

MINUTES
THE TOWN OF INDIAN RIVER SHORES
6001 North Highway A1A, Indian River Shores, FL 32963

REGULAR TOWN COUNCIL MEETING
Thursday, February 28, 2008
3:30 p.m.

PRESENT: Thomas W. Cadden, Mayor
E. William Kenyon, Vice Mayor
William H. Ahrens, Councilman
Frances F. Atchison, Councilmember
David J. Becker, Councilman

STAFF PRESENT: Robert J. Bradshaw, Town Manager
Laura Aldrich, Town Clerk
Chester Clem, Town Attorney
Chief Bill Schauman, Public Safety
Capt. Rob Stabe, Public Safety
Richard Jefferson, Building Official
Bill Beardslee, Code Enforcement Board Chairman

OTHERS PRESENT: 4 Residents, 3 Visitors

1. **Call to Order.** Mayor Cadden called the meeting to order at 3:30 p.m., and proceeded with the following.
 - a. Pledge of Allegiance
 - b. Invocation – Councilman Becker
 - c. Roll Call – Town Clerk (*as noted above*)Mayor Cadden asked and received concurrence from the Council to add item “d” under the Mayor’s items on the agenda, Resolution supporting Florida League of Cities Legislative Priorities.

2. **Consent Agenda**
 - a. Approval of January 24, 2008 Regular Town Council Meeting Minutes
 - b. Acceptance of February 11, 2008 Planning, Zoning & Variance Board Minutes
 - c. Acceptance of February 11, 2008 Local Planning Agency Minutes
 - d. Approval of January 21 Invoice, T Systems, Flooring, PSD Addition Exercise Room
 - e. Approval of January 24 Invoice, Carl Brobst Construction, Draw #10, PSD Remodel
 - f. Approval of January 31 Invoice, Gary House Masonry, PSD Remodel (retaining wall)
 - g. Approval of January 22 Invoice, Dynamic Air Q & C, PSD Remodel new A/C & ductwork
 - h. Approval of February 1 Invoice, BSJ Electric, LLC, PSD Remodeled Areas
 - i. Approval of February 6 Invoice, Carl Brobst Construction, Draw #11, PSD Remodel
 - j. Approval of Invoices Oct. 07 – Jan. 08, Solin & Associates, School Concurrency Rqmt.

Mayor Cadden asked if there were any questions on the consent agenda. There being none, a **motion** was made by Vice Mayor Kenyon and seconded by Councilmember Atchison **to approve the consent agenda as presented**, which **passed unanimously** with no discussion.

Please Note: The Town of Indian River Shores does not routinely keep verbatim minutes. Any party interested in such an appeal relating to any decision made by the council with respect to any matter considered at this meeting is responsible to record the meeting and include the testimony and evidence upon which the appeal is to be based.

3. **Mayor's Items**

a. Service Appreciation Award – Gerard Weick (Planning, Zoning & Variance Board)

Mayor Cadden asked Jerry Weick to come forward, and stated that he had been a member of the Planning, Zoning and Variance Board since 1999 and Chairman since 2002. He presented a box containing an acrylic award engraved with the dates of service, and thanked Mr. Weick amidst audience and Council applause.

b. Fellsmere Day Invitation (Polly Coe)

Mrs. Coe came to the podium to invite the Town Council, employees and residents to Fellsmere's "97th birthday" celebration, which falls on the actual day of incorporation this year for Fellsmere Day on April 5th. The Town Council is especially encouraged to participate in the parade on that date. Mayor Cadden thanked her for taking the time to come to our meeting and extend the invitation, and she departed after the applause.

c. Informational Presentation on City of Vero Beach Electric Utility (Stephen Faherty, PhD)

Dr. Faherty was introduced, who thanked the Mayor for allowing him to come today and share the results of his research. As a resident of the barrier island, he stated that this is an informational presentation intended to gain support in immediate action from the City of Vero Beach regarding their City electric utility rate structure for both the County and Indian River Shores residents. He had presented this report to the County Commissioners and staff, City of Vero Beach Council and staff, Florida State Legislature, and to the Town of Indian River Shores. He presented a summary comparison, which showed 60% of the utility customers outside the City limits: 9% are in Indian River Shores, 51% are unincorporated County residents. Fifty-eight percent of the electric is consumed outside the City. The City electric utility is not regulated by the Public Service Commission (rates, fee structure, etc.) as FPL is. He explained that the city charges 38% higher than FPL for kilowatt usage, and compared equalized fees for the City of Vero customers to FPL rates.

Dr. Faherty went into further rate details, and then stated his five (5) main concerns as:

- Inequitable taxation between jurisdictions without representation
- Inequitable electrical rates within jurisdictions and rates 24-48% higher than FPL
- Significant utility contributions, or City taxes on customers outside City limits, that make up close to half of the City budget
- No effective or direct input into financial decisions or expenditures
- Overall lack of multi-jurisdiction representation

Suggestions Dr. Faherty made include equalizing taxes with representation, equalizing rates with FPL, creating a reserve account for "contributions," creating an independent representative commission, including input into RFP selection, and instituting an immediate rate and efficiency study.

He also discussed the unique situation the Town is in because of a 30-year agreement that was made between the Town and the City of Vero Beach in 1986. It states that rates and rules are to be "reasonable," surmising that a 24-48% higher City cost above FPL rates could be construed as "not reasonable." Also in Section 14 there is a provision that the City is to give the Town a 5-year notification for renewal, which would be October 29, 2011 to avoid termination on October 29, 2016. He concluded by comparing the favorable actions of the City of Fort Pierce with their utility customers to the lack of action by the City of Vero Beach. A meeting is planned at St. Edwards on March 26th for the City, the County and the community to further discuss this topic, which Dr. Faherty encouraged everyone to attend.

Mayor Cadden thanked Dr. Faherty for the presentation, stating that he had read the detailed version that was presented to the City of Vero Beach, adding that it was very well written. He asked regarding the statement that Dr. Faherty repeated numerous times, "the City won't let us opt out of it," if the residents in the middle of Vero Beach who want to switch to FPL would be able to. Dr. Faherty said that they have been told that lines for utilities could be

swapped in a large block, but not for just a few customers in the middle.

Councilman Becker, Mr. Bradshaw and Vice Mayor Kenyon asked general questions, which Dr. Faherty answered. There was no action taken, and Dr. Faherty was thanked for his presentation with applause. (*Presentation included as Attachment A to these minutes*)

d. Resolution 08-02, Florida League of Cities Legislative Priorities

Mayor Cadden said that this was at the request of the Treasure Coast Council of Local Governments at their last meeting, and it is a resolution that the Town has done annually. A **motion to adopt Resolution 08-02 supporting the Florida League of Cities legislative priorities for the upcoming session** was made by Vice Mayor Kenyon and seconded by Councilmember Atchison. The motion **passed unanimously** with no discussion.

4. **Planning, Zoning and Variance Board** (Bill Beardslee/Les Solin)

a. Report on 2-11-08 Local Planning Agency (LPA) Meeting Recommendations

Mr. Beardslee reported that at the meeting by the LPA, they considered the Comprehensive Plan Amendment which created a new Public School Facilities Element as required by the State, and amended the Intergovernmental Coordination and the Capital Improvements Elements. It also required the adoption of an Interlocal Agreement between the County and its municipalities. The Town's planner was there to discuss in detail with the LPA and to receive public comment. The LPA unanimously agreed to approve the amendments and forward them to the Town Council for adoption.

He invited questions from the Council or audience. Vice Mayor Kenyon said that this was concerning schools, of which the Town has none, nor is it likely that it ever will. Mr. Beardslee affirmed. There were no other comments.

b. OPEN PUBLIC HEARING

The Public Hearing was opened at 4:04 p.m. Lester Solin, Consultant Planner for the Town of Indian River Shores, explained that three (3) years ago, the Florida Legislature mandated that all cities and counties within Florida must enforce school concurrency, and mandated that all School Districts coordinate with counties and other municipalities and adopt the Capital Improvement Program. Indian River County hired a consultant using a grant from the State to produce a Public School Facilities element. Over the past 18 months or so, there have been several meetings with those entities in the County coordinated by the consultant and Indian River County staff.

1) Comprehensive Plan Amendment

a) Creating the Public School Facilities Element.

The Public School Facilities Element reflects what school board, county and all participants in the planning process came up with. It describes current and projected school enrollment, and how the County anticipates building school facilities to accommodate projected enrollment. The financial consequences of the plan have been provided in the CIP, which is mandated by the State that the County and all municipalities agree on. Therefore, the school Capital Improvement Program is included in both the Public School Facility element and the Town's CIP element. On an annual basis, we have to enforce school concurrency. The Town already enforces concurrency for water, wastewater, roads and solid waste, and now will have to review proposed subdivision's site plans for school facility impact. We also now are required to have a School Board representative on the planning board, which is the first structural change.

b) Amending the Intergovernmental Coordination Element

The Intergovernmental Coordination Element and School Facilities element have already established three (3) committees that the Town will participate in. One is the Staff Working Group, which will meet whenever there is an issue at the Town level on the location of a school. We should have very little to do with this group, as there

will be no school locations within the Town. The second is a School Planning Technical Advisory Committee, set up in the School Facilities element. The third committee is the Oversight Committee, which will meet anytime there is a politically charged issue. The Intergovernmental Element is the Town's mechanism for telling the State that we are committed to participating in the coordinated school planning process, and that we will enforce concurrency, and will pass developments through the planning level that includes a School Board representative.

c) Amending the Capital Improvements Element

The Town's Capital Improvements Element (CIE) includes a statement that we will update the Capital Improvement Program each year. Mr. Solin asked the Council to allow him to enter into policy on 9.13, which states that we not only will agree to update the Capital Improvements Program annually, but will adopt a financially feasible CIP by December 2008, which is a State law that we have to comply with. Mr. Solin said he thinks if we do not include it on this submittal, DCA will inform us that we must anyway. He added that he found one typo on page 23 of the CIE that explains the concurrency management program, the whole page should be underlined and the last quarter of the page was not.

1) Receive Council Comments

Vice Mayor Kenyon said that the Town basically had no choice in the matter, and Mr. Solin agreed. There was no further comment.

1) Receive Public Comments

Mr. Clark Daugherty, 321 Indian Harbor Road, asked if there was any financial implication in anything Mr. Solin is doing. The Town Planner explained that there is a school impact fee, for which discussions the Town Manager participated in the County committee. Even though there is CIP, the developer's impact fee will be credited towards other fees due to the County School Board.

Mr. Solin concluded that the recommended action is to have first reading of the Ordinance, and then if the work product is acceptable, approve that for transmittal to the State and other agencies for their review for compliance verification.

Vice Mayor Kenyon asked when this is due at State level, and Mr. Solin that all cities in Indian River County are due March 1st. We will be a little late, but it is of his choosing to ensure the model is compliant with State statutes before submittal. They were recently notified that it was. Also, Mr. Solin requested that the Council consider approval of the Comprehensive Plan Amendment Interlocal Agreement to satisfy State statute requirements.

c. CLOSE PUBLIC HEARING

Mayor Cadden closed the Public Hearing at 4:15, adding that if the Hometown Democracy Amendment had passed, we would have to have a referendum on this amendment.

d. Interlocal Agreement for Coordinated Planning and School Concurrency.

5. **Finance Committee** (Joseph Duncan)

a. Actuarial Report Review and Discussion Actuarial report - Finance Committee update

Mr. Duncan had a slide presentation (*see Attachment B to these minutes*) which addressed the **preliminary response to the audit report** first. The draft report's management letter contains some suggestions that have been reviewed by the Finance Committee, and it has been determined that the Council has already acted on all items. A response letter will be sent to them. The second problem with the audit is that the must have the actuarial report in order to complete it.

Mr. Duncan then spoke about the Town's policy on cash funds, recapping about the State's Board of Adjustments (SBA) investing in sub-prime instruments that led to a run against the pool.

The Finance Committee recommended designating \$448,055 of the \$642,351 in General Fund monies in Part B as Road and Bridge Funds, as there are no major projects on the horizon and it would satisfy the concern the auditors had. That would leave only \$210,321 designated as General Fund frozen in Part B's state-restricted account.

Mr. Duncan continued that the \$3,228,358 in Part A would have \$335,257 available for building completion and \$93,101 as accessible cash. The Committee recommended that the Council authorizes the Finance Director (Town Manager) to move the remaining \$2,800,000 balance to Treasury bills with a 3-step ladder, which reduces the risk significantly.

With all that being said about the audit and investments, Mr. Duncan moved on to the **Actuarial Report**. When the Town transitioned from Principal to the Florida League of Cities, the actuary changed. The first draft report in October 2007 was studied carefully, with many questions asked and answered since it was the Town's first report since 2004, and then a revised report was submitted. It is very complicated because different procedures have been implemented for doing an actuary report.

Mr. Duncan addressed changes in **procedures**. The interest rate assumption that had been used for a number of years was 8.5%. We had losses in 2001 from that target, and instituted a 5-year smoothing program. That is now projected at 8%. The program population has also grown from 15 to 27 employees. The 5-year smoothing was not well-liked by the State, Mr. Duncan and others, and has now been eliminated. The future wage increase has been adjusted from an assumed percentage of 6% to 5% increase per year. The new actuary also used a different Mortality Table, and changed the actuarial cost method from an individual to an aggregate cost method, which changed the numbers.

Changes in the **plan** occurred effective November 2005 with the elimination of the 5-year and 15-year payment plan, as the Principal Plan was written for a corporate account, not for a municipality. An optional 75% joint and contingent annuity was added by the Council, and the single lump sum was eliminated. In August 2006, the normal retirement age of 52 with 25 years of service was added to be consistent with the State for police officers. Also the police payment was changed to a 10-year certain and life annuity, disability, overtime pay included for compensation and immediate eligibility from hire date for police officers were all added. In October 2006 those employees who were in the Defined Contribution Plan were allowed (required) to transfer their account balances into the DB plan. In 2007 firefighters automatically became participants in the plan on their date of hire.

The covered payroll had been fairly stable, but with the addition of covered workers, now is \$1,132,576. The actuarial report is designed to determine the required contribution to fund the pension plan, how much is in the plan, and calculate how much is needed to balance out. With the changes to the plan, the difference in liability has jumped from under \$100,000 to \$319,764. This is for covering 27 employees rather than 15, and providing better benefits. Eliminating the 5-year smoothing cost 8%, lowering the interest rate added 10%, the overtime provision added 5%, the rate changes for bringing more plan participants in added 5%, and other technical changes added 8%. Ordinance 482 changed the base plan at a cost of 6%, while Ordinance 485 to meet the State minimum requirements for the 185 program accounted for 55% of the increase. A lot of pieces add up to a lot of money.

The Vice Mayor asked how this looks in the out-years, and Mr. Duncan said it levels out. The unfunded liability under this method is zero since smoothing was eliminated. If returns are higher than 8%, it reduces the Town's contribution the next pay period. Mr. Paul Shamoun said the FMPTF earned 12% last Fiscal Year. For the quarter ending December 31, the majority of investors lost 3% and the FMPTF only lost 3/10 of one percent. Bond funds have averaged 7.75% over the year, he continued, and most plans now use 7.5%.

Mr. Duncan continued that the assumed interest was 8.5%, which was too high, and the Committee recommended 8% with continued lowering gradually to 7.75% in FY 2009, and 7.5 in FY 2010. He summarized that the Committee recommends to Council that they:

- 1) Authorize moving \$2.8 million to Treasury bills,
- 2) Accept Actuarial review and forward it to the Auditors, and
- 3) Reply to audit management report.

Last year, during the budget process, the Committee proposed that \$200,000 be added to the pension fund, which has not been done. They are suggesting again that it be done now, in addition to what the actuary proposed, as money is available now and it will cut the share of payroll costs by 2.5% per year in the future.

Councilman Becker made **a motion to accept the recommendation to move \$2.8 million of the General Fund in Local Government Funds Part A to Treasury bills**, with a second by Councilmember Atchison for discussion. Vice Mayor Kenyon, Councilman Becker and Mr. Duncan discussed laddering the funds. Mayor Cadden called for the vote, which was **unanimously approved**.

A motion to reallocate the funds in Part B (with \$448,055 designated for Road and Bridge and \$210,321 as General Funds), made by Vice Mayor Kenyon and seconded by Councilman Becker, **was unanimously approved**.

A motion to accept the Actuarial Report and forward it to the auditors was made by Vice Mayor Kenyon and supported by Councilman Ahrens, receiving **unanimous approval** from the Council.

Mr. Duncan asked if there was a motion needed to **move the \$200,000 to the Pension Fund**, which was decided to be done **administratively**. Mayor Cadden told Mr. Duncan that it was a terrific report, and the Council thanked Mr. Duncan for the report and his presentation.

6. Town Attorney

a. First Reading, Ordinance 491, Comprehensive Plan Amendment for School Concurrency

Mr. Clem suggested that the plan amendments as recommended during Mr. Solin's presentation be approved by the Council first. This was done through a **motion** made by Councilmember Atchison supported by Vice Mayor Kenyon **to approve the Comprehensive Plan Amendment as presented**, which **passed unanimously**.

(It was called to the Council's attention by Mr. Bradshaw following 8 b), the reading and approval of the ordinances, that they inadvertently missed the following)

A motion to approve the Interlocal Agreement for Coordinated Planning and School Concurrency was made by Councilmember Atchison and supported by Vice Mayor Kenyon, **which was unanimously approved**.

He continued by stating that Ordinance 491 has language that has to do with future actions, which has to be read with the intention of filling in the blanks as the actions are taken. Mr. Clem read the Ordinance by title as follows:

ORDINANCE NO. 491

AN ORDINANCE OF THE TOWN OF INDIAN RIVER SHORES, FLORIDA, AMENDING THE TEXT OF THE CAPITAL IMPROVEMENTS ELEMENT, TEXT OF THE INTERGOVERNMENTAL COORDINATION ELEMENT, AND ADOPTING A NEW PUBLIC SCHOOL FACILITIES ELEMENT FOR THE TOWN OF INDIAN RIVER SHORES COMPREHENSIVE PLAN; AND PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS, CODIFICATION, SEVERABILITY AND EFFECTIVE DATE.

Mr. Clem said once we hear back from the State, we will be able to publish notice in the paper and bring this back for a second reading. A **motion** by Councilman Ahrens seconded by Vice Mayor Kenyon to **approve the first reading of Ordinance Number 491** was **unanimously approved**.

b. Pension Plan Amendments (Paul Shamoun, FLC Retirement Program Manager)

Mr. Clem said that the next two ordinances have to do with the pension plan, and were prepared by Paul Shamoun of the Florida League of Cities. Mr. Shamoun explained that the

plan document had been updated to allow the firefighters to receive the 175 funds last October. The State reviewed our Ordinance 492 and made some changes to clarify an administrative omission and to remove the restriction that the beneficiary was always the spouse. Ordinance 493 corrects the eligibility requirements of newly hired employees who enroll in the Defined Contribution Plan.

1) First Reading, Ordinance 492, Defined Benefit Pension Plan Amendment

Mr. Clem performed the first reading of the Ordinance in title as written below:

ORDINANCE NO. 492

AN ORDINANCE OF THE TOWN OF INDIAN RIVER SHORES, INDIAN RIVER COUNTY, FLORIDA AMENDING THE TOWN OF INDIAN RIVER SHORES' DEFINED BENEFIT PLAN; PROVIDING FOR CONTINUITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Vice Mayor Kenyon made a **motion to accept the first reading of Ordinance 492**, which was seconded by Councilman Ahrens and **passed unanimously** with no further discussion.

2) First Reading, Ordinance 493, Defined Contribution Pension Plan Amendment

Mr. Clem then performed the first reading of Ordinance 493 as written in title below:

ORDINANCE NO. 493

AN ORDINANCE OF THE TOWN OF INDIAN RIVER SHORES, INDIAN RIVER COUNTY, FLORIDA AMENDING THE TOWN OF INDIAN RIVER SHORES' DEFINED CONTRIBUTION PLAN; PROVIDING FOR CONTINUITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Vice Mayor Kenyon made a **motion to accept the first reading of Ordinance 493**, which was seconded by Councilman Ahrens and **passed unanimously**. Mr. Shamoun added that the Annual Report was ready to submit to the State. The Council thanked him.

7. **Town Manager**

a. Public Safety Vehicle Forfeiture Funds Expenditure Request

Mr. Bradshaw directed the Council back to Item 6 a., which is reflected herein.

He continued that this request is for approval to use some of the Forfeiture Funds Account to purchase a drug detector dog and to purchase three (3) .45 caliber Glock handguns. These funds are independent of the General Fund, and are generated from the forfeiture of the cars in the drug program. Staff has agreed that the drug detector dog would be on a one year probationary term, and if it does not work out, will forfeit the dog. The purpose is for the dog program to be self-funding. Staff is asking for approval to use \$2,000 for the drug detector dog and \$1,467 for the handguns.

Vice Mayor Kenyon asked if any overtime would be involved with the dog, and Mr. Bradshaw said we will find out during the probationary period. Councilman Becker asked if the dog going home in the evening would be considered as overtime, and Mr. Bradshaw said it would not be, overtime would only be incurred when the officer is on active duty. One officer will be assigned to the dog, he concluded. There being no further discussion, a **motion to approve the use of Public Safety Vehicle Forfeiture Funds to purchase a drug detector dog and three (3) Glock handguns as requested** was made by Councilmember Atchison and supported by Councilman Ahrens, which **was unanimously approved**.

b. Town Appointment to Indian River County's Economic Development Council (EDC)

The County has requested that the Town appoint a member to the EDC, and staff is recommending that the Mayor serve as the initial candidate on this Council. A **motion to**

approve the appointment of Mayor Thomas Cadden as the Town's initial representative to the EDC was made by Councilman Becker and supported by Vice Mayor Kenyon. The motion **passed**. The Mayor said he did not vote.

8. **Call to Council** - Committee Reports

a. Committee Reports.

Metropolitan Planning Organization (MPO). Councilman Becker said that the Metropolitan Planning Organization did not meet.

Land Acquisition Advisory Council (LAAC). Councilmember Atchison said that the committee, by a 10-7 vote, agreed to recommend that the County purchase the 16.5 acres of riverfront property west of A1A known as Jones Pier property in Indian River Shores on Jungle Trail. This was brought up at a Special Call Meeting, as it was approved in 2005 for a Florida Forever grant. The project was in jeopardy of losing the 45% Florida Communities Trust funding of \$3.65 million if not begun soon, which would be added to approved funds of \$4.46 million from the most recent County bond referendum. Councilmember Atchison continued that there are 3 acres of historic property on the river, and the rest has been leased out for palm groves. Part of the purchase agreement is that Mr. Jones may live out his life on the property, and the palm grove may continue for one year. The County plans to restore the oak hammock, and in order to make this a park open to the public, there must be public access. She concluded by adding that she and the Town Manager have agreed that this will not have a significant traffic impact in our Town.

A Special Call meeting has also been called for March 12th on the Corrigan Property.

Conservation Lectures. Councilmember Atchison said that the last of a wonderful series of three environmental topics was held in our Community Center, sponsored by Public Safety, on Florida's Living Beaches. There was a good turnout and excellent presentation.

Beach and Shores. Councilman Ahrens reported that the committee had a very lengthy meeting with a historical presentation on the movement of sand over the last 50 years, which was highly technical. The beaches north of us had been building up, and now our beaches have been building and Brevard County's beaches are diminishing. Councilmember Atchison added that in one of the environmental lectures, she learned that the reefs are being impaired by the addition of sand.

Treasure Coast Regional League of Cities (TCRLC). Vice Mayor Kenyon reported that the group did not meet, and the next meeting is March 16.

Treasure Coast Council of Local Governments (TCCLG). Mayor Cadden said the Council did meet. The priority topics are due, and he asked the Council for their thoughts on priorities. According to Councilwoman Fromang, the list thus far includes water issues, research coast (economic development), and insurance (Sewell's Point). The list will be copied and distributed to the Council by the Town Clerk tomorrow.

9. **Call to Audience**

The Mayor asked if there was any comment from the audience, and Clark Daugherty gave his opinion on the market in relation to the financial matters that were discussed earlier. Mayor Cadden and Councilman Becker shared in the discussion.

10. **Adjournment**

Hearing no further discussion, Mayor Cadden adjourned the meeting at 5:23 p.m.

/s/
Laura Aldrich, CMC, Town Clerk

(Approved by the Town Council at the 3/27/08 Meeting)

2 Attachments (A: City of Vero Beach Electric Utility Rate Presentation; B: Finance Committee Presentation)