject to growth projections that we include in the AUIR.
- Currently, these impact fees reflect what's in the AUIR and the capacity promised in the AUIR. Those are the two major elements that comprise capacity.
- We never anticipated the Golden Gate plant. When he did the 2019 bond, based on the cost estimates for that 4 MGD plant, we borrowed \$70 million to build that plant back in 2019. Design is complete now and the current estimates are over \$140 million due to construction costs that have increased exponentially.
- On our rehab side, that's where our user fees went up and that's another of the drivers in the impact figure extending the cost of construction.

Vice Chair Valle asked what he sees as the coverage area for that plant and will all of Golden Gate merge onto that plant net, or are you still seeing a number of both water and wastewater being used to meet with what was the South Basin?

Mr. Bellone explained:

- What we're seeing immediately is the 951 corridor is driving that. There are apartment buildings, U-Line and Great Wolf Lodge being constructed.
- We also acquired the Golden Gate Utility System from FGUA (Florida Governmental Utility Authority) based on the commission's direction to do two things. One is for public health, to provide portable water, get people off wells located on tiny lots adjacent to their septic systems. The second is the environmental issue of leaching and that would be a septic-to-sewer conversion. That's huge.
- We're doing a small one in Palm River now, 24 lots, and Golden Gate would be thousands, and those will all be connected to the Golden Gate plant, which is why we're not calling it Golden Gate. We're calling it Central Collier, as opposed to North Collier Regional. This will be the Central Collier Regional wastewater plant.
- Anything on 951 and anything east of 951, the AUIR shows the area that can be served by that plant.

During a discussion between Vice Chair Valle and Mr. Bellone, the following points were made:

- The former FGUA plant will become the central plant. The FGUA plant is a 1½ MGD plant and isn't in great shape. FGUA takes over utilities and runs them into the ground without a lot of rehabilitation.
- Right now, we're building the force main to bypass that plant. We can take that offline, so while we're building the expansion, we can rehab some of it.
- We'll probably end up taking the 1 MGD train offline.
- In this Impact Fee Rate Study, instead of adding 4 MGD, we're really adding 3 MGD additional capacity, so we've taken 75% of the cost of that expansion into the Impact Fee Rate Study, not 100%, because we are taking some capacity off.
- The deferred maintenance on the Golden Gate plant would be user-fee funded, not impact-fee funded. Any rehabilitation is user-fee funded.

Vice Chair Valle asked if the central plant will be for all the new multifamily units in development and all the subdivisions going in off 951.

Mr. Bellone said not necessarily.

Mr. Cody explained:

- With the central plant-connected and online, the anticipation is for the immediate conversion before we stop and reassess what that plant is taking. It is going to cover the service area that FGUA had, including the conversion projects Joe talked about for the people who are on septic now, Activity Center No. 9, the area around 951 and I-75. There's also some space that isn't in either one of those technically on the map, but it's between them. We also would get that area. It's between Activity Center 9 and the former GG service area.
- It doesn't make sense to try and pipe that out of the middle south.
- Then we would reassess what we're looking at for the central plant and there are some other long-range considerations there that don't fall into this impact study.
- There are many south of that.

Mr. Mitchell asked if they would stay in the South Plant.

Mr. Bellone said right.

A discussion ensued and the following points were made:

- We can relieve the South Plant of some of this area, Activity Center No. 9.
- The areas between are still going to the South Plant. Anything that's built off of the street, as they come online, will go to the South Plant where that capacity is vacated.
- The limitation of the South Plant expansion is 16 MGD and it's the size. It's surrounded by schools and homes.

Vice Chair Valle asked about p. 25 of the study, which shows the cost and breakdown ratio. He was trying to understand what drove the \$485 million at the bottom. After we started at \$924 million plus and then certain things were excluded and certain costs didn't come in, we got down to a bottom number that reflected the percentage increase and therefore the percentage increase in the fee?

Mr. Bellone said that's correct. The \$947 million capital improvement program is what you're looking at in total for the utility. You have to exclude any rehab.

Mr. Bellone broke down the \$140 million:

- The capital investment schedule is Table 3 in the appendix, starting on p. 38.
- Table 3 is the Water Capital Improvement Program and Table 4 is the Wastewater Capital Improvement Program for the 10-year summary.
- He started working with the Capital Improvement Plans and the capital plans in the AUIR, which are reflected in this.
- We have \$140 million in the Golden Gate wastewater plant, and \$140 million on the northeast site, the 4 MGD plant, which is supposed to include two deep injection wells. Right now, we have an IQ tank, the water tank, the high-pressure pump and the small 1.5 MGD –two 0.75 MGD interim wastewater treatment plants.
- It's east of Big Island Corkscrew Regional Park. That's \$163 million. We're using some existing bond money to re-look at the design, spending about \$4 million to \$5 million on the re-design to look at it again to ensure we've got the latest technology, etc.
- Based on where that is, the engineering estimates are about \$163 million, including two deep injection wells. He doubts those injection wells could be included in that.
- The 10 MGD water plant is similar to what's included in the annual AUIR, about \$100 million to \$125 million.
- If you add up the \$140 million, the \$160 million and the \$100 million, you're very close to having the nearly \$485 million we've got over the four years.
- It's really being driven by those three planned expansions.

Vice Chair Valle said:

- What we're trying to do is to capture those capital improvements in this impact phase.
- The question folks will have is: How come we have to go that far out all at one time and can we stagger this incrementally between major studies? It's the biggest jump.
- He understands what construction prices did from last year to this year and he's having hard conversations with clients nearly daily, so he understands construction loans.
- He's trying to figure out how to not make it as painful on the most affordable side of the equation, understanding that affordable housing is already a big challenge and this

will be another significant number for folks with an already high or higher than normal interest rate.

Mr. Bellone explained:

- On the financial side, he's going to the bond market in Fiscal '25 to ask for at least \$160 million for the Golden Gate Plant.
- What they ask for is a 10-year revenue and a 10-year operating expense projection. If he doesn't have approved rates, he cannot give them those numbers.
- The only way for him to get the bonds to even do the beginning of the projects is to demonstrate to the bond market that the revenues are available. Otherwise, what they look at is the utilities' overall revenue stream, which would include user fees.
- The last thing we want to do after a 9½% rate increase is tell the users that all these new people are coming to Florida and let's build them some plants.
- That's the dilemma he has in terms of shortening that 10-year horizon.

Vice Chair Valle asked if the Board of County Commissioners could approve the rate as you set it up as a hypothetical, knowing that we're going to collect and we're going to increase this much over the next three years until we get to the 100% of where your rate is versus turning on the tap in 90 days. That's what the board usually has to do.

Mr. Bellone explained:

- Even though water and sewer are exempt from that, when we did the last impact rate increase, we waited 90 days, and we would do that again.
- In the history chart, in 2007, we had the rate study approved, and then in 2008, we did it again, and the rates came down. Then we waited until 2011 to take them down.
- He has no intention of waiting three years in this business environment. It's way too long.
- When he goes to the board, he thinks he'll say here's an AUIR you just approved. Here are the impact fees that provide that capacity in the AUIR. However, much like user rates, if we see business conditions change, we're going to come back to you more quickly than three years.

Mr. Barnwell explained that 90 days is the county policy, which follows the new state statute. It says you're wholly exempt due to Chapter 163, so for all the other impact fees, the new legislation requires that you can't come back with an increase more than once every four years. But water and sewer is wholly exempt from that.

Mr. Bellone said:

- We're exempt from that, but you're all in the business and understand that you're signing contracts all the time for building and from one year to the next, things can change dramatically. We saw that from 2008-2010. We put our plans on hold and it doesn't mean it won't happen again.
- He immediately came back with the new rate study, so while we're saying that we're going to approve these rates now for three years, we're asking them to approve them at this rate, but we don't give them a time frame.
- We've always said to the board that based on business conditions, these are subject to change up or down.

- He understands the affordable component, but for essential services like water and sewer, you don't want to be in the situation we were in on Easter Sunday 2000, where it would have blown the pressure and he has to manipulate to lower the pressure.

Vice Chair Valle said:

- He was here when FDEP came out because we had spills on Goodlette-Frank Road. Back then, folks were using an average for that north sewer plant and we can't use an average of wastewater capacity, right? You've got to be prudent.
- He understands where you're coming from but worries about how this is going to come out when we have an increase in users of 9%-plus and that saddles new people with an 80% increase. From the optics, that's despair.
- He wants to ensure we're looking at this every way we can because so many of us in business are finding it harder to hire people because they can't afford to live here because it's already expensive. We're not doing anything to make it more affordable for the entry level employees who are returning here or coming to work in the private or public sector. It's about \$500,000 to purchase a home and then you're putting in an 80% increase in wastewater impact.

Mr. Bellone said he understands the hiring issues because he made two offers to get an accounting tech, an entry level position, and two people turned down the offer. He understands the rates have a nexus in the costs for providing the service. That's why he created this chart – because he wanted you to see the ebb and flow. At this point, with the number of villages in the northeast that have been proposed, the number of agreements that we have to service those developments, you don't want to be behind the curve in capacity. That's the last thing a utility ever wants. But we also don't want to gouge folks who are buying homes and tell them, "Give me \$12,000 and maybe we'll build it, maybe we won't." We have to gauge the construction market. He's also got the bond market on his tail so he needs to ensure he keeps everyone happy.

A discussion between Vice Chair Valle and Mr. Bellone ensued and the following points were made:

- That's the hardest component because you've got to get financing for it in a bonding issue under a 10- or 30-year plan.
- We're reserving that money for that plan today and folks are paying for that today.
- The northeast plant will come online in about three years, possibly 2027.
- Water travels better than wastewater, so we can fill tanks up in the northeast. We can run high-pressure pumps, like we do in Carica and Manatee and Goodland, etc. We can get water to those far-flung places better than we can get wastewater collected from those places.
- The priority will be the wastewater plants, which is why the water plant is later in the planning horizon.
- When we go to the bond market and borrow \$163 million to \$170 million, we will do that over 20 years. Hopefully by that time, interest rates will be more friendly than they are today. The county will be paying for that Golden Gate plant over 20 years.
- The county will be paying for the northeast wastewater plant over 20 years, so the money we're collecting over time from all the home building in Isles of Collier Reserve

all the way down past 951 on the north side of 41, all those people are paying for these plant expansions, no matter where you build.

- If you build on 951, you pay the same impact fee to use the capacity of a regional plant. These are all regional, interconnected plants.

Vice Chair Valle said for the residents of Golden Gate City living on small quarter-acre lots and even the commercial properties there, such as Santa Barbara Boulevard, that have water but not wastewater connections, what happens to them?

Mr. Bellone said they will be forced to connect once there is availability to connect. They will have 90 days to connect.

Vice Chair Valle asked when that would occur.

Mr. Cody said Golden Gate City is tricky because it will have more than nine phases of getting sewer installed. It must be done in concert with a significant number of other neighborhood projects and grants, so the utility is working with planning on that in conjunction with the growth management capital services that are provided, such as lighting, sidewalks, etc. Those public utilities renewal projects will take time.

Mr. Bellone said those will be public utilities renewal projects like with Naples Park and Palm River. We'll do that work in concert, so that we're not ripping up a road to open a trench and wastewater pipes and then going in the next year to do stormwater.

Mr. Mitchell asked if there's financing available for the user or do they have to do it themselves? If they have to pay \$12,000, does the county let them do that over time?

Mr. Bellone said of course, but it's not interest free. Most people choose not to. Golden Gate may be a stickier issue due to the environment.

A discussion ensued and the following points were made:

- This isn't like building a new plant, so don't they get credit? Doesn't it get calculated differently than users coming into a new plant and adding to the system? They're newly reserving capacity, which is when they pay.
- The county must look at whether they have to pay for the big plant they're not using.
- They will pay for water first. The transmission mains for water are already going in and then when we eventually get to the septic-sewer conversion, that will be a long process because of the public utility renewal project we're working in concert with.
- Then they'll pay the wastewater utility at connection at that point, when we install the meters.
- We have to get the water there first and the transmission mains are going in today.
- Water will take two years or less.
- It's up to the county to put in the distribution lines with the service lines to connect those that aren't connected. At the point when we install the meters, they'll pay the impact fees.

Mr. Cody reminded them the county doesn't expect to have that plant until 2027. And we're not looking at starting with sewer conversions until we have a plan for that multiphase project and we need the plant. There isn't a capacity, there's no conversion.

Mr. Bellone said the driver is the 951 Corridor and taking pressure off the South Plant and we don't have to fill the South Plant.

Chairman Foley said the vice chair has good points, but he has a different perspective. What he's hopeful about is that we come back yearly. These big gaps here are no good to anybody, and the charts are problematic because of that. When you take things to the bond market, it's a yes or no. He doesn't think you can phase it. He wasn't surprised by the numbers. If you live here, work here, run a business here, travel the roads here, it's not really a surprise.

A discussion ensued and the following points were made:

- When you bring your report to the full DSAC, when they go to make a motion, they can include that in their motion, that another fee rate study will be done sooner rather than later, not waiting three years.
- It could get reviewed within 12 months to see if a rate study is necessary. That would be more amenable to the board and would pass more easily.
- The expenditure for an impact-fee rate study is about \$100,000, a little less for the user-rate study. That's not a large percentage of your operational budget, so it wouldn't really impact the users if we did it more often.
- One of the commissioners just saved utilities \$126,000 by not having to put fluoride in the water, so we can use that money to do another rate study.
- If we entered a climate where we had a reduction in home production and building, that would be the time to spend money to do the plant expansions so we're ahead of the curve.
- Almost every local large civil engineering firm is now a national firm and or private equity firm, which says people are doubling down on the market because no one's going to spend that kind of money to get that asset without a return. The goal is to then be gobbled up by a larger company.
- Even if the forecast says that we're going to slow down in the market, it's relative to our market, not relative to the national market. We need to consider that 2008 was a lot different, but we should push forward on this because we could get more behind and be subject to increased fees, instead of doing it at today's dollars.
- Those are the times when interest rates generally are lower. While construction costs are lower and you have more bidders on those projects, and there's more competition, you get better rates not only on construction, but on the bond side, you have lower interest rates. So that's the best time to do it.
- When COVID hit, Mr. Mitchell recommended that his clients move forward on projects, despite their trepidation that the world was ending, and that was the best time to put projects out to bid. Interest rates were low, contractors were hungry for work and prices were good.

Mr. Barnwell told the subcommittee:

- If we were to see some major fluctuations in costs, we could do a cost and credit analysis.
- That hasn't been done since before 2015.
- It's a stripped down version of a full study just to evaluate costs as an interim solution.
- Utilities from the impact-fee perspective are wholly exempt from the more restrictive covenants, such as the changes made in Chapter 163 for impact fees.

- There was a push in one bill this year that didn't get any traction to remove that exemption for water and sewer, so if that were to come back and be approved, then utilities would be subject to the same regulations as the other impact fees, which now limits your increases to every four years.
- For phasing, if a fee increases from 0-25, you can implement it straight away at the time of adoption. Between 25% and 50%, that has to be phased in over two years and then any fee increase over 50% has to be phased in over four years.
- If utility impact fees were to be included and that exemption was removed, they would be...

Mr. Mitchell asked how they'd do bonding then.

Mr. Barnwell said that's a great question and he thinks that's why it got pushed back this year.

Mr. Mitchell said maybe higher-rate users pay more interest but it could be done.

Mr. Bellone said the general fund generally has three bond rating agencies, including Standard & Poor's (S&P), which doesn't rate utility bonds.

A discussion ensued and the following points were made:

- Those are some of the safest bonds. When the county wanted to borrow \$128 million, Mr. Bellone got \$156 million and those were premium bonds. Utility bonds are generally premium bonds and are guaranteed and tax free.
- Staff needs to present this to the full DSAC to show you've looked at every aspect on how to reduce the cost.
- It's important to know whether there's a way to reduce the cost over time and if it could be phased in.
- The county has a monumental political task with Golden GateCity. It will be tough when they're mandated to connect so we want to make it as friendly as possible. That's a pretty big pill to swallow, so we need to ensure we're doing everything we can to minimize the cost.
- It also will be an issue because a lot of those properties are investor properties and are rented out. The owners aren't here. If the county has to look for delinquencies, everyone dreads Golden Gate because we have hundreds that we have to do.
- There also has to be an MSTU vote for Golden Gate Estates.
- Golden Gate Estates involves large lots so they're exempt, such as Oakes Boulevard. They did an exercise and were more interested in water than sewer but we couldn't even get them to pass it for water. We couldn't get 50% plus one to agree.
- You can't bring it into the county's service district and do the capital improvements because it's an exempt area within the service district and always has been. It's a donut hole in the service area.
- Estates and agricultural-zoned properties are exempt from compulsory connection. That's a board policy, so you'd have to change the zoning to do it or board policy.
- One of the changes in the statute that took effect last July was that Collier County became eligible for more grant-type funding for conversion programs. We've also started pursuing hazard mitigation and direct appropriations from the state.
- Palm River is offset by direct appropriation. Staff's intent is to continue doing that to help residents offset conversion fees, but that's at the discretion of the regulatory

agencies and the legislature. We can't plan on offsetting in advance. We offset at project time.

- The county applied for Palm River and Naples Park and have \$4.5 million combined for water, sewer and stormwater. We have \$3 million for the Palm River conversion.
- We applied for \$35 million for the Golden Gate Wastewater Plant and were denied. That doesn't mean we're not going to try again next year. We're applying in tandem now. We're going back again and applying for the local hazard mitigation-grant on that one as well.
- We don't just pursue single avenues. We have a minimum of three we're actively pursuing.
- It will be important to mention to the full DSAC what's available and what's actually used.
- The last firm that did the impact-based study was PRMG, but they were acquired by Raftelis. PRMG was a small private firm and Robert J. Ori was the principal. He now works for Raftelis. It's a much larger organization but they do a significant number of water-sewer rate studies in Florida, which is why we choose them.
- This study was broken down and is much easier to understand, without the interspersed of what we have versus what we've got to build new.
- You need to provide some history, show the fluctuations and big swings in the market, given the time-frame differences, then talk about what is actually going to be needed and where that number comes from, tying that all together for that, and then talk about the bonding and how the financing works.
- The board requested that the Office of Management & Budget tie together three concepts, so that budget was not an exercise that we did just as an exercise. It was tied into the strategic plan and the AUIR so your idea to bring the AUIR into this to say, "Here's the plan, based on what the county sees is growing and this is funding that growth" is a great point.
- You can't realistically understand one without the other. It's important for folks to get that fundamental understanding so we can go ahead and go through that.
- That needs to be highlighted for newer members and Hannah Roberts, who's representing the Affordable Housing Advisory Committee, to show how we try to go through this.
- Rates are broken down by 750 square feet or less, 750 square feet to 1,500 square feet and over 1,500 square feet for multifamily and single family. The majority of homes are three-quarter inch and some of the larger homes are 1-inch.
- The impact fees on the larger meters tend to be commercial, hospitals and schools.
- You need to highlight on a per-unit differential for the multi-family side. Some people are going to think this is adding more cost. Affordability will be part of that multifamily component and if you can show that the cost is less than a full single-family home, that gives you something from the affordability side.
- The graph Mr. Bellone showed is a typical three-quarter-inch single family home of 1,800 square feet.
- But when you're talking about affordability and multi-family, there are some staggered approaches we're able to take that we're not able to take in the single-family home market.
- Courts said we could no longer base impact fees on home size. We were trying to do that when transportation impact fees were blowing through the roof and there was a lawsuit and a judgment that went the other way.

Mr. Bellone said that on p. 84 is Appendix C, the proposed study, and it shows that for the smaller units, the 0-750 square feet, their water impact fee would be \$2,135 compared with \$6,470 for a single-family house.

Vice Chair Valle said that's where you want to tie in from an affordability perspective. You need to use that.

Mr. Bellone said that's a great idea and asked if the subcommittee would be ready to give a recommendation to the full DSAC at its next meeting in April.

Vice Chair Valle said he thinks so. Based on what we've seen and heard, especially with the financing approach, we're comfortable making that recommendation.

Mr. Bellone said then he can plan on board schedules. He'll talk with Ian and Amy. She's already indicated that the first meeting in April would be difficult. It may be May.

Chairman Foley said maybe they can make a summary that says we brought this report to the subcommittee and these are some of the suggestions. We're happy to incorporate them and then we can support that at the next meeting. He thanked them for doing the research. That always works with the board. It's always important. Sometimes it's surprising when you start looking at it. Who would think that Marco Island was in a position where they are now?

Mr. Bellone said every time his boss asks if he wants to take over that utility, I tell him not during my tenure. Financially, that's not something I want to take on at this point.

Vice Chair Valle said you also need to highlight some of the suggestions that came out of the subcommittee that were unable to be adopted, but that we went through the exercise of just throwing everything we could to get to the point where we felt comfortable about making that recommendation.

Mr. Bellone said OK.

Chairman Foley said the description you made about the bonding is really important. Because you have to do it a certain way, you're not going to get even the beginning of the first plant.

Mr. Bellone said right. And Derek, the director of finance for the Clerk's Office, he's on him about that all the time. about that all the time. They work closely on those things. He'll get the exact words from Derek.

- **Action Item:**
- **Mr. Bellone needs to provide the full DSAC with the history, show the fluctuations and big swings in the market, given the time frame differences, then discuss what will be needed and where that number comes from. That all needs to be tied together.**
- **He also needs to show how the bonding and financing works.**
- **The per-unit differential for the multi-family side needs to be highlighted to show affordability.**
- **He needs to show the full DSAC suggestions that came out of the subcommittee that couldn't be adopted, but that the subcommittee went through the exercise of looking at everything to get to the point where it felt comfortable about making that recommendation.**
- **The DSAC motion should say that another fee rate study will be done sooner rather than later and the county won't wait three years. They could consider a review in 12 months.**


March 13, 2024

5. Public Comments

6. Adjourn

There being no further business for the good of the County, the meeting was adjourned by the order of the acting chairman at 4:01 p.m.

COLLIER COUNTY DEVELOPMENT SERVICES
ADVISORY COMMITTEE
UTILITIES SUBCOMMITTEE



Blair Foley, Chairman

These minutes were approved by the subcommittee/acting chairman on 4/3/24, (check one) as presented _____, or as amended ✓.

- Amended with minor grammatical corrections.