

# MIAMI BEACH

## City Commission Meeting SUPPLEMENTAL MATERIAL 3

City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive  
December 9, 2015

Mayor Philip Levine  
Commissioner John Elizabeth Alemán  
Commissioner Ricky Arriola  
Commissioner Kristen Rosen Gonzalez  
Commissioner Michael Grieco  
Commissioner Joy Malakoff  
Commissioner Micky Steinberg

City Manager Jimmy L. Morales  
City Attorney Raul J. Aguila  
City Clerk Rafael E. Granado

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### ATTENTION ALL LOBBYISTS

Chapter 2, Article VII, Division 3 of the City Code of Miami Beach entitled "Lobbyists" requires the registration of all lobbyists with the City Clerk prior to engaging in any lobbying activity with the City Commission, any City Board or Committee, or any personnel as defined in the subject Code sections. Copies of the City Code sections on lobbyists laws are available in the City Clerk's office. Questions regarding the provisions of the Ordinance should be directed to the Office of the City Attorney.

### SUPPLEMENTAL AGENDA

#### R7 - Resolutions

- R7B A Resolution Approving Upon Second And Final Reading Of This Resolution And Following A Duly Noticed Public Hearing, A Ground Lease Agreement In The Form Attached To This Resolution, Between The City (Owner Or Landlord) And Sabrina Cohen Wellness Center Project, Inc. (Tenant), In Connection With The Use Of 5,100 Square Feet Of City-Owned Land, Located At Allison Park, Having A Street Address Of 6475 Collins Avenue (Leased Premises), For A Term Of Ninety-Nine (99) Years, For The Purpose Of Constructing And Operating An ADA Accessible Wellness Center At The Tenant's Sole Expense. **10:35 a.m. Second Reading Public Hearing**

(Sponsored by Commissioner Joy Malakoff)  
(Legislative Tracking: Office of the City Attorney/Parks & Recreation/Public Works)  
(First Reading on October 21, 2015 - R7E)  
(Memorandum)

**R9 - New Business and Commission Requests**

R9D Discussion And Approval Of The 2016 State Legislative Priorities.  
(Sponsored by Mayor Philip Levine)  
**(Memorandum)**

R9O Discussion Regarding Making Sure Our Street Lights Are On And The Protocol.  
(Sponsored by Mayor Philip Levine)  
**(Memorandum)**

**Condensed Title:**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, UPON SECOND AND FINAL READING OF THIS RESOLUTION AND FOLLOWING A DULY NOTICED PUBLIC HEARING, A GROUND LEASE AGREEMENT IN THE FORM ATTACHED TO THIS RESOLUTION, BETWEEN THE CITY (OWNER OR LANDLORD) AND SABRINA COHEN WELLNESS CENTER PROJECT, INC. (TENANT), IN CONNECTION WITH THE USE OF 5,100 SQUARE FEET OF CITY-OWNED LAND, LOCATED AT ALLISON PARK, HAVING A STREET ADDRESS OF 6475 COLLINS AVENUE ( LEASED PREMISES), FOR A TERM OF NINETY-NINE (99) YEARS, FOR THE PURPOSE OF CONSTRUCTING AND OPERATING AN ADA ACCESSIBLE WELLNESS CENTER AT THE TENANT'S SOLE EXPENSE.**

**Key Intended Outcome Supported:**

Build and maintain priority infrastructure with full accountability.

**Supporting Data (Surveys, Environmental Scan, etc.):** The 2014 Customer Satisfaction Survey indicated that over 77% of residents rated recently completed capital improvement projects as "excellent" or "good".

**Item Summary/Recommendation:**

At the July 8, 2015 City Commission Meeting, the Foundation requested that the City grant the Foundation a lease for the use of City-owned land, in Allison Park (the "Park"), to develop, construct, maintain and manage a Wellness Center at the Foundation's sole cost and expense. At the September 2, 2015 City Commission meeting, three (3) concepts were presented by the Foundation, proposing to utilize the center, the southern portion of the Park or a combination of both locations, as follows: Option A proposed a circular shaped building, located at the center of the Park; Option B consisted of the conceptual plan proposed for Option A plus reserving the southern portion of the Park for future expansion; and Option C proposed a rectangular building to be constructed at the southern portion of the Park.

At the September 30, 2015 City Commission meeting, the Mayor and City Commission adopted Resolution No. 2015-29150, approving Option A, which covers a foot print of approximately 5,100 square feet of City-owned land in the Park, as it is the concept which preserves the most of the natural greenspace and allows for the relocation of the tree canopy currently at the Park, and which is the least obstructive of the proposed concepts. Additionally, at the September 30, 2015 meeting, the City Commission approved the concept of expanding the parking lot, increasing the standard parking spaces to 103 plus the Proposed 17 ADA spaces, for a total of 120 parking spaces; by demolishing the existing restrooms, and requiring the Foundation to construct public restrooms on the 1<sup>st</sup> Floor of the Wellness Center; by expanding approximately 21,000 sq. ft. into the West area adjacent to the existing parking lot; and requiring the relocation of mature existing trees to the south end of the Park, all at the expense of the City. At the September 30, 2015 meeting, the City Commission also authorized the City Manager to negotiate a ground lease for the use of the City-owned land for the development of the Wellness Center, based upon the essential terms set forth in the Term Sheet, which final negotiated ground lease shall be subject to approval by the City Commission and by a majority of the voters in a City-wide referendum, pursuant to Section 1.03(b)(1) of the City's Charter.

On October 5, 2015 the Finance and Citywide Projects Commission Committee recommended that the Administration negotiate a ground lease for the use of the Leased Premises, in connection with the development of the Wellness Center, based upon the essential terms approved at the September 30, 2015 City Commission meeting. On October 21, 2015, the City Commission accepted the recommendation of the FCWPC; waived, by 5/7<sup>th</sup> vote, the competitive bidding requirement in Section 82-39(a) of the City Code, as being in the best interest of the City; waived, by 5/7<sup>th</sup> vote, the appraisal requirement in Section 82-39 (b) of the City Code, as being in the best interest of the City; and approved, upon first reading, a draft of the lease agreement in substantial form.

Pursuant to Section 82-38 of the City Code, the City's Planning Department proposed a Planning Analysis, a copy of which is attached hereto as Exhibit "A", was completed and found that the proposed Lease for the construction of a public health and wellness center at the Leased Premises is consistent with the Goals, Objectives, and Policies, and that said use would not have a negative impact upon the surrounding area.

**Administration Recommendation:**

The Administration recommends approving the proposed lease, a copy of which is attached hereto and incorporated herein by reference as Exhibit "B".

**Financial Information:**

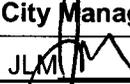
Source of Funds:	Amount	Account
	1	
OBPI	Total	

**Financial Impact Summary:**

**City Clerk's Office Legislative Tracking:**

Office of the City Attorney/Parks & Recreation/Public Works/Capital Improvement Projects

**Sign-Offs:**

Department Director	Assistant City Manager	City Manager
JR 	EC 	JLM 



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

## COMMISSION MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: December 9, 2015

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA APPROVING, UPON SECOND AND FINAL READING OF THIS RESOLUTION AND FOLLOWING A DULY NOTICED PUBLIC HEARING, A GROUND LEASE AGREEMENT IN THE FORM ATTACHED TO THIS RESOLUTION, BETWEEN THE CITY (OWNER OR LANDLORD) AND SABRINA COHEN WELLNESS CENTER PROJECT, INC. (TENANT), IN CONNECTION WITH THE USE OF 5,100 SQUARE FEET OF CITY-OWNED LAND, LOCATED AT ALLISON PARK, HAVING A STREET ADDRESS OF 6475 COLLINS AVENUE (LEASED PREMISES), FOR A TERM OF NINETY-NINE (99) YEARS, FOR THE PURPOSE OF CONSTRUCTING AND OPERATING AN ADA ACCESSIBLE WELLNESS CENTER AT THE TENANT'S SOLE EXPENSE.**

### **BACKGROUND**

Sabrina D. Cohen, the President of the Sabrina Cohen Foundation (the "Foundation") approached the City proposing the implementation of an ADA accessible beach program ("ADA Accessible Beach Program"). The City Commission embraced the idea of implementing an ADA Accessible Beach Program, including an accessible outdoor fitness circuit and playground, to be developed and constructed at the City's sole cost and expense. The City selected the north section of Allison Park (the "Park") for the location of the ADA Accessible Beach Program and has initiated a project to redesign the Park to include providing beach access using an alternative friable wood deck and ramp combined with Mobi-Mats, outdoor exercise equipment and picnic tables, and re-striping the existing parking lot to provide twelve additional ADA accessible parking spaces.

At the July 8, 2015 City Commission Meeting, the Foundation requested that the City grant the Foundation a lease for the use of City-owned land, in Allison Park (the "Park"), to develop, construct, maintain and manage a Wellness Center at the Foundation's sole cost and expense.

At the September 2, 2015 City Commission meeting, three (3) concepts were presented by the Foundation, proposing to utilize the center, the southern portion of the Park or a combination of both locations, as follows: Option A proposed a circular shaped building, located at the center of the Park; Option B consisted of the conceptual plan proposed for Option A plus reserving the southern portion of the Park for future expansion; and Option C proposed a rectangular building to be constructed at the southern portion of the Park.

At the September 30, 2015 City Commission meeting, the Mayor and City Commission adopted Resolution No. 2015-29150, approving Option A, which covers a foot print of approximately 5,100 square feet of City-owned land in the Park, as it is the concept which preserves the most of the natural greenspace and allows for the relocation of the tree canopy currently at the Park, and which is the least obstructive of the proposed concepts.

Additionally, at the September 30, 2015 meeting, the City Commission approved the concept of expanding the parking lot, increasing the standard parking spaces to 103 plus the Proposed 17 ADA spaces, for a total of 120 parking spaces; by demolishing the existing restrooms, and requiring the Foundation to construct public restrooms on the 1<sup>st</sup> Floor of the Wellness Center; by expanding approximately 21,000 sq. ft. into the West area adjacent to the existing parking lot; and requiring the relocation of mature existing trees to the south end of the Park, all at the expense of the City.

At the September 30, 2015 meeting, the City Commission also authorized the City Manager to negotiate a ground lease for the use of the City-owned land for the development of the Wellness Center, based upon the essential terms set forth in the Term Sheet, which final negotiated ground lease shall be subject to approval by the City Commission and by a majority of the voters in a City-wide referendum, pursuant to Section 1.03(b)(1) of the City's Charter.

On October 5, 2015 the Finance and Citywide Projects Commission Committee recommended that the Administration negotiate a ground lease for the use of the Leased Premises, in connection with the development of the Wellness Center, based upon the essential terms approved at the September 30, 2015 City Commission meeting.

On October 21, 2015, the City Commission accepted the recommendation of the FCWPC; waived, by 5/7<sup>th</sup> vote, the competitive bidding requirement in Section 82-39(a) of the City Code, as being in the best interest of the City; waived, by 5/7<sup>th</sup> vote, the appraisal requirement in Section 82-39 (b) of the City Code, as being in the best interest of the City; and approved, upon first reading, a draft of the lease agreement in substantial form.

Pursuant to Section 82-38 of the City Code, the City's Planning Department proposed a Planning Analysis, a copy of which is attached hereto as Exhibit "A", was completed and found that the proposed Lease for the construction of a public health and wellness center at the Leased Premises is consistent with the Goals, Objectives, and Policies, and that said use would not have a negative impact upon the surrounding area.

### **ANALYSIS**

The Administration recommends approving the proposed lease, a copy of which is attached hereto and incorporated herein by reference as Exhibit "B".

#### Attachments

- Exhibit "A" – Planning Analysis Memo
- Exhibit "B": - Proposed Lease

JLM/EC/JR



T:\AGENDA\2015\December\Parks and Recreation\MEMO - Sabrina D Cohen foundation Wellness Center (Second and Final Reading).docx

# Exhibit A

*Planning Analysis Memo*

# MIAMI BEACH

PLANNING DEPARTMENT

## COMMISSION MEMORANDUM

TO: Jimmy L. Morales, City Manager

FROM: Thomas R. Mooney, AICP  
Planning Director

DATE: December 9, 2015

SUBJECT: **Planning Analysis of Proposed Lease Agreement between the City of Miami Beach and Sabrina D. Cohen Foundation, Inc. for a Wellness Center, located at 6475 Collins Avenue.**

### **BACKGROUND**

Section 82-38 of the Code of the City of Miami Beach requires that any proposed sale or lease of City-owned land be analyzed from a planning perspective so that the City Commission and the public are fully apprised of all conditions relating to the proposed sale or lease.

The proposal is to execute a lease agreement between the City of Miami Beach (landlord) and Sabrina D. Cohen Foundation, Inc. (tenant). The proposed lease agreement will allow for the construction of a public health and wellness center, to be located at 6475 Collins Avenue.

### **ANALYSIS**

1. **Whether or not the proposed use is in keeping with city goals and objectives and conforms to the city comprehensive plan.**

**Consistent** – The future land use designation of the site is **Recreation and Open Space including Waterways (ROS)**. The proposed Wellness Center use is consistent with the ROS designation which permits the following:

#### ***Recreation and Open Space including Waterways (ROS)***

*Purpose: to provide development opportunities for existing and new recreation and open space facilities, including waterways. Uses which may be permitted; recreation and open space facilities including waterways.*

*Intensity Limits: intensity may be limited by such setback, height floor area ratio and/or other restrictions as the City Commission acting in a legislative capacity determines can effectuate the purpose of this lands use category and otherwise implement complementary policy. However, in no case shall the intensity exceed a floor area ratio on 0.5.*

Allison Park consists of four parcels with a total land area of approximately 132,400 square feet. According to the regulations of the Comprehensive Plan, a floor area

ratio (FAR) of 0.5 is permitted; which allows for a maximum square footage of 66,200 square feet. The proposed Wellness Center would be 15,400 square feet Wellness Center, which is only 23.3% of the allowable floor area on this site.

- 2. The impact on adjacent property, including the potential positive or negative impacts such as diminution of open space, increased traffic, noise level or enhanced property values, improved development patterns and provision of necessary services. Based on the proposed use of the property, the city shall determine the potential impact of the project on city utilities and other infrastructure needs and the magnitude of costs associated with needed infrastructure improvements. Should it become apparent that further evaluation of traffic impact is needed, the proponent shall be responsible for obtaining a traffic impact analysis from a reputable traffic engineer.**

**Consistent** – No significant negative impacts are anticipated by the proposal. There will be a slight diminution of open space; however, the use of that area will remain as a recreational use. An initial concurrency review indicates the conversion of 5,100 square feet of open space to a 15,400 square foot Wellness center would generate approximately 34.10 trips during peak hours, so traffic impacts should not be significant; however, this will be further analyzed as part of the design review and building permit process. The noise produced by the uses inside the building should be contained within structure. The Wellness Center will provide an amenity that will not negatively impact property values. The proposed building will be in the center of Allison Park, so it will be setback away from surrounding residential buildings, further minimizing its impact. Since infrastructure improvements are included in the budget and funding for the Wellness Center under article VI of the lease, the impact will be minimal. In addition, the building will require approval from the Historic Preservation Board, which will further ensure that the building fits with the surrounding context.

- 3. A determination as to whether or not the proposed use is in keeping with a public purpose and community needs, such as expanding the city's revenue base, creating jobs, creating a significant revenue stream, and improving the community's overall quality of life.**

**Consistent** – This proposed use does keep with the public purpose and community needs. The lease agreement will improve the community's overall quality of life by providing a state of the art public health and wellness center catering primarily to individuals living with physical and cognitive disabilities, seniors, and able-bodied individuals with temporary injuries. The Wellness Center will create jobs necessary for the implementation of activities proposed and jobs related to ancillary uses on site. The Facility will provide the community preference and discounts to Veterans and Miami Beach Residents for services provided at the Wellness Center.

- 4. A determination as to whether or not the development is in keeping with the surrounding neighborhood, will block views or create environmental intrusions, and evaluation of the design and aesthetic considerations of the project.**

**Consistent** – The surrounding neighborhood will not be negatively affected, as it will not block view corridors from the adjacent buildings. The new building will be located

in the middle of an existing park. The Wellness Center would be 3 stories tall and have a total of 15,400 square feet, designed to fit within the existing sidewalk system on site. The first floor foot print will be 5,100 square feet providing public Restrooms and Showers. The design and aesthetics for the proposed structure will be reviewed by the Historic Preservation Board prior to permit approval. The building will not be located within any environmentally sensitive or dune preservation areas; therefore, no negative environmental impacts are expected.

**5. The impact on adjacent properties, whether or not there is adequate parking, street and infrastructure needs.**

**Consistent** – The impact on adjacent properties should be minimal. The building will be located within a public park. The park will be increasing the amount of parking available on-site from 78 to 120 spaces including ADA spaces as part of the improvements to the park. Therefore there is adequate parking to serve the existing park and the new Wellness Center.

**6. Such other issues as the city manager or his authorized designee, who shall be the city's planning director, may deem appropriate in analysis of the proposed disposition.**

**Not applicable** – The Planning Department has no other issues it deems appropriate to analyze for this proposal.

**CONCLUSION**

The proposed use for the site is consistent with the Goals, Objectives, and Policies. The use will generate no negative impacts for the surrounding area. The property would continue to serve the public interest.

# Exhibit B

*Proposed Lease*

# MIAMI BEACH

OFFICE OF THE MAYOR AND COMMISSION

## MEMORANDUM

TO: Members of the City Commission

CC: City Manager Jimmy Morales

FROM: Mayor Philip Levine

DATE: December 8, 2015

SUBJECT: Discussion and approval of the 2016 State Legislative Priorities



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### **Sea Level Rise/Coastal Flooding**

The City is facing critically dangerous conditions due to consistent coastal flooding and cannot continue to spend local revenue to maintain state roads. The City request that the state recognize the urgency and severity of this matter and that funds be allocated to alleviate these conditions during the 2016 legislative session.

### **Short-term Rentals**

The City supports legislation that allows local governments to regulate vacation and short-term rental properties to protect the welfare and investments of the City's residents and businesses.

### **Waterways**

The City is seeking legislation which would allow local regulation regarding the anchoring and mooring of vessels near and around waterfront homes. The lack of such authority has led to an outbreak of derelict and/or abandoned vessels being anchored outside of privately owned coastal homes.

### **Procurement**

The City opposes any attempt to limit the ability of local governments to mandate wages or benefits to contractors' and vendors' employees.

### **Public Records Lawsuits**

Support legislation that reforms public records requests to discourage or eliminate schemes designed to generate violations of public records laws as well as limit harassing or unreasonable public records requests.

### **Body Cameras**

The City has approved the use of body cameras for certain employees in an effort to increase accountability and service standards. The City supports legislation to enact a bill that would allow local governments to implement their own procedures and standards for body cameras as well as follow current public records laws regarding body cameras.

*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.*

**Housing and Community Services**

The City seeks the preservation of State Housing Initiatives Program (SHIP) Funding as a means of preserving the City's affordable housing market by providing funding to enable homeowner-occupied rehabilitation. These funds will assist the current aging population residing in the City, as well as ensure that the quality of the City's residential housing market is well-maintained for generations to come. These funds are leveraged with local dollars to serve low and moderate income residents.

**Enterprise Zone**

The City urges the state to reauthorize Enterprise Zones which will expire on December 31, 2015. An Enterprise Zone is one of a few economic development tools used for businesses seeking to start a new venture in the City. An incentive of this program is businesses within the Enterprise Zone are encouraged to hire individuals living in the designated zone.

**Film Incentive**

The City urges the state to add new, multi-year funding to the Florida Entertainment Industry's Financial Incentive Program which passed in 2010. No funds have been allocated to this program for three years. Movies and television filming opportunities have been steadily moving to Georgia and Louisiana which has been detrimental to Miami Beach's economy.

**Local Authority and Unfunded Mandates**

The City opposes legislation that would impact home rule powers of municipal governments or in any way reduces local control and authority, as well as any efforts to pass additional costs from the state down to the City. The City supports all efforts made to identify and reduce the number of unfunded mandates imposed on local government by the State.

**Any legislation regarding the following issues will be monitored:**

- **Beach Renourishment**
- **Medical Marijuana**
- **Gaming**
- **LBGT**

**Funding Requests**

**1. Water Line Replacement along Alton Road from 43<sup>rd</sup> Street to 63<sup>rd</sup> Street –**

Requested funds will be spent on the replacement of a 20-inch diameter cast iron water line. This is a critically needed project. Local funding has been stretched as much as possible, and the City needs state assistance as soon as possible to complete this project in the shortest possible time. The lead-packed connections are leaking throughout the entire line. This project stretches along Alton Road, from south of 43rd Street to W 63rd Street. Alton Road is a state-maintained roadway.

**2. Miami Beach Cast Iron Water Line Replacement on Alton Road from Michigan Avenue to North Bay Road-**

Requested funding will be spent on a new 20-inch Ductile Iron Pipe Water Distribution Main on SR907/Alton Road from Michigan to North Bay Road. Time is of the essence for this water project. Local funding has been stretched as much as possible, and the City needs state assistance as soon as possible to complete this critically needed project. The 20 inch water main will replace an 8 inch cast iron pipe that is 80 years old and presently in deteriorated condition. This project is critically important because too often, the water pressure at Mount Sinai Hospital drops to an average of 30 pounds per square inch due to the condition of this distribution main. The new 20 inch Water Distribution Main will maintain an acceptable water pressure of 65 pounds per square inch, which will provide sufficient water flow for fire hydrants in the area. Alton Road is a state-maintained roadway.

**3. Intelligent Transportation System –**

Requested funds will be spent on one or more of the following program components of the City of Miami Beach Intelligent Transportation System (ITS) and Smart Parking System (SPS): CCTV Cameras, Bluetooth/ Wi-Fi devices, digital message signs, adaptive traffic signal control, Traffic Management Center and Program Management Services (for the development of specifications and the concept of operations for a design/build/operate/maintain contract solicitation. Implementation of the ITS and SPS will result in expected benefits in the amount of \$72 million by 2035, as follows: 1) Travel time reduction benefits - \$58 million; 2) Fuel consumption reduction benefits - \$3.9 million; 3) Air pollution reduction benefits - \$114,733; 4) Law enforcement wage reduction benefits \$10 million; Total Benefits by 2035 equal \$72 million. Expected program benefits by 2018 are \$10 million.

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## Street Lighting Memo

**Date:** December 8, 2015

**To:** Eric Carpenter, Assistant City Manager / Public Works Director

**From:** Roy Coley, Public Works Infrastructure Division Director

*Roy Coley 12-8-15*

**Re:** Street Lighting Operational Status

The Public Works Infrastructure Division currently maintains approximately 7,000 street lights and up-lighting fixtures. Street Light Technicians regularly perform nighttime surveys to identify outages. The current schedule anticipates every street being surveyed monthly at a minimum with many being surveyed multiple times monthly. In addition to staff surveys we accept reports from stakeholders throughout the city concerning outages, usually reported through the egov application. Typically an outage is repaired within 3 days. We sometimes experience theft of our copper wiring and this almost always results in extended repair times. We also serve as a notification center for other entities with outdoor lighting responsibilities.

The state owned street lights are maintained by our contractor; Under Power. The street lights maintained by Under Power are on Alton Road from 5<sup>th</sup> Street to Indian Creek Road and Collins Avenue from 5<sup>th</sup> Street to 59<sup>th</sup> Street.

Dade County maintains street lights on 41<sup>st</sup> Street from Alton Road to Indian Creek Road, Pine Tree Drive, Lagorce Drive, and 5<sup>th</sup> Street from Ocean Drive to Alton Road.

FP&L maintains all alleyway lighting in the city and the "cobra" style lighting located on their wood poles throughout the city.

All parking lots owned by the city are maintained via contract by Enterprise Electrical.

Other lighting responsibilities include welcome signs, North Shore Park, Tatum Water Way Park, Hawthorne Park, Biscayne Park Entrance, South Point Park lighting, and exterior lighting around city hall, maintained by our Property Management division of the city.

The previous 3 months (Sept, Oct, and Nov) we identified with our staff surveys 183 outages. These outages consisted of single fixture outages and multiple fixture outages with a few consisting of entire streets or neighborhoods. Additionally our stakeholders reported another 61 outages of similar description. There has been an increase in outages lately presumed to be caused by water intrusion into electrical infrastructure.

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