

- + City of Tarpon Springs, Florida - Water/Wastewater Studies, 1994
- + City of Miami Springs, Florida - Water/Wastewater/Solid Waste Studies, 1994
- + City of Edgewater, Florida - Water/Wastewater/Solid Waste Studies, 1987-90
- + City of Venice, Florida - Reuse Studies, 1994
- + City of Port St. Lucie - Water/Wastewater Studies, 1994
- + Ocean Reef Club, Monroe County, Florida - Wastewater Studies, 1994
- + Placid Lakes Utilities Inc., Florida - Water/Wastewater Studies, 1994
- + Old Overtown-Liberty Park, Birmingham, Alabama - Wastewater Studies, 1994
- + Bullhead City, Arizona - Wastewater Studies, 1994
- + Lehigh Utilities Inc., Lee County, Florida - Florida Public Service Commission Rate Cases for Water, Wastewater and Reuse, 1993
- + Marco Island and Marco Shores Utilities Inc., Collier County, Florida – 1993 - FPSC
- + Florida Public Service Commission Rate Cases for Water, Wastewater and Reuse, 1993
- + Venice Gardens Utilities Inc., Sarasota County, Florida - Rate Cases for Water, Wastewater and Reuse, 1989/91/93
- + Mid-Clay and Clay Utilities Inc., Clay County, Florida - Water/Wastewater Studies, 1993

Several expert witness assignments including Palm Bay vs. Melbourne; Tequesta vs. Jupiter; Town of Palm Beach vs. City of West Palm Beach; City of Sunrise vs. Davie; Kissimmee vs. Complete Interiors; and others.

[Economic Evaluations/Credit Worthiness Analyses](#)

Credit Worthiness Analysis for Drinking Water State Revolving Fund (1999) – Florida Department of Environmental Regulation

Credit Rating Reviews (1980-2000) – for numerous investor-owned utilities; many city-owned utilities (Winter Haven, Port St. Lucie, Miramar, Tamarac, Palm Bay, North Port, etc.); many county-owned utilities; several not-for-profit utilities; and utility authorities (OUA, etc.)

Financial Feasibility and Engineer's Revenue Bond Reports (1980-2000) – for over \$2 billion of water and/or wastewater bonds for some fifty (50) entities in the Southeast United States including Clay, Lee, Hernando, Martin, and other counties; Lakeland, West Palm Beach, Miramar, Tamarac, Panama City Beach, Winter Haven, Naples, North Port, Palm Bay, Port St. Lucie, New Port Richey, Clermont, Orange City, Deerfield Beach, Sanibel, City of Peachtree City, Widefield, and many other cities; Lee County Industrial Development Authority, Englewood Water District, and other utilities.

Privatization Procurement and Analysis for many water and wastewater systems including Sanibel, Town of Palm Beach, Temple Terrace, Palm Bay, Widefield, Bullhead City and several others.

Service Areas and Negotiations

Mr. Hartman has participated in over thirty-five (35) service area formations, Chapter 25 F.S. certifications, Chapter 180.02 reserve areas, authority creations, and interlocal service area agreements including Lakeland, Haines City, Bartow, Winter Haven, Sanibel, St. Cloud, Palm Bay, SBWA, ECFS, MWUC, Edgewater, Orange City, UCCNSB, Port St. Lucie, Martin County, OUA, NKLUA, DDUA, and many others. Mr. Hartman has been a primary negotiator for interlocal service agreements regarding capacity, joint-use, bulk service, retail service, contract operations and many others for entities such as the Town of Palm Beach, Miramar, Lauderdale-By-The-Sea, North Miami Beach, Collier County, Marion County, St. Johns County, JEA and many others.

Expert Testimony

Mr. Hartman has been accepted in various Circuit Courts, Florida Division of Administrative Hearings, Florida Public Service Commission, arbitration, and quasi-judicial hearings conducted by cities and counties, as a technical expert witness in the areas of electric systems, solid waste systems, stormwater systems, gas systems, wastewater systems and/or biosolids facilities, water supply, facility planning, water resources, water treatment, water quality engineering, water system design and construction, wastewater collection, wastewater transmission, wastewater treatment, effluent/reclaimed water use, sludge processing and disposal, costing, damages, rates/charges, service and service areas, and utility systems valuation and utility systems valuation. Recently, Mr. Hartman has been an expert witness on utility condemnation, utility arbitration, water rates and use permitting DOAH case, utility rate setting DOAH case, service area and utility service civil case, City of Atlanta Water Treatment Plant Construction, City of Milwaukee Cryptosporidium, Jupiter vs. Tequesta Water Contract Services, Winter Park electric, Okeelanta/Osceola Power Plants, UCCNSB and many other condemnation cases. Mr. Hartman has been an expert witness in permitting and regulatory cases.

Mr. Hartman has given oral testimony on some 200 occasions over the past 38 years. He has assisted in the resolution of a similar number of matters without formal testimony.

Publications / Presentations

Papers/Presentations (Since 1994)

- 2015 "Perspectives for Utility Sales – (City/Co./Auth./NFP/CDD)"
By Gerald C. Hartman, August 26, 2015,
Philadelphia, PA - Business Seminar
- 2015 "Water Privatization and the Systems Viability Act Legislation"
Gerald C. Hartman, et al., 102nd
Illinois Municipal League Annual Conference
September 18, 2015
- 2014 Hartman, G.C. and Hollis, Tara L. "Financial Forces Impacting Small Utility
Systems." 2014 Indiana Section AWWA Conference, February 2014.
- 2014 Hartman, G.C. and T.L. Hollis "Utility Optimization and Ownership
Considerations", Indiana Section AWWA February 12-13, 2014.

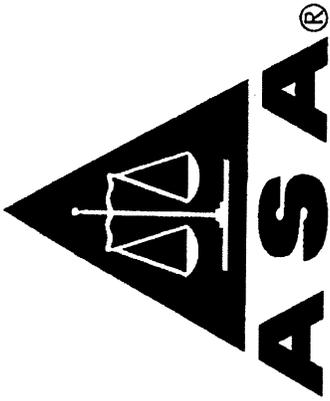
- 2013 Hartman, G.C. "Stormwater Reuse/Water Harvesting", Fl. Water & Environment Association, January 24, 2013.
- 2012 Hartman G.C., T.L. Hollis "Optimization of Utility Performance", Florida-CFOA.
- 2008 Hartman, G.C., Hollis, Tara L. and Isaacs, Tony W. "Discussion of Outside City Utility Rate Surcharge." Special Meeting – Various Municipality Leaders in State of Florida (Hosted by the City of North Miami Beach and the City of North Miami). October 28, 2008.
- 2007 Hartman, G.C. and Wanielista, M. P. "Stormwater Reuse: The Utility Business Practice." 9th Biennial Conference on Stormwater Research & Watershed Management. May 2, 2007.
- 2005 Wanielista, Marty and G.C. Hartman, "Regional Stormwater Facilities", Stormwater Management for Highways Transportation Research Board TRB AFB60, July 12, 2005.
- 2004 Hartman, G.C., D. Cooper, N. Eckloff and R. Anderson, "Water," The Bond Buyer's Sixth Southeast Public Finance Conference, February 23, 2004.
- 2003 Hartman, G.C., "Utility Valuation," Wake Forest University Law School Seminar Series, February 6-8, 2003.
- 2003 Hartman, G.C., H.E. Schmidt, Jr. and M.S. Davis, "Biosolids Application in Rural DeSoto County, Florida," WEF/AWWA/CWEA Joint Residuals and Biosolids Management Conference, February 19-22, 2003.
- 2003 Hartman, G.C. and Dr. M. Wanielista, "Irrigation Quality Water – Examples and Design Considerations," ASCE Conference, April 4, 2003.
- 2003 Hartman, G.C., M.A. Rynning and V. Hargray, "Assessing the Water Demands of Commercial Customer," WEF Volume 6, No. 4, July/August 2003 – Utility Executive.
- 2002 Hartman, G.C., M. Sloan, N.J. Gassman, and D.M. Lee, "Developing a Framework to Balance Needs for Consumptive Use and Natural Systems with Water Resources Availability," WEF Watershed 2002 Specialty Conference, February 23-27, 2002.
- 2000 Hartman, G.C., M.A. Rynning, and V. Hargray, "Assessment of Commercial Customer Water Impacts," AWWA 2000.
- 1999 Hartman, G.C. contributing author, Chapter 14B, Nichols on Eminent Domain, RCNLD Valuation of Public Utilities, March 1999 Edition, Release No. 48.
- 1998 Hartman, G.C., "In-House, Outsourcing and the Not-for-Profit Utilities Option," Florida Government Finance Officers Association (FGFOA) Conference, March 27, 1998.
- 1998 Hartman, G.C. and D.P. Dufresne, "Understanding Groundwater Mounds – A Key to Successful Design, Operation and Maintenance of Rapid Infiltration Basins," April 4-7, 1998, FWWA/WET/FPCOA Joint Meeting.
- 1998 Hartman, G.C. and Seth Lehman, "Financing Water Utilities – Acquisition and Privatization Projects," AWWA Annual Conference, June 24, 1998.
- 1997 Hartman, G.C., Seth Lehman, "Financing Utility Acquisitions," AWWA/WEF Joint Management Conference, February 1997.

- 1997 Hartman, G.C., B.V. Breedlove, "Water: Where It Comes From and Where It Goes," FRT & G/FDEP Conference, September 1997.
- 1997 Hartman, G.C., W.D. Wagner, T.A. Cloud, and R.C. Copeland, "Outsourcing Programs in Seminole County," AWWA/WEF/FPCOA Conference, November 1997.
- 1997 Hartman, G.C., M.B. Alvarez, J.R. Voorhees, and G.L. Basham, "Using Color as an Indicator to Comply with the Proposed D/DBP Rule," AWWA, Water Quality Technology Conference, November 1997.
- 1996 Hartman, G.C., M.A. Rynning, and R.A. Terrero, "5-Year Reserve Capacity – Can Customers Afford the Cost?" FSASCE Annual Meeting, 1996.
- 1996 Hartman, G.C., T.A. Cloud, and M.B. Alvarez, "Innovations in Water and Wastewater Technology," Florida Quality Cities, August 1996.
- 1995 Hartman, G.C. and R.C. Copeland, "Utility Acquisitions – Practices, Pitfalls and Management," AWWA Annual Conference, 1995.
- 1995 Hartman, G.C., "Safe Drinking Water Act," and "Stormwater Utilities," FLC Annual Meeting, 1995.
- 1994 Hartman, G.C. and R.J. Ori, "Water and Wastewater Utility Acquisition," AWWA National Management Specialty Conference, 1994.

Books

Hartman, G.C., *Utility Management and Finance*, (presently under contractual preparation with Lewis Publishing Company/CRC Press).

Vesilind, P.A., Hartman, G.C., Skene, E.T., *Sludge Management and Disposal for the Practicing Engineer*; Lewis Publishers, Inc.; Chelsea, Michigan; 1986, 1988, 1991



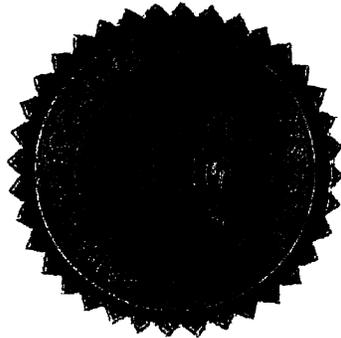
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Appendix C

McCure

Data Collection

7/3

Illinois-American Water Company
Request for Proposals
Village of Ransom, Illinois
Water System Appraisal Services

Background

Pursuant to the passage of the "Water Systems Viability Act" (WSVA – copy attached), Illinois-American Water Company (IAWC) is soliciting proposals for the appraisal of the water utility system assets of the Village of Ransom Illinois ("Ransom"). Per the requirements of the WSVA, acquisitions of small utilities, those with less than 7500 customers, may be completed through the mechanisms detailed in the WSVA. These mechanisms include a valuation of the system assets through an appraisal process rather than a traditional original cost less depreciation methodology.

Your firm has been pre-qualified to provide these services through a previous qualifications submittal process. Appraisals by three firms will be completed for this proposed utility acquisition.

The Ransom water system is located approximately 10 miles to the northeast of the City of Streator, IL in central Illinois.

Scope of Work

The proposed scope of work for the services desired includes performing an appraisal and related engineering services for the valuation of assets of the Ransom water system. At the completion of the services, the appraiser shall provide an appraisal report of the Ransom water system. This report shall include developing both the market approach to value and a ~~modified~~ ~~cost~~ cost approach to value based on an engineering assessment of tangible assets of the ~~Mt. Vernon~~ water system. The report will conform to Uniform Standards of Professional Appraisal Practice and will meet the standards and requirements set out by the WSVA.

#9 - #31K Engineering
Want Reports, etc., CIP
from Engineer.

35 - 50 psi System -

The report will be based only on visual observations of system assets (pipelines will not be uncovered), review of system records, and employee interviews. Water quality evaluations will not be part of this assessment other than identifying any regulatory notices that have been provided by the current system owner. The physical items to be appraised include the following:

- **Elevated Water Storage Tank**

1 - 75,000 Gallon steel water-spheroid EWST (located at far east end of Campbell Street)
Mfg by CB&I, Constructed in 1990

- Top of Foundation Approx. Elev = 698.00
- TCL = 111 Ft (Approx. Elev = 809.00) $111' = 48 \text{ psi}$
- BCL = 86 Ft (Approx. Elev = 784.00) $86' = 37 \text{ psi}$

(a) # Meters + Size

- **Water Distribution System**

Inventory of water distribution mains

- 8" Watermain = 3936 LF
- 6" Watermain = 24707 LF
- 4" Watermain = 1297 LF
- 2" Watermain = 2819 LF
- 1" Watermain = 276 LF
- Fire Hydrants = 27 EA
- 6" Gate Valves = 75 EA
- 4" Gate Valves = 2 EA

1. (b) years installed material -

(c) Sizes + Material

Approximately 184 water service lines to homes and business

- **Groundwater Supply Wells**

Well #4 (Primary supply well)

- Year installed: 1971
- Year rehabilitated: August 2014 ←
- Deep sandstone aquifer well with total depth of 915 feet
- Production rate: = 88-gpm @ 260' TDH.
- Pump Model: 15 HP Goulds 95L15, 240V, 3ph
- Pitless adaptor

□ Aux Power

up to 290' TDH.

Well #3 (secondary supply well)

- Year installed: 1946
- Shallow aquifer well with total depth of 280 feet
- Production rate: = 20-gpm at 260' TDH
- Pump Model: 1.5 HP Franklin Electric J Class Sub well pump & motor
- Pitless adaptor

- **Water Treatment Plant Infrastructure**

Cascade Aerator:

- Year installed: 1995

Ground Storage Tank (clearwell)

- Year installed: 1995
- Dimensions: 14' dia. w/ overall height of 16.77'
- Storage Volume: 16,700 gal

Treatment Plant and Chemical Feed Building

SCIM - $\frac{15}{2} \times 10 \text{ Hp} = 5 \text{ KVA}$
 $+ 10 \text{ Hp} \approx 100$

- CMU block bldg. with wood truss roof consisting of 19' x 19' main room housing the high service pumps, pressure filter, process piping and appurtenances, unit heater, and electrical controls.
- Attached 7'-4" x 9'-6" CMU chemical feed room housing the sodium hypochlorite dosing equipment and 2 electric baseboard heaters.
- Liquid sodium hypochlorite feed system consisting of:
 - 2- Stenner 40-gpd metering pumps, injection valves, and 55-gal bulk tank.
- 1 - trailer mounted 3-ph generator to provide emergency power to wells and water treatment building. - $\text{KW} \approx 100 \text{ KW Min.}$

Assuming no growth.
 2 @ 100 gpm

High Service Pumps

- 2 EA - Burks Pump No. 3100G7-2-7.50 & 3100G7-2-7.56
- 10 HP Marathon motors, 3475 RPM, 230/460 V
- Production capacity: 67-gpm
- Year rebuilt: 2012

$67 \times 140 = 96,480 \text{ gpd.}$

Filter Units

- 1 EA - pressure filter unit
- Mfg: General Filter, 6' Dia x 6.5' High pressure filter (currently not used)

Work necessary to complete this report shall include but not be limited to:

Information Collection and Review

- 2.0
- Review system maps and provided as-built drawings
 - Review historical data about pipe performance and failure
 - Conduct interviews with system employees \leftarrow No
 - Conduct a field observation of "above ground" or "exposed" appurtenances and environmental conditions

$184 \times 350 = 64,400$
 Default gpd:
 10-States Stds.

Condition Assessment (Evaluate existing distribution system based on following factors:)

Soils map

- Physical factors - Pipe material, age, rating, size; Type of joint, Restraint, Coatings, etc.
- Environmental factors - Bedding, soil characteristics, groundwater, stray currents, etc.
- Operational factors - Water pressure, leakage, backflow potential, etc. (Note: Water Quality not included)
- O&M Records
- Identify distress indicators - Water loss, Undersized pipe
- Interpret and summarize findings to determine the general condition of the distribution system.
- Identify potential maintenance concerns

Engineering Condition Report

- Overview of the water distribution system. ✓
- General condition assessment of the system ✓
- Estimation of the residual life of the existing system ✓