RESOLUTION NO. 2022 - 166

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ADOPTING AND APPROVING A UTILITY RATE TARIFF ESTABLISHING A SCHEDULE OF CERTAIN RATES, DEPOSITS, CHARGES, FEES, AND COSTS RELATING TO THE USE OR AVAILABILITY OF WATER, WASTEWATER AND RECLAIMED WATER SERVICES PURSUANT TO THE ST. JOHNS COUNTY UTILITY ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Utility Ordinance, among other things, sets uniform requirements for use of St. Johns County Utilities, including by completing the consolidation of the Main Division and the Ponte Vedra Division into a single Consolidated System; and

WHEREAS, the St. Johns County Utility Department operates as an enterprise fund of the County and therefore must recover the costs of operation through rates, deposits, charges, fees, and costs for services rendered; and

WHEREAS, the Utility Ordinance provides for certain rates, deposits, charges, fees, and costs, including unit connection fees, to be established in the St. Johns County Utility Rate Tariff, approved and adopted by resolution of the Board of County Commissioners; and

WHEREAS, the utility rates, deposits, charges, fees, and costs established herein are reasonable and not arbitrary, based on a number of factors, including but not limited to, the cost of service, the character of the service provided, the value of the water, wastewater and reclaimed water system, the acquisition cost incurred by the County for the system, any anticipated costs to place or maintain the system in operation and proper working order, and other pertinent factors; and

WHEREAS, the unit connection fees established herein are proportional and reasonably connected to or have a rational nexus with the expenditure of funds collected and the benefits accruing to new residential or nonresidential construction; and

WHEREAS, the Board of County Commissioners finds and determines that the adoption of this Resolution is in the interest of the County and of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

Section 1. The above Recitals are hereby incorporated into the body of this Resolution, and are adopted as Findings of Fact.

Section 2. "Utility Ordinance," when used in this Resolution, shall mean St. Johns County Ordinance No. 2022-37.

Section 3. The definitions set forth in Section 2 of the Utility Ordinance are adopted and incorporated in this Resolution.

Section 4. The St. Johns County Utility Rate Tariff, attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and approved. The rates, deposits, charges, fees, and costs set forth in Exhibit A shall be effective for all bills sent on or after the effective date of this Resolution.

Section 5. To the extent that there are typographical and/or administrative errors and/or omissions that do not change the tone, tenor or context of this Resolution, then this Resolution may be revised without subsequent approval of the Board of County Commissioners of St. Johns County.

Section 6. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 17 day of May, 2022.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Henry Dean, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

By: _____
Deputy Clerk

Rendition Date 5/19/22

St. Johns County Utility

Water, Wastewater and Reclaimed Water System Rate Tariff

March 2022

Effective Through September 30th, 2022

Summary of Schedules

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SCHEDULE I	LIST OF OFFENSES ENFORCEABLE BY CITATION AND CIVIL PENALTIES IF A PERSON ELECTS NOT TO CONTEST A CITATION

Schedule A - WATER, WASTEWATER AND RECLAIMED UNIT CONNECTION FEE BY CLASSIFICATION AND AMOUNT

TYPE OF ESTABLISHMENT *Fiscal Year 2022*	DEMAND FACTOR (gpd) Water	DEMAND FACTOR (gpd) Sewer	DEMAND FACTOR (gpd) Reclaimed	EQUIVALENT RESIDENTIAL CONNECTIONS (ERCs) FACTORS	WATER UNIT CONNECTION FEES	SEWER UNIT CONNECTION FEES	RECLAIMED WATER UNIT CONNECTION FEES*
RESIDENTIAL:							
Residences:							
(a) Single or Multiple Family (per dwelling or per unit)	350	280	300	1.0000 ERC/EIC	$2,177.58	$3,506.94	$777.50
(b) Mobile Home (per unit)	350	280	300	1.0000 ERC/EIC	$2,177.58	$3,506.94	$777.50
*Reclaimed water fees are evaluated on an Equivalent Irrigation Connection basis or 300 gpd.							
COMMERCIAL:							
*Airports, Bus Terminals, Train Stations, Port & Dock Facilities:							
Restroom Water & Sewer Only (per water closet & urinal)	250	200		0.7143 ERC	$1,555.41	$2,504.96	
*Marinas:							
(a) Restroom Water & Sewer (per water closet & urinal)	250	200		0.7143 ERC	$1,555.41	$2,504.96	
(b) Add Per Boat Slip	100	80		0.2857 ERC	$622.17	$1,001.98	
(c) Laundry (add per machine)	400	320		1.1429 ERC	$2,488.66	$4,007.93	
Barber & Beauty Shops (per service chair)	75	60		0.2143 ERC	$466.62	$751.49	
Bowling Alley (per lane)	100	80		0.2857 ERC	$622.17	$1,001.98	
Country Club:							
(a) With Dining Facilities (per seat)	40	32		0.1143 ERC	$248.87	$400.79	
(b) Add Per Member or Patron	25	20		0.0714 ERC	$155.54	$250.50	
(c) Add Per Employee Per 8 Hour Shift	15	12		0.0429 ERC	$93.32	$150.30	
(d) Golf Course - Halfway Restroom Facilities (per water closet & urinal)	250	200		0.7143 ERC	$1,555.41	$2,504.96	
Clubs, Small Private & Amenity Buildings:							
(a) Kitchen Facilities Per 100 Sq. Ft. of Floor Space	50	40		0.1429 ERC	$311.08	$500.99	
(b) Assembly/Meeting Area Per 15 Sq. Ft.	5	4		0.0143 ERC	$31.11	$50.10	
Doctor & Dentist Offices:							
(a) Per Practitioner	250	200		0.7143 ERC	$1,555.41	$2,504.96	
(b) Add Per Employee Per 8 Hour Shift	15	12		0.0429 ERC	$93.32	$150.30	
Factories, Manufacturing or Fabrication Facilities, Exclusive of Industrial Process Water & Wastewater (gallons per employee per 8 hour shift):							
(a) No Showers Provided	15	12		0.0429 ERC	$93.32	$150.30	
(b) Showers Provided	25	20		0.0714 ERC	$155.54	$250.50	
Flea Market (per water closet & urinal)	250	200		0.7143 ERC	$1,555.41	$2,504.96	

TYPE OF ESTABLISHMENT	DEMAND FACTOR (gpd)	DEMAND FACTOR (gpd)	DEMAND FACTOR (gpd)	EQUIVALENT RESIDENTIAL CONNECTIONS (ERCs) FACTORS	WATER UNIT CONNECTION FEES	SEWER UNIT CONNECTION FEES	RECLAIMED WATER UNIT CONNECTION FEES*
Fiscal Year 2022	Water	Sewer	Reclaimed				
(a) Restaurant - operating 16 hours or less per day per seat	40	32		0.1143 ERC	$248.87	$400.79	
(b) Restaurant - operating more than 16 hours per day per seat	60	48		0.1714 ERC	$373.30	$601.19	
(c) Restaurant Using Single Service Articles Only - operating 16 hours or less per day per seat	20	16		0.0571 ERC	$124.43	$200.40	
(d) Restaurant Using Single Service Articles Only - operating more than 16 hours per day per seat	35	28		0.1000 ERC	$217.76	$350.69	
(e) Bar & Cocktail Lounge Per Seat	20	16		0.0571 ERC	$124.43	$200.40	
(f) Drive-In Restaurant Per Car Space	50	40		0.1429 ERC	$311.08	$500.99	
(g) Carry-Out Only, Including Caterers							
1. Per 100 square feet of floor space	50	40		0.1429 ERC	$311.08	$500.99	
2. Add per employee per 8 hour shift	15	12		0.0429 ERC	$93.32	$150.30	
(h) Food Outlets, Excluding Deli's, Bakery or Meat Departments							
Per 100 square feet of floor space	10	8		0.0286 ERC	$62.22	$100.20	
1. Add for Deli per 100 square feet of Deli floor space	40	32		0.1143 ERC	$248.87	$400.79	
2. Add for Bakery per 100 square feet of Bakery floor space	40	32		0.1143 ERC	$248.87	$400.79	
3. Add for Meat Department per 100 square feet of floor space	75	60		0.2143 ERC	$466.62	$751.49	
Hotels & Motels:							
(a) Regular per room	100	80		0.2857 ERC	$622.17	$1,001.98	
(b) Resort Hotels & Cottages - per unit with kitchenette	200	160		0.5714 ERC	$1,244.33	$2,003.97	
(c) Add for establishments w/ self-serve laundry facilities							
per machine	400	320		1.1429 ERC	$2,488.66	$4,007.93	
Office Building:							
Per employee per 8 hour shift.....or	15	12		0.0429 ERC	$93.32	$150.30	
Per 100 square feet of floor space.....whichever is greater	15	12		0.0429 ERC	$93.32	$150.30	
Transient Recreational Vehicle Park/Campground							
(a) Recreational vehicle space for overnight stay, without water & sewer hookup per vehicle space	50	40		0.1429 ERC	$311.08	$500.99	
(b) Recreational vehicle space for overnight stay, with water & sewer hookup per vehicle space	75	60		0.2143 ERC	$466.62	$751.49	
(c) Tent Area per space	50	40		0.1429 ERC	$311.08	$500.99	

* Additional flows for food outlets or other occupancies on the same service connections will be added as appropriate.

TYPE OF ESTABLISHMENT	DEMAND FACTOR (gpd)	DEMAND FACTOR (gpd)	DEMAND FACTOR (gpd)	EQUIVALENT RESIDENTIAL CONNECTIONS (ERCs) FACTORS		WATER UNIT CONNECTION FEES	SEWER UNIT CONNECTION FEES	RECLAIMED WATER UNIT CONNECTION FEES*
Fiscal Year 2022	Water	Sewer	Reclaimed					
(a) Open 16 hours per day or less	250	200		0.7143	ERC	$1,555.41	$2,504.96	
(b) Open more than 16 hours per day	325	260		0.9286	ERC	$2,022.04	$3,256.44	
*Shopping centers without food or laundry								
(a) Per square foot of floor space	0.1	0.08		0.0003	ERC	$0.62	$1.00	
(b) Malls/Food Court - Add per seat	40	32		0.1143	ERC	$248.87	$400.79	
*Stores without food or laundry per square foot of floor space	0.1	0.08		0.0003	ERC	$0.62	$1.00	
Laundromats per machine	400	320		1.1429	ERC	$2,488.66	$4,007.93	
Stadiums, race tracks & ball parks per seat	4	3.2		0.0114	ERC	$24.89	$40.08	
Theaters and auditoriums per seat	4	3.2		0.0114	ERC	$24.89	$40.08	
Swimming and bathing facilities per water closet & urinal	250	200		0.7143	ERC	$1,555.41	$2,504.96	
Veterinary Clinic:								
(a) Per Practitioner	250	200		0.7143	ERC	$1,555.41	$2,504.96	
(b) Add per employee per 8 hour shift	15	12		0.0429	ERC	$93.32	$150.30	
(c) Add per kennel, stall or cage	20	16		0.0571	ERC	$124.43	$200.40	
Animal Boarding or Kennel:								
(a) Per employee per 8 hour shift	15	12		0.0429	ERC	$93.32	$150.30	
(b) Add per kennel, stall or cage	20	16		0.0571	ERC	$124.43	$200.40	
Warehouse/Office:								
(a) Per gross square feet of area.....or	0.03	0.024		0.0001	ERC	$0.19	$0.30	
(b) Per employee per 8 hour shift whichever is greater	15	12		0.0429	ERC	$93.32	$150.30	
Mini-Storage (Self-Storage):								
(a) Per unit (up to 200 units)	1	0.8		0.0029	ERC	$6.22	$10.02	
(b) Add for each 2 units or fraction thereof, for over 200 units	1	0.8		0.0029	ERC	$6.22	$10.02	
(c) Add office area per employee per 8 hour shift.....or	350	280		1.0000	ERC	$2,177.58	$3,506.94	
per 100 square feet of floor space, whichever is greater	15	12		0.0429	ERC	$93.32	$150.30	
(d) Add per on site living quarters (each residential unit)	350	280		1.0000	ERC	$2,177.58	$3,506.94	
INSTITUTIONAL:								
Churches:								
(a) Per seat(excludes day care or daily schools)	3	2.4		0.0086	ERC	$18.66	$30.06	
(b) If meals served on a regular basis add per meal prepared	5	4		0.0143	ERC	$31.11	$50.10	
(c) For day care or daily schools - see schools								
Hospitals:								
(a) Per bed	200	160		0.5714	ERC	$1,244.33	$2,003.97	
(b) Cafeteria - add per seat	40	32		0.1143	ERC	$248.87	$400.79	
Nursing, Rest Homes, Adult Congregate Living Facilities:								
(a) Per bed	100	80		0.2857	ERC	$622.17	$1,001.98	
(b) Add per meal prepared	5	4		0.0143	ERC	$31.11	$50.10	

TYPE OF ESTABLISHMENT	DEMAND FACTOR (gpd)	DEMAND FACTOR (gpd)	DEMAND FACTOR (gpd)	EQUIVALENT RESIDENTIAL CONNECTIONS (ERCs) FACTORs		WATER UNIT CONNECTION FEES	SEWER UNIT CONNECTION FEES	RECLAIMED WATER UNIT CONNECTION FEES*
Fiscal Year 2022	Water	Sewer	Reclaimed					
Schools per Student:								
(a) Day-type	10	8		0.0286	ERC	$62.22	$100.20	
(b) Add for showers	4	3.2		0.0114	ERC	$24.89	$40.08	
(c) Add for cafeteria	4	3.2		0.0114	ERC	$24.89	$40.08	
(d) Add for day school workers	15	12		0.0429	ERC	$93.32	$150.30	
(e) Boarding-type	75	60		0.2143	ERC	$466.62	$751.49	
Public or Private Institutions other than Schools and Hospitals:								
(a) Per person	100	80		0.2857	ERC	$622.17	$1,001.98	
(b) Add per meal prepared	5	4		0.0143	ERC	$31.11	$50.10	
Parks & Public Picnic:								
(a) Per water closet and urinal	250	200		0.7143	ERC	$1,555.41	$2,504.96	
Work/Construction Camps, Semi-Permanent per Worker	50	40		0.1429	ERC	$311.08	$500.99	

*Convenience store estimated water and sewage flows shall be determined by adding flows for food outlets and service stations as appropriate.

SCHEDULE A(1-Main) - MAIN WATER RATES

A	B
TYPE OF CHARGE	**CHARGE**
BASE RATE	
MONTHLY RATE PER ERU	$13.82
All Water System users will be charged monthly base rate times their number of ERUs. Each Account Holder's number of ERUs shall be based on Schedule A(4).	
VOLUME CHARGE PER 1,000 GALLONS (PER ERU)	
Block 1 (0 – 5,000 Gallons)	$3.50
Block 2 (5,001 – 10,000 Gallons)	$4.37
Block 3 (10,001 – 20,000 Gallons	$7.38
Block 4 (20,001 Gallons and over)	$10.71
To determine the volume rates applicable to the water consumption by each account, the Account Holder's number of ERUs shall be multiplied by the consumption levels included in each rate block, to determine the rate block boundaries for that Account Holder. Thus, an Account Holder with 3 ERUs would pay the Block 1 volume rate for consumption up to 15,000 gallons per month, the Block 2 volume rate for consumption between 15,001 and 30,000 gallons, and so on. For Account Holders with dual registering meters, the number of ERUs used in determining the rate blocks applicable to their monthly consumption shall be based on the smallest meter on the register stepped up to the next largest meter size.	
MONTHLY MAINTENANCE FEE Account Holders having a meter larger than 1" which serve establishments other than single-family dwellings will be billed and shall pay in accordance with the following schedule (in addition to the base plus volume charges required above.)	
METER SIZE — MONTHLY MAINTENANCE FEE	
1 ½" — $6.00	
2" — 9.00	
3" — 15.00	
4" — 30.00	
6" — 52.00	
8" — 60.00	
10" — 80.00	
ANNUAL RESERVED CAPACITY FEE	
Annual Water System Reserved Capacity Fee Per Committed but Unconnected ERU	$50.00

SCHEDULE A(1-PV) – PONTE VEDRA WATER RATES

A	B
TYPE OF CHARGE	CHARGE
BASE RATE	
MONTHLY RATE PER ERU	$14.81
All Water System users will be charged monthly base rate times their number of ERUs. Each Account Holder's number of ERUs shall be based on Schedule A(4).	
VOLUME CHARGE PER 1,000 GALLONS (PER ERU)	
Block 1 (0 – 5,000 Gallons)	$1.67
Block 2 (5,001 – 10,000 Gallons)	$2.00
Block 3 (10,001 – 20,000 Gallons	$4.88
Block 4 (20,001 Gallons and over)	$5.92
To determine the volume rates applicable to the water consumption by each account, the Account Holder's number of ERUs shall be multiplied by the consumption levels included in each rate block, to determine the rate block boundaries for that Account Holder. Thus, an Account Holder with 3 ERUs would pay the Block 1 volume rate for consumption up to 15,000 gallons per month, the Block 2 volume rate for consumption between 15,001 and 30,000 gallons, and so on. For Account Holders with dual registering meters, the number of ERUs used in determining the rate blocks applicable to their monthly consumption shall be based on the smallest meter on the register stepped up to the next largest meter size.	
MONTHLY MAINTENANCE FEE	
Account Holders having a meter larger than 1" which serve establishments other than single-family dwellings will be billed and shall pay in accordance with the following schedule (in addition to the base plus volume charges required above.)	
METER SIZE – MONTHLY MAINTENANCE FEE	
1 ½" – $6.00	
2" – 9.00	
3" – 15.00	
4" – 30.00	
6" – 52.00	
8" – 60.00	
10" – 80.00	
ANNUAL RESERVED CAPACITY FEE	
Annual Water System Reserved Capacity Fee Per Committed but Unconnected ERU	$50.00

SCHEDULE A(2-Main) - MAIN WASTEWATER RATES

A	B
TYPE OF CHARGE	**CHARGE**
BASE RATE	
MONTHLY RATE PER ERU	$16.23
All Wastewater System users will be charged monthly base rate times their number of ERUs. Each Account Holders number of ERUs shall be based on Schedule A(4).	
VOLUME RATE PER 1,000 GALLONS	
Single Family[1]	$5.12
Multi-Family[1]	$5.12
Commercial/Industrial	$6.11
Governmental	$6.11
Combination	$6.11
All Wastewater System customers will be charged the volume rate per thousand (1,000) gallons of metered water consumption applicable to their customer classification.	
[1]The volume charge for Single Family users shall not exceed 10,000 gallons per dwelling unit. The volume charge for Multi-Family Users shall not exceed 8,000 gallons per dwelling unit.	
ANNUAL RESERVED CAPACITY FEE	
Annual Wastewater System Reserved Capacity Fee Per Committed but unconnected ERU	$50.00

SCHEDULE A(2-PV) – PONTE VEDRA WASTEWATER RATES

A	B
TYPE OF CHARGE	**CHARGE**
BASE RATE	
MONTHLY RATE PER ERU	$28.44
All Wastewater System users will be charged monthly base rate times their number of ERUs. Each Account Holders number of ERUs shall be based on Schedule A(4).	
VOLUME RATE PER 1,000 GALLONS	
Single Family[1]	$4.41
Multi-Family[1]	$4.41
Commercial/Industrial	$6.53
Governmental	$6.53
Combination	$6.53
All Wastewater System customers will be charged the volume rate per thousand (1,000) gallons of metered water consumption applicable to their customer classification.	
[1]The volume charge for Single Family users shall not exceed 10,000 gallons per dwelling unit. The volume charge for Multi-Family Users shall not exceed 8,000 gallons per dwelling unit.	
ANNUAL RESERVED CAPACITY FEE	
Annual Wastewater System Reserved Capacity Fee Per Committed but unconnected ERU	$50.00

SCHEDULE A(3-Main) -MAIN RECLAIMED WATER RATES

Reclaimed Water Rates, Charges and Fees	
Monthly Base Charge (per EIC*)	
General Service	$8.23
Large User	
Pressurized	$6.69
Non-Pressurized	$5.88
Non-Pressurized Disposal	$0.00
All Reclaimed Water System Account Holders will be charged monthly a Base Charge times their number of EICs. Each Account Holder's number of EICs shall be based on Schedule A(5).	
Volume Rates (per 1,000 gal.)	
General Service	
Block 1 (0 – 6,000 per EIC)	$1.88
Block 2 (6,001 – 12,000 per EIC)	$2.54
Block 3 (12,001 - Above per EIC)	$3.41
Large User All Flows (per 1,000 gal.)	
Pressurized	$1.53
Non-Pressurized	$1.36
Non-Pressurized Disposal	$0.66
ANNUAL RESERVED CAPACITY FEE	
Annual Reclaimed Water System Reserved Capacity Fee Per Committed but unconnected ERU	$50

For the purposes of customer classification, reclaimed water customers shall be classified as follows:

1. **Base User** –Shall be all customers other than Large Users with meter sizes 2.00 inches and less ; With respect to Base User meter sizes greater than 2.00 inches, the Utility Director, in his sole discretion, shall determine whether the customer shall be classified as a Base User customer or a Large User; or

2. **Large Users** are customers that satisfy all three conditions below:
    a. Utilize 150,000 gpd or greater of reclaimed water on an average annual daily basis;
    b. Connect directly to reclaimed water major transmission mains; and
    c. Enter into contractual agreements with the Utility, whereby contributions, quantities and methods of delivery are specifically detailed.
3. The Large User customer class is further separated into three subclasses consisting of:
    i. **Pressurized** – those requiring pressurized delivery to facilitate the customer's distribution needs; and
    ii. **Non-Pressurized** – those customer taking delivery into storage facilitates without the need for system pressure.
    iii. **Non-Pressurized Disposal** – those customer taking delivery into storage facilitiesfacilitates without the need for system pressure and have an interruptible level of supply.

SCHEDULE A(3-PV) – PONTE VEDRA RECLAIMED WATER RATES

St. Johns County Monthly Reclaimed Water Rates	
Reclaimed Water Per 1,000 gallons of reclaimed water used:	**$0.24**
Reclaimed Water System customers shall be charged for reclaimed water service based on their metered reclaimed water consumption (1,000s) of gallons, and the reclaimed water volume rate above.	

SCHEDULE A(4) - Water and Wastewater ERU Equivalency Factors

ST JOHNS COUNTY WATER AND WASTEWATER ERU EQUIVALENCY FACTORS	
Residential Water/Sewer (Per Dwelling Unit)	**Equivalency Factor**
Single Family	1.00
Multi-Family	0.80
Non Residential Water/Sewer	
Water Meter Size	
5/8"	1.00
1.0"	2.50
1.5"	5.00
2.0"	8.00
3.0"	15.00
4.0"	25.00
6.0"	60.00
8.0"	80.00
10.0"	115.0

1. The ERUs for a compound or dual register water meter shall be equal to the ERUs of a water meter one size greater than that of the smaller of the two water meter registers.

SCHEDULE A(5) - RECLAIMED WATER EQUIVALENT IRRIGATION CONNECTIONS

EICs for each individual Reclaimed Water connection shall be determined as follows:
a. Single-family lots consisting of one-half acre or less are equal to one EIC.
b. All other Base User connections shall be equal to the greater of: (i) one EIC; (ii)the parcel/lot size in sf less the sf of non-permeable area times 0.083 gpd/sf divided by 300 gpd/EIC and rounded up to the next higher number; or (iii) the requested amount of service in gpd ADD divided by 300 gpd/EIC and rounded to the next higher number.
c. EIC for Large Users are based on dividing the requested gpd ADD level of service in the Large User agreement by 300 gpd/EIC.

SCHEDULE B - DEPOSITS REQUIRED FOR SINGLE USE INSTALLATION BY METER SIZE

METER SIZE	DEPOSIT
3/4"	$ 100.00
1"	$ 100.00
1 ½"	$ 100.00
2"	$200.00
3"	$250.00
4"	$400.00
6"	$600.00
8"	$800.00
10"	$1,000.00
¾" Hydrant Meter	$300.00
3" Hydrant Meter	$1,200.00
High Risk Charge (1)	$25.00

NOTE: A deposit on a fire line meter shall be charged based on the larger of the two meters, as shown above. Above deposits apply to water service, wastewater service, or both water and wastewater service.

1. HIGH RISK CHARGE WILL BE COLLECTED FROM ACCOUNT HOLDERS WHOSE SERVICE HAS BEEN DISCONNECTED TWO OR MORE TIMES IN A TWELVE (12) MONTH PERIOD DUE TO FAILURE BY ACCOUNT HOLDER TO MAKE TIMELY PAYMENTS OF UTILITY BILLS. HIGH-RISK CHARGE WILL BE COLLECTED IN ADDITION TO ANY UNPAID CHARGES, FEES, OR BILLS, PRIOR TO RESTORATION OF SERVICE.

SCHEDULE C - DEPOSITS REQUIRED FOR OTHER THAN SINGLE USE INSTALLATION BY METER SIZE

Deposits for other than single use installation by meter size shall be as follows:

1) In many instances meters of various sizes are used for multiple living units such as: duplexes, triplexes, condominiums, apartment buildings, etc. In these cases, the number of units times $ 55.00 shall be the deposit charged, unless the amount of deposit calculated (units x $ 55.00) falls short of the minimum based upon meter size, then the minimum per meter size, as shown in Schedule B, Appendix A, will be charged.

   Example: An Apartment building has six (6) units, but has a large lawn and swimming pool. A four (4) inch meter is requested as a large water use is intended. The deposit would be calculated two ways:

First Way	Deposit = units x $ 55.00 Deposit = 6 x $ 55.00 Deposit = $ 330.00
Second Way	Deposit as established in Schedule B in Appendix A - Minimum deposit for 4" meter is $400.00.

   As the deposit calculated the "First Way" falls below the minimum deposit set forth in Schedule B in Appendix A, the deposit calculated the "Second Way" shall be used, that is $400.00.

2) In another example, a condominium with 80 units requests a 6" water meter. The deposit will again be calculated two ways:

First Way	Deposit = units x $ 55.00 Deposit = 80 x $ 55.00 Deposit = $ 4,400.00
Second Way	Deposit as established in Schedule B in Appendix A - Minimum deposit for 6" meter is $600.00

   As the deposit calculated the "First Way" is greater than the minimum deposit set forth in Schedule B, in Appendix A, and as calculated in the "Second Way," the deposit calculated the "First Way" shall be used, that is, $ 4,400.00.

SCHEDULE D - DEPOSITS REQUIRED FOR MULTIPLE USE CASES WHERE ONE METER SERVES SEVERAL UNITS

In Commercial multiple-use cases such as shopping centers where a master Water meter serves several units, the required Deposit shall be the greater of: (i) number of units times $55.00 per unit; or (ii) the amount pursuant to the Water meter size shown in Schedule B.

Example: A Commercial multiple-use has four (4) units and requested a three quarter (3/4) inch Water meter. The deposit shall be the greater of the following two methods:

First Method: Deposit = units x $55.00
Deposit = 4 x $55.00
Deposit = $220.00

Second Method: Deposit as established in Schedule B
Minimum deposit for three quarter (3/4) inch Water meter is $100.00.

As the deposit pursuant to the "First Method" is greater than the "Second Method", the deposit determined in the "First Method" of $220.00 shall be the required deposit.

NOTE: Above deposits apply to Water service or Wastewater service or combined Water and Wastewater service.

(1) High risk penalty charge will be collected from Account Holders where service has been disconnected two (2) or more times in a twelve (12) month period due to failure by Account Holder to make timely payments of Utility Bills. High risk penalty charge shall be collected in addition to all unpaid charges, fees, or other amounts due, prior to restoration of service.

SCHEDULE E - DEPOSITS FOR RECLAIMED WATER SERVICE

Base User [1]	**Amount**
Per EIC	$50.00
Large Use deposit shall be as specified in Large User Agreement. [1]	
(1) A high risk penalty charge will be collected from Account Holders where service has been disconnected two (2) or more times in a twelve (12) month period due to failure by Account Holder to make timely payments of Utility Bills. High risk penalty charge shall be collected in addition to all unpaid charges, fees, or other amounts due prior to restoration of service.	

SCHEDULE F(1) - WATER AND RECLAIMED TAPPING FEES

METER SIZE ±	COST
3/4"	$450.00
1"	$525.00
1 ½"	$1,200.00
* 2"	$1,800.00
* 3"	$3,750.00
* 4"	$6,000.00
* 6"	$9,750.00
* 8" OR LARGER	Cost of labor, equipment, and material plus 25% of such costs
Locate/ Right of Way Fee **	$75.00

*For all meters over 2" a minimum payment as shown above will be required prior to installing the tap. Should the amount to install the Tap, including labor, equipment, material plus 25%, exceed the minimum, a bill will be issued for the remaining balance and will be payable within 30 days from the date of installation.

+ Metered services requiring a radio read unit, will be charged actual cost of ratio read unit, in addition to the applicable Tap Fees above.

** A utility locate/right of way fee will be assessed for all taps made by the Utility Department for the expenses incurred for meter location and detecting underground utilities to conform to local and state regulations. Pre run services will be charged labor, equipment, and materials plus 25%.

SCHEDULE F(2) - SEWER TAPPING FEES

TAP SIZE ±	COST
2" FORCE MAIN	$650.00
FORCE MAIN (> 2")	Cost of labor, equipment, and material plus 25% of such costs
GRAVITY SEWER	Cost of labor, equipment, and material plus 25% of such costs
Locate/ Right of Way Fee **	$75.00

** A utility locate/right of way fee will be assessed for all taps made by the Utility Department for the expenses incurred for service location and detecting underground utilities to conform to local and state regulations.

SCHEDULE G - WATER AND RECLAIMED METER TEST SERVICE CHARGES

METER SIZE	*CHARGE
3/4"	$ 25.00
1"	$50.00
1 ½"	$50.00
2"	$50.00
3"	$100.00
4"	$250.00
6"	$250.00
8"	$250.00
10"	$250.00

* All meter test charges shall be paid to the County prior to the County testing any water or reuse meter at an Account Holder's request. If the test determines that the water or reuse meter does not meet AWWA standards, the meter test service charge shall be refunded by the County.

SCHEDULE H - WATER, RECLAIMED WATER, AND WASTEWATER SERVICE CHARGES

*SERVICE	CHARGE
1. A meter reading that is requested by the Account Holder in addition to the normal monthly reading for any purpose. If it is found by this second reading that the normal monthly reading is incorrect, no service charge will be assessed for the requested reading.	$30.00
2. When a past due account has been processed for disconnection of service due to non-payment.	$45.00
3. A meter placed in an already established meter box for a new Account Holder upon written request. (A new Account Holder shall pay a deposit plus a service charge if a tap has already been made.)	$30.00
4. A meter that is changed at the Account Holder's request when the original meter was in proper working order at the time of the change, in addition to the cost of the meter plus 25 percent.	$30.00
5. A meter installation is repaired or replaced because of damage by the Account Holder or due to the Account Holder's actions. Reasonable costs for material used for such repair or replaced installation shall be billed in addition to the service charge.	$45.00
6. When a County water, wastewater or reclaimed water bill remains unpaid for more than 60 days, and the account is turned over to a collection agency or other efforts are made to collect the amount owed. (In such an event, the costs of collection shall be added to the amount of the debt. Collection service charges shall be $45.00 or 35% of the debt, whichever is greater.)	$45.00
7. Change or transfer of an account from one address to another pursuant to Section 33.	$30.00
8. Charge for trip made to Account Holder's property at the Account Holders request for a reason other than the normal monthly meter reading.	$30.00
9. Meter test as provided in Section 30(B) (2).	see Sch. G
10. Seven day service charge for temporary service, plus water, wastewater, and/or reclaimed water volume charges, as applicable.	$45.00
11. Industrial Wastewater Discharge Permit application fee.	
• Categorical Dischargers	$2,500.00
• Significant Dischargers	$1,375.00
• Minor Dischargers	$875.00
12. Late fee equal to 1.5% of the delinquent monthly service bill or delinquent laboratory service charge bill for processing and mailing of delinquency notice or $5.00 whichever is greater.	$5.00
13. Sewer Service Locate Assistance Fee**	$300
14. Capacity Commitment Application Fee – Fee for processing application for capacity commitment.	$25.00
15. Delinquent Capacity Commitment Administrative Fee – Fee for restoring capacity commitments that were subject to cancellation for failure to pay annual Water or Wastewater Reserved Capacity Fee	$50.00
16. Notice of Appeal Filing Fee – Fee for processing Appeal of action by Director or	$25.00

County Administrator. 17. Utility Line Extension Estimate Fee 18. Utility Line Extension Infrastructure Charge	 $50.00 ***

* Requests made for services 1 - 10 above which require same day service after 12:00 PM or service on a non-work day will be responded to for an additional service charge of $25.00, unless the work is completed before 4:30 PM on the work day that the service is requested.

\+ The reference to "meter removed", "meter replaced", "meter placed", shall not be limited to physical relocation of the meter, but may mean service disconnection or reinstatement.

** Fee to be based on actual cost consisting of cost of labor, equipment, and materials plus 25%.

*** Line Extension Infrastructure Charge to be based on estimate consisting of cost of anticipated labor, equipment, and materials plus 25%.

SCHEDULE I - LIST OF OFFENSES ENFORCEABLE BY CITATION AND CIVIL PENALTIES IF A PERSON ELECTS NOT TO CONTEST A CITATION

Industrial Users:

a. Failure by an IU to comply with the 24 hour notification requirement under Paragraph G. (2) of Section 36 of this Ordinance - Maximum $2,000 for each offense.

b. Failure by an IU to comply with a NOV or other provision contained in Paragraph G. (3) of Section 36 of this Ordinance - Maximum $2,000 for each offense per day.

c. Failure by an IU to comply with a NOV or other provision contained in Paragraph G. (4) of Section 36 of this Ordinance - Maximum $2,000 for each offense per day.

d. Failure by an IU to respond within 15 calendar days to a NOSV or noncompliance with any other provision contained in Paragraph G. (6) of Section 36 of this Ordinance - Maximum $2,000 for each offense per day.

e. Failure by an IU to respond within 15 calendar days to a NOSV or noncompliance with any other provision of Paragraph G. (7) of Section 36 of this Ordinance - Maximum $2,000 for each offense per day.

f. Failure by an IU to cause Pretreatment facilities to achieve compliance according to the construction compliance schedule as required by Paragraph G. (8) of Section 36 of this Ordinance - Maximum $2,000 for each day of noncompliance.

Unlawful Connections, Interfering with Hydrants or Water Service, and Unauthorized Usage:

a. For violation by any Person of any provision contained in Paragraphs A, B, or C. of Section 8 and paragraph A of Section 12 of this Ordinance - $250 for each offense per day, plus an estimated bill for the period in which water and/or wastewater service was received, without payment.

b. For violation by any Person of Paragraph E of Section 11 of this Ordinance - $250 for each offense per day, plus an estimated bill for the period in which water, wastewater and/or reclaimed water service was received, without payment for it.

Unlawful Damage to County Water and/or Sewer System:

For violation by any Person of any provision contained in Section 12 of this Ordinance - $250 for each offense per day, plus costs of repairing any damage to County Water or Wastewater System caused by such acts and costs associated with additional treatment or alternative disposal methods necessary to meet effluent or Sludge treatment and disposal requirements that result from violations of this ordinance shall be passed on to and paid or reimbursed by the Person responsible for the violations and/or Account Holder.

Cross Connections Between Water Systems and Backflow Prevention Devices:

For violation by any Person of any provision contained in Section 7 of this Ordinance - $250 for each offense per day.

False Statements and Tampering with Monitoring Devices:

For violation by any Person of any provision contained in Paragraph G. (A) of Section 36 of this Ordinance - Maximum $1,000 for each offense per day.

St. Johns County

2022 Unit Connection Fee Study

February 17, 2022

RAFTELIS

RAFTELIS

February 17, 2022

Mr. Colin Groff, PE
Director of Utilities
St. Johns County Utility Department
1205 SR 16
St. Augustine, FL 32084

Subject: 2022 Unit Connection Fee Study Report

Dear Mr. Groff,

Pursuant to your request, Raftelis Financial Consultants, Inc. ("Raftelis") has conducted a study to update the water, wastewater and reclaimed water "Unit Connection Fees," (UCF) for the St. Johns County (the "County") Utility Department ("Utility"). The UCF is a mechanism to recover capital costs benefiting new connections to the Utility and existing connections requesting additional Utility service capacity. As updated herein, the UCFs reasonably represent the current local construction and related financing costs for certain Utility facilities providing water, wastewater and reclaimed water services.

The UCFs presented herein, represent the maximum amounts supported by the data, assumptions and estimates used in this study. The County can elect to establish policies regarding the amount of each UCF provided that such amounts do not exceed those identified in this report. However, it should be clearly understood that amounts not recovered through UCFs will for the most part have to be recovered from revenues generated by existing and future user rates and charges.

Thanks and appreciation is extended to the County for this opportunity and to the fine staff members that provided data and assisted in the study process.

Sincerely,

Joe Williams

Joe Williams
Manager

341 N. Maitland Ave, Suite 300
Maitland, FL 32751

www.raftelis.com

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Executive Summary

Background of the Study

St. Johns County (the "County") requested that Raftelis Financial Consultants, Inc. (Raftelis) update the existing Unit Connection Fees (UCF) for providing water, wastewater, and reclaimed water service for new development. The UCFs are directed at the capital cost recovery for major water, wastewater, and reclaimed water facilities. Main Division UCFs were established on April 18, 1989 pursuant to Ordinance 89-21. PV Division UCFs were established on January 24, 2006, with an effective date of February 23, 2006 pursuant to Ordinance 2006-4. UCFs are indexed annually based on inflation[1].

A UCF is a mechanism to recover the costs of capacity related treatment and major backbone transmission facilities installed and funded by the Utility to provide service capacity benefits for new connections and existing connections requesting additional capacity. UCFs are intended to mitigate all or a portion of the financial burden on existing customers to pay for capacity facilities that benefit future customers. The County is currently growing significantly and nearing a point where additional utility capacity will be required to continue providing service to new development. This new capacity is generally higher in cost than existing capacity, resulting in calculations of higher fees for new development. Localized water distribution and wastewater collection facilities (such as water mains 10.0- inches and less in diameter, gravity sewers, etc.) together with associated appurtenances and soft costs are generally contributed by the landowner/developer, provided through assessments or otherwise not funded by the Utility, and are therefore, not included for cost recovery through UCFs.

Updated UCFs

A summary of the existing and recommended UCFs for an Equivalent Residential Connection (ERC) are provided in Table ES 1. Based on discussions with County staff, the recommended fees for wastewater and reclaimed water are higher than the existing fees but lower than the fully calculated (maximum) fees for several reasons. The recommended UCFs are below the maximum in order to remain competitive within the region and minimize financial impact to the development community and new customers.

Table ES 1: Updated and Existing UCFs per ERC

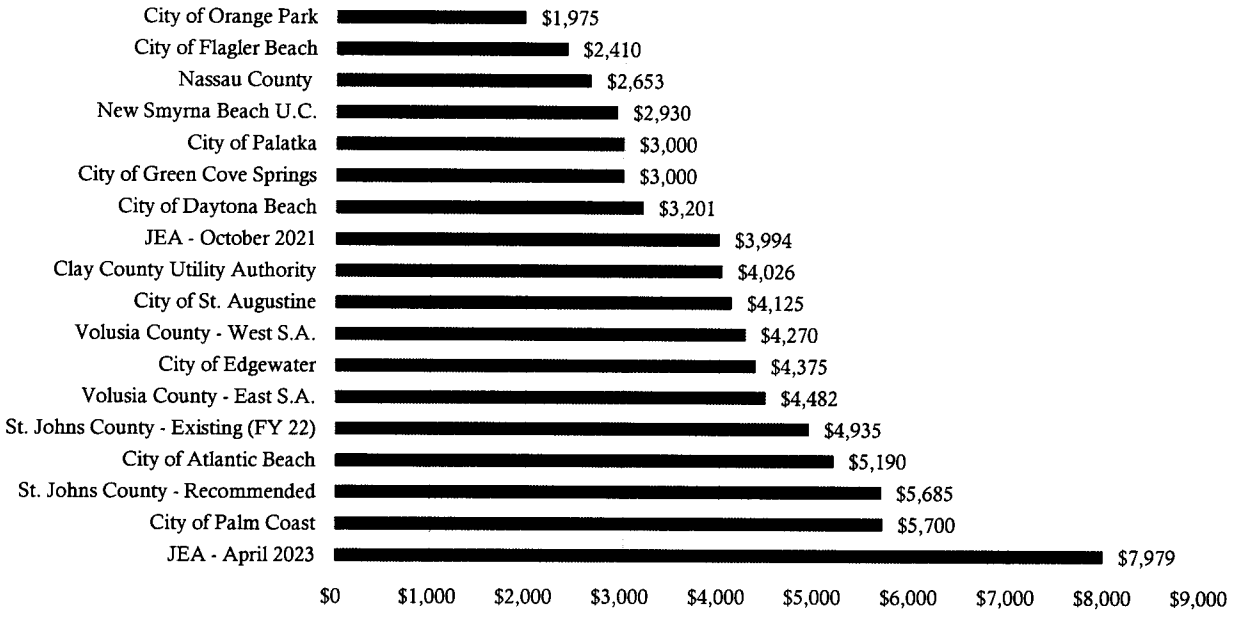
Description	Existing	Calculated Maximum	Recommended	$ Difference	% Difference
	(a)		*(b)*	*(c) = (b) – (a)*	*(c) / (a)*
Potable Water	$2,177.58	$3,951.50	$2,177.58	$0.00	0.0%
Wastewater	$2,756.94	$4,765.60	$3,506.94	$750.00	27.2%
Reclaimed Water	$527.00	$1,518.00	$777.00	$250.00	47.4%

Comparisons of the existing and recommended UCFs and other communities for new residential water and wastewater connections (representative of 1 ERC) are provided in Figure ES 1. The amounts shown for other communities are based on the schedules that were in effect as of October 1, 2021, unless otherwise noted, and are exclusive of other customer service related fees applied to new connections (i.e. tap fees, meter fees, application fees, inspection fees, etc.). Caution should be taken when comparing UCFs/connection fees for many reasons including the following:

[1] As measured by the Consumer Price Index, All Urban Consumers (CPI-U).

1. Cost used by others may not be representative of "Current Local Costs";
2. Timing of when fees were last updated;
3. Level of financing costs recovered;
4. The LOS criteria may be either higher or lower on either an equivalency or gallon per day per capita (gpdpc) basis;
5. Other cost recovery credits from contributions, grants or other sources may be applicable;
6. Local government may elect to phase-in or not implement the total recovery amounts; and
7. Treatment processes and availability of resources may be different.

Figure ES 1: Local Comparison of Water and Wastewater Unit Connection Fees



Conclusions

Based on the information, analysis and discussions included in this report, it is concluded that:

1. The updates to the UCFs developed herein are based on local current costs that reasonably reflect the costs for facilities providing services and benefits to new connections.
2. The UCFs developed herein reflect net amounts that are equitable, provide for reasonable cost recovery without exceeding the current cost of the expansion related capital requirements associated with providing utility capacity to new connections.
3. The recommended UCFs also take into consideration revenues derived from other sources that are anticipated to pay for a portion of the expansion related capital facilities.
4. The facility cost data and engineering design criteria provided by the Utility engineering staff for this study appear to be reasonable and representative.
5. Potential minor variances in actual costs associated with future improvements should not materially affect the reasonableness of the updated UCFs.

6. Adjustments to the Utility's current LOS standards should be considered to address the demand and use characteristics resulting from building codes, conservation programs and the future availability of reclaimed water.
7. The Utility currently imposes meter connection charges, deposits and other fees for new connections. Such fees are related to recovery of operating costs associated with establishing a new customer rather than capacity to serve the customer. As such, these other charges are not related to UCFs.
8. Use of the updated UCFs will continue to significantly reduce the burden on user rates and operating reserves to fund expansion related capital facilities and/or amortize existing and future debt associated with expansion related capital facilities.
9. The Utility should update these UCFs every four to five years or whenever significant level of change occurs to costs, capacities and/or LOS.

Section 1. Introduction

Background

The Utility's Main Division's UCFs were established on April 18, 1989 pursuant to Ordinance 89-21 with the most recent update being Ordinance No. 2013-13 on April 19, 2013. The Utility's PV Division's UCFs were established on January 24, 2006 with an effective date of February 23, 2006 pursuant to Ordinance 2006-4. As demonstrated in this study, the UCF calculations for the Main and PV Divisions are being consolidated to a single amount and level of service. These UCFs may not adequately reflect the current cost for facilities required to address the current and near future service requirements. UCFs paid by new and increased service connections are intended to recover a portion of facility costs for such services; thereby, reducing or eliminating the burden on existing connections to subsidize improvements for the benefit of new connections. Localized service facilities with associated appurtenances and soft costs (such as water mains eight inches and less in diameter, gravity sewers and other facilities) specifically limited to direct connection services are generally required to be contributed by the landowner/developer, funded through assessments or other mechanisms and are not included for cost recovery through UCFs.

The purpose of the UCF is to assign, to the extent practical, growth-related capital costs to those customers responsible for such additional costs. Sound financial and equitable cost recovery practice promotes the assignment of the identifiable additional growth-related capital costs for utility services to connections responsible for such costs rather than placing the burden on existing connections. Generally, this practice has been labeled as "growth paying for growth" without burden on existing connections.

Methodology

Properties within the Utility's service area are provided water, wastewater and reclaimed water services through seven distinguishable utility functional service facilities consisting of: 1) Water Treatment; 2) Water Transmission; 3) Localized Water Distribution; 4) Localized Wastewater Collection; 5) Wastewater Transmission; 6) Wastewater Treatment; and 7) Wastewater Disposal/Reclaimed Water. These functional service facilities are further described below along with an additional category of Physical Connection.

- **Water Treatment** facilities generally consist of source of supply, raw water transmission piping, treatment equipment and buildings, storage tanks and high service pumping.
- **Water Transmission** facilities consist of selected water mains serving as the backbone piping together with associated remote storage and high service pumping equipment providing water at suitable quantities and pressure to the localized water distribution facilities.
- **Localized Water Distribution and Wastewater Collection** facilities consist of localized piping and equipment that serve as the conduit for water, wastewater and reclaimed water services between the water and wastewater Transmission facilities and the customer's point of Physical Connection.
- **Wastewater Transmission** facilities consist of interceptor (trunk) gravity lines, master-pumping stations, and selected force mains serving as the backbone piping transferring wastewater from localized wastewater collection facilities to the wastewater plant.
- **Wastewater Treatment** facilities generally consist of treatment, disposal and sludge management equipment and buildings.
- **Physical Connection** facilities are those items associated with the customer's point of connection, such as water meters, laterals, meter boxes, etc.

Reclaimed water, which has been introduced to certain areas of the County, has service facilities similar to Water consisting of: 1) Reclaimed Water Treatment; 2) Reclaimed Water Transmission; and 3) Reclaimed Localized Water Distribution facilities. These functional service facilities are further described below.

- **Reclaimed Water Treatment** facilities generally consist of filters, disinfection equipment, onsite reclaimed water storage tanks and high service pumping.
- **Reclaimed Water Transmission** facilities consist of selected reclaimed water mains serving as the backbone piping together with associated remote reclaimed storage and high service pumping equipment providing reclaimed water at suitable quantities and pressure to the localized reclaimed water distribution facilities.
- **Localized Reclaimed Water Distribution** facilities consist of localized piping and equipment that serve as the conduit for reclaimed water services between the reclaimed water Transmission facilities and the customer's point of Physical Connection.

Cost recovery through UCFs is limited to water, wastewater and reclaimed water facilities associated with only the Treatment and Transmission (major backbone) facilities. Such facilities are generally funded through resources of the Utility including bond proceeds, loans, grants, developer agreements, and utility reserve funds. Treatment and Transmission facilities for water, wastewater and reclaimed water are considered as the primary *functional services* facilities for UCF purposes. The remaining Localized Distribution and Collection, and Physical Connection facilities are site specific with costs that can vary from location to location within the service area. Therefore, the Utility's uniform extension policy should require that such Localized Distribution and Collection, and Physical Connection costs be paid through developer contributions, assessments programs or other methods that do not involve subsidies by properties not benefiting from such facilities.

Summary of Report

In addition to Section 1, this report is subdivided into four (4) other sections. The following is a brief discussion of the remaining sections included in this report.

Section 2. Water Unit Connection Fee – This section details the analysis and assumptions used to calculate the water connection fees that will be charged to development requiring utility capacity and is based on current and local data.

Section 3. Wastewater Unit Connection Fee – This section details the analysis and assumptions used to calculate the wastewater unit connection fee that will be charged to development requiring utility capacity and is based on current and local data.

Section 4. Reclaimed Water Unit Connection Fee – This section details the analysis and assumptions used to calculate the reclaimed water connection fees that will be charged to development requiring utility capacity and is based on current and local data.

Section 5. Findings and Conclusions – This section presents the findings and conclusions based on the analysis, methodology, and County objectives presented herein.

Section 2. Water Unit Connection Fees

Introduction

Water Unit Connection Fees ("UCFs") are one-time charges assessed against new water customers or developers to recover a proportional share of the capital costs incurred by the County to provide water capacity for new customers. This capacity may be already constructed, funded, and available in existing facilities, or the service capacity may be planned and included as future capital projects in a CIP. UCFs are an important funding mechanism to ensure justifiable cost recovery and to limit the burden of water ratepayers funding growth-related projects.

This section of the report includes a review of the County's existing water UCFs and discusses the updated fee calculations. Additionally, this section includes a comparison of the existing and calculated fees with other nearby utilities.

Existing Water Unit Connection Fees

The County currently charges uniform UCFs to new development throughout the St. Johns County Utility Department's service areas. The County's existing water UCFs are $2,177.58 per equivalent residential connection ("ERC").

Commercial, industrial, and all non-residential connections within both the Main Division and PV Division are assessed the UCFs based on certain attributes for each type of development. These attributes are currently being updated by County staff and will be identified when the UCF Ordinance is updated sometime in 2022. The existing attributes and associated demands are not provided in this report to minimize confusion on the appropriate figures.

Connection Fee Methodology

This study utilizes a "Buy In" based methodology, which assumes that new service connections will utilize portions of both existing and new facilities; as compared to an "Incremental" based methodology that assumes a new set of service facilities is provided for each new service connection. The approach to determining the UCF for each functional service consists of dividing the adjusted facilities costs by the average day capacity of such as resulting in an adjusted cost per gallon per day (gpd) of capacity.

The UCF methodology provides that the amount to be recovered adequately and reasonably represents the current costs of expansion facilities consistent with the LOS provided by the Utility. More specifically, the methodology uses current costs, plus financing costs, less any related cost recovery from other sources resulting in the establishment of the total cost basis. The cost basis is then divided by the average daily demand (ADD) facility capacities taking into consideration maximum day, unaccounted for water, and other operating criteria. The UCF amount to be charge is determined by LOS needs, which are also representative of ADD criteria.

The approach to address the methodology is predicated on establishing a uniform cost per unit of capacity for each area of functional service. These uniform costs per unit of capacity are then related to the LOS capacity associated for each customer class, size of connection or other criteria relative to the connection's request for service. Identification of current expansion facility cost and related capacities for the utility functional services along with the

LOS criteria for water service provides the basis for the cost per unit of capacity relationship. A total current facility cost on a benefit and consistent capacity basis, as allocated and apportioned utilizing the appropriate utility functional services and LOS criteria, is identified for each functional service area. The total current facility cost is adjusted to consider financing cost and interest, less credit for contributions, grants, and/or amounts included in User Fees for the amortization of debt related to the capital facilities. This results in the current cost basis for each of the primary *functional services*. The related capacities are also adjusted to consider *unaccounted for water*. The costs per unit of capacity for each of the primary functional services are determined utilizing the current cost basis and adjusted LOS capacities.

The tasks associated with this approach consist of identifying:

1. Current costs for each functional service element based on information provided by the Utility's staff. This information consists of recently completed, ongoing and master plan improvements that either represent or are adjusted to reflect facility costs associated with complete functional services, including land, general plant, engineering, permitting and all other relative soft costs.
2. Relative capacity and engineering design criteria for each functional service component associated with the project costs.
3. Historic and current policies on funding capital cost for Treatment and Transmission functional service facilities.
4. Relative financing costs and interest expense associated with the funding policies of the Utility.
5. Credits attributed to cost recovery provide by other sources.
6. Relative cost per unit of capacity.

Data for the identification of current expansion facility costs and related capacities were obtained from one or more of three primary sources consisting of: 1) the Utility staff; 2) debt, grant and other funding documents, and/or 3) engineering criteria, planning documents and operating records of the Utility. As previously discussed, credits or adjustments to eliminate the potential of double payment or over recovery of facility costs are considered based on the Utility's current financing policies, capital structure and relative amount of expansion facilities funded from existing debt.

Level of Service Requirements

The approach to developing UCFs takes into consideration the County's policy regarding LOS, for each of the functional services. The LOS is an important element that contributes to equitable recovery of costs and should reflect the potential flow characteristics of customers within the Utility's service area.

The amount of UCFs required from all new and some renovated service connections are determined on an equivalency basis, an equivalent residential connection (ERC) is utilized to assign the LOS for each connection. An ERC, as set by the existing Ordinance, is equal to the average daily flow (ADF) of one single-family residential connection. The Ordinance defines a Water ERC as 350 gallons per day (gpd) ADF. Connections other than single-family residences are assigned an ERC value pursuant to factors also established in the Ordinance based on a number of criteria depending upon the type of establishment. Such criteria can include the seating capacities, number of employees, number of beds, square footage, etc. For non-residential connections not specifically identified as a category within the Ordinance, the ERCs are determined pursuant to two alternative methods contained in the Ordinance based on either fixture units or historic flows. The table below identifies the LOS recognized.

Table 1: Water LOS

Description	LOS
Potable Water	350 gpd

Capital Costs Recovered

Water Treatment facilities consist of source of supply and treatment plants including any storage and high service pumping that are located within the treatment plant site. The water treatment capacity is currently 33.277 mgd measured on a maximum day basis. Due to significant growth in the utility's service area there is an additional 8.560 mgd (max day) of water treatment expansions planned over the next 10-years. The value of the existing facilities was obtained from the County's fixed asset records, as adjusted by the Engineering New Record (ENR) construction cost index (CCI) to reflect current costs levels, that were functionalized into categories as previously noted. The future improvements were obtained from the CIP, which includes modest cost escalation assumptions pursuant to when the improvement is scheduled to occur.

Water Transmission facilities consist of piping 12.0-inches and larger in diameter including storage and high service pumping located within the transmission corridor. Localized piping generally consisting of water lines 10.0-inches and less in diameter are not considered Water Transmission facilities. The water transmission system capacity is currently 36.862 mgd measured on a max day basis. This is 3.585 mgd greater than the treatment capacity, due to the Northeast service area having additional transmission facilities, while treatment is provided by JEA through a wholesale/large user agreement. Due to significant growth in the utility's service area there is an additional 8.560 mgd (max day) of water treatment expansions planned over the next 10-years. It is expected that a portion of the 8.560 mgd capacity in transmission lines will be installed and contributed by developers of large projects, leading to developer agreements and credits towards collection from future UCFs. This study assumes the cost per gallon of transmission capacity will be similar to what is calculated below so as installations and contributions from developers occur, it is appropriate to provide credits based on the adopted fee levels. To value the transmission facilities, the engineering staff first identified the length of pipe by material and size currently in the ground providing service through the County's GIS system. The current transmissions lines have capacity to serve future development. Finally, the engineering staff and consulting engineers were engaged to develop the current cost of installation based on the size of the pipe and material, including design, labor, materials and other necessary costs. These costs are used to develop the cost basis of the transmission portion of the unit connection fee. The current cost and capacity for both the existing facilities and those anticipated to be constructed through the CIP in the near future are shown in Table 2.

Table 2: Water Current Cost Summary

Description	Treatment	Transmission	Total
Existing Facilities	$139,043,779	$183,961,327	$323,005,106
Expansion Costs from CIP	43,547,667	8,878,109	52,425,775
Asset Cost Basis	$182,591,446	$192,839,435	$375,430,881

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Water Capacity

As mentioned, the water treatment capacity is currently 33.277 mgd max day flow and the transmission capacity is 36.862 mgd max day flows. Additionally, the Utility has identified projects in the CIP to provide an additional 8.560 mgd of max day capacity as growth continues. The water UCF is designed to recovery a LOS from various types of customer connections based on the average day demands. Therefore, an adjustment is required to the water treatment and transmission capacity number to bring them to the same basis as the customer demands. The Average Day capacity for water is derived at by adjusting the total treatment capacity by the maximum day factor followed by reducing it further using the unaccounted-for water criteria. The maximum day factor of 1.777 and the unaccounted-for water factor of 6.0 percent used in this study were both based on information provided by the Utility's engineering staff. By using these factors to convert from maximum day capacity to average day capacity, as shown on Table 4, the treatment capacity available is 22.130 mgd average day and the transmission capacity is 24.030 mgd average day.

Capital Financing Assumptions and Credits

Due to the significant cost of initial and new investments into providing the necessary capacity for customers, utilities often rely on issuance of debt to align the life and the use of the assets with the payment for the assets. As such, consideration should be given to the additional costs associated with debt funding generally referred to as financing costs. This subsection discusses the considerations given to these financing costs, based on historical and future activities of the County's Utility. The financing costs will be based on three primary assumptions including the relative portion of expansion funded by debt, the financing terms associated with that debt, and the portion of that debt paid by user fees and UCFs.

In this case the development of UCFs for full cost recovery, including financing costs, will also use a methodology to calculate user fee credits based on the premise that a portion of the debt service used to fund the major capacity projects is paid for annually by user fees and is not reimbursed in the future by UCFs. Cash flows derived from UCFs generally do not coincide with the need to pay for expansion projects and/or related debt service requirements; therefore, it is necessary for the Utility to utilize other sources of revenues, such as reserves and User Fees, to address all or portions of the expansion capital improvement funding and/or related debt service requirements.

Expansion Funded by Debt

A review of the historical Treatment and Transmission funding activities of the Utility suggests that a significant portion of the existing facilities were funded from debt and the probability exists where approximately 60 percent of future expansion/upgrade facilities will also be funded from debt. Therefore, this study assumes that 60 percent of water, wastewater and reclaimed water facilities are funded by long-term debt.

Financing Terms

Long-term debt financing terms, for the purpose of this study, consist of: 1) the weighted average number of years based on existing remaining debt years of 24 years; 2) aggregate average interest rate of existing bonds of 3.46 percent; 3) issuance cost at 1.30 percent; and 4) a debt service reserve fully funded from the proceeds of debt.

Debt Service Paid by UCFs

Total debt amortization through UCFs is not practical due to the lag time between funding/ construction of facilities and UCFs derived from the connection of new customers. As a result, the development of UCFs herein assumes that the Utility adopts a fiscal policy of using $3,500,000 of UCF revenues/reserves annually to amortize a portion of the water, wastewater and reclaimed water annual debt service. This use of UCFs represents approximately 30.60% of the expansion portion of the debt service. The balance of annual debt service not paid from UCFs is provided from

User Fees and constitutes the majority of the basis for credits in the determination of updated UCFs. These assumptions are critical in the calculation of appropriate credits as will be discussed later in this section.

FINANCING AND CREDIT COEFFICIENTS

The financing assumptions are used to develop individual coefficients that cumulatively reflect the total facility costs relating to the policies and practice used by the Utility for funding of the capacity facilities. The cost components include debt financing costs and credits arising from: (a) debt funding of expansion improvements, and (b) cost recovery for expansion improvements derived from sources other than UCFs (primarily User Fees). The Utility's historic and current capital funding program utilizes two primary sources of funding for expansion related improvements: 1) Direct, which consist of UCF reserves that are used to pay the cost of expansion related improvements, (Direct also includes expansion improvement contributions by developers in lieu of UCFs); and 2) Debt, which consist of proceeds derived from bond issues and other forms of debt.

A summary of the financing and credit coefficients associated with the total requirements and amount anticipated to be recovered from User Fees is provided in Table 3. These allocated amounts were developed based on the Funding Assumptions provided above and can be read as follows:

- Of each $1.00 in facility cost, $0.40 is cash from UCF reserves and $0.60 is provided from debt proceeds.
- Based on the financing assumptions, for each $0.60 from debt proceeds there are costs of $0.3594.
- As accumulated, the $1.00 in facility construction costs plus financing costs results in a total requirement of $1.3594.
- However, due to the credit associated with debt service payments from User Fees, of $0.6658, the UCF requirement is reduced to $0.6936 (amounts in Table 6 and graphs may be off due to rounding of last number)

Table 3: Financing and Credit Coefficients

Description	Direct	Debt	Total
Facility Costs	$0.4000	$0.6000	$1.0000
Financing Costs	0.0000	0.3594	0.3594
Total Requirement	$0.4000	$0.9594	$1.3594
Provided by User Fees		0.6658	0.6658
UCF Requirement			$0.6936

Water UCF Calculation

The critical elements required for development of the UCFs consist of identifying the Net Cost Per Gallon of Capacity and extending such amount by LOS gallons for each of the primary functional services. Current costs, including provisions for financing costs and credits, are divided by the reconciled capacity of each primary functional service taking into consideration maximum day requirements, ADD, and unaccounted water losses.

Using the cost basis, capacities, LOS and financing assumptions for each *functional service* as identified in this section, the water UCF is calculated on the table below and shown with the relative amounts for treatment and transmission facilities.

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Table 4: Calculation of Water Unit Connection Fee

Description [1]	Total
Asset Cost Basis [2]	$375,430,881
Financing Costs [3]	134,921,000
Subtotal Costs	$510,351,881
User Fee Credits [4]	(249,951,000)
Net Cost Basis	$260,400,881
Unit Connection Fee Determinants:	
Net Cost Per Gallon of Capacity	$11.29
Level of Service (gpd)	350
Unit Connection Fee	$3,951.50

[1] Table summarized from Exhibit 1.
[2] Amounts obtained from Table 2.
[3] Asset Cost Basis multiplied by the Financing Costs factor identified on Table 3.
[4] Subtotal Costs multiplied by the Provided by User Fee factor identified on Table 3.

The Net Cost Per Gallon of capacity in the calculation processes, reflects the maximum amount that can be recovered per gallon of service through UCFs. The gallons of service, or LOS, at the point of connection, are 350 gpd per ERC for a potable water connection. By policy, the water UCF fee is set to reflect 67% of the fee for water treatment capacity and 33% of the fee for water transmission capacity.

A summary of the recommended and existing water UCFs are shown in Table 5. It should be noted that through discussions with County staff, it was determined that the fully calculated water UCF would not be recommended at this time. The County staff indicated that maintaining existing fee levels water connections was preferred at this time.

Table 5: Summary of Existing and Recommended Water UCFs

Description	Existing	Calculated Maximum	Recommended	$ Difference	% Difference
	(a)		*(b)*	*(c) = (b) – (a)*	*(c) / (a)*
Potable Water	$2,177.58	$3,951.50	$2,177.58	$0.00	0.0%

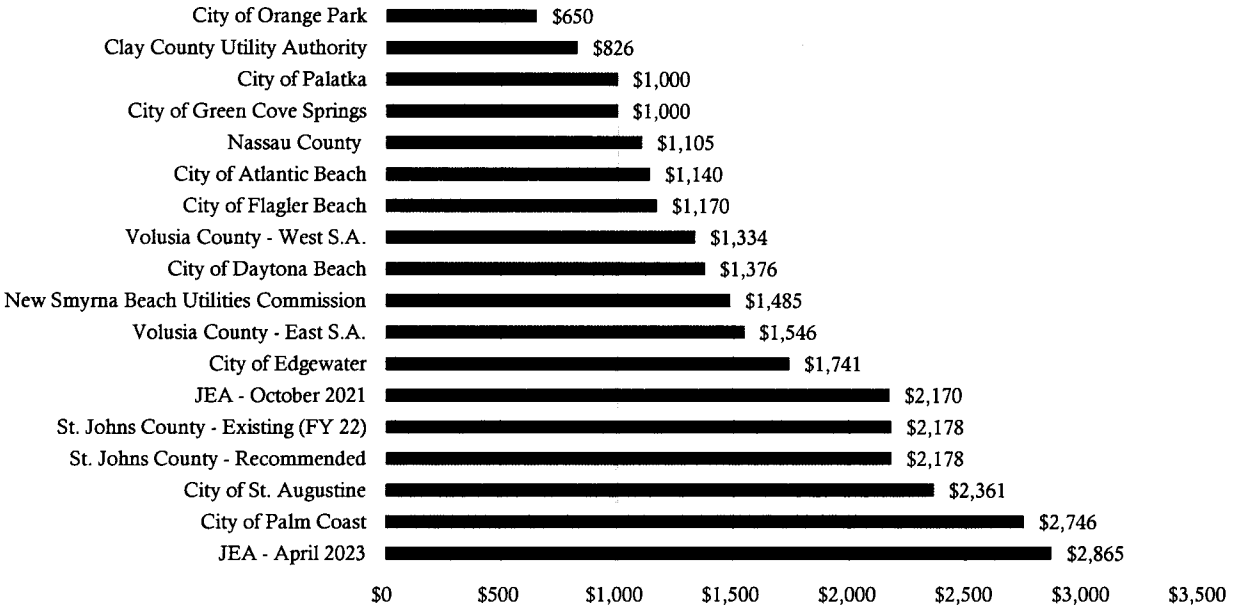
Note: The recommended potable water UCF consists of the treatment component of $1,458.98 (or $4.17 per gallon) and the transmission component of $718.60 (or $2.05 per gallon).

Water UCF Comparison

The comparisons provided in Figure 1 identify the capacity-related charges for new residential water connections for one equivalency calculated under the existing and updated UCFs of the County and those of other communities. The amounts shown for other communities are based on the schedules in effect as of October 1, 2021, and do not include other customer service related fees applied to new connections (i.e. tap fees, application fees, inspection fees, etc.). Caution should be taken when comparing UCFs/capital charges for many reasons including the following:

1. Cost used by others may not be representative of "Current Local Costs;"
2. Level of financing costs recovered;
3. The LOS criteria may be either higher or lower on either an equivalency or gallon per day per capita (gpdpc) basis;
4. Other cost recovery from contributions, grants or other sources may be applicable;
5. Local governments may elect to phase-in or not implement the total recovery amounts; and
6. Treatment processes and availability of resources may be different.

Figure 1: Water Unit Connection Fee Comparison – Single Family



Section 3. Wastewater Unit Connection Fees

Introduction

Wastewater Unit Connection Fees ("UCFs") are one-time charges assessed against new customers or developers to recover a proportional share of the capital costs incurred by the County to provide capacity for new customers. This capacity may be already constructed, funded, and available in existing facilities, or the service capacity may be planned and included as future capital projects in a CIP. UCFs are an important funding mechanism to ensure justifiable cost recovery and to limit the burden of ratepayers funding growth-related projects.

This section of the report summarizes the basis for the update of the County's calculated wastewater UCFs. Included is a review of the County's existing wastewater UCFs, a discussion of the derivation of the calculated UCFs, and a comparison of the existing and calculated fees with other nearby utilities.

Existing Wastewater Unit Connection Fees

The County currently charges uniform UCFs to new development throughout the St. Johns County Utility Department's service areas. The County's existing wastewater UCFs are $2,472.31 per equivalent residential connection ("ERC").

Commercial, industrial, and all non-residential connections within both the Main Division and PV Division are assessed the UCFs based on certain attributes for each type of development. These attributes are currently being updated by County staff and will be identified when the UCF Ordinance is updated sometime in 2022. The existing attributes and associated demands are not provided in this report to minimize confusion on the appropriate figures.

Connection Fee Methodology

As mentioned in Section 2. Water Unit Connection Fees, this study utilizes a "Buy In" based methodology, which assumes that new service connections will utilize portions of both existing and new facilities; as compared to an "Incremental" based methodology that assumes a new set of service facilities is provided for each new service connection. The UCF methodology provides that the amount to be recovered adequately and reasonably represents the current costs of expansion facilities consistent with the LOS provided by the Utility. More specifically, the methodology uses current costs, plus financing costs, less any related cost recovery from other sources resulting in the establishment of the total cost basis.

Level of Service Requirements

The approach to developing UCFs takes into consideration the County's policy regarding LOS, for each of the functional services. The LOS is an important element that contributes to equitable recovery of costs and should reflect the potential flow characteristics of customers within the Utility's service area.

The amount of UCFs required from all new and some renovated service connections are determined on an equivalency basis, an equivalent residential connection (ERC) is utilized to assign the LOS for each connection. An ERC, as set by the existing Ordinance, is equal to the average daily flow (ADF) of one single-family residential

connection. The Ordinance defines a Wastewater ERC as 350 gallons per day (gpd) ADF. However, based on a review of customer consumption data and discussions with Utility staff, it is recommended the wastewater LOS be reduced to 280 gpd ADF for a Wastewater ERC. Connections other than single-family residences are assigned an ERC value pursuant to factors also established in the Ordinance based on a number of criteria depending upon the type of establishment. Such criteria can include the seating capacities, number of employees, number of beds, square footage, etc. For non-residential connections not specifically identified as a category within the Ordinance, the ERCs are determined pursuant to two alternative methods contained in the Ordinance based on either fixture units or historic flows. The table below identifies the existing and recommended LOS.

Table 6: Wastewater LOS

Description	LOS
Existing Wastewater gpd	350 gpd
Recommended Wastewater gpd	280 gpd

Capital Costs Recovered

Wastewater Treatment facilities consist of wastewater treatment plants and any direct disposal facilities excluding facilities for production of reclaimed water. The wastewater treatment capacity is currently 11.595 mgd measured on an average day basis. Additionally, due to significant growth in the utility's service area there is an additional 5.500 mgd (average day) of wastewater treatment expansions planned over the next 10-years. The value of the existing facilities was obtained from the County's fixed asset records that were functionalized into categories as previously noted. The future improvements were obtained from the CIP, which includes modest cost escalation assumptions pursuant to when the improvement is scheduled to occur. With the direct relationship between wastewater treatment plants and reclaimed water availability, certain facility costs have been allocated to the reclaimed water unit connection fee. In discussions with staff it was determined to be reasonable to allocate 20% of the wastewater treatment plant costs to reclaimed water treatment activities. While all of the County's wastewater plants treat effluent to the same high standard, many of the facilities only produce effluent for disposal activities and not for retail reclaimed water purposes. Therefore, only the wastewater treatment plants the currently provide for retail reclaimed water sales have been allocated to the reclaimed water UCF and include Anastasia Island, Northwest, SR16, and the SR 207 plants.

Transmission facilities consist of force mains, interceptor gravity sewers and master pumping stations located throughout the service area. Localized collection facilities consisting mainly of gravity sewers, vacuum, low pressure systems and other non-conventional collection systems, and lift stations are not included as Wastewater Transmission facilities. Wastewater force mains consisting of piping 8.0-inches and larger in diameter. Localized piping generally consisting of wastewater lines 6.0-inches and less in diameter are not considered wastewater Transmission facilities. The wastewater transmission system capacity is currently 13.868 mgd measured on an average day basis. This is 2.273 mgd greater than the treatment capacity, due to the Northeast service area having additional transmission facilities, while treatment is provided by JEA through a wholesale/large user agreement. Additionally, due to significant growth in the utility's service area there is an additional 5.500 mgd (average day) of wastewater transmission expansions planned over the next 10-years. To value the transmission facilities, the engineering staff first identified the length of pipe by material and size currently in the ground providing service through the County's GIS system. The current transmissions lines have capacity to serve future development. Finally, the engineering staff and consulting engineers were engaged to develop the current cost of installation based on the size of the pipe and material, including design, labor, materials and other necessary costs. These costs are used to develop the cost basis of the transmission portion of the unit connection fee. The current cost and capacity for both

the existing facilities and those anticipated to be constructed through the CIP in the near future are shown in Table 7.

Table 7: Wastewater Current Cost Summary

Description	Treatment	Transmission	Total
Existing Facilities	$190,799,004	$121,052,185	$311,851,189
Expansion Costs from CIP	95,670,800	5,630,812	101,301,612
Asset Cost Basis	$286,469,804	$126,682,997	$413,152,801

Wastewater Capacity

As mentioned, the wastewater treatment capacity is currently 11.595 mgd average day flow and the transmission capacity is 13.868 mgd average day flows. Additionally, the Utility has identified projects in the CIP to provide an additional 5.500 mgd of average day capacity as growth continues. The wastewater UCF is designed to recovery a LOS from various types of customer connections based on the average day demands. Since the capacity and the LOS are both measured on average day for wastewater, no adjustments are needed other than to account for inflow and infiltration (I&I) into the wastewater system that consumes a portion of this capacity making it not available for customers. The County typically maintains a low I&I factor of around 5%, which is included in this study.

Capital Financing Assumptions and Credits

As discussed at length in Section 2. Water Unit Connection Fees, the methodology used in this study add the appropriate costs of debt funding related to financing and also includes a provision for user fee credits to avoid the appearance of paying for facilities more than once. The same factors identified in Section 2 on Table 3, are used for the wastewater and reclaimed water UCF calculations.

Wastewater UCF Calculation

The critical elements required for development of the UCFs consist of identifying the Net Cost Per Gallon of Capacity and extending such amount by LOS gallons for each of the primary functional services. Current costs, including provisions for financing costs and credits, are divided by the reconciled capacity of each primary functional service taking into consideration I&I.

Using the cost basis, capacities, LOS and financing assumptions for each *functional service* as identified in this section, the wastewater UCF is calculated on the table below and shown with the relative amounts for treatment and transmission facilities.

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Table 8: Calculation of Wastewater Unit Connection Fee

Description [1]	Total
Asset Cost Basis [2]	$413,152,801
Financing Costs [3]	148,478,000
Subtotal Costs	$561,630,801
User Fee Credits [4]	(275,065,000)
Net Cost Basis	$286,565,801
Unit Connection Fee Determinants:	
Net Cost Per Gallon of Capacity	$17.02
Level of Service (gpd)	280
Unit Connection Fee	$4,765.60

[1] Table summarized from Exhibit 2.
[2] Amounts obtained from Table 7.
[3] Asset Cost Basis multiplied by the Financing Costs factor identified on Table 3.
[4] Subtotal Costs multiplied by the Provided by User Fee factor identified on Table 3.

The Net Cost Per Gallon of capacity in the calculation processes, reflects the maximum amount that can be recovered per gallon of service through UCFs. The gallons of service, or LOS, at the point of connection, are 280 gpd per ERC respectively for a wastewater connection. By policy, the wastewater UCF fee is set to reflect 67% of the fee for wastewater treatment capacity and 33% of the fee for wastewater transmission capacity.

A summary of the recommended and existing wastewater UCFs are shown in Table 9. It should be noted that through discussions with County staff, it was determined that the fully calculated wastewater UCF would not be recommended at this time. The County staff indicated that adopting a fee increase of $750.00 for wastewater connections was preferred at this time.

Table 9: Summary of Existing and Recommended Wastewater UCFs

Description	Existing	Calculated Maximum	Recommended	$ Difference	% Difference
	(a)		*(b)*	*(c) = (b) – (a)*	*(c) / (a)*
Wastewater UCF	$2,756.94	$4,765.60	$3,506.94	$750.00	27.2%

Note: The recommended wastewater UCF consists of the treatment component of $2,349.65 (or $8.39 per gallon) and the transmission component of $1,157.29 (or $4.13 per gallon).

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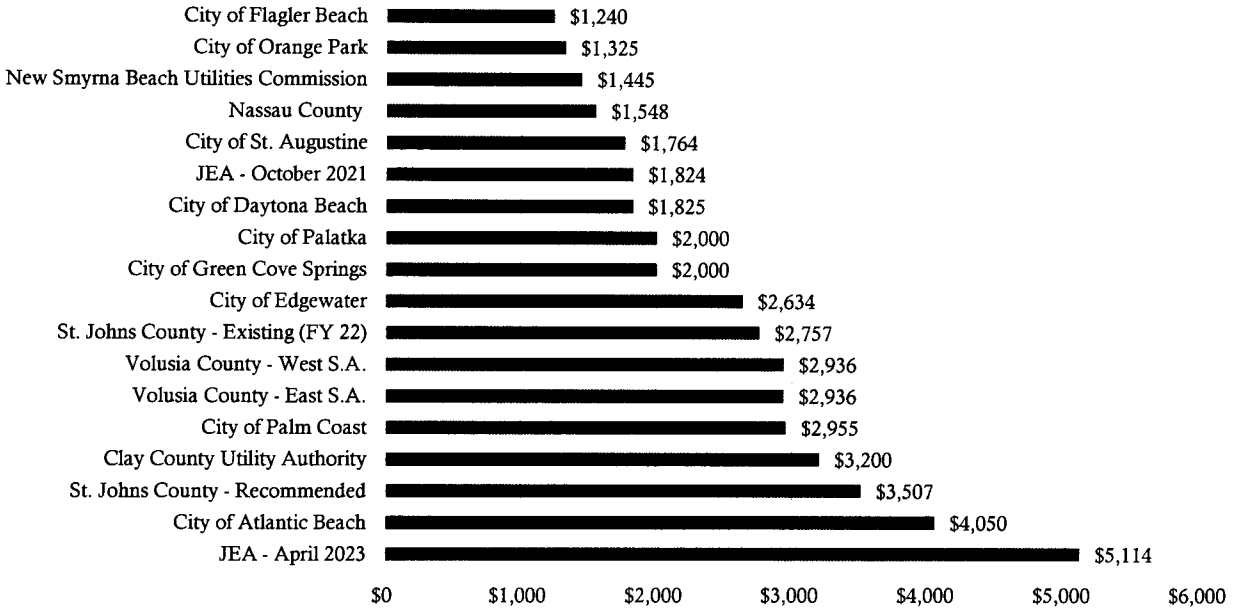
Wastewater Unit Connection Fee Comparison

Figure 2 provides a comparison of the County's existing and calculated wastewater unit connection fees to similar fees charged by other surrounding communities. As noted in the water section, there are several factors that should be considered that can lead to different calculations and approaches to determining the current level of the capital charge fee levels amongst different communities.

Figure 2: Wastewater Unit Connection Fee Comparison – Single Family



Section 4. Reclaimed Water Unit Connection Fees

Introduction

Reclaimed Water Unit Connection Fees ("UCFs") are one-time charges assessed against new customers or developers to recover a proportional share of the capital costs incurred by the County to provide capacity for new customers. This capacity may be already constructed, funded, and available in existing facilities, or the service capacity may be planned and included as future capital projects in a CIP. UCFs are an important funding mechanism to ensure justifiable cost recovery and to limit the burden of ratepayers funding growth-related projects.

This section of the report summarizes the basis for the update of the County's calculated reclaimed water UCFs. Included is a review of the County's existing reclaimed water UCFs, a discussion of the derivation of the calculated UCFs, and a comparison of the existing and calculated fees with other nearby utilities.

Existing Reclaimed Water Unit Connection Fees

The County currently charges reclaimed water UCFs to new development within St. Johns County Utility Department's Main Division ("Main Division") where reclaimed water service is available or will be available in the near term. The County may extend reclaimed water service through the Ponte Vedra division when certain situations make it advantageous, at which time new connections will be subject to pay the reclaimed water UCF. Additionally, the County requires certain new developments to install a third utility line for use of reclaimed water if that development is located in specifically identified areas where expansion of reclaimed water is planned. The County's existing reclaimed water UCFs are $527.00 per equivalent irrigation connection ("EIC"). This is a slightly different basis for the fee as the nature of the service is different from potable water and wastewater, being that it is used primarily for outdoor and irrigation purposes.

Connection Fee Methodology

As mentioned in Section 2. Water Unit Connection Fees, this study utilizes a "Buy In" based methodology, which assumes that new service connections will utilize portions of both existing and new facilities; as compared to an "Incremental" based methodology that assumes a new set of service facilities is provided for each new service connection. The UCF methodology provides that the amount to be recovered adequately and reasonably represents the current costs of expansion facilities consistent with the LOS provided by the Utility. More specifically, the methodology uses current costs, plus financing costs, less any related cost recovery from other sources resulting in the establishment of the total cost basis.

Level of Service Requirements

The approach to developing UCFs takes into consideration the County's policy regarding LOS, for each of the functional services. The LOS is an important element that contributes to equitable recovery of costs and should reflect the potential flow characteristics of customers within the Utility's service area.

The amount of UCFs required from all new and some renovated service connections are determined on an equivalency basis, an equivalent irrigation connection (EIC) is utilized to assign the LOS for each connection. An

EIC is equal to the average daily flow (ADF) of one single-family residential connection. The reclaimed water EIC will be set at 300 gallons per day (gpd) ADF.

Capital Costs Recovered

Reclaimed Water Treatment facilities consist of effluent filtration, disinfection, storage and pumping at the wastewater treatment plant sites. As discussed in the wastewater UCF section, with the direct relationship between wastewater treatment plants and reclaimed water availability, certain facility costs have been allocated to the reclaimed water unit connection fee. In discussions with staff it was determined to be reasonable to allocate 20% of the wastewater treatment plant costs to reclaimed water treatment activities. The reclaimed water treatment capacity is currently 5.15 mgd measured on an average day basis, consisting of the wastewater treatment plant capacities from the Anastasia Island, Northwest, SR16, and the SR 207 plants. Additionally, due to significant growth in the utility's service area there is an additional 6.500 mgd (average day) of reclaimed water treatment expansions planned over the next 10-years. The value of the existing facilities was obtained from the County's fixed asset records that were functionalized into categories as previously noted. The future improvements were obtained from the CIP, which includes modest cost escalation assumptions pursuant to when the improvement is scheduled to occur.

Transmission facilities consist of mains in certain locations within the service area. Localized distribution facilities consisting mainly of lines 6.0 inches and less not included as reclaimed water Transmission facilities. The reclaimed water transmission system capacity is currently 7.353 mgd measured on a max day basis. The transmission capacity is higher than treatment capacity for reclaimed water due to the recent investments in extending reclaimed water mains to have future capacity available for developments within target portions of the service area. Additionally, due to significant growth in the utility's service area there is an additional 6.500 mgd (average day) of reclaimed water transmission expansions planned over the next 10-years. To value the transmission facilities, the engineering staff first identified the length of pipe by material and size currently in the ground providing service through the County's GIS system. The current transmissions lines have capacity to serve future development. Finally, the engineering staff and consulting engineers were engaged to develop the current cost of installation based on the size of the pipe and material, including design, labor, materials and other necessary costs. These costs are used to develop the cost basis of the transmission portion of the unit connection fee. The current cost and capacity for both the existing facilities and those anticipated to be constructed through the CIP in the near future are shown in Table 10.

Table 10: Reclaimed Water Current Cost Summary

Description	Treatment	Transmission	Total
Existing Facilities	$25,147,289	$35,251,900	$60,399,189
Expansion Costs from CIP	28,079,243	0	28,079,243
Asset Cost Basis	$53,226,532	$35,251,900	$88,478,432

Reclaimed Water Capacity

As mentioned, the reclaimed water treatment capacity is currently 5.150 mgd average day flow and the transmission capacity is 7.353 mgd average day flows. Additionally, the Utility has identified projects in the CIP to provide an additional 6.500 mgd of average day treatment capacity as growth continues. The reclaimed water capacity is adjusted to account for unaccounted for water loss of 2.5 percent from the reclaimed water system that accounts for a portion of this capacity making it not available for customers, as shown on Table 11.

Capital Financing Assumptions and Credits

As discussed at length in Section 2. Water Unit Connection Fees, the methodology used in this study add the appropriate costs of debt funding related to financing and also includes a provision for user fee credits to avoid the appearance of paying for facilities more than once. The same factors identified in Section 2 on Table 3, are used for the wastewater and reclaimed water UCF calculations.

Reclaimed Water UCF Calculation

The critical elements required for development of the UCFs consist of identifying the Net Cost Per Gallon of Capacity and extending such amount by LOS gallons for each of the primary functional services. Current costs, including provisions for financing costs and credits, are divided by the reconciled capacity of each primary functional service taking into consideration I&I.

Using the cost basis, capacities, LOS and financing assumptions for each *functional service* as identified in this section, the wastewater UCF is calculated on the table below and shown with the relative amounts for treatment and transmission facilities.

Table 11: Calculation of Reclaimed Water Unit Connection Fee

Description [1]	Total
Asset Cost Basis [2]	$88,478,432
Financing Costs [3]	31,797,000
Subtotal Costs	$120,275,432
User Fee Credits [4]	(58,907,000)
Net Cost Basis	$61,368,432
Unit Connection Fee Determinants:	
Net Cost Per Gallon of Capacity	$5.06
Level of Service (gpd)	300
Unit Connection Fee	$1,518.00

[1] Table summarized from Exhibit 3.
[2] Amounts obtained from Table 10.
[3] Asset Cost Basis multiplied by the Financing Costs factor identified on Table 3.
[4] Subtotal Costs multiplied by the Provided by User Fee factor identified on Table 3.

The Net Cost Per Gallon of capacity in the calculation processes, reflects the maximum amount that can be recovered per gallon of service through UCFs. The gallons of service, or LOS, at the point of connection, are 300 gpd per ERC respectively for a reclaimed water connection. By policy, the reclaimed water UCF fee is set to reflect 67% of the fee for reclaimed water treatment capacity and 33% of the fee for reclaimed water transmission capacity.

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A summary of the recommended and existing reclaimed water UCFs are shown in Table 12. It should be noted that through discussions with County staff, it was determined that the fully calculated reclaimed water UCF would not be recommended at this time. The County staff indicated that adopting a fee increase of $250.00 for reclaimed water connections was preferred.

Table 12: Summary of Existing and Recommended Reclaimed Water UCFs

Description	Existing	Calculated Maximum	Recommended	$ Difference	% Difference
	(a)		*(b)*	*(c) = (b) – (a)*	*(c) / (a)*
Reclaimed Water UCF	$527.00	$1,518.00	$777.00	$250.00	47.4%

Note: The recommended reclaimed water UCF consists of the treatment component of $520.59 (or $1.74 per gallon) and the transmission component of $256.41 (or $0.85 per gallon).

Section 5. Findings and Conclusions

General

In the preparation of this Report, certain information has been used and relied upon that was provided by the Utility and other entities. Such information includes, but is not limited to, the Utility's debt structure, costs and capacities associated with existing facilities and near-term capital improvements, periodic reports, fee schedules for the County and other communities, and other information provided by or through the Utility. Additionally, reasonably conservative assumptions were developed to establish the basis for certain required study elements that are not, have not or cannot be specifically defined through existing data. To the extent future conditions differ from those assumed and utilized in the Report, the results of the analyses may vary from those developed herein.

Findings

1. The Utility's service areas, for the most part, have similar customer characteristics and utilize the same uniform service standards.
2. The expansion related capital improvement design standards are uniform and consistent throughout the Utility's service area.
3. Current user rate and expansion related capital improvement funding objectives leverage UCFs to pay a portion of the expansion related debt service, thereby reducing the burden on user rates.
4. The County's recordkeeping and engineering staff provided sufficient information to update the UCFs.
5. The near-term improvements, over the next five to 10 years, include upgrades to the Utility's facilities that provide expansion related services benefiting new connections and are included for cost recovery through UCFs.

Conclusions

Based on the findings derived from the reviews and analysis provided herein, it is concluded that:

1. The updates to the UCFs developed herein are based on local current costs that reasonably reflect the costs for facilities providing services and benefits to new connections.
2. The UCFs developed herein reflect net amounts that are equitable, provide for reasonable cost recovery without exceeding the current cost of the expansion related capital requirements associated with providing utility capacity to new connections.
3. The recommended UCFs also take into consideration revenues derived from other sources that are anticipated to pay for a portion of the expansion related capital facilities.
4. The facility cost data and engineering design criteria provided by the Utility engineering staff for this study appear to be reasonable and representative.
5. Potential minor variances in actual costs associated with future improvements should not materially affect the reasonableness of the updated UCFs.
6. Adjustments to the Utility's current LOS standards should be considered to address the demand and use characteristics resulting from building codes, conservation programs and the future availability of reclaimed water.

7. The Utility currently imposes meter connection charges, deposits and other fees for new connections. Such fees are related to recovery of operating costs associated with establishing a new customer rather than capacity to serve the customer. As such, these other charges are not related to UCFs.
8. Use of the updated UCFs will continue to significantly reduce the burden on user rates and operating reserves to fund expansion related capital facilities and/or amortize existing and future debt associated with expansion related capital facilities.
9. The Utility should update these UCFs every four to five years or whenever significant level of change occurs to costs, capacities and/or LOS.

St. Johns County
2022 Unit Connection Fee Study
Exhibit 1: Water UCF Calculations

Description	Treatment	Transmission	Total
Cost Basis	$139,043,779	$183,961,327	$323,005,106
Other Planned Improvements	43,547,667	8,878,109	52,425,775
Financing Costs	65,619,000	69,302,000	134,921,000
Less:			
User Fee Credit	121,564,000	128,387,000	249,951,000
Total Cost Basis	$126,646,446	$133,754,435	$260,400,881
Maximum Day Capacity (MGD)			
Existing Capacity	33.277	36.862	
Additional	8.560	8.560	
Total Capacity	41.837	45.422	
Peaking Factor (max day)	1.777	1.777	
Average Day Capacity	23.544	25.561	
Unaccounted for Water	6.00%	6.00%	
Level of Service Capacity	22.130	24.030	
Net Cost per Gallon of Capacity	$5.72	$5.57	$11.29
Level of Service per ERC (gallons per day)	350	350	
Connection Fee per ERC	$2,002.00	$1,949.50	$3,951.50

St. Johns County
2022 Unit Connection Fee Study
Exhibit 2: Wastewater UCF Calculations

Description	Treatment	Transmission	Total
Cost Basis	$190,799,004	$121,052,185	$311,851,189
Other Planned Improvements	95,670,800	5,630,812	101,301,612
Financing Costs	102,951,000	45,527,000	148,478,000
Less:			
User Fee Credit	190,723,000	84,342,000	275,065,000
Total Cost Basis	$198,697,804	$87,867,997	$286,565,801
Average Day Capacity (MGD)			
Existing Capacity	11.595	13.868	13.868
Additional	5.500	5.500	5.500
Total Capacity	17.095	19.368	19.368
Allowance for Infiltration and Inflow	5.00%	5.00%	
Level of Service Capacity	16.240	18.400	
Net Cost per Gallon of Capacity	$12.24	$4.78	$17.02
Level of Service per ERC (gallons per day)	280	280	280
Connection Fee per ERC	$3,427.20	$1,338.40	$4,765.60

St. Johns County
2022 Unit Connection Fee Study
Exhibit 3: Reclaimed Water UCF Calculations

Description	Treatment	Transmission	Total
Cost Basis	$25,147,289	$35,251,900	$60,399,189
Other Planned Improvements	28,079,243	0	28,079,243
Financing Costs	19,128,000	12,669,000	31,797,000
Less:			0
User Fee Credit	35,437,000	23,470,000	58,907,000
Total Cost Basis	$36,917,532	$24,450,900	$61,368,432
Average Day Capacity (MGD)			
Existing Capacity	5.150	7.353	
Additional	6.500	6.500	
Total Capacity	11.650	13.853	
Unaccounted for Water	2.50%	2.50%	
Level of Service Capacity	11.360	13.510	
Net Cost per Gallon of Capacity	$3.25	$1.81	$5.06
Level of Service per ERC (gallons per day)	300	300	
Connection Fee per ERC	$975.00	$543.00	$1,518.00

THE ST. AUGUSTINE RECORD
Affidavit of Publication

MINUTES AND RECORDS
500 SAN SEBASTIAN VIEW

SAINT AUGUSTINE, FL 32084

ACCT: 15634
AD# 0003413583-01

PO# 5/4/22

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **SA Req Qualification** in the matter of **REPLACING ORD 2006-4, 2013-13 & 2016-45** was published in said newspaper in the issue dated **05/04/2022.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to (or affirmed) and subscribed before me by means of

[X] physical presence or
[ ] online notarization

this _____ day of MAY 04 2022

by _____ who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)

Notary Public State of Florida
Kimberly M Reese
My Commission GG 312209
Expires 03/17/2023

NOTICE OF PUBLIC HEARING OF THE
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, will hold a public hearing to consider adoption of the following ordinance at a regular meeting on Tuesday, May 17, 2022, at 9:00 a.m. in the County Auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida:

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, AMENDING, RESTATING, CONSOLIDATING, SUPPLEMENTING, AND REPLACING ST. JOHNS COUNTY ORDINANCES 2006-4, 2013-13 AND 2016-45; PROVIDING A TITLE AND PURPOSE; PROVIDING DEFINITIONS; PROVIDING ACRONYMS; PROVIDING FOR CONNECTIONS WITH COUNTY WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS REQUIRED WITH CERTAIN EXCEPTIONS; ESTABLISHING FOR A LINE EXTENSION PROGRAM; REGULATING WATER, WASTEWATER, AND RECLAIMED WATER CONNECTIONS FOR IMPROVEMENTS; METERS REQUIRED; PROHIBITING CROSS CONNECTIONS BETWEEN SYSTEMS; PROVIDING FOR INSTALLATION OF AND STANDARDS FOR BACKFLOW PREVENTION DEVICES; PROHIBITING UNLAWFUL CONNECTIONS AND INTERFERENCE WITH HYDRANTS OR WATER, WASTEWATER, AND/OR RECLAIMED WATER SERVICES; REGULATING CONSTRUCTION OR ALTERATION OF WATER DISTRIBUTION SYSTEM, WASTEWATER COLLECTION SYSTEM, OR RECLAIMED WATER DISTRIBUTION SYSTEM CONNECTED TO THE COUNTY WATER, WASTEWATER, OR RECLAIMED WATER SYSTEM; PROVIDING FOR CONNECTION OF IMPROVEMENTS WITHIN AREAS SERVED BY WATER, WASTEWATER, AND/OR RECLAIMED WATER UTILITY SYSTEMS ACQUIRED BY THE COUNTY; PROVIDING FOR MAINTENANCE OF PLUMBING SYSTEMS; PROHIBITING UNLAWFUL DAMAGE TO COUNTY WATER, WASTEWATER, AND/OR RECLAIMED WATER SYSTEM; PROVIDING FOR RIGHT OF ENTRY FOR PURPOSE OF MAKING INSPECTION; PROVIDING FOR WATER, WASTEWATER AND/OR RECLAIMED WATER LINES TO BE COUNTY PROPERTY; PROVIDING FOR WATER, WASTEWATER AND RECLAIMED WATER CAPACITY COMMITMENTS; PROVIDING FOR CANCELLATION OF WATER AND WASTEWATER CAPACITY COMMITMENTS AND FORFEITURE OF UNIT CONNECTION FEES; PROVIDING FOR WASTE DISCHARGE LIMITS AND PROHIBITIONS; PROVIDING FOR INDUSTRIAL WASTEWATER DISCHARGE PERMITTING; PROVIDING FOR PUBLIC INFORMATION ON INDUSTRIAL USERS; PROVIDING FOR WATER RATES, CHARGES AND FEES; PROVIDING FOR WASTEWATER RATES, CHARGES AND FEES; PROVIDING FOR RECLAIMED WATER RATES, CHARGES AND FEES; PROVIDING FOR PAYMENT OF FEES AND BILLS, REFUSAL OR DISCONTINUANCE OF SERVICE, AND DELINQUENT NOTICES; PROVIDING FOR WATER, WASTEWATER AND RECLAIMED WATER TAPPING FEES AND WASTEWATER SERVICE LOCATION ASSISTANCE FEE; PROVIDING FOR WATER, WASTEWATER AND RECLAIMED WATER UNIT CONNECTION FEES; PROVIDING FOR COLLECTION OF WASTEWATER FEES WHERE OWNER HAS PRIVATE OR OTHER WATER SUPPLY; PROVIDING FOR DEPOSITS FOR WATER, WASTEWATER, AND/OR RECLAIMED WATER; PROVIDING FOR REFUND OF DEPOSITS AND INTEREST ON DEPOSITS; PROVIDING FOR WATER, WASTEWATER, AND/OR RECLAIMED WATER DEPOSITS FOR DELINQUENT ACCOUNT HOLDERS AND HIGH RISK PENALTY CHARGES; PROVIDING FOR WATER, WASTEWATER, AND/OR RECLAIMED WATER SERVICE CHARGES; PROVIDING FOR WATER, WASTEWATER AND/OR RECLAIMED WATER BILLING ADJUSTMENTS; PROVIDING FOR RETURNED PAYMENTS; PROVIDING FOR DISCONTINUANCE OF SERVICE AT ACCOUNT HOLDER'S REQUEST; DEPOSIT TRANSFERS; PROHIBITING FREE SERVICE; PROVIDING FOR CHANGES TO RATES AND COSTS; PROVIDING FOR ENFORCEMENT AND PENALTIES; ESTABLISHING PROCEDURE FOR APPEALS; PROVIDING FOR JURISDICTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECT OF THIS ORDINANCE ON PREVIOUS ORDINANCES; AND CONFLICTING ORDINANCE REPEALED; CONSOLIDATING OPERATION OF MAIN DIVISION AND PONTE VEDRA DIVISION; MAKING ORDINANCE AVAILABLE TO THE PUBLIC; INCORPORATION OF SCHEDULES AND EXHIBITS; PROVIDING FOR AN EFFECTIVE DATE.

The proposed ordinance is on file in the office of the Clerk of the Board of County Commissioners at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, and may be examined by interested parties prior to the said public hearing. Please take note that the proposed ordinance is subject to revision prior to hearing or adoption. All parties having any interest in said ordinance will be afforded an opportunity to be heard at the public hearing.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purposes he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact the ADA Coordinator at (904) 209-0650 at the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the meeting.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
BRANDON J. PATTY, ITS CLERK
By: Yvonne King, Deputy Clerk

0003413583 May 4, 2022