UTILITY COMMITTEE
A G E N D A

DECEMBER 9, 2013 - 5:00 P.M.

CITY HALL COUNCIL CHAMBERS
15 LOOCKERMAN PLAZA
DOVER, DELAWARE

Public comments are welcomed on any item and will be permitted at appropriate times. When possible, please notify the City Clerk (736-7008 or e-mail at CityClerk@dover.de.us) should you wish to be recognized.

AGENDA ADDITIONS/DELETIONS

1. **Service Agreement for the Natural Gas Distribution System in the Garrison Oak Technical Park (GOTP) - Chesapeake Utilities Corporation**
   (Staff Recommends Authorizing the City Manager to Execute the Service Agreement with Chesapeake Utilities Corporation)

2. **TEA/NAES Report (*October*)**
   (Staff Recommends Acceptance of the Report)

3. **Updates**
   - **A. Calpine Energy Center**
     (Committee Action Not Required)
   - **B. Dover Sun Park**
     (Committee Action Not Required)
   - **C. Garrison Oak Technical Park Project**
     (Committee Action Not Required)

4. **Adjournment by 5:55 p.m.**

/tm
S:\AGENDAS-MINUTES-PACKETS\Committee-Agendas\2013\12-09-2013 UTILITY.wpd

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.

ACTION FORM

PROCEEDING: Utility Committee	**AGENDA ITEM NO.:**
DEPARTMENT OF ORIGIN: City Manager's Office	**DATE SUBMITTED**: 12/02/2013
PREPARED BY: Scott D. Koenig, P.E., City Manager	
SUBJECT: Service Agreement for the Natural Gas Distribution System in the Garrison Oak Technical Park (GOTP) – Chesapeake Utilities Corporation	
REFERENCE: N/A	
RELATED PROJECT: N/A	
APPROVALS: Controller	
EXHIBITS: Copy of the Draft Service Agreement	
EXPENDITURE REQUIRED: N/A	**AMOUNT BUDGETED**: N/A
FUNDING SOURCE (Dept./Page in CIP & Budget): N/A	
TIMETABLE: As soon as possible.	
RECOMMENDED ACTION: Recommend to City Council to authorize the City Manager to execute the Service Agreement with Chesapeake Utilities Corporation for the Natural Gas Distribution System within the Garrison Oak Technical Park (GOTP).	

BACKGROUND AND ANALYSIS

The City of Dover is acting as the developer of the Garrison Oak Technical Park. As the developer, we believe it will be advantageous to offer natural gas service to the various tenants in the industrial park. Therefore, we have requested that natural gas infrastructure be installed within the technical park so that it is available to potential purchasers and tenants. Attached is a standard service agreement submitted by Chesapeake Utilities which outlines the respective responsibilities of the City as well as Chesapeake Utilities.

All costs to install the required infrastructure will be the responsibility of Chesapeake Utilities Corporation; however, the agreement includes a revenue shortfall calculation that the City of Dover would be responsible for should the revenues from the investment not be equal to or in excess of the initial capital investment within the first six (6) years after the effective date of the agreement. The maximum financial exposure to the City of Dover is estimated to be less than $130,000.

Staff believes the provision of natural gas service throughout the Garrison Oak Technical Park will be a benefit to current and future tenants and recommends approval of the agreement.

Service Agreement for Natural Gas Distribution System

This Agreement ("Agreement") is made and entered into as of the ___ day of _____, 2013 by and between The City of Dover, Delaware, a municipality of the State of Delaware ("Developer") whose address is 15 Loockerman Plaza, Dover, DE, and Chesapeake Utilities Corporation, a Delaware corporation ("Company") whose address is 350 South Queen Street, Dover, DE, 19904.

RECITALS

1. Developer expects to promote development of a community named Garrison Oak Technical Park, consisting of, among other things, multiple commercial and industrial lots located in Dover, Delaware (the "Project").

2. Company desires to install a natural gas distribution system within the areas of the Project and Developer has agreed to permit Company to install such a system within the Project pursuant to the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Company and Developer hereby agree as follows.

1. Installation of Gas Distribution System. Company agrees to install a natural gas distribution system within such portion of the Project, including all necessary distribution lines, meters and ancillary facilities (collectively, the "Gas Distribution System") necessary to provide natural gas service to all commercial facilities built in the Project (not to include any facilities that obtain natural gas delivery service from Eastern Shore Natural Gas Company). The location of the gas lines and all related infrastructure and improvements relating to the Gas Distribution System shall be subject to Developer's express prior approval, which shall not be unreasonably withheld or delayed. Developer has provided Company a subdivision plan relating to the Project which is attached hereto as Exhibit A (reflecting lots, streets and easements), otherwise referred to as the "Plat." To the extent such Plat does not cover the entire Project, Developer shall provide supplemental plat(s) to Company from time to time with respect to the remainder of the Project and such supplemental plats shall be incorporated into Exhibit A.

   Upon the completion of the installation of each portion of the Gas Distribution System, Company expressly agrees to restore the real property in the Project upon and within which such portion of the Gas Distribution System was installed to substantially the same condition existing prior to commencement of the installation of such portion of the Gas Distribution System.

2. Preparation for Installation and Easements. Developer agrees to provide adequate physical and legal access to the Project including recorded, assignable easements and/or rights of way to all

areas of the Project where any portion of the Gas Distribution System is to be installed. Developer shall grant to Company such easements on Developer's property as are reasonably necessary for Company to construct and maintain the Gas Distribution System on or to the Project, provided (i) if Company causes damage to the easement area during construction and maintenance of the Gas Distribution System, Company agrees to restore the easement area so damaged to substantially the same condition prior to said construction and maintenance; and, (ii) the easements shall otherwise be in form and substance acceptable to Company. Developer agrees to provide Company with plats of the Project that indicate the locations of the easements and/or rights of way where portions of the Gas Distribution System are to be installed by Company. Company shall have the right to make copies of such plats at Company's sole cost and expense.

Company shall bear all costs related to the construction of the Gas Distribution System. Developer reserves the right to relocate any easement granted to Company if necessary for the development of the Project in Developer's determination, provided that the portion of the Gas Distribution System subject to such revised easements has not yet been installed. If Developer desires to modify any easement relating to any portion of the Gas Distribution System after such system has been installed, then Developer must obtain Company's advance written consent to any easement modification and the Developer shall reimburse Company for any design and other costs associated with any relocation of the Gas Distribution System necessitated by such revised easements.

3. Coordination of Installation. Company agrees to cooperate with Developer with respect to the construction of the Gas Distribution System so as not to interfere with or delay Developer's construction of any portion of the Project. In the event that Developer intends to construct the Project in multiple phases (each a "Phase"), Developer shall advise Company from time to time of its anticipated construction schedule for each Phase of the Project. Such schedule should provide Company with sufficient time to construct the Gas Distribution System within the various Phases of the Project.

4. Ownership of Gas Distribution System. The Gas Distribution System shall remain the exclusive property of Company at all times during and following the expiration or earlier termination of this Agreement. Company shall have the sole obligation and responsibility for the maintenance of the Gas Distribution System. Company shall at all times maintain the Gas Distribution System in accordance with the plans and specifications originally approved by all appropriate governmental agencies. This obligation shall survive the termination of this Agreement and shall inure to benefit all end-user consumers within the Project. Company hereby agrees to indemnify, defend and hold harmless Developer and its officers, directors, employees, successors and/or assigns from and against all third party claims, liabilities, suits, damages, costs and expenses including, without limitations reasonable attorneys' fees and court costs at trial and all appellate level(s), arising from or in connection with construction, operation or maintenance of the Gas Distribution System.

5. Gas Appliance Requirement. In recognition of the investment made by Company in constructing the Gas Distribution System, Developer agrees that all of the units to be

constructed in the Project by Developer (or any builder approved by the Developer) shall make all possible efforts to utilize natural gas for heating purposes. Developer shall inform each Builder within the Project of the need to install natural gas appliances in compliance with the requirements of the preceding sentence.

Developer agrees that interior gas piping, venting, etc., installed in all of the units constructed within the Project will conform to applicable codes and will be so sized as to satisfy existing requirements for the ultimate utilization of natural gas.

Developer further agrees to make a reasonable effort to utilize natural gas in common areas of the Project.

6. Revenue Shortfall. Upon the completion of the sixth year anniversary of the effective date of this Agreement, should the sum of the Projects net revenue (based on the Company's rates in effect from time to time and as approved by the Delaware Public Service Commission) from the delivery of natural gas by the Company to each facility located within the Project fall short of the investment required for the project, currently estimated at one hundred thirty thousand dollars ($130,000), then Developer will pay the Company the amount of the shortfall. The Projects net revenues exclude revenues from the Gas Sales Service Rate (GSR) and taxes. The shortfall will be calculated consistent with the six times (6X) net revenue test on file with the Public Service Commission and will include a gross-up for taxes. Developer will pay any shortfall amount within thirty (30) days from the time the Company gives notice that such shortfall has occurred. An example of the calculation to be used in calculating any revenue shortfall is attached hereto as Exhibit B.

7. Assignment. If Developer desires to convey to other builders or developers any or all of the land upon which the Project is to be developed, Developer shall provide the Company with written notice of said intent a minimum of thirty (30) days prior to any conveyance. Notwithstanding any such conveyance Developer shall remain liable to Company under this Agreement, including any payment required for any revenue shortfall, as defined in Section 6 above.

8. Sole Agreement. This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereof and contains all of the covenants, agreements and other obligations between the parties with respect to the subject matter hereof. There are no collateral agreements, promises or undertakings whatsoever by either party hereto which in any way touches upon the subject of this Agreement.

9. Binding Agreement. This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto, and their respective successors and assigns, and no assignment shall relieve either party of such party's obligations hereunder without written consent of the other party, except as otherwise provided herein.

10. Notices. All notices, requests, approvals, demands, and other communications required or permitted to be given under this Agreement shall be in writing and shall be sent by hand

delivery or certified U. S. Mail, return receipt requested, postage prepaid. Any such communication shall be deemed to have been given and shall be effective upon delivery in the case of hand delivery and three (3) business days after being deposited in the United States mail in the case of mail delivery. Communications shall be addressed in accordance with the first paragraph hereof, or at such other address, as the party to whom the communication is sent shall have designated hereafter in accordance with the provisions of this paragraph.

IN WITNESS WHEREOF, the parties hereto have caused this Service Agreement for Natural Gas Distribution System to be signed by their respective duly authorized personnel as of the date first above written.

CHESAPEAKE UTILITIES CORPORATION – DELAWARE DIVISION

By: _____

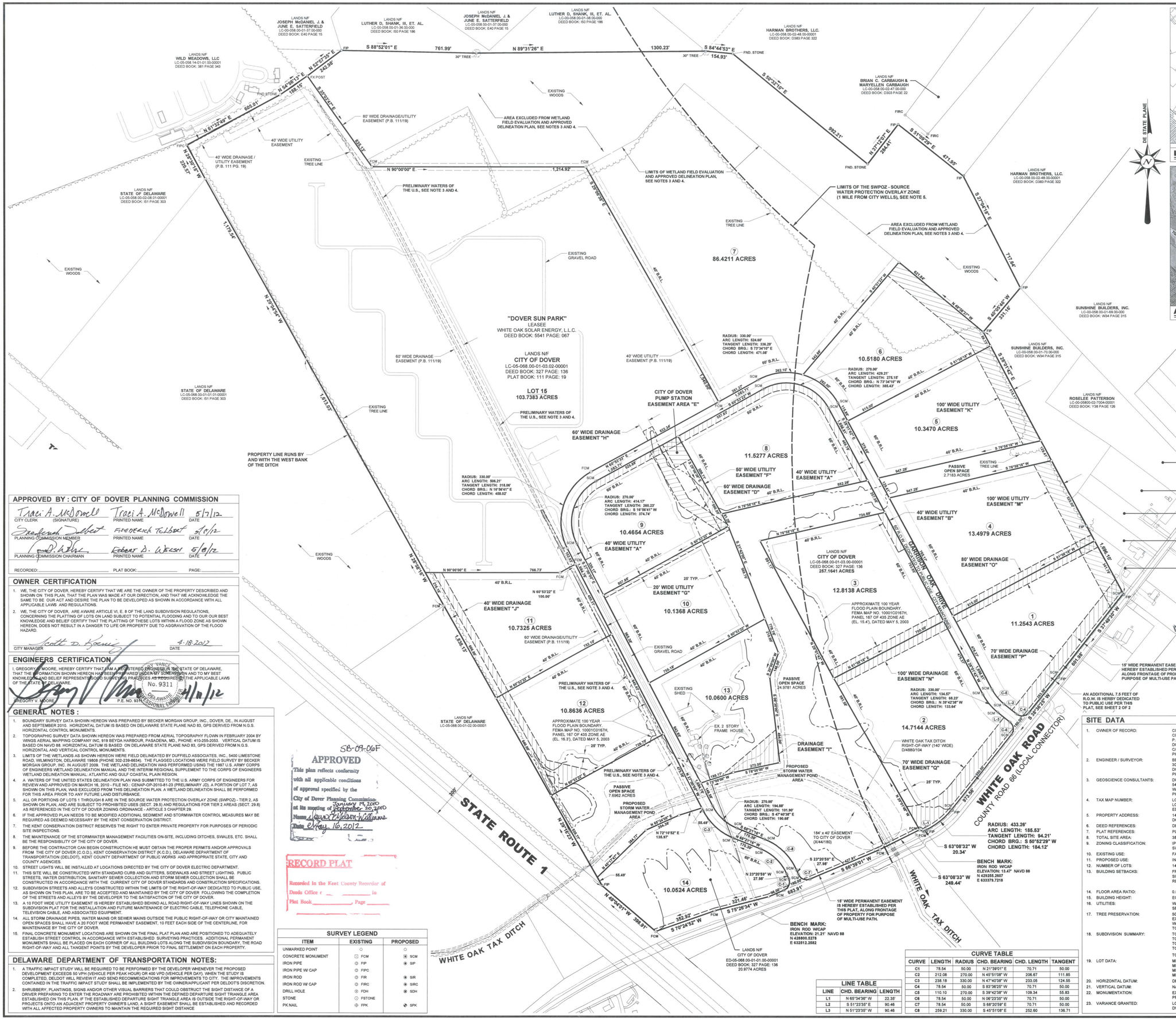
Name: Jeffrey R. Tietbohl
Title: Vice President

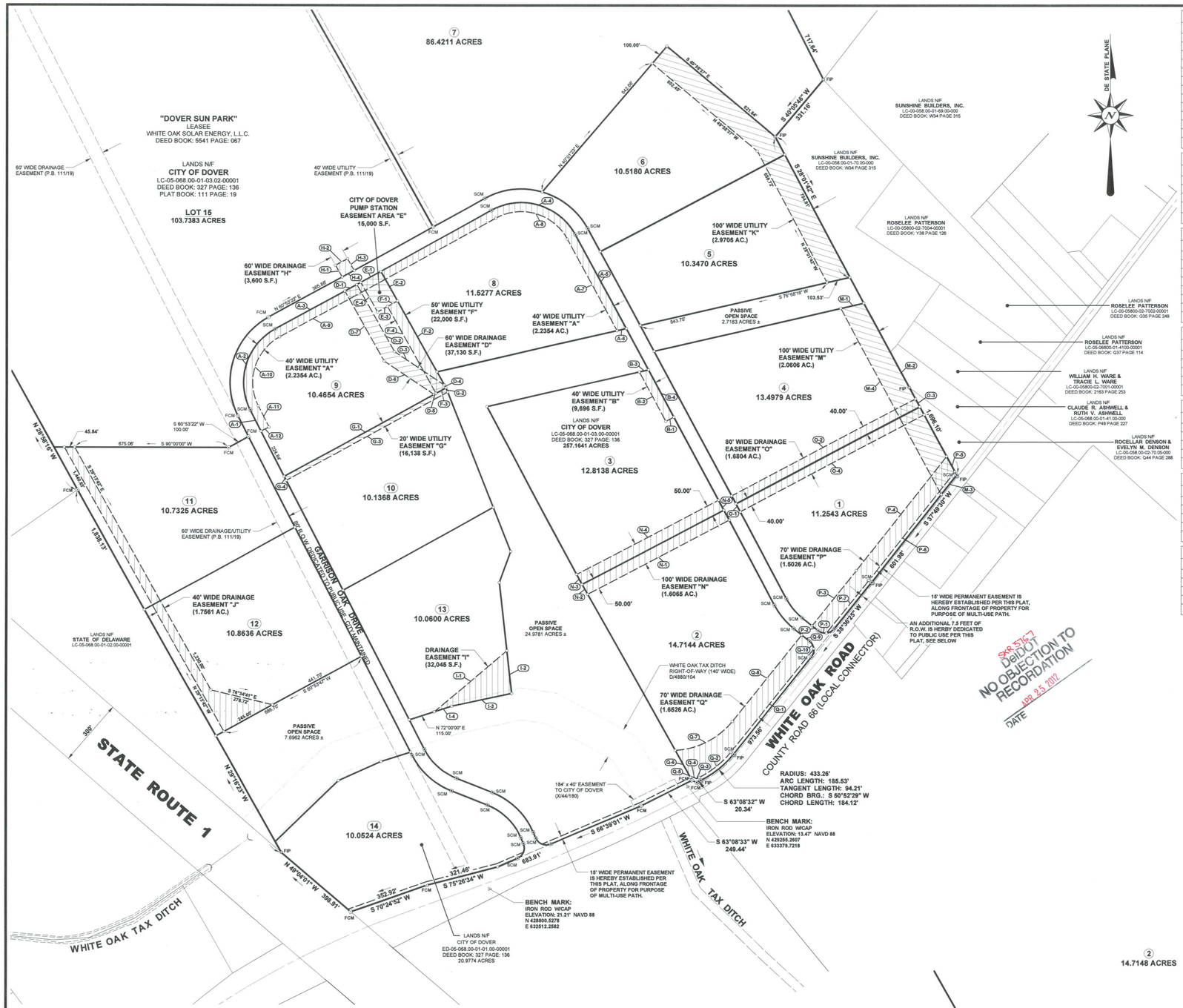
City of Dover

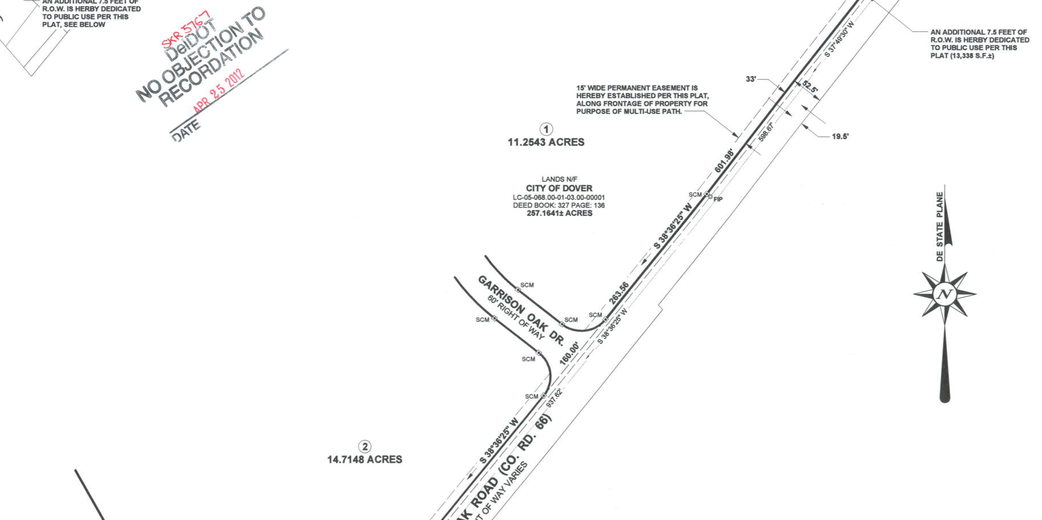
By: _____

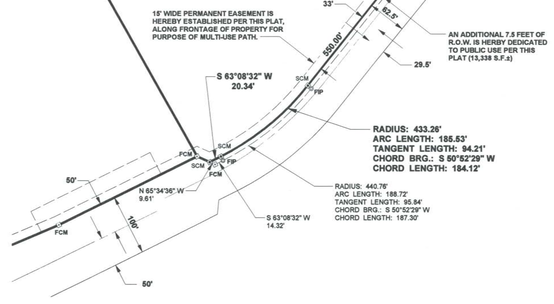
Name: _____

Title: _____


LANDS N/F
JOSEPH McDANIEL J. & JUNE E. SATTERFIELD
LC-05-058.00-01-37.00-000
DEED BOOK: 640 PAGE 15
LANDS N/F
LUTHER D. SHANK, III, ET. AL.
LC-05-058.00-01-35.00-000
DEED BOOK: 150 PAGE 186
LANDS N/F
JOSEPH McDANIEL J. & JUNE E. SATTERFIELD
LC-05-058.00-01-37.00-000
DEED BOOK: 640 PAGE 15
LANDS N/F
LUTHER D. SHANK, III, ET. AL.
LC-05-058.00-01-38.00-000
DEED BOOK: 150 PAGE 186
LANDS N/F
HARMAN BROTHERS, LLC.
LC-05-058.00-02-48.00-00001
DEED BOOK: D383 PAGE 322
LANDS N/F
WILD MEADOWS, LLC
LC-05-058.14-01-01.00-00001
DEED BOOK: 381 PAGE 343
S 88°52'01" E
761.99'
N 89°31'26" E
1300.23'
S 84°44'53" E
154.93'
FND. STONE
30" TREE
N 52°57'35" E
342.96'
FIP
FX POST
N 54°56'11" E
188.15'
FND. STONE
S 35°03'47" E
655.13'
605.01'
N 81°32'49" E
EXISTING WOODS
80' WIDE DRAINAGE/UTILITY EASEMENT (P.B. 111/19)
AREA EXCLUDED FROM WETLAND FIELD EVALUATION AND APPROVED DELINEATION PLAN, SEE NOTES 3 AND 4.
40' WIDE UTILITY EASEMENT
40' WIDE DRAINAGE / UTILITY EASEMENT (P.B. 111 PG. 19)
EXISTING TREE LINE
FCM
N 90°00'00" E
1,214.92'
S 39°55'55" E
992.21'
S 51°09'29" E
471.95'
N 37°15'07" E
284.41'
FND. STONE
S 27°04'16" E
717.64'
S 40°05'46" W
311.16'
LANDS N/F
BRIAN C. CARBAUGH & MARYELLEN CARBAUGH
LC-00-058.00-02-47.00-000
DEED BOOK: D303 PAGE 22
LANDS N/F
HARMAN BROTHERS, LLC.
LC-05-058.00-02-48.00-00001
DEED BOOK: D383 PAGE 322
LANDS N/F
SUNSHINE BUILDERS, INC.
LC-00-058.00-01-69.00-000
DEED BOOK: W94 PAGE 315
LANDS N/F
STATE OF DELAWARE
LC-05-058.00-02-08.01-00001
DEED BOOK: I51 PAGE 303
N 28°36'18" W
225.57'
1,179.54'
N 29°44'54" W
1,613.93'
PRELIMINARY WATERS OF THE U.S., SEE NOTE 3 AND 4.
LIMITS OF WETLAND FIELD EVALUATION AND APPROVED DELINEATION PLAN, SEE NOTES 3 AND 4.
LIMITS OF THE SWPOZ - SOURCE WATER PROTECTION OVERLAY ZONE (1 MILE FROM CITY WELLS), SEE NOTE 5.
AREA EXCLUDED FROM WETLAND FIELD EVALUATION AND APPROVED DELINEATION PLAN, SEE NOTES 3 AND 4.
EXISTING GRAVEL ROAD
40' B.R.L.
7
86.4211 ACRES
"DOVER SUN PARK"
LEASEE
WHITE OAK SOLAR ENERGY, L.L.C.
DEED BOOK: 5541 PAGE: 067
LANDS N/F
CITY OF DOVER
LC-05-068.00-01-03.02-00001
DEED BOOK: 327 PAGE: 136
PLAT BOOK: 111 PAGE: 19
LOT 15
103.7383 ACRES
60' WIDE DRAINAGE EASEMENT (P.B. 111/19)
40' WIDE UTILITY EASEMENT (P.B. 111/19)
CITY OF DOVER PUMP STATION EASEMENT AREA "E"
RADIUS: 330.00'
ARC LENGTH: 524.60'
TANGENT LENGTH: 336.29'
CHORD BRG.: S 73°34'10" E
CHORD LENGTH: 471.08'
6
10.5180 ACRES
RADIUS: 270.00'
ARC LENGTH: 429.21'
TANGENT LENGTH: 275.15'
CHORD BRG.: N 73°34'10" W
CHORD LENGTH: 385.43'
100' WIDE UTILITY EASEMENT "K"
60' WIDE DRAINAGE EASEMENT "H"
8
11.5277 ACRES
5
10.3470 ACRES
PASSIVE OPEN SPACE 2.7183 ACRES
50' WIDE UTILITY EASEMENT "F"
60' WIDE DRAINAGE EASEMENT "D"
40' WIDE UTILITY EASEMENT "A"
RADIUS: 330.00'
ARC LENGTH: 596.21'
TANGENT LENGTH: 318.06'
CHORD BRG.: N 16°56'41" E
CHORD LENGTH: 458.63'
RADIUS: 270.00'
ARC LENGTH: 414.17'
TANGENT LENGTH: 260.23'
CHORD BRG.: S 16°56'41" W
CHORD LENGTH: 374.74'
9
10.4654 ACRES
40' WIDE UTILITY EASEMENT "B"
4
13.4979 ACRES
80' WIDE DRAINAGE EASEMENT "Q"
40' WIDE UTILITY EASEMENT "A"
100' WIDE UTILITY EASEMENT "M"
CITY OF DOVER
LC-05-068.00-01-03.00-00001
DEED BOOK: 327 PAGE: 136
257.1641 ACRES
3
12.8138 ACRES
GARRISON OAK DRIVE (CITY MAINTAINED)
APPROXIMATE 100 YEAR FLOOD PLAIN BOUNDARY. FEMA MAP NO. 10001C0167H, PANEL 167 OF 435 ZONE AE (EL. 15.4'), DATED MAY 5, 2003
1
11.2543 ACRES
70' WIDE DRAINAGE EASEMENT "P"
11
10.7325 ACRES
60' WIDE DRAINAGE/UTILITY EASEMENT (P.B. 111/19)
40' WIDE DRAINAGE EASEMENT "J"
10
10.1368 ACRES
20' WIDE UTILITY EASEMENT "G"
25' TYP.
PRELIMINARY WATERS OF THE U.S., SEE NOTE 3 AND 4.
12
10.8636 ACRES
APPROXIMATE 100 YEAR FLOOD PLAIN BOUNDARY. FEMA MAP NO. 10001C0167H, PANEL 167 OF 435 ZONE AE (EL. 16.3'), DATED MAY 5, 2003
PASSIVE OPEN SPACE 7.6962 ACRES
PROPOSED STORM WATER MANAGEMENT POND AREA
PASSIVE OPEN SPACE 24.9781 ACRES
13
10.0600 ACRES
EXISTING SHED
EX. 2 STORY FRAME HOUSE
DRAINAGE EASEMENT "I"
PROPOSED STORM WATER MANAGEMENT POND AREA
100' WIDE DRAINAGE EASEMENT "N"
RADIUS: 330.00'
ARC LENGTH: 134.57'
TANGENT LENGTH: 68.23'
CHORD BRG.: N 39°42'38" W
CHORD LENGTH: 133.64'
2
14.7144 ACRES
WHITE OAK TAX DITCH RIGHT-OF-WAY (140' WIDE) D/4580/104
70' WIDE DRAINAGE EASEMENT "Q"
25' TYP.
LANDS N/F
STATE OF DELAWARE
LC-05-068.00-01-02.00-00001
14
10.0524 ACRES
LANDS N/F
CITY OF DOVER
ED-05-068.00-01-01.00-00001
DEED BOOK: 327 PAGE: 136
20.9774 ACRES
WHITE OAK TAX DITCH
STATE ROUTE 1
WHITE OAK ROAD (LOCAL CONNECTOR)
COUNTY ROAD 66
RADIUS: 433.26'
ARC LENGTH: 185.53'
TANGENT LENGTH: 94.21'
CHORD BRG.: S 05°52'29" W
CHORD LENGTH: 184.12'
S 63°08'32" W
20.34'
S 63°08'33" W
249.44'
BENCH MARK:
IRON ROD W/CAP
ELEVATION: 13.47' NAVD 88
N 429255.2607
E 533379.7218
184' x 40' EASEMENT TO CITY OF DOVER (X/44/180)
15' WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED PER THIS PLAT, ALONG FRONTAGE OF PROPERTY FOR PURPOSE OF MULTI-USE PATH.
AN ADDITIONAL 7.5 FEET OF R.O.W. IS HEREBY DEDICATED TO PUBLIC USE PER THIS PLAT, SEE SHEET 2 OF 2
BENCH MARK:
IRON ROD W/CAP
ELEVATION: 21.21' NAVD 88
N 428800.5278
E 532512.2582
LANDS N/F
ROSELEE PATTERSON
LC-00-05800-02-7004-00001
DEED BOOK: Y38 PAGE 126
LANDS N/F
ROSELEE PATTERSON
LC-00-05800-02-7002-00001
DEED BOOK: O35 PAGE 249
LANDS N/F
ROSELEE PATTERSON
LC-05-05800-01-4100-00001
DEED BOOK: Q37 PAGE 114
LANDS N/F
WILLIAM H. WARE & TRACIE L. WARE
LC-00-05800-02-7001-00001
DEED BOOK: 2163 PAGE 253
LANDS N/F
CLAUDE R. ASHWELL & RUTH V. ASHWELL
LC-05-058.00-01-41.00-000
DEED BOOK: P49 PAGE 227
LANDS N/F
ROCELLAR DENSON & EVELYN M. DENSON
LC-00-058.00-02-70.05-000
DEED BOOK: Q44 PAGE 288
DE STATE PLANE
N
EXISTING WOODS
EXISTING TREE LINE
PROPERTY LINE RUNS BY AND WITH THE WEST BANK OF THE DITCH
60' WIDE DRAINAGE EASEMENT "H"
RADIUS: 330.00'
ARC LENGTH: 524.60'
CHORD BRG.: S 73°34'10" E
CHORD LENGTH: 471.08'
N 60°53'22" E
1,083.71'
S 60°53'22" W
1,083.71'
N 72°10'52" E
135.97'
S 72°10'52" W
135.97'
N 22°20'09" W
27.95'
S 22°20'09" E
27.95'
S 70°24'52" W
352.92'
N 70°24'52" E
352.92'
N 69°04'01" W
388.51'
S 69°04'01" E
388.51'
N 20°16'23" W
384.27'
S 20°16'23" E
384.27'
N 39°58'16" W
1,838.13'
S 39°58'16" E
1,838.13'
N 90°00'00" E
766.73'
N 60°53'22" E
100.00'
S 60°53'22" W
100.00'
S 76°56'18" W
724.69'
N 76°56'18" E
724.69'
S 76°56'18" W
947.39'
N 76°56'18" E
947.39'
S 76°56'18" W
1,041.41'
N 76°56'18" E
1,041.41'
S 13°03'42" W
55.49'
N 13°03'42" E
55.49'
S 68°11'46" E
170.35'
N 68°11'46" W
170.35

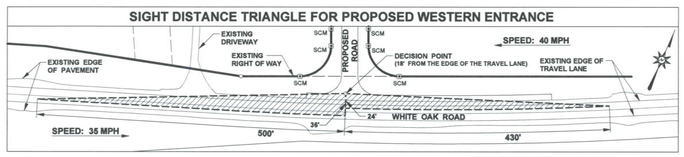


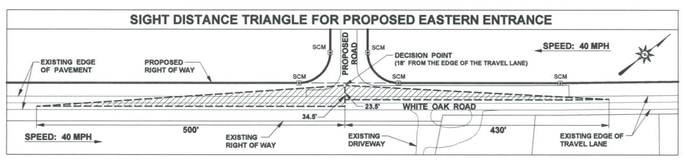




RIGHT OF WAY DEDICATION

SCALE : 1" = 100'





SURVEY LEGEND

ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	▣ FCM	◉ SCM
IRON PIPE	⊕ FIP	◉ SIP
IRON PIPE W/ CAP	⊕ FIPC	
IRON ROD	⊕ FIR	◉ SIR
IRON ROD W/ CAP	⊕ FIRC	◉ SIRC
DRILL HOLE	⊗ FDH	◉ SDH
STONE	⊙ FSTONE	
PK NAIL	⊕ FPK	◉ SPK

UTILITY EASEMENT "A" TABLE

CURVE / LINE	CHD. BEARING	CHD. DISTANCE	RADIUS	ARC LENGTH
A-1	N 27°00'00" W	105.32'		
A-2	N 16°56'41" E	374.74'	270.00'	414.17'
A-3	N 60°53'22" E	1,083.71'		
A-4	S 73°34'10" E	385.43'	270.00'	429.21'
A-5	S 28°01'42" E	469.78'		
A-6	S 76°58'18" W	41.41'		
A-7	N 28°01'42" W	459.06'		
A-8	N 73°34'10" W	328.33'	230.00'	365.63'
A-9	S 60°53'22" W	1,083.71'		
A-10	S 16°56'41" W	319.22'	230.00'	352.81'
A-11	S 27°00'00" E	105.32'		
A-12	S 63°00'00" W	40.00'		

TOTAL AREA OF EASEMENT "A" = 2.2354 ACRES

UTILITY EASEMENT "B" TABLE

CURVE / LINE	CHD. BEARING	CHD. DISTANCE	RADIUS	ARC LENGTH
B-1	S 61°58'18" W	40.00'		
B-2	N 28°01'42" W	247.76'		
B-3	N 76°58'18" E	41.41'		
B-4	S 28°01'42" E	237.04'		

TOTAL AREA OF EASEMENT "B" = 9,696 SQUARE FEET

DRAINAGE EASEMENT "D" TABLE

CURVE / LINE	CHD. BEARING	CHD. DISTANCE	RADIUS	ARC LENGTH
D-1	N 60°53'22" E	60.00'		
D-2	S 29°06'38" E	339.82'		
D-3	S 56°07'57" E	264.12'		
D-4	S 29°06'38" E	14.89'		
D-5	S 60°53'22" W	59.76'		
D-6	N 56°07'57" W	264.66'		
D-7	N 29°06'38" W	354.24'		

TOTAL AREA OF EASEMENT "D" = 37,130 SQUARE FEET

PUMP STATION EASEMENT "E" TABLE

CURVE / LINE	CHD. BEARING	CHD. DISTANCE	RADIUS	ARC LENGTH
E-1	N 60°53'22" E	100.00'		
E-2	S 29°06'38" E	150.00'		
E-3	S 60°53'22" W	100.00'		
E-4	N 29°06'38" W	150.00'		

TOTAL AREA OF EASEMENT "E" = 15,000 SQUARE FEET

UTILITY EASEMENT "F" TABLE

CURVE / LINE	CHD. BEARING	CHD. DISTANCE	RADIUS	ARC LENGTH
F-1	N 60°53'22" E	50.00'		
F-2	S 29°06'38" E	440.00'		
F-3	S 60°53'22" W	50.00'		
F-4	N 29°06'38" W	440.00'		

TOTAL AREA OF EASEMENT "F" = 22,000 SQUARE FEET

UTILITY EASEMENT "G" TABLE

CURVE / LINE	CHD. BEARING	CHD. DISTANCE	RADIUS	ARC LENGTH
G-1	N 60°53'22" E	807.86'		
G-2	S 21°42'00" E	20.17'		
G-3	S 60°53'22" W	805.99'		
G-4	N 27°00'00" W	20.01'		

TOTAL AREA OF EASEMENT "G" = 16,138 SQUARE FEET

DRAINAGE EASEMENT "H" TABLE

CURVE / LINE	CHD. BEARING	CHD. DISTANCE	RADIUS	ARC LENGTH
H-1	N 29°06'38" W	60.00'		
H-2	N 60°53'22" E	60.00'		
H-3	S 29°06'38" E	60.00'		
H-4	S 60°53'22" W	60.00'		

TOTAL AREA OF EASEMENT "H" = 3,600 SQUARE FEET

DRAINAGE EASEMENT "I" TABLE

CURVE / LINE	CHD. BEARING	CHD. DISTANCE	RADIUS	ARC LENGTH
I-1	N 49°54'11" E	419.37'		
I-2	S 06°30'00" E	190.00'		
I-3	S 78°00'00" W	272.00'		
I-4	S 72°00'00" W	80.17'		

TOTAL AREA OF EASEMENT "I" = 32,045 SQUARE FEET

UTILITY EASEMENT "M" TABLE

CURVE / LINE	CHD. BEARING	CHD. DISTANCE	RADIUS	ARC LENGTH
M-1	N 76°58'18" E	103.53'		
M-2	S 28°01'42" E	861.78'		
M-3	S 37°49'30" W	109.59'		
M-4	N 28°01'42" W	933.41'		

TOTAL AREA OF EASEMENT "M" = 2.0606 ACRES

DRAINAGE EASEMENT "N" TABLE

CURVE / LINE	CHD. BEARING	CHD. DISTANCE	RADIUS	ARC LENGTH
N-1	S 61°58'18" W	699.13'		
N-2	N 29°01'48" W	50.01'		
N-3	N 28°01'42" W	50.00'		
N-4	N 61°58'18" E	700.00'		
N-5	S 28°01'42" E	100.00'		

TOTAL AREA OF EASEMENT "N" = 1.6065 ACRES

DRAINAGE EASEMENT "O" TABLE

CURVE / LINE	CHD. BEARING	CHD. DISTANCE	RADIUS	ARC LENGTH
O-1	N 28°01'42" W	80.00'		
O-2	N 61°58'18" E	915.00'		
O-3	S 28°01'42" E	80.00'		
O-4	S 61°58'18" W	915.00'		

TOTAL AREA OF EASEMENT "O" = 1.6804 ACRES

DRAINAGE EASEMENT "P" TABLE

CURVE / LINE	CHD. BEARING	CHD. DISTANCE	RADIUS	ARC LENGTH
P-1	N 73°36'23" W	37.81'	50.00'	38.77'
P-2	N 51°23'35" W	35.00'		
P-3	N 38°36'25" E	313.00'		
P-4	N 37°49'30" E	639.48'		
P-5	S 28°01'42" E	76.71'		
P-6	S 37°49'30" W	608.60'		
P-7	S 38°36'25" W	299.17'		

TOTAL AREA OF EASEMENT "P" = 1.5026 ACRES

DRAINAGE EASEMENT "Q" TABLE

CURVE / LINE	CHD. BEARING	CHD. DISTANCE	RADIUS	ARC LENGTH
Q-1	S 38°36'25" W	585.71'		
Q-2	S 50°52'29" W	177.74'	418.26'	179.11'
Q-3	S 63°08'32" W	13.14'		
Q-4	N 65°34'36" W	22.35'		
Q-5	S 63°08'33" W	7.77'		
Q-6	N 29°01'48" W	136.82'		
Q-7	N 62°46'23" E	280.25'	342.50'	288.72'
Q-8	N 38°36'25" E	490.40'		
Q-9	S 51°23'35" E	45.00'		
Q-10	S 29°10'46" E	37.81'	50.00'	38.77'

TOTAL AREA OF EASEMENT "Q" = 1.6526 ACRES

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PLOT BOOK 117 PAGE 99
SIZE 36x48

PROJECT TITLE

LANDS OF THE
CITY OF DOVER GARRISON OAK TECHNICAL PARK

1499 WHITE OAK ROAD
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

RECORD PLAT SUBDIVISION LOTS 1 - 14
EASEMENT PLAN

Final Plan

C.O.D. NO.: S-10-01

0 100 200 400
SCALE : 1" = 200'

ISSUE BLOCK		
3.	04/03/12	REVISED PER DELDOT REVIEW COMMENTS
2.	02/24/12	REVISED PER C.O.D. PLANNING REVIEW COMMENTS
1.	02/14/12	REVISED PER DELDOT REVIEW COMMENTS
MARK	DATE	DESCRIPTION

PROJECT NO.:	2009076.01
DATE:	11/16/2011
SCALE:	1" = 200'
DRAWN BY: D.S.G	PROJ. MGR.: M.A.R.

SHEET
2 OF 2

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EXHIBIT B – Example of Revenue Shortfall Calculation under Paragraph 6.

Actual Capital cost = $130,000

	Actual Net Revenues*
Year 1	$5,000
Year 2	$10,000
Year 3	$15,000
Year 4	$20,000
Year 5	$30,000
Year 6	$35,000
Total	$115,000

Shortfall payment due = $130,000 - $115,000 = $15,000 plus gross-up for taxes

*Net revenues are total revenues less revenue from the Gas Sales Service Rate (GSR) and taxes.

The Energy Authority, Inc.

Monthly Management Committee Update – October 2013

November 21, 2013

Prepared by:

Robert Trinnear
Client Services Manager
904.360.1309
rtrinnear@teainc.org

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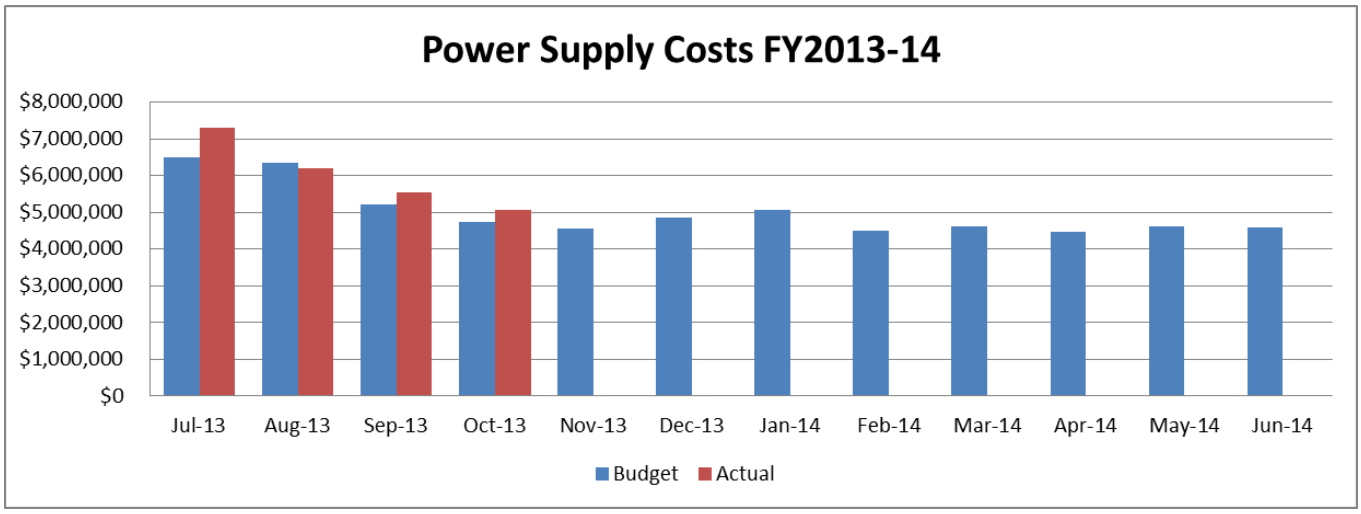
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I. Executive Summary

A. Power Supply Summary:



Overall Power Supply costs were $324,485 over budget due to higher reactive services costs.

Dover's budgeted cost for all power supply (capacity AND energy) was $82.00/MWh. The actual cost of all power supply (capacity AND energy) was $86.92/MWh.

The cost of energy alone was $48.11/MWh, versus a budgeted energy cost of $49.33.

Dover's hedge purchases totaled 44,560 MWh, which was 76% of the actual load. The budgeted hedge purchase totaled 33,280, which was 57% of the budgeted load.

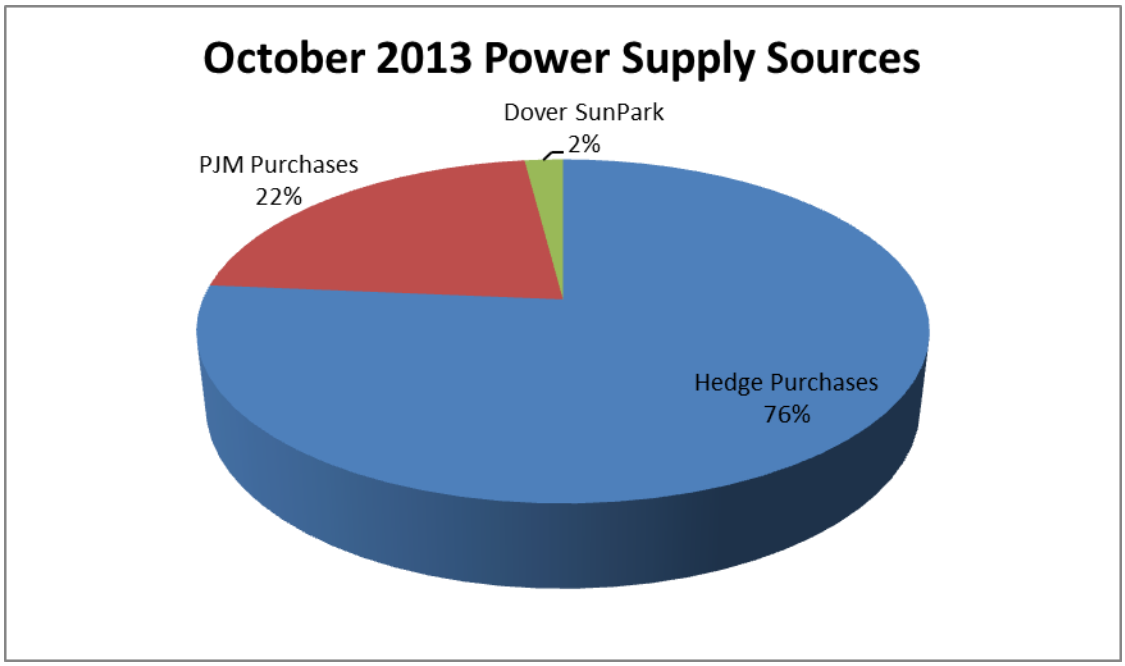
Dover's power purchases from hedge transactions totaled $2,225,782. Purchases from PJM (energy and fees) totaled $1,239,043 with DA Energy purchases totaling $386,659 and Reactive Services Charges totaling $377,806.

Dover's total load was 58,343 MWh versus a forecasted load of 57,888 MWh.

Dover's planned energy purchase from the SunPark solar installation was 1,294 MWh. Dover's actual energy purchase from the SunPark installation was 1,180 MWh.

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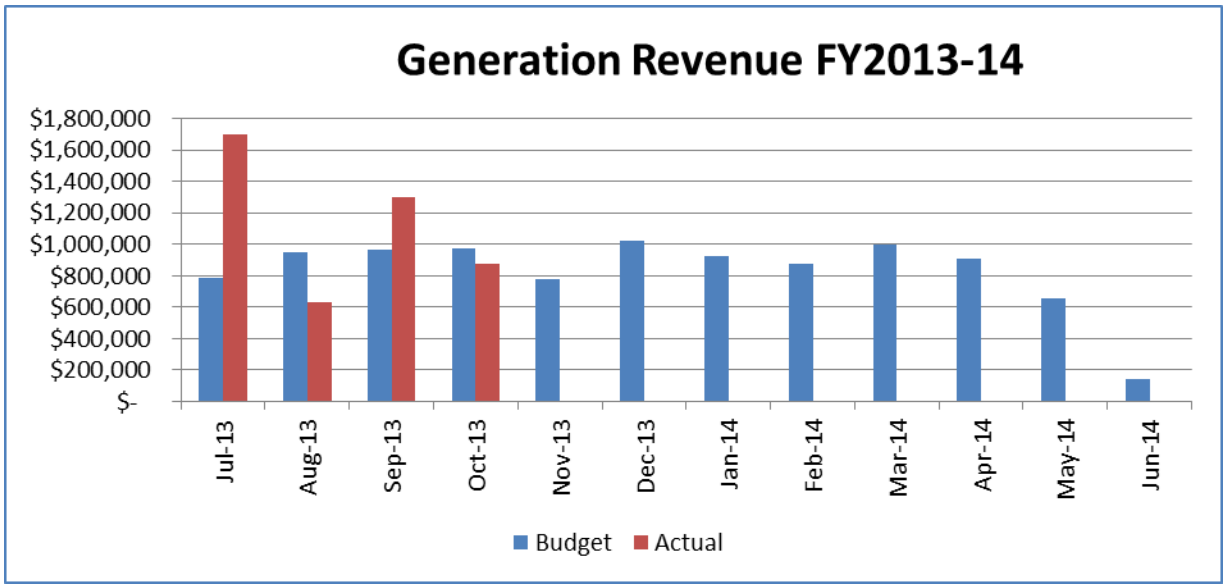
Supply Source Summary:



Supply Variance:

	Budget	Actual	Variance
Gross Load	57,888	58,343	(455)
Wholesale Load	56,594	57,163	(569)
Hedged Volume (MWh)	33,280	44,560	(11,280)
Unhedged Volume (MWh)	23,314	12,603	10,711
Dover SunPark Volume (MWh)	1,294	1,180	114
Renewable Energy Credits Volume	194	300	(106)
Hedged Cost ($/MWh)	$ 55.50	$ 49.95	$ 5.55
Unhedged Energy Cost ($/MWh)	$ 38	$ 37	$ 2
Solar Energy Cost ($/MWh)	$ 87	$ 102	$ (15)
Energy Costs ($/MWh)	**$49.33**	**$48.11**	**$1.22**
All-in Costs - Energy, Capacity and RECs ($/MWh)	**$82.00**	**$86.92**	**($4.92)**

B. Generation Summary:



Dover generated 0 MWh in the month. Net generation revenue was $872,401 vs. a budget of $973,657. This delta was mainly due to higher plant O&M during the month.

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Generation Breakdown:

City of Dover's Wholesale Generation		
Net Generation Mwh		**0.00**
All In Generation Margin		
PJM - Economic and reliability dispatch (GEN)	$	-
PJM - Generation Capacity Credit (GEN)	$	1,329,125.00
PJM - Black Start & Transmission Losses (GEN)	$	50,818.18
Gas Purchases	$	-
Oil Purchases	$	-
Transport / Cash Out	$	-
Gross Margin	**$**	**1,379,943.18**
Production Margin		
PJM - Economic and reliability dispatch (GEN)	$	-
Gas Purchases	$	-
Oil Purchases	$	-
Transport / Cash Out	$	-
Gross Production Margin	**$**	**-**
$/Mwh All In Generation Margin	**$**	**-**
$/Mwh Generation Production Margin	**$**	**-**

C. Emissions Summary:

Emissions Allowance Summary through November 15, 2013
(Includes Nov15, 2011 sale of Seasonal NOx to DEMEC)

CAIR EMISSION ALLOWANCE SUMMARY				
Date	**Action**	**SO_2 Allowances**	**NO_x Allowances[1]**	
			Seasonal	**Annual**
1/1/09	2008 Carryover	3,240	0	0
1/1/09	2009 Allocation	2,723	53	80
2/1/10	2010 Allocation	2,039	50	78
1/1/11	2011 Allocation	1,988	49	78
4/1/11	2011 Reallocation		2	4
1/11/12	2012 Allocation	1,988	51	80
10/4/2012	**2013 Allocation**	**1,988**	**49**	**76**
9/29/09	SO_2 Sales	(1,500)		
11/12/09	NO_x Ann. Sales			(45)
11/13/09	SO_2 Sales	(1,410)		
11/20/09	NO_x Seas. Sales		(25)	
12/31/09	2009 Emissions[2]	(1)	(6)	(13)
12/31/10	2010 Emissions	0	(54)	(54)
10/31/10	EPA Linearity Testing Req.		(68)	(68)
2011	2010 Deficit NO_x Purchases		53	22
Aug 2011	Revised 2010 ECMPS data		30	30
Nov 2011	NO_x Seas. Sales (DEMEC)		(1)	
12/31/11	2011 Emissions[2]	(1)	(32)	(36)
12/31/12	2012 Emissions[2]	(1)	(37)	(37)
Nov 2012	NO_x Seas. Sales (DEMEC)		(2)	
2/13/2013	NO_x Annual. Sales (DEMEC)			(3)
10/31/13	**C.Y.T.D. 2013 Emissions**	**0**	**(20)**	**(20)**
11/15/13	**NO_x Seas. Sales (DEMEC)**		**(5)**	
REMAINING ALLOWANCES		**11,053**	**50**	**174**

On August 21, 2012, a three-judge panel of the U.S. District Court of Appeals (DCA) in Washington vacated EPA's Cross State Air Pollution Rule (CSAPR) which would have become effective on January 1, 2012. The DCA instructed EPA to continue administering the Clean Air Interstate Rule (CAIR). EPA has appealed this ruling to the U.S. Supreme Court, and the Court has agreed to review the DCA opinion. A ruling is not expected before June, 2014.

[1] Per CAIR, starting in 2009, NOx emissions are governed by a seasonal and annual program.
[2] Under CAIR, pre-CAIR SO2 allowances are retired at a rate of 2 allowances for each ton emitted. It is assumed that pre-CAIR allowances will be retired before CAIR allowances.

Market liquidity for CAIR allowances continues to be low, with few transactions occurring. The following table shows estimated values for Dover's banked allowances, based on broker bids & offers:

Mark-to-Market for CAIR Allowances (11/18/2013)			
Commodity	**$/Ton (Bid/Offer Avg.)**	**Tons**	**Extended Value**
SO_2 Allowances (2009 & earlier)	$ 1.38	5,089	$ 7,023
SO_2 Allowances (2010-13)	$ 0.68	5,964	4,056
NO_x Allowances - Seasonal	$18.00	50	900
NO_x Allowances - Annual	$40.00	174	6,960
TOTAL			**$18,939**

Regional Greenhouse Gas Initiative

The State of Delaware is a participant in the Regional Greenhouse Gas Initiative (RGGI). The City of Dover must comply with RGGI by surrendering carbon dioxide (CO_2) allowances pursuant to the State of Delaware's laws (Title 7, Chapter 60, Sub-Title II-A). Delaware has elected a combined emissions allowance allocation/auction mechanism for RGGI, in which 40% of CO_2 allowances were allocated to sources for 2009, declining by 8% per year so that by 2014, all CO_2 allowances are auctioned.

Dover had more than a sufficient number of RGGI allowances allocated to it to cover its requirements through the first compliance period (calendar years 2009-2011). Any unused allowances are carried over ("banked") for subsequent years. The table below shows RGGI allowance allocations, deductions and the cumulative balance by year (column 8).

CO2 Allowance Summary (10/31/2013)							
1	**2**	**3**	**4**	**5**	**6**	**7**	**8**
CO_2 Allowance Vintage	**CO_2 Allowances Sold YTD**	**CO_2 Allowances Available (Per Facility, Prior to Sale)**		**Allocated CO_2 Allowances**	**CO_2 Tons Emitted**	**Annual CO_2 Allowance Balance**	**Cumulative Balance**
		McKee Run	***VanSant***				
2009	0	60,128	2,056	62,184	(5,796)	56,388	56,388
2010	0	48,102	1,645	49,747	(32,971)	16,776	73,164
2011	0	36,077	1,234	37,311	(17,763)	19,548	92,712

2012	0	27,058	925	27,983	(15,265)	11,793	104,505
2013 YTD	0	15,032	514	15,546	(8,726)	6,820	**111,325**

After 2013, Dover will no longer receive allocations of RGGI allowances. The Cumulative Balance (column 8) – aka "Banked Allowances") can be utilized for generation in future years (including 2013). Once the banked allowances have been fully utilized, Dover will be required to purchase RGGI allowances through the auctions or through over-the-counter markets. Assuming that Dover does not sell any banked allowances, it will be able to maintain a positive balance through 2016–2025, depending on actual annual energy production in 2012 and beyond.

On February 7, 2013, RGGI proposed changes to its Model Rule. The proposed changes have been included in previous monthly reports. With the release of the *Updated Model Rule*, the RGGI states now plan to revise their CO_2 Budget Trading Programs through their individual state-specific statutory and regulatory processes. Each RGGI state seeks to complete their state specific processes such that the proposed changes to the program would take effect on January 1, 2014. The Delaware Department of Natural Resources expects to publish a draft rule in the Delaware Register in the near future.

Dover could elect to sell all or a portion of its banked allowances now and re-acquire allowances at a later date; however TEA is currently of the opinion that Dover will be better off retaining its banked allowances for use during future compliance years.

The most recent RGGI auction occurred on September 5, 2013; the auction cleared at $2.67/ton. The next auction will occur on December 4, 2013. RGGI futures settlement prices posted on Intercontinental Exchange (ICE) on November 18, 2013 ranged from $2.95 to $3.25/ton, depending settlement month. **Based on the average Intercontinental Exchange prices for December 2013 settlement ($2.95/ton), the value of Dover's existing 111,325 ton RGGI allowance bank is approximately $328,409.**

Renewable Energy Certificates

Dover owns two photovoltaic systems totaling 15 kW, consisting of (one 5 kW unit at the Utilities Administration Building and two 5 kW units at the McKee Run generating station. Dover also receives solar energy produced by the 10 MW Dover Sun Park which is owned by White Oak Solar Energy, LLC. In addition to the all of the physical energy produced by the Sun Park, Dover receives 15% of Sun Park's SRECS. Through the end of September 2013, Dover has accumulated a total of 6,310 SRECS from these renewable energy resources.

The nearest viable market for Dover's SRECs is Pennsylvania. Pennsylvania's September 2013 SREC auction cleared separately for 2010/2011 through 2013/2014 vintage allowances. Clearing prices and Dover's SREC market value estimate are shown in the table below.

SREC Vintage (June 1 – May 31)	Auction Clearing Price	SREC Quantity	Market Value
2010/2011	$ 4.01 (Aug-13 Auction)	13	$ 52
20011/2012	$ 8.21	2,375	19,499
2012/2013	$11.01	2,725	30,002
2013/2014	$14.00	1,197	16,758
TOTAL		**6,310**	**$66,311**

TEA continues to recommend to Dover to retain these allowances for compliance with its Renewable Portfolio Standard which DEMEC is working on. Once Dover has an approved RPS in place, it may be required to retire a portion of its current SREC balance for compliance in the 2012/13 future compliance year. Any remaining SRECs could be used for the 2013/14 compliance year.

NOTE: SRECs in both Delaware and Pennsylvania expire without value after 3 years. Dover currently has thirteen (13) 2010/2011. Based on a recent discussion with DEMEC staff, this expiration provision is not likely to be of concern within the current compliance year.

If Dover has not accumulated adequate non-solar RECs, it will need to acquire some from DEMEC for the 2013/2014 compliance year. DEMEC has told TEA that it will likely have sufficient non-solar RECs for Dover's requirements. Dover can purchase and retire a portion of these non-solar RECs during the current compliance and fiscal years, or it can defer acquisition until the June – August, 2014 time frame, after the exact amount of non-solar REC requirements is known.

D. Operations Management Summary:

During the month of October, there were no restricted work days or lost time accidents. On October 14, 2013, the plant successfully completed three years without and OSHA Recordable Accident or a Lost Time Reportable Accident. The facility has now gone three years and 15 days (1,110 days) through October 31, 2013 without an OSHA Recordable Accident or a Lost Time reportable accident.

In the month of October, there were no MW's generated.

Monthly Budget Variance – The actual expenses attributable to O&M of the two sites for the month of September were $507,542 against a budgeted amount of $391,048 for an unfavorable variance of $116,494 or 29.79%. The principal reason for the unfavorable variance was due to 3 payroll periods in October rather than the 2 that had been budgeted.

E. Risk Management Summary:

Forward power prices in PJM are lower than last month.

The current projected cost of service is below:

Power Year	Hedge Ratio	Blended Cost ($/MWh)	Monthly Change ($/MWh)
2013-14	76%	$ 48.82	$ (0.22)
2014-15	49%	$ 43.46	$ (0.62)
2015-16	23%	$ 40.97	$ (1.00)

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II. Budget Report

Variance Report:

	Budget Oct-13	Actual Oct-13	Variance
Gross Load	**57,888**	**58,343**	**(455)**
Power Supply			
Hedged Energy	$1,847,150	$2,225,782	($378,632)
PJM - Energy, Congestion & Losses	$895,844	460,428	$435,416
PJM - ARR, Transmission and Fees	$395,000	774,874	($379,874)
Dover SUN Park Energy	$112,621	$120,840	($8,218)
Dover SUN Park RECs	$25,000	$42,894	($17,894)
Management Fees	$83,000	$83,000	$0
PJM - Capacity UCAP Obligated Purchased	$1,388,224	$1,363,506	$24,717
Subtotal - Power Supply	**$4,746,839**	**$5,071,324**	**($324,485)**
Power Generation O&M			
Plant O&M	391,048.00	$507,542	(116,494.00)
Subtotal Generation O&M	**391,048.00**	**507,542.00**	**($116,494)**
Power Generation Production Margin			
PJM - Economic and reliability dispatch	$0	$ -	$0
Fixed Fuel and Transport Charges	$0	$ -	$0
Subtotal Generation Production Margin	**$0**	**$ -**	**$0**
Power Generation Non-Production Revenue			
PJM - Generation Capacity Credit	($1,329,125)	$ (1,329,125.00)	$0
Emissions Allowance Sales	$0	$ -	$0
PJM - Black Start & Transmission Losses	($35,580)	$ (50,818.18)	$15,238
Subtotal - Non-Production Revenue	**($1,364,705)**	**($1,379,943)**	**$15,238**
SubTotal - All Generation	**(973,657.00)**	**($872,401)**	**($101,256)**
Total - Utilities Cost	**$3,773,182**	**$4,198,923**	**($425,741)**
Unit Costs			
Total - Power Supply	$82.00	$86.92	($4.92)
Total - Power Generation	($16.82)	($14.95)	($1.87)
Final Cost of Service to City of Dover Ratepayers	$65.18	$71.97	($6.79)

Variance Analysis:

Power Supply

- Dover consumed 455 MWh more than forecast for the month.
- PJM energy costs were lower than expected as less market purchases were required. Hedged costs were higher than forecasted due to an additional layering in of hedges. PJM Fees were well above budget, driven by large reactive services charges.
- The result of the higher overall cost for reactive services was a net power supply cost of $86.92/MWh, $4.92/MWh higher than budget.
- For the month, the city realized an unfavorable variance of $324,485 for power supply vs. the monthly budget.
- Dover Sun Park generated 114 MWh less than forecast.

Generation

- Power generation had an unfavorable budget variance of $101,256.
- Plant O&M expenses had an unfavorable budget variance of $116,494 for the month.

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YTD Variance Report:

	Budget YTD	Actual YTD	Variance
Gross Load	**275,677**	**274,895**	**782**
Power Supply			
Hedged Energy	$11,193,694	$11,768,406	($574,712)
PJM - Energy, Congestion & Losses	$3,525,909	$3,123,948	$401,961
PJM - ARR, Transmission and Fees	$1,580,000	$2,617,557	($1,037,557)
Dover SUN Park Energy	$543,246	$689,486	($146,241)
Dover SUN Park RECs	$100,000	$167,824	($67,824)
Management Fees	$332,000	$332,000	$0
PJM - Capacity UCAP Obligated Purchased	$5,508,114	$5,409,985	$98,128
Subtotal - Power Supply	**$22,782,962**	**$24,109,207**	**($1,424,373)**
Power Generation O&M			
Plant O&M	$1,970,066	$2,032,174	($62,108)
Subtotal Generation O&M	**$1,970,066**	**$2,032,174**	**($62,108)**
Power Generation Production Margin			
PJM - Economic and reliability dispatch	($230,472)	($1,742,146)	$1,511,674
Fixed Fuel and Transport Charges	$0	$831,570	($831,570)
Subtotal Generation Production Margin	**($230,472)**	**($910,575)**	**$680,104**
Power Generation Non-Production Revenue			
PJM - Generation Capacity Credit	($5,273,625)	($5,273,625)	$0
Emissions Allowance Sales	$0	$0	$0
PJM - Black Start & Transmission Losses	($142,320)	($352,331)	$210,011
Subtotal - Non-Production Revenue	**($5,415,945)**	**($5,625,956)**	**$210,011**
SubTotal - All Generation	**($3,676,351)**	**($4,504,358)**	**$828,007**
Total - Utilities Cost	**$19,106,612**	**$19,604,849**	**($498,238)**
Unit Costs			
Total - Power Supply	$82.64	$87.70	($5.06)
Total - Power Generation	($13.34)	($16.39)	$3.05
Final Cost of Service to City of Dover Ratepayers	$69.31	$71.32	($2.01)

III. Operations Management

NAES Corporation
Dover, Delaware

October 2013
Monthly Report



New Decking over Unit 3 Cooling Tower Hot Water Basin

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2.0 Financial

3.0 Operations

4.0 Maintenance

5.0 CIP

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7.0 Summary of NAES Performance

1.0 Environmental, Health and Safety:

During the month of October, there were no restricted work days or lost time accidents. On October 14, 2013, the plant successfully completed three years without and OSHA Recordable Accident or a Lost Time Reportable Accident. The facility has now gone three years and 15 days (1,110 days) through October 31, 2013 without an OSHA Recordable Accident or a Lost Time reportable accident.

The October (September discharge) DMR was submitted for the McKee Run site with no NPDES exceedences although it did have high Arsenic levels. There were no opacity deviations during the month. During the month of October, NAES staff submitted a request to Kent County requesting modification of the Industrial Wastewater discharge permit in order to increase the loading level for Arsenic as well as the maximum allowable monthly discharge. In response, Kent County has issued a revised permit for the McKee Run site with the requested levels.

The Plant Safety training requirements for OSHA/Safety and Environmental Programs has now been completed by all staff members. The training program includes the inclusion of the General Physics on-line training system as well as plant safety procedures and policies. Safety Procedures and associated quizzes have been updated. Staff has retrained on each one to ensure they understand what changes have been made, if any, to the programs.

Plant staff and NAES Environmental Support Services worked with the emissions monitoring equipment services provider to resolve DAHS data issues encountered during Appendix E testing on Unit 11 and Unit 2. During the stack testing, inaccurate fuel flow data was encountered due to a poor wire connection on a CEMS terminal board on Unit 11 and a bad PLC Card (Channel) was found to be problem on Unit 2. The Emission Test Reports were finalized and submitted to EPA/DNREC. Third quarter 2013 EDRs were also submitted to the EPA/DNREC.

Environmental, Health, and Safety Statistics		
	Month (October)	Fiscal Year to Date (7/1/13-6/30/14)
NOVs	0	0
Opacity Deviations	0	0
Environmental Deviations	1	3
OSHA Recordable	0	0
OSHA LTA's	0	0
First Aid cases	0	0
Restricted Workday Accident	0	0
Near Miss	0	2
Man Hours Worked	4393.50	17146.25
Date last OSHA Recordable		10/14/10
Date last Lost Time Accident		10/14/10
Days since last OSHA recordable		1,110
Days since last Lost Time Accident		1,110

Emissions (NO_x & SO_2) All data thru 10/31/13

NOx Summary – Ozone Season (May-Sep) Tons					
Year	*Unit #1*	*Unit #2*	*Unit #3*	*Unit #11*	*TOTAL*
2010	0.7	2.2	88.7	3.3	94.7
2011	1.8	1.5	31.4	1.4	36.1
2012	1.2	1.0	35.8	1.0	33.1
2013	1.1	1.7	19.3	1.3	23.4
NOx Summary - Year (Jan-Dec) Tons					
Year	*Unit #1*	*Unit #2*	*Unit #3*	*Unit #11*	*TOTAL*
2010	0.7	2.2	88.7	3.3	94.7
2011	1.8	1.5	32.6	2.9	38.8
2012	1.2	1.1	35.8	1.0	36.9
2013	1.1	1.7	19.4	1.3	23.5
SO_2 Summary - Year (Jan-Dec) Tons					
Year	*Unit #1*	*Unit #2*	*Unit #3*	*Unit #11*	*TOTAL*
2010	0.0	0.0	0.3	0.0	0.3
2011	0.0	0.0	0.1	0.5	0.6
2012	0.0	0.0	0.0	0.1	0.1
2013	0.0	0.0	0.0	0.2	0.2

CO2 Allowances Summary					
CO2 Allowance Vintage	**CO2 Allowances Sold YTD**	**CO2 Allowances Available (Per Facility, Prior to Sale)**		**Total CO2 Tons Emitted**	**CO2 Allowance Balance**
		McKee Run	***VanSant***		
2009	0	60,128	2,056	5,796	56,388
2010	0	48,102	1,645	32,971	16,776
2011	0	36,077	1,234	17,763	19,548
2012	0	27,058	925	15,265	11,793
2013	0	15,032	514	8,726	6,820
			Total CO2 Allowance Balance		**111,325**

***Note: CO2 allowance values are provided by the RGGI CO2 Allowance Tracking System.**
Note: All emissions (NOx, SO2 and CO2) totals for 2013 are unofficial.

CAIR NOx Allowances Summary*

CAIR NOx Allowance Vintage	CAIR NOx Allowances Sold YTD	NOx Allowances Available (Per Facility, Prior to Sale)		Total NOx Tons Emitted (Yr/ Season) McKee Run - VanSant	CAIR NOx Allowances Purchased YTD	NOx Allowance Balance	
		McKee Run (Yr/Season)	***VanSant (Yr/Season)***			***McKee Run (Yr/Season)***	***VanSant (Yr/Season)***
2010 and earlier	3***					27/0	0/2
2011	0	77/48	5/3	33/31– 3/1	0/0 - 0/0	42/10	2/2
2012	2**	75/46	5/3	36/36 – 1/1	0/0 - 0/0	39/10	2/0
2013	0	77/48	5/3	19/19 – 1/1	0/0 - 0/0	58/29	4/2
				Total NOx Allowance Balance		**166/49**	**8/6**

***Note – Emissions allowances are deducted according to oldest vintage first or unless otherwise directed.**
****Note – The facility transferred Ozone Season allowances to a third party.**
*****Note- The facility transferred Annual allowances to a third party**

SO_2 Allowances Summary

SO_2 Allowance Vintage	SO_2 Allowances Sold - YTD	SO_2 Allowances Available (Per Unit, Prior to Sale & Reconciliation)	Total SO_2 Tons Emitted – U3 and U11 YTD	Total SO_2 Tons Emitted – U3 and U11 YTD	SO_2 Allowances Balance
		Unit #3	***Unit #11***		
2010 and earlier	0	4815	276	0	5089
2011	0	1850	138	1	1988*
2012	0	1850	138	1	1988*
2013	0	1850	138	0	1988*
			Total SO2 Allowance Balance		**11,053**

Note – Emissions allowances are deducted according to oldest vintage first, unless otherwise directed.

2.0 Financial

Financial – Current Month

Month – October			
	Actual	Budget	Variance
Personnel	333,598	246,170	(87,428)
Materials & Supplies	27,965	7,785	(20,180)
Administrative Expenses	145,889	138,093	(7,796)
Total	**$507,452**	**392,048**	**($115,404)**

Financial – Fiscal Year to Date

Number of Months – 4			
	Actual	Budget	Variance
Personnel	994,446	989,515	(4,931)
Materials & Supplies	83,112	126,790	43,678
Administrative Expenses	774,652	854,586	79,935
Total	**$ 1,852,210**	**$1,970,891**	**$118,681**

2.1 Variance analysis:

The expenses for October are $507,452 against a budgeted amount of $392,048 for an unfavorable variance of $115,404 or 29.44%. The variance was due to the following:

PERSONNEL EXPENSES – An unfavorable monthly variance of $87,428 was due to having three (3) payroll periods expensed in this month that had been budgeted for in November. This includes straight time labor, overtime labor, and labor burden costs for October.

MATERIALS AND SUPPLIES EXPENSES- An unfavorable monthly variance of $20,180 was due to higher water usage than expected and the purchase of water treatment chemicals that were a result of unplanned PJM dispatches for this time of year. The increase in PJM dispatches were due to higher than normal ambient temperatures and several large generating plants on the grid starting their outages in September. As a result, the Dover units were dispatched/operated more to support the reduction in available generation.

ADMINISTRATIVE EXPENSES – An unfavorable monthly variance of $7,796 was due to higher insurance account costs and higher than budgeted electricity costs experienced in order to support unit operations. The insurance costs were for the environmental liability portion of the site insurance that was included in the budget for July.

The forecasted expenses for this fiscal year are $5,966,244 expensed versus an approved budget of $6,015,800 thereby realizing a 99.18 % expenditure rate.

3.0 Operations

Unit Operations / Outages / Trips

In the month of October no units were dispatched. Units 1, 2, 3, and 11 started the fall 2013 outage on October 1 at 0700 hours.

Month October 2013							
		McKee Unit 1	McKee Unit 2	McKee Unit 3	MRS Facility	VanSant Unit 11	Total All Units
Capacity	MW	17	17	102	136	39	175
On Line Hours	Hrs	0.0	0.0	0.0	0.0	0.0	0.0
Starts	#	0	0	0	0	0	0
Gross Generation	MWh	0.0	0.0	0.0	0.0	0.0	0.0
Net Generation	MWh	0.0	0.0	0.0	0.0	0.0	0.0
Total Auxiliaries	MWh	26.073	26.073	118.740	170.886	0.102	170.988
Auxiliaries purchased	MWh	26.073	26.073	118.740	170.886	0.102	170.988
Fuel Gas Used	MMBTU	0.0	0.0	0.0	0.0	0.0	0.0
Fuel Oil Used	MMBTU	0.0	0.0	0.0	0.0	0.0	0.0
Fuel Oil Used	Gallons	0.0	0.0	0.0	0.0	0.0	0.0
Total Fuel	MMBTU	0.0	0.0	0.0	0.0	0.0	0.0
Net Heat Rate	BTU/KWh	0.0	0.0	0.0	0.0	0.0	0.0
Unit Trips	#	0.0	0.0	0.0	0.0	0.0	0.0
Capacity Factor	%	0.0	0.0	0.0	0.0	0.0	0.0
Availability Factor	%	0.94	0.94	0.94	0.94	0.94	0.94
Commercial Unavailability (CU)	%	0	0	0	0	0	0
Planned Outage Hours	Hours	737.000	737.000	737.000	2,211.000	593.000	2,948.000
Maintenance Outage Hours	Hours	0.0	0.0	0.0	0.0	0.0	0.0
Forced Outage Hours	Hours	0.0	0.0	0.0	0.0	0.0	0.0
Reserve Shutdown Hours	Hours	7.00	7.00	7.00	21.000	7.00	28.000
HW Boiler Gas Usage	MMBTU				0.0		0.0
Pilot Gas Usage	MMBTU	0.0	0.0		0.0		0.0

 # Note: Does not include HWB or Pilot Gas. Fuel usage numbers are taken from fuel flow instruments.

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2013-2014 Fiscal Year-to-Date - October							
		McKee Unit 1	McKee Unit 2	McKee Unit 3	MRS Facility	VanSant Unit 11	Total All Units
Capacity	MW	17	17	102	136	39	175
On Line Hours	Hrs	74.765	170.316	183.196	428.277	51.476	479.753
Starts	#	2	4	13	19	14	33
Gross Generation	MWh	585.171	1,106.123	12,576.985	14,268.280	1,569.051	15,837.330
Net Generation	MWh	545.470	1,024.415	11,585.303	13,155.190	1,567.790	14,722.980
Total Auxiliaries	MWh	134.754	176.761	1,672.188	1983.703	4.362	1988.065
Auxiliaries purchased	MWh	137.676	180.206	680.506	998.388	3.101	1001.489
Fuel Gas Used	MMBTU	7,061.376	13,801.068	132,465.224	153,327.670	18,981.931	172,309.60
Fuel Oil Used	MMBTU	1,642.633	1,671.506	0.0	3,314.14	2,937.660	6,251.80
Fuel Oil Used	Gallons	11,568	11,726	0.0	23,294	20,795	44,089
Total Fuel	MMBTU	8,704.009	15,472.574	132,465.224	156,641.81	21,919.591	178,561.40
Net Heat Rate	BTU/KWh	15.778	14.477	11.558	13.938	13.838	13.888
Unit Trips	#	0	1	0	1	4	5
Capacity Factor	%	1.09	2.04	3.85	3.28	1.36	2.85
Availability Factor	%	72.32	75.03	75.03	74.03	75.03	74.36
Commercial Unavailability (CU)	%	0	0	0	0	0	0
Planned Outage Hours	Hours	737.000	737.000	737.000	2,211.000	737.000	2,948.000
Maintenance Outage Hours	Hours	0.0	0.0	0.0	0.0	0.0	0.0
Forced Outage Hours	Hours	80.000	0.0	0.0	80.000	0.0	80.000
Reserve Shutdown Hours	Hours	2,060.235	2,044.684	2,034.400	6,139.32	2,163.524	8,302.84
HW Boiler Gas Usage	MMBTU				0.0		0.0
Pilot Gas Usage	MMBTU	1,473.105	3,733.607		5,206.712		5,206.712

Fuel Oil Inventory							
	Monthly Inventory (Start)	Monthly Inventory (End)	Fuel Purchases (Month)	Monthly Inventory (Change)	FY 13-14 Inventory (Start)	Fuel Purchases (YTD)	FY 13-14 Inventory (Change)
McKee Run (#2 Fuel Oil)	430,931	428,288	0	(2,,643)	454,725	0	(26,437)
VanSant (#2 Fuel Oil)	125,064	124,390	0	(674)	146,133	0	(21,743)

Note: As measured by tank level instruments. Tank levels may change due to oil temperature.

VanSant Lifetime through October 2013			
	Actual Starts	Factored Starts	Fired Hours
VanSant	1328	2,291.75	4,479.60
Since HGP - Dec 2004	246	624.05	896.02

Team Report:

The Operations staff continues to support maintenance activities during the planned outage by serving as Confined Space Attendants for confined space areas as well as other support tasks. They assisted in the natural gas line purge on Unit 3 in preparation of the installation of the pipe blank and in the purge on Units 1 and 2 gas lines. The Operations staff has also supported the outage by performing various LO/TO tasks needed to test or place equipment in or out or service.

Operations personnel continue to support maintenance by working on Preventative Maintenance (PM) work orders and other work orders that they have the necessary skills to successfully complete the task. The Operations Department continues to utilize the Day Shift Workers in both Operations and Maintenance areas to help in maintaining the plant.

Capacity Testing – FY 2013-2014

Summer 2013 (June 1- Aug 31)			**Winter 2013-2014 (Dec 1- Feb 28)**		
Unit	Rated Net Capability (MW)	Reported Net Capability (MW)	Unit	Rated Net Capability (MW)	Reported Net Capability (MW)
1	17	17.2	1	17*	0.0
2	17	17.8	2	17*	0.0
3	102	103.0	3	102*	0.0
VanSant#	39	40.9	11	39*	0.0
Total	175	178.9	Total	175	0.0

Note: * Denotes Unit is qualified for the PJM Winter Demonstration Period Exemption Program and data has been submitted into the PJM eGADS
Note: # Depicts Net Corrected Capacity for Ambient Air Conditions – VanSant Unit only

4.0 Maintenance

During the month of October, the Plant Maintenance staff continued addressing the backlog of work orders and preparing for outage activities. There were thirty-seven work orders issued with seventy-five work orders being completed during the month. There were no safety work orders entered into the plant's Computerized Maintenance Management System (MP2) during the month. The table below summarizes the monthly work order activities.

Work Order Report

October - 2013

Priority #	Outstanding From Previous Month	Issued This Month	Completed This Month	Outstanding at the end of the month
1	16	1	10	7
2	52	6	21	37
3	40	2	0	42
4	6	0	0	6
5	24	2	7	19
SW1	0	0	0	0
SW2	0	0	0	0
SW3	0	0	0	0
SW4	0	0	0	0
SW5	0	0	0	0
PM	56	26	37	45
Totals	194	37	75	156

Note: PM Work Orders are included in the priority totals

Notable activities during the month include:

- The NAES Maintenance Staff completed the change out of the fuel oil nozzles and fuel oil check valves on Unit 11 at VanSant Generating Station. The nozzles and check valves were changed out to correct high exhaust temperature spread issues when combusting #2 fuel oil. No spread issues were encountered when operating on natural gas. Also replaced on the turbine were two wheelspace thermocouples that staff had been getting bad readings while the unit was operating. They will be checked for proper operation the next time the unit operates.

- Annual inspection of Units 1, 2 and 3 Boilers were completed by Charlie Newman, boiler inspector for XL Insurance, Joe Hultberg, plant Chemical vendor representative and plant staff. They inspected the mud drums, steam drums and inside the fire box of the boilers. Minor issues were found that will be addressed when performed dry layup of the boilers and care of the boilers during the run season.

- The NAES Maintenance and IC&E staff changed out several worn parts on the Unit 1 throttle valve. Staff had encountered problems with the valve earlier this year and had

made temporary repairs until new parts were received. After the new parts were installed, the valve was thoroughly tested for proper operation and then placed back into service.

- Third party contractor completed the replacement of decking over the Unit 3 Cooling Tower Hot Water Basin during October. The decking was spongy and was badly in need of replacement.

5.0 Capital Improvement Projects (CIP)

Project Number	Description	Update
EG1214	MR Industrial Waste water System	Progress: Work is complete 99%. Schedule: Project to be complete in November, 2013 with the final revision of Standard Operating Procedures on the system.
EG1402	Unit #3 Cooling Tower Repairs	Progress: Work is 100% complete Schedule: Work is 100% complete excepting closeout in HTE.
EG1404	McKee Run Auxiliary Component Replacement	Progress: Work planned for the Fall is 75% Schedule: Some work activities will be completed in the Fall Outage and others will be completed in the Spring Outage. Planning is ongoing for the spring activities.
EG1405	VanSant Station Component Replacement	Progress: Work planned for the Fall is 85% complete. Schedule: Planning activities are underway for the Spring outage.
EG1406	McKee Run HEP Pipe Repairs	Progress: Work areas have been scaffolded and many adjustments to the hangars have been made to date. Additional work will be completed in November. Schedule: Fall work activities should complete in November. Adjustments will need to be checked once units are heated up. Spring work still being planned.
EG1407	Metering System Upgrades	Progress: Proposal received from vendor. COD and plant personnel have discussed proposal and submitted a list of "to do" items to the vendor for more information and clarification. Schedule: Work activities are moving forward. Waiting to hear back from vendor.
EG1408	McKee Run/VanSant Safety Compliance Items	Progress: Work scheduled for the Fall and Spring. Schedule: Work activities are slightly behind due to Fall Outage activities.
EG1409	McKee Run Natural Gas Block-Bleed Valves	Progress: Work scheduled for the Spring Outage. Schedule: Work activities are slightly behind due to Fall Outage activities.
EG1410	McKee	Progress: Crane specifications being developed and will be put out

	Run/VanSant Crane Replacement	for bid in mid-November. Schedule: Work activities are progressing forward. Estimated time period for purchase of crane is approximately January 2014.
EG1413	McKee Run/VanSant Structural Preservation	Progress: Plant staff completed development of paint specifications and bid requests were received. Schedule: Bids were received in early September. Work is on hold due to budget restraints.
EG1212	Unit 3 Turbine Repairs	Progress: Work scope was developed and put out for bid in September. Quotes have been received and evaluated. Recommendation of award for COD Council approval will occur in November 2013. Schedule: List of consumables has been finalized and quotes are being received..
EG1415	McKee Run Units #1-#2 Component Repairs	Progress: Cost to be incurred due to repairs on Unit 1 boiler and turbine expected to be complete in November. Schedule: Other Work activities are anticipated to be completed during the spring outage.
EG1416	VanSant Capacity Increase	Progress: Bid specifications are being developed and Environmental permit modifications are being investigated. Communications with PJM to get MW into system in the works with possibly a six-month wait period is progressing. Capacity increase request is in the PJM queue. Schedule: Environmental Support contract work was awarded and data is now being gathered by the contractor for use in the environmental application process.

6.0 General Plant Information

During the month of October, offers were made to individuals in order to fill the open Operator positions. Both offers were accepted by individuals and will start work in November, once they are cleared through the physical and background screening process.

Training:

- Topics discussed during the monthly safety committee meeting were reviewed by the entire staff. The monthly safety topic was on "Fire Prevention". Topics discussed during the monthly safety committee meeting were reviewed by the entire staff.

- Plant employees continue using the General Physics safety training and environmental courses to enhance their overall knowledge of permit and safety requirements. As the GPI courses are being completed, the employee reviews the standard operating procedure (SMP) for the same topic they are training on to review NAES policy as well.

Calendar of Events	Date
Units 1, 2, 3 and 11 Fall Outage	October 1, 2013 to November 27, 2013
Three Year Accident Free	October 14, 2013
Winter Capacity Period	December 1, 2013 to February 28, 2014
Annual Title V Certifications Due	January 30, 2104
EIA-860 Report	February 28, 2014
EIA-923 Report	February 28, 2014
NOx Emissions Reconciliation Due	March 1, 2014
SO2 Emissions Reconciliation Due	March 1, 2014
SARA III Report	March 1, 2014
NPDES Permit Renewal Due	March 4, 2014
Units 1, 2, and 3 Spring Outage	March, 2014 – June , 2014
Unit 11 Spring Outage	March, 2014 – June , 2014
Annual VanSant Black Start Test	March, 2014
Air Emission Inventory	March, 2014
NOx Ozone Season Starts	May 1, 2014
PJM Summer Capacity Test Period	June 1, 2014 – August 31, 2014
Toxic Release Inventory (TRI) Annual Report	July 1, 2014
McKee Run and VanSant Title V Semi-Annual Certification Due	August 1, 2014
DRBC Study Due	September 15, 2014
NOx Ozone Season Ends	September 30, 2014

7.0 Summary of NAES Performance to Date

Measure	Plant Performance FY 2013-2014 Month		Year to Date		YTD Incentive	FY Maximum Incentive
Commercial Unavailability (CU)	0.00%		0.09%		$91,087	$94,882
Safety	0		0		$17,790	$17,790
Environmental	0		0		$17,790	$17,790
Capacity Tests Completed	Summer	Winter	Summer	Winter		
Unit 1	No	No	Yes	Yes*	$3,559*	$3,559
Unit 2	No	No	Yes	Yes*	$3,559*	$3,559
Unit 3	No	No	Yes	Yes*	$21,349*	$21,349
Unit 11	No	No	Yes	Yes*	$7,117*	$7,117
Total YTD Incentive %	97.71%		***Total YTD Incentive***		$162,249*	$166,045

Note: *All units have successfully completed the PJM Summer Capacity Tests and are now included in the PJM Winter Capacity Test Exemption Program. The YTD Incentive calculation reflects this inform

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IV. Appendix – PJM Invoice Breakdown

	Gen	Load	Grand Total
Auction Revenue Rights		($26,877.93)	($26,877.93)
Balancing Operating Reserve		$4,381.88	$4,381.88
Balancing Operating Reserve for Load Response		$119.52	$119.52
Balancing Spot Market Energy		$76,523.13	$76,523.13
Balancing Transmission Congestion		$10,141.11	$10,141.11
Balancing Transmission Losses		$2,902.68	$2,902.68
Black Start Service		$2,357.84	$2,357.84
Capacity Resource Deficiency		($140.95)	($140.95)
Capacity Transfer Rights		($19,233.33)	($19,233.33)
CT Lost Opportunity Cost Allocation		($17.36)	($17.36)
Day-Ahead Load Response Charge Allocation		$346.84	$346.84
Day-ahead Operating Reserve		$2,127.44	$2,127.44
Day-ahead Scheduling Reserve		$2.65	$2.65
Day-ahead Spot Market Energy		$386,658.83	$386,658.83
Day-ahead Transmission Congestion		($47,706.09)	($47,706.09)
Day-ahead Transmission Losses		$29,512.45	$29,512.45
Demand Resource and ILR Compliance Penalty		($3,352.23)	($3,352.23)
Emergency Load Response		$19,367.41	$19,367.41
Expansion Cost Recovery		$427.49	$427.49
FERC Annual Recovery		$3,459.91	$3,459.91
Generation Deactivation Refund		($758.28)	($758.28)
Inadvertent Interchange		($768.58)	($768.58)
Incremental Capacity Transfer Rights		($1,761.11)	($1,761.11)
Load Reconciliation for Balancing Operating Reserve		$52.30	$52.30
Load Reconciliation for Day-ahead Scheduling Reserve		($1.00)	($1.00)
Load Reconciliation for FERC Annual Recovery		$22.94	$22.94
Load Reconciliation for Inadvertent Interchange		$3.50	$3.50
Load Reconciliation for Market Monitoring Unit (MMU) Funding		$1.49	$1.49
Load Reconciliation for Non-Synchronized Reserve		($2.06)	($2.06)
Load Reconciliation for North American Electric Reliability Corporation (NERC)		$3.86	$3.86
Load Reconciliation for Organization of PJM States, Inc. (OPSI) Funding		$0.27	$0.27
Load Reconciliation for PJM Scheduling, System Control and Dispatch Service		$79.63	$79.63
Load Reconciliation for PJM Scheduling, System Control and Dispatch Service Refund		($2.77)	($2.77)
Load Reconciliation for Reactive Services		$2,518.75	$2,518.75
Load Reconciliation for Regulation and Frequency Response Service		($84.28)	($84.28)
Load Reconciliation for Reliability First Corporation (RFC)		$5.51	$5.51
Load Reconciliation for Schedule 9-6 - Advanced Second Control Center		$8.68	$8.68
Load Reconciliation for Spot Market Energy		($5,861.42)	($5,861.42)
Load Reconciliation for Synchronized Reserve		($4.33)	($4.33)
Load Reconciliation for Transmission Congestion		($6,812.61)	($6,812.61)
Load Reconciliation for Transmission Losses		($1,270.56)	($1,270.56)
Load Reconciliation for Transmission Owner Scheduling, System Control and Dispatch Service		$28.65	$28.65
Locational Reliability		$1,384,641.66	$1,384,641.66
Market Monitoring Unit (MMU) Funding		$228.03	$228.03
Meter Error Correction		($4,965.50)	($4,965.50)
Michigan - Ontario Interface Phase Angle Regulators		$206.74	$206.74
Network Integration Transmission Service		$342,169.01	$342,169.01
Non-Firm Point-to-Point Transmission Service		($392.87)	($392.87)
Non-Synchronized Reserve		$155.22	$155.22
North American Electric Reliability Corporation (NERC)		$581.52	$581.52
Organization of PJM States, Inc. (OPSI) Funding		$40.12	$40.12
PJM Scheduling, System Control and Dispatch Service - Advanced Second Control Center		$1,576.31	$1,576.31
PJM Scheduling, System Control and Dispatch Service - Capacity Resource/Obligation Mgmt.		$943.95	$943.95
PJM Scheduling, System Control and Dispatch Service - Control Area Administration		$9,838.95	$9,838.95
PJM Scheduling, System Control and Dispatch Service - Market Support		$2,250.00	$2,250.00
PJM Scheduling, System Control and Dispatch Service - Market Support Offset		($215.16)	($215.16)
PJM Scheduling, System Control and Dispatch Service - Regulation Market Administration		$83.83	$83.83
PJM Scheduling, System Control and Dispatch Service Refund - Capacity Resource/Obligation Mgmt.		($147.56)	($147.56)
PJM Scheduling, System Control and Dispatch Service Refund - Control Area Administration		($1,727.08)	($1,727.08)
PJM Scheduling, System Control and Dispatch Service Refund - Market Support		($398.75)	($398.75)
PJM Scheduling, System Control and Dispatch Service Refund - Regulation Market Administration		($18.31)	($18.31)
PJM Settlement, Inc.		$215.16	$215.16
Reactive Services		$377,806.16	$377,806.16
Reactive Supply and Voltage Control from Generation and Other Sources Service	($29,467.58)	$34,909.74	$5,442.16
Real-Time Load Response Charge Allocation		$661.26	$661.26
Regulation and Frequency Response Service		$10,006.51	$10,006.51
Reliability First Corporation (RFC)		$831.55	$831.55
RPM Auction	($1,329,125.00)		($1,329,125.00)
Synchronized Reserve		$ 3,924.58	$ 3,924.58
Transmission Enhancement		$4,883.03	$4,883.03
Transmission Losses	($21,350.60)		($21,350.60)
Transmission Owner Scheduling, System Control and Dispatch Service		$4,320.53	$4,320.53
Grand Total	**$ (1,379,943.18)**	**$ 2,598,808.50**	**$1,218,865.32**

City of Dover
Electric Revenue Fund
FY14 - White Oak Solar Park Incremental Cost

	July	August	September	October	YTD	Original Budget
Power Supply & Generation						
Dover Sun Park - Energy	$ 187,421	$ 176,372	$ 204,852	$ 120,839	$ 689,484	$ 1,565,800
Dover Sun Park - REC's	43,005	38,516	42,894	-	124,415	300,000
Total Power Supply Cost	230,426	214,888	247,746	120,839	813,899	1,865,800
Non-Solar Power Supply Cost	(180,227)	(154,545)	(154,590)	(101,293)	(590,654)	(606,146)
Incremental Energy Cost	$ 50,199	$ 60,343	$ 93,156	$ 19,546	$ 223,245	$ 1,259,654
Revenues						
Customer Sales - Electricity	(9,404)	(7,389)	(7,538)	(7,662)	(31,993)	(26,300)
Rent Receipts	(14,446)	-	-	(14,446)	(28,892)	(58,300)
Total Revenues	(23,850)	(7,389)	(7,538)	(22,108)	(60,885)	(84,600)
Incremental Sun Park Cost	$ 26,349	$ 52,954	$ 85,618	$ (2,562)	$ 162,360	$ 1,175,054
MWh Purchased/Generated - Solar	2,052.584	1,815.656	2,000.128	1,179.844	7,048.212	18,159.000
MWh $ Solar Energy	$ 91.31	$ 97.14	$ 102.42	$ 102.42	$ 97.82	$ 86.23
Solar REC's MWh	307.000	272.000	300.000	-	879.000	
MWh $ Solar REC (one month lag)*	$ 140.08	$ 141.60	142.98	$ -	$ 141.54	
MWh $ Non-Solar Energy	$ 87.81	$ 85.12	$ 77.29	$ 85.85		

Note: Solar REC's are one month behind due to the time the invoice is received.