

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

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Meeting Date: August 21, 2007 Consent [X] Regular [ ]  
Public Hearing [ ]

Submitted By: Water Utilities Department  
Submitted For: Water Utilities Department  
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**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to receive and file: One (1) Agreement for Emergency Generator Purchase, Operation and Maintenance received during the month of May, 2007

**Moon Lake Master Homeowners Association**

**Summary:** On March 14, 2006, the Board of County Commissioners delegated the authority to execute Emergency Generator Purchase, Operation and Maintenance Agreements (Agreements) to the County Administrator or his designee. The County Administrator has delegated this approval to the Palm Beach County Water Utilities Department Director. These Agreements provide property owners with the ability to donate funds to purchase emergency generators for lift stations located within their community. The Department will assign the community its generator(s), locate the generator(s) on-site during hurricane season, and operate and maintain the generator(s) during emergencies. By executing such Agreements, the Department is able to expedite its goal of providing a higher level of emergency response service throughout its service area. Power outages that occur during hurricanes and other emergencies require the Department to operate a system of emergency generators at wastewater pump stations to prevent wastewater from backing up into streets, swales, and residents' homes. Due to the great number of lift stations and limited staffing resources, the Department is not able to place an emergency generator at every lift station. These Agreements will increase the number of generators available to the Department during emergencies. (Countywide) (MJ) **Original documents can be viewed in Minutes.**

**Background and Justification:** N/A

**Attachments:**  
Original documents

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Recommended By: Lisha L. Pica 07/12/07  
Department Director Date

Approved By: Sharon Q. By 7/13/07  
Assistant County Administrator Date

**AGREEMENT FOR EMERGENCY GENERATOR PURCHASE, OPERATION, AND  
MAINTENANCE BETWEEN PALM BEACH COUNTY  
AND MOON LAKE MASTER HOA.**

**THIS AGREEMENT** made and entered into this 23 day of MAY, 2007, by and between **PALM BEACH COUNTY**, a political subdivision of the State of Florida (hereinafter "County"), whose address is c/o Palm Beach County Water Utilities Department, P.O. Box 16097, West Palm Beach, Florida, 33416-6097, and MOON LAKE MASTER HOA (hereinafter "Property Owner"), whose operating address is 1215 E. HILLSBORO BLVD, DELFIELD BEACH, FL, 33441.

**WITNESSETH**

**WHEREAS**, County is responsible for the health, safety and welfare of its residents during hurricanes and other civil emergencies;

**WHEREAS**, the County Water Utilities Department (PBCWUD) provides water and wastewater utility service to Property Owner's residents;

**WHEREAS**, PBCWUD owns and operates one or more wastewater pump stations within Property Owner's property;

**WHEREAS**, power outages that occur during hurricanes and other emergencies require that PBCWUD operate a system of emergency generators at wastewater pump stations in order that wastewater not back up into streets, swales and the homes of residents; and

**WHEREAS**, Property Owner has requested additional generators be placed at lift stations within Property Owner's property, and agrees to be responsible for the total costs of procuring such additional generators; and

**WHEREAS**, the County agrees that it will operate the generators purchased under this Agreement at lift stations within Property Owner's property during emergencies and in accordance with this Agreement.

**NOW, THEREFORE**, for and in consideration of these premises, the mutual undertakings and agreements herein contained and assumed, County and Property Owner hereby covenant and agree as follows:

1. The foregoing statements are true and correct.
2. This Agreement shall become effective upon approval by both parties. The Effective Date of this Agreement shall be the date the Agreement is ratified by the Palm Beach County Board of County Commissioners or their designee. This Agreement shall commence on the Effective Date and run for a period of ten years. This Agreement may be terminated by either party immediately upon written notice to the other party.
3. Prior to or on the Effective Date of this Agreement, Property Owner shall provide full payment to the County for all additional emergency generators Property Owner is requesting to be placed within their property. Following the receipt of said payment from Property Owner, County shall procure said emergency generator(s) for use at lift station(s) located within Property Owner's property (said lift station(s) hereinafter referred to as the "Facilities") under the conditions set forth in this Agreement. A listing of the Facilities is attached hereto and incorporated herein as Exhibit "A".
  - 3.1 The emergency generator shall be a portable emergency generator meeting the specifications for portable emergency generators incorporated in the latest revision of the Uniform Policies and Procedures Manual (UPAP).
  - 3.2 County shall locate the emergency generator at the Facilities prior to the start of hurricane season and retain it there during the hurricane season.

unless it requires maintenance which cannot be reasonably performed at the site. For purposes of this Agreement, "hurricane season" shall mean June 1 until November 30 of each year.

3.3 County shall operate the emergency generator(s) at the Facilities using available personnel to minimize the potential for wastewater overflows during the duration of the emergency. For purposes of this Agreement, an emergency is defined as any event causing an extended power outage in which failure to provide generator power to the Facilities will result in wastewater backup from the Facilities.

3.4 County shall be responsible for maintenance of the emergency generator(s).

3.5 Under extreme emergencies, the County may relocate the emergency generator upon the direction of the Director of Water Utilities Department, with prior notice to Property Owner. Such action shall occur only if the Facilities are not threatened by the emergency.

4. In the event that the performance of this Agreement by either party to this Agreement is prevented or interrupted in consequence of any cause beyond the control of either party, including, but not limited to: Acts of God or of the public enemy, war, national emergency, allocation of or other governmental restrictions upon the use or availability of labor or materials, fuel shortages, rationing, civil insurrection, riot, disorder or demonstration, terrorism, strike, embargo, flood, tidal wave, fire, explosion, bomb detonation, nuclear fallout, windstorm, hurricane, earthquake, or other casualty or disaster or catastrophe or water plant failures and water main breaks, neither party shall be liable for such non-performance.

5. Property Owner acknowledges that a number of outside conditions may affect the County's performance under this Agreement, and that this Agreement in no way guarantees that there will never be a wastewater backup from the Facilities. County agrees that it will use its very best efforts to avoid a wastewater backup from the Facilities.

6. Property Owner agrees to indemnify, release, and hold forever harmless, County, its agents, employees, and elected officers against any claims, liability, expense, loss, cost, damages or causes of action of every kind or character, including attorney's fees at all levels, arising out of this Agreement. The provisions of this paragraph shall survive termination or expiration of this Agreement.

7. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Palm Beach County. No remedy herein conferred is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder now or hereafter.

8. The failure of either party to insist on the strict performance of any of the agreements, terms, covenants and conditions hereof shall not be deemed a waiver of any rights or remedies that said party may have for any subsequent breach, default, or non-performance, and said party's right to insist on strict performance of this Agreement shall not be affected by any previous waiver of course or dealing.

9. If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable by any court of competent jurisdiction, then the remainder of this Agreement, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

10. All notices provided for herein shall be in writing and transmitted by mail or by courier, and, if to County, shall be mailed or delivered to County at:

Palm Beach County Water Utilities Department  
P.O. Box 16097  
West Palm Beach, Florida, 33416-6097

Attn: Department Director

and if to Property Owner, shall be mailed or delivered at:

Name *MOON LAKE MASTER HOA c/o CAMPBELL PROPERTY MANAGEMENT INC.*  
Address *1215 E HILLSBORO BLVD.*  
Address *DEARFIELD BEACH, FL 33441*  
Attn: *PATTI TURNER*

11. This Agreement may only be amended, modified, changed, supplemented or discharged by an instrument in writing signed by the parties hereto.

12. County and Property Owner agree that this Agreement and any Exhibits hereto set forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Agreement may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties.

13. This Agreement is not assignable.

**THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK**

IN WITNESS WHEREOF, County and Property Owner have executed or have caused this Agreement, with the named Exhibits attached, to be duly executed in several counterparts, each of which counterpart shall be considered an original executed copy of this Agreement.

As to County:

WITNESS

PALM BEACH COUNTY

Cynthia Beaudreau  
Witness Name

By: [Signature]  
Bevin A. Beaudet, P.E.  
Director of Water Utilities

Cynthia Beaudreau  
Signature

Carolyn Shamblin  
Witness Name

Carolyn Shamblin  
Signature

As to Property Owner:

WITNESS

PROPERTY OWNER

[Signature]  
Signature

By: [Signature]

Richard R. JORDAK  
Print Name

Title: Dee Jay  
(Seal)

[Signature]  
Signature

HAROLD RYDER  
Print Name

NOTARY CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21 day of MAY, 2007 by RICHARD JORDAK and HAROLD RYDER who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

My Commission Expires:  
**Marlene Jonas**  
Commission # DD388463  
Expires March 19, 2009  
Bonded Title Firm - Insurance, Inc. 800-385-7019

Marlene Jonas  
Notary Signature  
Marlene JONAS  
Typed, Printed or Stamped Name of Notary

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: [Signature]  
County Attorney

WATER UTILITIES DEPARTMENT  
APPROVAL

By: [Signature]  
Director, Finance and Administration  
PBC Water Utilities Department

PALM BEACH COUNTY  
WATER UTILITIES DEPARTMENT

Agreement for Emergency Generator Purchase, Operation, and Maintenance

Homeowner's Association (HOA): Moon Lake Master HOA –

Mailing Address: Boca Landing  
1215 E. Hillsboro Blvd.  
Deerfield Beach, Fl 33441

Service Address: 9400 Lakeridge Dr.  
Boca Raton, FL

Contact: Patti Turner  
Phone Number: (954) 427-8770

Lift Stations in HOA Community: 2

<u>LS#</u>	<u>LS Address</u>
1020	9400 Lakeridge Drive
1027	Lakeridge Drive