RESOLUTION NO. 2024-205

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA DIRECTING AND AUTHORIZING THE ACQUISITION OF SUBSTANTIALLY ALL OF THE REAL AND PERSONAL PROPERTY COMPRISING THE WATER AND WASTEWATER UTILITY FACILITIES OWNED BY NORTH BEACH UTILTIES, INC; FINDING THAT THE ACQUISITION IS IN THE PUBLIC INTEREST AND SERVES A PARAMOUNT PUBLIC PURPOSE IN CONFORMANCE WITH SECTION 125.3401, FLORIDA STATUTES; APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE THE AGREEMENT OF PURCHASE AND SALE ON BEHALF OF THE COUNTY; APPROVING AND AUTHORIZING THE CHAIR TO EXECUTE ACQUISITION CLOSING DOCUMENTS; ESTABLISHING RATES, FEES, CHARGES, DEPOSITS, AND COSTS TO BE EFFECTIVE UPON CLOSING AND FINDING SUCH RATES, FEES, CHARGES, DEPOSITS, AND COSTS TO BE JUST, REASONABLE, EQUITABLE, NON-DISCRIMINATORY, AND NON-ARBITRARY; AND PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AS FOLLOWS:

SECTION 1. AUTHORITY. Pursuant to Article VIII, Section 1, Florida Constitution, and Chapter 125, Florida Statutes, the Board of County Commissioners (the "Board") of St. Johns County, Florida (the "County") has all the powers of local self-government to perform County functions and render services for County purposes in a manner not inconsistent with general or special law. Such power includes the authority to acquire, own, improve, operate, maintain, contract for management and operational services, and dispose of water and wastewater utility facilities.

SECTION 2. INCORPORATION BY REFERENCE. The Executive Summary, including a description of the North Beach Utilities, Inc. ("NBU") water and wastewater utility facilities within St. Johns County, Florida (the "NBU System"), the most recent income and expense statement, the most recent available balance sheet, a description of the system's physical condition, a statement on the reasonableness of the price, a statement on customer impacts, a statement on additional investments required by the County and the County's ability and willingness to make these investments, a description of any alternatives to acquisition by the County, and a statement regarding the ability of the County to operate acquired systems, presented at this public hearing and filed with the Clerk are hereby incorporated herein by reference and made a part hereof (hereafter referred to collectively as the "Report"). The Report is attached hereto as **Exhibit A**. The Report is intended to be the statement demonstrating that the acquisition of the NBU System is in the public interest required by Section 125.3401, Florida Statutes.

SECTION 3. FINDINGS. It is hereby ascertained, determined, and declared:

(A) NBU owns and operates certain water production, treatment storage, transmission, and distribution systems and wastewater collection, treatment, and disposal systems within the County.

(B) The Board is required to hold a public hearing on the acquisition of the NBU System to ensure that such acquisition serves the public interest. A public hearing was held on May 7, 2024. The public hearing was duly advertised in the County where the NBU System is located. All interested persons had an opportunity to attend and participate and to file written comments.

(C) To provide for the public interest and welfare, the Board is required to address and balance the impacts of growth within the County with the need to provide and plan for quality water production and treatment and wastewater collection, treatment, and disposal facilities necessary to accommodate existing development and anticipated future growth in a manner concurrent with the demand for such facilities; the requirements of state and federal mandates; and the demands of new development and the County's statutory responsibility to implement financially feasible comprehensive plans.

(D) The County operates a utility department that is one of several public and private utilities providing water and wastewater service within the County limits. Expansion of the County's current service area is restrained by the presence of these competing systems. Serving a larger percentage of County water and wastewater customers through a regional, publicly owned and operated utility system, with the attendant economies of scale and public oversight, is therefore best accomplished by the acquisition of currently existing systems.

(E) Additionally, a substantial portion of the unincorporated areas of the County are not served by central water and wastewater facilities normally and generally provided and maintained by governmental agencies, and, instead, are served by an uncoordinated mix of private wells, septic tanks, small individually owned on-site disposal systems or package sewage treatment plants, or investor-owned facilities.

(F) The County desires to advance the development of a more uniform and regional approach to the delivery of potable water and wastewater services and facilities throughout portions of the County. The acquisition of the NBU will allow the County to control and coordinate existing resources to avoid inefficient effort and develop a cooperative regional approach to provide water and wastewater services and facilities and advance the conservation and environmentally sensitive use and provision of water resources.

(G) The provision of water and wastewater services and facilities through private providers does not adequately serve the public interest and operates as an impediment to the implementation of financially feasible local comprehensive plans. The acquisition of the NBU system by the County effectively implements a more regional, governmentally-owned utility system responsive to the public demand for better utility service and for consistent protection of the environment and will provide better local governmental opportunities to conserve water

resources and to provide a higher level of treatment, conservation and operation beneficial to the public now and in the future.

(I) Ownership of the NBU System will provide an opportunity for the County to:

(1) provide for the coordinated, comprehensive and environmentally sensitive supply, distribution and treatment of water and collection, treatment and disposal of wastewater;

(2) seek future economies of scale resulting from the unified and coordinated provision of regional utility services by local government;

(3) ensure that current and future users of water and wastewater facilities and services within St. Johns County move toward reasonable rate structures imposed by local government designed to conserve water resources;

(4) ensure that the operation and maintenance of potable water and wastewater facilities are done in a more pro-active, accountable and environmentally responsible manner;

(5) implement elements of uniformity and conservation into resulting rates and stabilize potable water and wastewater utility rates over the long term, reduce inefficient expansion and extension of service capabilities and avoid the proliferation of smaller and inefficient treatment facilities and sites;

(6) assure the appropriate expansion and interconnection of existing facilities and the construction of future facilities in a coordinated and uniform manner;

(7) promote the conservation, protection, and environmentally-sensitive utilization of water supplies, surface water, and ground water resources in the County and surrounding areas; and

(8) accomplish a greater public use and increased public benefit which results from the ownership, operation, and control of water and wastewater systems and facilities by local government.

SECTION 4. DETERMINATION OF PUBLIC USE AND BENEFIT. Based upon its legislative findings incorporated in Section 3, the Board expressly determines that the acquisition of the NBU System by the County, pursuant to the terms of the Agreement for the Purchase and Sale of Utility Assets by and between North Beach Utilities, Inc., Seller, and St. Johns County, Florida, Purchaser (the "Purchase Agreement"), attached hereto as **Exhibit B**; and the provision of water and wastewater services through facilities owned by the County constitutes a paramount public purpose and is in the best interests of the health, safety, and welfare of affected ratepayers and the inhabitants of the County that are within the service area of the NBU System. The execution by the County of the Purchase Agreement further constitutes a public purpose and

is in the best interests of the health, safety, and welfare of affected ratepayers and the inhabitants of the County that are within the service area of the NBU System.

SECTION 5. PUBLIC INTEREST DETERMINATION OF PURCHASE. In making the public interest determination concerning the transactions contemplated by the County relating to the acquisition of the NBU System, the Board has considered numerous factors, including but not limited to the following matters required by Section 125.3401, Florida Statutes:

(A) The most recently available income and expense statement(s) relating to the NBU System;

(B) The most recently available balance sheet(s) relating to the NBU System, listing assets and liabilities and clearly showing the amount of contributions-in-aid-of-construction and the accumulated depreciation thereon;

(C) A statement of the existing rate base of the NBU system for regulatory purposes;

(D) The physical condition of the NBU System;

(E) The reasonableness of the purchase contract price and terms;

(F) The impacts of the acquisition of the NBU system by the County on utility customers served by the NBU System, both positive and negative;

(G) Any additional investment required and the ability and willingness of the County to make that investment;

(H) The alternatives to the acquisition of the NBU system by the County and the potential impact on utility customers if the NBU System is not acquired by the County;

(I) The ability of the County to provide and maintain high quality and cost-effective utility service; and

(J) The Report.

SECTION 7. APPROVAL OF THE PURCHASE AGREEMENT. The Purchase Agreement, submitted to this duly called public meeting, is hereby approved in substantially the form attached hereto as **Exhibit B**. The Chair is hereby authorized to execute said Purchase Agreement on behalf of the County.

SECTION 8. AUTHORITY TO CLOSE; APPROVAL OF ACQUISITION DOCUMENTS. The Chair, staff, and legal counsel are hereby authorized and directed to execute and deliver all documents, papers, and instruments (collectively, the "Acquisition Documents") and take all actions necessary and proper to effect the acquisition of the NBU System. Execution of the Acquisition Documents by the Chair shall be deemed to be conclusive evidence of approval of such Acquisition Documents.

SECTION 9. ESTABLISHMENT OF RATES, FEES, CHARGES, DEPOSITS, AND COSTS TO BE CHARGED UPON ACQUISITION.

(A) Upon closing on the acquisition contemplated in the Purchase Agreement and approved hereby, the St. Johns County Utility Department ("SJCUD"), pursuant to St. Johns County Ordinance No. 2022-37, as may be amended from time to time (the "Utility Ordinance"), is authorized to charge the rates, fees, charges, deposits, and costs provided in **Exhibit C** attached hereto to existing and future customers to be served in the service area of the NBU System identified in **Exhibit D** attached hereto. Such rates, fees, charges, deposits, and costs shall remain in effect until lawfully changed in the manner set forth herein, in the Utility Ordinance, or as otherwise provided by law.

(B) The rates, fees, charges, deposits, and costs set forth in **Exhibit C** and authorized herein are just, fair, reasonable, equitable, non-discriminatory, and non-arbitrary, upon consideration of the value of the NBU System, the acquisition cost incurred by the County for the NBU System, any anticipated costs to place the NBU System into operation or proper working order, and such other factors as are pertinent. Such rates, fees, charges, deposits, and costs further provide and assure that necessary monies which, with other funds available for such purposes, should be sufficient at all times to pay for the expense of operating, managing, expanding, improving, maintaining, and meeting debt service requirements of the NBU System, and other required reserves and costs.

(C) SJCUD is authorized to automatically "index" to inflation the rates, fees, charges, deposits, and costs set forth in **Exhibit C** and authorized herein, on each October 1, and at annual intervals thereafter, in accordance with Section 35 of the Utility Ordinance. The rates, fees, charges, deposits, and costs also may also be adjusted in the manner set forth in the Utility Ordinance or as otherwise provided by law.

SECTION 10. APPLICABILITY AND EFFECTIVE DATE. This Resolution shall be liberally construed to affect the purposes hereof and shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED at the meeting of the Board of County Commissioners of St. Johns County, Florida on the 7th day of May, 2024.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

Rendition Date MAY 09 2024

BY: _____
Sarah Arnold, Chair

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

By: _____
Deputy Clerk

EXHIBIT A

TO RESOLUTION

Report on the Proposed Purchase of North Beach Utilities, Inc.
Water and Wastewater Utility System

DATE: April 15th, 2024

TO: Board of County Commissioners, St. Johns County

FROM: Neal Shinkre, P.E., Director of Utilities

RE: Report on the Proposed Purchase of North Beach Utilities, Inc. Water and Wastewater Utility System

RECOMMENDATION

The staff of the St. Johns County Utility Department ("SJCUD") presents to the Board of County Commissioners of St. Johns County, Florida (the "Board") this Report regarding the proposed acquisition of the North Beach Utilities, Inc. ("NBU") water and wastewater system (the "NBU System") by St. Johns County (the "County"), pursuant to the Agreement for the Purchase and Sale of Utility Assets by and between NBU and the County (the "Purchase Agreement"). This Report is intended to be the statement demonstrating that the acquisition of the NBU System is in the public interest required by Section 125.3401, Florida Statutes. If the Board desires to proceed with the acquisition under the present terms, it must adopt the proposed resolution to which this Report is attached as Exhibit "A," finding the purchase of the NBU water and wastewater utility system to be in the public interest and authorizing the purchase in accordance with the Purchase Agreement.

REPORT

(1) SJCUD is one of several public and private utilities providing water and wastewater service within the County limits. Expansion of the County's current service area is restrained by the presence of these competing systems. Serving a larger percentage of County water and wastewater customers through a regional, publicly owned and operated utility system, with the attendant economies of scale and public oversight, is therefore best accomplished by the acquisition of currently existing systems.

(2) Additionally, a substantial portion of the unincorporated areas of the County are not served by central water and wastewater facilities normally and generally provided and maintained by governmental agencies, and, instead, are served by an

uncoordinated mix of private wells, septic tanks, small individually owned on-site disposal systems or package sewage treatment plants, or investor-owned facilities.

(3) The provision of water and wastewater services and facilities in an uncoordinated fashion and the provision of wastewater services and facilities through septic tanks, small privately-owned on-site disposal systems or package sewage treatment plants constitute impediments to the implementation of financially feasible local comprehensive plans. The Purchase Agreement effectively implements a more regional, governmentally-owned utility system responsive to the public demand for better utility service and for consistent protection of the environment and will provide better local governmental opportunities to conserve water resources and to provide a higher level of treatment, conservation and operation beneficial to the public now and in the future.

(4) The County desires to advance the development of a more uniform and regional approach to the delivery of potable water and wastewater services and facilities throughout portions of the County. The Purchase Agreement will allow the County to control and coordinate existing resources to avoid inefficient effort and develop a cooperative regional approach as outlined in the Purchase Agreement to provide water and wastewater services and facilities and advance the conservation and environmentally sensitive use and provision of water resources.

(5) The approach outlined in the Purchase Agreement for the delivery of potable water and wastewater services and facilities within St. Johns County will allow the County to (a) provide for the coordinated, comprehensive and environmentally sensitive supply, distribution and treatment of water and collection, treatment and disposal of wastewater; (b) seek future economies of scale resulting from the unified and coordinated provision of regional utility services by local government; (c) ensure that current and future users of water and wastewater facilities and services within St. Johns County move toward reasonable rate structures imposed by local government designed to conserve water resources; (d) ensure that the operation and maintenance of potable water and wastewater facilities are done in a more pro-active, accountable and environmentally responsible manner; (e) implement elements of uniformity and conservation into resulting rates and stabilize potable water and wastewater utility rates over the long term, reduce inefficient expansion and extension of service capabilities and

avoid the proliferation of smaller and inefficient treatment facilities and sites; (f) assure the appropriate expansion and interconnection of existing facilities and the construction of future facilities in a coordinated and uniform manner; (g) promote the conservation, protection and environmentally sensitive utilization of water supplies, surface water and ground water resources in the County and surrounding areas; and (h) accomplish a greater public use and increased public benefit which result from the ownership, operation and control of water and wastewater systems and facilities by local government.

(6) The proposed Purchase Agreement between the County and NBU provides a real and positive opportunity for the County and affected landowners and ratepayers served by the NBU System to (a) secure public utility ownership for local government within St. Johns County and (b) implement an inevitable conservation rate structure which will preserve valuable water resources while minimizing adverse impacts on the majority of users. The service area boundaries for the NBU System are shown in Exhibit C to the proposed resolution to which this Report is attached. Table 1 below identifies the number of service connections for NBU, which provides for a population size of approximately 4,921 pursuant to recent monthly operating reports from NBU.

Table 1

North Beach Utility Customer Profile	**Number of Customers**
Residential Water and Wastewater	971
Residential Water Only	424
Residential Wastewater Only	28
Residential Multi-Family	8
Commercial Water and Wastewater	30
Commercial Water Only	5
Total	**1,466**

STATUTORY CONSIDERATIONS

Section 125.3401, Florida Statutes, imposes specific requirements that counties must comply with prior to the purchase or sale of a utility system. At a minimum, the

matters below must be considered by the County in determining if the purchase of the NBU system is in the public interest.

(1) **The most recent available income and expense statement for NBU**:

This information is provided in the financial section of the 2022 Annual Report for NBU submitted to SJCUD, a copy of which is attached hereto as **Exhibit "1"** and incorporated herein by reference.

(2) **The most recent available balance sheet for NBU, listing assets and liabilities and clearly showing the amount of contributions-in-aid-of-construction and the accumulated depreciation thereon**:

This information is provided in **Exhibit 1**.

(3) **A statement of the existing rate base of NBU for regulatory purposes**:

This information is provided in **Exhibit 1**.

(4) **The physical condition of the NBU System**:

As part of its extensive due diligence of the NBU System during initial evaluation of the proposed acquisition, the County commissioned a condition assessment report of the NBU System by Ardurra Group, Inc ("the Ardurra Report"), attached hereto as **Exhibit "2"** and incorporated herein. The Ardurra Report provided the following assessment:

(A) Pump Stations. The NBU wastewater collection system includes approximately 595 residential grinder pump stations at each residence and approximately 41 larger duplex pump stations for commercial and larger residential complexes (condominiums). Out of the 595 stations, NBU maintains 255 stations which includes 241 single family residential grinder pump stations and 14 multifamily pump stations. The remaining residential pump stations (340) are maintained by the individual homeowners.

The Ardurra Report assessed a list of forty-one (41) larger duplex pump stations that were considered high priority for this assessment. Out of the forty-one (41) pump stations inspected, thirteen (13) were in critical condition, eighteen (18) were in fair condition, one (1) was in good condition, and three (3) were not able to be located. Six

(6) of the pump stations on the list were found to be single-family residential simplex grinder pump stations with one (1) in good condition, two (2) in critical condition, and three (3) in fair condition.

(B) Wastewater Treatment Plant. The NBU System includes a domestic wastewater plant with a permitted capacity of 0.300 mgd AADF. This extended aeration activated sludge plant is equipped for biological nutrient removal. The wastewater treatment facility ("WWTF") consists of a master pump station, a static wedge wire screen for preliminary treatment, a 0.317 mgd oxidation ditch with two (2) surface brush aerators, two 30-ft diameter center-fed secondary clarifiers, baffled chlorine contact chambers, and a blend tank to convey the treated effluent to three (3) rapid infiltration basins ("RIB").

The condition of the Influent Pump Station appeared to be in fair condition. The influent pumps did not match the size stated in the Florida Department of Environmental Protection ("FDEP") permit description and should be replaced within the next five years. The Pump Station Building was also in fair condition and needed minor repairs. The wet well was in poor condition with signs of microbially induced concrete corrosion. The headworks screen and support platform appeared to be in good condition.

The structure for the aeration basins is constructed of cast-in-place concrete and has minimal signs of cracking although a majority of the structure is buried beneath an earth berm. Both brush aerators were replaced approximately four (4) years ago with stainless steel brushes and appeared to be in good condition. Electrically, starter and conductor sizes met NEC NFPA Code and there are no working clearance issues. Both clarifiers were recently rehabilitated and renovated and were in good condition and performing accordingly.

Both Return Activated Sludge ("RAS") Pumping Systems appeared to be in overall fair condition during the inspection. There were no visible leaks or deterioration in the piping and the pump station were functioning properly.

The Chlorine Contact Chambers and the Aerated Sludge Holding Tanks appeared to be in good condition at the time of inspection and was functioning properly.

The RIBs were in fair condition at the time of the site visit. There appeared to be vegetative overgrowth in areas of the RIBs, and the owner stated that it had to be tilled annually.

(C) Water Treatment Plant. The Water Treatment Plant ("WTP") consists of two (2) raw water production wells, three (3) Reverse Osmosis ("RO") skids with bypass capability, aeration, sodium hypochlorite disinfection, one (1) above ground storage tank ("GST"), one (1) below ground storage tank, and a high-service pump station with three (3) pumps.

The WTP was in overall fair condition at the time of inspection. The RO treatment building houses three RO membrane skids manufactured by Hydropro. RO skids #1 and #2 were in fair condition overall and were operating within the parameters for consistent treatment. RO skid #3 was in critical condition as the pump pressure was operating near 250 psi, which makes the RO skid nearly inoperable due to the high feed pressure.

The aerator structures are constructed of concrete and brick/masonry. The masonry columns at the aerator towers are in critical condition with visible degradation that will require relatively immediate repairs. The sodium hypochlorite tank foundation slab and surrounding masonry walls were also in critical condition with significant degradation visible and will need to be repaired or replaced within the next year.

The transfer pump station consists of a single 7.5 hp vertical turbine pump, a check valve, and a gate valve for isolating flow, all of which was in fair condition. The high service pump station consists of four high service pumps which are manifolded on the suction side and discharged into a distribution header. All four pumps were in either good or fair condition.

There are two water storage tanks, one 210,000-gallon ground storage tank manufactured by Crom which is in good condition and, one 90,000-gallon below ground storage tank in fair condition. The below ground tank structure is constructed of cast-in-place concrete with a building surrounding the tank. The tank and roof system appeared to be in fair to good condition.

The raw water production well and above ground piping appeared to be in overall fair condition. All valves on the assembly appeared to be functional and operational.

Electrically, the raw water wells are artesian and normally don't require forced pumping. A 15 hp supplement pump, located at the WTP, was observed to be in good condition.

An overview of the past two years of documents on FDEP OCULUS portal shows the plant has had several exceedances of the permitted capacity of the facility. Monthly Operating Reports (MORs) over the past six months show the plant had 25 exceedances. The Capacity Analysis Report (CAR) submitted by NBU's consultant in October 2022 describes the plant capacity is limited due to the ability to dispose of the reverse osmosis concentrate which is currently pumped to the WWTF where it is blended with effluent prior to discharge to the rapid infiltration basins. As outlined in the consultant's report, to expand the WTP to 1.1 mgd, a National Pollutant Discharge Elimination System (NPDES) permit is needed for the RO concentrate disposal to the Intercoastal Waterway.

A warning letter from FDEP was sent to NBU on June 1, 2023, as part of an agency investigation noting that the facility has been exceeding permitted capacity which required the owner to arrange a meeting to discuss this matter. No further correspondence was found during the FDEP records search. Based upon permit record research and our evaluation, the WTP will require an immediate upgrade in order to remain in compliance.

(5) **The reasonableness of the purchase price and terms**:

The County employed Raftelis Financial Consultants, Inc. ("Raftelis") to conduct a valuation study (the "Raftelis Report"), which is attached hereto as **Exhibit "3"** and incorporated herein. The Raftelis Report utilized the following three approaches in analyzing the value of the NBU System: Reproduction Costs, Income Approach (two scenarios), Guideline Public Company, and Completed Transactions. Each of these methods analyzes different aspects of a utilty, such as age of the facility and net revenues of the existing and future users. However, some of the valuation methods are more applicable than others, depending on whether the buyer is a private or public entity.

In addition to the above valuation methods, historical data was reviewed to give another perspective of the NBU System and to assist in predicting future trends. Some of the valuation methods also required the review of historical data for the Utility.

The Raftelis Report concluded:

- The Reproduction Costs approach was estimated at $6,500,000,
- The two scenarios examined in the Cash Flow approach ranged from $3,300,000 to $3,400,000,
- The Guideline Public Company method was estimated at $6,000,000, and
- The Completed Transaction method was estimated at $6,700,000.

Having considered each of these valuation methods, the Raftelis Report opinion of value for NBU was $6,500,000. The valuation was based heavily on a combination of factors and considerations applied to the reproduction costs method, supported by the comparable sales method.

In order to determine a feasible acquisition price that would also support all needed capital improvements, renewal and replacement, operations and continued maintenance programs, the Purchase Agreement includes a negotiated purchase price of $6,025,000.00, which price is within the valuation range identified in the Raftelis Report.

(6) **The impacts of the acquisition of the NBU System by the County on utility customers served by the NBU System, both positive and negative**:

Impacts on NBU customers, for both the short term and long term, are anticipated to be positive. While minimal to significant bill increases may occur dependent on consumption levels, as reflected in the analysis attached hereto as **Exhibit "4"** and incorporated herein, the County's higher level of service will be provided to all customers. Under the Purchase Agreement, NBU utility infrastructure, assets and service responsibilities will be transferred to the County. The County will secure future economies of scale that should provide long-term rate stability and significant conservation opportunities. The County intends to initially adopt the current NBU rates, fees, charges, deposits, and costs upon closing of the acquisition, but anticipates moving to County rates after closing. The County's rate structure complies with the St. Johns River Water Management District ("SJRWMD") recommended inclining block rates. Implementation of the SJRWMD water conservation rate structure will cause certain large users to either pay more or reduce consumption. However, residential water and sewer customers using less than 6,000 gallons a month will recognize a bill reduction. The acquisition of the NBU System by the County is expected to provide an opportunity to

produce utility service rates for all the area served by the County which will meet SJRWMD water conservation rate requirements.

It is expected that the impact and consequences of the County acquiring the NBU System on both the ratepayers and landowners within the NBU's present service area, as well as ratepayers and landowners served or to be potentially serviced by the SJCUD's larger and more centralized regional system over time, will be positive in nature. As the customer base grows and the systems consolidate, economies of scale are achieved for all customers, since the costs of administering, operating and maintaining the infrastructure, as well as providing capital repairs and improvements in the future will be spread over an increasing number of customers. Based on these same consolidation and growth factors, long-term rate impacts should be minimal and rates for all customers will stabilize.

It is also useful to note that County staff has received generally positive feedback from the community regarding the proposed NBU acquisition. As an example, correspondence from the North Beach Community Alliance attached hereto as **Exhibit "5"** and incorporated herein, states that the NBU acquisition "is a good thing for North Beach. Our utility is small and will struggle with the additional growth of the community. The County has processes and standards in place that will benefit residents in the future."

(7) **Any additional investment required and the ability and willingness of the local government to make that investment:**

The Ardurra Report attached as **Exhibit 2** has identified certain corrective improvements that are needed over the next five (5) years to continue to provide reliable service to customers. (See Section 3.0 of the Ardurra Report). The NBU acquisition is expected to be structured in order to complete all needed system improvements identified through fiscal year 2025-2026 and to include any capital projects needed through 2027-2030.

The initial investment for making the recommended corrective improvements will be prioritized in the following order: environmental and safety compliance, operational and financial optimization, resiliency, and increased capacities. Listed below is the current budget for making improvements to the system upon taking ownership of the NBU system.

Recommended Improvement	Ardurra Recommendation	County Initial Investment
Pump Station Repairs	$ 1,575,000	$ 1,180,000
WTP Improvements	$ 740,000	$ 560,000
WTP Ground Storage Tank	$ 1,745,000	$ 1,220,000
WTP Concentrate Piping to River	$ 1,268,125	$ 0
Wastewater Treatment Facility	$ 487,500	$ 365,000
Water Meter Replacement	$ 991,050	$ 746,000
Total	**$ 6,806,675**	**$ 4,071,000**

(A) Pump Station Repairs: There were 31 larger duplex pump stations that were recommended for repair; thirteen (13) of which were determined to be in critical condition and eighteen (18) of which were in fair condition at the time of inspection. The recommended repairs for the larger duplex pump stations will replace everything at the pump station with the exception of the wetwell and lid.

There were five (5) single-family residential simplex grinder pump stations recommended for replacement; two (2) were determined to be in critical condition and three (3) were in fair condition at the time of inspection. The recommended improvements for these stations are to replace the entire station with a new grinder pump station package including the wetwell, pumps and appurtenances, and control panel.

The County will make an initial $1.18M investment in making repairs to pump stations listed as critical and the remaining repairs will be funded in future Fiscal Years.

(B) Water Treatment: There are significant suggested repairs or replacements to the system which are outlined in the Ardurra Report which were estimated to be $3.75M. The County will make a $1.78M initial investment for repairs to the critical equipment and construct a new water ground storage tank. The concentrate piping to the River and the remaining repairs will be evaluated and funded in future Fiscal Years.

(C) Wastewater Treatment: There are minor repairs or replacements outlined in the Ardurra Report which were estimated to be $487,500. The County will make a $365,000 initial investment to refurbish the influent pump station by replacing pumps and panels, lining the wetwell, replacing the top slab, and make other maintenance improvements. The remaining repairs to the WWTF will be planned and funded in future Fiscal Years.

The RO concentrate is currently pumped to the WWTF and blended with the WWTF effluent prior to being discharged to the RIBs at the WWTF. The RIBs are at capacity with no ability to expand, which means the WTP cannot be expanded unless the RO concentrate is discharged to an alternative disposal site. Any upgrade or expansion to the WTP will need to incorporate an alternative means for disposal of the RO concentrate. The RO concentrate piping to the Intercoastal Waterway in not included in the initial investments and future funding is needed.

(D) Water Meters: Approximately 1,150 water meters will need to be replaced within the next five years for service connections ranging in size from ¾- inch through 6-inch. Accurate meter readings are essential for fair and transparent billing to ensure customers are charged accurately for their usage. Having accurate consumption information enables the County to identify and address leaks promptly, reducing water loss and promoting sustainability.

The County will make a $746,000 initial investment to replace the majority of the existing meters to provide accurate readings and allow property owners to monitor their water consumption to identify unusual spikes that could indicate leaks, and adjust their usage accordingly. The remaining meters that are not replaced with this initial investment will be funded in the next two years.

(7) **The alternatives to the acquisition of the NBU System and the potential impact on NBU customers if the acquisition is not made**:

NBU has indicated its intent to transfer and convey its assets, regardless of the identity of the ultimate purchaser. In the event the County does not purchase the NBU System, the system may be acquired by another private entity.

The creation of a more consolidated governmental utility provider in the County avoids inefficient expansion of water and wastewater facilities, provides for the heightened accountability which exists between rate payers and their elected officials, increases efficiency in a manner which (a) is advantageous to minimizing inefficient government or regulation, (b) efficiently advances the delivery of water and wastewater infrastructure concurrent with demand, and (c) provides the implementation of conservation rate structures and ultimately more stable and equitable rates for the consumers over the long term while providing for improved stewardship of water resources.

(8) **The ability of the County to provide and maintain high-quality and cost-effective utility service**:

SJCUD currently provides water and wastewater facilities and services in both incorporated and unincorporated areas of the County. In providing service to customers currently served by NBU, the County will utilize the resources, skills and employees of SJCUD which already provides high quality, cost effective service to thousands of people in the County.

The County is motivated by its desire to provide high quality, cost-effective service to current NBU customers and landowners in a manner consistent with the service provided to current County customers. The county has access to low-cost public financing which will lower capital costs for system expansions and improvements from those costs available under private ownership.

SUMMARY OF COUNTY'S WATER AND SEWER UTILITY EXPERIENCE

In addition to the statutory considerations discussed above, Section 125.3401, Florida Statutes, requires this Report to include a summary of the County's experience in water and sewer utility operation.

SJCUD has considerable experience in the delivery of water and wastewater service. SJCUD is responsible for the reading, billing and collection of approximately 57,000 service connections. It also administers and coordinates utility status management reporting, reviews engineering drawings, construction management and

performs inspections and surveys for new construction. SJCUD encompasses a number of specialized programs:

(A) Water Treatment: The Water Treatment program is responsible for the 24-hour operation of nine (9) Water Treatment Plants producing a total of fifteen (15) to twenty (20) million-gallons per day (MGD) potable water depending on seasonal average water demands. The total capacity of these facilities is 34.5 MGD. The water division is also responsible for maintaining thirty (30) supply wells, fourteen (14) water storage tanks, four (4) booster stations, and one (1) elevated storage tanks for water distribution.

(B) Wastewater Treatment & Disposal: The Wastewater Treatment and Disposal program is responsible for the treatment and disposal of domestic wastewater and land fill leachate for the protection of the environment. The wastewater division maintains eight (8) treatment facilities throughout the County and provides reuse water to common landscape areas of major developments, residences and area golf courses. The total capacity of these plants is over twelve (12.5) million gallons per day.

(C) Transmission & Distribution: This program is responsible for repairs and maintenance of over 1,035 miles of water, sewer and re-use lines throughout the County.

(D) Lift Stations & Lines: This program is responsible for the operation and maintenance of over 396 sewer pump stations throughout the county, as well as all electrical and mechanical repairs at the well fields and water and wastewater treatment plants.

(E) Engineering/Construction: This program is responsible for engineering design reviews and construction inspection of all proposed developments/subdivisions and county utility expansion projects and is the principal contact for developers, consulting engineering firms and contractors regarding water and wastewater utilities. The program also develops and manages all SJCUD capital improvement programs and reviews and processes FDEP and FDOT permit applications.

(F) Environmental Laboratory: The St. Johns County Utility Environmental Laboratory analyzes metals, microbiology, nutrients, and wet chemistry on wastewater, potable water and sludge for the county.

(G) Geographic Information System (GIS): The GIS division provides an inventory of the utility systems and their locations that integrates and empowers additional information systems using an enterprise-wide platform. The GIS system provides the asset, event, and project records within spatial databases, for the Department and its partners to make better decisions in managing assets and gain actionable intelligence in its operations.

THE COUNTY'S FINANCIAL ABILITY TO PROVIDE UTILITY SERVICES

Section 125.3401, Florida Statutes, also requires this Report to include a showing of the County's financial ability to provide the water and wastewater services currently provided by the NBU System. The financing structure for the acquisition of the NBU System called for in the Purchase Agreement will in effect be self-supporting through water and wastewater rate and fee revenues from the NBU System. The principle source of revenue will be the monthly charges to customers. SJCUD is also requesting for the Board to approve a reimbursement resolution to provide an option for new debt service issuance related to acquisition at a future date. The initial purchase price and recommended capital investment will be funded through SCJUD unrestricted reserve balances.

PUBLIC INTEREST

Upon consideration of the above factors, it is recommended that the acquisition of the NBU System by the County be found to be in the public interest, promoting the health, safety, and welfare of the existing and future NBU customers and the citizens of the County.

EXHIBIT 1

FINANCIAL SECTION OF THE 2022 ANNUAL REPORT FOR

North Beach Utilities, Inc.

North Beach Utilities, Inc.
Income Statement
For the Year ended December 31, 2022

Revenues		
Metered Sales-Residential-WA	$	797,382.20
Metered Sales-Commercial-WA		142,670.83
Metered Sales-Multi Family-WA		28,568.89
Other Water Revenue-WA		8,327.97
Flat Rate-Residential-WW		503,114.74
Metered Sales-Commercial-WW		133,128.00
Flat Rate-Multi Family-WW		48,819.80
Interest Income-WA		0.68
Interest Income-WW		14.40
Total Revenues		1,662,027.51
Expenses		
Emp Pensions & Benefits-WA		18,773.26
Leasing Costs - Employees-WA		141,475.47
Leasing Costs - Officers-WA		59,956.80
Purchased Power-WA		70,788.93
Chemicals - WA		116,287.62
Materials and Supplies-WA		77,794.89
Contract Service-Accounting-WA		15,340.00
Contract Service-Mgmt Fees-WA		28,320.00
Contract Service-Other-WA		66,682.69
Contract Service-Leasing-WA		32,093.81
Equipment Rental-WA		253.30
Transportation Expense-WA		28,008.12
Insurance-Vehicle-WA		5,906.10
Insurance-General Liab-WA		11,576.72
Insurance-Other-WA		3,956.00
DEP Required Water Testing-WA		3,886.00
Bad Debt Expense-WA		1,499.62
Miscellaneous Expenses-WA		47,715.30
Meals & Entertainment-WA		2,445.51
Emp Pensions & Benefits-WW		14,923.08
Leasing Costs - Employees-WW		122,539.08
Leasing Costs - Officers-WW		59,956.80
Sludge Removal Expense-WW		214,195.00
Purchased Power-WW		38,470.28
Chemicals-WW		31,865.38
Materials & Supplies-WW		90,708.37
Contract Service-Engineer-WW		8,250.00
Contract Service-Accounting WW		10,660.00
Contract Service-Mgmt Fees-WW		19,680.00
Contract Service-Other-WW		41,458.16
Contract Service-Leasing-WW		29,481.14
Transportation Expense-WW		23,963.05
Insurance-Vehicle-WW		4,104.24
Insurance-General Liab-WW		7,582.15
DEP Required WW Tests-WW		6,927.05
Bad Debt Expense-WW		1,114.17
Miscellaneous Expense-WW		35,875.07
Meals & Entertainment-WW		1,699.39
Depreciation Expense-WA		56,267.59
Depreciation Expense-WW		68,773.69
Taxes Other-WA		63,413.07
Taxes Other-WW		51,700.84
Income Tax Expense (Benefit)		23,515.00

North Beach Utilities, Inc.
Income Statement
For the Year ended December 31, 2022

Income Tax Expense (Benefit)		(39,820.00)
State Income Tax (Benefit)		(11,152.00)
Inc Tax Exp(Ben)- FL Deferred		6,517.00
Interest Expense-WA		6,016.23
Interest Expense-WW		3,909.02
Total Expenses		1,725,352.99
Net Income	$	(63,325.48)

North Beach Utilities, Inc.
BALANCE SHEET
December 31, 2022

ASSETS AND OTHER DEBITS

Utility plant in service	6,627,709.59
Accumulated depreciation of - utility plant in service	(4,151,566.26)
Construction WIP-WA	163,510.45
Cash	89,556.58
Customer accounts receivable	174,221.85
Plant materials & supplies	77,100.58
Prepaid expenses	11,060.66
Federal Income Tax Deposits	46,783.00
State Income Tax Deposits	6,163.00
Misc. current & accrued assets	8,691.51
Total Assets and Other Debits	3,053,230.96

EQUITY CAPITAL

Comon Stock Issued	500.00
Other Paid In Capital	634,112.29
Accumulated Deficit	199,189.77
Net Income(Loss)	(63,325.48)
Total Equity Capital	770,476.58

LIABILITIES AND OTHER CREDITS

Due to associated companies	406,087.97
Due to Retirement plan	10,902.90
N/P - 2017 Chevrolet Silverado	8,210.31
N/P - 2018 Chevrolet Silverado	7,053.92
N/P - NBCR Line of Credit	381,120.84
Regulatory Taxes Payable	37,478.36
Accounts payable	71,115.25
Customer deposits	39,175.81
Misc Current & Accrued Liab	2,359.50
Accum. Deferred Income Tax	81,790.00
Contributions in Aid of Construction-net of amortization	1,237,459.52
Total Liabilities & Other Credits	2,282,754.38
Total Equity & Liabilities	3,053,230.96

UTILITY NAME: WS926-22-AR NORTH BEACH UTILITIES, INC

YEAR OF REPORT
December 31, 2022

SCHEDULE OF YEAR END RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	WASTEWATER UTILITY (e)
101	Utility Plant In Service	F-7	$ 3,364,693	$ 3,263,017
	Less: Nonused and Useful Plant (1)			
108	Accumulated Depreciation	F-8	2,178,603	1,972,963
110	Accumulated Amortization	F-8	0	0
271	Contributions in Aid of Construction	F-22	1,185,289	1,972,143
252	Advances for Construction	F-20		
	Subtotal		$ 801	$ (682,089)
272	Add: Accumulated Amortization of Contributions in Aid of Construction	F-22	761,033	1,158,939
	Subtotal		$ 761,834	$ 476,850
	Plus or Minus:			
114	Acquisition Adjustments (2)	F-7	0	0
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	0	0
	Working Capital Allowance (3)		91,595	95,432
	Other (Specify):			
	RATE BASE		$ 853,429	$ 572,282
	NET UTILITY OPERATING INCOME		$ 94,477	$ (147,891)
	ACHIEVED RATE OF RETURN (Operating Income / Rate Base)		11.07%	-25.84%

NOTES :

(1) Estimate based on the methodology used in the last rate proceeding.

(2) Include only those Acquisition Adjustments that have been approved by the Commission.

(3) Calculation consistent with last rate proceeding.
In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

EXHIBIT 2

ARDURRA GROUP, INC.

NORTH BEACH UTILITIES, INC. CONDITION ASSESSMENT REPORT

NORTH BEACH UTILITIES, INC.

CONDITION ASSESSMENT REPORT

16 October 2023

FOR:
St. Johns County Utility Department
1205 State Road 16
St. Augustine, FL 32084
(904) 209-2700

BY:
Ardurra Group, Inc.
100 Center Creek Road, Suite 108
St. Augustine, FL 32084

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Executive Summary

Ardurra conducted site visits for a condition assessment of the North Beach Utilities (NBU) Water and Wastewater Treatment system in St. Johns County on July 27, 2023, and August 9, 2023. NBU consists of an activated sludge extended aeration domestic wastewater treatment facility (WWTF) with a permitted capacity of 0.300 million gallons per day (mgd) annual average daily flow (AADF), a Reverse Osmosis (RO) Water Treatment Plant (WTP) with a design capacity of 777,600 gallons per day (gpd), based on three (3) RO trains with a total capacity of 540 gallons per minute (gpm) (180 gpm permeate and 360 gpm of blend) and a Consumptive Use Permit allocating 0.726 mgd annual average (AA), and approximately 40 miles of water and wastewater collection, transmission, and distribution pipelines within the service area. NBU serves approximately 1,400 residential and commercial service connections for a population size of about 4,900 residents. The purpose of the site visits was to determine the condition of the assets associated with the WWTF, WTP, and the collection, transmission, distribution pipelines and pumps stations. All recommendations are to promptly carry out rehabilitation and repairs, aligning with the initial design standards and meeting current codes, while not obligatory to conform to SJC standards, to ensure and continue operational functionality for a minimum of five additional years while maintaining compliance with permits.

Wastewater Treatment Facility

The WWTF consists of an influent pump station, a static screen, oxidation ditch, two (2) clarifiers, two (2) chlorine contact chambers, sodium hypochlorite disinfection, two (2) aerobic digesters, and effluent disposal to three (3) rapid infiltration basins (RIBs). Concentrate from the Reverse Osmosis WTP is blended with the WWTF effluent in a blending tank prior to discharging to the Rapid Infiltration Basins (RIBs).

The WWTF was in overall fair condition at the time of inspection. There are significant "major ticket" tasks earmarked for suggested repair or replacement. These tasks encompass:

- Install new 10 hp influent pumps to replace the existing 7.5 hp influent pumps (10 hp is defined in the FDEP operating permit) and change out starters from size 1 to size 2.
- Influent pump station wetwell to be coated or lined and the top slab replaced.
- Replace the influent pump station control panel.
- Address site wide safety measures by installing emergency eyewash/showers, grating and handrail where missing at several unit processes.

- Replace Automatic Transfer Switch (ATS) with the new ATS in storage at the Water Treatment Plant.
- Replace the office/lab building at the WWTF in the near future (less than 5 years).
- Plan to repair the oxidation ditch & sludge holding tanks (coating system, reinforcement, etc.) in the near future (less than 5 years).

Water Treatement Plant

The Water Treatment Plant (WTP) consists of two (2) raw water production wells, three (3) Reverse Osmosis (RO) skids with bypass capability, aeration, sodium hypochlorite disinfection, one (1) above ground storage tank (GST), one (1) below ground storage tank, and a high-service pump station with three (3) pumps.

The WTP was in overall fair condition at the time of inspection. Based upon permit record research on Florida Department of Environmental Protection (FDEP) OCULUS database, the WTP has been operating near or above the permitted capacity and will require an immediate upgrade in order to remain in compliance. The RO concentrate is currently pumped to the WWTF and blended with the WWTF effluent prior to being discharged to the RIBs at the WWTF. [redacted] Any upgrade or expansion to the WTP will need to incorporate an alternative means for disposal of the RO concentrate, which would require a National Pollutant Discharge Elimination System (NPDES) permit. Since permitting and construction of an alternative means for RO concentrate disposal would be a significant investment, SJCUD requested that the RO concentrate disposal cost estimate be included with the capital improvments needed at the WTP. The cost estimate would include design, permitting, and construction of new piping and outfall to the Tolomato River / Intercoastal Waterway. Ardurra did not evaluate the RO concentrate outfall requirements or constructability during this condition assessment.

Information provided by SJCUD indicated that FDEP is requiring an additonal 0.25 million gallon (MG) ground storage tank (GST) be added to the site, and would be considered a major ticket item for repair or replacement items at the WTP. Ardurra included a cost estimate based on coordination with SJCUD regarding the inclusion of a GST for additonal storage at the WTP. Ardurra did not evaluate the GST requirement suggested by FDEP for the WTP during this condition assessment.

Ardurra conducted a visual inspection of the RO treatment system during the site visit. [redacted] RO skid #3 is one of the most expensive assets in need of repair or replacement at the

WTP. Ardurra recommends that St. Johns County Utility Department (SJCUD) contract with an RO manufacturer to do a comprehensive, detailed analysis of the existing RO system. For budgeting purposes, the recommended action is to replace the entire skid for RO skid #3 since the existing pumps, controls, instrumentation, and appurtenances were not able to be tested during the site visit.

There are significant "major ticket" tasks earmarked for suggested repair or replacement. These tasks encompass:

- Install a new vertical turbine pump at the transfer pump station for redundancy.
- Replace RO skid #3 with a new RO skid.
- Address site wide safety measures by installing emergency eyewash/showers, grating and handrail where missing at several unit processes.
- Replace the roof, doors and windows, and miscellaneous repairs at the Main Building.
- Construct new 0.25 (MG) GST including associated piping, valves, and appurtenances.
- Electrical improvements at the WTP.
- Electrical improvements at the raw water production wells.
- Construct new RO concentrate disposal piping and outfall to the Tolomato River / Intercoastal Waterway.

Collection, Transmission, and Distribution System

The assessment covered both the water transmission and distribution systems, as well as the sewer collection and conveyance systems. There are approximately forty (40) miles of collection, transmission, and distribution water and wastewater pipelines within the North Beach Utilities service area, including:

- Gravity Mains – 12,578 ft
- Laterals – 2,361 ft
- Force Main – 88,722 ft
- Water Main – 120,496 ft
- Service Line – 2,938 ft
- Total Water – 103,661 ft
- Total Sewer – 123,434 ft
- Total – 227,095 ft

Throughout the visual inspections, no evident signs of corrosion or leakage were detected in the pipes. The data pertaining to the pipe assessment provided in the NBU GIS did not contain enough information to arrive at a definitive conclusion

regarding the pipes' condition. Vital details such as material composition, construction year, hydraulic modeling, reports outlining operational pressures, vulnerability to surges, repair history, and geotechnical information regarding soil corrosivity and conductivity were notably absent. In some cases, the only information available was about material type (PVC) and pressure class (DR18), which is insufficient for making precise assessments about the pipe condition. It was observed that numerous wastewater valves indicated on the NBU GIS seemed to be concealed by asphalt or were absent altogether. Furthermore, several of the water valves, as represented on the GIS, could not be located, presumably concealed beneath existing layers of asphalt. Fire hydrants were accurately geolocated and generally corresponded well with the locations indicated on the NBU GIS. The above-ground components that underwent visual assessment appeared to be functioning optimally.

During the site visits, Ardurra did not evaluate the water meters for functionality. Per communication with SJCUD, approximately 1150 water meters will need to be replaced within the next five years for service connections ranging in size from ¾-inch through 6-inch and will be included in the preliminary construction cost estimate.

The wastewater collection system includes approximately 595 residential grinder pump stations at each residence and approximately 41 larger duplex pump stations for commercial and larger residential complexes (condominiums). North Beach Utilities maintains 241 single family residential grinder pump stations and 14 multi family pump stations. 340 of the residential pump stations are maintained by the individual homeowners. The single-family residential simplex grinder pump stations were not considered for this assessment. SJCUD provided Ardurra a list of 41 larger duplex pump stations that were considered high priority for this assessment.

Out of the 41 pump stations inspected, 18 were in fair condition, one (1) was in good condition, and three (3) were not able to be located. Six (6) of the pump stations on the list were found to be single-family residential simplex grinder pump stations with one (1) in good condition, two (2) in critical condition, and three (3) in fair condition.

The recommended improvement for the single-family residential simplex grinder pump stations is to replace the entire station with a new grinder pump station package including the wetwell, pumps and appurtenances, and control panel. There were five (5) single-family residential simplex grinder pump stations recommended for replacement; two (2) were determined to be in critical condition and three (3) were in fair condition at the time of inspection.

The recommended repair for the larger duplex pump stations is to replace the existing pump station with a pump station improvement package which would replace everything at the pump station with the exception of the wetwell and lid. There were 31 larger duplex pump stations that were recommended for repair; thirteen (13) were determined to be in critical condition and eighteen (18) were in fair condition at the time of inspection.

The total preliminary construction cost (+/- 30%) for the recommended improvements and repairs is $6,806,675.00. Below is a breakdown by WWTF, WTP, pump stations, and water meters for the major ticket items:

WWTF:	$487,500.00
WTP:	$3,753,125.00
Pump Stations:	$1,575,000.00
Water Meters:	$991,050.00

The following four tables include items that are considered to be either a high priority major ticket item or items that are potential safety hazards and include a cost estimate for repairs or replacement. These tables are also provided in the Cost Estimate located in Section 3 of this report.

Wastewater Treatment Facility:

Asset Name	Subtype	Condition	Repair	Cost Estimate
Sodium Hypochlorite Storage	Chemical Storage	Critical	Install emergency eyewash / shower station	$ 5,000
Influent Pump Station	Wetwell Components	Fair	Coat wetwell interior and replace top slab	$ 60,000
Influent Pump Station	Influent Pump 1	Fair	Replace influent pump and control panel	$ 20,000
Influent Pump Station	Influent Pump 2	Fair	Replace influent pump and control panel	$ 20,000
Oxidation Ditch	South Brush Aerator	Fair	No immediate repairs required	$ -
Oxidation Ditch	North Brush Aerator	Fair	No immediate repairs required	$ -
Oxidation Ditch	Structure	Fair	Coat interior of structure and reinforcement of concrete with crack injection, cast in place concrete in areas where excessive corrosion is present, and install guardrails	$ 275,000
RAS Pump Station	North RAS Pump	Fair	No immediate repairs required	
RAS Pump Station	South RAS Pump	Fair	No immediate repairs required	
RIB 1 & 2	Rapid Infiltration Basins	Fair	Remove vegetation	$ 5,000
RIB 3	Rapid Infiltration Basins	Fair	Remove vegetation	$ 2,500
Office/Lab Building	Structure	Fair	Replacement of the structure	$ 100,000
Headworks	Screen	Good	No immediate repairs required	$ -
North Clarifier	Clarifier Drive and Rake	Good	No immediate repairs required	$ -
South Clarifier	Clarifier Drive and Rake	Good	No immediate repairs required	$ -
South CCC	Chlorine Contact Chamber	Good	No immediate repairs required	$ -
North CCC	Chlorine Contact Chamber	Good	No immediate repairs required	$ -
West Sludge Holding Tank	Sludge Holding Tank	Good	No immediate repairs required	$ -
East Sludge Holding Tank	Aerated Sludge Holding	Good	No immediate repairs required	$ -
Effluent Discharge Tank	Effluent Discharge	Good	No immediate repairs required	$ -
			Total	**$ 487,500**

Water Treatment Plant:

Asset Name	Subtype	Condition	Repair	Cost Estimate
Aerator after RO	-	Critical	Replace the aerator screens and reinforce structure	$ 20,000
RO Skid	RO Skid 3	Critical	Replace RO skid 3 with a new RO skid	$ 300,000
Well Head Piping (onsite)	-	Fair	Electrical Improvements	$ 40,000
RO Feed Pumps	Pump 1-3	Fair	No immediate repairs required	
RO Skids	RO Skid 1-2	Fair	No immediate repairs required	$ -
Antiscalant storage	-	Fair	Install emergency eyewash and shower station	$ 5,000
Main Building	Structure	Fair	Replace roof, doors, windows, and miscellaneous repairs at the main building	$ 125,000
High Service Pump Station	HSP 2	Fair	No immediate repairs required	$ -
High Service Pump Station	HSP 3	Fair	No immediate repairs required	$ -
High Service Pump Station	HSP 4	Fair	No immediate repairs required	$ -
High Service Pump Station	HSP Suction Manifold	Fair	No immediate repairs required	$ -
High Service Pump Station	Distribution Header	Fair	No immediate repairs required	$ -
Sodium Hypochlorite Storage and Feed System	-	Fair	Install emergency eyewash and shower station	$ 5,000
Well and Flowmeter (offsite)	-	Fair	Electrical Improvements	$ 10,000
Transfer Pumping System	-	Fair	Install new vertical turbine pump for redundancy	$ 25,000
Ground Storage Tank Below Grade	Fill Altitude Valve	Fair	No immediate repairs required	
High Service Pump Station	HSP 1	Good	No immediate repairs required	$ -
Ground Storage Tank (GST)	-	Good	No immediate repairs required	$ -
New 0.25 MG GST	-		Construct new 0.25 GM GST	$ 1,745,000
Electrical Improvements at WTP	-		Electrical Improvements	$ 200,000
Painting and Cleanup at WTP site	-		Painting / Cleanup	$ 10,000
RO Concentate Piping to River Outfall	-		Design, permit, and construct new RO concentrate piping to river outfall	$ 1,268,125
			Total	**$ 3,753,125**

Pump Stations:

Name	Location	Condition	Repair	Cost Estimate
180 Vilano Rd	29.917204, -81.296374	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
80 Vilano Rd	29.917313, -81.291954	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Beach House Hotel	29.916975, -81.290882	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Coastal Highway 1	29.926696, -81.295434	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Myrtle and Fifth	29.953167, -81.310656	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Ocean Condos	29.920104, -81.292578	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Seagate 4a (residential)	29.957978, -81.30804	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 5,000
Seagate 4b	29.957976, -81.308047	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Seaside Capers 1	29.919399, -81.292939	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Seaside Condos	29.933041, -81.29801	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Seawatch	29.921628, -81.293731	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 9 (residential)	29.9581, -81.310209	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 5,000
Beaches Rest and Marina 1	29.917282, -81.298103	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Former Fire Station (Residential)	29.924544, 81.296403	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 5,000
Herron Point 1 at Carcaba	29.93657, -81.304158	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Herron Point 2 at Carcaba (Residential)	29.936501, -81.304295	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 5,000
Laurel and 23rd	29.940239, -81.305756	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Mariners Watch	29.925947, -81.296005	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Ocean Harbor	29.918041, -81.292277	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Seagate 1	29.958764, -81.307655	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Seagate 6 (Residential)	29.960487, -81.310024	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 5,000
Sherwood Ave	29.922121, -81.296736	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Surfside Park	29.924206, -81.294013	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Vilano Beach Master	29.917518, -81.294456	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Vilano Oaks	29.95657, -81.30915	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Villages of Vilano Phases 1 and 2	29.939836, -81.302366	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Villages of Vilano Phase 2	29.939451, -81.303771	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 2 - 2201 aka 2200	29.960641, -81.310565	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 5 -1901 1990	29.959716, -81.310745	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 6	29.959329, -81.310272	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 6 - 1801 1800	29.959338, -81.310268	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 7	29.959024, -81.310123	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 8	29.958427, -81.310116	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Ocean Sands	29.934696, -81.298681	Good	No repairs required	$ -
Seagate 5 (Residential)	29.959921, -81.308108	Good	No repairs required	$ -
Seaside Capers 2	29.91993, -81.292754	PS does not exist	No repairs required	$ -
Vilano Publix	29.91735, -81.292534	PS does not exist	No repairs required	$ -
Villages of Vilano 1	29.938905, -81.300951	PS does not exist	No repairs required	$ -
Seagate 4c	29.957976, -81.308043	Unable to Access	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 10	29.957733, -81.310454	Unable to Access	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 11	29.957458, -81.310635	Unable to Access	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
			Total	**$ 1,575,000**

Water Meters:

Description	Quantity	Unit	Unit Cost	Total Cost
3/4" Water Meter Replacement	600	EA	$ 539	$ 323,400
1" Water Meter Replacement	450	EA	$ 637	$ 286,650
2" Water Meter Replacement	75	EA	$ 1,715	$ 128,625
3" Water Meter Replacement	10	EA	$ 2,569	$ 25,690
4" Water Meter Replacement	10	EA	$ 4,263	$ 42,630
6" Water Meter Replacement	5	EA	$ 6,811	$ 34,055
Contractor's General Conditions	1	LS	$ 150,000	$ 150,000
			Total	**$ 991,050**

Section 1 Introduction & Background

1.1 Overview of Project Scope

Ardurra was authorized by St. Johns County to conduct a condition assessment of the North Beach Utilities system including the wastewater treatment facility, water treatment plant, larger pump stations, and collection, transmission and distribution water and wastewater pipelines within the North Beach Utilities (NBU) service area.

The site visits were conducted on July 27, 2023, starting at 7 AM, and August 9, 2023, starting at 8 AM. The assessment was interactive, meaning that Ardurra worked closely with SJCUD to prepare condition assessment inspection forms, develop functionality and condition criteria, and prepare a final condition assessment report. The condition criteria set forth for this assessment was as follows:

Critical	Corrective Action < 1 year
Fair	Corrective Action < 5 years
Good	Corrective Action > 5+ years

SJCUD created a GIS (Geographic Information System) map of the NBU service area including pump station locations, treatment plant locations, residential grinder pump station general locations, and pipelines associated with water transmission and wastewater collection networks. The GIS database allowed Ardurra to input the condition assessment criteria and rating system, notes, and images into the database including the precise location of each asset using the inspection forms. Therefore, the images presented in this report are limited and for reference only, since each asset will have the inspection results linked to the GIS database. The GIS database condition assessment results are shown in Attachment XI and links are provided below:

- Pump Station Inspection Form:
  https://survey123.arcgis.com/surveys/39300e12be694d92b55a278d9a012b68/data

- Facilities Asset Inspection Form:
  https://survey123.arcgis.com/surveys/d8f8d24fa9e447d29aaf156b4eb309d8/data

1.2 General System Information

1.2.1 Subdivision Served

North Beach Utilities Inc. (NBU) serves the North Beaches community from Ponte Vedra Beach to Vilano Beach, located in St. Johns County, Florida.

1.2.2 Current Owner

North Beach Utilities Inc. is currently owned by Robert Usina and the mailing address is located at 4125 N. Coastal Hwy, St Augustine, FL 32084.

1.2.3 General Geographic Location of Service Area

A service area map for the North Beach Utilities Wastewater Treatment Facility (WWTF) and Water Treatment Plant (WTP) is included as Attachment I.

The WWTF is located at 3716 Palm Street, St. Augustine, FL 32084 (Latitude: 29° 56' 25.16" North Longitude: 81° 18' 11.21" West).

The WTP is located at 419 19th Street, St. Augustine, FL 32084 (Latitude 29° 56' 35.4" North Longitude 81° 18' 19.0" West).

1.2.4 Customer Count and Type

The facilities have 1,406 service connections providing for a population size of approximately 4,921 as indicated in the Monthly Operating Report (MOR) submitted for the Water Treatment Plant (WTP) for July 2023, included as Attachment II.

1.2.5 Pending Developments or Phases in Service Area

The North Beach service area appears to be reasonably developed. A Capacity Analysis Report for the WTP, submitted by WET Engineering dated October 2022 and included as Attachment III, suggested that Vilano Beach had been experiencing steady growth over the past five (5) years (2017-2022). However, it seems that there are limited opportunities for development in the service area at the moment.

1.2.6 Permitted Facility Name Wastewater Treatment Facility (WWTF)

The facility name registered with the Florida Department of Environmental Protection (FDEP) is the North Beach Utilities WWTF and is permitted to operate under permit number FLA011765.

The NBU WWTF has an existing 0.300 million gallons per day (mgd) annual average daily flow (AADF) permitted capacity. The most current FDEP Operating Permit from 2021 FLA011765 is included as Attachment IV.

1.2.7 Permitted Facility Name Water Treatment Plant (WTP)

The facility name registered in the Florida Department of Environmental Protection (FDEP) is the North Beach Utilities (NBU). The NBU WTP is permitted to operate under Public Water System (PWS) ID Number 2550812. A distinction should be noted that the WTP's design capacity is based on three (3) reverse osmosis trains totaling for 540 gpm or 777,600 gallons per day (gpd), including 180 gpm permeate and 360 gpm of blend as described in the Capacity Analysis Report by WET Engineering dated October 2022, which is included as Attachment III.

Additionally, St. Johns River Water Management District (SJRWMD) has issued a Consumptive Use Permit under Permit Number 157-6, which authorizes the use of 264.99 million gallons per year (mgy) or 0.726 mgd annual average (AA) through 2041. The SJRWMD Consumptive Use Permit issued in 2021 is included as Attachment V.

Section 2 Assessments and Recommendations

2.1 Wastewater Treatment Facility

2.1.1 Description of Facility, Main Components, and Treatment Process

The North Beach Utilities Wastewater Treatment Facility (WWTF) is a domestic wastewater plant with a permitted capacity of 0.300 mgd AADF. This extended aeration activated sludge plant is equipped for biological nutrient removal (BNR). Most of this description includes information from the most recent permit issued to NBU in 2021. The WWTF consists of the following equipment:

One (1) master pump station with a wet well diameter of 10 feet and a depth of 14 feet equipped with two (2) 10 hp Gorman Rupp pumps that feed to an 800-gpm stainless steel static wedge wire screen for preliminary treatment.

After screening, the influent flow is sent by gravity to a 0.317 mgd oxidation ditch with two (2) surface brush aerators (42-inch diameter and 10-ft long) each powered by 15 hp motors.

The flow is then conveyed by gravity to a splitter box where it is split between two 30-ft diameter center-fed secondary clarifiers with a side water depth (SWD) of

ten (10) feet (52,870 gallons each). Following the clarifiers, the flow is sent to two (2) baffled chlorine contact chambers each with a volume of 10,100 gallons. Disinfection is achieved through the use of sodium hypochlorite solution discharged into the effluent through a diffuser located at the influent end of the chlorine contact chamber.

Effluent from the WWTF is blended with the WTP reverse osmosis (RO) system demineralization concentrate waste stream (or RO reject water) in a 5,000-gallon blend tank prior to conveyance to three (3) rapid infiltration basins (RIBs). The blended effluent flow is limited to 0.364 mgd.

Sludge is sent from the clarifiers as waste activated sludge (WAS) to the aerobic digestors with a volume of 33,660 gallons each. The biosolids produced are transported to an FDEP permitted Biosolids Treatment Facility (BTF) or an FDEP permitted WWTF for further treatment and final disposal. Specifically, the Biosolids Management Requirements state the biosolids are to be transferred to Shelley's Environmental Systems (FLA372196) or disposed of in a Class I solid waste landfill.

Images of the major components of the WWTF can be found in Attachment VIII.

2.1.2 Wastewater Treatment Facility Condition Assessment

2.1.2.1 Influent Pump Station

Process Mechanical

Visual inspection of the influent pump station shows the interior of the wetwell has a solids buildup coated on the walls, with visible rags on the float control cables. The appearance of grease buildup floating on the water surface affects the float controls. The condition of the wetwell appeared to be in fair condition, see the structural assessment below. An addition of an unknown enzyme was being added to the wetwell at the time of the inspection.

Both influent pumps are manufactured by Gorman Rupp and appeared to be in fair condition during the site visit. Pump number one is a model T4A3SB/F and was missing the motor fan guard at the time of inspection. Pump number two is a model T4ASB and appeared to be in good condition. There was a new, uninstalled pump nearby at the time of inspection, which is assumed to be a backup pump. The lag pump had to kick on to start pumping the wetwell down which indicates potential pumping problems with the main pump. Both pump bases exhibited rust and mild corrosion. It should be noted that the influent pumps are 7.5 hp, which contradicts the permit description of the influent pumps rated at 10 hp and should be replaced within 5 years. The pump station has a pumper truck discharge with a valve and camlock fitting outside of the fence adjacent to the pump station.

Electrical

Electrically, starter and conductor sizes meet NEC NFPA Code. Wear components in the starter control panel have recently been upgraded. There is some corrosion on the wiring, but it's not critical. There is a broken conduit fitting and a completely rusted-off fan guard on pump one, exposing fan blades.

Structural/Architectural

The building is constructed of masonry walls and a cast-in-place roof system. The roof was in good condition with no signs of seepage while the masonry walls showed signs of settlement cracks and other cracks induced by pipe penetrations. There were no signs that the walls were reinforced during construction. All paint was chalky and faded or peeling. The doors were operable, but all hardware was corroded.

The wet well was in poor condition with signs of microbially induced concrete corrosion (MICC). This occurs due to the presence of significant amounts of hydrogen sulfide. A coating system is anticipated to be necessary in the very near future (less than 1 year).

Instrumentation and Controls

The floats for pump control were limited in functionality due to accumulation of sludge on the bottom of the wet well. The cabling for the floats was not enclosed in the conduit; instead, it was retrofitted into the pump control panel. The cables are routed between the enclosure, preventing the door from properly closing. The interior of the panel is open to the environment and elements causing corrosion issues on all wire terminations.

HVAC

No HVAC systems are provided in the influent pump station. It is assumed that doors are kept open to provide ventilation for heat removal. Permanent ventilation and/or louvers should be provided.

Plumbing

Hose bibbs are provided and are corroded.

2.1.2.2 Headworks

Process Mechanical

The headworks consists of a static wedge wire screen with a stainless-steel trough, which is capable of 800 gpm flows. The screen appeared to be in good condition

and was operating adequately during the inspection. There was an aerosol mist that was visible during the site visit.

Structural/Architectural

The support platform for the screen was in good condition with no signs of excessive corrosion or degradation.

2.1.2.3 Aeration Basin - Oxidation Ditch

Process Mechanical

The aeration basin is an oxidation ditch manufactured by Lakeside with two (2) brush surface aerators, labeled as north and south. Both brush aerators were replaced approximately four (4) years ago with stainless steel brushes and appeared to be in good condition during the inspection. There was visible overspray near the top of the walls, but it did not appear to be causing any spill over. The drives for both the north and south brush aerators appeared to be in fair to good condition respectively, although the south drive exhibits oscillation during operation and should be monitored. It should be noted that during maintenance or replacement of the brush aerators, a crane must be brought in through an easement to remove the brush aerators.

Electrical

Electrically, starter and conductor sizes meet NEC NFPA Code and there are no working clearance issues. Wear components in the starter control panel have been recently replaced. The motors had some rust and some ground connection had light rust. The conduit connections are in good shape.

Structural/Architectural

The structure is constructed of cast-in-place concrete and has minimal signs of cracking although a majority of the structure is buried beneath an earth berm. Some wall deflection was visible, and the walls appeared to be relatively minimal in thickness. The interior was not visible since it was in service, therefore no coating system was visible at the time of inspection. It is considered that the structure will likely require significant repairs in less than 5 years. There were missing guardrails on the walkways.

Instrumentation and Controls

The control panel gasket does not seal which is causing extensive corrosion on all wire terminations. The process equipment was being operated manually while it appears Auto is an option. Auto control appears to be based on a mechanical

timer. We recommend installing new gaskets to ensure a proper seal for the control panel.

2.1.2.4 North Clarifier

Process Mechanical

The north clarifier, manufactured by Lakeside, was recently rehabilitated and renovated by PBM Constructors in 2022. The clarifier was in good condition and performing accordingly. The drive and rake mechanism were performing well during the site visit. When performing maintenance or repairs, the clarifier must be pumped out to empty the liquid from the tank. It should be noted that the north clarifier discharges directly to chlorine contact chamber 1 also known as the north chlorine contact chamber in this report.

Electrical

Electrically, starter and conductor sizes meet NEC NFPA Code. Wear components in the starter control panel have recently been replaced.

Structural/Architectural

The structure was constructed of cast-in-place concrete and was in good condition. It contains an earth berm adjacent to a pond on the north side of the structure. The stone walkway adjacent to the pond around the outside walls of the Clarifier on the north side was minimal in width (approximately 28") and the slope outside of the walkway was extremely steep. This does not appear to be within the OSHA and Florida Building Code requirements. Guardrail should be installed in the area, or the grade modified to eliminate the possibility of falling towards the pond. The center walkway bridge showed signs of corrosion and a coating system will be necessary within the next several years (less than 5 years). The anchor bolts for the walkway bridge will also need to be replaced within 5 years.

Instrumentation and Controls

The conduit penetrations to the control panel seem to be in good condition. There are some signs of corrosion on the bare copper wires, however the wire terminations appear to be in good condition.

2.1.2.5 South Clarifier

Process Mechanical

The south clarifier, manufactured by Lakeside, was recently rehabilitated, and renovated by PBM Constructors in 2022. The clarifier's performance was good,

and the overall condition of the clarifier is good. The drive and rake mechanism were performing well during the site visit. When performing maintenance or repairs, the clarifier must be pumped out to empty the liquid from the tank.

Electrical

Electrically, conductor sizes meet NEC NFPA Code and there are no working clearance issues. No starter control panel was located, and it appears the motor disconnect is used to stop/start the motor. The Clarifier's motor is new.

Structural/Architectural

The structure was constructed of cast-in-place concrete and was in good condition. The center walkway bridge was constructed of stainless steel.

2.1.2.6 North Return Activated Sludge (RAS) Pumping System

Process Mechanical

The north RAS pump station pulls from the north clarifier and returns activated sludge to the aeration basin. The north RAS pump station appeared to be in overall fair condition during the inspection. There were no visible leaks or deterioration in the piping and the pump station was functioning properly. The north RAS pump station utilizes Franklin Electric 1.5 hp pumps and does not have a standby pump. It appears the pump out connection is the backup.

Electrical

Electrically, starter and conductor sizes meet NEC NFPA Code and there are no working clearance issues. Wear components in the starter control panel have recently been replaced. The receptacle for the sump pump is completely rusted. Otherwise, connections are in good condition.

Instrumentation and Controls

The RAS pump station control panel is fiberglass, and the door gasket is missing exposing the interior to the environment with the wire terminations being corroded. The electrical equipment is secured by a single screw and appears to be hanging. The flexible conduit is not secured to the control panel. It appears that the Auto function is not working. Some of the terminations are made by wire nut.

2.1.2.7 Return Activated Sludge (RAS) Pump Station

Process Mechanical

The south RAS pump station pulls from the south clarifier and returns activated sludge to the aeration basin. The south RAS pump station appeared to be in overall fair condition during the inspection. There were no visible leaks or deterioration in the piping and the pump station was functioning properly. The south RAS pump station utilizes Franklin Electric 1.5 hp pumps and does have a standby pump which is a model ftt-30.

2.1.2.8 North Chlorine Contact Chamber

Process Mechanical

The north chlorine contact chamber (CCC) appeared to be in good condition at the time of inspection and was functioning properly. The north clarifier discharges directly into the north chlorine contact chamber. The walkway to the west of the CCC is currently constructed of wood with a wooden handrail. The grating on the chlorine contact chamber is not secured with hold-down clips which poses safety hazards. The northern side of the CCC does not have a handrail which also presents a safety hazard.

Structural/Architectural

The structure appears to be a precast concrete structure that is entirely buried. The top is covered with FRP grating and there are no visible signs of corrosion, degradation, or leaks.

Instrumentation and Controls

The stainless-steel enclosure housing the level instrument is in good condition. The door gasket is showing signs of cracking but is still pliable. Holes in the bottom of the enclosure need to be sealed to prevent further degradation.

2.1.2.9 South Chlorine Contact Chamber

Process Mechanical

The south chlorine contact chamber (CCC) appeared to be in good condition at the time of inspection and was functioning properly. It appears the south clarifier discharges directly into the south CCC. The top grating at the south CCC is at grade and appears to be secured to the top of the chamber walls.

Structural/Architectural

The structure appears to be a precast concrete structure that is entirely buried. The top is covered with FRP grating and there are no visible signs of corrosion, degradation, or leaks.

Instrumentation and Controls

The stainless-steel enclosure housing the level instrument is in good condition. The door gasket is not effective in keeping the environment out resulting in minor corrosion on the bare copper wires. However, the wire terminations appear in good condition.

2.1.2.10 West Aerated Sludge Holding Tank

Process Mechanical

The west sludge holding tank and associated piping appeared to be in good condition during the inspection. The 5 hp floating aerator was functioning properly and appears to be in good condition. The west sludge holding tank did not exhibit excessive foaming despite the corners of the tank having some surface foam.

Electrical

Electrically, starter and conductor sizes meet NEC NFPA Code and there are no working clearance issues. Wear components in the starter control panel are new. The motor appears to have been replaced recently.

Structural/Architectural

The structure is constructed of cast-in-place concrete and masonry. It has minimal signs of cracking although a majority of the structure is buried beneath an earth berm and thus not visible. Some spalling masonry was visible from the interior and on the exterior which suggests the presence of corroding reinforcement within the masonry. The interior was not visible since it was in service, therefore no coating system was visible at the time of inspection. It is considered the structure will likely require significant repairs in less than 5 years.

Instrumentation and Controls

The control panel is a fiberglass enclosure and is in good shape. However, the door gasket is missing, and all wire terminations show signs of heavy corrosion. Therefore, the control panel gasket should be repaired within 5 years.

2.1.2.11 East Aerated Sludge Holding Tank

Process Mechanical

The east sludge holding tank and associated piping appeared to be in overall good condition during the inspection. The 5 hp floating aerator was functioning

properly and in good condition. The east sludge holding tank did not exhibit excessive foaming despite the corners of the tank having a small amount of surface foam.

Electrical

Electrically, starter and conductor sizes meet NEC NFPA Code and there are no working clearance issues. Wear components in the starter control panel are new. The motor is new.

Structural/Architectural

The structure is constructed of cast-in-place concrete and masonry. The structure has minimal signs of cracking, although most of the structure is buried beneath an earth berm and thus not visible. Some spalling masonry was visible from the interior and on the exterior, suggesting corroding reinforcement within the masonry. The interior was not visible since it was in service, therefore no coating system was visible at the time of inspection. It is considered likely that the structure will require significant repairs in less than 5 years.

Instrumentation and Controls

The control panel is a fiberglass enclosure and is in good shape. The door gasket is missing, and the conduit has pulled out of the bottom of the enclosure. All wire terminations show signs of heavy corrosion and should be repaired within 5 years.

2.1.2.12 Effluent Discharge Box

Process Mechanical

The effluent discharge box appeared to be in overall good condition. The piping from the chlorine contact tanks appeared to be in good condition and exhibited no evidence of leaking. The Reverse Osmosis concentrate from the WTP is pumped to the effluent discharge box for mixing prior to discharging into the RIBs. The concentrate is metered prior to entering the effluent discharge box. There is a wooden enclosure that houses a pump and a gallon of unknown chemical. It appeared the discharge from the pump inside the wood enclosure enters the effluent discharge box. The wooden enclosure was in fair condition and should be replaced within 5 years. The piping and valves on the discharge side of the effluent discharge box appear to be in good condition with no signs of corrosion.

Structural/Architectural

The concrete structure was in relatively good condition. There was missing grating around the top of the structure. Although the drop from the top of the structure

to surrounding grade is less than the code required minimum which necessitates a guardrail. Therefore, it is recommended that a guardrail be added.

Instrumentation and Controls

The flow element is in good condition. The cabling between the flow element and transmitter is buried directly and has a short distance. The flow dial is also in good condition.

2.1.2.13 Rapid Infiltration Basins (RIBs)

The Rapid Infiltration Basin (RIB) adjacent to the effluent discharge box was in fair condition at the time of the site visit. There appeared to be vegetative overgrowth in areas of the RIB, and the owner stated that it had to be tilled annually. The RIB should continue to be tilled annually. It should be noted that the RIBs are at capacity and cannot be expanded according to the CAR submitted by WET Engineering.

2.1.2.14 East Rapid Infiltration Basin (RIB)

The east Rapid Infiltration Basin (RIB) was secured by lock and chain allowing for limited access. The east RIB exhibited heavy overgrowth. The team was unable to determine the condition of the east RIB.

2.1.2.15 Sodium Hypochlorite Storage

Process Mechanical

The sodium hypochlorite storage tank and metering pumps are in overall good condition. The tank and metering pumps are exposed to the elements. There is a containment tank around the sodium hypochlorite tank. Two LMI metering pumps are mounted on a wooden shelf on the top of the containment tank. It appears there was a spare LMI metering pump nearby. The discharge tubing runs above ground which poses a potential safety hazard. Spray protection at the sodium hypochlorite storage area was not in place at the time of the inspection and should be added for safety.

Plumbing

No emergency eyewash and shower stations were observed at the sodium hypochlorite area. Areas storing and handling corrosives need to be provided with emergency fixtures per OSHA and ANSI standards.

2.1.2.16 Backup Generator System (Genset and ATS)

Electrical

A backup generator and engine set (genset) were present in the WWTF Main Building. The genset was connected to the plants' load through an automatic transfer switch (ATS). During the visit, the generator was not operated. However, the plant personnel mentioned that it was in working condition. There was a recent problem with the ATS system, which led to an electrical services company being called to restore the system to utility power. The generator is rated for 200KW/250KVA and is configured for 240 Vac 3 Phase power. This power level is more than adequate to operate the plant. The generator has some rust on the main body but nothing severe. Some fittings and conduits need tightening. No visible damage to the instruments.

HVAC

The radiator exhaust consisted of wood exhaust louver. Louvers that protect exhaust openings in structures located in hurricane-prone regions, as defined in the Florida Building Code, shall comply with AMCA Standard 550. The generator radiator cooling exhaust should be attached to the exhaust louver to remove heat from the radiator/generator. Without directing the radiator exhaust to the outdoors, heat could possibly recirculate, thus overheating the engine. The intake cooling and combustion air openings appear to be too small to provide adequate cooling airflow as required by the generator.

The generator engine exhaust piping runs off of the generator and penetrates unsealed open cells of the CMU block wall. The exterior piping is supported by metal straps attached to wooden stringers tied into the roof structure. The wooden supports appear to be rotting. The engine exhaust piping should be adequately supported and provided with applicable thimbles through the exterior wall. Additionally, the exhaust piping should be provided with insulation or properly guarded within 7 feet of the floor per OSHA regulations for burn protection.

The fueling system consists of a diesel sub-base fuel tank and non-approved tanks/barrels for additional diesel fuel storage. It could not be determined if the sub-base tank is a double-wall containment tank. Per NFPA 37, fuel tanks within structures shall be provided with UL double wall tank or spill containment consisting of either a wall, curb, or a dike having a capacity at least equal to that of the largest tank enclosed. The fuel storage area should be provided with means of spill containment. The fuel tank should be filled from a closed piping system on an exterior wall or provided with a spill containment system if filled

manually.

Electrical

The ATS is a BREAKER- BREAKER type and per NEC Code must have a functioning interlock system to prevent both breakers from closing at the same time. The electrical interlock system that prevents both breakers from closing simultaneously had been tampered with, creating a potential hazard where both power sources could be connected to each other. There were no visible mechanical interlocks to prevent this from happening. The manual transfer switches do not have shield protection exposing the operator to live parts and any arc flash. There was no arc flash rating label either. The breakers are rated for 400 amps though the conductors to the service, generator and load side are rated for much less, perhaps as low as 230 amps. The breakers over current protection settings are "turned down" but the nomenclature is worn, and the setting is not determinable. The ATS needs to be replaced along with feed conductors and conduit.

To replace the ATS a power outage from the electrical utility needs to take place along with temporary power from the generator being wired directly to the main power distribution panel. Also, the electric utility will probably require the service metering enclosure to be replaced during the outage due to the back being rusted through.

When doing the site visit at the WTP the operation personnel pointed out a new ATS in storage that they believe was purchased as a replacement for the WWTF. It was rated at 400A for 3 phase 240 Vac. This will probably be adequate for the application.

2.1.2.17 Office/Lab

HVAC

The office air conditioning consists of a portable unit. The condenser exhaust air penetrates the exterior wall through a hollow cell of a CMU block. This penetration is not sealed properly. Staff indicated that the room gets hot during the day and the system cannot maintain a comfortable temperature.

Plumbing

No plumbing systems are provided inside the space, an emergency eyewash is mounted outside the man-door on the adjacent wall. The emergency eyewash was in disrepair and corroded. It could not be determined the source of non-potable water, only one backflow preventer entering the site was observed. If

washdown water is provided off the main potable water line coming into the site, the potable water for the eyewash should be protected from potential backflow. An eyewash should be provided in the office/lab where chemical storage and handling is managed.

A hose bibb is provided adjacent to the eyewash and is corroded.

Structural/Architectural

The structure is constructed with masonry walls and a wooden framed roof system with a membrane roof. The walls have signs of significant cracking likely due to settlement and wind loading. The walls do not appear to be reinforced. Repairs to the walls to eliminate the cracking or mitigate further cracking are not plausible. The roof system is not designed to modern code standards and does not contain hurricane straps or proper structural connections throughout. The wood bucking around doors is rotted and falling off.

A summary of the WWTF assets, subtype, and their respective condition is provided in Table 2-1 below.

Table 2-1 | Wastewater Treatment Facility Main System Components

Asset Name	Subtype	Condition
Influent Pump Station	Wetwell Components	Fair
Influent Pumps	Pump 1	Fair
	Pump 2	Fair
Headworks	Screen	Good
Oxidation Ditch	South Brush Aerator	Fair
	North Brush Aerator	Fair
North Clarifier	Clarifier Drive and Rake	Good
South Clarifier	Clarifier Drive and Rake	Good
South CCC	Chlorine Contact Chamber	Good
North CCC	Chlorine Contact Chamber	Good
RAS Pump Station	North RAS Pump	Fair
	South RAS Pump	Fair
West Sludge Holding Tank	Sludge Holding Tank	Good
East Sludge Holding Tank	Aerated Sludge Holding	Good
Effluent Discharge Tank	Effluent Discharge	Good

RIB 1 & 2	Rapid Infiltration Basins	Fair
RIB 3	Rapid Infiltration Basins	-
Sodium Hypochlorite Storage	Chemical Storage	Critical

2.2 Wastewater Treatment Facility Permit Information

2.2.1 Permit Status

The facility was issued the permit from FDEP on January 26, 2021, and expires on January 25, 2026. Table 2-2 below shows the effluent limitations and monitoring requirements set forth in the North Beach Utilities WWTF permit.

Table 2-2 | Effluent Limitations and Monitoring Requirements

			Reclaimed Water Limitations		Monitoring Requirements		
Parameter	Units	Max/ Min	Limit	Statistical Basis	Frequency of Analysis	Sample Type	Monitoring Site Number
Flow (reclaimed effluent)	MGD	Max	0.300 Report Report	Annual Avg 3-Mon Roll Avg Monthly Avg	5 Days/ Week	Recording Flow Meter with Totalizer	FLW-1
Percent Capacity, (TMADF/Permitted Capacity) x100	per-cent	Max	Report	Monthly Total	Monthly	Calculated	CAL-1
Flow (concentrate)	MGD	Max	Report Report	Annual Avg Monthly Avg	5 Days/ Week	Meter	FLW-2
Flow (Blend)	MGD	Max	0.364 Report	Annual Avg Monthly Avg	5 Days/ Week	Calculated	CAL-1
BOD, Carbonaceous 5 day, 20C	mg/L	Max	20.0 30.0 45.0 60.0	Annual Avg Monthly Avg Weekly Avg Single Sample	Bi-weekly; every 2 weeks	8-hr FPC	EFA-1
Solids, Total Suspended	mg/L	Max	20.0 30.0 45.0 60.0	Annual Avg Monthly Avg Weekly Avg Single Sample	Bi-weekly; every 2 weeks	8-hr FPC	EFA-1
Coliform, Fecal	#/1000 mL	Max	200 200 800	Annual Avg Mon. Geometric Mean Single Sample	Bi-weekly; every 2 weeks	Grab	EFA-1

Chlorine, Total Residual (For Disinfection)	mg/L	Min	0.5	Single Sample	5 Days/ Week	Grab	EFA-1
Nitrogen, Nitrate, Total (as N)	mg/L	Max	Report	Single Sample	Bi-weekly; every 2 weeks	8-hr FPC	EFA-1
Nitrogen, Total	mg/L	Max	Report	Single Sample	Bi-weekly; every 2 weeks	8-hr FPC	EFA-1
Phosphorus, Total (as P)	mg/L	Max	Report	Single Sample	Bi-weekly; every 2 weeks	8-hr FPC	EFA-1
Solids, Total Suspended (Blend)	mg/L	Max	Report	Single Sample	Monthly	Grab	EFA-2
pH (Blend)	s.u.	Min Max	6.0 8.5	Single Sample Single Sample	5 Days/ Week	Grab	EFA-2
Sodium, Total Recoverable (Blend)	mg/L	Max	Report	Single Sample	Monthly	Grab	EFA-2
Chloride (as Cl) (Blend)	mg/L	Max	Report	Single Sample	Monthly	Grab	EFA-2
Solids, Total Dissolved (TDS) (Blend)	mg/L	Max	Report	Single Sample	Monthly	Grab	EFA-2
Sulfate, Total (Blend)	mg/L	Max	Report	Single Sample	Monthly	Grab	EFA-2

2.2.2 Brief Compliance Review Narrative

An overview of the past two years of documents on FDEP OCULUS portal shows the plant has been in compliance over this two-year period. There was a letter from FDEP dated November 24, 2021, stating that the facility was determined to have returned to compliance with the Department's wastewater rules and regulations. Further investigation into the November 24, 2021, letter showed that on December 8, 2020, an inspection was conducted on North Beach Utilities, and multiple deficiencies were noted. This caused the facility to become out of compliance for 11 months, starting from December 8, 2020, and ending on November 24, 2021. There were many minor deficiencies, but there was one that violated their permit. The facility exceeded the groundwater limit for multiple

parameters (Fecal Coliform, Total Dissolved Solids, Total Sulfate, Total Recoverable Sodium, and Chloride) between 2018 – 2020.(Permit Condition III(10)). No other compliance related documents were found since the November 2021 letter.

Biosolids from the North Beach Utilities WWTP are transported to a DEP permitted Biosolids Treatment Facility (BTF) or a DEP permitted WWTP for further treatment and final disposal. Specifically, the Biosolids Management Requirements state the biosolids are to be transferred to Shelley's Environmental Systems (FLA372196) or disposed of in a Class I solid waste landfill. A permit modification is not required for transferring the biosolids to an alternative biosolids facility, however, a submittal of a copy of the agreement pursuant to Rule 62-640.880(1)(c), F.A.C., and written notification to the Department at least 30 days prior to the transportation is required.

A review of DMR flow data for the past two years shows that the plant generally has sufficient capacity when operating at the average daily flow. However, the plant has seen maximum daily flows during this period of that exceed their permitted capacity. These higher flows typically occur during the wet season and are attributable to high rain events, such as tropical storms and hurricanes, or during the peak tourist season when holidays and major events as shown in Attachment XII. The higher flows during rain events are typical of inflow and infiltration (I&I) in the gravity mains and I&I in the pump station wetwells.

2.3 Wastewater Treatment Facility Recommended Repairs and Improvements Summary

Recommended repairs and improvements for the WWTF will include a summary of the "big ticket" items as requested by SJCUD or items that would improve the safety of operating staff. The recommendations summary will include items that would be classified as either critical or fair, meaning the repairs would be required in less than one year or less than five years, respectively.

Numerous minor tasks, often categorized as "housekeeping" or regular maintenance duties expected to be undertaken by the operations and maintenance personnel, were observed and will be excluded from the cost estimate in this report. Examples would be items such as: replacing motor fan guards, securing the grating at the CCC, rerouting piping or tubing, coating pipes or tankage, updating or repairing electrical connectors, replacing hose bibs or small valves on washdown stations, replacing handrails or ladders, replacing gauges or level indicators, and other maintenance type of items.

A general observation on electrical labeling: Little if any electrical labeling is present on equipment. No Arc Flash potential or voltage level labeling. Additionally, the existing power service is a 3-phase service commonly referred to as a grounded 3-phase delta system which is suitable for a small industrial load such as the NBU WWTF. The grounded 3-phase delta system connects two of the distribution 3 phases to the plant and utilizes ground as the third phase. The recommended upgrades would only increase the net total power by 5 hp (replacing the existing influent pumps from 7.5 hp to 10 hp) so the existing 240 Vac system can handle the increase power demand. If equipment was converted or if 480 Vac equipment is added, this would require further investigation since the new ATS designated to be installed at the WWTF is only rated for 240 Vac and the existing main power panel is rated for 240 Vac. However, the existing generator could be tapped for 480 Vac service. The existing motors, starters, and panels would also require additional investigation to determine if they are rated for 480 Vac.

Furthermore, there are significant "major ticket" tasks earmarked for suggested repair or replacement. The "major ticket" items with values at $20,000 or more or items that would improve operator safety include:

- (2) New influent pump station 10 hp pumps with motor starter upsized (from size 1 to size 2) (to match the permit description).
- Influent Pump Station wet well needs to receive an interior coatings system or an interior liner. The top slab would likely be replaced as well.
- Influent Pump Station control panel needs to be replaced to control the new 10 hp pumps.
- Address site wide safety measures by installing emergency eyewash/showers, grating and handrail where missing at several unit processes.
- Replace existing ATS with the new ATS in storage at the WTP: will need power outage from utility and temporary generator power along with new feeder conductor, service meter can replacement, and breaker coordination.
- The Office/Lab Building is significantly under designed relative to current code requirements. Replacement of the structure should be planned for the near future (less than 5 years).
- The Oxidation Ditch and the Aerated Sludge Holding Tanks will likely require significant repairs (coating system, reinforcement, etc.) in the near future (less than 5 years). Although most of the structure was not visible it is considered likely that the original design (based on what is visible) will not have much useful lifespan left without an interior coating system and more extensive repairs. These extensive repairs could include corroded and visible reinforcement on the interior of the basin, crack injection, additional cast-in-place concrete at areas where wall reinforcement is exposed and

excessively corroded. This work can likely get very expensive, and a new structure should be considered since the new structure can be designed for a useful lifespan in excess of 50 years. The implementation of the repairs also may not effectively increase the useful lifespan of the structure by more than an additional 10-15 years.

2.4 Water Treatment Plant

2.4.1 Description of Facility, Main Components, and Treatment Process

The North Beach Utilities (NBU) WTP is an existing Reverse Osmosis treatment plant with an authorized consumptive use of 264.99 million gallons per year (mgy) (0.726 (mgd), annual average) of groundwater from the Upper Floridan aquifer for public use (household, commercial, irrigation, water utility, membrane treatment, unaccounted for) through 2041. Design capacity of the WTP is based on three (3) RO trains totaling 540 gpm (180 gpm permeate and 360 gpm blend) capacity for a total design capacity of 777,600 gpd. Concentrate produced from the RO WTP is pumped to the WWTF and is blended with the WWTF effluent in a blend tank prior to discharging into the Rapid Infiltration Basins on the WWTF site. Based on the information on the Capacity Analysis Report from WET from October 2022 and the Sanitary Survey performed by FDEP on 9/15/2022, the NBU WTP currently consists of the following equipment:

- Two (2) groundwater wells – one(1) onsite and one (1) offsite (backup)
  - 600 gpm, 6" casing, 230 ft (located offsite and used as backup)
  - 1800 gpm, 8" casing, 230 ft (located onsite)
- One (1) aerator, 875 gpm
- Three (3) reverse osmosis trains, totaling 180 gpm permeate, 360 gpm blend, 540 gpm total
- Ground Storage
  - 90,000 gallons (older tank, below ground storage tank)
  - 210,000 gallons (Crom tank, above ground storage tank)
  - 5,130 gallons (transfer tank)
- High Service Pumping
  - Three (3) 500 gpm pumps
  - One (1) 250 gpm pump
- Disinfection, three (3) LMI diaphragm metering pumps, 4.3 gph output each

Images for the major components of the WTP can be found in Attachment IX.

2.4.2 Water Treatment Plant Condition Assessment

2.4.2.1 Raw Water Production Wells

Process Mechanical

The raw water production well above ground piping appeared to be in overall fair condition at the time of the inspection. Much of the above ground piping was PVC. There was minimal surficial rust on two valves, but all valves on the assembly appeared to be functional and operational. The pipe support was insufficient as it lacked any cradle or strapping.

Electrical

Electrically, the raw water wells are artesian and normally don't require forced pumping. A 15 hp supplement pump, located at the WTP, was observed to be in good condition. It was not operated during the visit. The starter control panel appeared to be in good condition however the internal components were not accessible.

Instrumentation and Controls

Flow instrumentation is in good condition and control seems to be functional.

2.4.2.2 Reverse Osmosis Feed Pumps

Process Mechanical

There are three Reverse Osmosis (RO) feed pumps that make up the RO feed pump station. The overall condition of the RO feed pump stations was considered fair. All three pumps are manufactured by Goulds with pumps 1 and 2 being model 3657 and pump 3 being model SST. All pumps exhibited surface rust but nothing that would affect performance. The motor fan cage on pump 3 was missing and needs to be replaced.

Electrical

Electrically, starter and conductor sizes meet NEC NFPA Code and there are no working clearance issues. Wear components in the starter control panel are new. The motors are performing well despite rust, but pump 3 needs a fan guard replacement.

Instrumentation and Controls

Feed pumps are controlled by RO skid #1 control panel. Pump controls appeared to be functional.

2.4.2.3 Reverse Osmosis Treatment Building

Process Mechanical

The Reverse Osmosis (RO) treatment building houses three RO membrane skids manufactured by Hydropro. RO skids #1 and #2 were in fair condition overall and were operating within the parameters for consistent treatment. RO skid #3 was in critical condition as the pump pressure was operating near 250 psi, which makes the RO skid nearly inoperable due to the high feed pressure.

The RO building also contains the antiscalant storage and pumping system which was introduced prior to the RO skids. Three LMI metering pumps, one for each skid, pull from an approximate 55-gallon storage container and deliver antiscalant to the RO skids. The antiscalant storage and pumping system was in fair condition at the time of inspection.

Electrical

Electrically, starter and conductor sizes meet NEC NFPA Code and there are no working clearance issues. Wear components in the starter control panel are new. The motors are in good condition with a spare onsite in the RO Treatment Building.

Structural/Architectural

The structure is constructed with masonry walls and a wood framed roof system. It is in relatively critical condition with visible cracking on the walls in several locations. The masonry adjacent to the chemical storage tanks is severely degraded and requires more immediate repairs. The roof system has visible signs of moisture seepage and damage. The structure does not appear to be designed in accordance with the current code minimum standards and in some instances is significantly under designed. Some door hardware was corroded, and some windows were broken. Neither of these items appears to be code compliant in terms of wind load capacity.

Instrumentation and Controls

Some of the instrument displays on the instrument panel are dim and cannot be read easily or nonfunctional. However, the instrument appears to still be functional as the process is operating in Auto mode. RO #1 and RO #2 are hardwired based controls, while RO #3 utilizes a PLC for control.

HVAC

Only passive (natural) ventilation is provided via roof off-ridge vents and a louver on the gable end above the roll-up doors. Further calculations would be required

to determine if the ventilation system meets the requirements of the Florida Mechanical Code natural ventilation section. It is recommended to provide forced ventilation on thermostatic control for heat removal.

Plumbing

No plumbing systems are provided in the RO Room. No emergency eyewash/shower station provided by antiscalant tank.

2.4.2.4 Aerator

Process Mechanical

The aerator system includes two aerators. The overall condition of both aerators was critical. The aerators were functioning at the time of inspection. The screens on the aerators are either missing or appear to be typical of household window screens, which is not compliant with FDEP requirements.

Structural/Architectural

The aerator structures are constructed of concrete and brick/masonry. The masonry columns at the aerator towers are in critical condition with visible degradation that will require relatively immediate repairs. There are visible locations of water seepage throughout the structures suggesting excessive cracking and possible corrosion of reinforcement on the interior of the structure.

2.4.2.5 Sodium Hypochlorite System

Process mechanical

The sodium hypochlorite tank and metering pump station were in fair condition. The tank has a containment tank built around it for spill protection. There were four (4) LMI metering pumps mounted on a wood shelf at the top of the containment tank. The discharge tubing from the metering pumps tied into a manifold mounted on the wall, which then fed into PVC pipe that was routed below grade to a diffuser located just below the tee on the discharge piping of the aerator. There was an eyewash station adjacent to the metering pumps, but there was no emergency shower or spray protection at this location.

Structural/Architectural

The foundation slab and surrounding masonry walls were in critical condition with significant degradation visible and will need to be repaired or replaced within the next year.

HVAC

This area is in an open breezeway and no HVAC systems are provided.

Plumbing

An emergency eyewash is provided adjacent to the sodium hypochlorite area and is in fair condition. The existing emergency eyewash station should be replaced with a new emergency eyewash/shower station per OSHA and ANSI standards.

2.4.2.6 Backup Generator Fuel and Exhaust

HVAC

Engine exhaust piping should be adequately supported and provided with applicable thimbles through the exterior wall. Exhaust piping should be provided with insulation within 7 feet of the floor per OSHA regulations.

The fueling system consists of a sub-base fuel tank. It could not be determined if the sub-base tank is a double-wall tank. Diesel appears to be stored in non-approved tanks for filling sub-base tanks. Per NFPA 37, fuel tanks shall be provided with spill containment consisting of either a wall, a curb, or a dike having a capacity at least equal to that of the largest tank enclosed. The fuel storage area has not been provided with any means of containment and is not in compliance with NFPA 37. Additionally, fuel tanks should be filled from a closed piping system on an exterior wall or provided with a spill containment system if filled manually.

2.4.2.7 Transfer Pump Station

Process Mechanical

The transfer pump station consists of a single 7.5 hp vertical turbine pump, a check valve, and a gate valve for isolating flow. The system was considered to be in fair condition at the time of inspection. The single pump lacks redundancy and the transfer pump station must be taken out of service to pull the pump once a year due to clogging with elemental sulfur. A new vertical turbine pump is recommended to be installed within 5 years to offer redundancy. The system can be bypassed during this time which also takes the ground storage tank (GST) out of service.

Electrical

Electrically, starter and conductor sizes meet NEC NFPA Code and there are no working clearance issues. Wear components in the starter control panel are new. The motor is in good condition. The flitting on motor leads is loose.

Structural/Architectural

The structure was in good condition. There was no fixed access ladder to the top of the structure. There was no guardrail on several sides of the structure presenting a significant fall hazard.

Instrumentation and Controls

The stainless-steel pump control panel is showing some corrosion, and the door gasket is missing. The interior of the enclosure has corrosion, and the wire terminations are showing signs of corrosion.

2.4.2.8 High Service Pump Station

Process Mechanical

The high service pump station consists of four high service pumps which are manifolded on the suction side and discharged into a distribution header. High speed pump 1 (HSP 1) is a 30 hp pump, manufactured by Griswold, on a variable frequency drive (VFD) and was in good condition at the time of inspection. HSP 2 is a 30 hp pump, manufactured by Griswold, on a VFD and would be considered fair condition. HSP 3 is a 15 hp pump manufactured by Goulds and was in fair condition. HSP 3 operates in manual mode at all times. HSP 4 is a 30 hp pump and considered in fair condition at the time of inspection.

HSP 1 and HSP 2 operate on VFDs which are set to approximately 68 pounds per square inch (psi). HSP 3 appears to be on the same pressure gauge as HSP 1. HSP 3 runs at a set pressure and NBU staff suggested that HSP 3 runs continuously. HSP 2 and HSP 4 (fire flow pump) appear to be on the same pressure gauge. The available pump capacity may not meet current fire flow requirements for commercial development. Name plate data was difficult to obtain due to worn or missing name plates.

HSP 1 and HSP 3 pull from the below ground storage tank. HSP 2 and HSP4 pull from the ground storage tank. HSP 4 is the fire/low pressure pump. All the valves and piping on the suction manifold appear to be in fair condition and did not exhibit any leaks at the time of inspection. There was no corrosion on the valves at the time of inspection. The valve between pumps 1 and 3 was in the closed position. The valve between pumps 2 and 4 was also in the closed position. The valves were not operated during the site visit, only visual inspections were conducted.

The discharge header appeared to be in fair condition at the time of inspection with no visible leaks detected. There was no visible corrosion on the valves and pipes. The valves were not operated during the site visit, only visual inspections

were conducted. Pumps 1 and 3 discharge to the north side of the pump station and have a flowmeter to record flow. Pumps 2 and 4 discharge to the south side of the pump station and also have a flowmeter to record flow.

Electrical

Electrically, both VFD are new model ABB, conductor sizes meet NEC NFPA Code and there are no clearance issues. Motors for VFD pumps are inverter rated. The starter control panels for the 30 hp and 15 hp fixed speed motors looked to be in good condition, however the internal components were not accessible. All four (4) motors are in good condition with no rust or loose connections.

Instrumentation and Controls

Instrumentation and controls appear to be in good condition and functional.

HVAC

The HVAC system consists of a ductless split system and a wall mounted AC unit. The ductless split appears to be new and in good condition. The wall mounted AC unit was not plugged in, and installation is unfinished, but the unit appeared to be newer. The room seemed to be a good temperature for the pumps and drives to operate.

2.4.2.9 Ground Storage Tank

Process Mechanical

The ground storage tank (GST) was manufactured by Crom and the nameplate on the tank indicated it was constructed in 2004. According to the CAR submitted to FDEP by WET Engineering and the Sanitary Survey conducted by FDEP, the volume of the GST is 210,000 gallons. The GST appeared to be in good condition at the time of inspection. The tank has ladder access with a safety cage fastened to the side of the tank for access to the top.

Structural/Architectural

The structure is in good condition although cracking is visible on the exterior there were no signs of water leaks. The exterior coating system is failing and should be replaced.

Instrumentation and Controls

The storage tank is equipped with level electrodes and the relays are housed in RO #1 control panel. The electrodes are in good condition. There is no intrusion switch on the storage tank hatch.

2.4.2.10 Below Ground Storage Tank

Process Mechanical

The below ground storage tank appeared to be in fair condition at the time of inspection. The level of the tank appears to be controlled by floats with visible corrosion on the float support. According to the CAR submitted to FDEP by WET Engineering and the Sanitary Survey conducted by FDEP, the volume of the below ground storage tank is 90,000 gallons. See structural assessment below.

Structural/Architectural

The tank structure is constructed of cast-in-place concrete with a building surrounding the tank. The walls are constructed of masonry and the roof is constructed of precast concrete hollowcore planks. The roof system appeared to be in good condition although there were signs of some water seepage into the structure. The wood fascia was rotted. The tank itself was in good condition with only some visible cracks and exposed reinforcement. There was a cementitious based interior coating system on the tank that was in good condition.

Instrumentation and Controls

The below ground storage tank is equipped with both floats and electrodes. The float is for low water level, while the electrodes are used for control. The electrode holder is corroded and should be replaced.

2.4.2.11 Well and Flowmeter (offsite-backup)

Process Mechanical

The offsite well and flowmeter assembly appeared to be in fair condition at the time of the inspection. The well piping is 6-inch and reduces down to 3-inch piping with most of the 3-inch piping made of PVC. Corrosion was observed on the wellhead and valves. This serves as a backup well and is used to fill the tank when the level is low. Periodic inspections are performed by North Beach Utilities staff at this well site. The periodic inspections are conducted to confirm the system is in operating condition, since this serves as the backup well system.

Instrumentation and Controls

Control for the well appears to be functional.

2.4.2.12 Backup Generator System (Genset and ATS)

Electrical

A backup generator and engine set (genset) was present in the WTP outside the membrane building in a cover area. The genset was connected to the plant's load through an automatic transfer switch (ATS). The generator was not operated during the visit. Plant personnel indicated it was operable and has no issues with starting and transferring power to run the plant. The generator is rated for 200KW and is configured for 480 Vac 3 Phase power. This power level appears to be adequate to operate the plant. The generator has some rust on the main body but nothing severe. There are no loose connections nor any visible damage to the instruments.

The ATS is a true Double Pole type transfer switch. The transfer switch is rated for 400 amps and conductors are sized per NEC NFPA Code. The ATS is new and was reported to have been installed this year.

Table 2-3 | Water Treatment Plant Main System Components

Asset Name	Subtype	Condition
Well Head Piping (onsite)	-	Fair
Aerator after RO	-	Critical
RO Feed Pumps	Pump 1-3	Fair
RO Skids	RO Skid 1-2	Fair
RO Skid	RO Skid 3	Critical
Antiscalant storage	-	Fair
High Service Pump Station	HSP 1	Good
High Service Pump Station	HSP 2	Fair
High Service Pump Station	HSP 3	Fair
High Service Pump Station	HSP 4	Fair
High Service Pump Station	HSP Suction Manifold	Fair
High Service Pump Station	Distribution Header	Fair
Sodium Hypochlorite Storage and Feed System	-	Fair
Well and Flowmeter (offsite)	-	Fair

Transfer Pumping System	-	Fair
Ground Storage Tank	-	Good
Ground Storage Tank Below Grade	Fill Altitude Valve	Fair

2.4.3 Brief Compliance Review Narrative

An overview of the past two years of documents on FDEP OCULUS portal shows the plant has had several exceedances for the permitted capacity. Monthly Operating Reports (MORs) over the past six months show the plant had exceedances of the permitted capacity 25 times. Based on available records on FDEP's OCULUS database, it appears that the WTP's design capacity is 777,600-gallons per day (gpd) and the Consumptive Use Permit authorizes the use of 726,000 gpd (annual average). A distinction should be noted that the WTP's design capacity is based on three (3) reverse osmosis trains (totaling for 540 gpm or 777,600 gpd, including 180 gpm permeate and 360 gpm of blend; *Capacity Analysis Report by WET Engineering dated October 2022*) utilized at the facility. The most recent Monthly Operating Report dated August 1, 2023, states the average daily flow (ADF) is 564,129 gpd and the maximum daily flow (MDF) is 758,128 gpd. The WTP's capacity criteria is based on the MDF and is accounting for approximately 97% of the WPT's design capacity as of August 2023.

A Sanitary Survey completed by FDEP on 9/15/2022 includes deficiencies for insufficient operator coverage and the plant is routinely exceeding plant capacity with corrective actions suggested to increase operator coverage and increase plant capacity. The Sanitary Survey indicated that the plant has not had any monitoring violations or MCL violations. According to the Sanitary Survey, the NBU WTP does not meet the 4-Log disinfection criteria. The Sanitary Survey is included as Attachment VI. NBU provides its customers with an Annual Drinking Water Quality Report and must file a Certification of Delivery of Consumer Confidence Report (CCR) with the FDEP in accordance with Rule 62-550.824, F.A.C., Consumer Confidence Reports (CCR). The CCR for 2020 and 2021 are included as Attachment VII. No violations of Maximum Contaminant Levels (MCL) for any Radiological, Inorganic, Stage 1 & Stage 2 Disinfection By-Products or Lead and Copper were observed during the 2020 and 2021 reports. The 2022 CCR was not available at the time of this report.

Additionally, the Capacity Analysis Report (CAR) submitted by WET Engineering in October 2022, describes the plant capacity is limited due to the ability to dispose of the reverse osmosis concentrate which is currently pumped to the WWTF where it is blended with effluent prior to discharge to the rapid infiltration basins. The

rapid infiltration basins at the WWTF are at capacity with no ability to expand. NBU reached out to FDEP in 2020 to relocate the concentrate to the Tolomato River / Intercoastal Waterway. A mixing zone study was submitted to FDEP in June 2021 and approved in September 2021. The sampling was completed in August 2022 and mixing zone modeling phase was expected to be completed in late 2022. No further documentation was found during the permit records search. WET Engineering has provided a preliminary schedule for the water plant expansion shown in the CAR, which would be dependent on FDEP approval and permitting for the NPDES outfall for the RO concentrate. The schedule provided in the CAR is as follows:

- Complete mixing zone analysis and submit to FDEP: December 2022
- Initiate FDEP NPDES permitting (RO concentrate): March 2023
- Initiate Water Plant Expansion Design: January 2023
- Submit WTP Construction Permitting: April 2023
- Begin WTP Construction: October 2023
- Complete WTP Construction: June 2024

If NBU is able to permit an NPDES (National Pollutant Discharge Elimination System) discharge location at the Tolomato River / Intercoastal Waterway for the RO concentrate disposal, the plant could be expanded to 1.1 mgd as described in the WET CAR. Any upgrade or expansion to the WTP will need to incorporate an alternative means for disposal of the RO concentrate, which would require a National Pollutant Discharge Elimination System (NPDES) permit. No further documentation was found regarding the NPDES discharge or the WTP expansion during the permit records search.

A warning letter from FDEP was sent on June 1, 2023, as part of an agency investigation noting that the facility has been exceeding permitted capacity which required the owner to arrange a meeting to discuss this matter. No further correspondence was found during the FDEP records search.

2.5 Water Treatment Plant Recommended Repairs and Improvements Summary

Recommended repairs and improvements for the WTP will include a summary of the "big ticket" items as requested by SJCUD or items that would improve the safety of operating staff. The recommendations summary will include items that would be classified as either critical or fair, meaning the repairs would be required in less than one year or less than five years, respectively.

Numerous minor tasks, often categorized as "housekeeping" or regular maintenance duties expected to be undertaken by the operations and maintenance personnel, were observed. A general observation on electrical

labeling: Little if any electrical labeling is present on equipment. No Arc Flash potential or voltage level labeling.

Based upon permit record research on Florida Department of Environmental Protection (FDEP) OCULUS database, the WTP has been operating near or above the permitted capacity and will require an immediate upgrade in order to remain in compliance. The RO concentrate is currently pumped to the WWTF and blended with the WWTF effluent prior to being discharged to the RIBs at the WWTF. The RIBs are at capacity with no ablility to expand, which means the WTP cannot be expanded unless the RO concentrate is discharged to an alternative disposal site. Any upgrade or expansion to the WTP will need to incorporate an alternative means for disposal of the RO concentrate, which would require a National Pollutant Discharge Elimination System (NPDES) permit.

Table 2-4 below represents the flow data summary from the WET CAR report dated October 2022 and shows the average daily flow, max day average flow, and the percent of permitted capacity. According to the WET CAR, the plant has experienced maximum day demands just shy of the permitted capacity since 2020. The maximum day average appears to be significantly higher in the months of March through August, which corresponds to the popular tourist season for the Vilano Beach area.

Table 2-4 | WET CAR Flow Data Summary

Year	Average Daily Flow (gpd)	Max Day Average (gpd)	% Permitted Cap (777,600 gpd)
2022	545,123	770,577	0.99
2021	511,591	742,160	0.95
2020	510,399	749,940	0.96
2019	425,413	655,388	0.84
2018	440,712	675,135	0.87
2017	432,827	568,731	0.73
2016	395,554	545,004	0.70
2015	335,302	510,844	0.66
2014	242,055	368,383	0.47
2013	261,588	372,230	0.48
2012	283,676	415,168	0.53

The number of water services versus sewer connections does not appear to be the same. There are customers on within the service area that have NBU water service but are on septic tanks for sewer. The number of septic customers was not verified, and this information was based on interviews with NBU staff. There may be water losses within the system and customers who use potable water for irrigation, which could contribute to the water flow being higher than the sewer

flows. Water losses within the system and potable irrigation use was not investigated further.

One major concern on the WTP would be RO skid #3 since it is experiencing high pressures. Ardurra recommends that SJCUD contract with an RO manufacturer to do a comprehensive, detailed analysis of the existing RO system. For the purposes of this assessment, the recommended action is to replace the entire skid for RO skid #3 since the existing pumps, controls, instrumentation, and appurtenances were not able to be tested during the site visit.

There are significant "major ticket" tasks earmarked for suggested repair or replacement. The "major ticket" items with values at $20,000 or more or items that would improve operator safety or affect compliance encompass:

- A new vertical turbine pump at the transfer pump station to offer redundancy.
- Replace RO skid #3 with a new RO skid.
- Address site wide safety measures by installing emergency eyewash/showers, grating and handrail where missing at several unit processes.
- The Main Building is significantly under designed relative to current code standards. This includes the roof system which does not contain proper hurricane resistance but also has experienced moisture damage. The doors and windows are not current code compliant and likely have little capacity against wind loads. Replacement of the roof system, all doors, and all windows is recommended.
- Construct new 0.25 (MG) GST including associated piping, valves, and appurtenances.
- Electrical improvements at the WTP.
- Electrical improvements at the raw water production wells.
- Construct new RO concentrate disposal piping and outfall to the Tolomato River / Intercoastal Waterway.

2.6 Collection, Transmission, and Distribution System

2.6.1 Piping and Valves Condition Assessment

The assessment covered both the water transmission and distribution systems, as well as the sewer collection and conveyance systems. There are approximately forty (40) miles of collection, transmission, and distribution water and wastewater pipelines within the North Beach Utilities service area, including:

- Gravity Mains – 12,578 ft

- Laterals – 2,361 ft
- Force Main – 88,722 ft
- Water Main – 120,496 ft
- Service Line – 2,938 ft
- **Total Water – 103,661 ft**
- **Total Sewer – 123,434 ft**
- **Total – 227,095 ft**

The methodology employed a combination of visual inspections and data collection from GIS records. Visual inspections were conducted by field teams using advanced tools to ensure precision, making use of the North Beach Utility (NBU) GIS platform provided by the SJC. However, it's important to emphasize that the valves were not operated for functionality during the assessment. The discharge pressure at the WTP was observed to be approximately 68 pounds per square inch (psi).

The GIS records played a pivotal role in comprehending the systems' layout and configuration, aiding in assessing their geolocation and above-ground condition. The assessment criteria primarily revolved around evaluating corrosion levels, visually identifying potential leaks, and ensuring adherence to safety measures.

Throughout the visual inspections, no evident signs of corrosion or leakage were detected in the pipes. The data pertaining to the pipe assessment provided in the NBU GIS did not contain enough information to arrive at a definitive conclusion regarding the pipes' condition. Vital details such as material composition, construction year, hydraulic modeling, reports outlining operational pressures, vulnerability to surges, repair history, and geotechnical information regarding soil corrosivity and conductivity were notably absent. In some cases, the only information available was about material type (PVC) and pressure class (DR18), which is insufficient for making precise assessments about the pipe condition.

Nevertheless, it was observed that numerous wastewater valves indicated on the NBU GIS seemed to be concealed by asphalt or were absent altogether. A notable proportion of Grinder Pump Stations exhibited discrepancies in their designated locations on the NBU GIS, implying a likelihood of their existence within privately-owned properties they serve. Furthermore, several of the water valves, as represented on the GIS, could not be located, presumably concealed beneath existing layers of asphalt. Fire hydrants were accurately geolocated and generally corresponded well with the locations indicated on the NBU GIS. The above-ground components that underwent visual assessment appeared to be functioning optimally. Importantly, there were no apparent safety concerns identified during the assessment.

Water System:

The system in question is a pressurized network comprising approximately 22.8 miles of water mains with varying diameters, ranging from 2 inches to 14 inches. Below is a breakdown of the pipe specifications:

Table 2-5 | Potable Water Pipe Specifications

Pipe Class	Material	Diameter (IN)	Length (FT)
DR18	PVC	2	21,610
DR18	PVC	3	17,643
DR18	PVC	4	11,120
DR18	PVC	6	55,159
DR18	PVC	8	1,167
DR18	PVC	12	12,756
DR18	PVC	14	873
DR18	PVC	UNK	168
		Total	120,496

At the water treatment plant (WTP), there are two effluent pipes made of DR18 PVC. The southern pipe has a diameter of 14 inches, while the northern one is 12 inches in diameter. These pipes operate at a pressure of 68 psi, as indicated by the pressure gauges at the high-service pump (HSP) during the assessment. The maximum recorded flow rate is 914,690 gallons per day (GPD). Consequently, the water velocities inside these pipes are approximately 1.2 ft/s and 1.8 ft/s for the 14" and 12" pipes, respectively. These velocities fall slightly below the recommended range of 2 ft/s for such pipes. However, when the 12" pipe discharges directly into a 6" DR18 PVC pipe, the resulting velocity reaches 7.2 ft/s, which is at the upper limit of the recommended velocity (7 ft/s).

A significant issue within the water pressure system is the lack of adequate looping, which is essential for redundancy during maintenance and emergencies. For example, the 14" pipe in the southern grid lacks looping, resilience, and redundancy within the system, making the system vulnerable to potential main breaks.

It's important to note that estimating fire flow pressures on the network is not feasible without additional information. This includes details about the network's hydraulic models, such as confirmed manifold systems or redundancies, the operational status of valves (open/close operation and functioning), and the operating pressures throughout the system. This information is critical for assessing the capacity of the system to handle fire flow pressures effectively.

Gravity System:

The system network is comprising approximately 2.4 miles of water mains with varying diameters, the material, depth and other characteristics are unknown (UNK), diameters are ranging from 1 inch to 12 inches. Below is a breakdown of the pipe specifications:

Table 2-6 | Gravity Sewer Pipe Specifications

Joint Type	Pipe Class	Lining Type	Diameter (IN)	Material	Length (FT)
UNK	UNK	UNK	1	UNK	830
UNK	UNK	UNK	6	UNK	67
UNK	UNK	UNK	8	UNK	10,640
UNK	UNK	UNK	12	UNK	1,041
				Total	12,579

The gravity sections within the system are rather small and appear to have plenty of available capacity.

Pressurized wastewater collection and conveyance system:

The system network spans approximately 16.8 miles of force mains with varying diameters, and crucial details such as material, depth, and other characteristics remain unknown (UNK). The diameters of these mains range from 2 inch to 6 inches. Below is a breakdown of the pipe specifications:

Table 2-7 | Pressurized Sewer Pipe Specifications

Joint Type	Pipe Class	Diameter (IN)	Material	Length (FT)
UNK	UNK	2	UNK	2,046
UNK	UNK	4	UNK	66,190
UNK	UNK	6	UNK	10,170
UNK	UNK		UNK	10,314
			Total	88,719

One notable challenge within the wastewater pressure system is the absence of sufficient looping, which is vital for providing redundancy during maintenance and emergencies. To illustrate, the 6-inch pipe within the southern grid lacks the necessary looping, resilience, and redundancy, rendering the system susceptible to potential main breaks.

It is imperative to emphasize that determining the adequate capacity of this system is unattainable without supplementary information. This would encompass

comprehensive insights into the network's hydraulic models, including confirmed manifold systems or redundancies, the operational status of valves (whether they are functioning and can be opened or closed), and the operating pressures across the entirety of the system. Such information is indispensable for accurately assessing the system's ability to manage both flows and pressures effectively.

Based on the pressure gauges installed during assessments at the Publix and Vilano Beach master lift stations, there are indications that the system may occasionally experience vacuum pressures. These pressures do not appear to pose significant risks in terms of pipe integrity, with values remaining below -5 psi. Nevertheless, it is evident that the system may not consistently perform as intended during these occurrences. The maximum operating pressures at these points align with the standard for force mains but will ultimately depend on the specific pipe material and class used in the system.

2.6.2 Pump Station Condition Assessment

The wastewater collection system includes approximately 595 residential grinder pump stations at each residence and approximately 41 larger duplex pump stations for commercial and larger residential complexes (condominiums) North Beach Utilities maintains 241 single family residential grinder pump staions and 14 multi family pump stations. 340 of the residential pump stations are maintained by the individual homeowners. These individual residential grinder stations were not included as part of this assessment. The focus of the assessment was to evaluate approximately 40 pump stations deemed a high priority by St. Johns County Utility Department (SJCUD). Ardurra conducted the first day of pump station assessments on July 27, 2023. The second day of assessments was conducted on August 9, 2023, which completed the pump station assessments. Images of the pump stations can be found in Attachment X. It should be noted that there are only two (Publix and Villages of Vilano 2) larger pump stations that have dedicated access driveways for maintenance. The remaining larger pump stations are accessible, but there is no dedicated driveway for maintenance access. These pump stations would be accessed by traveling across yards or through grass. There was no evidence of any access agreements or easements between North Beach Utilities and any of the property owners where these pump stations are located.

2.6.2.1 180 Vilano Rd

The pump station wetwell was constructed of precast concrete with an aluminum lid and appeared to be in critical condition at the time of inspection. There were two pumps present in the wetwell. The wet well and pumps showed signs of corrosion. The control panel was not functional and only supplies power to a single bypass pump. There was no float switch bracket, and the control panel was

supported by wooden support. The was no generator receptacle at this pump station and no bypass pump connection was present. The wetwell needs cleaning as grease and debris were visible.
Coordinates: Lat: 29.917204 Lon: -81.296374

2.6.2.2 80 Vilano Rd

The pump station wetwell was constructed of fiberglass with an aluminum lid and appeared to be in critical condition at the time of inspection. There were two pumps present in the wetwell. The pumps were nonfunctional and bypass pumps were in place, but connections are two-inch. The power panel is heavily corroded and nonfunctional. The conduit is no longer connected to the control panel. The pump station relies on one temporary pump. The was no generator receptacle at this pump station and no bypass pump connection was present. The wetwell needs cleaning as grease and debris were visible.
Coordinates: Lat: 29.917313 Lon: -81.291954

2.6.2.3 Beach House Hotel

The pump station wetwell was constructed of precast concrete with an aluminum lid and appeared to be in critical condition at the time of inspection. There were two pumps present in the wetwell but only one pump was functional. The control panel is obsolete, and the functioning pump only runs on power with a travel float. The wetwell was corroded and needs complete restoration. The was no generator receptacle at this pump station and no bypass pump connection was present. It is difficult to access this pump station.
Coordinates: Lat: 29.916975 Lon: -81.290882

2.6.2.4 Beaches Rest and Marina 1

The pump station wetwell was constructed of precast concrete with an aluminum lid. There was a concrete valve vault with an aluminum lid as well. The pump station appeared to be in fair condition at the time of inspection. There were two pumps present in the wetwell, but the pumps were not pumping due to high pressure in the forcemain, which seems to be related to the Publix pump station operating. The wetwell needs coating and the float switch hanger bracket was broken. One pump experiences blowby. Wiring in the wetwell is too low and there is conduit in the wetwell. The discharge piping is low in the wetwell. The check valves and plug valves in the valve vault appear to be in fair condition. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.917282 Lon: -81.298103

2.6.2.5 Coastal Highway 1

The pump station wetwell was constructed of precast concrete with an aluminum lid and appeared to be in critical condition at the time of inspection. There were two pumps present in the wetwell, but one pump is not operational and the piping to this pump is disconnected. The control panel was not operational, and the functioning pump runs on a travel float. Check valves have been installed vertically. The was no generator receptacle at this pump station and no bypass pump connection was present. The wetwell needs cleaning as grease and debris were visible. This pump station serves four homes.
Coordinates: Lat: 29.926696 Lon: -81.295434

2.6.2.6 Former Fire Station

The pump station wetwell was constructed of fiberglass with a fiberglass lid and appeared to be in fair condition at the time of inspection. There was one pump present in the wetwell. The wetwell lid was not secure. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.924544 Lon: -81.296403

2.6.2.7 Herron Point 1 at Carcaba

The pump station wetwell was constructed of precast concrete with an aluminum lid and appeared to be in fair condition at the time of inspection. There were two pumps present in the wetwell. The control panel is in critical condition and the pumps operate on travel floats. Irrigation is connected to the pump station power. The wetwell interior is corroded. Piping and valves are in the wetwell. The power meter and control panel are supported by wooden frame. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.93657 Lon: -81.304158

2.6.2.8 Herron Point 2 at Carcaba

The pump station wetwell was constructed of precast concrete with an aluminum lid and appeared to be in fair condition at the time of inspection. There was one pump present. The control panel is in fair condition. This appears to be more of a residential pump station. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.936501 Lon: -81.304295

2.6.2.9 Laurel and 23rd

The pump station wetwell was constructed of precast concrete with an aluminum lid and appeared to be in fair condition at the time of inspection. There were two

pumps present in the wetwell. The wetwell had heavy ragging on the piping and float cables. The control panel was in new condition and the support rack for the panel appeared to be new. The service meter will need to be replaced. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.940239 Lon: -81.305756

2.6.2.10 Mariners Watch

The pump station wetwell was constructed of concrete cinder block with an aluminum diamond plate lid and appeared to be in fair condition at the time of inspection. There were two pumps present in the wetwell. The control panel was in fair condition and the support rack for the panel was wood post construction. The wetwell lid needs to be secured. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.925947 Lon: -81.296005

2.6.2.11 Myrtle and Fifth

The pump station wetwell was constructed of precast concrete with an aluminum lid and appeared to be in critical condition at the time of inspection. There were two pumps present in the wetwell. The wetwell had corrosion and was in bad condition. The valves were in the wetwell. The control panel was mounted on wood posts. There was no generator receptacle at this pump station and the bypass pump connection was 2-inch, making it not useful. The wetwell will need complete restoration.
Coordinates: Lat: 29.953167 Lon: -81.310656

2.6.2.12 Ocean Condos

The pump station wetwell was constructed of precast concrete with an aluminum lid and appeared to be in critical condition at the time of inspection. There were two pumps present in the wetwell but only one pump was operational. The wetwell needs cleaning. The wetwell cover was buried and had to be dug out with a shovel to access it. The PVC pipe and bronze gate valves were in the wetwell. The valves do not appear to be operational and have corrosion. The panel is not functional and the disconnect is bad. The condo supplies power to the pump station. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.920104 Lon: -81.292578

2.6.2.13 Ocean Harbor

The pump station wetwell was constructed of precast concrete with an aluminum lid and appeared to be in fair condition at the time of inspection. There were two

pumps in the wetwell. The wetwell is corroded and needs coating. Wetwell lid is not secure. Needs new control panel and new float rack. The PVC pipe and valves are in the wetwell. The wetwell needs cleaning. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.918041 Lon: -81.292277

2.6.2.14 Ocean Sands

The pump station wetwell was constructed of fiberglass with a fiberglass lid and appeared to be in good condition at the time of inspection. There were two pumps in the wetwell. One pump was not working. The control panel was in good condition. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.934696 Lon: -81.298681

2.6.2.15 Seagate 1

The pump station wetwell was constructed of fiberglass with an aluminum lid and appeared to be in fair condition at the time of inspection. There were two pumps present in the wetwell and the piping and controls appear to be in fair condition. There appears to be roots growing in the wetwell where the pipe protrudes through the wall. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.958764 Lon: -81.307655

2.6.2.16 Seagate 4a

The pump station wetwell was constructed of fiberglass with a fiberglass lid and appeared to be in critical condition. There was one pump in the wetwell, and the station was flooded and was not operational. The wetwell needs to be cleaned due to grease and debris. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.957978 Lon: -81.30804

2.6.2.17 Seagate 4b

The pump station wetwell was constructed of fiberglass with a fiberglass lid and appeared to be in critical condition. There were two pumps in the wetwell but only one pump was operational as one pump was tripping. The pump station had a broken pipe. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.957976 Lon: -81.308047

2.6.2.18 Seagate 4c

The wetwell appears to be buried and was unable to be accessed during the site visit. Coordinates Lat: 29.957976 Lon: -81.308043

2.6.2.19 Seagate 5

The pump station wetwell was constructed of fiberglass with a fiberglass lid and appeared to be in good condition at the time of inspection. There was one pump in the wetwell, and this appeared to be a single-family residence pump station. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.96009 Lon: -81.30788

2.6.2.20 Seagate 6

The pump station wetwell was constructed of fiberglass with a fiberglass lid and appeared to be in fair condition at the time of inspection. There was one pump in the wetwell, and this appeared to be a single-family residence pump station. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.960487 Lon: -81.310024

2.6.2.21 Seaside Capers 1

The pump station wetwell was constructed of precast concrete with what appears to be a wood lid and was in critical condition at the time of inspection. There were two pumps in the wetwell but only one pump is functional. The control panel is not functional and only supplies power to one pump. The discharge pipes are cut off. The wetwell needs cleaning. There was no generator receptacle at this pump station and no bypass pump connection was present. Coordinates: Lat: 29.919399 Lon: -81.292939

2.6.2.22 Seaside Capers 2

This pump station does not exist at the location given by GIS.

2.6.2.23 Seaside Condos

The pump station wetwell was constructed of precast concrete with an aluminum lid and a fiberglass housing over the wetwell and was in critical condition at the time of inspection. There were two pumps in the wetwell. This is a vacuum assist pump station. The control panel was not supported, and the electrical panels were supported with a wood frame. The piping is in poor condition. The wetwell needs cleaning. There was no generator receptacle at this pump station and no

bypass pump connection was present.
Coordinates: Lat: 29.93307 Lon: -81.29799

2.6.2.24 Seawatch

The pump station wetwell was constructed of precast concrete with a fiberglass enclosure over the wetwell and was in critical condition at the time of inspection. The piping is in poor condition and is inside the wetwell. The wetwell needs cleaning as there was grease and debris buildup in the wetwell. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.92162 Lon: -81.29372

2.6.2.25 Sherwood Avenue

The pump station wetwell was constructed of precast concrete with an aluminum lid and was in fair condition at the time of inspection. There was one pump in the wetwell which was on a travel float with high level alarm and light floats. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.92218 Lon: -81.29678

2.6.2.26 Surfside Park

The pump station wetwell was constructed of fiberglass with a fiber glass lid and was in fair condition at the time of inspection. There was one pump in the wetwell and the wetwell must be cleaned of rags daily, which is typical for a single-family pump station. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.92423 Lon: -81.29402

2.6.2.27 Vilano Beach Master

The pump station wetwell was constructed of precast concrete with an aluminum lid and was in fair condition at the time of inspection. This station had a precast concrete valve vault with an aluminum hatch. The pumps were changed to Liberty pumps and there were two in the wetwell. There was a generator receptacle at this pump station and a bypass pump connection was present. This pump station is the closest to a County pump station.
Coordinates: Lat: 29.91757 Lon: -81.29446

2.6.2.28 Vilano Oaks

The pump station wetwell was constructed of precast concrete with an aluminum lid and was in fair condition at the time of inspection. There were two pumps in

the wetwell. The valve vault is not easily accessible, and the isolation valves are in a manhole. There was a generator receptacle at this pump station and a bypass pump connection was present.
Coordinates: Lat: 29.95657 Lon: -81.30915

2.6.2.29 Vilano Publix

This pump station does not exist at or near the location given by GIS.

2.6.2.30 Villages of Vilano 1

This pump station does not exist at or near the location given by GIS.

2.6.2.31 Villages of Vilano Phase 2

The pump station wetwell was constructed out of precast concrete and appeared to be in fair condition at the time of inspection. Corroded piping was observed in the wetwell, and two pumps were present. The discharge piping protrudes through the lid to an above ground valve assembly. The station was using a bypass pump due to power issues (single phase power) and the panel is bad. Blow by on the pumps was observed during the inspection. There was a generator receptacle at this pump station and a bypass pump connection was present.
Coordinates: Lat: 29.939451 Lon: -81.303771

2.6.2.32 Villages of Vilano Phases 1 and 2

The pump station wetwell was constructed of precast concrete with an aluminum lid and was in fair condition at the time of inspection. The valve vault was constructed of precast concrete with an aluminum hatch. There were two pumps in the wetwell. The piping in the wetwell was corroded. The wetwell is corroded and needs to be coated. The electrical and control panels are supported by wood structure. The pump station receives power from the plant. There was a generator receptacle at this pump station, but it did not have a bypass pump connection was present.
Coordinates: Lat: 29.93989 Lon: -81.30236

2.6.2.33 Windjammer 10

Could not access wetwell at the time of inspection. It was buried. The control panel appeared to be new.
Coordinates: Lat: 29.95775 Lon: -81.31045

2.6.2.34 Windjammer 11

Could not access the wetwell at the time of inspection. The panel appears to be in fair condition.
Coordinates: Lat: 29.95749 Lon: -81.31061

2.6.2.35 Windjammer 2 – 2201 aka 2200

The pump station wetwell was constructed of fiberglass with a fiberglass lid and appeared to be in fair condition at the time of inspection. There were two pumps in the wetwell. The lid was broken on the side and there is a conflict between the lid and control panel. The panel needs to be rotated. the PVC piping is glued. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: Lat: 29.960641 Lon: -81.310565

2.6.2.36 Windjammer 5 – 1901 1900

The pump station wetwell was constructed of fiberglass with an aluminum lid and was in fair condition at the time of inspection. The access to the pump station was difficult due to vegetation. There were two pumps in the wetwell. The control panel was mounted to wood posts. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: 29.959716 Lon: -81.310745

2.6.2.37 Windjammer 6

This pump station was not on the map and exhibited unusual wastewater. The pump station wetwell was constructed of fiberglass with an aluminum lid and was in fair condition at the time of inspection. There were two pumps in the wetwell. The control panel and electrical meter were mounted on wood panel supports. The irrigation power is connected to the pump station. Grease and debris were observed in the wetwell.
Coordinates: 29.959329 Lon: -81.310272

2.6.2.38 Windjammer 6 – 1801 1800

The pump station wetwell was constructed of fiberglass with an aluminum lid and appeared to be in fair condition at the time of inspection. The hatch was in conflict with the control panel and there was no lock on the hatch. There were two pumps in the wetwell. Grease and debris were observed on the sides of the wetwell. Irrigation electrical service is tied into the pump station power on the panel. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: 29.959329 Lon: -81.310272

2.6.2.39 Windjammer 7

The pump station wetwell was most likely constructed of fiberglass with an aluminum lid and appeared to be in fair condition at the time of inspection. The wetwell was unable to be opened for inspection due to the lid handle being frozen. The contactor does work. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: 29.959024 Lon: -81.310123

2.6.2.40 Windjammer 8

The pump station wetwell was constructed of fiberglass with an aluminum lid and appeared to be in fair condition at the time of inspection. There were two pumps in the wetwell. The valves exhibited signs of corrosion and were located in the wetwell. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: 29.958427 Lon: -81.310116

2.6.2.41 Windjammer 9

The pump station wetwell was constructed of fiberglass with a fiberglass lid and appeared to be in critical condition at the time of inspection. There was one pump in the wetwell, and this appears to be a single-family residential pump station. The wetwell was full and there was grease and debris present in the wetwell. The pump station is not operational. There was no generator receptacle at this pump station and no bypass pump connection was present.
Coordinates: 29.9581 Lon: -81.310209

Table 2-8 | North Beach Utilities Pump Stations Condition Overview

Name	Location	General Condition
180 Vilano Rd	29.917204, -81.296374	Critical
80 Vilano Rd	29.917313, -81.291954	Critical
Beach House Hotel	29.916975, -81.290882	Critical
Beaches Rest and Marina 1	29.917282, -81.298103	Fair
Coastal Highway 1	29.926696, -81.295434	Critical
Former Fire Station (Residential)	29.924544, 81.296403	Fair

Herron Point 1 at Carcaba	29.93657, -81.304158	Fair
Herron Point 2 at Carcaba (Residential)	29.936501, -81.304295	Fair
Laurel and 23rd	29.940239, -81.305756	Fair
Mariners Watch	29.925947, -81.296005	Fair
Myrtle and Fifth	29.953167, -81.310656	Critical
Ocean Condos	29.920104, -81.292578	Critical
Ocean Harbor	29.918041, -81.292277	Fair
Ocean Sands	29.934696, -81.298681	Good
Seagate 1	29.958764, -81.307655	Fair
Seagate 4a (residential)	29.957978, -81.30804	Critical
Seagate 4b	29.957976, -81.308047	Critical
Seagate 4c	29.957976, -81.308043	Unable to Access
Seagate 5 (Residential)	29.959921, -81.308108	Good
Seagate 6 (Residential)	29.960487, -81.310024	Fair
Seaside Capers 1	29.919399, -81.292939	Critical
Seaside Capers 2	29.91993, -81.292754	PS does not exist
Seaside Condos	29.933041, -81.29801	Critical
Seawatch	29.921628, -81.293731	Critical
Sherwood Ave	29.922121, -81.296736	Fair
Surfside Park	29.924206, -81.294013	Fair
Vilano Beach Master	29.917518, -81.294456	Fair
Vilano Oaks	29.95657, -81.30915	Fair
Vilano Publix	29.91735, -81.292534	PS does not exist

Villages of Vilano 1	29.938905, -81.300951	PS does not exist
Villages of Vilano Phases 1 and 2	29.939836, -81.302366	Fair
Villages of Vilano Phase 2	29.939451, -81.303771	Fair
Windjammer 10	29.957733, -81.310454	Unable to Access
Windjammer 11	29.957458, -81.310635	Unable to Access
Windjammer 2 - 2201 aka 2200	29.960641, -81.310565	Fair
Windjammer 5 – 1901 1990	29.959716, -81.310745	Fair
Windjammer 6	29.959329, -81.310272	Fair
Windjammer 6 - 1801 1800	29.959338, -81.310268	Fair
Windjammer 7	29.959024, -81.310123	Fair
Windjammer 8	29.958427, -81.310116	Fair
Windjammer 9 (residential)	29.9581, -81.310209	Critical

2.7 Collection, Transmission, and Distribution System Recommended Repairs and Improvements Summary

The recommended repairs and improvements for the pump stations will include pump stations that are considered critical or fair. In addition, if a pump station was inaccessible during the time of inspection, these pump stations will also be recommended for improvements as outlined below. General site cleanup and typical maintenance items will not be addressed in this report with the assumption that operation and maintenance staff will perform those repairs. The recommended improvement will be to install a new grinder pump station package by an approved manufacturer as approved by SJCUD. The typical grinder pump station package would have a pump size of approximately 2 hp – 5 hp based on the flow and pressure observed at the pump station. Since the existing pump stations only have an alarm and a sign with a number to call if the station needs attention, the pump station package will include an autodialer that is cellular and can be added to an existing cellular plan.

The typical pump station improvement package will include the following items:

- (1) 30" x 32" x 25" Fiberglass Valve Box with Aluminum Cover * 2" Schedule 80 PVC Discharge piping, parallel at 18" depth
- (2) Submersible Grinder Pumps, between 2 hp - 5 hp, 240/1/60
- (2) Lift Out Rail System with Stainless Steel Upper Guide Brackets
- (4) 304 Stainless Steel Guide Rails
- (2) 5/16 Stainless Steel Lifting Chains
- (1) Duplex Control Panel, Float Series, Fiberglass Enclosure, 5 hp, 1 Phase, 240 Volt w/ Auto Dialer
- (4) 30' Mercury Control floats
- (1) 6 hook SST float bracket
- 2" x 20' Schedule 80 PVC Pipe

These types of pump stations have been used by SJCUD in the past and will provide some type of standardized pump station without having to upgrade the pump stations to SJCUD standards.

Of the approximately 40 pump stations inspected, there were six (6) pump stations that were considered to be single-family residential simplex grinder pump stations. One (1) was in good condition, three (3) were in fair condition, and two (2) were in critical condition. The recommendation for these residential simplex grinder pump stations is to replace these pump stations if they are in either critical or fair condition. The recommended improvement for the residential simplex grinder pump stations is to replace the entire station with a new residential simplex grinder pump station package which includes the wetwell, pumps and appurtenances, and control panel. The following pump stations were considered to be single-family residential simplex grinder pump stations and have been noted as residential in Table 2-4 above:

Former Fire Station	Fair condition
Herron Point 2 at Carcaba	Fair condition
Seagate 4a	Critical condition
Seagate 5	Good condition
Seagate 6	Fair condition
Windjammer 9	Critical condition

The larger duplex pump stations that have were in critical or fair condition have been included in the recommendation for improvements. There were thirteen (13) considered to be in critical condition and eighteen (18) considered to be in fair condition at the time of inspection. In addition, there were a few pump stations that were not accessible during the site visits and these pump stations are also being included in the recommended improvements.

During the site visits, Ardurra did not evaluate the water meters for functionality. Per communication with SJCUD, approximately 1150 water meters will need to be replaced within the next five years for service connections ranging in size from ¾-inch through 6-inch and will be included in the preliminary construction cost estimate.

Section 3 Capital Estimate

3.1 Improvements and Repairs Construction Cost Estimate

A high-level AACE (Advancement of Cost Engineering) Class 5 cost estimate for the improvements required at North Beach Utilities that are considered "major ticket" items costing $20,000 or more or items that would improve operator safety or affect compliance is summarized in Table 3-1 below. Additionally, if items were considered to be a safety concern to operations staff, these were also included in the construction cost estimate.

Table 3-1 | Improvements and Repairs Construction Cost Estimate

	Recommended Improvement Description	Unit	Unit Price	Qty	Total Cost
	[illegible]				
1	Influent PS (2) 10 hp pumps, panels, appurtenances	EA	$20,000	2	$40,000
2	Influent PS Liner and Top Slab	EA	$60,000	1	$60,000
3	Aeration Basin Repairs (Includes coating system, corroded reinforcement repairs, guardrail, etc.)	LS	$275,000	1	$275,000
4	Office/Lab Building replacement	LS	$100,000	1	$100,000
5	Install emergency eyewash/shower station	EA	$5,000	1	$5,000
6	Remove vegetation from RIBS	EA	$2,500	3	$7,500
	[illegible]				
1	Replace RO skid #3	EA	$300,000	1	$300,000
2	Replace RO Aerator screens and reinforce structure	LS	$20,000	1	$20,000
3	Construct 0.25 MG GST	LS	$1,745,000	1	$1,745,000
4	Electrical Improvements at WTP	LS	$200,000	1	$200,000
5	Electrical Improvements at Raw Water Production Wells	LS	$50,000	1	$50,000
6	New vertical turbine pump at transfer station for redundancy	LS	$25,000	1	$25,000

7	Main Building Roof Replacement, Doors and windows, and miscellaneous repairs	LS	$125,000	1	$125,000
8	Install emergency eyewash/shower station	EA	$5,000	2	$10,000
9	Painting and cleanup of WTP site	LS	$10,000	1	$10,000
10	RO concentrate piping to river outfall	LS	$1,268,125	1	$1,268,125
1	Residential Pump Station Package	EA	$5,000	5	$25,000
2	Pump Station Package (Critical)	EA	$50,000	13	$650,000
3	Pump Station Package (Fair)	EA	$50,000	18	$900,000
1	3/4" Water Meter Replacement	EA	$539	600	$323,400
2	1" Water Meter Replacement	EA	$637	450	$286,650
3	2" Water Meter Replacement	EA	$1,715	75	$128,625
4	3" Water Meter Replacement	EA	$2,569	10	$25,690
5	4" Water Meter Replacement	EA	$4,263	10	$42,630
6	6" Water Meter Replacement	EA	$6,811	5	$34,055
7	Contractor's General Conditions	LS	$150,000	1	$150,000
				Construction Cost Total	**$6,806,675**

Table 3-2 | Wastewater Treatment Facility Asset List with Cost Estimate

Asset Name	Subtype	Condition	Repair	Cost Estimate
Sodium Hypochlorite Storage	Chemical Storage	Critical	Install emergency eyewash / shower station	$ 5,000
Influent Pump Station	Wetwell Components	Fair	Coat wetwell interior and replace top slab	$ 60,000
Influent Pump Station	Influent Pump 1	Fair	Replace influent pump and control panel	$ 20,000
Influent Pump Station	Influent Pump 2	Fair	Replace influent pump and control panel	$ 20,000
Oxidation Ditch	South Brush Aerator	Fair	No immediate repairs required	$ -
Oxidation Ditch	North Brush Aerator	Fair	No immediate repairs required	$ -
Oxidation Ditch	Structure	Fair	Coat interior of structure and reinforcement of concrete with crack injection, cast in place concrete in areas where excessive corrosion is present, and install guardrails	$ 275,000
RAS Pump Station	North RAS Pump	Fair	No immediate repairs required	
RAS Pump Station	South RAS Pump	Fair	No immediate repairs required	
RIB 1 & 2	Rapid Infiltration Basins	Fair	Remove vegetation	$ 5,000
RIB 3	Rapid Infiltration Basins	Fair	Remove vegetation	$ 2,500
Office/Lab Building	Structure	Fair	Replacement of the structure	$ 100,000
Headworks	Screen	Good	No immediate repairs required	$ -
North Clarifier	Clarifier Drive and Rake	Good	No immediate repairs required	$ -
South Clarifier	Clarifier Drive and Rake	Good	No immediate repairs required	$ -
South CCC	Chlorine Contact Chamber	Good	No immediate repairs required	$ -
North CCC	Chlorine Contact Chamber	Good	No immediate repairs required	$ -
West Sludge Holding Tank	Sludge Holding Tank	Good	No immediate repairs required	$ -
East Sludge Holding Tank	Aerated Sludge Holding	Good	No immediate repairs required	$ -
Effluent Discharge Tank	Effluent Discharge	Good	No immediate repairs required	$ -
			Total	**$ 487,500**

Table 3-3 | Water Treatment Plant Asset List with Cost Estimate

Asset Name	Subtype	Condition	Repair	Cost Estimate
Aerator after RO	-	Critical	Replace the aerator screens and reinforce structure	$ 20,000
RO Skid	RO Skid 3	Critical	Replace RO skid 3 with a new RO skid	$ 300,000
Well Head Piping (onsite)	-	Fair	Electrical Improvements	$ 40,000
RO Feed Pumps	Pump 1-3	Fair	No immediate repairs required	
RO Skids	RO Skid 1-2	Fair	No immediate repairs required	$ -
Antiscalant storage	-	Fair	Install emergency eyewash and shower station	$ 5,000
Main Building	Structure	Fair	Replace roof, doors, windows, and miscellaneous repairs at the main building	$ 125,000
High Service Pump Station	HSP 2	Fair	No immediate repairs required	$ -
High Service Pump Station	HSP 3	Fair	No immediate repairs required	$ -
High Service Pump Station	HSP 4	Fair	No immediate repairs required	$ -
High Service Pump Station	HSP Suction Manifold	Fair	No immediate repairs required	$ -
High Service Pump Station	Distribution Header	Fair	No immediate repairs required	$ -
Sodium Hypochlorite Storage and Feed System	-	Fair	Install emergency eyewash and shower station	$ 5,000
Well and Flowmeter (offsite)	-	Fair	Electrical Improvements	$ 10,000
Transfer Pumping System	-	Fair	Install new vertical turbine pump for redundancy	$ 25,000
Ground Storage Tank Below Grade	Fill Altitude Valve	Fair	No immediate repairs required	
High Service Pump Station	HSP 1	Good	No immediate repairs required	$ -
Ground Storage Tank (GST)	-	Good	No immediate repairs required	$ -
New 0.25 MG GST	-		Construct new 0.25 GM GST	$ 1,745,000
Electrical Improvements at WTP	-		Electrical Improvements	$ 200,000
Painting and Cleanup at WTP site	-		Painting / Cleanup	$ 10,000
RO Concentate Piping to River Outfall	-		Design, permit, and construct new RO concentrate piping to river outfall	$ 1,268,125
			Total	**$ 3,753,125**

Table 3-4 | Pump Station Asset List with Cost Estimate

Name	Location	Condition	Repair	Cost Estimate
180 Vilano Rd	29.917204, -81.296374	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
80 Vilano Rd	29.917313, -81.291954	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Beach House Hotel	29.916975, -81.290882	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Coastal Highway 1	29.926696, -81.295434	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Myrtle and Fifth	29.953167, -81.310656	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Ocean Condos	29.920104, -81.292578	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Seagate 4a (residential)	29.957978, -81.30804	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 5,000
Seagate 4b	29.957976, -81.308047	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Seaside Capers 1	29.919399, -81.292939	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Seaside Condos	29.933041, -81.29801	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Seawatch	29.921628, -81.293731	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 9 (residential)	29.9581, -81.310209	Critical	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 5,000
Beaches Rest and Marina 1	29.917282, -81.298103	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Former Fire Station (Residential)	29.924544, 81.296403	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 5,000
Herron Point 1 at Carcaba	29.93657, -81.304158	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Herron Point 2 at Carcaba (Residential)	29.936501, -81.304295	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 5,000
Laurel and 23rd	29.940239, -81.305756	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Mariners Watch	29.925947, -81.296005	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Ocean Harbor	29.918041, -81.292277	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Seagate 1	29.958764, -81.307655	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Seagate 6 (Residential)	29.960487, -81.310024	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 5,000
Sherwood Ave	29.922121, -81.296736	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Surfside Park	29.924206, -81.294013	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Vilano Beach Master	29.917518, -81.294456	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Vilano Oaks	29.95657, -81.30915	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Villages of Vilano Phases 1 and 2	29.939836, -81.302366	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Villages of Vilano Phase 2	29.939451, -81.303771	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 2 - 2201 aka 2200	29.960641, -81.310565	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 5 -1901 1990	29.959716, -81.310745	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 6	29.959329, -81.310272	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 6 - 1801 1800	29.959338, -81.310268	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 7	29.959024, -81.310123	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 8	29.958427, -81.310116	Fair	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Ocean Sands	29.934696, -81.298681	Good	No repairs required	$ -
Seagate 5 (Residential)	29.959921, -81.308108	Good	No repairs required	$ -
Seaside Capers 2	29.91993, -81.292754	PS does not exist	No repairs required	$ -
Vilano Publix	29.91735, -81.292534	PS does not exist	No repairs required	$ -
Villages of Vilano 1	29.938905, -81.300951	PS does not exist	No repairs required	$ -
Seagate 4c	29.957976, -81.308043	Unable to Access	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 10	29.957733, -81.310454	Unable to Access	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
Windjammer 11	29.957458, -81.310635	Unable to Access	Replace existing pump station components with a grinder pump station package by an approved manufacturer	$ 50,000
			Total	$ 1,575,000

Table 3-5 | Water Meter Asset List with Cost Estimate

Description	Quantity	Unit	Unit Cost	Total Cost
3/4" Water Meter Replacement	600	EA	$ 539	$ 323,400
1" Water Meter Replacement	450	EA	$ 637	$ 286,650
2" Water Meter Replacement	75	EA	$ 1,715	$ 128,625
3" Water Meter Replacement	10	EA	$ 2,569	$ 25,690
4" Water Meter Replacement	10	EA	$ 4,263	$ 42,630
6" Water Meter Replacement	5	EA	$ 6,811	$ 34,055
Contractor's General Conditions	1	LS	$ 150,000	$ 150,000
			Total	**$ 991,050**

3.2 Cost Estimating Disclaimer

Ardurra's construction cost estimate ("estimate") is in dollars valued as of the date of this estimate. This estimate is an opinion of probable cost based on information available at the time of its development. Final costs will depend on:

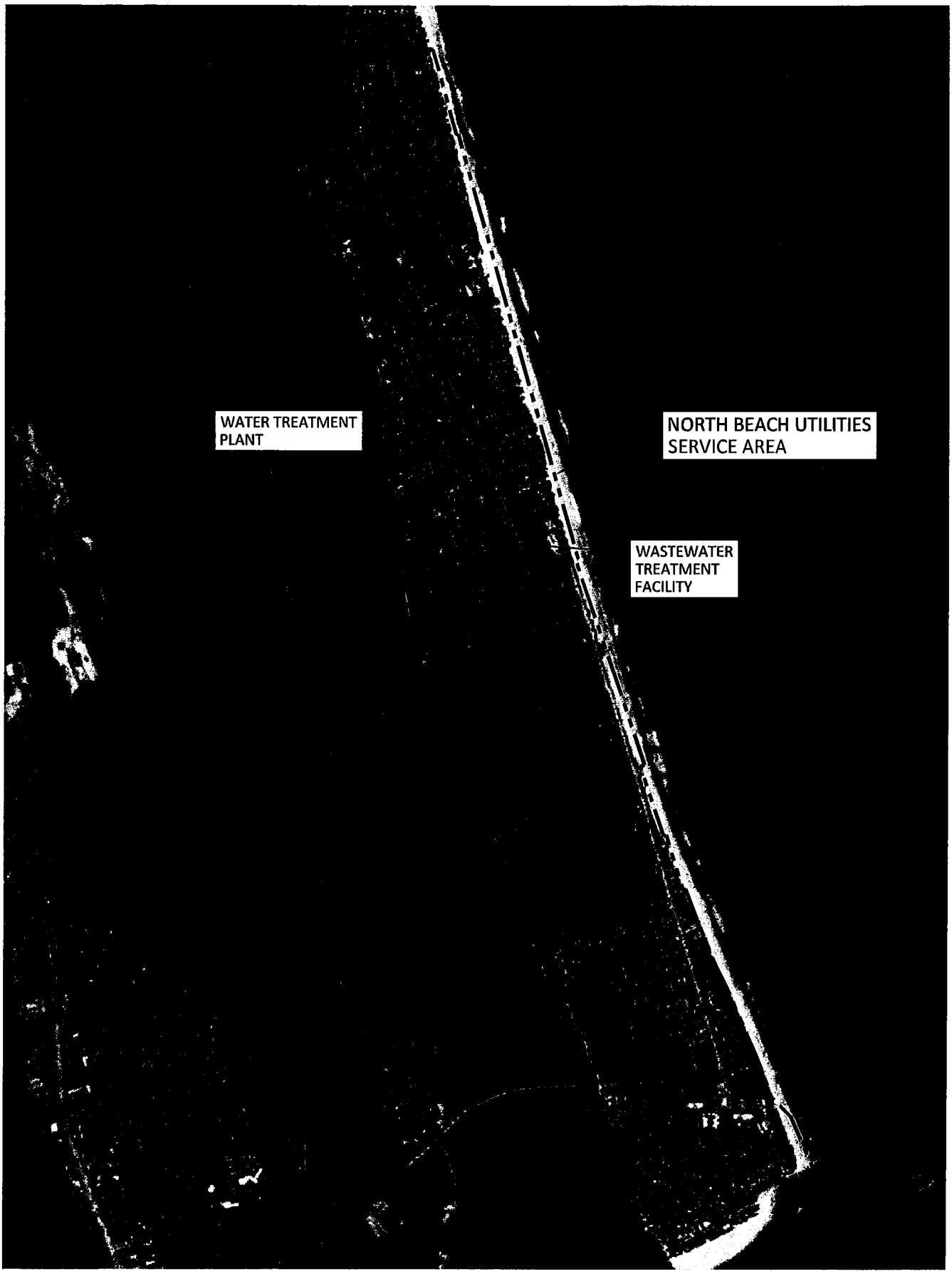
- actual field conditions.
- actual material and labor costs.
- market conditions for construction.
- regulatory factors.
- final project scope.
- method of implementation.
- schedule (time to completion, time of commencement, speed of execution), and other variables.

This estimate is based on our perception, which is based on experience and research, yet nevertheless, an assessment of current conditions at the project location. This estimate reflects our professional opinion of current costs and is subject to change as the project design evolves. Ardurra has no control over, nor can it forecast variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means, and methods of executing the work, or of determining prices, of the impact of competitive bidding or market conditions, practices, or bidding strategies. Ardurra neither warrants nor guarantees that proposals, bids, or actual construction costs will reflect the costs presented, which are for illustrative purposes only.

Section 4 Attachments

Attachment I – North Beach Utilities Service Area Map

October 6, 2023 C:\Users\ENeil\Documents\NBeachUtil.dwg



NORTH BEACH UTILITIES SERVICE AREA

Attachment II – July 2023 WTP Monthly Operating Report (MOR)

MONTHLY OPERATION REPORT FOR PWSs TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER

See page 4 for instructions.

I. General Information for the Month/Year of: JULY 2023

A. Public Water System (PWS) Information

PWS Name: NORTH BEACH UTILITIES			PWS Identification Number: 2550812
PWS Type: ☒ Community ☐ Non-Transient Non-Community ☐ Transient Non-Community ☐ Consecutive			
Number of Service Connections at End of Month: 1,406	Total Population Served at End of Month: 4,921		
PWS Owner: NORTH BEACH UTILITIES,INC.			
Contact Person: Robert Max Usina	Contact Person's Title: DIRECTOR OF UTILITIES		
Contact Person's Mailing Address: 4125 Coastal	City: Saint Augustine	State: Fl.	Zip Code: 32084
Contact Person's Telephone Number: 904-669-7292	Contact Person's Fax Number: 904-826-0897		
Contact Person's E-Mail Address: robertusina@att.net			

B. Water Treatment Plant Information

Plant Name: NORTH BEACH UTILITIES		Plant Telephone Number: 904-829-0630	
Plant Address: 419 19th St.	City: Saint Augustine	State: Fl	Zip Code: 32084
Type of Water Treated by Plant: ☒ Raw Ground Water ☐ Purchased Finished Water			
Permitted Maximum Day Operating Capacity of Plant, gallons per day: 777,600			
Plant Category (per subsection 62-699.310(4), F.A.C.):	Plant Class (per subsection 62-699.310(4), F.A.C.):		

Licensed Operators	Name	License Class	License Number	Day(s)/Shift(s) Worked
Lead/Chief Operator:	Robert Max Usina	C	7357	
Other Operators:	Jeff Hatcher	B	22838	3hrs/Day 5 Day/Week. One Visit On Each Wknd Day

II. Certification by Lead/Chief Operator

I, the undersigned water treatment plant operator licensed in Florida, am the lead/chief operator of the water treatment plant identified in Part I of this report. I certify that the information provided in this report is true and accurate to the best of my knowledge and belief. I certify that all drinking water treatment chemicals used at this plant conform to NSF International Standard 60 or other applicable standards referenced in subsection 62-555.320(3), F.A.C. I also certify that the following additional operations records for this plant were prepared each day that a licensed operator staffed or visited this plant during the month indicated above: (1) records of amounts of chemicals used and chemical feed rates; and (2) if applicable, appropriate treatment process performance records. **Furthermore, I agree to provide these additional operations records to the PWS owner so the PWS owner can retain them, together with copies of this report, at a convenient location for at least ten years.**

Signature and Date	Printed or Typed Name	License Number
8-15-2023	Robert Max Usina	7357

RECEIVED
08-15-2023
DIVISION OF WATER
RESOURCE MANAGEMENT

MONTHLY OPERATION REPORT FOR PWSs TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER

PWS Identification Number: 2550812	Plant Name: NORTH BEACH UTILITIES

III. Daily Data for the Month/Year of: JULY 2023

Means of Achieving Four-Log Virus Inactivation/Removal: * ☐ Free Chlorine ☐ Chlorine Dioxide ☐ Ozone ☐ Combined Chlorine (Chloramines) ☐ Ultraviolet Radiation ☐ Other (Describe):

Type of Disinfectant Residual Maintained in Distribution System: ☒ Free Chlorine ☐ Combined Chlorine (Chloramines) ☐ Chlorine Dioxide

Day of the Month	Days Plant Staffed or Visited by Operator (Place "X")	Hours Plant in Operation	Net Quantity of Finished Water Produced, gal	CT Calculations, or UV Dose, to Demonstrate Four-Log Virus Inactivation, if Applicable*									Lowest Residual Disinfectant Concentration at Remote Point in Distribution System, mg/L	Emergency or Abnormal Operating Conditions; Repair or Maintenance Work that Involves Taking Water System Components Out of Operation
				CT Calculations							UV Dose			
				Peak Flow Rate, gpd	Lowest Residual Disinfectant Concentration (C) Before or at First Customer During Peak Flow, mg/L	Disinfectant Contact Time (T) at C Measurement Point During Peak Flow, minutes	Lowest CT Provided Before or at First Customer During Peak Flow, mg-min/L	Temp. of Water, °C	pH of Water, if Applicable	Minimum CT Required, mg-min/L	Lowest Operating UV Dose, mW-sec/cm²	Minimum UV Dose Required, mW-sec/cm²		
1	X	24	644,998										1.90	
2	X	24	736,191										2.30	
3	X	24	911,248										2.10	
4	X	24	464,877										2.20	
5	X	24	914,690										2.00	
6	X	24	752,716										1.50	
7	X	24	645,003										2.00	
8	X	24	355,088										3.00	
9	X	24	598,916										1.80	
10	X	24	739,633										1.30	
11	X	24	496,626										1.20	
12	X	24	598,431										1.90	
13	X	24	589,986										3.70	
14	X	24	495,784										2.90	
15	X	24	604,257										1.90	
16	X	24	564,079										2.00	
17	X	24	691,887										1.70	
18	X	24	510,548										1.60	
19	X	24	675,599										1.80	
20	X	24	628,932										2.70	
21	X	24	603,057										2.20	
22	X	24	554,258										1.90	
23	X	24	610,064										1.70	
24	X	24	747,722										1.00	
25	X	24	554,588										1.50	
26	X	24	588,364										2.50	
27	X	24	581,628										2.20	
28	X	24	482,302										1.20	
29	X	24	414,584										1.60	
30	X	24	577,704										2.20	
31	X	24	707,104										1.90	
Total			19,040,864											
Average			614,221											
Maximum			914,690											

** Refer to the instructions for this report to determine which plants must provide this information.*

Attachment III – October 2022 WTP Capacity Analysis Report (CAR) by WET Engineering

NORTH BEACH UTILITIES
WATER TREATMENT PLANT

PWS 2550812

CAPACITY ANALYSIS REPORT

OCTOBER 2022

Digitally signed by Heather W Baxter
Date: 2022.10.03 11:49:53 -04'00'

Prepared By:

4337 Pablo Oaks Court, Suite 101
Jacksonville, Florida 32224
(904) 223-9773
www.wetengineering.net
Certificate of Authorization: 28177

EXECUTIVE SUMMARY

North Beach Utilities (NBU) operates a water plant located at 411 19th Street, St. Augustine, serving the Vilano Beach area. The treatment plant currently includes groundwater wells, aeration, reverse osmosis membrane trains, ground storage, high service pumping and disinfection with liquid sodium hypochlorite. The permitted capacity for the plant is 777,600 gpd, which was established when the third membrane train was installed in 2000. No additional treatment units have been added to the water plant since the 2000 expansion.

Vilano Beach has been experiencing steady growth, particularly over the last five years. Growth has resulted in the max day water demand reaching 75% of the permitted capacity of the plant.

The purpose of this report is to assess the treatment plant's ability to meet current and future demand, per 62-555.348(3) FAC. The report will also address expansion timelines and steps North Beach Utilities has already taken to expand and address the increased potable water demand within the Vilano Beach service area.

1.0 WATER TREATMENT PLANT

The NBU Water Treatment Plant currently includes:

- Two potable water wells
    - 600 gpm, 6" casing, 230 ft
    - 1800 gpm, 8" casing, 230 ft
- One aerator, 875 gpm
- Three reverse osmosis trains, totaling180 gpm permeate, 360 gpm blend, 540 gpm total
- Ground storage
    - 90,000 gallons (older tank)
    - 210,000 gallons (Crom Tank)
    - 5,130 gallons (transfer tank)
- High Service Pumping, (3) 500 gpm pumps and (1) 250 gpm pump
- Disinfection, (3) LMI diaphragm metering pumps, 4.3 gph output each

All treatment components, other than well #1, are located on the treatment plant site.

2.0 METHODOLOGY

Average daily and max day flow data from submitted Monthly Operating Reports was reviewed from 2012 to August 2022. The table below summarizes the reported monthly flow data.

Table 1: North Beach Utilities WTP – Flow Data Summary

Year	Average Daily Flow (gpd)	Max Day Average (gpd)	% Permitted Cap (777,600 gpd)
2022	545,123	770,577	0.99
2021	511,591	742,160	0.95
2020	510,399	749,940	0.96
2019	425,413	655,388	0.84
2018	440,712	675,135	0.87
2017	432,827	568,731	0.73
2016	395,554	545,004	0.70
2015	335,302	510,844	0.66
2014	242,055	368,383	0.47
2013	261,588	372,230	0.48
2012	283,676	415,168	0.53

Based on reported flows, the max day water demand has steadily increased over the last ten years, with significant jumps in 2018 and 2020. The plant has experienced max day demands just shy of the permitted capacity of the plant since 2020. A review of the monthly data reveals that the max day average is significantly higher in the months of March through August, which corresponds to the popular tourist season for the Vilano Beach area.

3.0 EXPANSION PLANS

The expansion plans for the water plant have been limited by the ability to dispose of the reverse osmosis concentrate. Currently, the concentrate is pumped over to the wastewater plant, where it comingles with the treated effluent in a blend tank prior to being distributed to percolation ponds. The percolation ponds are already at capacity with no ability for expansion.

In 2020, North Beach Utilities reached out to FDEP to gauge the regulatory climate to relocate the concentrate discharge to the Tolomato River / Intracoastal Waterway. Although the concentrate can be relocated to the River and an NPDES outfall created, a mixing zone would likely be required to address some of the metal constituents in the waste stream. A mixing zone plan of study was submitted to FDEP in June 2021 and approved by September 2021. The plan required two sampling events, to include a dry and wet season. Due to the timing of the plan approval, the wet season sampling had to be postponed until summer 2022. The sampling was completed in August of 2022 and the mixing zone modeling phase is currently in process, with an anticipated completion date in the next month or two.

WET Engineering has already begun the process of sizing additional ground storage. It is anticipated that the old 90,000 gallon tank will be demolished after a new 300-400,000 gallon Crom style tank is installed on the site. The membrane expansion in 2000 provided space for another 86,400 gpd membrane train, or larger as needed. When the design for the plant expansion is complete, it is anticipated that the permitted max day capacity will be around 1.1 MGD. NBU does not want to over expand the plant considering the limited development potential within the service area.

4.0 SCHEDULE

The following is a preliminary schedule for the water plant expansion. Dates are dependent on FDEP approval and permitting for the NPDES outfall for the RO concentrate.

- Complete mixing zone analysis and submit to FDEP: December 2022
- Initiate FDEP NPDES permitting (RO Concentrate): March 2023
- Initiate Water Plant Expansion Design: January 2023
- Submit WTP Construction Permitting: April 2023
- Begin WTP Construction: October 2023
- Complete WTP Construction: June 2024

Appendix

Flow Data
(2012-August 2022)

Year	2022		2021		2020		2019		2018		2017		2016		2015		2014		2013		2012	
Month	Ave Day	Max Day	Ave Day	Max Day	Ave Day	Max Day	Ave Day	Max Day	Ave Day	Max Day	Ave Day	Max Day	Ave Day	Max Day	Ave Day	Max Day	Ave Day	Max Day	Ave Day	Max Day	Ave Day	Max Day
January	454,988	651,432	465,878	646,830	439,561	610,923	287,677	446,270	352,649	487,549	381,010	507,400	300,180	457,010	200,849	339,120	219,977	294,610	204,075	302,930	279,393	411,200
February	462,266	701,761	461,695	640,082	459,758	690,758	302,364	418,142	373,083	605,382	383,167	572,010	286,868	410,170	202,451	383,610	218,306	283,040	272,663	375,140	279,161	386,000
March	458,525	709,166	569,949	949,920	501,136	787,326	341,098	556,872	421,883	571,404	419,110	557,970	382,673	492,250	242,521	416,620	222,009	352,530	296,025	429,160	335843	531850
April	500,714	698,586	654,256	949,610	483,427	657,938	367,372	710,841	470,816	691,747	446,141	590,070	417,974	548,440	309,371	470,970	218,766	367,750	288,341	404,900	347897	473650
May	643,797	876,556	722388	993502	565,616	801,530	528365	841600	463,698	697,827	488,355	607,680	413,089	549,430	387,412	552,750	264,342	449,240	294,364	431,720	333693	472970
June	658,214	885,704	588,195	987,688	562,388	834,223	511,860	783,770	461378	733658	434,096	578,220	377,796	569,240	394,346	561,390	292288	387480	302353	425500	272740	385120
July	590,065	807,752	470,735	699,731	647343	988710	514,725	838,050	564941	786790	550296	624180	460,334	579,940	452574	623930	246066	403470	325292	485750	396188	493620
August	592,417	833,656	457,022	585,134	527,446	773,340	487,006	795,940	491269	680076	453,711	606,720	478092	590015	384,590	579,330	284359	406270	258327	363500	230700	379360
September			442,947	612,004	507,252	726,224	445,583	638,710	509831	759230	405,066	507,833	410899	540990	346,522	514,300	253936	482850	227,549	319,530	261,438	423,250
October			461,812	646,220	487,870	810,270	440,841	590,960	526313	1114084	396,924	514,978	377605	562500	375,742	534,770	235994	312070	237,138	330,550	224,627	354,170
November			417,642	533,712	472,404	647,940	448,202	650,944	370,991	559,447	421,384	573,855	447128	611190	383,710	533,690	234,273	353,010	210,499	302,640	235,543	353,150
December			426,574	661,488	470,584	670,100	429,862	592,560	281,693	414,426	414,667	583,860	394009	628870	343,539	619,650	214,341	328,280	222,435	295,440	206,887	317,680
Average	545123	770577	511591	742160	510399	749940	425413	655388	440712	675135	432827	568731	395554	545004	335302	510844	242055	368383	261588	372230	283676	415168

Attachment IV – FDEP WWTF Operating Permit FLA011765

FLORIDA DEPARTMENT OF Environmental Protection

Northeast District Office
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256-7577

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

January 26, 2021

In the Matter of an
Application for Permit by:

Robert M Usina,
Director of Utilities
North Beach Utilities, Inc.
4125 North Coastal Highway
Saint Augustine, Florida 32095
robertusina@att.net

File Number FLA011765-011-DW2P
St. Johns County
North Beach Utilities WWTF

NOTICE OF PERMIT ISSUANCE

Enclosed is Permit Number FLA011765 to operate the North Beach Utilities (NBU) WWTF, an existing 0.300 million gallons per day (MGD) annual average daily flow (AADF) permitted capacity extended aeration activated sludge domestic wastewater treatment facility (WWTF) with biological nutrient removal (BNR) capability. The WWTF consists of one master lift station, a 800-gpm stainless steel static screen, a 0.317 MG oxidation ditch with two surface brush aerators, a flow splitter box, two center-fed secondary clarifiers (30-ft diameter, 10-ft SWD each), two baffled chlorine contact chambers (10,100 gallons each), one 5,000-gallon effluent blend tank and two aerobic digesters (33,660 gallons each). Chlorinated reclaimed water from the wastewater treatment process is blended with the NBU water treatment plant (WTP) reverse osmosis (RO) system demineralization concentrate waste stream in the 5,000-gallon blend tank prior to discharge to the effluent reuse system. The facility is located at latitude 29° 56' 25.16" N, longitude 81° 18' 11.21" W on 3716 Palm Street, St. Augustine, FL 32095, in St. Johns County. This permit is issued under Chapter 403, Florida Statutes and applicable rules of the Florida Administrative Code.

Monitoring requirements under this permit are effective on the first day of the second month following the effective date of the permit. Until such time, the permittee shall continue to monitor and report in accordance with previously effective permit requirements, if any.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this

action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a), F.A.C.

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver may not apply to persons who have not received a clear point-of-entry.

Extension of Time
Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation
Mediation is not available in this proceeding.

Judicial Review
Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Jacksonville, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

Thomas G. Kallemeyn
Permitting Program Administrator

CERTIFICATE OF SERVICE & FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged. The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Clerk — January 26, 2021 (Date)

Heather Baxter hwb@wetengineering.net
Samuel Schllesinger, PE, sschllesinger@sjcfl.us
Scott Trigg, PE, strigg@sjcfl.us
Tony Cubbedge, twcubbedge@sjcfl.us
St. Johns County Health Department, john.bey@flhealth.gov
John Davis, P.G., FDEP
Thomas G. Kallemeyn, FDEP
Jeff Martin, P.E., FDEP
D. Anh Vo, P.E., FDEP
Michelle Neeley, FDEP
Jay Patel, E.I., FDEP
Chris Azcuy, E.I., FDEP

FLORIDA DEPARTMENT OF Environmental Protection

Northeast District Office
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256-7577

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

STATE OF FLORIDA
DOMESTIC WASTEWATER FACILITY PERMIT

PERMITTEE:
North Beach Utilities, Inc.

PERMIT NUMBER: FLA011765
FILE NUMBER: FLA011765 – DW2P
ISSUANCE DATE: January 26, 2021 (011/NR)
EFFECTIVE DATE: January 26, 2021
EXPIRATION DATE: January 25, 2026

RESPONSIBLE OFFICIAL:
Mr. Robert M Usina
4125 North Coastal Highway
Saint Augustine, Florida 32095
(904) 824-1806
robertusina@att.net

FACILITY:
North Beach Utilities WWTF
3716 Palm Street
St Augustine, FL 32084
St. Johns County
Latitude: 29°56' 25.16" N Longitude: 81°18' 11.21" W

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and applicable rules of the Florida Administrative Code (F.A.C.). This permit does not constitute authorization to discharge wastewater other than as expressly stated in this permit. The above-named permittee is hereby authorized to operate the facilities in accordance with the documents attached hereto and specifically described as follows:

WASTEWATER TREATMENT:

To operate an existing 0.3 million gallons per day (MGD) annual average daily flow (AADF) permitted capacity extended aeration domestic wastewater treatment facility (WWTF) consisting of following treatment units: One master lift station with a wet well diameter of 10 feet and a depth of 14 feet. The master pump station is equipped with two 10 hp Gorman Rupp pumps; One static screen unit for pretreatment; One oxidation ditch (0.317 million gallons with straight runs of 108 feet and turns with radii of 14.6 feet) with two surface brush aerators (42 inches in diameter, 10 feet in length, and powered by a 15 hp motor); Two secondary clarifiers (52,870 gallons each); Two chlorine contact chambers (10,100 gallons each). Disinfection is achieved through the use of sodium hypochlorite solution discharge into the effluent through a diffuser located at the influent end of the contact chamber; One effluent / Reverse Osmosis (RO) blend tank (5,000 gallons), Two aerobic digesters (33,660 gallons each). RO concentrate reject water from North Beach Utility water treatment plant is blended with the reclaimed water prior to conveyance to the rapid infiltration basins. The blended flow is limited to 0.364 MGD. Biosolids are transported to a DEP permitted Biosolids Treatment Facility (BTF) or a DEP permitted WWTF for further treatment and final disposal.

REUSE OR DISPOSAL:

Land Application R-001: An existing 0.364 MGD annual average daily flow permitted capacity rapid infiltration basin system., R-001 consisting of of three rapid infiltration basins. The reuse system R-001 is located approximately at latitude 29°56' 26" N, longitude 81°18' 12" W.

Demineralization concentrate is blended with reclaimed water going to the rapid infiltration basin R-001.

IN ACCORDANCE WITH: The limitations, monitoring requirements, and other conditions set forth in this cover sheet and Part I through Part IX on pages 1 through 24 of this permit.

I. RECLAIMED WATER AND EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS

A. Reuse and Land Application Systems

1. During the period beginning on the effective date and lasting through the expiration date of this permit, the permittee is authorized to direct reclaimed water to Reuse System R-001. Such reclaimed water shall be limited and monitored by the permittee as specified below and reported in accordance with Permit Condition I.B.6.

			Reclaimed Water Limitations		Monitoring Requirements			
Parameter	Units	Max. /Min	Limit	Statistical Basis	Frequency of Analysis	Sample Type	Monitoring Site Number	Notes
Flow (Reclaimed effluent)	MGD	Max	0.300	Annual Average	5 Days/Week	Recording Flow Meter with Totalizer	FLW-1	See I.A.1 and I.A.7
			Report	3-Month Rolling Average				
			Report	Monthly Average				
Percent Capacity, (TMADF/Permitted Capacity) x 100	percent	Max	Report	Monthly Total	Monthly	Calculated	CAL-1	
Flow (Concentrate)	MGD	Max	Report	Annual Average	5 Days/Week	Meter	FLW-2	See I.A.7
			Report	Monthly Average				
Flow (Blend)	MGD	Max	0.364	Annual Average	5 Days/Week	Calculated	CAL-1	See I.A.7
			Report	Monthly Average				
BOD, Carbonaceous 5 day, 20C	mg/L	Max	20.0	Annual Average	Bi-weekly; every 2 weeks	8-hr FPC	EFA-1	
			30.0	Monthly Average				
			45.0	Weekly Average				
			60.0	Single Sample				

			Reclaimed Water Limitations		Monitoring Requirements			
Parameter	Units	Max. /Min	Limit	Statistical Basis	Frequency of Analysis	Sample Type	Monitoring Site Number	Notes
Solids, Total Suspended	mg/L	Max	20.0	Annual Average	Bi-weekly; every 2 weeks	8-hr FPC	EFA-1	
			30.0	Monthly Average				
			45.0	Weekly Average				
			60.0	Single Sample				
Coliform, Fecal	#/100mL	Max	200	Annual Average	Bi-weekly; every 2 weeks	Grab	EFA-1	See I.A.4
			200	Monthly Geometric Mean				
			800	Single Sample				
Chlorine, Total Residual (For Disinfection)	mg/L	Min	0.5	Single Sample	5 Days/Week	Grab	EFA-1	See I.A.5
Nitrogen, Nitrate, Total (as N)	mg/L	Max	Report	Single Sample	Bi-weekly; every 2 weeks	8-hr FPC	EFA-1	
Nitrogen, Total	mg/L	Max	Report	Single Sample	Bi-weekly; every 2 weeks	8-hr FPC	EFA-1	
Phosphorus, Total (as P)	mg/L	Max	Report	Single Sample	Bi-weekly; every 2 weeks	8-hr FPC	EFA-1	
Solids, Total Suspended (Blend)	mg/L	Max	Report	Single Sample	Monthly	Grab	EFA-2	
pH (Blend)	s.u.	Min	6.0	Single Sample	5 Days/Week	Grab	EFA-2	
		Max	8.5	Single Sample				
Sodium, Total Recoverable (Blend)	mg/L	Max	Report	Single Sample	Monthly	Grab	EFA-2	
Chloride (as Cl) (Blend)	mg/L	Max	Report	Single Sample	Monthly	Grab	EFA-2	
Solids, Total Dissolved (TDS) (Blend)	mg/L	Max	Report	Single Sample	Monthly	Grab	EFA-2	

PERMITTEE: North Beach Utilities, Inc.
FACILITY: North Beach Utilities WWTF

PERMIT NUMBER: FLA011765
EXPIRATION DATE: January 25, 2026

			Reclaimed Water Limitations		Monitoring Requirements			
Parameter	Units	Max. /Min	Limit	Statistical Basis	Frequency of Analysis	Sample Type	Monitoring Site Number	Notes
Sulfate, Total (Blend)	mg/L	Max	Report	Single Sample	Monthly	Grab	EFA-2	

2. Reclaimed water samples shall be taken at the monitoring site locations listed in Permit Condition I.A.1. and as described below:

Monitoring Site Number	Description of Monitoring Site
FLW-1	Reclaimed water from WWTF
CAL-1	Calculated value.
FLW-2	RO reject flow from NBU WTP
EFA-1	Effluent point after disinfection and immediately prior to the blend tank.
EFA-2	Effluent point after the blend tank but before the rapid infiltration basins.

3. A recording flow meter with totalizer shall be utilized to measure flow and calibrated at least once every 12 months. *[62-600.200(25)]*

4. The effluent limitation for the monthly geometric mean for fecal coliform is only applicable if 10 or more values are reported. If fewer than 10 values are reported, the monthly geometric mean shall be calculated and reported on the Discharge Monitoring Report to be used to calculate the annual average. All other fecal coliform effluent limitations included in permit condition I.A.1 apply regardless of the number of values reported. *[62-600.440(5)(b)]*

5. Total residual chlorine must be maintained for a minimum contact time of 15 minutes based on peak hourly flow. *[62-610.510][62-600.440(5)(c) and (6)(b)]*

6. The treatment facilities shall be operated in accordance with all approved operating protocols. Only reclaimed water that meets the criteria established in the approved operating protocol(s) may be released to system storage or to the reuse system. Reclaimed water that fails to meet the criteria in the approved operating protocol(s) shall be directed *[62-610.320(6) and 62-610.463(2)]*

7. The blended flow is calculated daily by adding the reclaimed effluent flow and the RO concentrate flow. *[62-600.400(3)(b) and 62-610.810(5)]*

B. Other Limitations and Monitoring and Reporting Requirements

1. During the period beginning on the effective date and lasting through the expiration date of this permit, the treatment facility shall be limited and monitored by the permittee as specified below and reported in accordance with condition I.B.6.:

			Limitations		Monitoring Requirements			
Parameter	Units	Max. /Min	Limit	Statistical Basis	Frequency of Analysis	Sample Type	Monitoring Site Number	Notes
BOD, Carbonaceous 5 day, 20C (Influent)	mg/L	Max	Report	Single Sample	Bi-weekly; every 2 weeks	8-hr FPC	INF-1	See I.B.3
Solids, Total Suspended (Influent)	mg/L	Max	Report	Single Sample	Bi-weekly; every 2 weeks	8-hr FPC	INF-1	See I.B.3

2. Samples shall be taken at the monitoring site locations listed in Permit Condition I.B.1. and as described below:

Monitoring Site Number	Description of Monitoring Site
INF-1	Influent point to the treatment train prior to any biological, chemical, physical treatment and/or dilution.

3. Influent samples shall be collected so that they do not contain digester supernatant or return activated sludge, or any other plant process recycled waters. *[62-600.660(4)(a)]*

4. The sample collection, analytical test methods, and method detection limits (MDLs) applicable to this permit shall be conducted using a sufficiently sensitive method to ensure compliance with applicable water quality standards and effluent limitations and shall be in accordance with Rule 62-4.246, Chapters 62-160 and 62-600, F.A.C., and 40 CFR 136, as appropriate. The list of Department established analytical methods, and corresponding MDLs (method detection limits) and PQLs (practical quantitation limits), which is titled "FAC 62-4 MDL/PQL Table (November 10, 2020)" is available at https://floridadep.gov/dear/quality-assurance/content/quality-assurance-resources. The MDLs and PQLs as described in this list shall constitute the minimum acceptable MDL/PQL values and the Department shall not accept results for which the laboratory's MDLs or PQLs are greater than those described above unless alternate MDLs and/or PQLs have been specifically approved by the Department for this permit. Any method included in the list may be used for reporting as long as it meets the following requirements:

   a. The laboratory's reported MDL and PQL values for the particular method must be equal or less than the corresponding method values specified in the Department's approved MDL and PQL list;

   b. The laboratory reported MDL for the specific parameter is less than or equal to the permit limit or the applicable water quality criteria, if any, stated in Chapter 62-302, F.A.C. Parameters that are listed as "report only" in the permit shall use methods that provide an MDL, which is equal to or less than the applicable water quality criteria stated in 62-302, F.A.C.; and

   c. If the MDLs for all methods available in the approved list are above the stated permit limit or applicable water quality criteria for that parameter, then the method with the lowest stated MDL shall be used.

   When the analytical results are below method detection or practical quantitation limits, the permittee shall report the actual laboratory MDL and/or PQL values for the analyses that were performed following the instructions on the applicable discharge monitoring report.

   Where necessary, the permittee may request approval of alternate methods or for alternative MDLs or PQLs for any approved analytical method. Approval of alternate laboratory MDLs or PQLs are not necessary if the laboratory reported MDLs and PQLs are less than or equal to the permit limit or the applicable water quality criteria, if any, stated in Chapter 62-302, F.A.C. Approval of an analytical method not included in the above-referenced list is not necessary if the analytical method is approved in accordance with 40 CFR 136 or deemed acceptable by the Department. *[62-4.246, 62-160]*

5. The permittee shall provide safe access points for obtaining representative samples which are required by this permit. *[62-600.650(2)]*

6. Monitoring requirements under this permit are effective on the first day of the second month following the effective date of the permit. Until such time, the permittee shall continue to monitor

and report in accordance with previously effective permit requirements, if any. During the period of operation authorized by this permit, the permittee shall complete and submit to the Department Discharge Monitoring Reports (DMRs) in accordance with the frequencies specified by the REPORT type (i.e. monthly, quarterly, semiannual, annual, etc.) indicated on the DMR forms attached to this permit. Unless specified otherwise in this permit, monitoring results for each monitoring period shall be submitted in accordance with the associated DMR due dates below. DMRs shall be submitted for each required monitoring period including periods of no discharge.

REPORT Type on DMR	Monitoring Period	Submit by
Monthly	first day of month - last day of month	28th day of following month
Once Every Two Months	January 1 - February 28/29	March 28
	March 1 - April 30	May 28
	May 1 - June 30	July 28
	July 1 - August 31	September 28
	September 1 - October 31	November 28
	November 1 - December 31	January 28
Quarterly	January 1 - March 31	April 28
	April 1 - June 30	July 28
	July 1 - September 30	October 28
	October 1 - December 31	January 28
Semiannual	January 1 - June 30	July 28
	July 1 - December 31	January 28
Annual	January 1 - December 31	January 28

The permittee may submit either paper or electronic DMR forms. If submitting electronic DMR forms, the permittee shall use the electronic DMR system approved by the Department (EzDMR) and shall electronically submit the completed DMR forms using the DEP Business Portal at https://www.fldepportal.com/go/. Reports shall be submitted to the Department by the twenty-eighth (28th) of the month following the month of operation. Data submitted in electronic format is equivalent to data submitted on signed and certified paper DMR forms.

If submitting paper DMR forms, the permittee shall make copies of the attached DMR forms, without altering the original format or content unless approved by the Department, and shall mail the completed DMR forms to the Department's Northeast District Office at the address specified in Permit Condition I.B.11. by the twenty-eighth (28th) of the month following the month of operation.

[62-620.610(18)][62-600.680(1)]

7. During the period of operation authorized by this permit, reclaimed water or effluent shall be monitored annually for the primary and secondary drinking water standards contained in Chapter 62-550, F.A.C., (except for asbestos, total coliform, color, odor, and residual disinfectants). These monitoring results shall be reported to the Department annually on the DMR. During years when a permit is not renewed, a certification stating that no new non-domestic wastewater dischargers have been added to the collection system since the last reclaimed water or effluent analysis was conducted may be submitted with the signed DMR in lieu of performing the analysis. When such a certification is submitted with the DMR, monitoring not required this period should be noted on the DMR. The annual reclaimed water or effluent analysis report, and certification if applicable, shall be completed and submitted in a timely manner so as to be received by the Department at the address identified on the DMR by January 28 of each year. Approved analytical methods identified in Rule 62-620.100(3)(j), F.A.C., shall be used for the analysis. If no method is

included for a parameter, methods specified in Chapter 62-550, F.A.C., shall be used. *[62-600.660(2) and (3)(d)][62-600.680(2)][62-610.300(4)]*

8. An annual scan of the parameters listed as primary and secondary drinking water standards in Chapter 62-550, F.A.C. (except for turbidity, total coliforms, color, and corrosivity), shall be conducted for the demineralization concentrate and the blend. The permittee shall submit an annual summary of water quality in the reclaimed water, the concentrate, the blend, and groundwater monitoring wells. Correlations between specific conductance and chloride, and total dissolved solids shall be developed and reported. The summary shall include an evaluation of any adverse effects on vegetation and groundwater quality and needed corrective actions, including needed revisions to the operating protocol. Results of the annual scans and annual summary shall be submitted with the June DMR each year. *[62-610.865(8)(f) & (11)]*

9. The permittee shall submit an Annual Reuse Report using DEP Form 62-610.300(4)(a)2. on or before January 1 of each year. *[62-610.870(3)]*

10. Operating protocol(s) shall be reviewed and updated periodically to ensure continuous compliance with the established demineralization concentrate blend ratio and specific conductance limit. Updated operating protocols shall be submitted to the Department's Northeast District Office for review and approval upon revision of the operating protocol(s) and with each permit application. *[62-610.320(6)][62-610.865(9)]*

11. Unless specified otherwise in this permit, all reports and other information required by this permit, including 24-hour notifications, shall be submitted to or reported to, as appropriate, the Department's Northeast District Office at the address specified below:

    Florida Department of Environmental Protection
    Northeast District
    8800 Baymeadows Way West
    Suite 100
    Jacksonville, Florida 32256-7577

    Phone Number - (904) 256-1700
    FAX Number - (904) 256-1588
    (All FAX copies and e-mails shall be followed by original copies.)

    [62-620.305]

12. All reports and other information shall be signed in accordance with the requirements of Rule 62-620.305, F.A.C. *[62-620.305]*

II. BIOSOLIDS MANAGEMENT REQUIREMENTS

A. Basic Requirements

1. Biosolids generated by this facility may be transferred to Shelley's Environmental Systems [FLA372196] or disposed of in a Class I solid waste landfill. Transferring biosolids to an alternative biosolids treatment facility does not require a permit modification. However, use of an alternative biosolids treatment facility requires submittal of a copy of the agreement pursuant to Rule 62-640.880(1)(c), F.A.C., along with a written notification to the Department at least 30 days before transport of the biosolids. *[62-620.320(6), 62-640.880(1)]*

2. The permittee shall monitor and keep records of the quantities of biosolids generated, received from source facilities, treated, distributed and marketed, land applied, used as a biofuel or for bioenergy, transferred to another facility, or landfilled. These records shall be kept for a minimum of five years. *[62-640.650(4)(a)]*

3. Biosolids quantities shall be monitored by the permittee as specified below. Results shall be reported on the permittee's Discharge Monitoring Report for Monitoring Group RMP-Q in accordance with Condition I.B.6.

			Biosolids Limitation		Monitoring Requirements			
Parameter	Units	Max. /Min	Limit	Statistical Basis	Frequency of Analysis	Sample Type	Monitoring Site Number	Notes
Biosolids Quantity (Transferred)	dry tons	Max	Report	Monthly Total	Monthly	Calculated	RMP-1	
Biosolids Quantity (Landfilled)	dry tons	Max	Report	Monthly Total	Monthly	Calculated	RMP-2	

[62-640.650(5)(a)1]

4. Biosolids quantities shall be calculated as listed in Permit Condition II.3 and as described below:

Monitoring Site Number	Description of Monitoring Site Calculations
RMP-1	Amount of biosolids transferred to another facility for treatment and final disposal
RMP-2	Amount of biosolids disposal in a Class I solid waste landfill

5. The treatment, management, transportation, use, land application, or disposal of biosolids shall not cause a violation of the odor prohibition in subsection 62-296.320(2), F.A.C. *[62-640.400(6)]*

6. Storage of biosolids or other solids at this facility shall be in accordance with the Facility Biosolids Storage Plan. *[62-640.300(4)]*

7. Biosolids shall not be spilled from or tracked off the treatment facility site by the hauling vehicle. *[62-640.400(9)]*

B. Disposal

1. Disposal of biosolids, septage, and "other solids" in a solid waste disposal facility, or disposal by placement on land for purposes other than soil conditioning or fertilization, such as at a monofill, surface impoundment, waste pile, or dedicated site, shall be in accordance with Chapter 62-701, F.A.C. *[62-640.100(6)(b) & (c)]*

C. Transfer

1. The permittee shall not be held responsible for treatment and management violations that occur after its biosolids have been accepted by a permitted biosolids treatment facility with which the source facility has an agreement in accordance with subsection 62-640.880(1)(c), F.A.C., for further treatment, management, or disposal. *[62-640.880(1)(b)]*

2. The permittee shall keep hauling records to track the transport of biosolids between the facilities. The hauling records shall contain the following information:

Source Facility	Biosolids Treatment Facility or Treatment Facility
1. Date and time shipped	1. Date and time received
2. Amount of biosolids shipped	2. Amount of biosolids received
3. Degree of treatment (if applicable)	3. Name and ID number of source facility
4. Name and ID Number of treatment facility	4. Signature of hauler
5. Signature of responsible party at source facility	5. Signature of responsible party at treatment facility
6. Signature of hauler and name of hauling firm	

A copy of the source facility hauling records for each shipment shall be provided upon delivery of the biosolids to the biosolids treatment facility or treatment facility. The treatment facility permittee shall report to the Department within 24 hours of discovery any discrepancy in the quantity of biosolids leaving the source facility and arriving at the biosolids treatment facility or treatment facility.

[62-640.880(4)]

D. Receipt

1. If the permittee intends to accept biosolids from other facilities, a permit revision is required pursuant to paragraph 62-640.880(2)(d), F.A.C. *[62-640.880(2)(d)]*

III. GROUNDWATER REQUIREMENTS

A. Construction Requirements

1. The permittee shall give at least 72-hour notice to the Department's Northeast District Office, prior to the installation of any monitoring wells. *[62-520.600(6)(h)]*

2. Before construction of new groundwater monitoring wells, a soil boring shall be made at each new monitoring well location to properly determine monitoring well specifications such as well depth, screen interval, screen slot, and filter pack. *[62-520.600(6)(g)]*

3. Within 30 days after installation of a monitoring well, the permittee shall submit to the Department's Northeast District Office well completion reports and soil boring/lithologic logs on DEP Form 62-520.900(3), Monitoring Well Completion Report. *[62-520.600(6)(j) and .900(3)]*

4. All piezometers and monitoring wells not part of the approved groundwater monitoring plan shall be plugged and abandoned in accordance with Rule 62-532.500(5), F.A.C., unless future use is intended. *[62-532.500(5)]*

B. Operational Requirements

1. For the Part IV land application system(s), all groundwater quality criteria specified in Chapter 62-520, F.A.C., shall be met at the edge of the zone of discharge. The zone of discharge for Land Application Site R-001 shall extend horizontally 100 feet from the application site and vertically to the base of the surficial aquifer. *[62-520.200(27)] [62-520.465]*

2. The groundwater minimum criteria specified in Rule 62-520.400 F.A.C., shall be met within the zone of discharge. *[62-520.400 and 62-520.420(4)]*

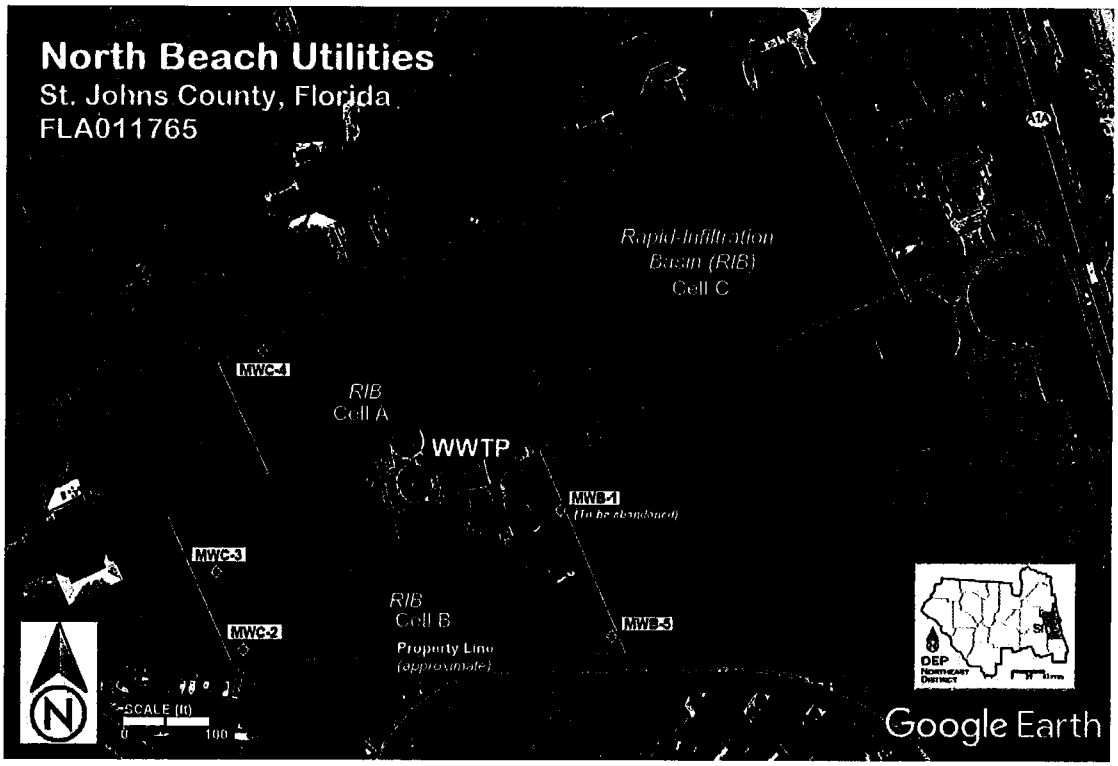
3. If the concentration for any monitored constituent is greater in the natural background than the stated maximum, or in the case of pH is also less than the minimum, the representative background quality shall be the prevailing standard. *[62-520.420(2)]*

4. During the period of operation authorized by this permit, the permittee shall continue to sample groundwater at the monitoring wells identified below in accordance with this permit and the approved groundwater monitoring plan. *[62-520.600] [62-610.510]*

5. The following monitoring wells shall be sampled for Reuse System R-001.

Monitor Well ID	Alternate Well Name and/or Location	Latitude (N)	Longitude (W)	Depth (Feet)	Well Type	New or Existing
MWB-1*	East margin along Palm St., south of WWTF entrance	29°56'25"	81°18'10"	10	Background	Existing
MWC-2	SW corner of the site	29°56' 23"	81°18' 14"	10	Compliance	Existing
MWC-3	West of WWTF	29°56' 24"	81°18' 14"	10	Compliance	Existing
MWC-4	NW corner of the site, along 23rd Street	29°56' 26"	81°18' 14"	11	Compliance	Existing
MWB-5	SE corner of the site, south of MWB-1	29°56' 24"	81°18' 09"	13	Background	Existing

[62-520.600] [62-610.510] **To be abandoned (see III.A.4.)*



6. The following parameters shall be analyzed for each monitoring well previously identified above:

Parameter	Compliance Well Limit	Units	Sample Type	Monitoring Frequency
Water Level Relative to NGVD	Report	ft	In Situ	Quarterly
Nitrogen, Nitrate, Total (as N)	10	mg/L	Grab	Quarterly

Parameter	Compliance Well Limit	Units	Sample Type	Monitoring Frequency
Solids, Total Dissolved (TDS)	500	mg/L	Grab	Quarterly
Chloride (as Cl)	250	mg/L	Grab	Quarterly
Coliform, Fecal	4	#/100mL	Grab	Quarterly
pH	6.5-8.5	s.u.	In Situ	Quarterly
Sulfate, Total	250	mg/L	Grab	Quarterly
Sodium, Total Recoverable	160	mg/L	Grab	Quarterly

[62-520.600(11)(b)] [62-600.670] [62-600.650(3)] [62-520.310(5)]

7. Water levels shall be recorded before evacuating each well for sample collection. Elevation references shall include the top of the well casing and land surface at each well site (NAVD allowable) at a precision of plus or minus 0.01 foot. *[62-520.600(11)(c)] [62-610.510(3)(b)]*

8. Groundwater monitoring wells shall be purged prior to sampling to obtain representative samples. *[62-160.210] [62-600.670(3)]*

9. Analyses shall be conducted on unfiltered samples, unless filtered samples have been approved by the Department's Northeast District Office as being more representative of groundwater conditions. *[62-520.310(5)]*

10. Groundwater monitoring test results shall be submitted on Part D of Form 62-620.910(10) in accordance with Permit Condition I.B.6. *[62-520.600(11)(b)] [62-600.670] [62-600.680(1)] [62-620.610(18)]*

11. If any monitoring well becomes inoperable or damaged to the extent that sampling or well integrity may be affected, the permittee shall notify the Department's Northeast District Office within two business days from discovery, and a detailed written report shall follow within ten days after notification to the Department. The written report shall detail what problem has occurred and remedial measures that have been taken to prevent recurrence or request approval for replacement of the monitoring well. All monitoring well design and replacement shall be approved by the Department's Northeast District Office before installation. *[62-520.600(6)(l)]*

12. The permittee shall sample the monitoring well(s) **MWC-4** for the primary and secondary drinking water parameters included in Rules 62-550.310 and 62-550.320, F.A.C., (except for asbestos, odor and all parameters in Table 5 of Chapter 62-550, F.A.C. Results of this sampling shall be submitted to the Department's Northeast District Office with the application for permit renewal. *[62-520.600(5)(b)]*

IV. ADDITIONAL REUSE AND LAND APPLICATION REQUIREMENTS

A. Part IV Rapid Infiltration Basins

1. Advisory signs shall be posted around the site boundaries to designate the nature of the project area. *[62-610.518]*

2. The maximum annual average loading rate to the three rapid infiltration basins shall be limited to 9 inches per day (as applied to the entire bottom area). *[62-610.523(3)]*

3. The three rapid infiltration basins normally shall be loaded for 7 days and shall be rested for 7 days. Infiltration ponds, basins, or trenches shall be allowed to dry during the resting portion of the cycle.*[62-610.523(4)]*

4. Rapid infiltration basins shall be routinely maintained to control vegetation growth and to maintain percolation capability by scarification or removal of deposited solids. Basin bottoms shall be maintained to be level. *[62-610.523(6) and (7)]*

5. Routine aquatic weed control and regular maintenance of storage pond embankments and access areas are required. *[62-610.514 and 62-610.414]*

6. Overflows from emergency discharge facilities on storage ponds or on infiltration ponds, basins, or trenches shall be reported as abnormal events in accordance with Permit Condition IX.20. *[62-610.800(9)]*

Blending of Concentrate with Reclaimed Water

7. Demineralization concentrate from North Beach Utility WTP may be blended with the treated reclaimed water. Concentrate shall be blended with the reclaimed water at blend tank. *[62-610.865]*

V. OPERATION AND MAINTENANCE REQUIREMENTS

A. Staffing Requirements

1. During the period of operation authorized by this permit, the wastewater facilities shall be operated under the supervision of one or more operators certified in accordance with Chapter 62-602, F.A.C. In accordance with Chapter 62-699, F.A.C., this facility is a Category III, Class C facility and, at a minimum, operators with appropriate certification must be on the site as follows:

   A Class C or higher operator 3 hours/day for 5 days/week and one weekend visit. The lead/chief operator must be a Class C operator, or higher.

2. An operator meeting the lead/chief operator class for the plant shall be available during all periods of plant operation. "Available" means able to be contacted as needed to initiate the appropriate action in a timely manner. *[62-699.311(1)]*

B. Capacity Analysis Report and Operation and Maintenance Performance Report Requirements

1. The application to renew this permit shall include an updated capacity analysis report prepared in accordance with Rule 62-600.405, F.A.C. *[62-600.405(5)]*

2. The application to renew this permit shall include a detailed operation and maintenance performance report prepared in accordance with Rule 62-600.735, F.A.C. *[62-600.735(1)]*

C. Recordkeeping Requirements

1. The permittee shall maintain the following records and make them available for inspection at the following address: on the site of the permitted facility.

   a. Records of all compliance monitoring information, including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation, including, if applicable, a copy of the laboratory certification showing the certification number of the laboratory, for at least three years from the date the sample or measurement was taken;

   b. Copies of all reports required by this permit for at least three years from the date the report was prepared;

c. Records of all data, including reports and documents, used to complete the application for this permit for at least three years from the date the application was filed;

d. Monitoring information, including a copy of the laboratory certification showing the laboratory certification number, related to the residuals use and disposal activities for the time period set forth in Chapter 62-640, F.A.C., for at least three years from the date of sampling or measurement;

e. A copy of the current wastewater facility permit;

f. Copies of the current operation and maintenance manuals for the wastewater facility and the collection/transmission systems owned or operated by the wastewater facility permittee as required by Chapters 62-600 and 62-604, F.A.C.;

g. A copy of any required record drawings for the wastewater facility and the collection/transmission systems owned or operated by the wastewater facility permittee;

h. Copies of the licenses of the current certified operators;

i. Copies of the logs and schedules showing plant operations and equipment maintenance for three years from the date of the logs or schedules. The logs shall, at a minimum, include identification of the plant; the signature and license number of the operator(s) and the signature of the person(s) making any entries; date and time in and out; specific operation and maintenance activities, including any preventive maintenance or repairs made or requested; results of tests performed and samples taken, unless documented on a laboratory sheet; and notation of any notification or reporting completed in accordance with Rule 62-602.650(3), F.A.C. The logs shall be maintained on-site in a location accessible to 24-hour inspection, protected from weather damage, and current to the last operation and maintenance performed; and

j. Records of biosolids quantities, treatment, monitoring, and hauling for at least five years.

[62-620.350, 62-604.500, 62-602.650, 62-640.650(4)]

VI. SCHEDULES

1. The following improvement actions shall be completed according to the following schedule:

Improvement Action	Completion Date
1. Former monitoring well MWB-1 to be properly abandoned with documentation of abandonment provided to the department (See III.A.4 and III.B.5.)	Within ninety (90) days of permit effective date.
2. Chlorine Contact Chamber: Drain and thoroughly clean the CCC to remove solids.	Within ninety (90) days of permit effective date.
3. Vegetation removal in the rapid infiltration basins.	Within ninety (90) days of permit effective date.
4. Submit the manual for the Collection and Distribution maintenance.	Within ninety (180) days of permit effective date.

Improvement Action	Completion Date
5. Continue groundwater monitoring plan, evaluate results compared to groundwater standards. Prepare an evaluation for potential discharge of the RO concentrate to surface waters. Consider potential pilot studies related to the effluent discharge and considering groundwater monitoring results. The final report (at the end of the 4 quarters) should be signed and sealed by a professional engineer or a professional geologist.	At ninety (90) day intervals, (quarterly) submit a progress report to the DEP NED Wastewater Section. Submit reports quarterly through calendar year 2021. Final report due after 4th quarter of 2021. See due dates in specific condition I.B.6.

[62-620.320(6)]

2. The permittee is not authorized to discharge to waters of the state after the expiration date of this permit, unless:

   a. The permittee has applied for renewal of this permit at least 180 days before the expiration date of this permit using the appropriate forms listed in Rule 62-620.910, F.A.C., and in the manner established in the Department of Environmental Protection Guide to Permitting Wastewater Facilities or Activities Under Chapter 62-620, F.A.C., including submittal of the appropriate processing fee set forth in Rule 62-4.050, F.A.C.; or

   b. The permittee has made complete the application for renewal of this permit before the permit expiration date.

   [62-620.335(1) - (4)]

VII. INDUSTRIAL PRETREATMENT PROGRAM REQUIREMENTS

1. This facility is not required to have a pretreatment program at this time. *[62-625.500]*

VIII. OTHER SPECIFIC CONDITIONS

1. In the event that the wastewater facilities or equipment, including collection/transmission systems, no longer function as intended, are no longer safe in terms of public health and safety (including inactive or abandoned facilities), or odor, noise, aerosol drift, or lighting adversely affects neighboring developed areas at the levels prohibited by paragraphs 62-600.400(2)(a) and 62-604.400(2)(c), F.A.C., corrective action (which may include additional maintenance or modifications of the permitted facilities) shall be taken by the permittee. Other corrective action may be required to ensure compliance with rules of the Department. Additionally, the treatment, management, use or land application of residuals shall not cause a violation of the odor prohibition in subsection 62-296.320(2), F.A.C. *[62-600.410(5), 62-604.500(3) and 62-640.400(6)]*

2. All collection/transmission systems shall be operated and maintained so as to provide uninterrupted service. *[62-604.500(2)]*

3. The deliberate introduction of stormwater in any amount into collection/transmission systems designed solely for the introduction (and conveyance) of domestic/industrial wastewater; or the deliberate introduction of stormwater into collection/transmission systems designed for the introduction or conveyance of combinations of storm and domestic/industrial wastewater in amounts which may reduce the efficiency of pollutant removal by the treatment plant is prohibited, except as provided by Rule 62-610.472, F.A.C. *[62-604.130(4)]*

4. Cross-connection, as defined in Rule 62-550.200, F.A.C., between the wastewater facility, including the collection/transmission system, and a potable water system is prohibited. *[62-550.360][62-604.130(3)]*

5. The collection/transmission operation and maintenance manual shall be maintained and revised periodically in accordance with subsection 62-604.500(4), F.A.C., to reflect any alterations performed or to reflect experience resulting from operation. However, a new operation and maintenance manual is not required to be developed for each project if there is already an existing manual that is applicable to the facilities being constructed. *[62-604.500(4)]*

6. Collection/transmission system overflows shall be reported to the Department in accordance with Permit Condition IX. 20. *[62-604.550] [62-620.610(20)]*

7. The operating authority of a collection/transmission system and the permittee of a treatment plant are prohibited from accepting connections of wastewater discharges which have not received necessary pretreatment or which contain materials or pollutants (other than normal domestic wastewater constituents):

   a. Which may cause fire or explosion hazards; or

   b. Which may cause excessive corrosion or other deterioration of wastewater facilities due to chemical action or pH levels; or

   c. Which are solid or viscous and obstruct flow or otherwise interfere with wastewater facility operations or treatment; or

   d. Which result in the wastewater temperature at the introduction of the treatment plant exceeding $40^{o}C$ or otherwise inhibiting treatment; or

   e. Which result in the presence of toxic gases, vapors, or fumes that may cause worker health and safety problems.

   [62-604.130(5)]

8. The treatment facility, storage ponds for Part II systems, rapid infiltration basins, and/or infiltration trenches shall be enclosed with a fence or otherwise provided with features to discourage the entry of animals and unauthorized persons. *[62-610.518(1) and 62-600.400(2)(b)]*

9. Screenings and grit removed from the wastewater facilities shall be collected in suitable containers and hauled to a Department approved Class I landfill or to a landfill approved by the Department for receipt/disposal of screenings and grit. *[62-701.300(1)(a)]*

10. Where required by Chapter 471 or Chapter 492, F.S., applicable portions of reports that must be submitted under this permit shall be signed and sealed by a professional engineer or a professional geologist, as appropriate. *[62-620.310(4)]*

11. The permittee shall provide verbal notice to the Department's Northeast District Office as soon as practical after discovery of a sinkhole or other karst feature within an area for the management or application of wastewater, wastewater residuals (sludges), or reclaimed water. The permittee shall immediately implement measures appropriate to control the entry of contaminants, and shall detail these measures to the Department's Northeast District Office in a written report within 7 days of the sinkhole discovery. *[62-620.320(6)]*

12. The permittee shall provide notice to the Department of the following:

a. Any new introduction of pollutants into the facility from an industrial discharger which would be subject to Chapter 403, F.S., and the requirements of Chapter 62-620, F.A.C., if it were directly discharging those pollutants; and

b. Any substantial change in the volume or character of pollutants being introduced into that facility by a source which was identified in the permit application and known to be discharging at the time the permit was issued.

Notice shall include information on the quality and quantity of effluent introduced into the facility and any anticipated impact of the change on the quantity or quality of effluent or reclaimed water to be discharged from the facility. If pretreatment becomes necessary, this permit may be modified to require the permittee to develop and implement a local pretreatment program in accordance with the requirements of Chapter 62-625, F.A.C.

[62-620.625(2)]

13. The permit may be reopened to adjust effluent limitations or monitoring requirements should future Water Quality Based Effluent Limitation determinations, water quality studies, DEP approved changes in water quality standards, DEP adopted Basin Management Action Plan, applicable Numeric Nutrient Criteria or other information show a need for a different limitation or monitoring requirement.

IX. GENERAL CONDITIONS

1. The terms, conditions, requirements, limitations, and restrictions set forth in this permit are binding and enforceable pursuant to Chapter 403, Florida Statutes. Any permit noncompliance constitutes a violation of Chapter 403, Florida Statutes, and is grounds for enforcement action, permit termination, permit revocation and reissuance, or permit revision. *[62-620.610(1)]*

2. This permit is valid only for the specific processes and operations applied for and indicated in the approved drawings or exhibits. Any unauthorized deviations from the approved drawings, exhibits, specifications, or conditions of this permit constitutes grounds for revocation and enforcement action by the Department. *[62-620.610(2)]*

3. As provided in subsection 403.087(7), F.S., the issuance of this permit does not convey any vested rights or any exclusive privileges. Neither does it authorize any injury to public or private property or any invasion of personal rights, nor authorize any infringement of federal, state, or local laws or regulations. This permit is not a waiver of or approval of any other Department permit or authorization that may be required for other aspects of the total project which are not addressed in this permit. *[62-620.610(3)]*

4. This permit conveys no title to land or water, does not constitute state recognition or acknowledgment of title, and does not constitute authority for the use of submerged lands unless herein provided and the necessary title or leasehold interests have been obtained from the State. Only the Trustees of the Internal Improvement Trust Fund may express State opinion as to title. *[62-620.610(4)]*

5. This permit does not relieve the permittee from liability and penalties for harm or injury to human health or welfare, animal or plant life, or property caused by the construction or operation of this permitted source; nor does it allow the permittee to cause pollution in contravention of Florida Statutes and Department rules, unless specifically authorized by an order from the Department. The permittee shall take all reasonable steps to minimize or prevent any discharge, reuse of reclaimed water, or residuals use or disposal in violation of this permit which has a reasonable

likelihood of adversely affecting human health or the environment. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit. *[62-620.610(5)]*

6. If the permittee wishes to continue an activity regulated by this permit after its expiration date, the permittee shall apply for and obtain a new permit. *[62-620.610(6)]*

7. The permittee shall at all times properly operate and maintain the facility and systems of treatment and control, and related appurtenances, that are installed and used by the permittee to achieve compliance with the conditions of this permit. This provision includes the operation of backup or auxiliary facilities or similar systems when necessary to maintain or achieve compliance with the conditions of the permit. *[62-620.610(7)]*

8. This permit may be modified, revoked and reissued, or terminated for cause. The filing of a request by the permittee for a permit revision, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance does not stay any permit condition. *[62-620.610(8)]*

9. The permittee, by accepting this permit, specifically agrees to allow authorized Department personnel, including an authorized representative of the Department and authorized EPA personnel, when applicable, upon presentation of credentials or other documents as may be required by law, and at reasonable times, depending upon the nature of the concern being investigated, to:

   a. Enter upon the permittee's premises where a regulated facility, system, or activity is located or conducted, or where records shall be kept under the conditions of this permit;

   b. Have access to and copy any records that shall be kept under the conditions of this permit;

   c. Inspect the facilities, equipment, practices, or operations regulated or required under this permit; and

   d. Sample or monitor any substances or parameters at any location necessary to assure compliance with this permit or Department rules.

   [62-620.610(9)]

10. In accepting this permit, the permittee understands and agrees that all records, notes, monitoring data, and other information relating to the construction or operation of this permitted source which are submitted to the Department may be used by the Department as evidence in any enforcement case involving the permitted source arising under the Florida Statutes or Department rules, except as such use is proscribed by Section 403.111, F.S., or Rule 62-620.302, F.A.C. Such evidence shall only be used to the extent that it is consistent with the Florida Rules of Civil Procedure and applicable evidentiary rules. *[62-620.610(10)]*

11. When requested by the Department, the permittee shall within a reasonable time provide any information required by law which is needed to determine whether there is cause for revising, revoking and reissuing, or terminating this permit, or to determine compliance with the permit. The permittee shall also provide to the Department upon request copies of records required by this permit to be kept. If the permittee becomes aware of relevant facts that were not submitted or were incorrect in the permit application or in any report to the Department, such facts or information shall be promptly submitted or corrections promptly reported to the Department. *[62-620.610(11)]*

12. Unless specifically stated otherwise in Department rules, the permittee, in accepting this permit, agrees to comply with changes in Department rules and Florida Statutes after a reasonable time for compliance; provided, however, the permittee does not waive any other rights granted by Florida Statutes or Department rules. A reasonable time for compliance with a new or amended surface water quality standard, other than those standards addressed in Rule 62-302.500, F.A.C., shall include a reasonable time to obtain or be denied a mixing zone for the new or amended standard. *[62-620.610(12)]*

13. The permittee, in accepting this permit, agrees to pay the applicable regulatory program and surveillance fee in accordance with Rule 62-4.052, F.A.C. *[62-620.610(13)]*

14. This permit is transferable only upon Department approval in accordance with Rule 62-620.340, F.A.C. The permittee shall be liable for any noncompliance of the permitted activity until the transfer is approved by the Department. *[62-620.610(14)]*

15. The permittee shall give the Department written notice at least 60 days before inactivation or abandonment of a wastewater facility or activity and shall specify what steps will be taken to safeguard public health and safety during and following inactivation or abandonment. *[62-620.610(15)]*

16. The permittee shall apply for a revision to the Department permit in accordance with Rules 62-620.300, F.A.C., and the Department of Environmental Protection Guide to Permitting Wastewater Facilities or Activities Under Chapter 62-620, F.A.C., at least 90 days before construction of any planned substantial modifications to the permitted facility is to commence or with Rule 62-620.325(2), F.A.C., for minor modifications to the permitted facility. A revised permit shall be obtained before construction begins except as provided in Rule 62-620.300, F.A.C. *[62-620.610(16)]*

17. The permittee shall give advance notice to the Department of any planned changes in the permitted facility or activity which may result in noncompliance with permit requirements. The permittee shall be responsible for any and all damages which may result from the changes and may be subject to enforcement action by the Department for penalties or revocation of this permit. The notice shall include the following information:

    a. A description of the anticipated noncompliance;

    b. The period of the anticipated noncompliance, including dates and times; and

    c. Steps being taken to prevent future occurrence of the noncompliance.

    [62-620.610(17)]

18. Sampling and monitoring data shall be collected and analyzed in accordance with Rule 62-4.246 and Chapters 62-160, 62-600, and 62-610, F.A.C., and 40 CFR 136, as appropriate.

    a. Monitoring results shall be reported at the intervals specified elsewhere in this permit and shall be reported on a Discharge Monitoring Report (DMR), DEP Form 62-620.910(10), or as specified elsewhere in the permit.

    b. If the permittee monitors any contaminant more frequently than required by the permit, using Department approved test procedures, the results of this monitoring shall be included in the calculation and reporting of the data submitted in the DMR.

    c. Calculations for all limitations which require averaging of measurements shall use an arithmetic mean unless otherwise specified in this permit.

d. Except as specifically provided in Rule 62-160.300, F.A.C., any laboratory test required by this permit shall be performed by a laboratory that has been certified by the Department of Health Environmental Laboratory Certification Program (DOH ELCP). Such certification shall be for the matrix, test method and analyte(s) being measured to comply with this permit. For domestic wastewater facilities, testing for parameters listed in Rule 62-160.300(4), F.A.C., shall be conducted under the direction of a certified operator.

e. Field activities including on-site tests and sample collection shall follow the applicable standard operating procedures described in DEP-SOP-001/01 adopted by reference in Chapter 62-160, F.A.C.

f. Alternate field procedures and laboratory methods may be used where they have been approved in accordance with Rules 62-160.220, and 62-160.330, F.A.C.

[62-620.610(18)]

19. Reports of compliance or noncompliance with, or any progress reports on, interim and final requirements contained in any compliance schedule detailed elsewhere in this permit shall be submitted no later than 14 days following each schedule date. *[62-620.610(19)]*

20. The permittee shall report to the Department any noncompliance which may endanger health or the environment. Any information shall be provided orally within 24 hours from the time the permittee becomes aware of the circumstances. A written submission shall also be provided within five days of the time the permittee becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance including exact dates and time, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. For noncompliance events related to sanitary sewer overflows or bypass events, these reports must include the data described above (with the exception of time of discovery) as well as the type of event (sanitary sewer overflows or bypass events), type of sewer overflow (e.g., manhole), discharge volumes by the treatment works treating domestic sewage, types of human health and environmental impacts of the sewer overflow event, and whether the noncompliance was related to wet weather. The written submission may be provided electronically using the Department's Business Portal at https://www.fldepportal.com/go/ (via "Submit" followed by "Report" or "Registration/Notification"). Notice required under paragraph (d) may be provided together with the written submission using the Business Portal. All noncompliance events related to sanitary sewer overflows or bypass events submitted after December 21, 2020 shall be submitted electronically.

a. The following shall be included as information which must be reported within 24 hours under this condition:

(1) Any unanticipated bypass which causes any reclaimed water or the effluent to exceed any permit limitation or results in an unpermitted discharge,

(2) Any upset which causes any reclaimed water or the effluent to exceed any limitation in the permit,

(3) Violation of a maximum daily discharge limitation for any of the pollutants specifically listed in the permit for such notice, and

(4) Any unauthorized discharge to surface or groundwaters.

b. Oral reports as required by this subsection shall be provided as follows:

(1) For unauthorized releases or spills of treated or untreated wastewater reported pursuant to subparagraph (a)4. that are in excess of 1,000 gallons per incident, or where information indicates that public health or the environment will be endangered, oral reports shall be

provided to the Department by calling the STATE WATCH OFFICE TOLL FREE NUMBER (800) 320-0519, as soon as practical, but no later than 24 hours from the time the permittee becomes aware of the discharge. The permittee, to the extent known, shall provide the following information to the State Watch Office:

(a) Name, address, and telephone number of person reporting;

(b) Name, address, and telephone number of permittee or responsible person for the discharge;

(c) Date and time of the discharge and status of discharge (ongoing or ceased);

(d) Characteristics of the wastewater spilled or released (untreated or treated, industrial or domestic wastewater);

(e) Estimated amount of the discharge;

(f) Location or address of the discharge;

(g) Source and cause of the discharge;

(h) Whether the discharge was contained on-site, and cleanup actions taken to date;

(i) Description of area affected by the discharge, including name of water body affected, if any; and

(j) Other persons or agencies contacted.

(2) Oral reports, not otherwise required to be provided pursuant to subparagraph (b)1. above, shall be provided to the Department within 24 hours from the time the permittee becomes aware of the circumstances.

c. If the oral report has been received within 24 hours, the noncompliance has been corrected, and the noncompliance did not endanger health or the environment, the Department shall waive the written report.

d. In accordance with Section 403.077, F.S., unauthorized releases or spills reportable to the State Watch Office pursuant to subparagraph (b)1. above shall also be reported to the Department within 24 hours from the time the permittee becomes aware of the discharge. The permittee shall provide to the Department information reported to the State Watch Office. Notice of unauthorized releases or spills may be provided to the Department through the Department's Public Notice of Pollution web page at https://floridadep.gov/pollutionnotice.

(1) If, after providing notice pursuant to paragraph (d) above, the permittee determines that a reportable unauthorized release or spill did not occur or that an amendment to the notice is warranted, the permittee may submit additional notice to the Department documenting such determination.

(2) If, after providing notice pursuant to paragraph (d) above, the permittee discovers that a reportable unauthorized release or spill has migrated outside the property boundaries of the installation, the permittee must provide an additional notice to the Department that the release has migrated outside the property boundaries within 24 hours after its discovery of the migration outside of the property boundaries.

[62-620.610(20)] [62-620.100(3)] [403.077, F.S.]

21. The permittee shall report all instances of noncompliance not reported under Permit Conditions IX.17., IX.18., or IX.19. of this permit at the time monitoring reports are submitted. This report shall contain the same information required by Permit Condition IX.20. of this permit. *[62-620.610(21)]*

22. Bypass Provisions.

a. "Bypass" means the intentional diversion of waste streams from any portion of a treatment works.

b. Bypass is prohibited, and the Department may take enforcement action against a permittee for bypass, unless the permittee affirmatively demonstrates that:

(1) Bypass was unavoidable to prevent loss of life, personal injury, or severe property damage; and

(2) There were no feasible alternatives to the bypass, such as the use of auxiliary treatment facilities, retention of untreated wastes, or maintenance during normal periods of equipment downtime. This condition is not satisfied if adequate back-up equipment should have been installed in the exercise of reasonable engineering judgment to prevent a bypass which occurred during normal periods of equipment downtime or preventive maintenance; and

(3) The permittee submitted notices as required under Permit Condition IX.22.c. of this permit.

c. If the permittee knows in advance of the need for a bypass, it shall submit prior notice to the Department, if possible at least 10 days before the date of the bypass. The permittee shall submit notice of an unanticipated bypass within 24 hours of learning about the bypass as required in Permit Condition IX.20. of this permit. A notice shall include a description of the bypass and its cause; the period of the bypass, including exact dates and times; if the bypass has not been corrected, the anticipated time it is expected to continue; and the steps taken or planned to reduce, eliminate, and prevent recurrence of the bypass.

d. The Department shall approve an anticipated bypass, after considering its adverse effect, if the permittee demonstrates that it will meet the three conditions listed in Permit Condition IX.22.b.(1) through (3) of this permit.

e. A permittee may allow any bypass to occur which does not cause reclaimed water or effluent limitations to be exceeded if it is for essential maintenance to assure efficient operation. These bypasses are not subject to the provisions of Permit Condition IX.22.b. through d. of this permit.

[62-620.610(22)]

23. Upset Provisions.

a. "Upset" means an exceptional incident in which there is unintentional and temporary noncompliance with technology-based effluent limitations because of factors beyond the reasonable control of the permittee.

(1) An upset does not include noncompliance caused by operational error, improperly designed treatment facilities, inadequate treatment facilities, lack of preventive maintenance, careless or improper operation.

(2) An upset constitutes an affirmative defense to an action brought for noncompliance with technology based permit effluent limitations if the requirements of upset provisions of Rule 62-620.610, F.A.C., are met.

b. A permittee who wishes to establish the affirmative defense of upset shall demonstrate, through properly signed contemporaneous operating logs, or other relevant evidence that:

(1) An upset occurred and that the permittee can identify the cause(s) of the upset;

(2) The permitted facility was at the time being properly operated;

(3) The permittee submitted notice of the upset as required in Permit Condition IX.20. of this permit; and

(4) The permittee complied with any remedial measures required under Permit Condition IX.5. of this permit.

c. In any enforcement proceeding, the burden of proof for establishing the occurrence of an upset rests with the permittee.

d. Before an enforcement proceeding is instituted, no representation made during the Department review of a claim that noncompliance was caused by an upset is final agency action subject to judicial review.

[62-620.610(23)]

Executed in Jacksonville, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

Thomas G. Kallemeyn,
Permitting Program Administrator

Attachment(s):
Discharge Monitoring Report

STATEMENT OF BASIS
FOR
STATE OF FLORIDA DOMESTIC WASTEWATER FACILITY PERMIT

PERMIT NUMBER:	FLA011765-011
FACILITY NAME:	North Beach Utilities WWTF
FACILITY LOCATION:	3716 Palm Street, St Augustine, FL 32084 St. Johns County
NAME OF PERMITTEE:	North Beach Utilities, Inc.
PERMIT WRITER:	Jay Patel, E.I., John Davis, P.G.
PERMIT REVIEWER:	Jeff Martin, P.E.

1. SUMMARY OF APPLICATION

   a. Chronology of Application

   Application Number: FLA011765-011-DW2P

   Application Submittal Date: October 23, 2020

   b. Type of Facility

   Domestic Wastewater Treatment Plant

   Ownership Type: Private

   SIC Code: 4952

   c. Facility Capacity

Existing Permitted Capacity:	0.300 mgd Annual Average Daily Flow
Proposed Increase in Permitted Capacity:	0.000 mgd Annual Average Daily Flow
Proposed Total Permitted Capacity:	0.300 mgd Annual Average Daily Flow

   d. Description of Wastewater Treatment

   To operate an existing 0.3 million gallons per day (MGD) annual average daily flow (AADF) permitted capacity extended aeration domestic wastewater treatment facility (WWTF) consisting of following treatment units: One master lift station with a wet well diameter of 10 feet and a depth of 14 feet. The

master pump station is equipped with two 10 hp Gorman Rupp pumps; One static screen unit for pretreatment; One oxidation ditch (0.317 million gallons with straight runs of 108 feet and turns with radii of 14.6 feet) with two surface brush aerators (42 inches in diameter, 10 feet in length, and powered by a 15 hp motor); Two secondary clarifiers (52,870 gallons each); Two chlorine contact chambers (10,100 gallons each). Disinfection is achieved through the use of sodium hypochlorite solution discharge into the effluent through a diffuser located at the influent end of the contact chamber; One effluent / Reverse Osmosis (RO) blend tank (5,000 gallons), Two aerobic digesters (33,660 gallons each). RO concentrate reject water from North Beach Utility water treatment plant is blended with the reclaimed water prior to conveyance to the rapid infiltration basins. The blended flow is limited to 0.364 MGD. Biosolids are transported to a DEP permitted Biosolids Treatment Facility (BTF) or a DEP permitted WWTF for further treatment and final disposal.

e. Description of Effluent Disposal and Land Application Sites (as reported by applicant)

See attached map(s) for effluent disposal and land application site(s).

2. SUMMARY OF SURFACE WATER DISCHARGE

This facility does not discharge to surface waters.

3. BASIS FOR PERMIT LIMITATIONS AND MONITORING REQUIREMENTS

This facility is authorized to direct reclaimed water to Reuse System R-001, a rapid infiltration basin system, based on the following:

Parameter	Units	Max/ Min	Limit	Statistical Basis	Rationale
Flow (Reclaimed effluent)	MGD	Max	0.300	Annual Average	62-600.700(2)(b) & 62-610.810(5) FAC
			Report	3-Month Rolling Average	62-600.700(2)(b) & 62-610.810(5) FAC
			Report	Monthly Average	62-600.700(2)(b) & 62-610.810(5) FAC
Percent Capacity, (TMADF/Permitted Capacity) x 100	percent	Max	Report	Monthly Total	62-600.405(4) FAC
Flow (Concentrate)	MGD	Max	Report	Annual Average	62-600.700(2)(b) & 62-610.810(5) FAC
			Report	Monthly Average	62-600.700(2)(b) & 62-610.810(5) FAC
Flow (Blend)	MGD	Max	0.364	Annual Average	62-600.700(2)(b) & 62-610.810(5) FAC
			Report	Monthly Average	62-600.700(2)(b) & 62-610.810(5) FAC
BOD, Carbonaceous 5 day, 20C	mg/L	Max	20.0	Annual Average	62-610.510 & 62-600.420(3)(a)1. FAC
			30.0	Monthly Average	62-610.510 & 62-600.420(3)(a)2. FAC

Parameter	Units	Max/ Min	Limit	Statistical Basis	Rationale
			45.0	Weekly Average	62-610.510 & 62-600.420(3)(a)3. FAC
			60.0	Single Sample	62-610.510 & 62-600.420(3)(a)4. FAC
Solids, Total Suspended	mg/L	Max	20.0	Annual Average	62-610.510 & 62-600.420(3)(b)1. FAC
			30.0	Monthly Average	62-610.510 & 62-600.420(3)(b)2. FAC
			45.0	Weekly Average	62-610.510 & 62-600.420(3)(b)3. FAC
			60.0	Single Sample	62-610.510 & 62-600.420(3)(b)4. FAC
Coliform, Fecal	#/100mL	Max	200	Annual Average	62-610.510 & 62-600.440(5)(a)1. FAC
			200	Monthly Geometric Mean	62-610.510 & 62-600.440(5)(a)2. FAC
			800	Single Sample	62-610.510 & 62-600.440(5)(a)4. FAC
Chlorine, Total Residual (For Disinfection)	mg/L	Min	0.5	Single Sample	62-610.510 & 62-600.440(5)(c) FAC
Nitrogen, Nitrate, Total (as N)	mg/L	Max	Report	Single Sample	62-610.510(1) FAC
Nitrogen, Total	mg/L	Max	Report	Single Sample	BPJ
Phosphorus, Total (as P)	mg/L	Max	Report	Single Sample	62-601.300(6) FAC
Solids, Total Suspended (Blend)	mg/L	Max	Report	Single Sample	62-610.865(8)(e) FAC
pH (Blend)	s.u.	Min	6.0	Single Sample	62-610.865(8)(e) FAC
		Max	8.5	Single Sample	62-610.865(8)(e) FAC
Sodium, Total Recoverable (Blend)	mg/L	Max	Report	Single Sample	62-610.865(8)(e) FAC
Chloride (as Cl) (Blend)	mg/L	Max	Report	Single Sample	62-610.865(8)(e) FAC
Solids, Total Dissolved (TDS) (Blend)	mg/L	Max	Report	Single Sample	62-610.865(8)(e) FAC
Sulfate, Total (Blend)	mg/L	Max	Report	Single Sample	BPJ

Other Limitations and Monitoring Requirements:

Parameter	Units	Max/ Min	Limit	Statistical Basis	Rationale
BOD, Carbonaceous 5 day, 20C (Influent)	mg/L	Max	Report	Single Sample	62-600.660(1) FAC
Solids, Total Suspended (Influent)	mg/L	Max	Report	Single Sample	62-600.660(1) FAC
Monitoring Frequencies and Sample Types	-	-	-	All Parameters	62-600 FAC & 62-699 FAC and/or BPJ of permit writer

Parameter	Units	Max/ Min	Limit	Statistical Basis	Rationale
Sampling Locations	-	-	-	All Parameters	62-600, 62-610.412, 62-610.463(1), 62-610.568, 62-610.613 FAC and/or BPJ of permit writer

4. IMPAIRMENT STATUS OF RECEIVING WATERS

This facility does not discharge to surface waters. The R-001 (rapid infiltration basins) land application system is not located in a nutrient-impaired basin.

5. DISCUSSION OF CHANGES TO PERMIT LIMITATIONS

The current wastewater permit for this facility FLA011765-010-DW2P expires on November 20, 2020.

6. BIOSOLIDS MANAGEMENT REQUIREMENTS

Biosolids generated by this facility may be transferred to Shelley's Environmental Systems [FLA372196] or disposed of in a Class I solid waste landfill.

See the table below for the rationale for the biosolids quantities monitoring requirements.

Parameter	Units	Max/Min	Limit	Statistical Basis	Rationale
Biosolids Quantity (Transferred)	dry tons	Max	Report	Monthly Total	62-640.650(5)(a)1. FAC
Biosolids Quantity (Landfilled)	dry tons	Max	Report	Monthly Total	62-640.650(5)(a)1. FAC
Monitoring Frequency		All Parameters			62-640.650(5)(a) FAC

7. GROUNDWATER MONITORING REQUIREMENTS

Groundwater monitoring requirements have been established in accordance with Chapters 62-520, 532, 601, 610, and 620, F.A.C. Monitoring is comprised of four wells with a quarterly sampling frequency.

Only substantive change from previous permit is the abandonment of original background well (MWB-1) that had been replaced by MWB-5 at earlier date.

Compliance wells are in excess of compliance limits for TDS, sodium, chloride and sulfate, however the concentrations closely match ambient background (data table for chloride provided below as example). These parameters and values will be further studied as possible violations under schedule item VI.2.b. of permit.

Chloride (SMCL = 250 mg/L)

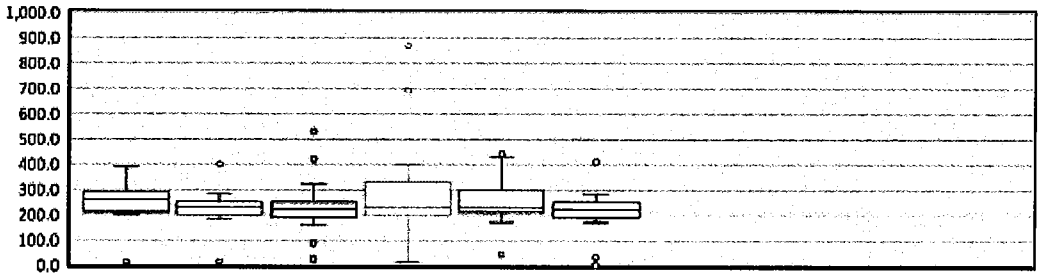
North Beach Utilities

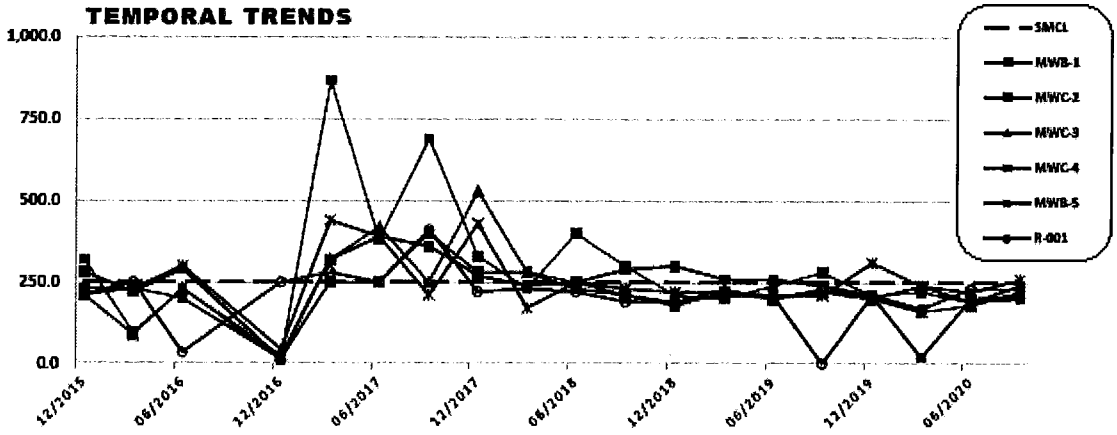
FLA011765

	MWB-1	MWC-2	MWC-3	MWC-4	MWB-5	R-001				
12/31/2015	280.0	230.0	210.0	320.0	210.0	210.0				
03/31/2016	220.0	230.0	88.0	94.0	230.0	250.0				
06/30/2016	280.0	200.0	230.0	230.0	300.0	33.0				
12/31/2016	13.0	14.0	24.0	12.0	43.0	250.0				
03/31/2017	320.0	250.0	320.0	870.0	440.0	280.0				
06/30/2017	390.0	250.0	420.0	580.0	390.0	250.0				
09/30/2017	360.0	400.0	250.0	690.0	210.0	410.0				
12/31/2017	270.0	280.0	530.0	330.0	450.0	220.0				
03/31/2018	240.0	280.0	280.0	230.0	170.0	230.0				
06/30/2018	250.0	230.0	250.0	400.0	250.0	220.0				
09/30/2018	290.0	210.0	210.0	300.0	230.0	190.0				
12/31/2018	300.0	180.0	190.0	210.0	220.0	190.0				
03/31/2019	260.0	220.0	230.0	200.0	220.0	210.0				
06/30/2019	260.0	200.0	200.0	240.0	210.0	210.0				
09/30/2019	240.0	230.0	220.0	280.0	210.0	ANC				
12/31/2019	210.0	200.0	200.0	210.0	310.0	210.0				
03/31/2020	20.0	240.0	160.0	220.0	240.0	170.0				
06/30/2020	200.0	190.0	180.0	190.0	220.0	230.0				
09/30/2020	210.0	240.0	220.0	200.0	260.0	230.0				

	MWB-1	MWC-2	MWC-3	MWC-4	MWB-5	R-001	0	0	0	0
Maximum:	390.0	400.0	530.0	870.0	440.0	410.0	0.0	0.0	0.0	0.0
3rd Qrtl:	290.0	250.0	250.0	330.0	308.0	250.0	#NUM!	#NUM!	#NUM!	#NUM!
Median:	260.0	230.0	220.0	230.0	230.0	220.0	#NUM!	#NUM!	#NUM!	#NUM!
1st Qrtl:	210.0	200.0	190.0	200.0	210.0	205.0	#NUM!	#NUM!	#NUM!	#NUM!
Minimum:	13.0	14.0	24.0	12.0	43.0	33.0	0.0	0.0	0.0	0.0
Stand Dev:	93.933	70.068	108.476	195.521	92.331	69.582	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

STATISTICAL DATA SUMMARY





8. PERMIT SCHEDULES

A schedule is included in the wastewater permit condition VI. Because of concern for potential exceedances of groundwater standards in the monitoring wells and for possible consideration of permitting a discharge of the RO concentrate to surface water, the DEP has included a schedule item. The schedule item calls for quarterly reports to evaluate groundwater results, discharge options and feasibility for a RO concentrate discharge to surface waters such as the ICWW. This will be a 4-quarter time period for evaluation.

1. The following improvement actions shall be completed according to the following schedule:

Improvement Action	Completion Date
1. Former monitoring well MWB-1 to be properly abandoned with documentation of abandonment provided to the department (See III.A.4 and III.B.5.)	Within ninety (90) days of permit effective date.
2. Chlorine Contact Chamber: Drain and thoroughly clean the CCC to remove solids.	Within ninety (90) days of permit effective date.
3. Vegetation removal in the rapid infiltration basins.	Within ninety (90) days of permit effective date.
4. Submit the manual for the Collection and Distribution maintenance.	Within ninety (180) days of permit effective date.
5. Continue groundwater monitoring plan, evaluate results compared to groundwater standards. Prepare an evaluation for potential discharge of the RO concentrate to surface waters. Consider potential pilot studies related to the effluent discharge and considering groundwater monitoring results. The final report (at the end of the 4 quarters) should be signed and sealed by a professional engineer or a professional geologist.	At ninety (90) day intervals, (quarterly) submit a progress report to the DEP NED Wastewater Section. Submit reports quarterly through calendar year 2021. Final report due after 4th quarter of 2021. See due dates in specific condition I.B.6.

[62-620.320(6)]

2. The permittee is not authorized to discharge to waters of the state after the expiration date of this permit, unless:

   a. The permittee has applied for renewal of this permit at least 180 days before the expiration date of this permit using the appropriate forms listed in Rule 62-620.910, F.A.C., and in the manner established in the Department of Environmental Protection Guide to Permitting Wastewater Facilities or Activities Under Chapter 62-620, F.A.C., including submittal of the appropriate processing fee set forth in Rule 62-4.050, F.A.C.; or

   b. The permittee has made complete the application for renewal of this permit before the permit expiration date.

9. INDUSTRIAL PRETREATMENT REQUIREMENTS

At this time, the facility is not required to develop an approved industrial pretreatment program. However, the Department reserves the right to require an approved program if future conditions warrant.

10. ADMINISTRATIVE ORDERS (AO) AND CONSENT ORDERS (CO)

This permit is not accompanied by an AO or a CO at this time.

11. REQUESTED VARIANCES OR ALTERNATIVES TO REQUIRED STANDARDS

No variances were requested for this facility.

12. THE ADMINISTRATIVE RECORD

The administrative record including application, draft permit, fact sheet, public notice (after release), comments received, and additional information is available for public inspection during normal business hours at the location specified in item 14. Copies will be provided at a minimal charge per page.

13. PROPOSED SCHEDULE FOR PERMIT ISSUANCE

Notice of Permit Issuance January 12, 2021

14. DEP CONTACT

Additional information concerning the permit and proposed schedule for permit issuance may be obtained during normal business hours from:

Jay Patel, E.I.
FDEP – Northeast District Office
8800 Baymeadows Way West, Suite 100
Jacksonville, FL 32256-7577
Telephone No.: (904) 256-1664
Email: Jay.Patel@FloridaDEP.gov

DEPARTMENT OF ENVIRONMENTAL PROTECTION DISCHARGE MONITORING REPORT - PART A

When Completed submit this report to: Department of Environmental Protection, 8800 Baymeadows Way West, Suite 100, Jacksonville, FL 32256-7577

PERMITTEE NAME: North Beach Utilities, Inc.
MAILING ADDRESS: 4125 North Coastal Highway
Saint Augustine, Florida 32095-

FACILITY: North Beach Utilities WWTF
LOCATION: 3716 Palm Street
St Augustine, FL 32084-

COUNTY: St. Johns
OFFICE: Northeast District

PERMIT NUMBER: FLA011765-011-DW2P

LIMIT: Final
CLASS SIZE: N/A
MONITORING GROUP NUMBER: R-001
MONITORING GROUP DESCRIPTION: rapid infiltration basin, including Influent
RE-SUBMITTED DMR: ☐
NO DISCHARGE FROM SITE: ☐
MONITORING PERIOD From: _____ To: _____

REPORT FREQUENCY: Monthly
PROGRAM: Domestic

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Flow (Reclaimed effluent)	Sample Measurement										
PARM Code 50050 Y Mon. Site No. FLW-1	Permit Requirement		0.300 (An.Avg.)	MGD						5 Days/Week	Flow Totalizer
Flow (Reclaimed effluent)	Sample Measurement										
PARM Code 50050 1 Mon. Site No. FLW-1	Permit Requirement	Report (3Mo.Avg.)	Report (Mo.Avg.)	MGD						5 Days/Week	Flow Totalizer
Percent Capacity, (TMADF/Permitted Capacity) x 100	Sample Measurement										
PARM Code 00180 P Mon. Site No. CAL-1	Permit Requirement						Report (Mo.Total)	percent		Monthly	Calculated
Flow (Concentrate)	Sample Measurement										
PARM Code 50050 P Mon. Site No. FLW-2	Permit Requirement		Report (An.Avg.)	MGD						5 Days/Week	Meter
Flow (Concentrate)	Sample Measurement										
PARM Code 50050 Q Mon. Site No. FLW-2	Permit Requirement		Report (Mo.Avg.)	MGD						5 Days/Week	Meter
Flow (Blend)	Sample Measurement										
PARM Code 50050 R Mon. Site No. CAL-1	Permit Requirement		0.364 (An.Avg.)	MGD						5 Days/Week	Calculated

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME/TITLE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	TELEPHONE NO	DATE (mm/dd/yyyy)

COMMENT AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here):

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: North Beach Utilities WWTF

MONITORING GROUP NUMBER: R-001

PERMIT NUMBER: FLA011765-011-DW2P

MONITORING PERIOD From: _____ To: _____

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Flow (Blend)	Sample Measurement										
PARM Code 50050 S Mon. Site No. CAL-1	Permit Requirement		Report (Mo.Avg.)	MGD						5 Days/Week	Calculated
BOD, Carbonaceous 5 day, 20C	Sample Measurement										
PARM Code 80082 Y Mon. Site No. EFA-1	Permit Requirement					20.0 (An.Avg.)		mg/L		Bi-weekly; every 2 weeks	8-hr FPC
BOD, Carbonaceous 5 day, 20C	Sample Measurement										
PARM Code 80082 A Mon. Site No. EFA-1	Permit Requirement				60.0 (Max.)	45.0 (Max.Wk.Avg.)	30.0 (Mo.Avg.)	mg/L		Bi-weekly; every 2 weeks	8-hr FPC
Solids, Total Suspended	Sample Measurement										
PARM Code 00530 Y Mon. Site No. EFA-1	Permit Requirement					20.0 (An.Avg.)		mg/L		Bi-weekly; every 2 weeks	8-hr FPC
Solids, Total Suspended	Sample Measurement										
PARM Code 00530 A Mon. Site No. EFA-1	Permit Requirement				60.0 (Max.)	45.0 (Max.Wk.Avg.)	30.0 (Mo.Avg.)	mg/L		Bi-weekly; every 2 weeks	8-hr FPC
Coliform, Fecal	Sample Measurement										
PARM Code 74055 Y Mon. Site No. EFA-1	Permit Requirement					200 (An.Avg.)		#/100mL		Bi-weekly; every 2 weeks	Grab
Coliform, Fecal	Sample Measurement										
PARM Code 74055 A Mon. Site No. EFA-1	Permit Requirement					200 (Mo.Geo.Mn.)	800 (Max.)	#/100mL		Bi-weekly; every 2 weeks	Grab
Chlorine, Total Residual (For Disinfection)	Sample Measurement										
PARM Code 50060 A Mon. Site No. EFA-1	Permit Requirement				0.5 (Min.)			mg/L		5 Days/Week	Grab
Nitrogen, Nitrate, Total (as N)	Sample Measurement										
PARM Code 00620 A Mon. Site No. EFA-1	Permit Requirement						Report (Max.)	mg/L		Bi-weekly; every 2 weeks	8-hr FPC
Nitrogen, Total	Sample Measurement										
PARM Code 00600 A Mon. Site No. EFA-1	Permit Requirement						Report (Max.)	mg/L		Bi-weekly; every 2 weeks	8-hr FPC

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: North Beach Utilities WWTF

MONITORING GROUP NUMBER: R-001

PERMIT NUMBER: FLA011765-011-DW2P

MONITORING PERIOD From: _____ To: _____

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Phosphorus, Total (as P)	Sample Measurement										
PARM Code 00665 A Mon. Site No. EFA-1	Permit Requirement						Report (Max.)	mg/L		Bi-weekly; every 2 weeks	8-hr FPC
Solids, Total Suspended (Blend)	Sample Measurement										
PARM Code 00530 P Mon. Site No. EFA-2	Permit Requirement						Report (Max.)	mg/L		Monthly	Grab
pH (Blend)	Sample Measurement										
PARM Code 00400 A Mon. Site No. EFA-2	Permit Requirement				6.0 (Min.)		8.5 (Max.)	s.u.		5 Days/Week	Grab
Sodium, Total Recoverable (Blend)	Sample Measurement										
PARM Code 00923 A Mon. Site No. EFA-2	Permit Requirement						Report (Max.)	mg/L		Monthly	Grab
Chloride (as Cl) (Blend)	Sample Measurement										
PARM Code 00940 A Mon. Site No. EFA-2	Permit Requirement						Report (Max.)	mg/L		Monthly	Grab
Solids, Total Dissolved (TDS) (Blend)	Sample Measurement										
PARM Code 70295 A Mon. Site No. EFA-2	Permit Requirement						Report (Max.)	mg/L		Monthly	Grab
Sulfate, Total (Blend)	Sample Measurement										
PARM Code 00945 A Mon. Site No. EFA-2	Permit Requirement						Report (Max.)	mg/L		Monthly	Grab
BOD, Carbonaceous 5 day, 20C (Influent)	Sample Measurement										
PARM Code 80082 G Mon. Site No. INF-1	Permit Requirement						Report (Max.)	mg/L		Bi-weekly; every 2 weeks	8-hr FPC
Solids, Total Suspended (Influent)	Sample Measurement										
PARM Code 00530 G Mon. Site No. INF-1	Permit Requirement						Report (Max.)	mg/L		Bi-weekly; every 2 weeks	8-hr FPC

DEPARTMENT OF ENVIRONMENTAL PROTECTION DISCHARGE MONITORING REPORT - PART A

When Completed submit this report to: Department of Environmental Protection, 8800 Baymeadows Way West, Suite 100, Jacksonville, FL 32256-7577

PERMITTEE NAME: North Beach Utilities, Inc.
MAILING ADDRESS: 4125 North Coastal Highway
Saint Augustine, Florida 32095-

FACILITY: North Beach Utilities WWTF
LOCATION: 3716 Palm Street
St Augustine, FL 32084-

COUNTY: St. Johns
OFFICE: Northeast District

PERMIT NUMBER: FLA011765-011-DW2P

LIMIT: Final
CLASS SIZE: N/A
MONITORING GROUP NUMBER: RMP-Q
MONITORING GROUP DESCRIPTION: Biosolids Quantity
RE-SUBMITTED DMR: ☐
NO DISCHARGE FROM SITE: ☐
MONITORING PERIOD From: _____ To: _____

REPORT FREQUENCY: Monthly
PROGRAM: Domestic

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Biosolids Quantity (Transferred)	Sample Measurement										
PARM Code B0007 + Mon. Site No. RMP-1	Permit Requirement		Report (Mo.Total)	dry tons						Monthly	Calculated
Biosolids Quantity (Landfilled)	Sample Measurement										
PARM Code B0008 + Mon. Site No. RMP-2	Permit Requirement		Report (Mo.Total)	dry tons						Monthly	Calculated

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME/TITLE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	TELEPHONE NO	DATE (mm/dd/yyyy)

COMMENT AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here):

DEPARTMENT OF ENVIRONMENTAL PROTECTION DISCHARGE MONITORING REPORT - PART A

When Completed submit this report to: Department of Environmental Protection, 8800 Baymeadows Way West, Suite 100, Jacksonville, FL 32256-7577

PERMITTEE NAME: North Beach Utilities, Inc.
MAILING ADDRESS: 4125 North Coastal Highway
Saint Augustine, Florida 32095-

FACILITY: North Beach Utilities WWTF
LOCATION: 3716 Palm Street
St Augustine, FL 32084-

COUNTY: St. Johns
OFFICE: Northeast District

PERMIT NUMBER: FLA011765-011-DW2P

LIMIT: Final
CLASS SIZE: N/A
MONITORING GROUP NUMBER: RWS-A
MONITORING GROUP DESCRIPTION: Annual Reclaimed Water or Effluent Analysis
RE-SUBMITTED DMR: ☐
NO DISCHARGE FROM SITE: ☐
MONITORING NOT REQUIRED:* ☐
MONITORING PERIOD From: _____ To: _____

REPORT FREQUENCY: Annually
PROGRAM: Domestic

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Antimony, Total Recoverable (GWS = 6)**	Sample Measurement										
PARM Code 01268 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Arsenic, Total Recoverable (GWS = 10)	Sample Measurement										
PARM Code 00978 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Barium, Total Recoverable (GWS = 2,000)	Sample Measurement										
PARM Code 01009 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Beryllium, Total Recoverable (GWS = 4)	Sample Measurement										
PARM Code 00998 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Cadmium, Total Recoverable (GWS = 5)	Sample Measurement										
PARM Code 01113 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Chromium, Total Recoverable (GWS =100)	Sample Measurement										
PARM Code 01118 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC

*THE "MONITORING NOT REQUIRED" CHECKBOX SHOULD BE SELECTED WHEN A CERTIFICATION STATEMENT IN ACCORDANCE WITH SUBSECTION 62-600.680(2), F.A.C., IS SUBMITTED WITH THIS DMR. SEE CERTIFICATION STATEMENT IN COMMENTS SECTION BELOW.
**GROUND WATER STANDARD (GWS) FOR REFERENCE AND REVIEW ONLY.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME/TITLE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	TELEPHONE NO	DATE (mm/dd/yyyy)

COMMENT AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here):
☐ NO NEW NON-DOMESTIC WASTEWATER DISCHARGERS HAVE BEEN ADDED TO THE COLLECTION SYSTEM SINCE THE LAST RECLAIMED WATER OR EFFLUENT ANALYSIS WAS CONDUCTED.

SIGN AND DATE:

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: North Beach Utilities WWTF

MONITORING GROUP NUMBER: RWS-A

PERMIT NUMBER: FLA011765-011-DW2P

MONITORING PERIOD From: _____ To: _____

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Cyanide, Free (amen. to chlorination)(GWS = 200)	Sample Measurement										
PARM Code 00722 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
Fluoride, Total (as F) (GWS = 4.0/2.0)	Sample Measurement										
PARM Code 00951 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	mg/L		Annually	24-hr FPC
Lead, Total Recoverable (GWS = 15)	Sample Measurement										
PARM Code 01114 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Mercury, Total Recoverable (GWS = 2)	Sample Measurement										
PARM Code 71901 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Nickel, Total Recoverable (GWS = 100)	Sample Measurement										
PARM Code 01074 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Nitrogen, Nitrate, Total (as N) (GWS = 10)	Sample Measurement										
PARM Code 00620 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	mg/L		Annually	24-hr FPC
Nitrogen, Nitrite, Total (as N) (GWS = 1)	Sample Measurement										
PARM Code 00615 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	mg/L		Annually	24-hr FPC
Nitrite plus Nitrate, Total 1 det. (as N)(GWS = 10)	Sample Measurement										
PARM Code 00630 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	mg/L		Annually	24-hr FPC
Selenium, Total Recoverable (GWS =50)	Sample Measurement										
PARM Code 00981 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Sodium, Total Recoverable (GWS = 160)	Sample Measurement										
PARM Code 00923 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	mg/L		Annually	24-hr FPC

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: North Beach Utilities WWTF

MONITORING GROUP NUMBER: RWS-A

PERMIT NUMBER: FLA011765-011-DW2P

MONITORING PERIOD From: _____ To: _____

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Thallium, Total Recoverable (GWS = 2)	Sample Measurement										
PARM Code 00982 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
1,1-dichloroethylene (GWS = 7)	Sample Measurement										
PARM Code 34501 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
1,1,1-trichloroethane (GWS = 200)	Sample Measurement										
PARM Code 34506 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
1,1,2-trichloroethane (GWS = 5)	Sample Measurement										
PARM Code 34511 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
1,2-dichloroethane (GWS = 3)	Sample Measurement										
PARM Code 32103 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
1,2-dichloropropane (GWS = 5)	Sample Measurement										
PARM Code 34541 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
1,2,4-trichlorobenzene (GWS = 70)	Sample Measurement										
PARM Code 34551 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Benzene (GWS = 1)	Sample Measurement										
PARM Code 34030 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
Carbon tetrachloride (GWS = 3)	Sample Measurement										
PARM Code 32102 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
Cis-1,2-dichloroethene (GWS = 70)	Sample Measurement										
PARM Code 81686 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: North Beach Utilities WWTF

MONITORING GROUP NUMBER: RWS-A

PERMIT NUMBER: FLA011765-011-DW2P

MONITORING PERIOD From: _____ To: _____

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Dichloromethane (methylene chloride)(GWS = 5)	Sample Measurement										
PARM Code 03821 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
Ethylbenzene (GWS = 700)	Sample Measurement										
PARM Code 34371 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
Monochlorobenzene (GWS = 100)	Sample Measurement										
PARM Code 34031 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
1,2-dichlorobenzene (GWS = 600)	Sample Measurement										
PARM Code 34536 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
1,4-dichlorobenzene (GWS = 75)	Sample Measurement										
PARM Code 34571 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
Styrene, Total (GWS = 100)	Sample Measurement										
PARM Code 77128 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
Tetrachloroethylene (GWS = 3)	Sample Measurement										
PARM Code 34475 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
Toluene (GWS = 1,000)	Sample Measurement										
PARM Code 34010 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
1,2-trans-dichloroethylene (GWS = 100)	Sample Measurement										
PARM Code 34546 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
Trichloroethylene (GWS = 3)	Sample Measurement										
PARM Code 39180 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: North Beach Utilities WWTF

MONITORING GROUP NUMBER: RWS-A

PERMIT NUMBER: FLA011765-011-DW2P

MONITORING PERIOD From: _____ To: _____

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Vinyl chloride (GWS = 1)	Sample Measurement										
PARM Code 39175 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
Xylenes (GWS = 10,000)	Sample Measurement										
PARM Code 81551 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
2,3,7,8-tetrachlorodibenzo-p-dioxin(GWS = 3x10^-5)	Sample Measurement										
PARM Code 34675 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
2,4-dichlorophenoxyacetic acid (GWS = 70)	Sample Measurement										
PARM Code 39730 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Silvex (GWS = 50)	Sample Measurement										
PARM Code 39760 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Alachlor (GWS = 2)	Sample Measurement										
PARM Code 39161 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Atrazine (GWS = 3)	Sample Measurement										
PARM Code 39033 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Benzo(a)pyrene (GWS = 0.2)	Sample Measurement										
PARM Code 34247 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Carbofuran (GWS = 40)	Sample Measurement										
PARM Code 81405 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Chlordane (tech mix. and metabolites)(GWS = 2)	Sample Measurement										
PARM Code 39350 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: North Beach Utilities WWTF

MONITORING GROUP NUMBER: RWS-A

PERMIT NUMBER: FLA011765-011-DW2P

MONITORING PERIOD From: _____ To: _____

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Dalapon (GWS = 200)	Sample Measurement										
PARM Code 38432 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Bis(2-ethylhexyl)adipate (GWS = 400)	Sample Measurement										
PARM Code 77903 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Bis (2-ethylhexyl) phthalate (GWS = 6)	Sample Measurement										
PARM Code 39100 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Dibromochloropropane (DBCP) (GWS = 0.2)	Sample Measurement										
PARM Code 82625 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
Dinoseb (GWS = 7)	Sample Measurement										
PARM Code 30191 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Diquat (GWS = 20)	Sample Measurement										
PARM Code 04443 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Endothall (GWS = 100)	Sample Measurement										
PARM Code 38926 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Endrin (GWS = 2)	Sample Measurement										
PARM Code 39390 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Ethylene dibromide (1,2-dibromoethane)(GWS = 0.02)	Sample Measurement										
PARM Code 77651 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	Grab
Glyphosate (GWS = 0.7)	Sample Measurement										
PARM Code 79743 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	mg/L		Annually	24-hr FPC

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: North Beach Utilities WWTF

MONITORING GROUP NUMBER: RWS-A

PERMIT NUMBER: FLA011765-011-DW2P

MONITORING PERIOD From: _____ To: _____

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Heptachlor (GWS = 0.4)	Sample Measurement										
PARM Code 39410 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Heptachlor epoxide (GWS = 0.2)	Sample Measurement										
PARM Code 39420 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Hexachlorobenzene (GWS = 1)	Sample Measurement										
PARM Code 39700 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Hexachlorocyclopentadiene (GWS = 50)	Sample Measurement										
PARM Code 34386 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Gamma BHC (Lindane) (GWS = 0.2)	Sample Measurement										
PARM Code 39782 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Methoxychlor (GWS = 40)	Sample Measurement										
PARM Code 39480 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Oxamyl (vydate) (GWS = 200)	Sample Measurement										
PARM Code 38865 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Pentachlorophenol (GWS = 1)	Sample Measurement										
PARM Code 39032 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Picloram (GWS = 500)	Sample Measurement										
PARM Code 39720 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Polychlorinated Biphenyls (PCBs)(GWS = 0.5)	Sample Measurement										
PARM Code 39516 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: North Beach Utilities WWTF

MONITORING GROUP NUMBER: RWS-A

PERMIT NUMBER: FLA011765-011-DW2P

MONITORING PERIOD From: _____ To: _____

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Simazine (GWS = 4)	Sample Measurement										
PARM Code 39055 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Toxaphene (GWS = 3)	Sample Measurement										
PARM Code 39400 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Trihalomethane, Total by summation(GWS = 0.080)	Sample Measurement										
PARM Code 82080 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	mg/L		Annually	Grab
Radium 226 + Radium 228, Total (GWS = 5)	Sample Measurement										
PARM Code 11503 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	pCi/L		Annually	24-hr FPC
Alpha, Gross Particle Activity (GWS = 15)	Sample Measurement										
PARM Code 80045 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	pCi/L		Annually	24-hr FPC
Aluminum, Total Recoverable (GWS = 0.2)	Sample Measurement										
PARM Code 01104 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	mg/L		Annually	24-hr FPC
Chloride (as Cl) (GWS = 250)	Sample Measurement										
PARM Code 00940 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	mg/L		Annually	24-hr FPC
Iron, Total Recoverable (GWS = 0.3)	Sample Measurement										
PARM Code 00980 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	mg/L		Annually	24-hr FPC
Copper, Total Recoverable (GWS = 1,000)	Sample Measurement										
PARM Code 01119 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Manganese, Total Recoverable (GWS = 50)	Sample Measurement										
PARM Code 11123 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: North Beach Utilities WWTF

MONITORING GROUP NUMBER: RWS-A

PERMIT NUMBER: FLA011765-011-DW2P

MONITORING PERIOD From: _____ To: _____

Parameter		Quantity or Loading		Units	Quality or Concentration			Units	No. Ex.	Frequency of Analysis	Sample Type
Silver, Total Recoverable (GWS = 100)	Sample Measurement										
PARM Code 01079 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
Sulfate, Total (GWS = 250)	Sample Measurement										
PARM Code 00945 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	mg/L		Annually	24-hr FPC
Zinc, Total Recoverable (GWS = 5,000)	Sample Measurement										
PARM Code 01094 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	ug/L		Annually	24-hr FPC
pH (GWS = 6.5-8.5)	Sample Measurement										
PARM Code 00400 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	s.u.		Annually	Grab
Solids, Total Dissolved (TDS) (GWS = 500)	Sample Measurement										
PARM Code 70295 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	mg/L		Annually	24-hr FPC
Foaming Agents (GWS = 0.5)	Sample Measurement										
PARM Code 01288 P Mon. Site No. RWS-A	Permit Requirement						Report (Max.)	mg/L		Annually	24-hr FPC

DAILY SAMPLE RESULTS - PART B

Permit Number: FLA011765-011-DW2P Facility: North Beach Utilities WWTF
Monitoring Period From: _____ To: _____

	BOD, Carbonaceous 5 day, 20C mg/L	BOD, Carbonaceous 5 day, 20C (Influent) mg/L	Chloride (as Cl) (Blend) mg/L	Chlorine, Total Residual (For Disinfection) mg/L	Coliform, Fecal #/100mL	Flow (Reclaimed effluent) MGD	Flow (Concentrate) MGD	Nitrogen, Nitrate, Total (as N) mg/L	Nitrogen, Total mg/L	Phosphorus, Total (as P) mg/L	Sodium, Total Recoverable (Blend) mg/L
Code	80082	80082	00940	50060	74055	50050	50050	00620	00600	00665	00923
Mon. Site	EFA-1	INF-1	EFA-2	EFA-1	EFA-1	FLW-1	FLW-2	EFA-1	EFA-1	EFA-1	EFA-2
1											
2											
3											
4											
5											
6											
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28											
29											
30											
31											
Total											
Mo. Avg.											

PLANT STAFFING:

Day Shift Operator Class: _____ Certificate No: _____ Name: _____

Evening Shift Operator Class: _____ Certificate No: _____ Name: _____

Night Shift Operator Class: _____ Certificate No: _____ Name: _____

Lead Operator Class: Certificate No: Name:

DAILY SAMPLE RESULTS - PART B

Permit Number: FLA011765-011-DW2P Facility: North Beach Utilities WWTF
Monitoring Period From: _____ To: _____

	Solids, Total Dissolved (TDS) (Blend) mg/L	Solids, Total Suspended mg/L	Solids, Total Suspended (Blend) mg/L	Solids, Total Suspended (Influent) mg/L	Sulfate, Total (Blend) mg/L	pH (Blend) s.u.					
Code	70295	00530	00530	00530	00945	00400					
Mon. Site	EFA-2	EFA-1	EFA-2	INF-1	EFA-2	EFA-2					
1											
2											
3											
4											
5											
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30											
31											
Total											
Mo. Avg.											

PLANT STAFFING:

Day Shift Operator Class: _____ Certificate No: _____ Name: _____

Evening Shift Operator Class: _____ Certificate No: _____ Name: _____

Night Shift Operator Class: _____ Certificate No: _____ Name: _____

Lead Operator Class: _____ Certificate No: _____ Name: _____

GROUNDWATER MONITORING REPORT - PART D

Facility Name: North Beach Utilities WWTF
Permit Number: FLA011765-011-DW2P
County: St. Johns
Office: Northeast District

Monitoring Well ID: MWC-2
Well Type: Compliance
Description: SW corner of the site
Re-submitted DMR: ☐

Report Frequency: Quarterly
Program: Domestic

Monitoring Period From: _____ To: _____

Date Sample Obtained: _____

Time Sample Obtained: _____

Was the well purged before sampling? ___Yes ___ No

Parameter	PARM Code	Sample Measurement	Permit Requirement	Units	Sample Type	Frequency of Analysis	Detection Limits	Analysis Method	Sampling Equipment Used	Samples Filtered (L/F/N)
Water Level Relative to NGVD	82545		Report	ft	In Situ	Quarterly				
Nitrogen, Nitrate, Total (as N)	00620		10	mg/L	Grab	Quarterly				
Solids, Total Dissolved (TDS)	70295		500	mg/L	Grab	Quarterly				
Chloride (as Cl)	00940		250	mg/L	Grab	Quarterly				
Coliform, Fecal	74055		4	#/100mL	Grab	Quarterly				
pH	00400		6.5-8.5	s.u.	In Situ	Quarterly				
Sulfate, Total	00945		250	mg/L	Grab	Quarterly				
Sodium, Total Recoverable	00923		160	mg/L	Grab	Quarterly				

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME/TITLE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	TELEPHONE NO	DATE (mm/dd/yyyy)

COMMENTS AND EXPLANATION (Reference all attachments here):

GROUNDWATER MONITORING REPORT - PART D

Facility Name: North Beach Utilities WWTF
Permit Number: FLA011765-011-DW2P
County: St. Johns

Office: Northeast District

Monitoring Period From: _____ To: _____

Monitoring Well ID: MWB-5
Well Type: Background
Description: SE corner of the site, south of MWB-1

Report Frequency: Quarterly
Program: Domestic

Re-submitted DMR: ☐

Date Sample Obtained: _____

Time Sample Obtained: _____

Was the well purged before sampling? ___Yes ___ No

Parameter	PARM Code	Sample Measurement	Permit Requirement	Units	Sample Type	Frequency of Analysis	Detection Limits	Analysis Method	Sampling Equipment Used	Samples Filtered (L/F/N)
Water Level Relative to NGVD	82545		Report	ft	In Situ	Quarterly				
Nitrogen, Nitrate, Total (as N)	00620		Report	mg/L	Grab	Quarterly				
Solids, Total Dissolved (TDS)	70295		Report	mg/L	Grab	Quarterly				
Chloride (as Cl)	00940		Report	mg/L	Grab	Quarterly				
Coliform, Fecal	74055		Report	#/100mL	Grab	Quarterly				
pH	00400		Report	s.u.	In Situ	Quarterly				
Sulfate, Total	00945		Report	mg/L	Grab	Quarterly				
Sodium, Total Recoverable	00923		Report	mg/L	Grab	Quarterly				

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NAME/TITLE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	TELEPHONE NO	DATE (mm/dd/yyyy)

COMMENTS AND EXPLANATION (Reference all attachments here):

GROUNDWATER MONITORING REPORT - PART D

Facility Name: North Beach Utilities WWTF
Permit Number: FLA011765-011-DW2P
County: St. Johns

Office: Northeast District

Monitoring Period From: _____ To: _____

Monitoring Well ID: MWC-4
Well Type: Compliance
Description: NW corner of the site, along 23rd Street

Report Frequency: Quarterly
Program: Domestic

Re-submitted DMR: ☐

Date Sample Obtained: _____

Time Sample Obtained: _____

Was the well purged before sampling? ___Yes ___ No

Parameter	PARM Code	Sample Measurement	Permit Requirement	Units	Sample Type	Frequency of Analysis	Detection Limits	Analysis Method	Sampling Equipment Used	Samples Filtered (L/F/N)
Water Level Relative to NGVD	82545		Report	ft	In Situ	Quarterly				
Nitrogen, Nitrate, Total (as N)	00620		10	mg/L	Grab	Quarterly				
Solids, Total Dissolved (TDS)	70295		500	mg/L	Grab	Quarterly				
Chloride (as Cl)	00940		250	mg/L	Grab	Quarterly				
Coliform, Fecal	74055		4	#/100mL	Grab	Quarterly				
pH	00400		6.5-8.5	s.u.	In Situ	Quarterly				
Sulfate, Total	00945		250	mg/L	Grab	Quarterly				
Sodium, Total Recoverable	00923		160	mg/L	Grab	Quarterly				

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME/TITLE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	TELEPHONE NO	DATE (mm/dd/yyyy)

COMMENTS AND EXPLANATION (Reference all attachments here):

GROUNDWATER MONITORING REPORT - PART D

Facility Name: North Beach Utilities WWTF
Permit Number: FLA011765-011-DW2P
County: St. Johns
Office: Northeast District

Monitoring Well ID: MWC-3
Well Type: Compliance
Description: West of WWTF
Re-submitted DMR: ☐

Report Frequency: Quarterly
Program: Domestic

Monitoring Period From: _____ To: _____

Date Sample Obtained: _____

Time Sample Obtained: _____

Was the well purged before sampling? ___Yes ___ No

Parameter	PARM Code	Sample Measurement	Permit Requirement	Units	Sample Type	Frequency of Analysis	Detection Limits	Analysis Method	Sampling Equipment Used	Samples Filtered (L/F/N)
Water Level Relative to NGVD	82545		Report	ft	In Situ	Quarterly				
Nitrogen, Nitrate, Total (as N)	00620		10	mg/L	Grab	Quarterly				
Solids, Total Dissolved (TDS)	70295		500	mg/L	Grab	Quarterly				
Chloride (as Cl)	00940		250	mg/L	Grab	Quarterly				
Coliform, Fecal	74055		4	#/100mL	Grab	Quarterly				
pH	00400		6.5-8.5	s.u.	In Situ	Quarterly				
Sulfate, Total	00945		250	mg/L	Grab	Quarterly				
Sodium, Total Recoverable	00923		160	mg/L	Grab	Quarterly				

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME/TITLE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	TELEPHONE NO	DATE (mm/dd/yyyy)

COMMENTS AND EXPLANATION (Reference all attachments here):

INSTRUCTIONS FOR COMPLETING THE WASTEWATER DISCHARGE MONITORING REPORT

Read these instructions before completing the DMR. Hard copies and/or electronic copies of the required parts of the DMR were provided with the permit. All required information shall be completed in full and typed or printed in ink. A signed, original DMR shall be mailed to the address printed on the DMR by the 28th of the month following the monitoring period. Facilities who submit their DMR(s) electronically through eDMR do not need to submit a hardcopy DMR. The DMR shall not be submitted before the end of the monitoring period.

The DMR consists of three parts--A, B, and D--all of which may or may not be applicable to every facility. Facilities may have one or more Part A's for reporting effluent or reclaimed water data. All domestic wastewater facilities will have a Part B for reporting daily sample results. Part D is used for reporting ground water monitoring well data.

When results are not available, the following codes should be used on parts A and D of the DMR and an explanation provided where appropriate. Note: Codes used on Part B for raw data are different.

CODE	DESCRIPTION/INSTRUCTIONS
ANC	Analysis not conducted.
DRY	Dry Well
FLD	Flood disaster.
IFS	Insufficient flow for sampling.
LS	Lost sample.
MNR	Monitoring not required this period.

CODE	DESCRIPTION/INSTRUCTIONS
NOD	No discharge from/to site.
OPS	Operations were shutdown so no sample could be taken.
OTH	Other. Please enter an explanation of why monitoring data were not available.
SEF	Sampling equipment failure.

When reporting analytical results that fall below a laboratory's reported method detection limits or practical quantification limits, the following instructions should be used, unless indicated otherwise in the permit or on the DMR:

1. Results greater than or equal to the PQL shall be reported as the measured quantity.
2. Results less than the PQL and greater than or equal to the MDL shall be reported as the laboratory's MDL value. These values shall be deemed equal to the MDL when necessary to calculate an average for that parameter and when determining compliance with permit limits.
3. Results less than the MDL shall be reported by entering a less than sign ("<") followed by the laboratory's MDL value, e.g. < 0.001. A value of one-half the MDL or one-half the effluent limit, whichever is lower, shall be used for that sample when necessary to calculate an average for that parameter. Values less than the MDL are considered to demonstrate compliance with an effluent limitation.

PART A -DISCHARGE MONITORING REPORT (DMR)

Part A of the DMR is comprised of one or more sections, each having its own header information. Facility information is preprinted in the header as well as the monitoring group number, whether the limits and monitoring requirements are interim or final, and the required submittal frequency (e.g. monthly, annually, quarterly, etc.). Submit Part A based on the required reporting frequency in the header and the instructions shown in the permit. The following should be completed by the permittee or authorized representative:

Resubmitted DMR: Check this box if this DMR is being re-submitted because there was information missing from or information that needed correction on a previously submitted DMR. The information that is being revised should be clearly noted on the re-submitted DMR (e.g. highlight, circle, etc.)
No Discharge From Site: Check this box if no discharge occurs and, as a result, there are no data or codes to be entered for all of the parameters on the DMR for the entire monitoring group number; however, if the monitoring group includes other monitoring locations (e.g., influent sampling), the "NOD" code should be used to individually denote those parameters for which there was no discharge.
Monitoring Period: Enter the month, day, and year for the first and last day of the monitoring period (i.e. the month, the quarter, the year, etc.) during which the data on this report were collected and analyzed.
Sample Measurement: Before filling in sample measurements in the table, check to see that the data collected correspond to the limit indicated on the DMR (i.e. interim or final) and that the data correspond to the monitoring group number in the header. Enter the data or calculated results for each parameter on this row in the non-shaded area above the limit. Be sure the result being entered corresponds to the appropriate statistical base code (e.g. annual average, monthly average, single sample maximum, etc.) and units. Data qualifier codes are not to be reported on Part A.
No. Ex.: Enter the number of sample measurements during the monitoring period that exceeded the permit limit for each parameter in the non-shaded area. If none, enter zero.
Frequency of Analysis: The shaded areas in this column contain the minimum number of times the measurement is required to be made according to the permit. Enter the actual number of times the measurement was made in the space above the shaded area.
Sample Type: The shaded areas in this column contain the type of sample (e.g. grab, composite, continuous) required by the permit. Enter the actual sample type that was taken in the space above the shaded area.
Signature: This report must be signed in accordance with Rule 62-620.305, F.A.C. Type or print the name and title of the signing official. Include the telephone number where the official may be reached in the event there are questions concerning this report. Enter the date when the report is signed.
Comment and Explanation of Any Violations: Use this area to explain any exceedances, any upset or by-pass events, or other items which require explanation. If more space is needed, reference all attachments in this area.

PART B - DAILY SAMPLE RESULTS

Monitoring Period: Enter the month, day, and year for the first and last day of the monitoring period (i.e. the month, the quarter, the year, etc.) during which the data on this report were collected and analyzed.
Daily Monitoring Results: Transfer all analytical data from your facility's laboratory or a contract laboratory's data sheets for all day(s) that samples were collected. Record the data in the units indicated. Table 1 in Chapter 62-160, F.A.C., contains a complete list of all the data qualifier codes that your laboratory may use when reporting analytical results. However, when transferring numerical results onto Part B of the DMR, only the following data qualifier codes should be used and an explanation provided where appropriate.

CODE	DESCRIPTION/INSTRUCTIONS
<	The compound was analyzed for but not detected.
A	Value reported is the mean (average) of two or more determinations.
J	Estimated value, value not accurate.
Q	Sample held beyond the actual holding time.
Y	Laboratory analysis was from an unpreserved or improperly preserved sample.

To calculate the monthly average, add each reported value to get a total. For flow, divide this total by the number of days in the month. For all other parameters, divide the total by the number of observations.
Plant Staffing: List the name, certificate number, and class of all state certified operators operating the facility during the monitoring period. Use additional sheets as necessary.

PART D - GROUND WATER MONITORING REPORT

Monitoring Period: Enter the month, day, and year for the first and last day of the monitoring period (i.e. the month, the quarter, the year, etc.) during which the data on this report were collected and analyzed.
Date Sample Obtained: Enter the date the sample was taken. Also, check whether or not the well was purged before sampling.
Time Sample Obtained: Enter the time the sample was taken.
Sample Measurement: Record the results of the analysis. If the result was below the minimum detection limit, indicate that. Data qualifier codes are not to be reported on Part D.
Detection Limits: Record the detection limits of the analytical methods used.
Analysis Method: Indicate the analytical method used. Record the method number from Chapter 62-160 or Chapter 62-601, F.A.C., or from other sources.
Sampling Equipment Used: Indicate the procedure used to collect the sample (e.g. airlift, bucket/bailer, centrifugal pump, etc.)
Samples Filtered: Indicate whether the sample obtained was filtered by laboratory (L), filtered in field (F), or unfiltered (N).
Signature: This report must be signed in accordance with Rule 62-620.305, F.A.C. Type or print the name and title of the signing official. Include the telephone number where the official may be reached in the event there are questions concerning this report. Enter the date when the report is signed.
Comments and Explanation: Use this space to make any comments on or explanations of results that are unexpected. If more space is needed, reference all attachments in this area.

SPECIAL INSTRUCTIONS FOR LIMITED WET WEATHER DISCHARGES

Flow (Limited Wet Weather Discharge): Enter the measured average flow rate during the period of discharge or divide gallons discharged by duration of discharge (converted into days). Record in million gallons per day (MGD).
Flow (Upstream): Enter the average flow rate in the receiving stream upstream from the point of discharge for the period of discharge. The average flow rate can be calculated based on two measurements; one made at the start and one made at the end of the discharge period. Measurements are to be made at the upstream gauging station described in the permit.
Actual Stream Dilution Ratio: To calculate the Actual Stream Dilution Ratio, divide the average upstream flow rate by the average discharge flow rate. Enter the Actual Stream Dilution Ratio accurate to the nearest 0.1.
No. of Days the SDF > Stream Dilution Ratio: For each day of discharge, compare the minimum Stream Dilution Factor (SDF) from the permit to the calculated Stream Dilution Ratio. On Part B of the DMR, enter an asterisk (*) if the SDF is greater than the Stream Dilution Ratio on any day of discharge. On Part A of the DMR, add up the days with an "*" and record the total number of days the Stream Dilution Factor was greater than the Stream Dilution Ratio.
$CBOD_5$: Enter the average $CBOD_5$ of the reclaimed water discharged during the period shown in duration of discharge.
TKN: Enter the average TKN of the reclaimed water discharged during the period shown in duration of discharge.
Actual Rainfall: Enter the actual rainfall for each day on Part B. Enter the actual cumulative rainfall to date for this calendar year and the actual total monthly rainfall on Part A. The cumulative rainfall to date for this calendar year is the total amount of rain, in inches, that has been recorded since January 1 of the current year through the month for which this DMR contains data.
Rainfall During Average Rainfall Year: On Part A, enter the total monthly rainfall during the average rainfall year and the cumulative rainfall for the average rainfall year. The cumulative rainfall for the average rainfall year is the amount of rain, in inches, which fell during the average rainfall year from January through the month for which this DMR contains data.
No. of Days LWWD Activated During Calendar Year: Enter the cumulative number of days that the limited wet weather discharge was activated since January 1 of the current year.
Reason for Discharge: Attach to the DMR a brief explanation of the factors contributing to the need to activate the limited wet weather discharge.

Attachment V – SJRWMD WTP Consumptive Use Permit

St. Johns River
Water Management District
Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

January 13, 2021

Robert F Usina
North Beach Utilities Inc
4125 Coastal Hwy
St Augustine, FL 32084-1418

SUBJECT: North Beach Utilities, Consumptive Use Permit Number 157-6
St. Johns County, Florida

Dear Sir/Madam:

Enclosed is the permit authorized by the District on January 13, 2021. The enclosed permit is a legal document and should be kept with other important records. Please read the permit and conditions carefully because the referenced conditions may require submittal of additional information. Where possible, please submit all information required to comply with permit conditions electronically at www.sjrwmd.com/permitting via the District's e-Permitting portal.

Please be advised that the period of time within which a third party may request an administrative hearing on this permit may not have expired by the date of issuance. A potential petitioner has 26 days from the date on which the actual notice is deposited in the mail, or 21 days from publication of this notice when actual notice is not provided, within which to file a petition for an administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes. Receipt of such a petition by the District may result in this permit becoming null and void.

If you have any questions concerning the permit, please contact Paula Presley in the Jacksonville Service Center at (904) 448-7909 or Timothy Clohisy in the Jacksonville Service Center at (904) 448-7925

Sincerely,

Richard Burklew, Bureau Chief
Water Use Regulation

Agent: William T Smoot
WET Engineering Inc
4337 Pablo Oaks Ct
Ste 101
Jacksonville, FL 32224-9647

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 157-6 **DATE ISSUED:** January 13, 2021

PROJECT NAME: North Beach Utilities

A PERMIT AUTHORIZING:
The District authorizes the use of 264.99 million gallons per year (mgy) (0.726 million gallons per day (mgd), annual average) of groundwater from the Upper Floridan aquifer for public supply use (household, commercial, irrigation, water utility, membrane treatment, unaccounted for) through 2041.

LOCATION:
Site: North Beach Utilities
St. Johns County

SECTION(S):	TOWNSHIP(S):	RANGE(S):
0, 5, 29, 30, 44	6S	30E
4, 5, 8, 9	7S	30E

ISSUED TO:
North Beach Utilities Inc
4125 Coastal Hwy
St Augustine, FL 32084-1418

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal, rule, or ordinance.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes and 40C-1, Florida Administrative Code.

PERMIT IS CONDITIONED UPON:
See conditions on attached "Exhibit A", dated January 13, 2021

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

By: _____

Ann Shortelle
Executive Director

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 157-6
North Beach Utilities
DATE ISSUED January 13, 2021

1. With advance notice to the permittee, District staff with proper identification shall have permission to enter, inspect, observe, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications. The permittee shall either accompany District staff onto the property or make provision for access onto the property.

2. Nothing in this permit should be construed to limit the authority of the St. Johns River Water Management District to declare a water shortage and issue orders pursuant to Chapter 373, F.S. In the event of a declared water shortage, the permittee must adhere to the water shortage restrictions, as specified by the District. The permittee is advised that during a water shortage, reports shall be submitted as required by District rule or order.

3. Prior to the construction, modification or abandonment of a well, the permittee must obtain a water well permit from the St. Johns River Water Management District or the appropriate local government pursuant to Chapter 40C-3, F.A.C. Construction, modification, or abandonment of a well will require modification of the consumptive use permit when such construction, modification, or abandonment is other than that specified and described on the consumptive use permit application form.

4. Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the leak or make the system fully operational.

5. The permittee's consumptive use of water as authorized by this permit shall not interfere with legal uses of water existing at the time of permit application. If interference occurs, the District shall revoke the permit, in whole or in part, to curtail or abate the interference, unless the interference associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.

6. The permittee's consumptive use of water as authorized by this permit shall not have significant adverse hydrologic impacts to off-site land uses existing at the time of permit application. If significant adverse hydrologic impacts occur, the District shall revoke the permit, in whole or in part, to curtail or abate the adverse impacts, unless the impacts associated with the permittee's consumptive use of water are mitigated by the permittee pursuant to a District-approved plan.

7. The permittee shall notify the District in writing within 30 days of any sale, transfer, or conveyance of ownership or any other loss of permitted legal control of the Project and/or related facilities from which the permitted consumptive use is made. Where permittee's control of the land subject to the permit was demonstrated though a lease, the permittee must either submit documentation showing that it continues to have legal control or transfer control of the permitted system/project to the new landowner or new lessee. All transfers of ownership are subject to the requirements of Rule 40C-1.612, F.A.C. Alternatively, the permittee may surrender the consumptive use permit to the District, thereby relinquishing the right to conduct any activities under the permit.

8. A District-issued identification tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve, or other withdrawal facility as provided by Rule 40C-2.401, F.A.C. The permittee shall notify the District in the event that a replacement tag is needed.

9. The permittee's consumptive use of water as authorized by this permit shall not adversely impact wetlands, lakes, rivers, or springs. If adverse impacts occur, the District shall revoke the permit, in whole or in part, to curtail or abate the adverse impacts, unless the impacts associated with the permittee's consumptive use of water are mitigated by the permittee pursuant to a District-approved plan.

10. The permittee's consumptive use of water as authorized by this permit shall not reduce a flow or level below any minimum flow or level established by the District or the Department of Environmental Protection pursuant to Section 373.042 and 373.0421, F.S. If the permittee's use of water causes or contributes to such a reduction, then the District shall revoke the permit, in whole or in part, unless the permittee implements all provisions applicable to the permittee's use in a District-approved recovery or prevention strategy.

11. The permittee's consumptive use of water as authorized by the permit shall not cause or contribute to significant saline water intrusion. If significant saline water intrusion occurs, the District shall revoke the permit, in whole or in part, to curtail or abate the saline water intrusion, unless the saline water intrusion associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.

12. The permittee's consumptive use of water as authorized by the permit shall not cause or contribute to flood damage. If the permittee's consumptive use causes or contributes to flood damage, the District shall revoke the permit, in whole or in part, to curtail or abate the flood damage, unless the flood damage associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.

13. All consumptive uses authorized by this permit shall be implemented as conditioned by this permit, including any documents incorporated by reference in a permit condition. The District may revoke this permit, in whole or in part, or take enforcement action, pursuant to Section 373.136 or 373.243, F.S., unless a permit modification has been obtained to address the noncompliance. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

14. This permit does not convey to the permittee any property rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.

15. A permittee may seek modification of any term of an unexpired permit. The permittee is advised that Section 373.239, F.S., and Rule 40C-2.331, F.A.C., are applicable to permit modifications.

16. Following the effective date of the re-evaluated Minimum Flows and Levels adopted pursuant to Rule 62-42.300(1)(e), F.A.C., this permit is subject to modification during the term of the permit, upon reasonable notice by the District to the permittee, to achieve compliance with any approved MFL recovery or prevention strategy for the Lower Santa Fe River, Ichetucknee River, and Associated Priority Springs. Nothing herein shall be construed to alter the District's authority to modify a permit under circumstances not addressed in this condition.

17. All submittals made to demonstrate compliance with this permit must include CUP number 157-6 labeled on the submittal. Submittals should be made on-line at www.sjrwmd.com/permitting whenever possible.

18. This permit will expire on January 12, 2041.

19. Maximum annual groundwater withdrawals from the Upper Floridan aquifer for public supply use (household, commercial, irrigation, water utility, membrane treatment, unaccounted for) must not exceed 264.99 million gallons (0.726 mgd, annual average).

20. Well A (Station ID 15021) and well B (Station ID 15022) must be equipped with a totalizing flowmeter. All flowmeters must measure within +/- 5% of actual flow, be verifiable and be installed according to the manufacturer's specifications.

21. Total withdrawal from wells A (Station ID: 15021) and B (Station ID: 15022) must be recorded continuously, totaled monthly, and reported to the District at least every six months for the duration of this permit using Water Use Pumpage Report Form (EN-50). The reporting dates each year will be as follows:

Reporting Period	Report Due Date
January - June	July 31
July - December	January 31

22. The permittee must have all flow meters checked for accuracy at least once every 10 years and recalibrated if the difference between the actual flow and the meter reading is greater than 5%. Flow Meter Accuracy Report Form (EN-51) must be submitted to the District within 30 days of the inspection/calibration.

23. The permittee must maintain all flowmeters and alternative methods for measuring flow. In case of failure or breakdown of any meter, the District must be notified in writing within 5 days of its discovery. A defective meter must be repaired or replaced within 30 days of its discovery.

24. The permittee must implement the Water Conservation Plan submitted to the District on November 5, 2020, in accordance with the schedule contained therein.

25. If, at any time within permit duration, it becomes practical, economically feasible and permissible under applicable state and federal statutes or regulations promulgated thereunder, the District may require the Permittee to become a reclaimed water purveyor or increase the availability of reclaimed water for use at a permissible application site.

26. The permittee must have in place a process for reporting, recording and documenting unmetered water uses including, but not limited to, main breaks, sewer cleaning, and water quality flushing.

27. The permittee must conduct a detailed water audit every three years and submit it to the District by February 28th of 2024, 2027, 2030, 2033, 2036, and 2039. All water uses given in the audit must be for the previous calendar year and documentation provided on how the amounts were metered or determined. If the water audit shows that the system losses and unaccounted for water utility uses exceed 10%, the permittee must submit an annual corrective action plan and annual water audit to the District until the water audit shows the system losses and unaccounted for water utility uses do not exceed 10%.

28. The permittee must submit to the District a compliance report pursuant to subsection 373.236(4), F.S., during the term of the permit. The permittee must submit the report by January 12, 2031. The report shall contain sufficient information to demonstrate that the permittee's use of water will continue, for the remaining duration of the permit, to meet the conditions for permit issuance set forth in the District rules that existed at the time the permit was issued for 20 years by the District. At a minimum, the compliance report must include:

    (a) documentation verifying the permittee is implementing water conservation measures identified in the Water Conservation Plan submitted to the District on November 5, 2020;
    (b) documentation verifying the permittee's use of water is efficient and continues to be meets the demands of the service area; and
    (c) information demonstrating that the lowest quality source of water available, including reclaimed water, is being used to meet water demands unless demonstrated that such use is not feasible.
    (d) information demonstrating all existing and future wastewater is evaluated and reclaimed water treatment and delivery is implemented if deemed feasible by the District.

29. The permittee must have groundwater samples collected and analyzed in May each year from Well B (Station ID 15022) for the duration of the permit.

    Sample Collection
    All groundwater samples must be collected in accordance with Florida Department of Environmental Protection (DEP) Standard Operating Procedure FS 2200 for groundwater sampling (DEP-SOP-001/01), DEP Quality Assurance Rule, 62-160, F.A.C.

    Wells must be purged in accordance with the appropriate procedure in FS 2200, as necessary to evacuate water from the well column and induce groundwater representative of the hydrogeologic formation into the well prior to sampling. Purged water must be sampled and analyzed in the field for the following parameters:

    Water Temperature (°C)
    pH (SU)
    Specific Conductance (umhos/cm or uS/cm)
    Turbidity (NTU)

    Calibrated instruments equipped with probe sensors are acceptable for field measurements during well purging and water quality sampling procedures. Purging and sampling must be documented using the Groundwater Sampling Log form referenced in FS 2200 or equivalent.

    Water samples must be preserved in accordance with the selected laboratory analytical method, stored on ice immediately after collection and remain on ice until received and processed by the laboratory.

    Laboratory Analyses
    Water samples must be analyzed in the laboratory for the following major ion suite:

    Calcium (mg/L)
    Magnesium (mg/L)
    Potassium (mg/L)
    Sodium (mg/L)
    Total iron (mg/L)
    Chloride (mg/L)

Sulfate (mg/L)
Bicarbonate Alkalinity (as mg/L $CaCO_3$)
Carbonate Alkalinity (as mg/L $CaCO_3$)
Total Dissolved Solids (mg/L)
Specific Conductance (umhos/cm or uS/cm)

Quality Assurance
The permittee must provide documentation that field instruments were properly calibrated prior to obtaining field measurements during purging and sampling.

All water quality analyses must be performed by a laboratory certified by the Florida Department of Health (DOH) Environmental Laboratory Certification Program (ELCP) and the National Environmental Laboratory Accreditation Program (NELAP). All laboratory analyses must be performed using methods for which the laboratory has DOH certification. All laboratory analyses must be completed within EPA holding times. If data is lost or a laboratory error occurs and the EPA holding time for an analysis has expired, the permittee must have the well re-sampled within 15 days of notification from the laboratory that a loss or laboratory error has occurred. The resample shall be collected according to the procedures described above, and analyzed for the field parameters and the major ion suite listed above.

Laboratory analyses utilizing selective ion electrodes and field screening test kits (e.g., Hach and LaMotte) are not acceptable due to the inadequate sensitivity of these methods.

All major ion analyses must be checked for anion-cation balance (equivalent concentration in meq/L), and must not exceed 5% difference. If the ion balance exceeds 5% difference, the permittee must review the data and include in the report submitted to the District, a discussion of the cause or explanation of the imbalance. The permittee may also be required to have the sample re-analyzed if it is within acceptable holding times or have the well re-sampled. The resample shall be collected according to the procedures described above, and analyzed for the four field parameters and the major ion suite.

Report
A report must be submitted to the District no later than the last day of the month after the month of the sampling (e.g., the report for samples collected in May must be submitted to the District no later than June 30). The report must include the following:

Table summarizing results for field measurements and laboratory chemical analyses
Groundwater sampling log
Field instrument calibration verification
Chain of custody form (if outsourced)
Laboratory analytical report (if outsourced)

All data must be submitted to the District in a District-approved electronic format readable by the District's computerized database. Form No. 40C-2.900(11) in paper format may be used in lieu of the electronic format for permittees not having access to a computer or the internet.

Attachment VI – FDEP PWS Sanitary Survey Inspection Report

FLORIDA DEPARTMENT OF Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

June 1, 2023

Mr. Frank Usina, President
North Beach Utilities
4125 Coastal Highway
St. Augustine, Florida 32084
NBUtilities@bellsouth.net

RE: Warning Letter No. WL23-104
North Beach Utilities WTP
PWS ID No. 2550812
St. Johns County – Drinking Water

Dear Mr. Usina:

A Sanitary Survey Inspection was conducted at your system on September 15, 2022. During this inspection, possible violations of Chapter 403, Florida Statutes, and Chapter 62-555, Florida Administrative Code, were observed.

During this inspection, Department personnel noted the following:

- The facility has been routinely exceeding its permitted capacity.

Violations of Florida Statutes or administrative rules may result in liability for damages and restoration, and the judicial imposition of civil penalties, pursuant to Section 403.131, Florida Statutes.

Please contact Emerson Raulerson at (904) 256-1581, or by email at Emerson.Raulerson@FloridaDEP.gov, within **15 days** of receipt of this Warning Letter to arrange a meeting to discuss this matter. The Department is interested in receiving any facts that you may have which might assist in determining whether any violations have occurred. You may bring anyone with you to the meeting that you feel could help resolve this matter.

Please be advised that this Warning Letter is part of an agency investigation, preliminary to agency action in accordance with Section 120.57(5), Florida Statutes. We look forward to your cooperation in completing our investigation and resolving this as soon as possible.

Sincerely,

Gregory J. Strong
District Director

Enclosure: Sanitary Survey Inspection Report

ec: FDEP: Thomas G. Kallemeyn, Vince Clark, Shane Tierney, Emerson Raulerson, Monique Jordan, DEP_NED
Robert Usina, Operator – Robert.Usina@att.net

Florida Department of Environmental Protection

Northeast District Public Water System Sanitary Survey Inspection Report

Water system: North Beach Utilities	**System PWS #: 2550812**	**Survey date: 9/15/2022**
Facility type class: **Community** - (2C)	Source type: Ground	4-Log approved: No
Facility address: 415 Nineteenth Street, St. Augustine, Florida 32084		
Facility phone(s): (904) 829-0630	Facility email/fax: NBUtilities@bellsouth.net	
Facility contact: Robert (Max) Usina	Facility contact phone(s): (904) 669-7292	
Facility contact email/fax: RobertUsina@att.net		
Owner name: Frank Usina	Company name: North Beach Utilities	
Owner/Corp address: 4125 Coastal Highway	City: St. Augustine / State: FL	Zip: 32084
Owner/Corp phone(s): (904) 824-1806	Owner e-contact(s): NBUtilities@bellsouth.net	
Operator name: Robert (Max) Usina	Certification: C-7357	
Operator phone(s): (904) 669-7292	Operator email/fax: RobertUsina@att.net	
On-site Rep: Robert Usina	**Immediate Action Required?**: No	Inspection recap given? Yes

SERVICE AREA CHARACTERISTICS

Subdivisions

Food Service: ☐ Yes ☐ No ☒ N/A

GENERAL INFORMATION

Number of Service Connections 1,400
Population Served 4,200 Basis Facility
Plant Design Capacity 777,600 gpd
Basis 2000 Permit No. 0080374-006-WC
Average Day (from MORs) 513,660 gpd
Max. Day (from MORs) 885,704 gpd
Total Storage Capacity 305,130 gallons
Comments See Additional Comments at the end of this report.

LOCATION

Latitude 29° 56' 35.4" North
Longitude 81° 18' 19.0" West
GPS: No Date: By DPHO on 11/28/2001)
Directions I-95 S to SR16 (Exit 318) to US1 S to Dismukes St. to San Marco Ave. to A1A N. Go over Usina Bridge & turn left (N) at tee & go ~1.9 miles to Boating Club Rd. Go left ~0.2 miles & turn left on Palm St. & then Rt on Nineteenth St. WTP is up on left. Well #2 is onsite. Well #1 is to the NW @ the SW corner of Boating Club Rd. and Myrtle St.

OPERATION & MAINTENANCE

Certified Operator: ☒ Yes ☐ No ☐ Not required
Plant visits conducted by: Robert Usina/Jeff Hatcer
O&M Log: ☒Yes ☐No O&M Manual: ☒Yes ☐No
Visitation Frequency
Hrs/day: *Required* 6 *Actual* 6
Hrs/wk: *Required* N/A *Actual* N/A
Days/wk: *Required* 5 & 2 *Actual* 3+ & 1
Non-consecutive Days? ☐ Yes ☐ No ☒ N/A
MORs submitted regularly? ☒ Yes ☐ No ☐ N/A
Data missing from MORs? ☒ No ☐ Yes ☐ N/A
A 6/8/2009 DEP letter authorized operator coverage at 3 hrs/day, 5 days/wk & 1 hr/day on weekends, but due to recent increased flow, should have gone back to the standard requirement, which was done on 9/15/22.

RAW WATER SOURCE

☒ GROUND; Number of Wells 2
☐ SURFACE/UDI; Source
☐ PURCHASED from PWS ID #
☐ Emergency Water Source
Emergency Water Capacity

AUXILIARY POWER SOURCE

☒ Yes ☐ None ☐ Not Required
Source Caterpillar Generator
Capacity of Standby (kW) 175
Switchover: ☒ Automatic ☐ Manual
Standby Plan: ☒ Yes ☐ No
Hrs Operated Under Load 4 hrs/mo.
What equipment does it operate?
☒ Well pumps
☒ High Service Pumps
☒ Treatment Equipment
Satisfy 1/2 max-day demand? ☐Yes ☐No ☐Unk
Comments Generator is run 1 hr/week

TREATMENT PROCESSES IN USE

Aeration, reverse osmosis & hypo-chlorination.

Is additional treatment needed? ☐ Yes ☒ No
If so, for control of what deficiencies?
N/A

DISTRIBUTION SYSTEM

Flow Measuring Device Flow Meter
Meter Size & Type Sea Metrics IP 115
Meter tested w/in 5 yrs? ☒ Yes ☐ No ☐ Unk ☐ N/A
Backflow Prevention :☒ Yes ☐ No
Cross-connections None noted.
Cross-connection Control Program: ☒Yes ☐No ☐N/A
Coliform Sampling Plan: ☒ Yes ☐ No
Stage 2 DBPs Sampling Plan: ☒ Yes ☐ No ☐N/A
Lead & Copper Sampling Plan: ☒Yes ☐ No ☐N/A
Comments RTCR Sample Plan submitted on 4/23/2019. Flow meter verified on 8/29/22.

North Beach Utilities

PWS ID # 2550812
Survey Date 9/15/2022

GROUND WATER SOURCE

Well Number (PWS Identification)		1	2	
Well Name (System Identification)		Well #1 (offsite/backup)	Well #2 (onsite/main well)	
Year Drilled		1940	1986	
Depth Drilled		265'	230'	
Latitude		29° 56'37.72"N	29° 56'34.95 "N	
Longitude		81° 18'21.40"W	81° 18'18.63"W	
GPS (Y or N) / Date (if applicable)		No (DPHO, 10/18/06)	No (DPHO, 5/02/16)	
Florida Well ID		AAI 0268	AAI 0267	
Static Water Level		Unknown	Unknown	
Normal Yield (if different than rated capacity)		Unknown	Unknown	
Strainer		Unknown	Unknown	
Length (outside casing)		Unknown	Unknown	
Diameter (outside casing)		8"	8"	
Material (outside casing)		GVS	GVS	
Well Contamination History		None	None	
Is inundation of well possible?		Unlikely	Unlikely	
6' X 6' X 4" Concrete Pad		3-4" below grade	Ok	
SET BACKS	Septic Tank	N/A	N/A	
	Reuse Water	N/A	N/A	
	WW Plumbing	N/A	N/A	
	Other Sanitary Hazard	None noted	None noted	
PUMP	Type	N/A (artesian)	N/A (artesian)	
	Manufacturer Name	N/A	N/A	
	Model Number	N/A	N/A	
	Rated Capacity (gpm)	N/A	N/A	
	Motor Horsepower	N/A	N/A	
Well casing 12" above grade?		No (S.C.)	Ok	
Well Casing Sanitary Seal		Ok	Ok	
Raw Water Sampling Tap		Ok	Ok	
Above Ground Check Valve		Ok	Ok	
Fence/Housing		Ok (Fenced)	Ok (fenced)	
Well Vent Protection		N/A (artesian)	N/A (artesian)	

COMMENTS Although Well #1's casing is less than 12 inches above grade, it may remain as is at this time. Well #1 is used for emergencies and times of high usage.

North Beach Utilities

PWS ID # 2550812
Survey Date 9/15/2022

CHLORINATION (Disinfection)
Type: 4 x Hypo-Chlorination
Make 4 x LMI B131 363SI Capacity 4.5 gph (each)
Chlorine Feed Rate ~25%
Avg. Amount of Cl_2 gas used N/A
Chlorine Residuals: Plant 2.2+ Remote 2.2
Remote tap location 180 Vilano Road
DPD Test Kit: ☒ On-site ☐ With operator ☐ None ☐ Not Used Daily
Injection Points Post-aerator
Booster Pump Info N/A
Comments

AERATION (Gases, Fe, & Mn Removal)
Type 2-Cascade Capacity ~875 gpm
Aerator Condition Good
Bloodworm Presence None
Visible Algae Growth See Comments
Protective Screen Condition Good
Comments

REVERSE OSMOSIS (Dissolved Solids Removal)
Make Hydropro Pressure 100-150
No. of Modules 3 skids Permeate Cap. 180
Blend Rate (GPM) ~50%
Chemicals Used Nalco Perma Treat PC191T
Waste-to-product Ratio 28 gpm / 58 gpm
Pre-treatment Cartridge filter & anti-scalant
Effluent Quality: TDS (mg/L) N/A
Waste Disposal Site Wastewater treatment plant
IW Permit # & Expir. Date FLA011765, 11/23/2025
Comments

RO & TRANSFER PUMPS

Pump Number	RO 1	RO 2	RO 3	TP
Type	Cent.	Cent.	Cent.	V.T.
Make	Gould	Gould	Gould	Unk
Model	3657	3657	SST-C	J145
Capacity (gpm)	~150	~150	~150	Unk
Motor HP	10	10	10	7.5
Date Installed	Unk	Unk	Unk	2007
Maintenance	Ok	Ok	Ok	Ok

Comments The TP transfers water from the CW to G2.

STORAGE FACILITIES
(B) Bladder (CW) Clearwell (C) Contact (E) Elevated
(G) Ground (H) Hydropneumatic (S.C.) See Comments

Tank Type/Number	G1	CW	G2
Capacity (gal)	90,000	5,130	210,000
Material	Concrete		
By-pass Piping	Yes	Yes	Yes
Gravity Drain	Yes	No	Yes
PRV/ARV	N/A	N/A	N/A
Protected Openings	Yes	Yes	Yes
Pressure Gauge	N/A	N/A	N/A
Sight Glass or Level Indicator	No	No	L.I.
Fittings for Sight Glass	No	No	No
Access Padlocked	Yes	Yes	Yes
Last Inspection Date (for tanks with access manholes)	10/2018	10/2018	10/2018
On/Off Pressure	N/A	N/A	N/A
Height to Bottom of Elevated Tank	N/A	N/A	N/A
Height to Max. Water Level	N/A	N/A	N/A

Comments Since two of the high service pumps are VFD pumps (set at 70 psi), none of the tanks are pressurized and are, therefore, not equipped with gauges.
Note: There are two small tanks under the aerators, but they are offline and no longer used.

HIGH SERVICE PUMPS

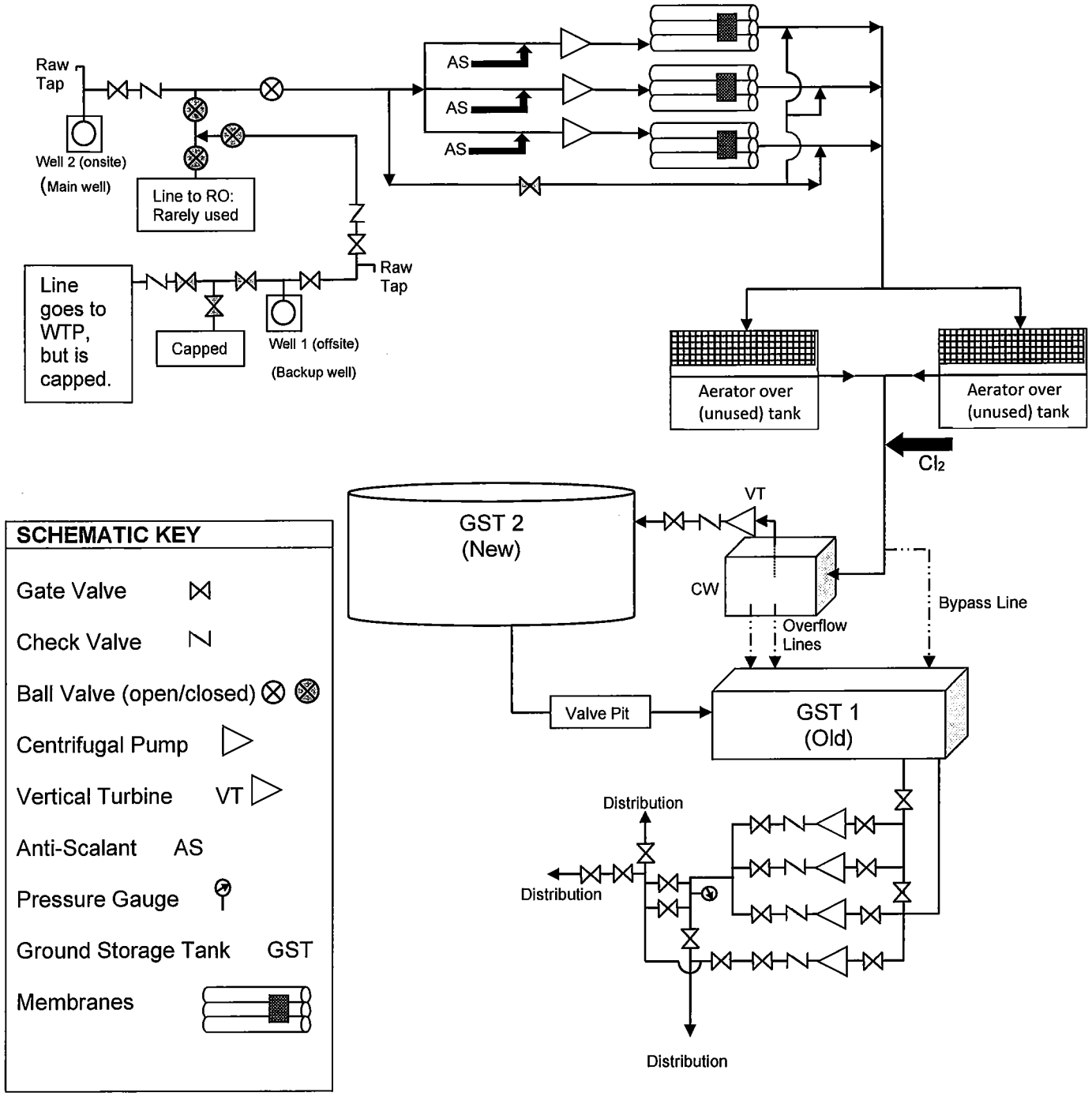
Pump Number	HSP1	HSP2	HSP3	HSP4
Type	Centrifugal			
Make	Griswold		Goulds	Griswold
Model	R4GM30T		3656	R4GM30T
Capacity (gpm)	~500		~250	~500
Motor HP	30		15	30
Date Installed	Unk	Unk	Unk	Unk
Maintenance	Ok	Ok	Ok	Ok

Comments HSP1&2 are VFD pumps set @ 70 psi. HSP4 is an emergency fire pump.

North Beach Utilities

PWS ID # 2550812
Survey Date 9/15/2022

SCHEMATIC (not to scale):



North Beach Utilities

PWS ID # 2550812
Survey Date 9/15/2022

Monitoring Schedule					
Chemical	**Next Due**	**Comments**	**Chemical**	**Next Due**	**Comments**
Bacteriologicals	2023 January	Monthly	VOCs	2023	Triennial
Disinfectant Levels	2023 January	with Bactis	SOCs	2023	Triennial
Nitrate & Nitrite	2023	Annual	Rads	2023	3 year Ra-226 & 228
Inorganics	2023	Triennial	DBPs	2023	Quarterly MONTH WEEK
Asbestos	2029	9 year	Pb-Cu	2025	Triennial, June-Sept
Secondaries	2023	Triennial	WQPs	N/A	

**Sample locations vary. If you have any questions, please contact your inspector.*

MONITORING VIOLATIONS	MCL VIOLATIONS
None	None

MONITORING COMMENTS:

#	Deficiency	Rule Reference	Corrective Action	Category	Severity	Corrected
1.	Insufficient operator coverage.	62-699.310(2)(e)	Increased coverage	Operator Compliance	Minor	Yes
2.	Routinely exceeding plant capacity.	62-555.350(4)	Increase plant capacity.	Mgmt & Ops	Minor	No

Any deficiency marked with an asterisk (*) is a repeat violation.

ADDITIONAL COMMENTS:

NOTE: The facility is frequently exceeding its permitted capacity and, while a Capacity Analysis Report has been submitted, the issue has not yet been resolved. To date no permit application has been logged for a plant capacity increase.

Inspector: Emerson Raulerson, Professional Engineer (904) 256-1581 Emerson.Raulerson@FloridaDEP.gov

Approved by: Shane Tierney, Environmental Consultant

Attachment VII – FDEP WTP Consumer Confidence Reports

Certification of Delivery of Consumer Confidence Report

GENERAL INSTRUCTIONS: This form shall be completed by all community water systems (CWSs) that have prepared a Consumer Confidence Report (CCR) in accordance with Rule 62-550.824, F.A.C., Consumer Confidence Reports. At the end of this form is a certification in which a system's authorized representative shall certify that the reported information is accurate and is in conformance with Rule 62-550.824, F.A.C. **COMPLETE THIS FORM AND SUBMIT IT BY AUGUST 10,** together with a copy of your system's CCR, and any newspaper notice(s) and posted notice(s) of your CCR, to the appropriate DEP district office or Approved County Health Department (ACHD). Systems serving 100,000 or more persons posting their CCRs on publicly accessible Internet sites shall provide the information on the appropriate Internet link(s). All information provided on this form must be typed or printed in ink.

I. General Water System Information. (To be completed by all community water systems.)

System name: NORTH BEACH UTILITIES, INC. Contact person: ROBERT MAX USINA

PWS Identification number (PWS-ID): 2550812 Contact phone number: 904-669-7292

Mailing address: 4125 COASTAL HWY. City: ST AUGUSTINE

State: FL Zip: 32084 Population served (not the number of "service connections"): 4,844

II. CCR Distribution Method. (To be completed by all community water systems. Choose A or B as appropriate.)

☑ **A.** We mailed or otherwise directly delivered a copy of our CCR to each customer on (enter date(s) of mailing or delivery.) 6-30-2021 (Systems that do not use the mailing waiver must mail or otherwise directly deliver a copy of their CCR to each customer.)

☐ **B.** We were eligible to use a mailing waiver and used a mailing waiver. (Systems are eligible to use a mailing waiver only if they serve fewer than 10,000 persons, have not had any MCL or monitoring and reporting (M/R) violations, nor have been issued any formal Notices of Violations (NOVs), Consent Orders, Administrative Orders, or court-ordered civil actions during the calendar year before the year the CCR is due to the customers.)

Answer a. b. **and** c below.)

☐ **a.** Date of newspaper: _____

☐ **b.** Name of newspaper/newsletter that published our CCR: _____

☐ **c.** A copy of our notice to customers, informing them that our CCR will not be mailed to them, is attached. This notice was: ☐ mailed with bill; ☐ published in newspaper/newsletter; or ☐ other (describe)

_____

III. Posting of CCR on the Internet. (To be completed by all CWSs serving 100,000 or more persons.)

☐ We posted our CCR on this publicly accessible Internet Site: _____

IV. Report on Your Effort to Distribute Your CCR to Your Water Consumers.

(To be completed by all CWSs. Check all items that apply - at least 2 items must be checked.)

In addition to the methods selected in Part II,

☐ **A.** We posted our CCR on this publicly accessible Internet _____

☐ **B.** We published our CCR in the local newspaper(s). The name(s) and date(s) of the newspaper(s) are:

_____

☐ **C.** We advertised the availability of our CCR as a press release, radio announcement, or TV announcement. The type(s) and date(s) of the advertisement(s) are: _____

☑ **D.** We delivered multiple copies of our CCR to single bill addresses serving several persons.

☐ **E.** We delivered multiple copies of our CCR to the following community organizations:

_____

☑ **F.** Our CCR was posted in the following public locations:
NORTH BEACH UTILITIES BILLING OFFICE

☐ **G.** Our CCR was distributed by other methods (e.g., additional copies placed in entrance hall to facility). Describe.

V. Use of Non-English Language in CCR. (To be completed by all community water systems.)

☐ Information in a non-English language was included in our CCR because 20% or more of our customers do not speak English but speak _____. The method we used to determine the proportion of non-English speaking customers is _____

☑ This requirement does not apply to our system, because we have no non-English speaking group among our customers equal to or exceeding 20% of our total number of customers.

VI. Other Delivery Requirements. (To be completed by all community water systems.)

(A) Was a copy of your CCR sent to your county health department, as required by rule? ☑ Yes ☐ No

(B) Is your system regulated by the Public Service Commission (PSC)? ☑ Yes ☐ No

If Yes, was a copy of your CCR sent to the PSC, as required by rule? ☑ Yes ☐ No

(C) If your system sells water to other systems, have you provided them with either a copy of your CCR or the required consumer confidence information? ☐ Yes ☐ No ☑ Not Applicable

VII. Certification of Delivery of CCR and Compliance with Regulations. (To be completed by all CWSs.)

This statement certifies that the above named community public water system has distributed its CCR for the time period starting January 1, 20__, and ending December 31, 20__, to its customers on (mm/dd/yy) 6-30-2021 and provided the appropriate notices of availability according to the requirements listed in this form, which are also found in Rule 62-550.824, F.A.C. This statement also certifies that the reported information is correct and consistent with the compliance monitoring data for the same period previously submitted to the Department, and that the report has been delivered to the agencies identified in Rules 62-550.824(3)(e)3., and 4., F.A.C.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: _____

NAME (please print): ROBERT MAX USINA

TITLE: DIRECTOR DATE: 7/29/2021

A copy of our CCR is attached.

2020 Annual Drinking Water Quality Report

North Beach Utilities, Inc.

PWS ID#: 2550812

We're pleased to present to you this year's Annual Water Quality Report. This report is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water.

Our water source is ground water from two wells that draw from the Floridan Aquifer. That water is then treated by means of reverse osmosis, chlorination for disinfection, and aeration for odor control.

In 2020, the Department of Environmental Protection performed a Source Water Assessment on our system. The assessment was conducted to provide information about any potential sources of contamination in the vicinity of our wells. There are no potential sources of contamination identified for this system. The assessment results are available on the FDEP Source Water Assessment and Protection Program website at www.dep.state.fl.us/swapp or they can be obtained from North Beach Utilities.

This report shows our water quality results and what they mean.

If you have any questions about this report or concerning your water utility, please contact **Max Usina** of North Beach Utilities at (904) 824-1806. We encourage our valued customers to be informed about their water utility. If you want to learn more, please come by our office at 4125 Coastal Hwy between the hours of 8:00 am and 5:00 pm Monday thru Friday.

North Beach Utilities, Inc. routinely monitors for contaminants in your drinking water according to Federal and State laws, rules and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1st to December 31st 2020. Data obtained before January 1, 2020, and presented in this report are from the most recent testing done in accordance with the laws, rules and regulations. As authorized and approved by EPA, the State has reduced monitoring requirements for certain contaminants to less often than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. Some of our data [e.g., Radiological Contaminants], though representative, is more than one year old.

In the table below you may find unfamiliar terms and abbreviations. To help you better understand these terms we've provided the following definitions:

Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Contaminant Level (MCL): The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Action Level (AL): The concentration of a contaminant, which if exceeded, triggers treatment or other requirements, which a water system must follow.

Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Parts per million (ppm) or Milligrams per liter (mg/l): one part by weight of analyte to 1 million parts by weight of the water sample.

Parts per billion (ppb) or Micrograms per liter (µg/l): one part by weight of analyte to 1 billion parts by weight of the water sample.

Picocurie per liter (pCi/L): a measure of the radioactivity in water.

"**ND**" means not detected and indicates that the substance was not found by laboratory analysis.

TEST RESULTS TABLE

Radiological Contaminants

** Results in the Level Detected column for radiological contaminants and inorganic contaminants are the highest average at any of the sampling points or the highest detected level at any sampling point, depending on the sampling frequency.

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Alpha emitters (pCi/L)	12/2017	N	2.9	N/A	0	15	Erosion of natural deposits
Radium 226 + 228 or combined radium (pCi/L)	12/2017	N	1.8	N/A	0	5	Erosion of natural deposits

Inorganic Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Antimony (ppb)	08//2020	N	1.1	N/A	6	6	Discharge from petroleum refineries; fire retardants; ceramics; electronics; solder
Arsenic (ppb)	08//2020	N	0.088	N/A	0	10	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium (ppm)	08/2020	N	0.014	N/A	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Fluoride (ppm)	08//2020	N	0.86	N/A	4	4.0	Erosion of natural deposits; discharge from fertilizer and aluminum factories. Water additive that promotes strong teeth when at optimum levels between 0.7 and 1.3 ppm.
Nickel (ppb)	08/2020	N	1.6	N/A	N/A	100	Pollution from mining and refining operations. Natural occurrence in soil
Sodium (ppm)	08/2020	N	40	N/A	N/A	160	Salt water intrusion, leaching from soil

Stage 1 Disinfectant & Stage 2 Disinfection By-Product (D/DBP) Parameters

For chlorine, the level detected is the the highest running annual average (RAA), computed quarterly, of monthly averages of all samples collected. For haloacetic acids or TTHM, the level detected is the highest result of all samples taken during the year if the system monitors less frequently than quarterly. Range of Results is the range of individual sample results (lowest to highest) for all monitoring locations.

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG or MRDLG	MCL or MRDL	Likely Source of Contamination
Chlorine (ppm)	01-12/2020	N	2.4	1.5-2.88	MRDLG = 4	MRDL = 4.0	Water additive used to control microbes
Haloacetic Acids (five) (HAA5) (ppb)	07/2020	N	6.58	6.44-6.58	N/A	MCL = 60	By-product of drinking water disinfection
Total trihalomethanes (TTHM) (ppb)	07/2020	N	60.84	52.33-60.84	N/A	MCL = 80	By-product of drinking water disinfection

Lead and Copper (Tap Water)

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	AL Violation Y/N	90th Percentile Result	No. of sampling sites exceeding the AL	MCLG	AL (Action Level)	Likely Source of Contamination
Copper (tap water) (ppm)	9/2019	N	0.022	0 of 20	1.3	1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (tap water) (ppb)	9/2019	N	0.4	0 of 20	0	15	Corrosion of household plumbing systems; erosion of natural deposits

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. North Beach Utilities is responsible for providing high quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at http://www.epa.gov/safewater/lead.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

(A) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
(B) Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

(C) Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
(D) Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.
(E) Radioactive contaminants, which can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

MCLs are set at very stringent levels. To understand the possible health effects described for many regulated contaminants, a person would have to drink 2 liters of water every day at the MCL level for a lifetime to have a one-in-a-million chance of having the described health effect.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

We at North Beach Utilities, Inc. work around the clock to provide top quality water to every tap. We ask that all our customers help us protect our water sources, which are the heart of our community, our way of life and our children's future.

Certification of Delivery of Consumer Confidence Report

GENERAL INSTRUCTIONS: This form shall be completed by all community water systems (CWSs) that have prepared a Consumer Confidence Report (CCR) in accordance with Rule 62-550.824, F.A.C., Consumer Confidence Reports. At the end of this form is a certification in which a system's authorized representative shall certify that the reported information is accurate and is in conformance with Rule 62-550.824, F.A.C. **COMPLETE THIS FORM AND SUBMIT IT BY AUGUST 10,** together with a copy of your system's CCR, sample email or water bill (with URL notification of CCR, if applicable), and any newspaper notice(s) and posted notice(s) of your CCR, to the appropriate DEP district office or Approved County Health Department (ACHD). Systems serving 100,000 or more persons posting their CCRs on publicly accessible Internet sites shall provide the information on the appropriate Internet link(s). All information provided on this form must be typed or printed in ink.

I. General Water System Information. (To be completed by all community water systems.)

System name: NORTH BEACH UTILITIES,INC. Contact person: ROBERT MAX USINA

PWS (certificate) number: PWS ID#: 2550812 Contact phone number: 904-669-7292

Mailing address: 4125 COASTAL HWY. City: ST. AUGUSTINE

State: FL Zip: 32084 Population served (not the number of "service connections"): 4,918

II. CCR Distribution Method. (To be completed by all community water systems. Choose A or B as appropriate.)

☑ A. We mailed, emailed, or otherwise directly delivered a copy of our CCR to each customer on 06/16/2022 (enter date(s) of mailing or delivery) using the method(s) checked below:

- ☑ a. **Mailed** CCR
- ☐ b. Mailed a notice, water bill with direct URL to the CCR
- ☐ c. Emailed CCR as embedded image or as a file attachment
- ☐ d. Emailed notice with direct URL to the CCR
- ☐ e. **Otherwise directly delivered** CCR to every customer. Explain: _____

☐ B. We were eligible to use a mailing waiver and used a mailing waiver. (Systems are eligible to use a mailing waiver only if they serve fewer than 10,000 persons, have not had any MCL or monitoring and reporting (M/R) violations, nor have been issued any formal Notices of Violations (NOVs), Consent Orders, Administrative Orders, or court-ordered civil actions during the calendar year before the year the CCR is due to the customers).

Answer a, b, **and** c below.)

- ☐ a. Date of newspaper: _____
- ☐ b. Name of newspaper/newsletter that published our CCR: _____
- ☐ c. A copy of our notice to customers, informing them that our CCR will not be mailed to them, is attached.

This notice was: ☐ mailed with bill; ☐ published in newspaper/newsletter; or ☐ other (describe)

_____

III. Posting of CCR on the Internet. (To be completed by all CWSs serving 100,000 or more persons.)

We posted our CCR on this publicly accessible internet site: _____

IV. Report on Your Effort to Distribute Your CCR to Your Water Consumers.

In addition to the methods selected in Part II,

- ☐ A. We posted our CCR on this publicly accessible internet site: _____
- ☐ B. We published our CCR in the local newspaper(s). The name(s) and date(s) of the newspaper(s) are:

_____

☐ C. We advertised the availability of our CCR as a press release, radio announcement, or TV announcement. The type(s) and date(s) of the advertisement(s) are: ____________

☑ D. We delivered multiple copies of our CCR to single bill addresses serving several persons.

☐ E. We delivered multiple copies of our CCR to the following community organizations:

____

☑ F. Our CCR was posted in the following public locations:
NORTH BEACH UTILITIES OFFICE

☐ G. Our CCR was distributed by other methods (e.g., additional copies placed in entrance hall to facility). Describe.

V. Use of Non-English Language in CCR. (To be completed by all community water systems.)

☐ Information in a non-English language was included in our CCR because 20% or more of our customers do not speak English but speak ____________. The method we used to determine the proportion of non-English speaking customers is ____________

☑ This requirement does not apply to our system, because we have no non-English speaking group among our customers equal to or exceeding 20% of our total number of customers.

VI. Other Delivery Requirements. (To be completed by all community water systems.)

(A) Was a copy of your CCR sent to your county health department, as required by rule? ☑ Yes ☐ No

(B) Is your system regulated by the Public Service Commission (PSC)? ☑ Yes ☐ No

If Yes, was a copy of your CCR sent to the PSC, as required by rule? ☑ Yes ☐ No

(C) If your system sells water to other systems, have you provided them with either a copy of your CCR or the required consumer confidence information? ☐ Yes ☐ No ☑ Not Applicable

VII. Certification of Delivery of CCR and Compliance with Regulations. (To be completed by all CWSs.)

This statement certifies that the above named community public water system has distributed its CCR for the time period starting ***January 1,*** 2021, ***and ending December 31,*** 2021, to its customers on 06/16/2022 (mm/dd/yy) and provided the appropriate notices of availability according to the requirements listed in this form, which are also found in Rule 62-550.824, F.A.C. This statement also certifies that the reported information is correct and consistent with the compliance monitoring data for the same period previously submitted to the Department, and that the report has been delivered to the agencies identified in Rules 62-550.824(3)(e)3., and 4., F.A.C.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: ____________

NAME (please print): ROBERT MAX USINA

TITLE: DIRECTOR DATE: 07/06/2022

☑ [redacted]

☐ [redacted]

2021 Annual Drinking Water Quality Report

North Beach Utilities, Inc.

PWS ID#: 2550812

We're pleased to present to you this year's Annual Water Quality Report. This report is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water.

Our water source is ground water from two wells that draw from the Floridan Aquifer. That water is then treated by means of reverse osmosis, chlorination for disinfection, and aeration for odor control.

In 2021, the Department of Environmental Protection performed a Source Water Assessment on our system. The assessment was conducted to provide information about any potential sources of contamination in the vicinity of our wells. There are no potential sources of contamination identified for this system. The assessment results are available on the FDEP Source Water Assessment and Protection Program website at www.dep.state.fl.us/swapp or they can be obtained from North Beach Utilities.

This report shows our water quality results and what they mean.

If you have any questions about this report or concerning your water utility, please contact **Max Usina** of North Beach Utilities at (904) 824-1806. We encourage our valued customers to be informed about their water utility. If you want to learn more, please come by our office at 4125 Coastal Hwy between the hours of 8:00 am and 5:00 pm Monday thru Friday.

North Beach Utilities, Inc. routinely monitors for contaminants in your drinking water according to Federal and State laws, rules and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1st to December 31st 2021. Data obtained before January 1, 2021, and presented in this report are from the most recent testing done in accordance with the laws, rules and regulations. As authorized and approved by EPA, the State has reduced monitoring requirements for certain contaminants to less often than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. Some of our data [e.g., Radiological Contaminants], though representative, is more than one year old.

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Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

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Picocurie per liter (pCi/L): a measure of the radioactivity in water.

"**ND**" means not detected and indicates that the substance was not found by laboratory analysis.

TEST RESULTS TABLE

Radiological Contaminants

** Results in the Level Detected column for radiological contaminants and inorganic contaminants are the highest average at any of the sampling points or the highest detected level at any sampling point, depending on the sampling frequency.

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Alpha emitters (pCi/L)	12/2017	N	2.9	N/A	0	15	Erosion of natural deposits
Radium 226 + 228 or combined radium (pCi/L)	12/2017	N	1.8	N/A	0	5	Erosion of natural deposits

Inorganic Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Antimony (ppb)	08/2020	N	1.1	N/A	6	6	Discharge from petroleum refineries; fire retardants; ceramics; electronics; solder
Arsenic (ppb)	08/2020	N	0.088	N/A	0	10	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium (ppm)	08/2020	N	0.014	N/A	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Fluoride (ppm)	08/2020	N	0.86	N/A	4	4.0	Erosion of natural deposits; discharge from fertilizer and aluminum factories. Water additive that promotes strong teeth when at optimum levels between 0.7 and 1.3 ppm.
Nickel (ppb)	08/2020	N	1.6	N/A	N/A	100	Pollution from mining and refining operations. Natural occurrence in soil
Sodium (ppm)	08/2020	N	40	N/A	N/A	160	Salt water intrusion, leaching from soil

Stage 1 Disinfectant & Stage 2 Disinfection By-Product (D/DBP) Parameters

For chlorine, the level detected is the the highest running annual average (RAA), computed quarterly, of monthly averages of all samples collected. For haloacetic acids or TTHM, the level detected is the highest result of all samples taken during the year if the system monitors less frequently than quarterly. Range of Results is the range of individual sample results (lowest to highest) for all monitoring locations.

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG or MRDLG	MCL or MRDL	Likely Source of Contamination
Chlorine (ppm)	01-12/2021	N	3.51	0.8-3.97	MRDLG = 4	MRDL = 4.0	Water additive used to control microbes
Haloacetic Acids (five) (HAA5) (ppb)	07/2021	N	10.04	6.06-10.04	N/A	MCL = 60	By-product of drinking water disinfection
Total trihalomethanes (TTHM) (ppb)	07/2021	N	76.77	75.18-76.77	N/A	MCL = 80	By-product of drinking water disinfection

Lead and Copper (Tap Water)

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	AL Violation Y/N	90th Percentile Result	No. of sampling sites exceeding the AL	MCLG	AL (Action Level)	Likely Source of Contamination
Copper (tap water) (ppm)	9/2019	N	0.022	0 of 20	1.3	1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (tap water) (ppb)	9/2019	N	0.4	0 of 20	0	15	Corrosion of household plumbing systems; erosion of natural deposits

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. North Beach Utilities is responsible for providing high quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at http://www.epa.gov/safewater/lead.

Secondary Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo/yr)	MCL Violation Y/N	Highest Result	Range of Results	MCLG	MCL	Likely Source of Contamination
Total Dissolved Solids (TDS) (ppm)	08/2020	N*	560	N/A		500	Natural occurrence from soil leaching

* Total Dissolved Solids is a secondary contaminant, which are ones that pertain to the aesthetic quality of the water instead of with adverse health effects from it. Therefore, even though TDS exceeded its respective MCL, that exceedance is not considered a violation because it was the only parameter that exceeded.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

(A) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
(B) Inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

(C) Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
(D) Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.
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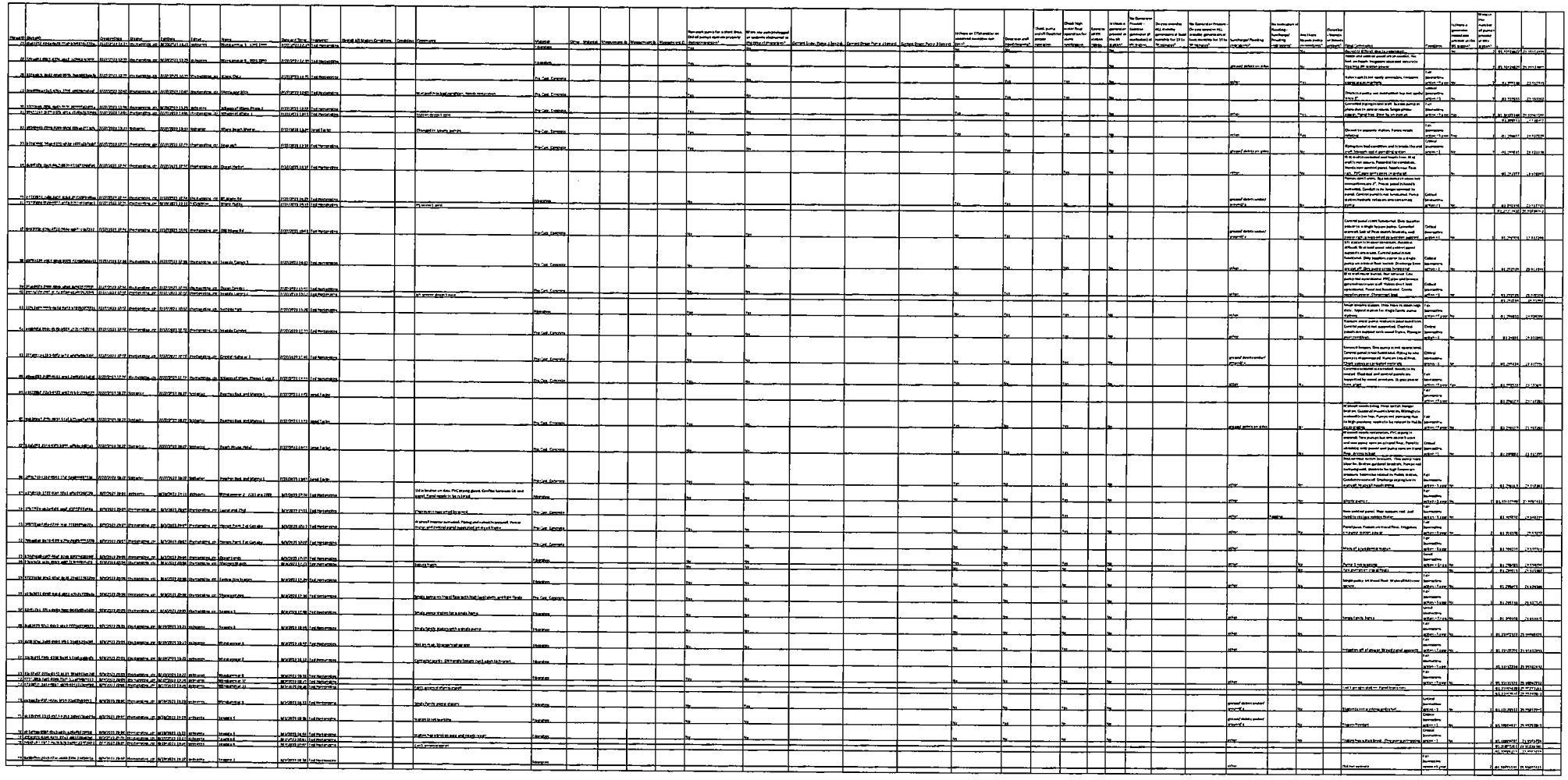
Attachments VIII, IX, and X to North Beach Utilities Condition Assessment Report Intentionally Excluded and Available to Board upon Request

Attachment XI – GIS Condition Assessment Results for WTP, WWTF, and Pump Stations

ObjectID	Building Name	Building ID	Inspector	Asset Name	Asset Subtype	Manufacturer	Model Number	Serial Number	Install Date	Condition	Comments	Condition	Additional Comments	x	y
95	Above Ground Storage Tank	3114	Ted Hortenstine	Ground Storage Tank		Crom					190,000 gallons	Good (corrective action > 5+ ye		-81.30501298	29.94302591
110	Above Ground Storage Tank	3114	Contractor Ardura	Structural components							Prestressed tank. Some cracking on exterior with no signs of water seepage. Access ladder is in good condition. Done in good condition although exterior coating system is faded and failing.	Good (corrective action > 5+ ye		-81.30501481	29.94302538
78	Aerator	6264	Ted Hortenstine	Aerator after RO							Screens don't meet FDEP requirements	Critical (corrective action <1		-81.3052367	29.94309828
106	Aerator	6264	Contractor Ardura	Structural components							Constructed of precast concrete and brick. Aerator tower appears to be constructed of concrete and masonry with visible degradation of masonry columns. Visible water seepage throughout.	Fair (corrective action <5 year	Some maintenance is anticipated within 5 years. Includes coating system and replacement of tower.	-81.30523731	29.9439088
96	Below Ground Storage Tank	6261	Ted Hortenstine	Ground Storage Tank below grade								Fair (corrective action <5 year		-81.30497945	29.9432504
97	Below Ground Storage Tank	6261	Ted Hortenstine	Ground Storage Tank Below Grad	Fill Altitude Valve	Watts Ames	12" 972gs/06				Rebuilt 5 years ago. Vault is in good condition	Fair (corrective action <5 year		-81.30497945	29.94325093
113	Below Ground Storage Tank	6261	Contractor Ardura	Structural components							Cast in place conc and masonry walls with precast hollow core roof. Tank itself is cast in place. Some visible corroded reinforcement on wall exterior. Cracking and active seepage in some areas of walls. There is some sort of cementitious coating system	Fair (corrective action <5 year	on the interior that appears to be intact. Some prestressing tendons in roof planks are visible and corroded. Maintenance items include repairs to exposed reinforcement and possibly coatings systems and roof membrane replacement.	-81.30498006	29.94325146
180	Below Ground Storage Tank	6261	Chad Morris	Below Grade Storage Tank	Instruments Floats and electrodes						there are three type of level devices floats, electrodes, and sliding float. The electrodes can be used for control. the float is for low water level only.	Fair (corrective action <5 year		0	0
53	Chlorine Contact Chamber 1	1583	Contractor Ardura	Structural components							Concrete structure entirely below grade. Interior coating system is intact. Some missing grating	Good (corrective action > 5+ ye		-81.30329622	29.94043138
61	Chlorine Contact Chamber 1	1583	Ted Hortenstine	CCC 1	Chlorine contact chamber						Need to secure grating. Handrails should be added	Good (corrective action > 5+ ye	North clarifier discharges directly to CCC 1 north	-81.30329744	29.94042926
157	Chlorine Contact Chamber 1	1583	Chad Morris	North contact chamber	Ultrasonic level instrument	Siemens	Stirans LUT440 7ML50500CA111DA0	PBD/L7150073			SS enclosure housing the instaurment is in good shape. the door gasket shows signs of cracking but still pliable. Holes in the bottom of the enclosure need to be sealed. the transmitter is an Echomax XPS-5. Meter is calibrated one a year.	Fair (corrective action <5 year	the control is a v-notch weir the transducer is approx 4 feet above grating.	0	0
52	Chlorine Contact Chamber 2	1586	Contractor Ardura	Structural components											
64	Chlorine Contact Chamber 2	1584	Ted Hortenstine	CCC 2							Structure is concrete and entirely buried. Fiberglass grating is in good condition. Support beams are fiberglass and in good condition.	Good (corrective action > 5+ ye		-81.30326696	29.94035848
65	Chlorine Contact Chamber 2	1584	Ted Hortenstine	CCC 2										-81.30326818	29.94035795
67	Chlorine Contact Chamber 2	1584	Ted Hortenstine	CCC 2										-81.30326818	29.94035742
50	Clarifier 1	2234	Contractor Ardura	Structural Components							Safety corrections are needed. Clips for grating and maybe handrail	Good (corrective action > 5+ ye		-81.30326879	29.94035742
61	Clarifier 1	2234	Ted Hortenstine	North clarifier	Clarifier drive and rake	Lakeside					Constructed of cast-in-place conc. Interior coating system appears to be intact. Perimeter retaining wall is adjacent to a steep slope and could be a hazard. Some corrosion of steel bridge beam which is considered minor. Beams should be painted in the	Good (corrective action > 5+ ye	near future along with anchor bolt replacement.	-81.30321575	29.94049688
72	Clarifier 1	2234	Ted Hortenstine	RAS Pumping Sustem	North RAS Pump	Franklin Electric					Renovated in 2022 by PBM	Good (corrective action > 5+ ye	Clarifier performance is good. Clarifier has to be pumped out to empty.	-81.30321636	29.94049899
120	Clarifier 1	2234	Pete Landgraf	North clarifier	Motor	Baldor	.5 hp 3ph				No stand by pump. Pump out connection is backup	Fair (corrective action <5 year	1.5 hp	-81.30321819	29.94049476
121	Clarifier 1	2234	Pete Landgraf	North clarifier	Control panel	Unknown	Size 1 starter-Eaton					Good (corrective action > 5+ ye		-81.30321758	29.94049688
122	Clarifier 1	2234	Pete Landgraf	Clarifier	Distribution panel	Square D	3ph 50amp				New starter	Good (corrective action > 5+ ye		-81.30322002	29.94049476
123	Clarifier 1	2234	Pete Landgraf	South clarifier	Motor	Baldor	1 hp 3ph				Some rust	Fair (corrective action <5 year		-81.30321941	29.94049741
155	Clarifier 1	2234	Chad Morris	North clarifier	Control Panel						New	Good (corrective action > 5+ ye	Could not locate starter for this motor. Disconnect may be used to run motor.	-81.30322002	29.94049952
51	Clarifier 2	2235	Contractor Ardura	Structural components							SS enclosure in good condition. gasket is dried out and not effective for the best seal. Conduit penastirtsulns seam sound. some signs of corrosion on bare copper wires. terminations look good.	Fair (corrective action <5 year		0	0
62	Clarifier 2	2235	Ted Hortenstine	South Clarifier		Lakeside					Constructed of cast-in-place conc. Interior coating system appears to be intact. Beams are SS	Good (corrective action > 5+ ye		-81.30317916	29.94035954
156	Clarifier 2	2235	Chad Morris	Chlorine Contact Chamber 2	Controls						Good condition and performance is good. Renovated by PBM in 2022	Good (corrective action > 5+ ye	Must be pumped to empty	-81.30317796	29.94036006
158	Clarifier 2	1584	Chad Morris	South Clarifier	Ultrasonic Level Instrument	Siemens	Stirans LUT440 7ML50500CA111DA0	PBD/L3280033			Clarifier appears to be on/off as no control panel could be found. there is a panel with a beacon light on top connected to tje disconnect. assume it is for general alarm.	Fair (corrective action <5 year		0	0
68	Effluent Discharge Box	1585	Ted Hortenstine	Effluent Discharge Box							SS enclosure is in good condition. the door gasket is missing. there are hiles in the bittom that need to be sealed. power to tje instrument is through plug and socket for convience. the transducer is a Echomax XPS-5 mounted about 4 feet above grating.	Fair (corrective action <5 year	the control is a v-notch weir.	0	0
98	Effluent Discharge Box	1585	Contractor Ardura	Structural components							Effluent mixes with concentrate and discharges to RIBs	Good (corrective action > 5+ ye	Concentrate is metered	-81.30334986	29.94038014
159	Effluent Discharge Box	1585	SJC Utilities	Effluent Discharge Box	Flowmeter	McCrometer	FCI101-00-M	20210780			Concrete structure with open top. Missing guardrail or grating. Some minor degradation of interior concrete. Minor seepage at pipe penetration.	Good (corrective action > 5+ ye		-81.30334743	29.94037855
58	Headworks	2237	Ted Hortenstine	Headworks	Screen	Unknown	Unknown	Unknown			The flow element is in decent shape. the control wireing feom tje FE is direct bried to a conduit stub up. not ideal upstream pipe diameters	Fair (corrective action <5 year		0	0
16	Influent Pump Station	1587	Josh Meinig	Hose bibbs	Washdown	N/A					Static wedge wire screen with stainless steel trough	Good (corrective action > 5+ ye	Good condition, but results in aerosol mist	-81.30295368	29.94025184
55	Influent Pump Station	1587	Ted Hortenstine	Influent Pump Structure	Wetwell						Corroded valves, piping good	Fair (corrective action <5 year		-81.30279148	29.94047099
56	Influent Pump Station	1587	Ted Hortenstine	Influent pumps	Pump 1	Gorman Rupp 7.5 hp	T4A35B/F	3621640			Lag pump had to kick on. Wetwell is coated. Float switch controls. Grease buildup affects float controls. They are adding some type of enzyme.	Fair (corrective action <5 year		-81.30279087	29.94047205
57	Influent Pump Station	1587	Ted Hortenstine	Influent Pump Station	Pump 2	Gorman Rupp	T4A5B	1264719			Motor fan guard missing	Fair (corrective action <5 year		-81.3027927	29.94047047
100	Influent Pump Station	1587	Contractor Ardura	Roof system							Stainless suction pipe	Fair (corrective action <5 year	New uninstalled pump	-81.30280062	29.94047099
101	Influent Pump Station	1587	Contractor Ardura	Structural components							Cast in place conc roof, no signs of seepage.	Good (corrective action > 5+ ye		-81.30279452	29.94047099
102	Influent Pump Station	1587	Contractor Ardura	Doors							Minimal cracking in walls, roof and slab. Wet well shows signs of concrete degradation and high h2s or microbially induced corrosion. Likely need new coating system with repairs in very near future.	Fair (corrective action <5 year	Building does not appear to have grout fill ed masonry cells and thus does not meet current code. Can be modified easily to meet it.	-81.30279026	29.94047111
114	Influent Pump Station	1587	Pete Landgraf	Influent pump 1	Motor	Weg	3ph 7.5 hp				Corrosion of hardware but still operable.	Fair (corrective action <5 year		-81.30279026	29.94047205
115	Influent Pump Station	1587	Pete Landgraf	Influent pump 2	Motor	Weg	3ph 7.5 hp				Fan guard gone - needs to be replace	Critical (corrective action <1		-81.30278965	29.94046888
116	Influent Pump Station	1587	Pete Landgraf	Lift station control panel	Starters	St Augustine Electric	Square D size 1				Fitting broken	Fair (corrective action <5 year		-81.30279148	29.94047099
151	Influent Pump Station	1587	Chad Morris	Lift station pump controls	Level floats	N/A	N/A	N/A			Some corrosion- starters new	Fair (corrective action <5 year		-81.30279452	29.94046941
152	Influent Pump Station	1587	Chad Morris	Lift station control	Control Panel	St. Augustine Electric Motor Works	N/A	N/A			Wet well has aproblem with sludge buildup. The sludge can build up to cause the floats to malfuntion, especially the LWCO float. adjustment of tje floats heights might be needed.	Fair (corrective action <5 year		0	0
153	Influent Pump Station	1587	Chad Morris	Lift station controls	Control Panel	n/a	n/a	n/a			The panel is fiberglass and apears to be in decent shape. The inner panel door is SS and in good condition. The HOA switches are corroded. The alarm switch is in tje off position and will not move. Indicating lights appear to work	Fair (corrective action <5 year		0	0
107	Maintenance Shed	6262	Contractor Ardura	Structural components							The panel door is not able to close as tje float cables are preventing it. Tje conduits seal offs are corroded. The terminations are severly corroded and cold cause problems in the future. Electrical equipment looks to be in good condition.	Fair (corrective action <5 year	Recommend replacing panel in future and bring the float cables in properly. Terminal blocks and internal wiring need to be replaces do to corrosion. Corrosion is due to H2S since the panel door is left open.	0	0
108	Maintenance Shed	6262	Contractor Ardura	Roof system							Wood frames shed structure which has been enclosed Does not meet current structural code and should not be used for anything other than misc storage.	Fair (corrective action <5 year		-81.30509893	29.94292819
109	Maintenance Shed	6262	Contractor Ardura	Doors							Asphalt shingle roof in fair condition with some shingles bubbling and not fully adhered	Fair (corrective action <5 year		-81.30509954	29.94292977
28	Oxidation Ditch	2237	Contractor Ardura	Structural Components							Corroded hardware but operable	Fair (corrective action <5 year		-81.30509832	29.94292977
59	Oxidation Ditch	2237	Ted Hortenstine	Oxidation ditch 1 - South Drive	Brush aerator	Lakeside	Unknown	Unknown			Constructed of cast-in-place conc. Relatively minimal cracking visible above grade although most of the structure is buried within a berm. It is in service so the interior is minimally visible. Given the type of construction, a lifespan of less than 10	Fair (corrective action <5 year	Years is considered very likely. Some missing guardrail at walkways. There does not appear to be an interior coating system. Some maintenance action will be necessary within 5 years.	-81.30314504	29.94026973
60	Oxidation Ditch	2237	Ted Hortenstine	Aerator 2 - north	Aerator 2 - north	Lakeside	Unknown	Unknown			Replaced about 4 years with stainless brush	Fair (corrective action <5 year	Drive is in decent shape.	-81.30314443	29.94026815
124	Oxidation Ditch	2237	Pete Landgraf	Aerator	Motor	Baldor	15hp 3ph				Brush was replaced 4 years ago and is in good shape. Drive exhibits oscillation	Fair (corrective action <5 year	A crane has to be brought through an easement to remove brush aerator.	-81.30314626	29.94026656
125	Oxidation Ditch	2237	Pete Landgraf	Aeraator north	Control panel	St. Augustine Electric	Square d/ cerus				Some rust - all connection looked good	Good (corrective action > 5+ ye		-81.3031487	29.94026815
126	Oxidation Ditch	2237	Pete Landgraf	Aeraator south	Control panel	CSI controls	Square D size 2				Some rust on ground terminal	Fair (corrective action <5 year		-81.30314626	29.94026868
131	Oxidation Ditch	2237	Pete Landgraf	Aeraator south	Motor	Baldor	15hp 3 ph					Good (corrective action > 5+ ye		-81.30314809	29.94026762
182	Oxidation Ditch		Chad Morris	east aerator	control panel						Some rust - broken fitting	Fair (corrective action <5 year		-81.30314587	29.94026762
183	Oxidation Ditch	2237	Chad Morris	West Aerator	control panel						fiberglass enclosure in good condition. original door gasket is missing but a man made gasket is there with gasket maker. hole in bottom if enclosure needs to be sealed. extensive corrosion on terminal connections.	Fair (corrective action <5 year	auto control seems to not work as it is in hand. auto control is a timing controller.	0	0
112	Pump Building	6261	Contractor Ardura	Roof system							fiberglass enclosure in good condition. did not look inside due to wasp nest. +6 electrical notes for pictures.	Fair (corrective action <5 year		0	0
75	Pumper Truck Discherge Station		Ted Hortenstine	Lift station pumper trucks discharge							Appears to be in fair condition. Wood fascia is rotted throughout. Minor signs of interior seepage	Fair (corrective action <5 year		-81.30497945	29.9432504
69	Rapid Infiltration Basin (RIB)	RIB North	Ted Hortenstine	North Rapid Infiltration Basin (RIB)										-81.30292836	29.94021714
70	Rapid Infiltration Basin (RIB)	RIB South	Ted Hortenstine	South Rapid Infiltration Basin (RIB)							The RIB has to be tilled annually	Fair (corrective action <5 year		-81.30339378	29.94060813
74	Rapid Infiltration Basin (RIB)	RIB East	Ted Hortenstine	East Rapid Infiltration Basin (RIB)								Fair (corrective action <5 year		-81.30312929	29.94002575
18	RAS Pump Station	1586	Josh Meinig	Hose station	Wash down	N/A					Site is fenced and secure by lock			-81.30235278	29.94107906
73	RAS Pump Station	1586	Ted Hortenstine	RAS Pump Station	South RAS Pump	Franklin Electric					No backflow prevention between potable and protected			-81.30287926	29.94035478
99	RAS Pump Station	1586	Contractor Ardura	Structural components							Spare pump model number is fit-30	Fair (corrective action <5 year		-81.30287987	29.94035478
117	RAS Pump Station	1586	Pete Landgraf	RAS pump1	Motor	Baldor	1.5 hp 3ph				Slab on grade, good condition.	Good (corrective action > 5+ ye		-81.30288048	29.94035267
118	RAS Pump Station	1586	Pete Landgraf	RAS pump 2	Motor	Baldor	1.5 hp 3 ph				Some rust - broke fitting	Fair (corrective action <5 year		-81.30288109	29.94035003
119	RAS Pump Station	1586	Pete Landgraf	RAS control panel	Starters	Unknow	2size 1 starters					Good (corrective action > 5+ ye		-81.30288153	29.9403532
154	RAS Pump Station	1586	Chad Morris	RAS pumps	Control panel	n/a	n/a	n/a			Sump pump plug corroded start recently replaced	Fair (corrective action <5 year		-81.3028817	29.94035425
											the panel is fiberglass and is missing the door gasket. The electrical equipment is secured by a single screw and hanging. flex conduit is hanfing and not attached to thw CP. Appears that the Auto functiuon not working. Terminatuins are coorroded.	Critical (corrective action <1	Some wire connecrutns are by wirenut	0	0

77	Raw Water Pump Station	6263	Ted Hortenstine	Well Head Piping							Much of the above ground piping is PVC	Fair (corrective action <5 year	Support should be repaired or replaced. Flow is metered		-81.30519464	29.9430444
31	Sludge Holding Tanks	2236	Josh Meinig	Hose bibb	Washdown						Corroded	Fair (corrective action <5 year			-81.30297496	29.94039915
32	Sludge Holding Tanks	2236	Josh Meinig	Hose bibb	Washdown						Corroded	Fair (corrective action <5 year			-81.30297496	29.94040074
33	Sludge Holding Tanks	2236	Josh Meinig	Hose bibb	Washdown						Corroded	Fair (corrective action <5 year			-81.30298045	29.94039862
34	Sludge Holding Tanks	2236	Josh Meinig	Hose bibb	Washdown						Corroded	Fair (corrective action <5 year			-81.3029774	29.94039862
35	Sludge Holding Tanks	2236	Josh Meinig	Backflow preventar	Water							Fair (corrective action <5 year			-81.30295871	29.9404253
45	Sludge Holding Tanks	2236	Contractor Ardura	Structural Components							Constructed of cast-in-place concrete and masonry. Relatively minimal cracking in walls although it is primarily below grade in a berm. I'm some instances the wall extends above surrounding grade by less than 42". Spalling in masonry suggesting corroding	Fair (corrective action <5 year	Reinforcement. There does not appear to be an interior coating system. The structure has an estimated lifespan of less than 10 years. Some maintenance action will be necessary in 5 years.		-81.30298106	29.94040074
71	Sludge Holding Tanks	2236	Ted Hortenstine	West Sludge Holding Tank		Unknown					Floating aerator	Good (corrective action > 5+ ye	5 hp		-81.30303874	29.9403884
127	Sludge Holding Tanks	2236	Ted Hortenstine	East Sludge Holding Tank	Aerated sludge holding						5 hp floating aerator	Good (corrective action > 5+ ye			-81.30297496	29.94039915
128	Sludge Holding Tanks	2236	Pete Landgraf	East sludge holding tank	Motor	Baldor	5 hp ?? 3 ph				Fairly new motor	Good (corrective action > 5+ ye			-81.30298106	29.94039651
129	Sludge Holding Tanks	2236	Pete Landgraf	East sludge holding tank	Control panel	Unknow	Cerise size 1 starter				Some rust hubs loose - no gasket - starter new	Fair (corrective action <5 year			-81.30297923	29.94039508
130	Sludge Holding Tanks	2236	Pete Landgraf	West sludge holding tank	Motor	Baldor	5 hp?? 3 ph				New motor	Good (corrective action > 5+ ye			-81.30303681	29.94039187
160	Sludge Holding Tanks	2236	Chad Morris	East sludge Holding Tank	Control Panel	Unknown	Square D/Siemens size 1				Some rust - new starter	Fair (corrective action <5 year			-81.30304943	29.94038657
161	Sludge Holding Tanks	2236	Chad Morris	east holding tank							Fiberglass enclosure is in decent shape. door gasket is missing. conduit has pulled out of the bottom. all taminals show signs of heavy corrosion. on/off control	Fair (corrective action <5 year			0	0
181	Storage Tank	3114	Chad Morris	Above Ground Storage Tank	level electrodes	Warrick controls					fiberglass enclosure in good condition. original door gasket is missing. some form of gasket maker is used. terminatuins are corroded.				0	0
94	Transfer Pump Station	6265	Ted Hortenstine	Transfer Pumping System							Appears to be in good condition, relays are in RO #1 control panel, tank hatch has no intrusion switch	Fair (corrective action <5 year			0	0
111	Transfer Pump Station	6265	Contractor Ardura	Structural components							Lacks stairway and full handrail	Fair (corrective action <5 year	Single pump lacks redundancy. System can bypassed which takes the GST out of service. 7.5 hp . Have to pull pump once per year due to clogging with elemental sulfur		-81.30503492	29.9431487
144	Transfer Pump Station	6265	Pete Landgraf	Distribution Pump	Motor	Us Electric	7.5 hp 3ph				Cast in place conc structure with minimal cracking or visible seepage. No fixed access ladder and no guardrail or missing guardrail.	Critical (corrective action <1			-81.30503614	29.9431474
145	Transfer Pump Station	6265	Pete Landgraf	Distribution pump	Control Panel	Sun State Systems	Square D	Size 1			Fitting on the lead box broken	Fair (corrective action <5 year			-81.30503248	29.94314634
148	Transfer Pump Station	6265	Pete Landgraf	Distribution pump	Control panel	Sun Stat Systems	Square D	Size 1			Starters new	Good (corrective action > 5+ ye			-81.30503066	29.94314529
179	Transfer Pump Station	6265	SJC Utilities	Transfer Pump Station	control panel						Starters updated	Good (corrective action > 5+ ye			-81.30503126	29.94314478
54	Well A - Offsite		Luke Morris	Well A backup	Well (Backup)						SS enclosure shiwing some rust. door gasket is missing. panel interior has corrosion, terminaations are corroded. panel drawings are in the enclosure.	Fair (corrective action <5 year			0	0
93	Well A - Offsite		Ted Hortenstine	Flow meter and well							Backup well. Used to fill tank when level is low. Inspected periodically				-81.30599076	29.9438436
36	WTP Main Building	6260	Josh Meinig	Fuel tank							6" well into 3" piping	Fair (corrective action <5 year			-81.30598278	29.94384992
37	WTP Main Building	6260	Josh Meinig	Generator	Radiator						Does not appear to be double wall	Fair (corrective action <5 year			-81.30524035	29.9431886
38	WTP Main Building	6260	Josh Meinig	Eyewash	Safety							Good (corrective action > 5+ ye			-81.30524035	29.94319072
39	WTP Main Building	6260	Josh Meinig	HVAC								Fair (corrective action <5 year			-81.30527633	29.9431525
40	WTP Main Building	6260	Josh Meinig	Lab sink								Good (corrective action > 5+ ye			-81.30519951	29.9431997
41	WTP Main Building	6260	Josh Meinig	Water closet							No eyewash	Critical (corrective action <1			-81.30519768	29.94320075
42	WTP Main Building	6260	Josh Meinig	HVAC								Good (corrective action > 5+ ye			-81.3051989	29.94320075
43	WTP Main Building	6260	Josh Meinig	Sink							Seal wall penetration	Fair (corrective action <5 year			-81.3051989	29.94320075
44	WTP Main Building	6260	Josh Meinig	HVAC	condensing units						Corroded	Critical (corrective action <1			-81.3051989	29.94320128
46	WTP Main Building	6260	Josh Meinig	HVAC	Mini split							Good (corrective action > 5+ ye			-81.3051989	29.94320128
47	WTP Main Building	6260	Josh Meinig	HVAC	Wall unit							Good (corrective action > 5+ ye			-81.30512819	29.94321449
48	WTP Main Building	6260	Josh Meinig	Hose station	Washdown						Did not appear to be Plugged in, nor fastened in well properly	Good (corrective action > 5+ ye			-81.30512758	29.94321449
49	WTP Main Building	6260	Josh Meinig	Hose station	Washdown						Corroded valves not operational	Critical (corrective action <1			-81.30534033	29.94314053
79	WTP Main Building	6260	Ted Hortenstine	RO Feed Pumps	Pump 3	Goulds	5ST 1.5x2.5x6				Corroded	Fair (corrective action <5 year			-81.30534033	29.94314001
80	WTP Main Building	6260	Ted Hortenstine	RO Feed Pump	Pump 2	Goulds	3657 1.5x2					Fair (corrective action <5 year			-81.30512819	29.94321449
81	WTP Main Building	6260	Ted Hortenstine	RO Feed Pumps	Pump 1	Goulds	3657 1.5x2x2-8					Fair (corrective action <5 year			-81.30512758	29.94321607
82	WTP Main Building	6260	Ted Hortenstine	RO Skids	RO Skid 1	Hydropro						Fair (corrective action <5 year			-81.30512819	29.94321554
84	WTP Main Building	6260	Ted Hortenstine	RO Skids	RO Skid 3	Hydropro					20 hp feed pumps	Fair (corrective action <5 year			-81.30512897	29.94321554
85	WTP Main Building	6260	Ted Hortenstine	Anticalent storage							Pressure is too high	Critical (corrective action <1	Need to get Harn cleaning report		-81.30512758	29.94321501
86	WTP Main Building	6260	Ted Hortenstine	High Service Pump Station	HSP 1	Griswold					Three feed pumps - one for each skid. Manual operation	Fair (corrective action <5 year			-81.30512836	29.94321449
87	WTP Main Building	6260	Ted Hortenstine	High Service Pump Station	HSP 3	Goulds	3656 2.5x3				Motor size is 30 hp and on VFD. Can't read pump nameplate	Good (corrective action > 5+ ye			-81.30529278	29.94316325
88	WTP Main Building	6260	Ted Hortenstine	High Service Pump Station	HSP 2	Griswold						Fair (corrective action <5 year	15 hp		-81.30529339	29.94316272
89	WTP Main Building	6260	Ted Hortenstine	High Service Pump Station	HSP 4						30 hp and on VFD	Fair (corrective action <5 year			-81.30529339	29.94316325
90	WTP Main Building	6260	Ted Hortenstine	High Service Pump Station	HSP Suction Manifold						30 hp	Fair (corrective action <5 year	1 and 3 pull from small tank. 2 and 4 pull from big tank. 1 and 2 are on VFDs. 3 runs on hand all the time. 4 is the fire/low pressure pump.		-81.30529339	29.94316325
91	WTP Main Building	6260	Ted Hortenstine	High Service Pump Station	Distribution Header						Valve is closed between pumps 1 and 3 and pumps 2 and 4.	Fair (corrective action <5 year			-81.30514465	29.94316008
92	WTP Main Building	8260	Ted Hortenstine	Sodium Hypochorite Storage and Feed System		LMI Pumps					Pumps 1 and 3 discharge to north side; 2 and 4 discharge to south side. Flow meters on both sides.	Fair (corrective action <5 year			-81.30529278	29.94316378
103	WTP Main Building	6260	Contractor Ardura	Structural components							No emergency shower or spray protection	Fair (corrective action <5 year			-81.30524279	29.94318966
104	WTP Main Building	6260	Contractor Ardura	Windows and doors							Masonry and wood framed. Visible moisture damage on roof members. Visible masonry degradation on walls at chlorine tank area. Similar condition on roof at chlorine area. Roof between buildings is in poor condition. Soffit is falling on east side	Fair (corrective action <5 year	No signs of excessive settlement. Roof system likely very under designed		-81.30524218	29.9431886
105	WTP Main Building	6260	Contractor Ardura	Roof system							Corroded hardware. All appear to be operable, faded and bubbling paint on man doors. Windows are single pane aluminum framed. Some broken	Fair (corrective action <5 year			-81.30524218	29.94318807
134	WTP Main Building	6260	Pete Landgraf	Generator Set	Generator	CAT	200 kw ??				Appears to be relatively new asphalt shingle roof. Signs of roof leakage may be prior to roof replacement.	Good (corrective action > 5+ ye			-81.3052434	29.94318966
135	WTP Main Building	6260	Pete Landgraf	ATS	Ats	ASCO	400 amp 3ph				Did not run -no apparent problems	Fair (corrective action <5 year			-81.30523975	29.94318913
136	WTP Main Building	6260	Pete Landgraf	Service main	Panelboard/step down transformer/distribution panel	GE Spectra	400amp / 75 kva/ 200amp				New	Good (corrective action > 5+ ye			-81.30519707	29.94319811
137	WTP Main Building	6260	Pete Landgraf	R/O 1	Motor	Baldor	20 hp 3ph				Some rust on transformer	Good (corrective action > 5+ ye			-81.30519768	29.94319917
138	WTP Main Building	6760	Pete Landgraf	R/O 1	Control panelac	Hydropro	Eaton/Westinghouse size 1 & 2					Good (corrective action > 5+ ye			-81.30512575	29.94321396
139	WTP Main Building	6260	Pete Landgraf	R/O 2	Motor	Baldor	20 hp 3 ph				Good shape for 30 years old panel -started updated recently	Good (corrective action > 5+ ye			-81.30512697	29.94321501
140	WTP Main Building	6260	Pete Landgraf	R/O 2	Control panel	Hydropro	Eaton/Westinghouse	Size 1 & 2				Good (corrective action > 5+ ye			-81.30513002	29.94321501
141	WTP Main Building	6260	Pete Landgraf	R/O 3	Motor	Baldor	20 hp 3ph				Starters updated	Good (corrective action > 5+ ye			-81.30512758	29.94321396
142	WTP Main Building	6260	Pete Landgraf	R/O 1,2,& 3	Motors on discharge	Baldor	10 hp 3ph					Good (corrective action > 5+ ye			-81.30512758	29.94321396
143	WTP Main Building	6260	Pete Landgraf	R/O 3	Control panel	Eaton/GE	Size 1 & 2				R/O 1 motor needs fan guard replced	Critical (corrective action <1			-81.30513002	29.94321396
146	WTP Main Building	6260	Pete Landgraf	High Service pump 1	Motor	Baldor	30 hp				Starter new	Good (corrective action > 5+ ye			-81.30512897	29.9432129
147	WTP Main Building	6260	Pete Landgraf	HI service pump	VFD	ABB	22kw/30hp				Like new	Good (corrective action > 5+ ye			-81.30529278	29.94316325
149	WTP Main Building	6260	Pete Landgraf	HI Service Pump 2	Motor	Baldor	30 hp 3 ph				Like new	Good (corrective action > 5+ ye			-81.30529217	29.94316325
150	WTP Main Building	6260	Pete Landgraf	HI Service pump 2	VFD	ABB	22kw/30hp				Like new	Good (corrective action > 5+ ye			-81.30529156	29.94316219
164	WTP Main Building	6260	Chad Morris	Membranes	Membrane feed control valves						Like new	Good (corrective action > 5+ ye			-81.30528971	29.94316325
165	WTP Main Building	6260	Chad Morris	R/O #1	Instrument panel	Hydropro Inc.					one pump has an electaic actuator and the otja two have solanoid valves for control.				0	0
166	WTP Main Building	6260	Chad Morris	R/O #1	flowmeters	Great Lakes Instruments	675F				instrument panel is in good condition	Fair (corrective action <5 year			0	0
168	WTP Main Building	6260	Chad Morris	R/O #1	Pressure gauges						the display is very dim. can be read if you are close to.It.	Fair (corrective action <5 year			0	0
169	WTP Main Building	6260	Chad Morris	R/O #1	Control panel						switching functionality works.	Good (corrective action > 5+ ye			0	0
170	WTP Main Building	6260	Chad Morris	R/O #2	Instrument Panel	Hydropro Inc.					the pvc panel is im good condition. wiring is ok. no signs of corrosion on terminals. one relay is missing. panel has schematic drawings in it.	Fair (corrective action <5 year			0	0
172	WTP Main Building	6260	Chad Morris	R/O #2	Conductivity	Myron L Company	750				panel is in good condition	Fair (corrective action <5 year			0	0
173	WTP Main Building	6260	Chad Morris	R/O #2	Pressure gauges						Goos condition	Fair (corrective action <5 year			0	0
174	WTP Main Building	6260	Chad Morris	R/O #2	control panel						pressure switching functionality works	Good (corrective action > 5+ ye			0	0
175	WTP Main Building	6260	Chad Morris	R/O #3	Instrument panel/ pressure gauges	Hydropro Inc.					PVC enclosure is in good condition. panel interior is good. there are a few circuits that are connected by wirenuts.	Fair (corrective action <5 year			0	0
176	WTP Main Building	6260	Chad Morris	R/O #3	flowmeters	GU and seametwtics	33 and FT430W				pressure switching functionality works	Fair (corrective action <5 year			0	0
178	WTP Main Building	6260	Chad Morris	R/O #3	Control panel						the concantrate and permeate flow displays not working. assume the flow still works as the RO process lanin auto.	Critical (corrective action <1			0	0
184	WTP Main Building	6260	Chad Morris	High servis pumps	pressure transmitters	Marcold	EDA				PVC panel is in good condition. indicating lights work. the control is via a Allen Bradley Micrologix PLC. no signs of corrosion.	Fair (corrective action <5 year			0	0
185	WTP Main Building	6260	Chad Morris	High service pumps and wells	flowmeters	Seametrics	FT430P	07223208			condition looks good.	Good (corrective action > 5+ ye			0	0
83	WTP Main Building	6260	Ted Hortenstine	RO Skids	RO Skid 2	Hydropro					flowmetersappear to be functioning.	Fair (corrective action <5 year			0	0
167	WTP Main Building	6260	Chad Morris	R/O #1	Conductivity	Myron L Company	750				20 hp feed pumps	Fair (corrective action <5 year			-81.30512758	29.94321449
											display not working not sure about the instrument.	Critical (corrective action <1			0	0

171	WTP Main Building	6260	Chad Morris	R/O #2	flowmeters	Great Lakes Instruments	675F				Flowmeter displays work but are very dim. have to get close to see value.	Fair (corrective action <5 year		0	0
177	WTP Main Building	6260	Chad Morris	R/O #3	Conductivity	Myron L Company	750				the display is showing 000. not sure if it is working.	Critical (corrective action <1		0	0
182	WTP Main Building	6260	Chad Morris	High service pumps	control panels						there are four high service pumps. the two large pumps operate on vfds. there are two control panels one for the big pumps and another for pumpn3 and fire flow.	Fair (corrective action <5 year		0	0
183	WTP Main Building	6260	Chad Morris	High service pumps	control panel						see comments in other hig service notes	Fair (corrective action <5 year		0	0
13	WWTP Main Building	1582	Contractor Arduna	Roof							Appears to be new. Single ply membrane roof with drip edge.	Good (corrective action > 5+ ye		-81.30280367	29.94026181
14	WWTP Main Building	1582	Contractor Arduna	Doors and Windows							Hardware is in fair condition. Wood bucking and framing is rotting. Some replacement is likely within 5 years.	Fair (corrective action <5 year		-81.30280489	29.9402634
15	WWTP Main Building	1582	Contractor Arduna	Structural Components							Signs of settlement with excessive wall cracking in masonry. Sealant is recommended although a complete repair is not likely to be able to be performed. There does not appear to be reinforcement in the masonry. Wood framed roof system is not current code.	Fair (corrective action <5 year	Roof is wood framed with 2x6 spanning to interior walls with no hurricane straps.	-81.3028055	29.9402634
17	WWTP Main Building	1582	Contractor Arduna	Finishes							Exterior paint is chalky and faded.	Fair (corrective action <5 year		-81.30280428	29.94026234
19	WWTP Main Building	1582	Josh Meinig	Eyewash	Safety	N/A					Corroded and parts missing	Critical (corrective action <1		-81.3028055	29.94026181
20	WWTP Main Building	1582	Josh Meinig	Hose bibb	Washdown						Corroded hose bibb piping good condition	Fair (corrective action <5 year		-81.30280245	29.94026023
21	WWTP Main Building	1582	Josh Meinig	Louver	Generator air	N/A					Louver is constructed of wood, does not meet FBC	Critical (corrective action <1		-81.30280721	29.94026075
22	WWTP Main Building	1582	Josh Meinig	Exhaust	Generator						Seal generator exhaust penetrations	Fair (corrective action <5 year		-81.3028055	29.9402597
23	WWTP Main Building	1582	Josh Meinig	Louvers	Intake						Intake vents do not seem to provide adequate intake air	Critical (corrective action <1		-81.30280611	29.94026498
24	WWTP Main Building	1582	Josh Meinig	Air Conditioner							Portable AC system. Condenser air through wall opening.	Fair (corrective action <5 year		-81.30280489	29.94026551
25	WWTP Main Building	1582	Josh Meinig	Generator	Air system						Generator cooling air not attached to louver	Critical (corrective action <1		-81.30280794	29.94026287
26	WWTP Main Building	1582	Josh Meinig	Generator	Fuel						Sub base tank rusted	Fair (corrective action <5 year		-81.30280306	29.94026445
27	WWTP Main Building	1582	Josh Meinig	Generator	Fuel system							Fair (corrective action <5 year		-81.30280672	29.94026128
29	WWTP Main Building	1582	Josh Meinig	Generator	Radiator						Corrosion on radiator	Critical (corrective action <1		-81.30280428	29.9402634
30	WWTP Main Building	1582	Josh Meinig	Hose bibb	Washdown						Corroded	Fair (corrective action <5 year		-81.30280794	29.94026075
76	WWTP Main Building	1582	Ted Hornesthie	Sodium Hypochlorite storage	Chemical storage						System is in good condition but system should have spray protection and a safety eyewash/ shower	Critical (corrective action <1	Discharge tubing is run above ground	-81.30280306	29.94026128
132	WWTP Main Building	1582	Pete Landgraf	Ats	Trans-o-matic		400 amp				Control board very corroded - the electrical interlocks have been tapered with- could not see any mechical interlocks which suggest a generator to Utility closure could occur. Should be replacad. Age of equipment indicate repair would more costly than	Critical (corrective action <1	Replacement - while visiting WTP operator pointed out new ATS in store room that they believed was intended to be replacement. It was a 400Amp 3 phase 240 volt ASCO; suitable for this application	-81.30280794	29.94026128
133	WWTP Main Building	1582	Pete Landgraf	Generator set	Generator	Magnaplus	250 kva 3 ph 240 v				Did not operate	Fair (corrective action <5 year		-81.3028055	29.94026075



Attachment XII – Flow Data for WWTF

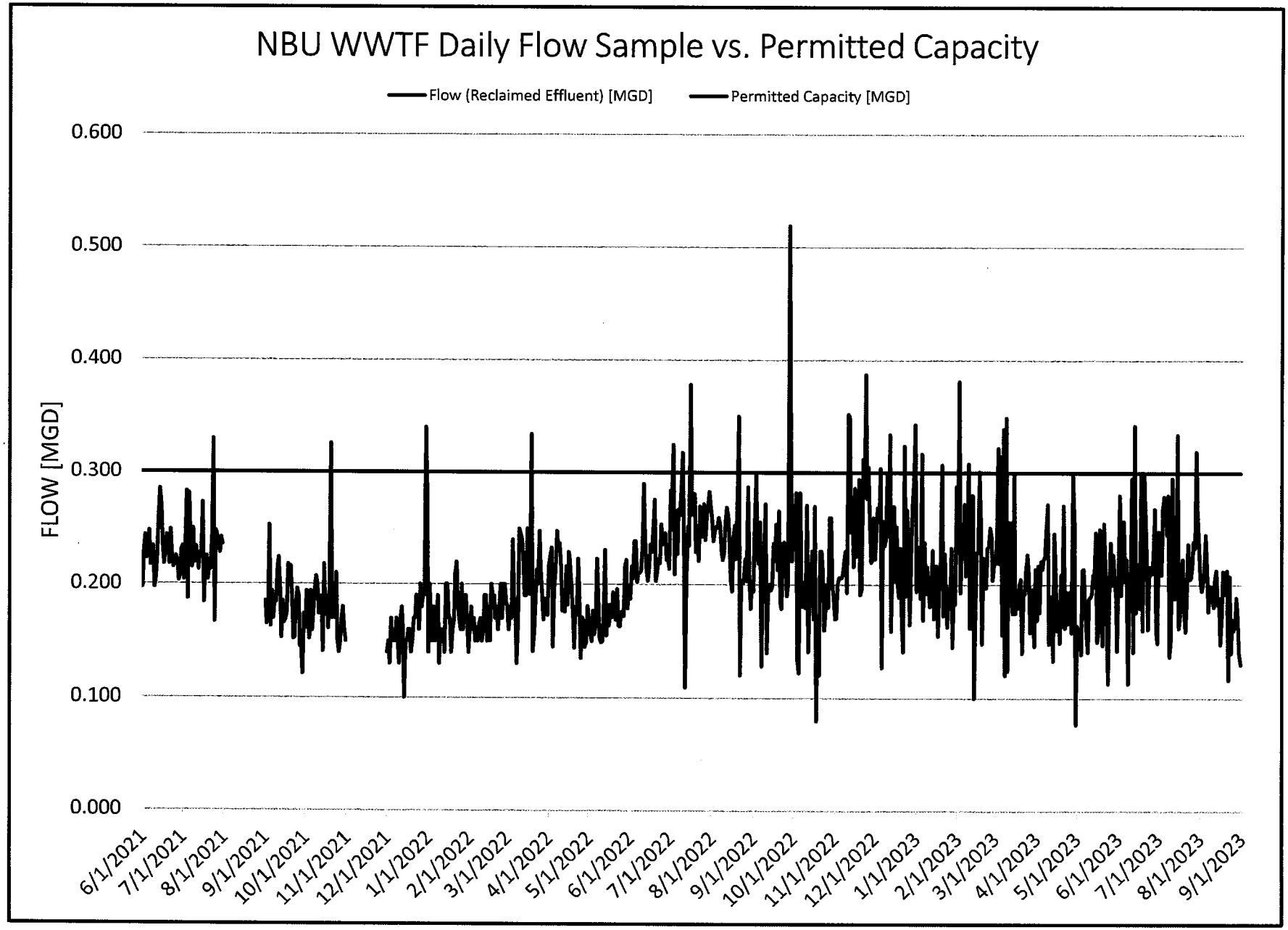

NBU WWTF Daily Flow Sample vs. Permitted Capacity
Flow (Reclaimed Effluent) [MGD]
Permitted Capacity [MGD]
FLOW [MGD]
0.600
0.500
0.400
0.300
0.200
0.100
0.000
6/1/2021
7/1/2021
8/1/2021
9/1/2021
10/1/2021
11/1/2021
12/1/2021
1/1/2022
2/1/2022
3/1/2022
4/1/2022
5/1/2022
6/1/2022
7/1/2022
8/1/2022
9/1/2022
10/1/2022
11/1/2022
12/1/2022
1/1/2023
2/1/2023
3/1/2023
4/1/2023
5/1/2023
6/1/2023
7/1/2023
8/1/2023
9/1/2023

EXHIBIT 3

VALUATION REPORT

Raftelis Financial Consultants, Inc.

North Beach Utilities, Inc.

North Beach Utilities

Water and Sewer System

System Valuation

FINAL REPORT / May 9, 2023

RAFTELIS

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RAFTELIS

May 9, 2023

Mr. James Galley, Strategic Business Manager
St Johns County
500 San Sebastian View
St. Augustine, FL 32084

Subject: North Beach Utilities, Inc. Water and Wastewater System; Investment Value of Majority, Marketable Interest on December 31, 2022

Dear Mr. Galley:

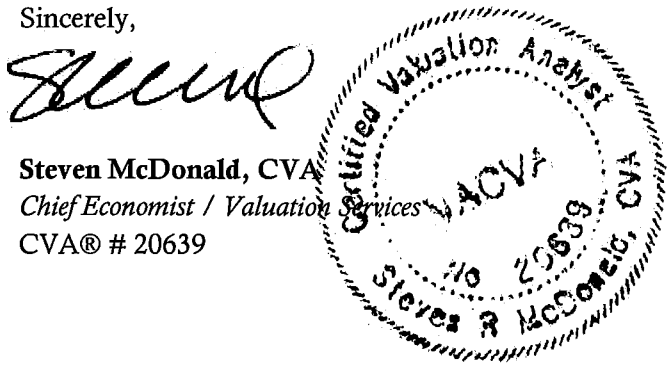
I have performed the valuation services provided in this valuation ("Valuation" or "Report"), as those terms are defined by the Uniform Standards of Professional Appraisal Practice ("USPAP") and in the Professional Standards of the National Association of Certified Valuators and Analysts ("NACVA"). This Report has been prepared in accordance with the NACVA's Professional Standards dated June 1, 2017, and USPAP dated 2020-21. The estimate of value contained in this Report is expressed as a Conclusion of Value. This Valuation was performed for the purpose of a potential acquisition and the resulting Conclusion of Value should not be used for any other purpose or by any other party for any purpose.

Based on my analysis, as described in this Report, my conclusion of investment value of the North Beach Utility water and wastewater system as a going concern as of December 31, 2022, is:

Six Million Five Hundred Thousand Dollars ($6,500,000)

This Conclusion of Value is for the Subject Assets described in more detail in this Report and does not include any excess real property. A real property appraisal for land currently bundled with the system was not included as a part of the scope of work for this Report. Further, this conclusion is subject to the representations and certification found in Appendix A and to the statement of assumptions and limiting conditions (Appendix B). There is no obligation to update this Report or my Conclusion of Value for information that comes to my attention after the date of this Report. My experience and qualifications are detailed in Appendix C.

Sincerely,



Steven McDonald, CVA
Chief Economist / Valuation Services
CVA® # 20639

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RAFTELIS

VALUATION SUMMARY

Date of Valuation:	December 31, 2022
Date of Report:	May 9, 2023
Appraisal Subject:	North Beach Utilities, Inc. Water and Wastewater System
Transaction Type:	Asset
Ownership Interest Valued:	Majority (sole ownership), Marketable interest
Restrictions, if any:	None identified
Purpose of Valuation:	Potential Transaction (Sale of Subject Assets)
Standard of Value:	Investment Value
Premise of Value:	Going concern
Type of Report:	Appraisal Report
Scope Limitations:	Does not include a Real Property Appraisal
Significant Assumptions and Limitations:	See Appendix B
Valuation Methods Considered:	Discounted Cash Flow (DCF) analysis (Income); Capitalization analysis (Income); Replacement Cost New (Cost); Completed Transactions (Market); Public Company Guideline (Market)
Selected Valuation Method(s):	Reproduction Cost New (Cost), Public Company Guideline (Market), and Completed Transactions (Market)
Valuation Conclusion:	$6,500,000

REPORT ABBREVIATIONS

ASL	Average Service Life
CAGR	Compound Annual Growth Rate
CCF	Capitalization of Cash Flow
COVID-19	2019 Coronavirus pandemic
DCF	Discounted Cash Flow
DLOC	Discount for Lack of Control
DLOM	Discount for Lack of Marketability
EBITDA	Earnings before Interest Taxes Depreciation and Amortization
EPA	Environmental Protection Agency
ERC	Equivalent Residential Connection
FMV	Fair Market Value
FPSC	Florida Public Service Commission
FV	Fair Value
FY	Fiscal Year
GAAP	Generally Accepted Accounting Principals
GPD	Gallons per day
GPY	Gallons per year
HBU	Highest-and-best-use
IOU	Investor-owned Utility
IRS	Internal Revenue Service
LF	Linear Feet
MCC	Motor Control Center
MGD	Million Gallons per Day
MO	Month
MOU	Municipal-owned Utility
NAICS	North American Industry Classification System
NBER	National Bureau of Economic Research
NPDES	National Pollutant Discharge Elimination System
OCN	Original Cost New
OCNLD	Original Cost New Less Depreciation
O&M	Operations and Maintenance
PP&E	Plant, property, and equipment
RCN	Replacement or Reproduction Cost New
RCNLD	Replacement or Reproduction Cost New Less Depreciation
USPAP	Uniform Standards of Professional Appraisal Practice
WAAC	Weighted Average Cost of Capital
WHO	World Health Organization
YR	Year

Contents

Tables

Figures

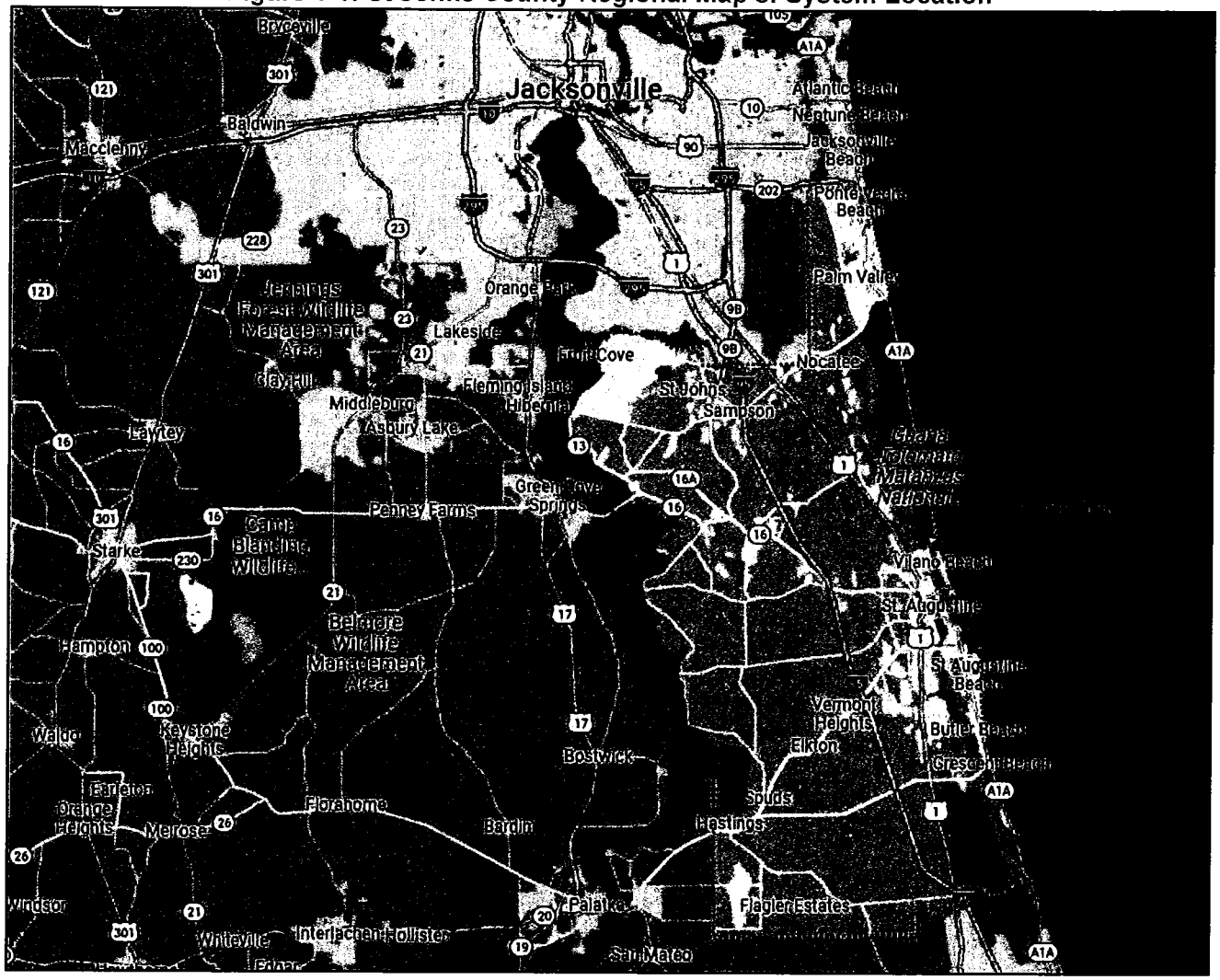
Appendices

1. Introduction

1.1. Subject of Valuation

The subject of this Valuation/Appraisal ("Valuation" or "Report") is the North Beach Utilities, Inc. combined water and wastewater utility[1] ("Subject Assets" or "Utility" or "System") located in St Johns County ("County"), Florida (see Figure 1-1).

Figure 1-1: St Johns County Regional Map of System Location



[1] "Utility" means a water or wastewater utility and, except as provided in s. 367.022, includes every person, lessee, trustee, or receiver owning, operating, managing, or controlling a system, or proposing construction of a system, who is providing, or proposes to provide, water or wastewater service to the public for compensation. §367.021, Florida Statutes, 2022

The System is an investor-owned utility[2] ("IOU") regulated by the Florida Public Service Commission ("FPSC") currently serving residential and commercial customers located in the County. The County has a population of approximately 280,000 and is part of the Jacksonville Metropolitan Statistical Area ("MSA"). The City of St. Augustine is the County seat and largest incorporated area in the County.

The Subject Assets, including both tangible and intangible assets, are part of a water treatment and distribution and wastewater collection, treatment, and disposal system[3] authorized to provide services to properties within its service area. In addition, the Subject Assets are bundled with permits, operational rights, service area rights, and land rights that can be specifically identified with the operation of the System within its franchised service area. Finally, the Subject Assets currently have sufficient demand to create a going concern at the date of the appraisal. The Subject Assets are described in more detail in Section 2.

1.2. Intended Users

This Valuation was requested by the County ("Client"). This Report is intended for the exclusive use of the Client and any other designated representatives of the Client. No reproduction, publication, distribution, or other use of this Report for other than its stated purpose is authorized without prior consent of the Client and the undersigned appraiser of this Report.

1.3. Purpose and Use of this Valuation Report

This Report represents an Appraisal Report as defined by 2020-21 USPAP[4] Standard 10 for the purpose of providing an opinion of the value ("Conclusion of Value" or "Opinion of Value") of the System as a business enterprise in conjunction with a potential transfer (transaction) involving both tangible and intangible assets. Use of the report is restricted to the intended users and this Report should not be used for any other purpose other than stated above.

1.4. Interest of Valuation

The interest in Subject Assets considered in this Valuation is a majority (sole ownership), marketable interest of the System as a business enterprise consisting of both tangible and intangible assets ("Subject Interest"). The interest in Subject Assets does not include ownership or equity in the corporation. Development of a Conclusion of Value of the Subject Interest contained in this Report meets the requirements of USPAP Standard 9.

An intangible asset is generally described as an asset that lacks physical substance. Under most circumstances, a utility system is a monopoly and creates a special purpose property. A buyer for the Subject Assets would be acquiring the bundle of rights including operational rights, service area rights and other permitted rights,

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[2] WS926, Florida Public Service Commission

[3] "System" means facilities and land used or useful in providing service and, upon a finding by the commission, may include a combination of functionally related facilities and land. §367.021, Florida Statutes, 2022

[4] The Appraisal Standards Board voted on August 11, 2022, to extend the effective date of the current 2020-21 USPAP through December 31, 2023.

which reflect intangible value. More importantly, in my opinion, there is no going concern value for the land, buildings, and equipment as a utility system or business enterprise independent of, or without the intangible rights to operate without competition and deliver an essential public use to a protected, defined service area. Without operational rights or service area rights or permitted rights, a buyer would only value buildings and equipment at liquidation or scrap and would value land as-if vacant and marketable for a different use. The fair market value of operational rights, service area rights, and other permitted rights, however, is not contingent on the inclusion of an existing utility system in the form of land, buildings, and equipment. Based on past experience, and in my opinion, the total enterprise value in a utility system is a bundle of tangible and intangible and is contingent on specific operational rights, service area rights, and other permitted rights. This Valuation was performed for the System in 'fee simple', which includes all rights (the bundle of rights, for both tangible and intangible assets) that can be legally vested in an owner, subject to encumbrances whatever they may be.

This fee simple ownership includes ownership of assets, operational rights, certain service area rights, and other permitted rights, as well as other tangible assets. Fee simple ownership is the most comprehensive type of ownership since the owner may dispose of the property in any manner they select. One possessing this property has no restrictions or limitations upon ownership except those imposed by governmental entities with jurisdiction over the Subject Assets and those which were willfully created by agreement.

1.5. Ownership and Control of Subject Assets

As of the date of this report, North Beach Utilities, Inc. was reported[5] as controlling, sole owner of the Subject Assets.

1.6. Date of Valuation

The date of valuation of the Subject Interest is December 31, 2022 ("Valuation Date"). Since the Valuation Date is an arbitrary date, for example, it is not an asset transfer date, or date of agreement, or date of taking, or settlement date, or other agreement or court date, the appraiser reserves the right, at their discretion, to consider and evaluate any additional value influencing data or other pertinent factors that might become available between the date of the Report and a stipulated actual future date or historical date, if applicable, and to make any adjustments to the Report that may be required. This Report was issued May 9, 2023 ("Report Date"). There is no obligation or responsibility to update this Report for events, circumstances, or information that becomes available subsequent to the Report Date.

1.7. Standard of Valuation

The standard of value considered for the purpose of a potential transaction is commonly Fair Market Value ("FMV"). However, the Client has requested that this assignment consider the Investment Value of the Subject Assets. The System is regulated by the FPSC pursuant to Florida Statutes, Chapter 367 ("Water and Wastewater System Regulatory Law". The Water and Wastewater System Regulatory Law does not provide a definition or explicit guidance on the consideration of FMV or Investment Value.

[5] Annual Report, Florida Public Service Commission

For the purpose of this Report, the differences between FMV and Investment Value should be clarified for the development of a credible Conclusion of Value. Specifically, the Internal Revenue Service ("IRS") Revenue Ruling ("Rev. Rul.") 59-60, 1959-1, C.B. 237, along with Treasury Regulations § 25.2512–1 and § 20.231-1 defines FMV as:

> *"The value of the property is the price at which such property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell, and both having reasonable knowledge of relevant facts."*

IRS Rev. Rul. 59-60 further states...

> *"...in addition that the hypothetical buyer and seller are assumed to be able, as well as being willing, to trade and to be well informed about the property and concerning the market for such property."*

FMV as defined for this Report therefore includes the following assumptions:

1. A hypothetical buyer and seller are both willing, and thus interested in the transaction, and are able to enter into a transaction, implying a hypothetical buyer has sufficient funds and seller has sufficient rights;
2. A hypothetical buyer is prudent, implying a rational buyer, and is considered to be a "financial" and not a "strategic" buyer;
3. Even though a willing buyer and willing seller are hypothetical, they are presumed to be dedicated to achieving their individual maximum economic advantage, but absent any compulsion to buy or sell;
4. Both parties are assumed to understand the industry and other economic conditions and their effects on the Subject Assets, as of the Valuation Date, in a sale of a majority ownership in the Subject Assets;
5. A hypothetical buyer is assumed to represent an independent third party; and
6. A hypothetical sale will be for cash.

FMV is commonly considered the appropriate standard of value because it reflects the value of the Subject Assets as if traded freely in a competitive and open market between independent parties and therefore reflects an anticipated price of a market transaction that is in the interest of both the seller and buyer. In addition, FMV in this context would specifically exclude circumstances of the known seller or known potential buyer that would directly affect indications of value using accepted approaches and methods. In contrast, an Investment Value is defined[6] as...

> *"...a concept that describes the value that an investor (buyer) is willing to pay for the asset or investment based on their own objectives and parameters."*

As used in this Report, Investment Value is therefore a subjective judgment of the value of the Subject Interest considering the unique circumstances, objectives, and strategies of the Client and may or may not reflect a price in a competitive and open market.

---

[6] Corporate Finance Institute

1.8. Hypothetical Willing Buyer

Under a FMV standard, the population of willing buyers for the System are considered equally likely to represent a for-profit, investor-owned company ("IOU") or a not-for-profit, governmental (e.g., county, municipality, special purpose district) entity ("MOU"). Non-profit or consumer-owned corporations and homeowners' associations were not considered likely buyers. The willing buyers in this pool of market participants might expect to derive individual value from synergistic benefits, but those synergies and the influence they might have on FMV would not be recognized by all potential buyers.

Market data shows that private water companies are much more active in buying and selling utility systems than municipalities. According to a Bluefield Research industry report[7], private-to-private water utility transactions dominate the market, representing 60% of the total number of transactions between 2015-2018, with municipal-to-private representing another 24% of transactions. Private-to-municipal only comprised 11% of transactions, with most of those being eminent domain actions rather than open market transactions. Furthermore, between 2019 to 2020, nearly 200 water and wastewater transactions were identified with approximately 12% representing private-to-public transactions. Most of these transactions were either small developer built and owned systems or eminent domain transactions.

However, because this Report is based on an Investment Value standard, the County is considered the only buyer of the Subject Assets. Because the buyer is not hypothetical in this situation, the value of the Subject Interest considers the unique circumstances, objectives, and strategies of the County in developing a Conclusion of Value.

1.9. Premise of Value

The Conclusion of Value as a going concern provided in this Report assumes the System will continue to be operated, at minimum, serving current demand representing a current and future going concern. This Conclusion of Value as a going concern assumes there is no current planned or contemplated discontinuance of service or any liquidation of the Subject Assets. The Conclusion of Value reflects an existing and operating business including, if applicable, real property or easement rights, personal property, financial assets, and intangible assets.

In the Valuation of the Subject Assets using the cost approach, it must be recognized that a reproduction or replacement cost new less depreciation ("RCNLD") only represents that component of value of the physical assets. Those assets, however, are not idle, but are used to provide service within an exclusive service area to a customer base as part of an ongoing operation. A purchaser acquiring a similar system completely installed and operational with customers taking regular service immediately derive revenues and economic benefits at the full component of connected customers. If a purchaser were to construct, in a hypothetical situation, its own similar system of tangible assets, it would not have the ability to generate revenues or economic benefits until some future date or have the ongoing bundle of rights for this specific exclusive service area. Therefore, the Investment Value of the System functioning as a going concern would been considered as part of this

[7] U.S. Private Water Utilities: Drivers, Compétitive Landscape and Acquisition Trends, Bluefield Research, 2019.

Valuation in all approaches and a going concern value could be specifically added to the value of physical assets.

1.10. Appropriate Market and Highest-and-best-use

Highest-and-best-use ("HBU") was considered collectively for the Subject Interest being valued, including both tangible and intangible assets. The most appropriate market sector for the Utility under both a FMV and Investment Value standard as a going concern is identical. Collectively, there is no other reasonable use for the Subject Assets other than a utility system.

The System is considered a special purpose property. The existing function of the System is to supply, treat, and distribute potable water and to collect, treat, and dispose of wastewater from residential and non-residential connections. Since the assets are specifically designed, configured, and constructed solely as a public water and wastewater system, no alternate highest and best use should be considered in developing a price for a possible transaction. In addition, ownership of this special purpose property would be expected to include a bundle of rights which could include (if applicable to the System), but not limited to, physical assets, real property, operational permits or rights, service area rights, as well as other tangible and intangible assets. As a special purpose property, there is no going concern value for land, buildings, and equipment ("PP&E") as a business enterprise independent of, or without the intangible rights and permits to provide services for a base of customers, operate without competition, and deliver an essential public purpose use to a protected, defined service area. It is assumed that with any purchase or acquisition of the System that those assets would continue to be substantially used for the purposes identified and they would continue to be renewed, replaced, and/or maintained for such purposes.

1.11. Scope of the Valuation and Scope of Work

This Report has been prepared in accordance with the NACVA's Professional Standards dated June 1, 2017, and USPAP dated 2020-21. There are no general limitations to the scope of this Report. A site visit or visual inspection of the System was not included in the scope of work.

Details on the scope of work performed and the research and analyses relied upon for the development of a Conclusion of Value are provided in more detail in Section 4. The scope of the assignment generally included gathering, analyzing, and applying relevant information necessary for appropriate valuation approaches, methods, and procedures to complete and express a Conclusion of Value of the System, expressed as a single dollar amount and included:

- Review of existing operational and financial performance of the System;
- Compiling detailed information of the Subject Assets, such as type, quantity, size, function, etc.;
- Completion of independent research and analysis concerning the industry and economic environment in which the System operates;
- Application of appropriate valuation approaches, methods, and procedures to obtain an indication of value of the Subject Interest.

A listing of Assumptions and Limiting Conditions is provided in Appendix B and a Statement of Appraiser Qualifications is included in Appendix C.

1.12. Principal Sources of Information

The principal sources of information utilized for this assignment are references or noted throughout this Report. The Client or other individuals did not deny access to any data deemed essential for this Report. Data collection for this Valuation involved a variety of public and private sources of information. Interviews and analyses were used to confirm and/or cross-check the data and information provided. Comparisons of reports, and other comparisons of sources of information were diligently performed for this Valuation.

1.13. Hypothetical Conditions/Extraordinary Assumptions

The analyses required to develop an indication of value do rely on multiple values that are present today and assumed to continue to exist in the future that would be considered normal financial or operating assumptions. These normal financial or operating assumptions are generally referenced in the Report or included as metrics in the tables supporting each analysis. No assumptions were incorporated about the financial, operating, physical, legal, or economic characteristics of the property or about market trends that were subjectively intended to influence the Conclusion of Value in a positive or negative direction for the benefit of the Client or Subject Assets.

The Conclusion of Value contained in this Report did rely on several extraordinary assumptions. An extraordinary assumption presumes as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in the analysis. A listing of Assumptions and Limiting Conditions containing general extraordinary assumptions is provided in Appendix B.

The Conclusion of Value contained in this Report did rely on a specific hypothetical condition. A hypothetical condition is an assumption directly related to this appraisal assignment, which is contrary to what is known to exist on the Valuation Date but is used for the purpose of analysis. ***The hypothetical condition assumed for the purpose of this Report included:*** It is assumed that future fixed operating costs are lower than existing reported costs as a result of economies of scale from consolidating existing systems. Therefore, the Income Approach considers a higher System net income on a normalized year than currently exists based on historical financial reporting.

1.14. Jurisdictional Exceptions

A Jurisdictional Exception is a law or regulation that precludes an appraiser from complying with a part of USPAP. There were no jurisdictional exceptions or requirements identified that would impact a Conclusion of Value of the Subject Assets. The Subject Assets are currently regulated by the FPSC. The Subject Assets are governed by certain laws of Florida and may or may not be regulated in the future by the FPSC under new ownership; however, none create a jurisdictional exception that impacts the development of a Conclusion of Value.

1.15. Reliance on Specialist(s)

The development of this Report did not rely on work or opinions of another Appraiser. Certain conceptual and technical engineering data were provided by the Client with respect to financial, operating, and assets of the System. A real property appraisal was also not included as part of this scope of work.

1.16. Assumptions and Limiting Conditions

Assumptions and limiting conditions of this Report are provided in Appendix B.

1.17. Exclusions

This Valuation has excluded the following aspects of the System and those aspects are not included in the Conclusion of Value delineated herein:

a) System cash and cash equivalents and deferred assets;
b) Any excess real property;
c) Income derived from leasing activities independent of the System (e.g., cell tower leases);
d) Assumption of liabilities of the System;
e) Assets owned by other associated parties; and
f) Activities, rights, and privileges of other associated parties.

In other words, this Valuation is of the Subjects Assets as listed in Section 2 of this Report.

1.18. Lease Agreements of Subject Assets

No lease agreements of the Subject Assets were identified.

1.19. Rounding of Estimated Values

Estimates of value derived from analyses contained in this Report have inherent variation and are not intended to reflect precise calculations. Table 1.1 provides guidelines for rounding estimates contained in this Report.

Table 1-1: Rounding Estimated Values

Amount Estimated	Rounded to Nearest
$0 – 5,000	$100
$2,001 - 50,000	$1,000
$20,001 – 500,000	$10,000
$500,001 – 50,000,000	$100,000
Over $50,000,000	$1,000,000

1.20. Definitions

The terms used in this Report are used in the context of the definition of terms provided in USPAP 2020-21. Common abbreviations are provided at the beginning of this document.

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2. Subject Assets

2.1. General Description of the Existing System

Messrs. Frank D. Usina and John F. Usina (d/b/a North Beach Water Services) were originally granted an exclusive franchise by the County and began operations in 1970[8], providing water only services to an area of a residential subdivision located within the Vilano Beach Census Designated Place ("CDP") of the County. At the time, the exclusive franchise was granted to remain in full force and effect unless surrendered, abandoned, forfeited for noncompliance of terms of the franchise, or sold to or condemned by the County[9].

The County subsequently requested North Beach Water Services to expand outside of its granted franchise area and provide water and wastewater services to a planned residential development. Coincident with this request, the System was incorporated on April 13, 1983, as North Beach Utilities, Inc.[10] and by 1985, the Utility had expanded water and wastewater services south along State Road A1A ("SR A1A") to Vilano Road and water only services north along SR A1A to serve a residential development at the north end of the Vilano Beach CDP. Also in 1985, the County transferred jurisdiction over non-exempt privately-owned water and wastewater systems to the FPSC, pursuant to Florida law. The FPSC granted the System certificates for water (473-W) and wastewater (409-S) on May 27, 1986, providing the Utility the authority to continue providing services in its expanded service area and collect existing water and wastewater rates[11].

In 1989, the County established the St. Johns Water and Sewer Authority ("Authority"), rescinding FPSC jurisdiction in the County and provided the Authority with the powers and duties of regulating privately-owned water and wastewater utilities[12]. These powers and duties included approving, modifying, denying, or revoking a franchise certificate, fixing rates, establishing regulations and uniform classification or accounts, requiring reporting, among other powers and duties consistent with the FPSC. Any existing utility, such as the System, holding a certificate from the FPSC was entitled to receive a franchise certificate from the Authority to continue providing services within an existing service area.

In December 2008, the County reversed its non-jurisdictional status by dissolving the Authority and again transferring jurisdiction of the regulation of privately-owned water and wastewater utilities to the FPSC[13]. The transfer of jurisdiction became effective January 16, 2009. In April of the same year, the System filed an application with the FPSC to "grandfather" its existing rights to provide water and wastewater services in its service area originally granted by the County and expanded by the FPSC in 1986[14]. The FPSC approved the Utility's application and granted certificates for water (645-W) and wastewater (553-S) to be provided in the service area described in Appendix D and illustrated in Figure 2-1.

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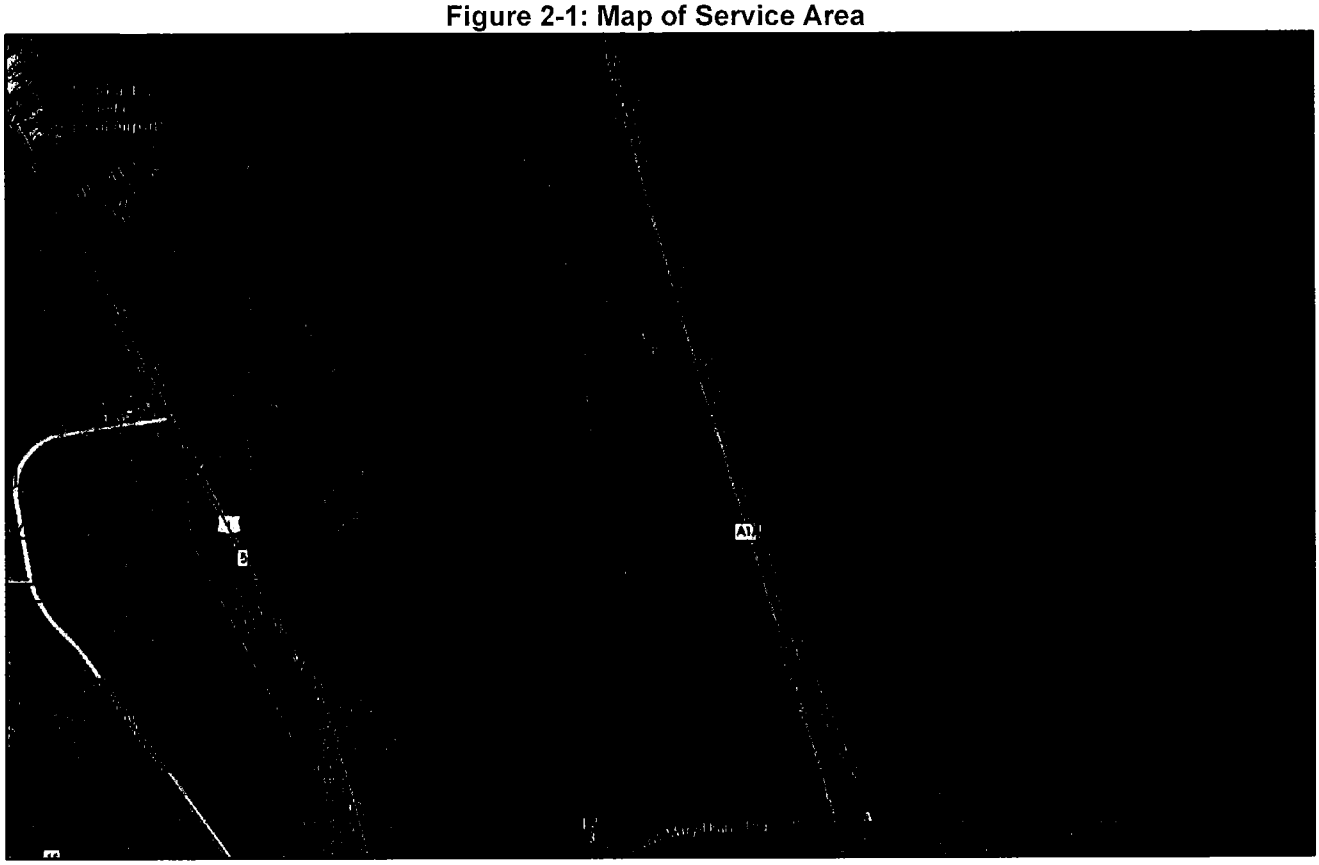
[8] St Johns County Ordinance No. 70-3
[9] Section XII, Ordinance No. 70-3
[10] Corporation No. G33001
[11] FPSC Order No. 16155
[12] St Johns County Ordinance No. 89-63; St Johns County Water and Sewer Utilities Regulatory Ordinance
[13] St Johns County Ordinance No. 2008-57
[14] FPSC Docket No. 090184-WS

Figure 2-1: Map of Service Area



The System's existing service area is estimated to encompass roughly 1.6 square miles[15].

2.2. System Permits

The Utility is authorized (Permit No. 157-6[16]) to withdraw 264.99 million gallons per year (0.726 MGD, annual average) of groundwater from the Upper Floridan aquifer for public supply use (household, commercial, irrigation, water utility, membrane treatment, unaccounted for) through 2041.

This Utility is permitted (FLA1100765[17]) to operate an existing 0.3 MGD annual average daily flow ("AADF") extended aeration domestic wastewater treatment facility ("WWTF"). Biosolids are allowed to be transported to an FDEP permitted biosolids treatment facility or an FDEP permitted WWTF for further treatment and final disposal. Treated influent is permitted for land application at an 0.364 MGD AADF to a rapid infiltration basin ("RIB") system, consisting of three (3) rapid infiltration basins. The current permit was effective January 26, 2021, and expires on January 26, 2026.

[15] The Vilano Beach CDP has a land area of 1.81 square miles. The service area is estimated to cover 90% of the Vilano Beach CDP.

[16] St Johns River Water Management District

[17] Florida Department of Environmental Protection

2.3. Customer Base and Demand

The System provides potable water and wastewater treatment to a mix of single-family residential, multi-family residential, and commercial customers. Both water and wastewater customers and usage have grown consistently since 2009 (see Table 2-2).

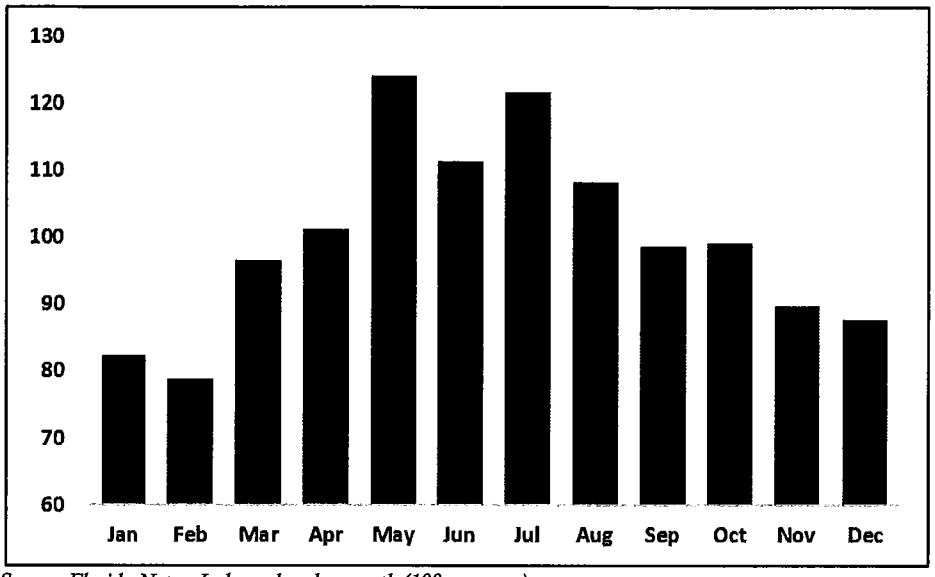
Table 2-1: Water and Wastewater Demand

Year	Water Connections	Consumption (kGal)	Monthly Average	Sewer Connections	Treatment (kGal)	Monthly Average
2009	1,139	125,754	9,205	701	41,000	4,874
2010	1,144	133,504	9,725	710	41,250	4,842
2011	1,162	140,197	10,054	710	42,910	5,036
2012	1,168	136,793	9,760	718	45,730	5,311
2013	1,154	134,282	9,701	734	50,740	5,761
2014	1,156	133,103	9,599	748	50,579	5,639
2015	1,196	136,122	9,485	775	50,740	5,459
2016	1,234	138,500	9,357	811	54,015	5,550
2017	1,256	142,000	9,421	841	58,035	5,751
2018	1,266	145,000	9,548	860	57,240	5,547
2019	1,281	148,597	9,667	883	76,500	7,224
2020	1,312	141,289	8,978	915	65,090	5,931
2021	1,343	149,933	9,307	944	65,514	5,783
2022[1]	1,395	155,500	9,289	974	71,000	6,072
CAGR	**1.6%**	**1.6%**	**0.1%**	**2.6%**	**4.3%**	**1.7%**

Source: North Beach Utilities, FPSC Annual Reports, 2009-2021. Notes: Connections are reported as average annual. (1) Estimate.

The System's 1,395 average annual water connections consumed an estimated 155,500,000 gallons or 0.43 MGD of potable water in 2022. Total water production required to supply customer demand in 2022 is approximately 64% of permitted capacity. Including water used for backwash at the treatment plant, water delivered to the wastewater treatment plant, and water loss through the distribution system, operation of the System requires roughly 0.5 MGD of water production to meet the billed consumption of 0.42 MGD. The number of reported water connections and consumption grew at an annual compound rate of 1.6% between 2009 and 2022, reflecting a relatively consistent demand of 9,500 gallons per connection per month. Based on the seasonal pattern of water production to support demand (see Figure 2-2), a portion of potable water demand appears to include outdoor irrigation uses.

Figure 2-2: Seasonal Index of Water Production



Source: Florida Notes: Index values by month (100=average).

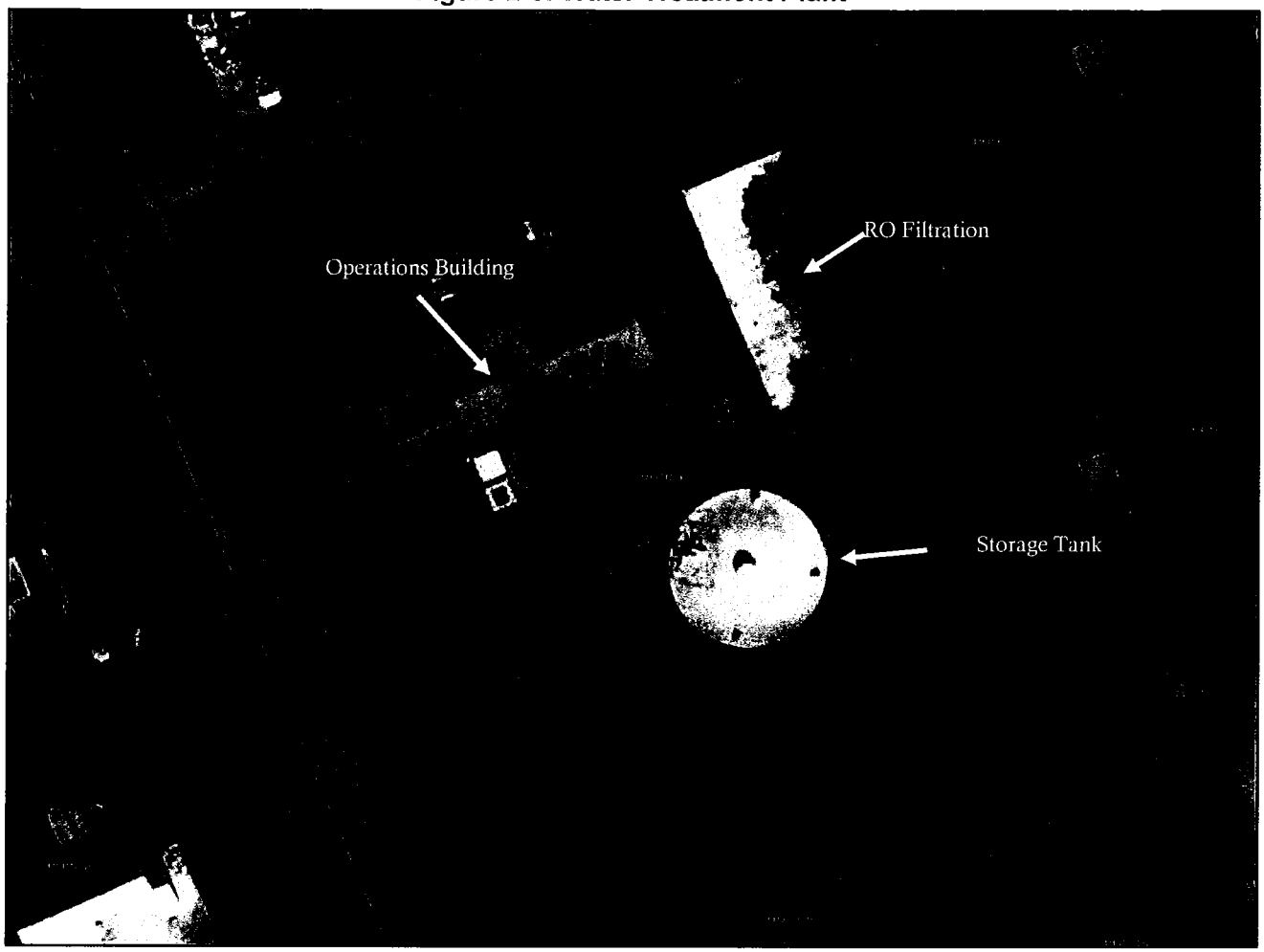
The System's 974 average annual wastewater connections generated an estimated 71,000,000 gallons or 0.43 MGD of influent to be treated and disposed of in 2022. Total influent, including inflow and infiltration ("I&I") required to be treated in 2022 is approximately 65% of permitted capacity. The number of reported wastewater connections and influent grew at an annual compound rate of 2.6% and 4.3% between 2009 and 2022, reflecting a relatively consistent demand of 5,500 gallons per connection per month.

2.4. System Asset Details

The Subject Assets represent an integrated water supply, treatment, and distribution system (PWS ID. 2550812) and wastewater collection, treatment, and disposal system (Facility ID FLA0011765).

The System's water treatment plant is located at 415 Nineteenth Street (see Figure 2-3).

Figure 2-3: Water Treatment Plant



Details of the tangible assets of the water system are provided in Table 2-2.

Table 2-2: Wastewater Tangible Asset Details

System Component/Asset	Quantity		Size or Capacity
Reverse Osmosis Treatment Plant	1	#	777,600 GPD capacity
Distribution Mains	1	LF	
Booster Pump	1	#	750 GPM
Supply Well A	1	#	616 GPM
Supply Well B	1	#	1,800 GPM
Clearwell	1	#	Concrete, 5,130 gallons
Ground Storage Tank (Reservoir)	1	#	Concrete, 90,000 gallons
Ground Storage Tank (Reservoir)	1	#	Concrete, 210,000 gallons
Customer meters and services	1,429	#	
Piping, valves, controls, and appurtenances			
Real Property	1.0	Acres	

Source: North Beach Utilities;

The System's wastewater treatment plant is located at 401 Twenty-third Street (see Figures 2-4 and 2-5).

Figure 2-4: Wastewater Treatment Plant (Part 1)

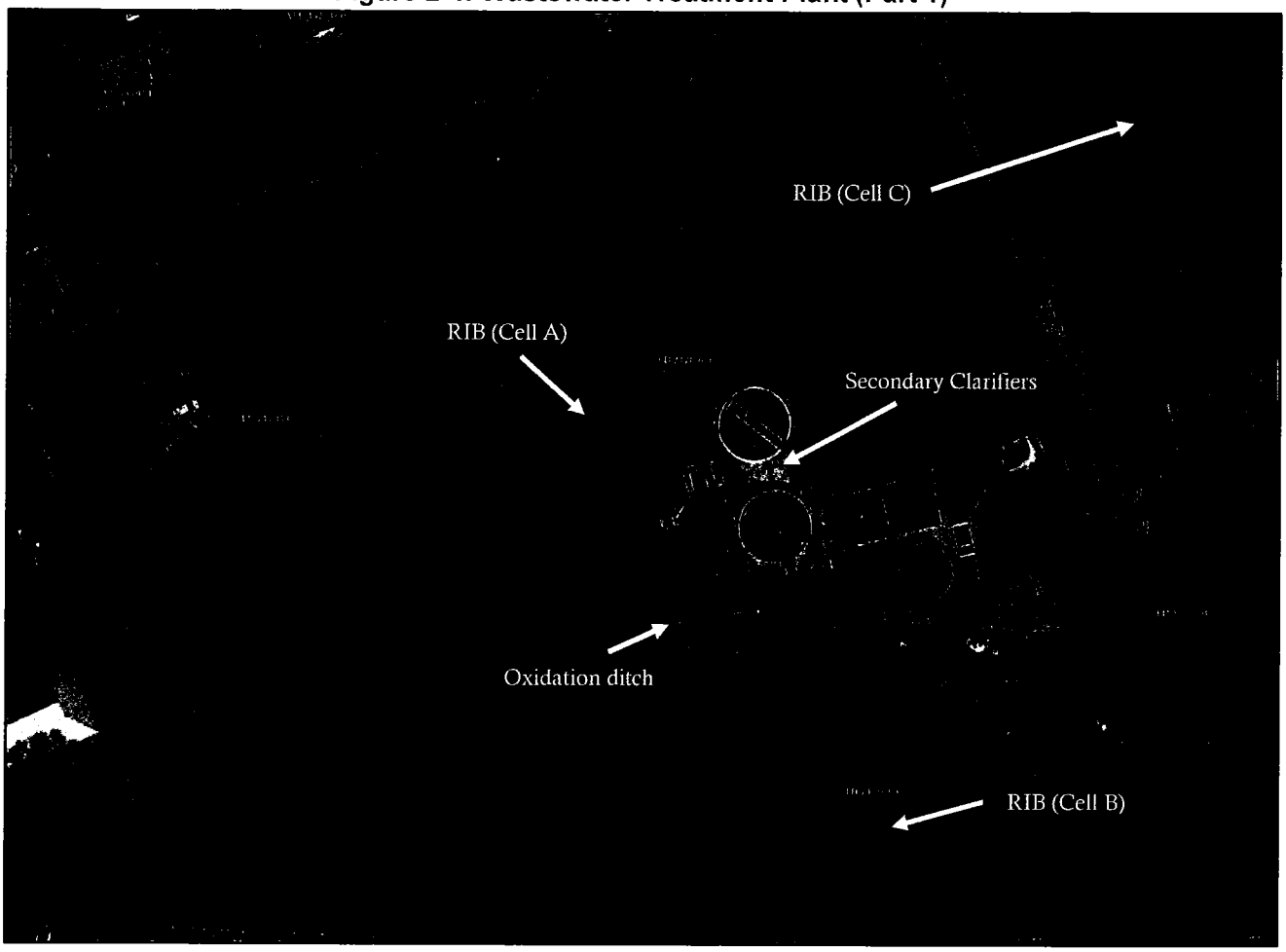
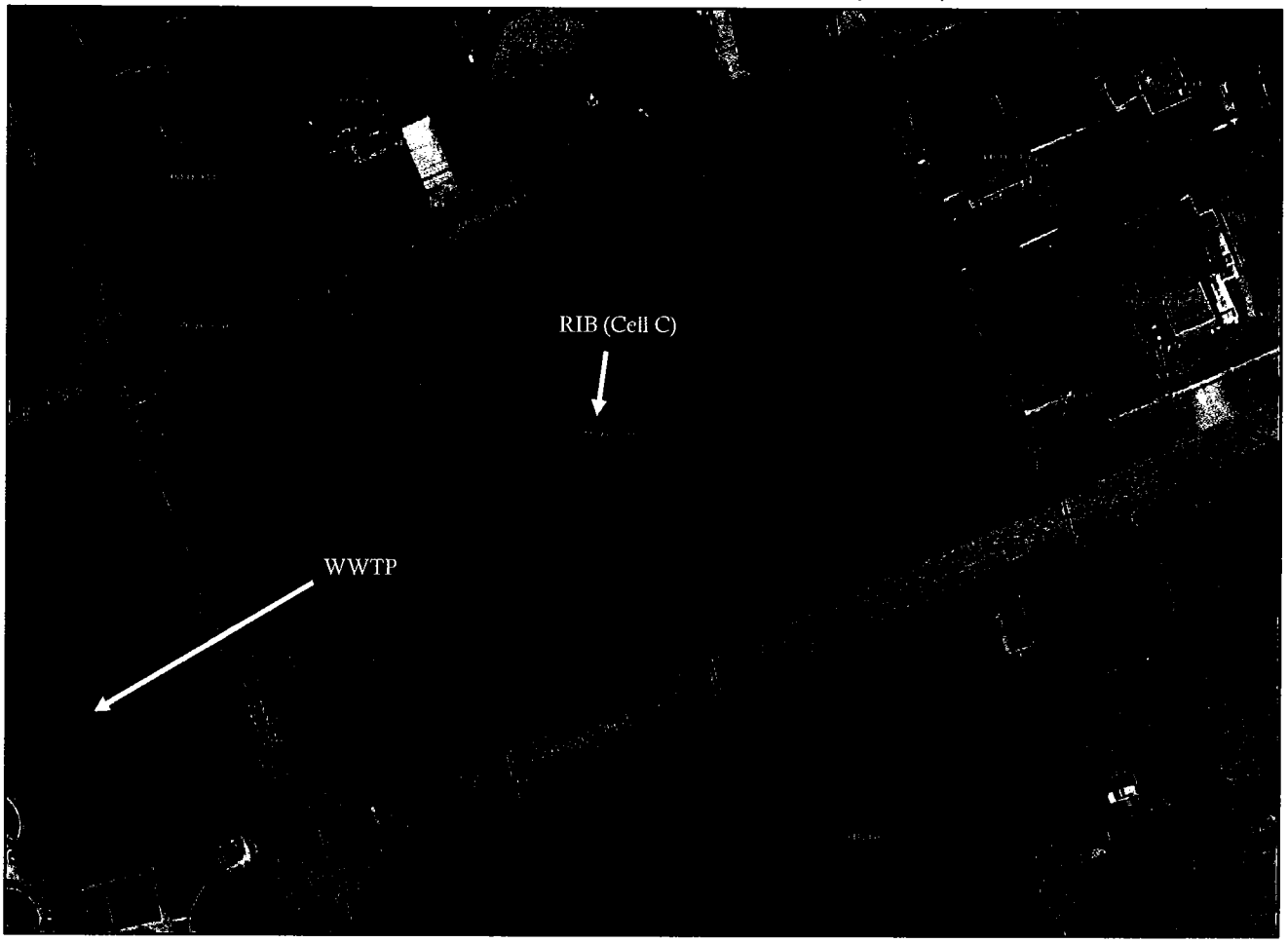


Figure 2-5: Wastewater Treatment Plant (Part 2)



Details of the tangible assets of the wastewater system are provided in Table 2-3.

Table 2-3: Wastewater Tangible Asset Details

System Component/Asset	Quantity		Size or Capacity
Master Lift Station	1	#	2 10hp pumps
Collection Mains		LF	
Wastewater Treatment	1	#	300,000 GPD
Wet Well	1	#	10 ft (Diameter) 14 ft (Depth)
Static Screen	1	#	Stainless Steel
Oxidation Ditch	1	#	0.317 million gallons
Surface Brush Aerators	2	#	42" diameter, 10 ft length
Secondary Clarifiers	2	#	52,870 gallons each
Chlorine Chambers	2	#	10,100 gallons each
RO/Effluent Blend Tank	1	#	5,000 gallons
Aerobic Digester	2	#	33,660 gallons each
Rapid Infiltration Basins	3	#	0.364 MGD
Customer Services	974	#	
Piping, valves, controls, and appurtenances			
Real Property	5.0	Acres	Includes acreage for RIBs

Source: North Beach Utilities; FDEP

The System provided a detailed listing of water and wastewater assets with original costs and dates of installation through 12/31/2022 (see Table 2-4).

Table 2-4: Original Capital Costs

Cost by Component	Water	Wastewater	Total
Mains and services	$1,648,760	$835,721	**$2,484,481**
Treatment	606,495	914,733	**1,521,228**
Reservoirs/Wells	483,640	-	**483,640**
Receiving wells	-	676,206	**676,206**
Pumping	126,008	407,980	**533,988**
Meters	243,189	-	**243,189**
Machinery & equipment	172,846	243,486	**416,332**
Other	33,197	2,750	**35,947**
Total	**$3,314,135**	**$3,080,876**	**$6,395,011**

Sources: North Beach Utilities, Inc., as of 12/31/2022 (Preliminary)

Based on the detailed asset listing provided (see Appendix E), the System originally invested roughly $6,400,000 between water and wastewater assets, including contributions-in-aid-of-construction ("CIAC"). These costs are assumed to include equipment, construction, installation, permitting, legal, conflicts, and restoration. In other words, these costs are assumed to represent the full cost of construction and installation.

2.5. Utility Real Property

North Beach Utilities, Inc. is listed as owner of five (5) parcels in the County. One parcel (Parcel ID 145209-0001) does not appear to be utilized for the System and is assessed as residential common area. That parcel is not included as part of the Subject Assets. One parcel (Parcel ID 146211-0000) is listed as owned by North Beach Investments, Inc., an active Florida profit corporation with common ownership as the System. However, it is not clear if the owners of North Beach Utilities also own a controlling interest in North Beach Investments, Inc[18]. However, because this parcel is identified with its FDEP permit as a rapid infiltration basin, it has been included as part of the Subject Assets. It is assumed that System has the rights to include this property as part of the Subject Assets (see Table 2-5).

Table 2-5: System Real Property

Parcel Number	Address	System Use	Purchase Date (Q/U)	Purchase Price	Land Value (1)	Acres
146212-0000	401 Twenty-third St	Wastewater Plant	1/1/1989 (U)	$0	$6,256,700	1.55
146216-0000	401 Twenty-third St	Wastewater Plant	5/1/1986 (U)	$0	11,663,250	1.07
146154-0090	415 Nineteenth St	Water Plant	5/1/1986 (U)	$0	200,000	0.92
146040-0001	Boating Club Rd	Water Well	3/17/1994 (U)	$100	800	<0.01
146211-0000	Twenty-third St	WWTP RIB C			400,000	1.84
TOTAL				**$11**	**$266,800**	**14.70**

Source: St Johns County Property Appraiser

The Utility may have assets located on real property owned by a third party. It is assumed that any the rights to assets on property owned by other than the Utility will be transferred, including easement or right-of-way agreements.

2.6. Form of Organization of Owner

North Beach Utilities, Inc. is an active, for-profit corporation registered in Florida (Corporation No. G33001), incorporated on April 13, 1983, electing to be classified as an association taxable as a corporation (IRS Form 1120). There are no other parent companies or subsidiaries reported for the Utility[19].

2.7. Restrictions on Sale of Subject Interest

The Utility is subject to regulation by the FPSC. A utility regulated by the FPSC may not sell, assign, or transfer its certificate of authorization, facilities or any portion thereof, or majority organizational control [to a non-governmental entity] without determination and approval of the FPSC that the proposed sale, assignment, or transfer is in the public interest and that the non-governmental buyer, assignee, or transferee will fulfill the commitments, obligations, and representations of the utility. The sale of facilities, in whole or part, to a governmental authority shall be approved by the FPSC as a matter of right [20]. No other restrictions on the sale of the Subject Interests from partnership agreements, trust agreements, or other agreement was identified.

[18] The 2021 North Beach Utilities Annual Report listed Frank D Usina, Elizabeth K Usina, and Robert F Usina as 36% owners of North Beach Investments, Inc.

[19] 2021 Annual Report, FPSC

[20] §367.071, Florida Statutes, 2022

2.8. Prior Related Ownership Transactions

The tangible assets of the System have been owned and actively managed (added and retired, as needed) and maintained over time by the North Beach Water Services and North Beach Utilities, Inc. from their original installation through the today. There is no prior transfer of ownership of any of the Subject Assets other than originally acquired or installed.

2.9. Competition

The service area rights granted to the Utility provide the exclusive right to provide water and wastewater services. This special purpose property is currently faced with no direct competition.

2.10. Impact of COVID-19

In March 2020, the World Health Organization ("WHO") declared the disease first detected in 2019 caused by the novel strain of coronavirus ("COVID-19") a pandemic. The impact of COVID-19, from a social and economic perspective, has been severe and has reached every population around the world. As of the date of this Report, efforts to mitigate these impacts have progressed significantly with a majority of the adult U.S. population receiving a vaccine, including vaccine boosters. However, a general consensus among health experts continues to indicate that the ease with which COVID-19 is transmitted, the emergence of new variants of COVID-19 both globally and domestically, and unequal access to vaccines in large parts of the world will likely result in COVID-19 shifting from a pandemic disease to an endemic one. An endemic disease remains persistently present but is generally manageable from a health perspective.

The analyses contained in this Report are therefore based on an assumption of a COVID-19 endemic existing for multiple years beyond 2023. Under this scenario, the presence of a COVID-19 endemic is not expected to create additional severe social and economic restrictions similar to the events responsible for the most recent recession in 2020. The roll-out of vaccinations and boosters to a wider population in the U.S. is expected to continue throughout 2023 and certain market trends accelerated during the COVID-19 pandemic are expected to continue, such as in-store pickup, contactless delivery, and remote work arrangements which will continue to contain future impacts of COVID-19 as experienced in 2020. In addition, the proactive response within many consumer industries (e.g., retail, entertainment, food and beverage), including both operational and financial, along with prior Federal stimulus programs are all expected to sustain the current economic recovery into 2023.

Even with a COVID-19 endemic lasting beyond 2023, there is a reasonable expectation that social and economic functions will return and remain "normal", with the exception of a continued presence of voluntary masks in public, certain operational and capacity modifications remaining permanent in some industries, and the possibility of vaccination or testing documentation requirements for travel and other activities. All of which, would not be expected to disrupt ongoing business or the current economic recovery. Returning to "normal" implies that COVID-19 would be a manageable health issue. However, the expected performance of national, state, and local economies would be materially impacted in the event of a future recurrence of the severe social and economic restrictions that occurred in 2020.

3. Market and Economic Overview

3.1. Current National Economic Situation

In February 2020, the U.S. Economy ended its longest period of expansion since 1945, a consequence of the global response to the COVID-19 pandemic ("Great Lockdown"). The breadth and depth of the Great Lockdown was obvious – the worst economic downturn in employment and production since the Great Depression. Between March and April 2020, the U.S. economy lost nearly 23,000,000 non-farm payroll jobs, and national unemployment rates approached 15%. However, this recession was also the shortest in history, lasting only two months, and the U.S. economy officially began recovering in May 2020.

While the economy grew in 2021 and 2022, a few of factors continued to represent a drag on the economic outlook in the short run, including the impacts of historic inflation, major disruptions in global trade and domestic supply chain capacity, constraints on fiscal spending and stimulus, and rising income inequity. While many households welcomed government stimulus programs, the U.S. has added more than $11 trillion in debt since 2016, pushing the expected debt burden to $31 trillion in 2022. This Federal stimulus was a significant reason the economy has rebounded quickly in 2020, and the recession didn't last much longer, but that bill will come due at some point.

Some of the fallout of the COVID-19 induced recession can be viewed as positive, albeit still difficult individuals under or unemployed today (some of which appears to be by choice, however). The economic response to this recession has simply accelerated several market trends that existed pre-COVID-19, many of which created stronger productivity gains (e.g., online retail, remote workforce) in 2021 and 2022. Despite the headwinds, the U.S. economy remained fundamentally sound after the Great Lockdown through all of 2022. Household and business income-to-debt balances were in relatively good shape, and consumers were sitting on a lot of accumulated savings. As well, Gross Domestic Product ("GDP") reached pre-pandemic levels, even though employment levels lagged immediately following the Great Lockdown. While labor shortages are not good, the strong growth in productivity (output per worker) was a very positive sign. Finally, the passage of the bipartisan infrastructure agreement supported the economy in the short term and would be expected to foster even greater productivity growth in the long run.

Of notable concern in 2022, however, has been the rapid spike in prices, which continue as a result of specific impacts from the COVID-19 induced recession, supply chain constraints, and energy process impacted by the situation in Ukraine. For the full year of 2022, the consumer price index remains at a 40-year high, ending the year at 8% year-over-year growth. But, the blistering annual growth rate of GDP (real) continued after the Great Lockdown, growing at 6.7% in the fourth quarter of 2021. The majority of this growth was fueled by consumer demand from pandemic related savings and fiscal stimulus and partly contributed to price pressures. Despite our ability to point to specific problems driving commodity and producer prices (e.g., domestic supply chain), demand-side growth prompted the Federal Reserve to aggressively raise interest rates in an attempt to control the robust inflation in 2022 and beyond. The upper target of the Federal Funds rates has increased from 0.25% at the end of 2021 to 5.00% through March 2023.

Through 2022 and moving into 2023, the progress of the current economic recovery from the recession created by COVID-19 continues to reflect mixed messages. Recent positive economic news includes:

- Strong employment growth has pushed unemployment to pre-COVID levels by the middle of 2022 and remains near 3.6% in 2023 (February).
- Total payroll employment continued to grow significantly following the Great Lockdown and the U.S. economy added back all of COVID-19 job losses by the middle of 2022.
- Total payroll employment continues to exhibit strong growth, adding more than 570,000 and 311,000 jobs in January and February of 2023, respectively.
- While labor participation still has room to recover, the point is that vast majority of people looking to work are working.
- Levels of consumer spending are expected to stay afloat from significant households' savings created in 2020 and 2021. Real (inflation adjusted) retail and food service sales are even with the prior year despite higher costs.

The negative news generating most discussions on if and when the current recovery will stall include:

- The economy shrank in the first two quarters in 2022 before finishing the year with relatively modest growth of 3.2% and 2.9% in the third and fourth quarters.
- While consecutive quarterly declines in output is a "classic" definition of recession, it is not likely to prompt an official declaration of recession in 2022, generally because of continued strong payroll employment growth and strong durable goods orders continuing into 2023.
- In addition, GDP growth rebounded in the final two quarters of 2022, but reflected significantly slower growth of less than 2% (year-over-year).
- Inflation will not ease until the end of this year or beyond. The U.S. economy experienced another month of jaw dropping inflation in October, continuing at a 40-year high.
- Margin compression will continue to create uncertainty in stocks. A reduction in historically high corporate profits will definitely help with inflation but likely to cause pain for stock prices.
- Housing demand slowed significantly in 2022 from rising interest rates, finishing the year more than 3% down from 2021. National single-family housing starts declined ten months in a row and remains down nearly 20% from the prior year in February 2023. However, cooling demand in the recently blistering housing market would help ease housing prices.
- Regardless of positive news or the ability to find some level of positive outcomes from negative economic news, U.S. consumers remain relatively pessimistic compared with prior economy recoveries. Consumer confidence by the middle of 2022 was off 33%[21] from the start of the recovery despite two years of consecutive growth, adding nearly 23,000,000 payroll jobs, and having more household savings than ever before.

A pending U.S. economic recession in 2023 or 2024 is now likely a 50% probability. The sharp increase in interest rates will continue to provide the necessary adjustments to slow aggregate demand and bring inflation under control in 2023. Even with the improvement in year-over-year prices at the end of 2022, inflation is too high, and the Federal Reserve is expected to stay on course with interest rates increases until it is sustainably back to a 2% target. We have clear experiences from the 1970's and 1980's that indicate if the pressure to reduce inflation is removed too soon, the problem will come back stronger.

[21] University of Michigan Consumer Sentiment index in June at 50.0 reached the lowest level in more than 30 years.

Real gross domestic product growth slowed to 2.1% in 2022. Under the best-case scenario, a relatively short economic recession ending in 2023, followed by recovery at the end 2023 or 2024 is expected to slow gross domestic product for the year to 1.0%. However, the job market has shown no sign of slowing at the beginning of 2023 with more than 881,000 payroll jobs added in first two months 2023, so it's likely that expectations for an economic recession are pushed further out. Again, despite most of the positive signs heading into 2023, the concern is how consumers feel today – the opposite of irrational exuberance. Job growth aside, plenty of jobs for those who want to work, and more savings than most have ever had – but consumers aren't very positive on the future. The relatively smooth 2022 mid-term elections did appear to contribute to some measurable gain in how consumers feel, with confidence gaining nearly 10 points from the 50-point low in the middle of 2022. However, it is not likely consumers will regain post-pandemic confidence until inflation is back to "normal" in the 2% to 3% range.

Table 3-1 provides actual economic performance in 2022 and a forecast for 2023.

Table 3-1: U.S. Economic Outlook

GDP Component	Actual 2020	Actual 2021	Actual 2022	Forecast 2023
Gross Domestic Product ($, bil)	21,060.5	23,315.1	25,461.3	**26,989.0**
Chain-weighted Price Deflator (2012=100)	113.8	118.9	127.2	**133.5**
Real Gross Domestic Product ($, bil)	18,509.1	19,609.8	20,018.0	**20,218.0**
Real Gross Domestic Product (% chg)	(2.8)	5.9	2.1	**1.0**
Real Disposable Personal Income ($, bil)	15,836.0	16,129.7	15,085.9	**15,770.0**
Ratio; DPI to GDP (%)	85.6	82.3	75.4	**78.0**
Real Disposable Personal Income (% chg)	6.2	1.9	(6.1)	**4.1**
Real Consumer Spending (% chg)	(3.0)	8.3	2.8	**2.3**
Retail Sales (% chg)	2.9	18.1	8.1	**4.0**
Federal Surplus/(Deficit) Share of GDP (%)	(15.9)	(11.1)	(5.6)	**(4.4)**
Total Debt ($, bil)	26,098.6	28,677.0	30,829.5	**32,329.5**
Total Debt Share of GDP (%)	123.9	123.0	121.1	**119.8**
Consumer Price Index (%, chg)	1.3	4.7	8.0	**5.2**
Wage and Salary Employment Cost Index (%, chg)	2.9	4.0	5.3	**3.2**
Average Monthly Employment Change (thousands)	(774)	606	399	**150**
Unemployment rate (%)	8.1	5.4	3.6	**3.9**
Employment-to-Population (%)	56.8	58.4	60.0	**59.9**
Housing Starts, Privately-owned (thousands)	1,395	1,605	1,554	**1,375**
30-Year Fixed Mortgage Interest Rate (%)	3.11	2.96	5.34	**6.50**
Federal Funds Effective Rate (%)	0.38	0.08	1.68	**4.28**
Federal Funds Upper Limit (%, year-end)	0.25	0.25	4.50	**4.98**
10-year Treasury Note Yield (%)	0.89	1.45	2.95	**4.95**

Source: U.S. Federal Reserve; Raftelis; Data updated as of April 2023

Registered Municipal Advisor Disclosure

Raftelis is a Registered Municipal Advisor within the meaning as defined in Section 15B (e) of the Securities Exchange Act of 1934 and the rules and regulations promulgated thereunder (Municipal Advisor Rule). However, except in circumstances where Raftelis expressly agrees otherwise in writing, Raftelis is not acting

as a Municipal Advisor, and the opinions or views contained herein are not intended to be, and do not constitute "advice" within the meaning of the Municipal Advisor Rule.

3.2. U.S. Water and Sewage Treatment Market

Competitive Landscape

Demand for utility services depends on commercial and residential water needs, which are related to population growth, the level of economic activity, and efficiency of water usage. The profitability of individual companies depends on efficiency of operations because prices are fixed by public utility commissions. Large companies have economies of scale in operations and the ability to raise capital for infrastructure improvements. Small companies can compete successfully through superior engineering or by serving desirable local markets. High barriers to entry, such as capital investments, make the industry resistant to competition; many companies operate as de facto monopolies. The cost of constructing a new water and wastewater system in an existing market is high, and regulatory approval must be secured. Utilities may face competition from industrial customers supplying their own water. Although there are many more public than private utilities, market activity (mergers and acquisitions) among private water companies is more prevalent than among government-owned utilities and takes place in major markets across the country. In 2021, there were approximately 210 utility transactions that occurred, which primarily involved acquisitions by private water and wastewater companies.[22]

Water Market Sector

The U.S. Water Supply and Irrigation industry (NAICS code 22131) is valued at nearly $100 billion and employs nearly 310,000. Establishments in this industry operate water treatment plants, water supply systems, water storage systems, and sewage treatment facilities. Industry infrastructure is overseen by specialized, licensed industry operators including treatment plants, pumping stations, aqueducts and distribution mains. While the vast majority of industry operators are government entities (public), private companies are becoming increasingly prevalent within the industry.

This industry has a low level of market concentration and a majority of water treatment, water supply, irrigation, and sewage treatment systems serve local and regional markets. However, there has been some industry consolidation in regional markets through mergers and acquisitions by large private water and wastewater companies or large diversified energy companies. The apparent motivation from consolidating local and regional water and wastewater services is to increase the scale of operations and take advantage of economies to scale to increase profitability.

Despite more efficient use of potable water, particularly within households and irrigation, population growth, droughts and other adverse weather conditions have increased demand for water supplied by industry operators. Additionally, in areas with strong population growth, economic expansion to meet consumer demand has also contributed to growth in water consumption and wastewater generation from commercial and industrial customers. Industry revenue growth has declined in 2020 as a result of COVID-19 but is expected to rebound as the economy continues to recover and create more water demand and needs for wastewater treatment.

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[22] "34% Jump in M&A Emphasizes Banner Year for Water Industry", Bluefield Research, March 28, 2022.

For the industry as a whole, products and services are well-segmented, stable, and have end-user demand across all sectors of the economy. Over the long-term, demand for potable water is expected to continue to grow modestly (see Figure 3-1). Revenue and profit growth for U.S. firms in this industry are expected to experience annual growth over the next 5 years of 2.5%. From an individual firm perspective, stable demand from residential and commercial customers, expected to rebound significantly from 2020, along with a low industry concentration and relatively high barriers to entry is expected to provide a positive outlook over the next five years for existing firms with a base of current customers and protected service areas.

Wastewater Market Sector

The U.S. Sewage Treatment industry (NAICS code 22132) is valued at nearly $25 billion and employs nearly 60,000. Establishments in this industry operate wastewater treatment plants, and reclaimed water supply facilities. Industry infrastructure is overseen by specialized, licensed industry operators including treatment plants, pumping stations, and collection mains. While the vast majority of industry operators are government entities (public), private companies are becoming increasingly prevalent within the industry.

This industry has a low level of market concentration, and a majority of sewage treatment systems serve local and regional markets. However, there has been some industry consolidation in regional markets through mergers and acquisitions by large private water and wastewater companies or large diversified energy companies. The apparent motivation from consolidating local and regional water and wastewater services is to increase the scale of operations and take advantage of economies to scale to increase profitability. Additionally, in areas with strong population growth, economic expansion to meet consumer demand has also contributed to growth in wastewater generation from commercial and industrial customers and an interest in for-profit investments. Industry revenue growth has declined in 2020 as a result of COVID-19 but is expected to rebound as the economy continues to recover and create more needs for wastewater treatment.

For the industry as a whole, products and services are well-segmented, stable, and have end-user demand across all sectors of the economy. Over the long-term, need for the disposal of wastewater is expected to continue to grow modestly (see Figures 3-2). Revenue and profit growth for U.S. firms in this industry are expected to experience annual growth over the next 5 years of 2.5%. From an individual firm perspective, stable demand from residential and commercial customers, expected to rebound significantly from 2020, along with a low industry concentration and relatively high barriers to entry is expected to provide a positive outlook over the next five years for existing firms with a base of current customers and protected service areas.

There are more than 16,000 publicly owned wastewater treatment systems of various sizes serving the majority of wastewater needs in the U.S. The remainder of the population, approximately 20%, rely on onsite wastewater systems, such as septic tanks. An estimated 62.5 billion gallons of wastewater per day is treated at centralized WWTPs. Across all sizes of WWTPs, systems are operating at an average of 81% of their design capacity, while approximately 15% of systems are at or above that threshold.

The majority of WWTPs are designed with an average lifespan of 40 to 50 years, however, smaller onsite systems, such as septic tanks, have a shorter average lifespan of 20 to 30 years. Furthermore, nationwide, the wastewater pipes in the ground are on average 45 years old while some systems have components that are more than 100 years old. The typical lifespan expected for wastewater pipes is 50 to 100 years. As collection

systems age and decline in condition, groundwater and stormwater enters the network through cracks, joints, or illicit connections as infiltration and inflow. When collection systems are overtaxed, sanitary sewer overflows can occur. Aside from these overflows, conveyance systems are also susceptible to other failures like blockages caused by consumer products.

Wastewater utilities face the challenge of meeting increasing stringent water quality regulations, funding significant infrastructure replacements, and affordably providing services. Wastewater operation and maintenance ("O&M") expenses have increased on average from 1993 to 2017 at a rate of approximately 4% annually. However, depending upon the type of WWTP and the collection system, O&M spending varies. Wastewater infrastructure funding has come from local user fees and taxes, and to a lesser extent from federal or state-specific grants or financing mechanisms. However, state and local entities bear the majority of the capital and O&M costs of wastewater systems. In 2019, the total capital spending on water infrastructure was approximately $48 billion, while capital investment needs totaled $129 billion, creating a significant funding gap, underscoring the chronic trend of under investment in critical wastewater and water infrastructure. The growing O&M costs of wastewater systems also significantly contribute to the wastewater sector's future funding needs.

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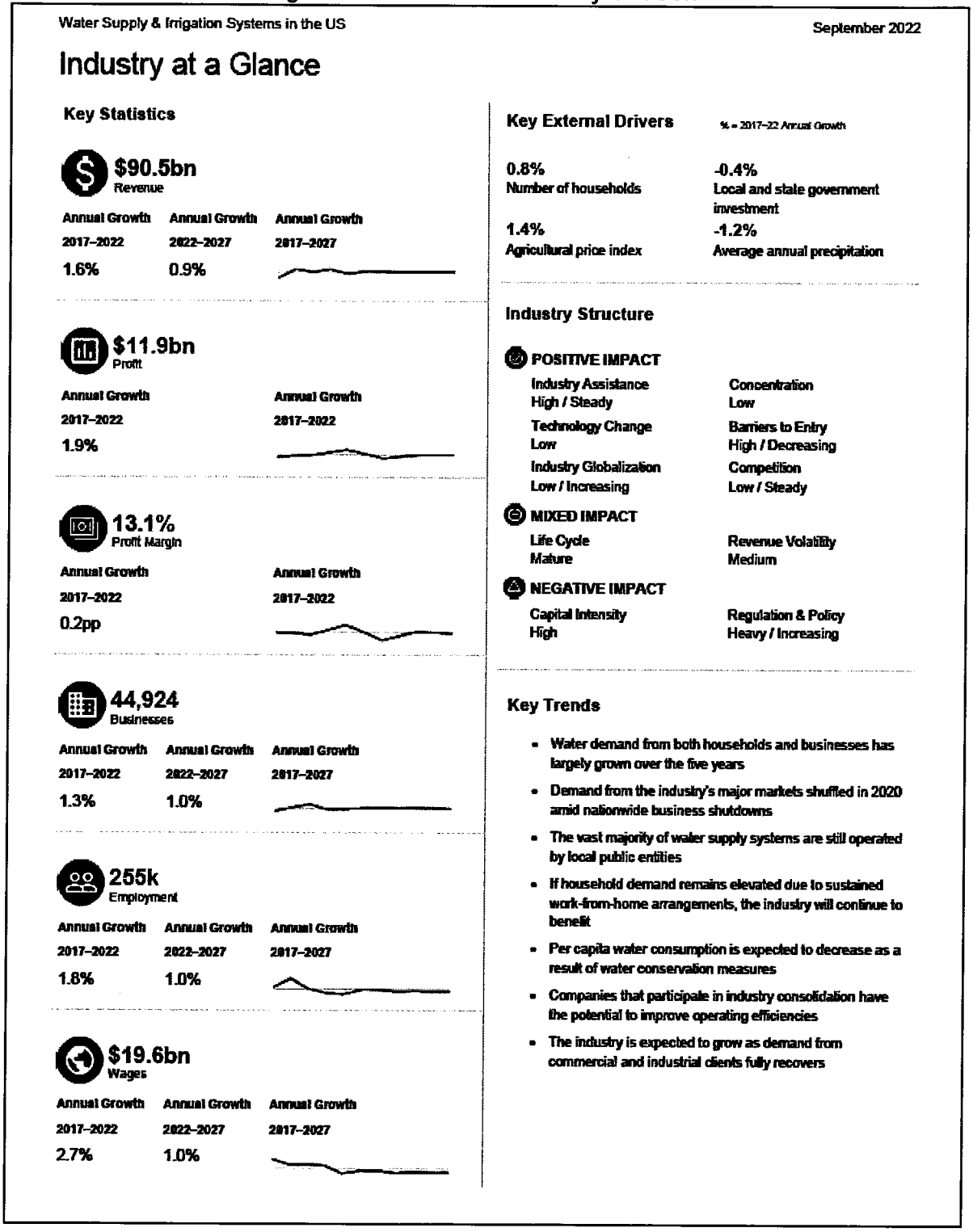
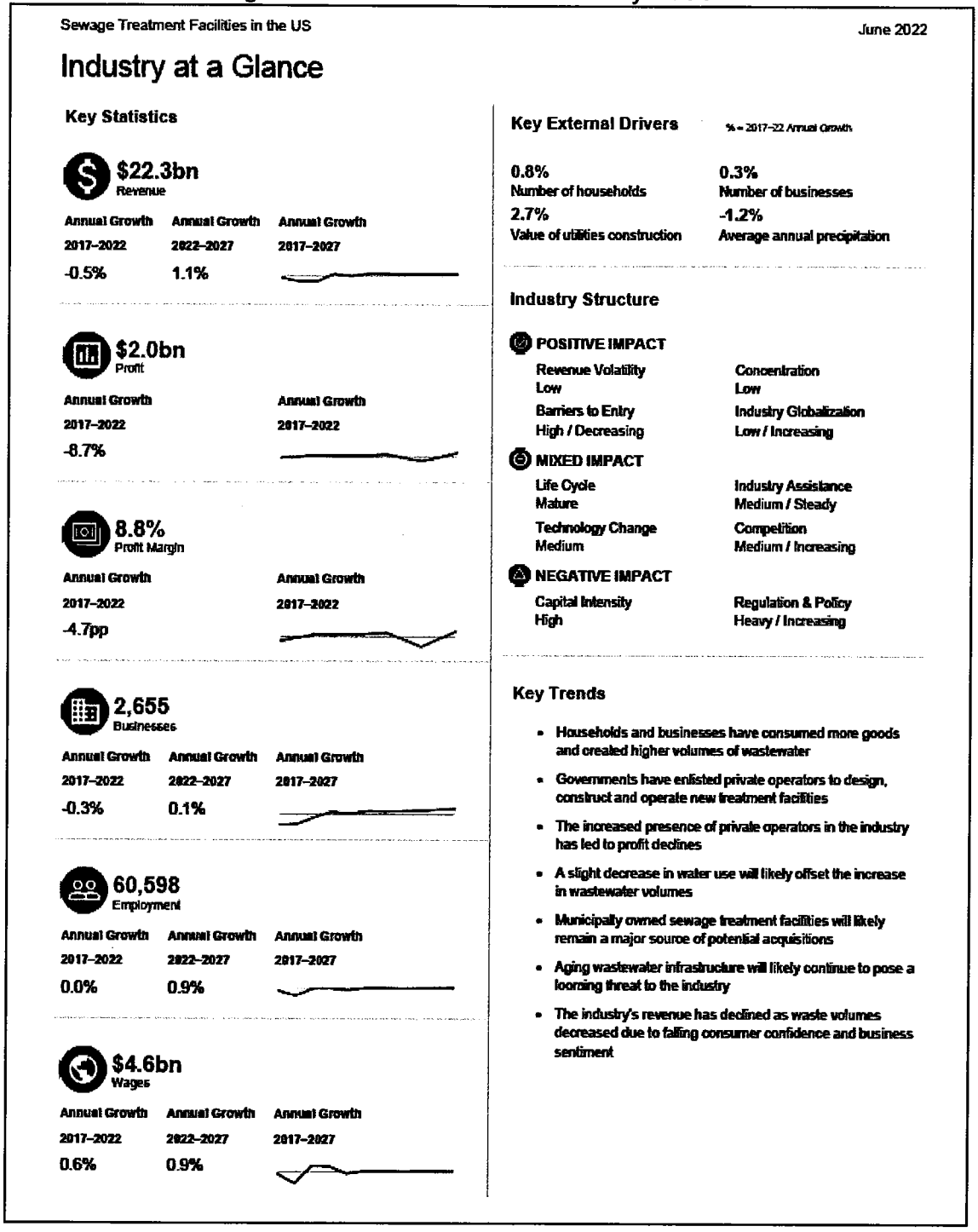
Figure 3-1: 2022 Water Industry Outlook [23]



[23] IBISWorld.com, September 2022

Figure 3-2: 2022 Wastewater Industry Outlook [24]



[24] IBISWorld.com, June 2022

3.3. Regulation of Water and Wastewater in Florida

Authority and oversight of water and wastewater services in Florida, assuring adequate service and setting just, reasonable, compensatory and nondiscriminatory rates, can be distinguish between non-regulated and regulated utilities. Florida law grants non-regulated authority to governmental entities (e.g., counites, municipalities, special districts) for providing public services and infrastructure, including water and wastewater. Privately owned utilities providing water and wastewater services are subject to specialized governmental regulations by either state or county authority. For counites electing the option to transfer regulatory responsibility ("Jurisdictional County") of privately owned utilities, the FPSC has exclusive jurisdiction with respect to authority, service, and rates. Alternatively, County governments may elect to retain the authority ("Non-jurisdictional County") for regulating the rates, services, and territory of private water and wastewater utilities. The FPSC has no jurisdiction over municipally (city or county) owned utilities or non-profit or consumer-owned corporations and homeowners' associations. Environmental regulation of water and wastewater utilities in areas such as water withdrawal permits, sewage disposal and health and safety standards are enforced by the Florida Department of Environmental Protection ("FDEP"), the Water Management Districts ("WMD") and the local county health agencies.

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4. Valuation of the Subject Assets

4.1. Methods Considered and Selected

An Opinion of Value for the Subject Assets was determined considering industry standard approaches and methods of valuation covering the following subjects: 1) cost approach (net assets), 2) income approach, and 3) market approach. These approaches analyze various aspects of the Subject Assets, including the physical conditions of the existing assets, the potential cash flows or income anticipated to be generated by the Subject Assets in the future, and financials or transactions related to the prices for the acquisition of similar assets or systems or equity in the same. None of these methods may be considered ideal on a standalone basis since each evaluates a particular facet of the Subject Assets. The consideration of all three approaches provides valuable input when considering other factors and the use of judgment and opinion in indicating value of the Subject Interest.

The most suitable valuation methods selected for an indication of a Conclusion of Value for the Subject Assets include 1) Adjusted Net Assets (Reproduction Costs less Depreciation), 2) Capitalized cash flow (Income), 3) Discounted cash flow (Income), 4) Public Company Guideline (Market), and 5) Completed Transactions (Market). The context and applicability of each method was considered in the reconciliation of a Conclusion of Value provided in Section 5.0.

4.2. Cost Approach

The methodology selected for use in the cost approach for valuation of the Subject Assets was a reproduction cost new less depreciation ("RCNLD"). This method is commonly utilized in the determination of value of public utilities or systems and has been an accepted method involving the acquisition of utility systems throughout the U.S. This approach and method are based on an appraisal theory of substitution and the prevailing market concept that an investor or hypothetical buyer may not consider paying more for an interest in assets than the cost to replace the same assets or system components with the same characteristics.

The reproduction cost was derived from a detailed listing of asset details provided by the City and applying common cost escalators to the original cost basis of assets based on specific characteristics of assets (e.g., type, size, capacity). This cost approach does not include the consideration of any future capital cost requirements after the Date of Valuation.

Replacement versus Reproduction Costs

There is a difference between the reproduction cost and the replacement cost of utility assets. The reproduction cost is a duplication of exactly the same facilities in the same manner as originally installed and is derived by escalating project costs from original installation values. This method therefore escalates all costs incurred at installation which may include restoration, overages, conflicts, etc. In contrast, the replacement cost is the provision of facilities that would be available today with their improved efficiencies and more effective cost, utilizing commercially available materials, equipment, etc. In addition, the installation of assets is assumed to be completed as one single project and obtaining the economy of scale of a larger project versus the incremental addition of assets from multiple smaller projects. The replacement cost method assumes that

the most economical sequence of construction is utilized. This means that the cost of restoration, impacts of conflicts, etc. are not included. In addition, only one (1) start up and shut down cost is included. Similarly, any premiums or overtime costs or special procurement or special mobilization or demobilization costs are not included other than for the single large economic construction project. Thus, the reproduction cost approach generally includes excess capital which an investor might not consider paying for in the existing facilities.

Recommended Depreciation

There are three (3) components to the overall depreciation considered in the cost approach, whether utilizing a replacement or reproduction cost method. The first component of depreciation, and the first to be applied, is the physical depreciation of each asset line item using each asset's date of installation and an average expected lifecycle in years. Depreciation has been taken on a straight-line basis using average service lives ("ASL") for each system component. ASL values used in the replacement cost analysis in this Report are within the ranges provided in the table below.

Table 4-1: Average Service Life

Category	ASL (Years)
Water Mains	50 to 75
Force Mains	40 to 50
Gravity Mains	50 to 75
Meters	15 to 25
Services	30 to 40
Pumping Equipment	15 to 20
Water Treatment Equipment	25 to 35
Wastewater Treatment Equipment	25 to 35
Manholes	35 to 45
Electrical Equipment	20 to 30
Valves	45 to 60
Vehicles	5 to 10
Office Equipment	5 to 10

Source: General Industry Standards derived from prior Valuation/Appraisal analyses and engineering reports

The utilization of ASL values in any cost approach reflects expected physical depreciation on an "average" basis, meaning all system components are likely to be required to be replaced earlier or later than the exact value of an ASL. For the purpose of estimating the probable remaining replacement value considering physical depreciation, however, an approach assuming components are required to be replaced on average at the same time would result in the same value if each component's actual future date of failure is known. Therefore, the fact that some components will remain used and useful after its ASL would be balanced with components of the same asset class that need to be replaced earlier. These ASLs can be derived from prior work experience in utility system valuation, utility system design and construction, utility impact fee analyses

and utility cost of service rate analyses. This type of information can be assembled through public and private clients over many years and generally represents a proprietary source of information available to an appraiser. Based on my education, training, and experience, ASL values used in the study are reasonable.

The second consideration is the possibility of functional obsolescence or depreciation of the existing assets. Functional obsolescence is associated with the facilities themselves and is inherent to the Subject Assets, being derived from construction, configuration, operation, management, and administration inefficiencies that are not reflected in physical depreciation. For example, a poor or inefficient system design that has been newly installed would have minimal physical depreciation but could have substantive functional depreciation. These functional inefficiencies are not intentional and are generally recognized after years of operating the system. Functional obsolescence can be considered as a whole or specific to one or more aspects of the Subject Assets (e.g., significant water loss versus undersized design capacity).

The final component is external obsolescence or economic depreciation. External obsolescence accrues from all external factors impacting the Subject Assets and includes the impact of federal, state, and local regulation, customer acceptance of financial requirements or perceptions of water quality, historical rate and charge regulation, the ability to generate excess revenues sufficient to support the physical asset value or improvements to physical assets, market conditions, development conditions, and many other factors external to the system itself. Economic depreciation is generally considered for the system as a whole and likely reflects the impacts considered in the principle of contribution. In appraisal practice, the principle of contribution states that an asset's specific value is no more than what it contributes total value, not what the asset costs to acquire or construct.

Site Work and Indirect Cost Components

Site work, generally including grading, site access, mobilization, demobilization, and other overhead costs are inherently included in the original cost basis and are assumed to generally reflect approximately 14.5% to 20.0%[25] of direct asset costs. These indirect cost components would be expected to include legal costs; insurance costs and other related items; licenses, permits, and fees; technical services; financing; and overhead costs.

Adjusted Net Assets

Cost indices for building construction and public utility construction provided by Engineering News Record and Handy-Whitman for the South Atlantic region were applied to specific line items of the Original Costs of the Subject Assets. Table 4-2 provides a summary of the resulting current reproduction costs for the water system described in Section 2.

[25] Indirect costs from our research of final bid tabulations for water and wastewater systems was found to range from 14.5% to 20%.

Table 4-2: Water Net Assets (Reproduction Cost) Method

Cost by Component	RCN	DEPR	RCNLD
Transmission & Distribution Mains	$4,181,448	$2,251,344	**$1,930,104**
Distribution Reservoirs	1,720,787	851,191	**869,596**
Water Treatment Equipment	1,667,943	1,032,927	**635,016**
Meters	585,426	389,218	**196,208**
Pumping Equipment	415,652	339,522	**76,130**
Services	321,214	214,801	**106,413**
Supply Mains	186,956	109,506	**77,450**
Transportation Equipment	134,808	107,847	**26,962**
Power Generator	110,790	69,780	**41,010**
Structures & Improvements	108,461	56,436	**52,025**
Hydrants	105,436	30,424	**75,012**
Power Operated Equipment	68,385	58,578	**9,807**
Wells & Springs	66,753	64,845	**1,907**
2022 Capital investment	63,379	-	**63,379**
Tools, Shop & Garage Equipment	3,303	2,831	**472**
Computer Equipment	1,595	1,276	**319**
Other Tangible	1,328	1,139	**190**
Office F&E	860	676	**184**
TOTAL	**$9,744,524**	**$5,582,341**	**$4,162,183**

Sources: North Beach Utilities

The estimated new reproduction cost value of the water treatment plant, water lines, hydrants, meters, wells, and other buildings and equipment of the Subject Assets is $9,744,524 and rounds to $9,700,000. The total physical depreciation of these assets using and average years-in-service and reasonable expected ASLs is $5,582,341 based on a Valuation Date of December 31, 2022, and rounds to $5,600,000. The remaining RCNLD is $4,162,183 and rounds to $4,200,000. Based on the RCNLD analysis, the total weighted average depreciation of the system components is estimated at 57%.

Table 4-3 provides a summary of the resulting current reproduction costs for the wastewater system described in Section 2.

Table 4-3: Wastewater Net Assets (Reproduction Cost) Method

Cost by Component	RCN	DEPR	RCNLD
Treatment Plant	$3,478,491	$2,804,499	**$673,992**
Collection Sewers-Force Mains	2,324,480	1,244,583	**1,079,896**
Receiving Wells	2,136,323	2,127,272	**9,051**
Pumping Equipment	613,927	121,101	**492,826**
Transportation Equipment	213,978	198,188	**15,791**
2022 Capital Investment	168,253	-	**168,253**
Services	178,491	48,245	**130,246**
Power Operated Equipment	135,252	103,622	**31,630**
Structures & Improvements	118,321	45,357	**72,965**
Other Tangible	96,540	19,290	**77,250**
Tools, Shop, & Garage Equipment	9,521	6,846	**2,675**
Computer Equipment	1,946	1,823	**123**
TOTAL	**$9,475,524**	**$6,720,826**	**$2,754,698**

Sources: North Beach Utilities

The estimated new reproduction cost value of the water treatment plant, water lines, hydrants, meters, wells, and other buildings and equipment of the Subject Assets is $9,475,524 and rounds to $9,500,000. The total physical depreciation of these assets using and average years-in-service and reasonable expected ASLs is $6,720,826 based on a Valuation Date of December 31, 2022, and rounds to $6,700,000. The remaining RCNLD is $2,754,698 and rounds to $2,800,000. Based on the RCNLD analysis, the total weighted average depreciation of the system components is estimated at 71%.

Original Cost

Raftelis was provided with a detailed asset listing through 12/31/2022, outlining the original purchase price of each asset. Based on this analysis, original costs ("OC") of the Subject Assets are estimated at $6,943,899 with estimated accumulated depreciation totaling $4,356,750 or 63% of original costs, resulting in a net book value ("OCLD") of $2,587,149.

Land

A separate real property appraisal was not included in the scope of work. Any fee-simple interest in real property being utilized by the Subject Assets is assumed to be transferred and included as a component of the Subject Assets with respect to the income and market approach. The real property included in the description of the System in Section 2 did have appraisals completed with an opinion of value as of August 15, 2014. The sum of the opinion of value from these appraisals was $1,310,000. Considering the potential for increases in property value through 12/31/2022, an allocation for land value was included at $1,750,000.

Consumables and Inventory

The consumables and inventory, generally reflecting approximately three (3) months of spending for chemicals and other materials and supplies, was included at $75,000.

Vehicles, Tools, Equipment, and Miscellaneous Property

No additional tools or equipment, including chattel property, were identified to be included. Vehicles have been included as assets in the calculation of RCNLD.

Records

Drawings, reports, and other rights to documentation or information associated with the System has been included. An allowance of two percent (2.5%) of the depreciated value for the Subject Assets is estimated for this Report and equates to $160,000.

Deficiencies and Deferred

The issue of deficiencies and deferred in the context of the business valuation of a utility system is relatively subjective. For example, a typical average service life of a transmission or distribution line ranges between 40-75 years depending on material and operating characteristics of a system. Assets that continue to be used long after their average service life is not an indication of "deferred" replacement or maintenance. There are many procedures and processes that can extend as well as reduce the useful life or an asset. The impact on value for the System as a result of management practices of deferring typical maintenance or operating with observed and unobserved deficiencies should be considered as a whole. Based on information provided in the process of data collection and due diligence, no apparent issues or concerns with deficiencies or deferred maintenance have been identified. Capital additions for the period reviewed have generally been equal to the value of depreciation. No deduction of the RCNLD was therefore included for a deficiencies and deferred allowance.

Functional Depreciation

Functional obsolescence or depreciation is associated with the specific facilities themselves and is inherent to the System itself, being derived from certain construction, configuration, operation, management, and administration. Current issues that are assumed to not be corrected by planned or future capital expenditure requirements included in the Report or those that corrective measures are unknown, warrant consideration for a deduction for functional depreciation. Functional depreciation is not generally considered in the income or market approaches. To the degree that assets are inherently obsolete or not functioning as intended, those impacts would be reflected in those approaches. Based on information provided in the process of data collection and due diligence, no deduction of the RCNLD was included for a functional depreciation allowance.

External Depreciation

External (economic) obsolescence or depreciation accrues from all external factors impacting the System. The impact of regulation, customer acceptance, historical rate and charge regulation or lack thereof, the ability to generate excess revenues sufficient to support the physical asset value or improvements to physical assets, market conditions, development conditions, and many other factors external to the System itself. External depreciation is not generally considered in the income or market approaches. To the degree that external factors are, in fact, impacting the ability to generate income or are causing an increase in operating costs, those impacts would be reflected in those approaches. An informed, hypothetical buyer is assumed to

maximize their economic advantage from a potential transaction and would consider certain external factors, such as those described above, as potential risks.

A common measure of potential economic depreciation can be reflected in the variance between current asset replacement or reproduction costs and indications of value from an income or market approach. Again, based on the appraisal principle of contribution, an individual asset's value is no more than its contribution to total value, which may not be its current cost to construct or replace. The FPSC does not allow a return on equity ("ROE") using a rate base that reflects FMV. This is generally referred to as a "fair value adjustment" or "acquisition adjustment" and could be expected to reflect a purchase price in excess of what current economic benefits support. Without guarantees for a rate of return on a purchase price that would require significant increases in rates and charges, it is expected that the market for the Subject Assets is constrained and would not likely be considered at its full cost to reproduce or replace. Based on the appraisal principle of substitution, the indication of valuing using a RCNLD generally reflects the upper limit of what a hypothetical buyer may pay. Therefore, an allowance for economic depreciation was applied to total net RCNLD of 33% or $2,965,050.

Going Concern

The value of a business property, including a utility system, is more than the mere cost to reproduce or replace less depreciation. Going concern value is an enhancement to the structure physical asset value because these assets are in use. Elements of going concern value include, but are not limited to, the time and cost of building the business, the establishment of services and customers, the exercise of managerial skill, the efficiency of the work force, and the records of the fully functioning, organized business.

Going concern value of comparable systems generally ranges from zero to fifteen (0 to 15) percent of net assets. An alternative indication of going concern could be expressed as three (3) to six (6) months of net income, reflecting the time required to fully replace or reproduce the System and begin operating as a going concern. For the purpose of this analysis, the amount of $800,000 (equal to roughly 10% of net assets and roughly equal to three (3) months pre-tax net income[26] or ("EBIT") is applied to the Subject Assets for the estimated going concern value. The adjustment to reflect a going concern value as used in the cost approach is not exclusively an estimate of the intangible value of the System.

Total RCNLD

The summary of the RCNLD with additions, deductions, and allowances is shown on Table 4-4.

[26] Including operational efficiencies in reduced fixed operating costs.

Table 4-4: Total Net Assets (Replacement Cost) Method

Replacement Costs by Component	
RCNLD (Tables 4-2 and 4-3)	$7,000,000
Land[27]	1,750,000
Consumables and inventory	75,000
Tools and equipment (Included in RCNLD of assets)	No additional
Records, Reports, Business Information, SOPs, O&M Manuals	160,000
Deficiencies and deferred	-
Functional depreciation	-
Subtotal	$8,985,000
External depreciation (33%)	(2,965,050)
Subtotal	$6,019,950
Going concern (10%)	800,000
Total Indication of Value	Calculated $6,819,950
	Rounded $6,800,000

Source: Raftelis

The reproduction cost analysis indicates a total estimated value of the Subject Interest at $6,819,950 and rounds to $6,800,000. The value indicated by this method is on a "control" and "marketable" basis with respect to the Subject Assets. Discounts for a lack of control ("DLOC") and a lack of marketability ("DLOM") reflected in the Subject Interest of this valuation will be considered and applied in a later section.

4.3. Income Approach

The Income Approach is based on an appraisal principal of anticipation and the premise that the value of a property is the present value ("PV") of the anticipated future economic benefits of owning the property[28]. The underlying principle in this approach is that buyers invest in or acquire ownership in assets with the expectation of receiving anticipated future economic benefits. This approach is relevant when the property being valued generates or is anticipated to generate economic benefits in the form of net income, profits, or free cash flows that benefit a future owner. It is assumed (hypothetical) that future ownership of the System would include revenues generated from adopted rates and charges and provide economic benefits in the form of net income, profits, or free cash flows.

[27] System real property was appraised at $1,386,000 as of August 15, 2014

[28] Hitchner, James R. Financial Valuation: Applications and Models, 2011, 3rd Edition

Methods of Income Approach

The income approach measures a hypothetical buyer's risk against the potential earnings of an asset or system of assets, either tangible or intangible. Two methods are typically used to provide an indication of value including 1) net income capitalization and 2) discounting future cash flow. Both methods use a formula to calculate the present value of a business enterprise based on future cash flows or profits (i.e., economic benefits). An enterprise's total value (i.e., Enterprise Value) can be defined as the sum of total equity and total long-term debt[29].

Commonly accepted measures of economic benefit that can be capitalized or measured as cash flow over time include either cash flow to equity or cash flow to invested capital. Cash flows to invested capital represent the total after-tax cash flow (Net-operating Profit After Taxes or "NOPAT") generated by the enterprise and available to the owners of the subject's invested capital: stockholders (equity) and creditors (debt). This measure of economic benefit is defined as follows[30]:

> *Net cash flows or Economic Benefit = NOPAT + depreciation and amortization + changes in working capital additions - capital expenditures*

In its simplest form, the capitalization method basically divides expected annual cash flow at the discretion of an owner as defined above by an appropriate capitalization rate (capitalization of cash flow or "CCF"). CCF provides a relatively non-complex method to use for valuing assets based on expected cash flow available to a hypothetical buyer. A comparatively lower capitalization rate would indicate less risk associated with an investment and a comparatively higher cap rate for a property might indicate more risk. A CCF approach to income valuation reflects an approach based on historical revenue and expense performance trends, adjusted to reflect expected future financial performance.

The discounting method works a bit differently than the capitalization method. First, the income stream as defined above is projected over some future period of time, usually measured in years. Next, the discount rate which reflects the risk of realizing this income over time is determined using generally accepted methods. In addition to the income over time, a calculation is made to estimate what the system will be worth at the end of the projection period. This end-of-period value is also known as a reversion value, or residual value, or terminal value. The summation of these discounting calculations provides an indication of present value of what the owner interest in income is worth today (discounted cash flow or "DCF"). A DCF approach reflects a specific set of conditions and assumptions into the future.

Neither method is more accurate. In fact, if growth of the benefiting cash flow is constant, zero, or negligible, the results of a DCF or CCF approach would be identical. When short-term and long-term growth are measurably different or annual rates of growth are expected to oscillate significantly, a DCF is capable of reflecting different growth rates annually. A capitalization approach tends to be favored in a mature, low growth or low change environment. A DCF method tends to be more favored in a high growth or change environment.

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[29] Corporate Finance Institute

[30] American Society of Appraisers, BV202: Introduction to Business Valuation – Income approach, ©2014

Appropriate Discount Rate – CCF and DCF

Discount rates and capitalization rates are a reflection of the relative risk and uncertainty of receiving a stream of benefits in the future. The difference between the two rates is the capitalization rate equals the discount rate less the expected growth rate of the stream of benefits. Because the economic benefits typically being measured include those available to pay back equity and debt (i.e., capital), discount rates can be closely aligned with "cost of capital" concepts, but they are not synonymous. Cost of capital refers to the required rate of return necessary to attract sufficient equity or debt for a specific capital investment. A discount rate is a concept of risk that is used to reflect the value of future cash flows to determine if they are greater than the cost[31] of an investment in the present. Therefore, the cost of capital is the minimum rate required for investors and creditors, where the discount rate is a rate that meets or exceeds the cost of capital[32], required to reflect future risk.

Risk and uncertainty associated with the amount, timing, or both, of cash flows of an asset or system of assets, either tangible or intangible, are key considerations when measuring FMV because a hypothetical buyer presumed to be reasonably risk-averse would demand an adjustment to value for bearing the uncertainty inherent in potential future cash flows. An indication of FMV should include a risk premium reflecting the amount that market participants would demand as compensation for the uncertainty inherent in the cash flows. In some cases, determining the appropriate risk premium might be difficult or rely on subjective judgement. However, the degree of difficulty or subjectivity are not sufficient reasons to exclude a risk premium.

An appropriate discount rate to be applied using the income approach was considered using both an industry standard approach of a weighted average cost of capital ("WACC") and an alternative risk assessment of the future earning potential of the System. Most importantly, because we are considering FMV of the System from the perspective of a hypothetical buyer, it is not appropriate to use a specific WACC that is unique to a specific buyer.

WACC Consideration

The overall rate of return considering WACC is comprised of long-term debt and common equity capital and the corresponding cost rates for debt and equity. The combination of the approved capital structure ratio and the appropriate cost rates of long-term and common equity generates the overall rate of return. An FPSC approved rate of return does not guarantee a utility will earn such returns; rather, the approved rate of return allows for the opportunity to produce a fair return for its shareholders, maintain its facilities and service, and compete in the marketplace for capital. Table 4-5 provides recently approved rates of return.

[31] Total cost, including overhead, profit, and contingency.

[32] Harvard Business Review: A Refresher on Cost of Capital, April 30, 2015

Table 4-5: Recent Approved Rate of Return

Utility	Docket	Rate of Return	Return on Equity	Equity Ratio (%)
Pluris Wedgefield	13-0817-PAA-WS	6.86%	8.36%	48%
Peoples Water	10-0117-PAA-WU	8.30%	9.67%	83%
North Beach Utilities (1)	21-0244-PAA-WS	10.06%	10.55%	88%
Water Management	13-0197-FOF-WU	4.72%	11.16%	0%

Source: FPSC 2021 Annual Reports; Notes: (1) Using 2021 FPSC leverage formula.

The FPSC is authorized to establish annually a leverage formula to calculate a reasonable range of ROE for water and wastewater utilities[33]. In 2022, the PSC updated leverage formula is as follows: ROE = 6.10% + (1.74 ÷ Equity Ratio) and results in a range of returns of 7.84% at 100% equity to 10.45% at 40% equity[34]. Using this leverage formula, based on my experience, education, and training, it is my opinion that a reasonable WACC in the hands of a hypothetical buyer would include an equal distribution of equity and debt (50% equity and 50% debt)[35]. Using a reasonable return to equity of 9.58% determined by the FPSC leverage formula and a 5.70% rate for long-term debt[36] results in a discount rate of 7.25%. Table 4-5 provides a sample of approved earnings for FPSC regulated utility systems.

Alternative Discount Rate Consideration

An alternative discount rate for the purpose of this Report is estimated using a build-up method and is represented by the sum of 1) a risk-free market rate of return, 2) a futures risk discounting the value of the US dollar, 3) an industry risk based on industry specific betas, and 4) a specific risk for the System itself. Table 4-6 provides a summary of the discount rate calculation.

Table 4-6: Calculated Discount Rate

Factor	Rate	Notes:
Risk-free rate	3.97%	30-year Treasury constant maturity yield
Futures risk	-0.62%	Difference between 10-year and 3-month Treasury constant maturity
Industry risk	2.68%	Sum of Risk-free, futures, and specific risk multiplied by Beta of 0.80
Specific risk	1.00%	Risk specific to the Subject Assets considering multiple factors
Total	**7.83%**	

Source: U.S. Federal Reserve; NYU; Raftelis

A risk-free market rate of return is generally measured using long-term US Treasury yields on actively traded non-inflation-indexed issues adjusted to constant maturities. The yield on a 30-year Treasury constant maturity on December 31, 2022, was 3.97% and was used to reflect a risk-free market rate of return. Futures risk is reflected in the difference between long-term and short-term Treasury yields. The numerical difference

[33] Section 367.081(4)(f), Florida Statutes

[34] FPSC docket No. 20220006-WS

[35] Actual distribution of equity and debt can vary widely among regulated and non-regulated public utility systems. It is generally accepted that a maximum debt ratio of 60% reflects a financially prudent investment.

[36] Aaa Corporate Yield plus 100 basis points (12/31/2022); St. Louis Federal Reserve Bank

in yields (constant maturity) between 10-year and 3-month Treasury issues was -0.62% on December 31, 2022. Industry risk is represented by the sum of risk-free market rate of return and futures risk multiplied by an industry specific Beta. A Beta value of less than 1.0 reflects low industry risk, and vice versa. As of January 2022, the Stern School of Business at New York University estimated Beta values for the Utility industry between 0.77 and 0.89. Finally, specific risk is an adjustment that requires significant professional judgment to capture the risk associated with, but not limited to the following factors:

a) Future financial risk of the business enterprise
b) Operational characteristics of the business enterprise
c) Key management and employee risk
d) Size premium or discount of the business enterprise
e) Market barriers or lack of service projection risk

An individual business enterprises' risk profile is unique and could change over time. As of the Valuation Date, based on my experience, education, and training, a specific risk of 1.00% was used to reflect consideration of risk specific to the Subject Interest being valued.

Selected Discount Rate

There is recent upward pressure on discount rates as a result of recently rising market interest rates. The peak of risk-free rate alone increased by nearly 350 basis points since 2020. The theory of discounting and risk would suggest that the market is reflecting higher levels of future risk and therefore would require higher rates of return for the same investment. The negative value of futures risk (i.e., an inverted yield curve) also suggests a higher probability of recession in the near-term. While a reduction of a market discount rate on the same cash flow would increase capitalized value, the inverted yield curve implies that the market expects a near-term decline in economic activity – reflecting the likelihood of lower cash flow on the same investment.

Upward movement in market rates would be expected to reduce an enterprises' market value, holding all else constant. However, because firms can strategically change the mix of equity and debt, it would be reasonable for WACC rates to remain constant in the short-term as market interest rates continue to rise. Therefore, considering both a WACC and a build-up of potential risks and uncertainty in future cash flow and based on my experience, education, and training, a discount rate of seven and eighty-three-hundredths percent (7.83%) was considered most appropriate using general and specific market risk assumptions. With a compound annual growth rate of 1.75% expected in System cash flow, the capitalization rate is six and eight-hundredths percent (6.08%).

System Expense and Net Income Trends

Based on annual reporting, fixed and variable expenses, excluding depreciation, have increased at an annual compound rate of 7.7% between 2018 and 2022[37] (see Table 4-7).

[37] North Beach Utilities 2022 Financials are reported as preliminary.

Table 4-7: Historical Operating Costs

Operating Cost	2018	2019	2020	2021	2022	CAGR
Management fee	$118,409	$114,937	$123,108	$119,042	$119,914	0.3%
Fixed	547,683	547,371	566,207	649,191	734,657	7.6%
Variable	423,484	506,738	468,014	502,553	628,941	10.4%
Regulatory	64,846	65,706	67,072	70,265	72,500	2.8%
Bad debt	1,741	5,146	2,422	1,103	2,277	6.9%
Total	**$1,156,163**	**$1,239,898**	**$1,226,823**	**$1,342,154**	**$1,558,289**	**7.7%**

Source: North Beach Utilities Annual Reports and Financial Statements; 2022 is Preliminary

Increases in variables costs account for more than 51% of total growth in operating costs between 2018 and 2022. Management fees have remained relatively flat and fixed costs have increased primarily from salaries and wages and other contractual service expenses. Bad debt expenses have fluctuated, but 2020 did not appear to reflect any increase from hardships created by COVID-19.

Net income excluding non-operating revenue and expenses, measured as earnings before interest expenses and income taxes ("EBIT"), has fluctuated between 2018 and 2021, but declined sharply in 2022 (see Table 4-8).

Table 4-8: Historical Net Income (EBIT)

Component	2018	2019	2020	2021	2022	CAGR
Gross revenue	$1,441,006	$1,460,132	$1,490,503	$1,571,508	$1,662,013	3.6%
Operating expense	1,156,163	1,239,898	1,226,823	1,342,154	1,558,289	7.7%
Depreciation	193,488	203,021	186,079	197,643	200,000	0.4%
Taxes (non-income)	45,332	45,041	42,078	39,923	42,614	-1.5%
EBIT	**$46,023**	**$(27,828)**	**$35,523**	**$(8,212)**	**$(135,390)**	**(n/a)**

Source: North Beach Utilities Annual Reports and Financial Statements; 2022 is Preliminary; Represents Earnings Before Interest and Taxes ("EBIT"); Does not include other non-operating adjustments.

The recent increase in operating expenses is largely responsible for the significant decline in net income, despite a 3.6% compound growth in gross revenues resulting from both customer growth and rate growth. While the Utility appears to have consistently applied a price index annually to increase water and wastewater rates, the last System rate case occurred in 1988, the first time the County transferred regulatory authority to the FPSC. Even with annual increases in tariffs, the combined utilities have not been earning an authorized rate of return[38].

Capital Spending Trends

In theory, a utility system's annual depreciation expense is a reasonable indication of annual capital spending requirements, excluding expanding system capacity for future growth. However, the observed relationship between depreciation and actual capital spending also depends on the stage of development of a utility system. For example, a newly constructed system would generally recognize significant capital sending in

[38] FPSC Order No. 19564 approved a rate of return of 9.77%, with a return on equity of 13.27%. The North Beach Utilities 2021 Annual Report reflected a combined rate of return of only 4.2%.

advance of depreciation expenses. As the System ages, capital spending requirements can begin to outpace depreciation as asset replacement as opposed to expansion or maintenance becomes a focus. However, spikes in capital spending relative to depreciation expenses can also be temporary as depreciation is generally taken on a straight-line basis using "financial" average service lives, which can be significantly lower than the practical service life of major assets. Especially when some of the costly components of assets such as mains can have service lives significantly extended with maintenance projects such as cured-in-place lining.

Spending for capital additions to the System have generally increased from 2018, remaining below depreciation expenses prior to 2020, but have surpassed depreciation in 2021 and 2022 (see Table 4-9).

Table 4-9: Historical Capital Spending

	Capital Additions	Depreciation	Ratio
2018	$164,649	$193,488	85%
2019	154,181	203,021	76%
2020	168,109	186,079	90%
2021	244,276	197,643	124%
2022	231,633	200,000	116%
2023 (Est)	**190,000**	**210,000**	**90%**

Source: North Beach Utilities

Capital spending requirements in the context of an income approach can be identified as 1.) maintenance capital or 2.) growth capital. The income approach using both the CCF and DCF methods assumes the economic benefits defined are perpetual. Thus, future capital requirements must reflect, at minimum, the replacement of assets no less than the estimated physical deterioration (e.g., depreciation) of the same. If a system is expected to grow, future capital spending to meet additional capacity must also be added along with growth in revenues. Because new capacity for the System is assumed to be provided through Contributions-in-aid-of-construction ("CIAC"), capital requirements for the purpose of this Report are assumed to be consistent with the rate of depreciation in order to maintain future economic benefits perpetually, recognizing that a portion of the System is newly constructed and requires minimal current repair and maintenance.

Normalized Pro Forma

For purposes of this analysis, a CCF and DCF method were utilized to reflect the current value of future revenue. The development of the income approach for valuation analysis required certain assumptions and considerations with regard to financial, economic, and operational conditions that may occur in the future. Although such assumptions and considerations are applied based on current and historical data pertaining to the System, to the extent that actual future conditions differ from those utilized herein, the results may vary from those in the analysis. The principal assumptions and considerations utilized to normalize net income in the income approach are summarized as follows:

a) The System, if sold, would be expected to continue providing service to its existing customers, with all current inherent efficiencies and inefficiencies.
b) A hypothetical buyer is assumed to be a financial buyer, not a strategic buyer. As a financial buyer, the System could be operated as a not-for-profit or for-profit enterprise.

c) It is assumed that rates and charges to support the operation of the System would be allowed to increase (hypothetical condition) to provide positive net income and a reasonable rate of return over the long-term. A 4.5% rate increase has been applied to the normalized year.
d) It is assumed that a hypothetical buyer would consider potential economies of scale (hypothetical condition) resulting in a reduction in future operating costs from current levels. A reduction in fixed operating cost of $280,000 has been assumed for the normalized year.
e) Future rate increases over time are expected to, at most, average equal to increases in operating and maintenance ("O&M") expenses; thereby generating constant net revenues (gross revenues less cost of goods sold).

Table 4-10 provides a summary of normalized annual revenues and expenses (hypothetical) for the System.

Table 4-10: Hypothetical Revenue and Expenses

Revenues and Expenses	Normalized Annual
Total Revenues (1)	$1,790,100
Operating Expenses	1,527,600
Operational Efficiencies (2)	(280,000)
Depreciation	223,500
Regulatory and Taxes Other Than Income	117,400
Net Operating Income (EBIT)	**$201,600**

Source: Raftelis; Adjusted and normalized for a Valuation Date of December 31, 2022;
Notes: (1) Includes a 4.5% increase in revenues to account for a lower than authorized rate of return. (1) Reduced fixed cost from actual reported cost based on an assumption of economies of scale from merger with larger utility system.

Based on the hypothetical conditions of increased gross revenues and a reduction in fixed operating expenses, annual normalized net income (EBIT) is $201,600. Net operating income of $201,600 would reflect a rate of return of slightly more than 11% on a rate base of $1,800,000. In 2021, the System reported[39] a 4.2% rate of return on a rate base of $1,367,530, below the 10.06% rate of return calculated using the FSPC 2021 leverage formula. While the hypothetical conditions assumed for this indication of value exceed what might be approved by the FPSC in a hypothetical transaction, the excess earnings are not too significant to warrant a reduction in the assumed rate increase or savings on fixed costs.

Rates and charges approved by the FPSC required to generate net income only reflect a maximum rate of return (from a mix of return on equity and cost of debt) that a utility can achieve but is not guaranteed to realize. It should be recognized that regulated utility markets (i.e., water, wastewater, electric, natural gas) are not perfectly efficient. The process of applying for approval for increases of rates and charges is lengthy, complicated, and costly; and actual versus estimated future usage and consumption, fixed and variable expenses, capital needs, and interest rates can create significant variation in future financial performance after rates and charges are approved. As a result, it is more common that regulated utilities achieve an actual rate of return that differs from approved rates – it is not likely regulated utilities achieve a rate of return exactly as

[39] 2021 Annual Report, FPSC

approved. In addition, most publicly traded, investor-owned companies manage a portfolio of systems and can generally balance financial results relative to approved rates of return across diverse systems.

Cash Flow to Invested Capital

The Income Approach is based on the premise that value of a financial resource is equal to the present value of the future cash flow and future reversionary value of the same. A widely practiced approach in business valuation is to adjust net operating profit after taxes ("NOPAT") by adding back depreciation, amortization, interest, and deducting requirements for future capital expenditures and working capital. Depending on the desire to measure value to invested capital or value to equity, there are additional additions of interest payments for long-term debt and changes in debt principal, respectively. The resulting net cash flow represents a benefit stream available to an owner with a controlling interest (whether equity or debt depending on the value calculated) in the business enterprise and total enterprise value can be calculated using a capitalization rate which is equal to the discount rate less future growth in economic benefits. Table 4-11 provides a summary of normalized (hypothetical) annual financial performance of the System.

Table 4-11: Summary of Cash Flow to Invested Capital

Net Economic Benefits	Normalized Annual
Operating Income (Table 4-9)	$201,600
Interest on long-term debt (1)	(118,700)
Income taxes	(12,600)
Net Operating Profit after Taxes (NOPAT)	**$70,300**
Depreciation (Table 4-8)	223,500
Working Capital (2)	(2,000)
Capital Expenditures (Table 4-8)	(172,000)
Interest expenses (net of taxes)	91,400
Cash Flow to Invested Capital	**$211,200**

Source: Raftelis; Notes: (1) assumes 60% of FMV funded with debt at 5.7%, (2) 12.5% of operating costs to serve System growth

For the purpose of this Report, operating income was normalized by adding and subtracting specific items. It is normal to add values for depreciation and amortization and deduct requirements for capital expenditures. Finally, long-term debt interest payments were added to reflect value of invested capital. These adjustments result in an expected annual net cash flow to invested capital of $211,200 to be capitalized for the purpose of determining enterprise value.

Capitalization of Cash Flow

Table 4-12 provides an indication of value based on a capitalization method for the Subject Assets. Applying a 6.08% capitalization rate on normalized cash flow implies an enterprise value of $3,473,884. No adjustment would be made for functional or external depreciation. Net economic benefits would be realized with all inherent efficiencies or inefficiencies, including those described in the allowance for functional or external depreciation. Capital expenditures used to adjust operating income are considered normal and no additional adjustment for deficiencies and deferred maintenance.

The capitalization of income analysis a total estimated value of the Subject Interest at $3,500,000, as provided on Table 4-12.

Table 4-12: CCF of Invested Capital

	Values
Weighted Normalized Cash Flow after adjustments	$211,200
Capitalization rate	6.08%
Capitalized Equity Value	$3,473,684
(less) Deficiencies and deferred and External Depreciation	-
Total Indication of Value — Calculated	$3,473,684
Total Indication of Value — Rounded to	$3,500,000

Source: Raftelis

The value indicated by this method is on a "control" and "marketable" basis with respect to the net cash flow available to an owner of the Subject Assets. DLOC and a lack of marketability DLOM reflected in the Subject Interest of this valuation will be considered and applied in a later section.

Discounted Cash Flow

Alternatively, a DCF was also developed to provide an indication of value. Using an income model (see Appendix E), Table 4-12 provides an indication of value using a discounted cash flow through 2030. Applying a 7.83% discount rate on normalized cash flows through 2030 and adding a terminal value implies an enterprise value of $3,607,000. No adjustment would be made for functional or external depreciation. Reported earnings were realized with all inherent efficiencies or inefficiencies, including those described in the allowance for functional or external depreciation. Capital expenditures used to adjust operating income are considered normal and no additional adjustment for deficiencies and deferred maintenance was added.

The discount cash flow analysis indicates a total estimated value of the Subject Interest at $3,607,000 and rounds to $3,600,000, as provided on Table 4-13.

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Table 4-13: DCF of Invested Capital

	Values
Cumulative Sum of Discounted Cash Flows (2024-2030)	$1,204,000
Terminal Value (1)	2,403,000
Total Enterprise Value	$3,607,000
(less) Deficiencies and deferred and External Depreciation	-
Total Indication of Value: Calculated	$3,607,000
Total Indication of Value: Rounded to	$3,610,000

Source: Raftelis; Notes: (1) Capitalized at 6.08%

The value indicated by this method is on a "control" and "marketable" basis with respect to the net cash flow available to an owner of the Subject Assets. DLOC and a lack of marketability DLOM reflected in the Subject Interest of this valuation will be considered and applied in a later section.

4.4. Comparative Company or Sales (Market Approach)

There are two methods for the market approach that are primarily used when indicating the enterprise value of a business to include, 1.) the Completed Transactions Method and 2.) the Guideline Public Company Method. Generally, these methods are used to value both intangible and tangible assets or total enterprise value of a business based on the pricing multiples observed for similar companies that were sold (merger or acquisition) or have shares of equity traded in a public stock exchange (e.g., NYSE, NASDAQ).

The Completed Transactions Method is similar to the Guideline Public Company Method with respect to selecting a set of comparable companies as a basis of indicating a value for the Subject Assets. However, this method evaluates observed purchase prices at a specific transaction date of recent acquisitions for the set of comparable companies. Where the set of companies using the Public Company Method are publicly traded, the set of comparable companies for the Completed Transactions method can reflect both public and private companies.

The market for utility system investment and merger and acquisitions (i.e., transactions) can include a variety of circumstances that affect observed enterprise values or purchase prices. The type of ownership (e.g., municipal-owned, investor-owned) between buyer and seller is a major factor that can affect both performance and perceived market value. In appraisal practice, FMV is generally considered in the future and in the hands of the buyer, unless otherwise defined. Therefore, considering the economic motivation of the buyer in the future versus the seller in the past is an important part of applying the Guideline Public Company. A for-profit, IOU buyer will have different expectations about future value, and therefore what they are willing to pay for that value, than a not-for-profit MOU is currently performing or has performed in the past. The premise of the market method is that either observed equity prices or transaction prices in fact are a reflection of the buyer's perceived value in the future. However, when the seller, for example, is an MOU and a likely buyer is considered an IOU, applying the market method must carefully consider the different economic and individual self-interests that affect an indication of value.

The Guideline Public Company method evaluates the prices paid for publicly traded equities as the basis to determine the value of the Subject Assets. The financial data available from public sources has generally been audited by registered independent accountants and prepared according to Generally Accepted Accounting Principles ("GAAP"). As a result, the information is reliable, consistent, and independently verified. This is a significant advantage since the alternative (Completed Transactions Method) is not generally subjected to the same transparency.

The basic principle of the Guideline Public Company Method is that the prices of an individual share of stock indicates the market value of the equity when applied to all outstanding shares. Credible application of this method relies on the assumption that the selection of public companies similar to the Subject Assets. Because the multiples are based on the market's expectation of value in the equity pricing of a set of comparable companies as of the valuation date, the multiples produced are therefore indicative of the perceived fair market value and risk associated with the Subject Assets. This limits adjustments to the multiple based on economic activity, industry outlook, or regulatory factors. The market is assumed to rationally respond to these factors and therefore these issues are factored into the equity pricing.

While the set of comparable companies used in the Guideline Public Company Method differ from the Subject Assets in their respective stages of development and size, they have comparable operational models and financial risks. Current performance from an equity value perspective also reflects the economic conditions of the industries in which the Subject Assets operate. Thus, the comparative analysis to the Subject Assets is based on the performance and characteristics of the sample as a whole rather than on any individual guideline company selected.

Guideline Public Company Method (Equity Traded)

Table 4-14 provides a list of publicly traded companies operating in the Water Supply & Irrigation Systems market (NAICS 22131) as well as Sewage Treatment market (NAICS 22132). While these companies operate larger and more diverse systems and businesses, it is reasonable to assume that multiples of certain characteristics of these systems and businesses would reflect comparable financial performance for a for-profit system operating in the same market. In other words, while the scale of the business and types of products provided are not exactly comparable, it is reasonable to assume that the financial benefits for owners or investors from invested capital and debt are comparable when reduced to a multiple of revenues or sales, or assets, or earnings (i.e., EBITDA or EBIT).

The enterprise value as a multiple of total revenue and total customers is provide based on audited annual reports through 12/31/2022.

Table 4-14: Guideline Public Company Method Enterprise Value Multiple

Company (Symbol)	Enterprise Value Multiple per...			
	Revenue	Net Plant[2]	EBITDA	EBIT
American States Water Co. (AWR)	2.35x	0.75x	8.06x	11.33x
American Waterworks, Inc. (AWK)	5.31x	0.80x	10.72x	17.12x
California Water Services Group (CWT)	3.07x	0.78x	9.15x	16.37x
Essential Utilities, Inc. (WTRG)	5.22x	1.07x	15.47x	26.50x
Global Water Resources, Inc. (GWRS)	3.34x	0.52x	9.15x	23.19x
Middlesex Water Company (MSEX)	4.26x	0.75x	10.08x	15.17x
SJW Group (SJW)	4.19x	0.99x	13.94x	31.62x
York Water Co. (YORKW)	5.77x	0.80x	11.66x	17.69x
Weighted Average [1]	**4.77x**	**0.88x**	**11.79x**	**19.53x**

Source: SEC 10-K Reports (12/31/2022); Notes: Enterprise value is defined as the sum of shareholder equity and long-term debt and is consistent with value of invested capital; (1) Weighted average. (2) OCLD or Book Value

Using the Guideline Public Company analysis (average of multiple value) indicates a total enterprise value of the Subject Interest of $4,816,523 and rounds to $4,900,000 (see Table 4-15). Calculated values ranged between $2,300,000 and $8,100,000.

Table 4-15: Guideline Public Company Indication of Enterprise Value

System Metric	Subject Assets	Value Multiple	Implied Value
Gross Revenues [1]	$1,690,000	4.77	$8,061,300
Net Plant (Book Value) [2]	$2,600,000	0.88	$2,288,000
EBITDA [3]	$437,700	11.79	$5,160,129
EBIT [3]	$201,600	19.53	$3,936,662
Total Indicated Value		Calculated[4]	$4,861,523
		Rounded to	$4,900,000

Notes: (1) Estimate 2022 gross revenues, does not include the 4.5% hypothetical rate increase, rounded; (2) Estimate of original cost less depreciation as of 12/31/2022. (3) Normalized, otherwise EBIDTA and EBIT are less than zero. (3) Average, equally weighted.

It is my opinion that most of the variance in calculated values results from the diversified nature of companies listed in Table 4-14. Generally, they operate a significant number of systems, creating a large base of revenues and assets. In addition, these businesses also generate other revenue and profit in addition to water and wastewater services. Finally, it is also likely that many of the acquisitions made by these companies include a purchase premium applied to asset value, resulting in a more consistent relationship with gross revenues and asset value. However, excluding for the highest and lowest values or weighting the indication of values would not materially change the indication of value. The average of the indications of value using only the EBITDA

and EBIT metrics is $4,500,000. The average of the indications of value using only gross revenue and net plant metrics is $5,200,000. Therefore, it is my opinion that additional adjustments, whether weighting or excluding values, do not materially affect the reasonableness of this method.

Because equity ownership in publicly traded companies reflects fractional ownership, the value indicated by this method is on a minority control, marketable basis with respect to the Subject Assets. DLOC and a lack of marketability DLOM reflected in the Subject Interest of this valuation will be considered and applied in a later section.

Completed Transactions Method

A Completed Transactions method generally utilizes a sample of purchase prices from comparable transactions that meet a set of defined characteristics. The selection of utilities using the set of defined characteristics represents an attempt to create a sample that is as homogeneous as possible, requiring minimal, if any, adjustments to purchase prices or other transactions metrics. The single largest challenge with utilizing completed transactions to indicate a value is the ability to identify circumstances that would disqualify transactions that are not consistent with FMV. This challenge generally occurs when buyer or seller are not entirely free of a compulsion to buy or sell and when the purchase prices is influenced by a strategic motivation from either a buyer or seller.

Recent market data shows that private, for-profit companies are much more active in buying and selling utility systems than municipalities, counties, or special districts. It appears that this trend could be a result of several states adopting rules allowing purchase premiums above regulated asset values, generally referred to as "fair market value" adjustments. As of September 2022, twelve states have passed FMV acquisition rules including California, Iowa, Illinois, Indiana, Maryland, Missouri, New Jersey, North Carolina, Ohio, Pennsylvania, Texas, and Virginia. The opportunity to recognize a FMV adjustment or premium does vary according to each states' rules and may not apply to all transactions. For example, North Carolina rules only allow for a FMV adjustment for a public-to-private transaction where Texas allows for a FMV adjustment on any transaction. In any event, it does appear that this distinction between markets (i.e., FMV, non-FMV) has a significant impact on purchase prices, holding everything else constant.

For the purpose of this analysis, market transactions meeting the following criteria were considered to provide an indication of value for a Completed Transactions Method:

1. Completed transactions, not proposed or announced;
2. The date of transaction no earlier than 2017 (5 years from 2022);
3. Systems with connections greater than 3,000 but less than 20,000;
4. Water and wastewater systems, water only systems or wastewater only systems;
5. Buyer or seller can be either an IOU or governmental entity, excluding non-profit or consumer-owned corporations and homeowners' associations; and
6. Transactions in both FMV and non-FMV states.

Tables 4-16 and 4-17 provide a list of transactions meeting these criteria that were considered to provide an indication of value.

Table 4-16: 2017-2021 Historical Transactions (Non-FMV States)

Seller	Buyer	State	Type	Price ($)	Year
City of Dunnellon	FGUA	Florida	Water/Sewer	12,198,000	2017
North Mississippi Utility Co.	City of Hernando	Mississippi	Water Only	6,000,000	2017
Heritage Village	Connecticut Water Services	Connecticut	Water/Sewer	26,298,000	2017
FGUA	Collier County	Florida	Water/Sewer	35,805,989	2018
Rio Verde Utilities	EPCOR	Arizona	Water/Sewer	24,000,000	2019
Pasco Aqua	FGUA	Florida	Water/Sewer	18,500,000	2019
ICI	Indiantown	Florida	Water/Sewer	8,500,000	2020
FGUA (Lindrick)	Pasco County	Florida	Water/Sewer	29,300,000	2020
FGUA (Aqua)	Pasco County	Florida	Water/Sewer	24,665,000	2020
Ascension Wastewater	National Wastewater	Louisiana	Sewer Only	25,000,000	2020
H20 Systems	Magnolia Water	Louisiana	Water/Sewer	16,046,500	2020
Mo-dad Utilities	Magnolia Water	Louisiana	Sewer Only	10,910,000	2020
Heritage Hills	Suez	New York	Water/Sewer	9,000,000	2020
Marion IIC	Marion County	Florida	Water/Sewer	11,995,000	2021
Sunshine	CSWR	Florida	Water Only	6,000,000	2021
Tindall Hammock	City of Davie	Florida	Water/Sewer	12,650,000	2021
Town of Vinton	Western Virginia Water	Virginia	Water/Sewer	11,503,000	2022

Sources: Raftelis; Various Public Utility Commission proceedings, governmental proceedings, and other market data sources.

Table 4-17: 2017-2021 Historical Transactions (FMV States)

Seller	Buyer	State	Type	Price ($)	Year
Manteno	Aqua (IL)	Illinois	Sewer Only	25,000,000	2017
Shorelands Water Co.	American Water (NJ)	New Jersey	Water Only	65,269,000	2017
Alton Regional Wastewater	American Water (IL)	Illinois	Sewer Only	53,800,000	2018
City of Jerseyville	American Water (IL)	Illinois	Water/Sewer	43,250,000	2019
City of Godfrey	American Water (IL)	Illinois	Sewer Only	13,550,000	2019
City of Lake Station	American Water (IN)	Indiana	Water Only	20,680,000	2019
City of Campbell	Aqua (OH)	Ohio	Water Only	7,500,000	2019
New Garden Township	Aqua (PA)	Pennsylvania	Sewer Only	29,500,000	2019
Cheltenham Township	Aqua (PA)	Pennsylvania	Sewer Only	50,250,000	2019
Valley Township	American Water (PA)	Pennsylvania	Water/Sewer	21,275,000	2019
Fruitridge Vista Water	American Water (CA)	California	Water Only	20,750,000	2020
Granite City	American Water (IL)	Illinois	Sewer Only	18,000,000	2020
City of St. Clairsville	Aqua (OH)	Ohio	Water/Sewer	10,625,000	2020
East Norriton Township	Aqua (PA)	Pennsylvania	Sewer Only	21,000,000	2020
Village of Bourbonnais	Aqua (IL)	Illinois	Sewer Only	32,100,000	2021
Lower Makefiled Sewer	Aqua (PA)	Pennsylvania	Sewer Only	55,400,000	2022

Sources: Raftelis; Various Public Utility Commission proceedings, governmental proceedings, and other market data sources.

Both sets of transactions include a mix of water and wastewater, water only, and sewer only systems as well as a mix of multiple states. However, the mix of combined systems (i.e., water and wastewater) dominates the transactions among non-FMV states, opposite of the mix of transactions among FMV states. The type of

buyer also reflects a notable difference with the mix of transactions; there is more balance between private, for-profit buyers and governmental buyers among transactions in non-FMV states, where all transactions among the FMV states represented private, for-profit buyers.

Table 4-18: Historical Net Income (EBIT)

Market	Count	Average Price	Average Customer[1]	Nominal $ /Customer[2]	Real $ /Customer[2]
Non-FMV States	17	$16,900,000	6,620	$2,559	$2,949
Combined systems	13	12,000,000	7,992	2,979	3,445
Single systems	4	18,500,000	6,197	1,499	1,669
FMV States	16	30,400,000	8,470	3,585	4,165
Combined systems	3	31,600,000	9,059	4,234	4,908
Single systems	13	25,100,000	5,917	3,487	4,053

Notes: (1) Metered connections. (2) Weighted average.

Several observations can be made from this set of transactions. There appears to be a difference in the weighted average price per connection for a combined system (i.e., water and wastewater) compared with a single system (i.e., water only, sewer only). Also, a premium on the purchase prices for transactions in FMV states is observed and is estimated between 30% to 45%, adjusting for the mix of combined or single systems. Regardless of the type of ownership in a transaction, it is my opinion that the premium influenced by rules for FMV adjustment elevate all purchase prices in those state markets. Buyers would have to compete for the maximum economic value in a hypothetical sale (hypothetical byer and hypothetical seller).

Other adjustments were applied for the Completed Transactions method considering the subject Assets and the available set of transactions. First, based on my experience, it is anticipated that utility size and purchase price per customer are inversely related as a result of economies of scale for overhead and fixed costs. However, higher per connection prices are most observed for very small system with connections of 500 or less. The System has a customer base of roughly half the size compared with the list of transactions on average and no size adjustment is warranted. The System does currently have a significant amount of excess capacity. Utilization of this excess capacity could significantly impact cost efficiencies as well as profitability for a hypothetical buyer. Therefore, no additional adjustment is warranted for excess capacity.

Table 4-19: Completed Transaction Indication of Enterprise Value

System Metric	Subject Assets	Value Multiple	Implied Value
Customers [1]	2,416	$2,949	$7,124,784
Size Adjustment		0%	Not included
Capacity Adjustment		-	Not included
Total Indicated Value		Calculated	$7,124,784
		Rounded to	$7,100,000

Notes: (1) Water and Wastewater connections.

The Completed Transactions method indicates a total enterprise value of the Subject Interest to $7,124,784 and rounds to $7,100,000 (see Table 4-19). The value indicated by this method is on a "control" and "marketable" basis with respect to the fee-simple purchases of the set of observed transactions. DLOC and DLOM reflected in the Subject Interest of this valuation will be considered and applied in a later section.

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5. Adjustments

5.1. Adjustments for Control

The Subject Interest of this Report is the majority, marketable interest of the Subject Assets. Minority shareholding or ownership interests that lack the ability to control a business enterprise are considered to have less value on a pro rata basis than a controlling, majority interest. The only adjustment or discount for lack of control ("DLOC") is warranted for the Guideline Public Company Method since the basis for the indication of value is equity shares (minority control) of those enterprises included. Generally, a control premium can range from 20% to 40% resulting in a discount for lack of control equal to $\text{DLOC} = 1 - \frac{1}{(1+control\ premium)}$ or 16.7% to 28.6%. In my opinion, an assumed control premium of 30% is reasonable to adjust the Guideline Public Company indication of value resulting in an implied DLOC of 23% using the Guideline Public Company Method.

The balance of methodologies selected (i.e., Cost, Income, and Completed Transactions) reflect values on a controlling basis. In those analyses, net cash flow, net assets, and transfer of both tangible and intangible assets through acquisition are at the discretion of the owner and therefore reflect control of the business enterprise.

5.2. Adjustments for Lack of Marketability

Ownership of a majority or minority interest in a closely held private company or for assets in a special purpose market are not readily marketable and a discount for lack of marketability ("DLOM") may be appropriate for the determination of a Conclusion of Value of the Subject Assets. The IRS has addressed the issue of discounts for a lack of marketability in Revenue Ruling 77-287, by stating:

"Securities traded on a public market are generally worth more to investors than those that are traded on a private market."

Theoretically, the use of a discount for a lack of marketability arises from the risks associated with a potential sale of the Subject Assets. This risk can generally be categorized in the following categories[40]:

a. Uncertain time horizon to complete sale
b. Cost to prepare for and execute sale
c. Risk as to eventual sale price and future expenses
d. Non-cash and deferred transaction proceeds
e. Inability to borrow against the estimated value of assets

These categories can be viewed as the absence of a ready or existing market for the sale or purchase of the Subject Assets in contrast to publicly traded stock.

[40] Chapter 7: Valuation Discounts and Premiums. Fundamentals, Techniques, & Theory. NACVA. 1995-2012

Some common factors that have been identified as impacting marketability[41] and applicable to the Subject Assets are as follows:

Subject Company Factor	Observation (1)
Dividend-paying history	None
Dividend Yield	Not applicable
Attractiveness of subject business	Very Good
Attractiveness of industry	Very Good (stable industry demand and earnings)
Prospects for a sale or public offering	Very Good (contingent on potential buyers)
Number of identifiable buyers	Good
Availability of access to reliable information	Good
Management	Very Good
Earnings (relative to investor market)	Poor (4.2% rate of return in 2021)
Revenue	Good
Financial condition	Good
Percent of share held by insiders	100%
Percent of independent directors	None (0%)
Business risk	Moderate
Ease of transfer of assets	Good-

Notes: (1) Quality scale = Poor, Good-, Good, Good+, Very Good, Excellent

The application of a DLOM in a Valuation is relatively subjective and can range from zero (0) to forty (40) percent. There are relative degrees of marketability that depend on a number of factors (as noted above) and circumstances for each valuation engagement and applied to each value methodology considered. Based on my training, prior valuation experience, and opinion, a DLOM of 5% was determined to be appropriate for this Valuation. The Subject Assets have a documented history of income earnings and future growth potential.

5.3. Other Adjustments

Other adjustments, including the loss of key persons or thin management, were considered but not found appropriate for the Conclusion of Value.

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[41] Discount for Lack of Marketability: Job Aid for Valuation Professionals. IRS. September 2009

6. Reconciliation of Indicated Values

An Opinion of Value for the Subject Assets was determined considering industry standard methods of valuation. These approaches analyze various aspects of the Subject Assets and even though none of these methods may be considered ideal on a standalone basis, the consideration of all three approaches provides valuable input when considering other factors and the use of judgment in indicating value of the Subject Interest. Table 6-1 provides a summary of the Conclusion of Value considering the methods of valuation utilized in this Report and applying discounts for control and marketability.

Table 6-1: Reconciliation of Valuation Methods Utilized Indication of FMV

Valuation Method	Approach	Value Indicated (Rounded)	DLOC[1]	DLOM[2]	Adjusted Value (rounded)
Reproduction Costs	Cost	$6,800,000	0%	5%	$6,500,000
Discounted Cash Flow (DCF)	Income	$3,600,000	0%	5%	$3,400,000
Capitalized Cash Flow (CCF)	Income	$3,500,000	0%	5%	$3,300,000
Guideline Public Company	Market	$4,900,000	23%	5%	$6,000,000
Completed Transactions	Market	$7,100,000	0%	5%	$6,700,000

Notes: (1) The DLOC, if applicable, is applied by dividing the value indicated by 1 minus the calculated discount. (2) The DLOM, if applicable, is applied by multiplying the value indicated by 1 minus the discount indicated.

The indications of value derived in this Report are based on the scope of work as described, the nature of the Subject Assets, the Subject Interest being valued, the application of each valuation method, and my experience, education, and training. None of these methods may be considered ideal on a standalone basis since each evaluates a particular facet of the Subject Assets. The consideration of all three approaches provides valuable input when considering other factors and the use of judgment and opinion in indicating an Investment Value of the Subject Interest.

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7. Conclusion of Value

I have performed the valuation services provided in this Valuation, as those terms are defined in the Uniform Standards of Professional Appraisal Practice and in the Professional Standards of the National Association of Certified Valuators and Analysts. This Report has been prepared in accordance with the NACVA's Professional Standards dated August 1, 2017, and USPAP dated 2020-21. The estimate of value contained in this Report is expressed as a Conclusion of Value. This valuation was performed for the purpose of a potential acquisition and the resulting Conclusion of Value should not be used for any other purpose or by any other party for any purpose.

Based on my analysis, as described in this Report, the Conclusion of Value of the North Beach water and wastewater system as a going concern as of December 31, 2022, is:

Six Million Five Hundred Thousand Dollars ($6,500,000)

This Conclusion of Value is for the Subject Assets described in more detail in this Report and does not include any excess real property. A real property appraisal was not included as a part of the scope of work for this Report. Further, these conclusions are subject to representations and certification found in Appendix A and to the Statement of Assumptions and Limiting Condition found in Appendix B. There is no obligation to update this Report or my Conclusion of Value for information that comes to my attention after the date of this Report. My experience and qualifications are detailed in Appendix C.

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APPENDIX A:

Valuation Representations and Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this Report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions (see Appendix B), and are my personal, impartial, and unbiased professional analyses, opinions, and conclusion.
- I have no present of prospective interest in the Subject Assets and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity regarding the Subject Assets within the three-year period immediately preceding acceptance of this engagement.
- I have no bias with respect to the Subject Assets or the parties involved with this engagement.
- Acceptance of this engagement was not contingent upon developing or reporting predetermined results.
- My compensation for this Report is fee-based and is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the Conclusion of Value, or the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this valuation.
- My analyses, opinions and conclusions were developed, and this Report has been prepared, in accordance with the NACVA's Professional Standards dated June 1, 2017, and USPAP dated 2020-21.
- I did not make a personal inspection of the Subject Assets.
- No work from one or more independent, outside valuation specialist was used during the valuation engagement.
- The parties for which the information and use of this Report is restricted are identified and the Report is not intended to be, and should not be, used by anyone other than such parties.

Steven McDonald, CVA, Chief Economist
CVA© #20639

May 10, 2023

Date

APPENDIX B:

Assumptions and Limiting Conditions

1. The Conclusion of Value contained in this Report did rely a hypothetical condition (see Section 1).
2. All other assumptions are listed in the description of the analyses used to indicate value in the Subject Assets, some of which are extraordinary assumptions.
3. No responsibility is assumed for legal matters, nor is any opinion on the title rendered herewith. It is assumed that the title to the property is good and marketable.
4. All existing liens and encumbrances, if any, have been disregarded and it is assumed that the property is free and clear.
5. The appraiser has made no survey of the property and, unless specifically stated, assumed there are not encroachments involved.
6. The sketches and maps in this Report are included to assist the reader in visualizing the property and are not necessarily to scale or depict all items above or below ground.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in this Report.
8. It is assumed that all applicable zoning and land use regulations and restrictions have been complied with, unless non-conformity has been stated, defined, and considered in this Report.
9. It is assumed that all required permits, licenses, certificates of occupancy, consents, easements, and other legislative or administrative authority from any local, state, or national government or public entity or organization have been or can be obtained or renewed and transferred with minimal effort for any use on which the value estimate in this Report is based.
10. Proposed improvements, if any, on or off-site, as well as any repairs required, are considered for purposes of this appraisal to be completed in a good and workmanlike manner.
11. Furnishings, mobile equipment, tools, or business furniture and utility management items indicated and typically considered as part of real estate and/or major personal property items have been aggregated and valued as general plant.
12. Responsible ownership and competent management are assumed.
13. It is assumed that there are no hidden or unapparent conditions of the property, soil, or structures which would render it more or less valuable. Further, unless otherwise stated in this Report, the existence of hazardous material or any other environmental problems or conditions, which may or may not be present on the property, was not observed or disclosed. We have no knowledge of the existence of such materials or conditions on or in such close proximity that it would cause a loss in value. We, however, did not search to detect such substances or conditions. The presence of substances such as asbestos, urea formaldehyde foam insulation, radon, or other potentially hazardous materials which could have an adverse effect on the value of the property were not observed or detected in our inspections. The value estimate is predicated on the assumption that there is no such material or condition on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or knowledge required to discover them.
14. No responsibility is assumed for the absence or presence of any endangered species on this property. This appraisal assumes that there are no endangered species which would prevent, restrict, or adversely affect any transfer, development, or improvement of the Subject Assets.
15. No impact studies and/or special market, or feasibility analysis or studies have been required or made unless otherwise specified. We reserve the right to alter, amend, revise, or rescind any of the statements, findings, opinion, value estimates, or conclusions contained herein if any of these studies require it.

16. Certain data used in compiling this report was furnished from sources which we consider reliable; however, we do not guarantee the correctness of such data, although so far as possible, we have checked and/or verified the same and believe it to be accurate.
17. We have accepted as correct and reliable all information provided by the owner and owner's counsel, or the owner's agents, which was used in the preparation of this Report. All data came from sources deemed reliable, but no liability is assumed for omissions or inaccuracies that subsequently may be disclosed in any data used in the completion of the appraisal.
18. Possession of this Report, or copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by anyone except for the client without the prior written consent of the client and in any event, only in it's entirely and with proper qualification.
19. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author excepting appropriate Freedom of Information Act requests.
20. All applicable agreements, customer agreements, developer agreements or other utility-related agreements are assumed to be fully disclosed or provided and therefore have been considered as part of this Report.
21. Acceptance of, and/or use of, this Report constitutes acceptance of the above conditions and assumptions.

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APPENDIX C:

Statement of Appraiser Qualifications

Steven McDonald, CVA, Chief Economist / Valuation Services, Raftelis Financial Consultants, Inc.

Mr. McDonald is an Economist, Researcher, and Strategist with nearly 30 years of experience, almost equally divided between consulting assignments and corporate roles. He specializes in quantitative and qualitative research and analysis to include Business Valuation and Appraisal (CVA©#20639), economic analyses and econometrics, cost-benefit analyses, and short- and long-term financial analyses. Over this time, Mr. McDonald has developed a high degree of technical expertise balanced with strategic management experience from high-profile, innovative projects, both domestically and internationally, focused on economic and financial issues across a broad range of industries. Altogether, corporate roles and consulting assignments, along with managing work efforts across no less than four business cycles, have provided Mr. McDonald the opportunity to develop strong expertise in the field of economics and understanding enterprise business value.

Mr. McDonald strives to maintain active participation as a member of the NACVA and is currently the President of the NACVA Florida North Chapter. In addition, he has served on the NACVA Ethics Oversight Board for three years, one of those years as Chairman. Mr. McDonald is also an Adjunct Instructor with Webster University's Orlando Campus in Economic Concepts and Managerial Economics.

Specialties:

- Business Valuation and Appraisal
- Economic Impact Analysis
- Cost-Benefit Analysis

Professional History:

- Raftelis: Chief Economist/Valuation Services (2021-present)
- GAI Consultants (2012-2021)
- The Disney Company (2008-2012)
- RERC (2004–2008)
- Burton & Associates (2002–2004)
- CHEP International (1999–2002)
- The Disney Company (1996–1999)
- Fishkind & Associates (1990–1996)

Education:

- Bachelor of Arts in Public Policy – University of Central Florida (1988)
- Master of Arts in Applied Economics
- University of Central Florida (1990)

Professional Affiliations:

- National Association of Certified Valuators and Analysts (NACVA)
- Past Chairman and member of NACVA Ethics Oversight Board (EOB)
- President, NACVA Florida North Chapter
- American Society of Appraisers, Member
- Webster University, Adjunct Instructor

Business Valuation Experience:

Business Valuation services have been provided for purposes of insurance, litigation, and purchase and sale transactions (M&A), generally resulting in a detailed, summary, or oral appraisal or value reports. A Business Valuation, as defined by Uniform Standards of Professional Appraisal Practice (USPAP) Standard 9, provides a specific value based on purpose and use of the appraisal or calculation. All valuation services provided conform with the Professional Standards of the NACVA. Professional experience with providing Business Valuation services has included the following:

- South Carolina Public Utility (Electric), 2023 – Asset Transaction
- South Carolina Public Utility (Water), 2023 – Asset Transaction
- South Carolina Public Utility (Wastewater), 2023 – Asset Transaction
- Texas IOU (Water), 2023 – Asset Transaction
- North Carolina IOU (Sewer), 2022 – Asset Transaction
- North Carolina IOU (Sewer), 2022 – Asset Transaction
- Florida Public Utility (Service Area Rights), 2022 – Asset Transaction
- Florida IOU (Water), 2022 – Asset Transaction
- Arizona (7 systems) Utility, 2022 (Water) – Asset Transaction
- South Carolina Utility, 2022 (Water) – Asset Transaction
- Virginia Public Utility, 2022 (Water and Sewer) – Divestiture
- South Carolina Public Utility, 2022 (Water) – Asset Transaction
- North Carolina Public Utility, 2022 (Water) – Asset Transaction
- Ohio Public Utility, 2022 (Water) – Asset Transaction
- South Carolina Public Utility, 2021 (Wastewater) – Asset Transaction
- Florida Public Utility, 2021 (Water) – Asset Transaction
- Florida Public Utility, 2021 (Natural Gas) – Asset Transaction
- Pennsylvania Public Utility, 2021 (Sewer) – Asset Transaction
- Texas IOU (Water), 2021 – Asset Transaction
- Florida Public Utility, 2021 (Service Area) – Litigation
- Pennsylvania Public Utility, 2021 (Sewer) – IOU Acquisition
- California Water Market, 2021 (Credits) – Asset Transaction
- Pennsylvania Public Utility, 2021 (Sewer) – IOU Acquisition
- Florida Public Utility, 2020 (Water) – Asset Transaction
- Florida Public Utility, 2020 (Water) – Foreclosure
- Florida Public Utility, 2019 (Water and Wastewater) –Business Damages
- Florida Public Utility, 2019 (Water and Wastewater) –Acquisition
- Florida Public Utility, 2018 (Chilled Water) – Acquisition
- California Private Discharge Capacity, 2018 (Wastewater) –Acquisition
- Tennessee Public Utility, 2018 (Electric) – Acquisition
- Florida IOU, 2017 (Water-Sewer) – Acquisition
- Florida IOU, 2017 (Electric) – Tangible Property Tax
- Ohio IOU, 2017 (Water) – Financing
- Florida Public Utility, 2017 (Water Storage) – Acquisition
- South Carolina Public Utility, 2016 (Water) – Acquisition
- Ohio Public Utility, 2016 (Water-Sewer) – Acquisition
- Mississippi Certificate of Public Conveyance and Necessity, 2016 (Water) – Acquisition
- Florida IOU, 2016 (Electric) – Tangible Property Tax
- Florida IOU, 2015 (Electric) – Acquisition

Economic and Fiscal Analysis Experience:

Economic Development as a concept is measured in jobs and income but most importantly reflects a community's overall quality of life that is only maintained with sufficient public (fiscal) resources to meet existing and future needs. Therefore, understanding economic and fiscal outcomes assists communities with assessing the potential benefits on

concepts of an overall "quality of life" – cost-benefit, employment growth, the nature of jobs, economic welfare, community income and wealth, and public infrastructure and services. Economic and Fiscal Analyses and services have been provided for more than 30 years; experience has included the following (completed assignments):

- Virgin Islands Environmental User Fee Economic Impact Analysis, U.S. Virgin Islands
- Economic Impact of Protecting the Florida Manatee
- U.S. Rental Car Economic and Market Demand, National Car Rental
- Gulf War Economic Impact on Rental Car Industry, National Car Rental
- European Banana Economic and Market Demand, CHEP Europe
- Orlando Parks and Recreation Economic Benefits
- SED (Florida) Community Impacts
- St Lucie (Florida) Water Reclamation Facility Economic Impacts
- Rose Arts (Florida) Fiscal Impacts
- Miami New Drama Economic Impact Analysis
- Miami-Dade Pike Transit Oriented Development Economic Impact Analysis
- Economic and Fiscal Impact Analyses (continued)
- Apopka (Florida) Economic and Fiscal Analysis
- Marion County (Florida) Aquatics Center Economic and Fiscal Analysis
- Reunion Resort (Florida) Fiscal Impact Analysis
- Amelia Island (Florida) Development Economic and Fiscal Impact Analysis
- Neptune Road (Florida) Economic and Fiscal Impact Analysis
- IOC Pompano Beach (Florida) Economic Impact
- Sorrento Pines (Florida) Fiscal Impact Analysis
- New Smyrna (Florida) Beach Fiscal Analysis
- Downtown Daytona (Florida) Fiscal Impact Analysis
- Tohoqua (Florida) Fiscal Impact Analysis
- Albert Whitted (Florida) Airport Economic Benefit Analysis
- Gaylord Palms (Florida) Fiscal Impact Analysis
- North End Charlotte (North Carolina) Economic and Fiscal Impact Analysis
- Maitland West (Florida) Fiscal Impact Analysis
- River District (North Carolina) Fiscal Impact Analysis
- Florida Hospital Fiscal & Economic Analysis
- Kendall Town Center (Florida) Economic Analysis
- Miami (Florida) Icebox Café Economic Analysis
- Osceola (Florida) Fiscal Impact Analysis
- Melbourne (Florida) Economic Impact Analysis
- Kansas State University Economic Impact Analysis
- Miami-Dade (Florida) Fiscal Analysis
- CEMEX (Florida) Facility Economic Analysis
- University of Central Florida Downtown Economic Impact Analysis
- US 17-92 Flyover (Florida) Modification Economic Analysis
- Miami Uptown (Florida) Economic Analysis
- Ocean Cadillac (Florida) Economic Analysis
- Vizcaya (Florida) Economic Analysis
- Economic Impact of Spring Training Facility, New York Yankees (Florida)
- Biomedical Cluster Economic and Fiscal Impacts at Lake Nona, Tavistock (Florida)
- Economic Development Analysis, Piedmont Triad and City of Havelock (North Carolina)

APPENDIX D:

Service Area

North Beach Utilities, Inc.
Description of Territory Served
St. Johns County

Description: A PARCEL OF LAND IN SURVEYED AND UNSURVEYED SECTIONS 4, 5, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 30 EAST, SECTIONS 29, 30, 32 AND 44 (J. ARNAU GRAND), TOWNSHIP 6 SOUTH, RANGE 30 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 29, TOWNSHIP 6 SOUTH, RANGE 30 EAST, BEING THE CORNERCOMMON TO SECTIONS 19, 20, 29 AND 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST; THENCE EASTERLY ON THE NORTH LINE OFSAID SECTION 29; THENCE SOUTHERLY ON THE WEST SHORE LINE OF THE ATLANTIC OCEAN TO THE INTERSECTION OF SAIDSHORE LINE WITH THE EASTERLY EXTENTION OF THE NORTH LINE OF VILANO ROAD OF VILANO BEACH UNIT A ASRECORDED IN MAP BOOK 4, PAGE 48, PUBLIC RECORDS OF SAID COUNTY; THENCE WESTERLY ON SAID NORTH LINE OFVILANO ROAD (BEING THE NORTH LINE OF STATE ROAD NO. A1A FOR A PORTION OF ITS LENGTH) TO THE EAST SHORE OF THENORTH RIVER (TOLOMATO RIVER); THENCE NORTHERLY ON SAID EAST SHORE OF RIVER TO THE NORTH LINE OF SURVEYEDSECTION 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST; THENCE EASTERLY ON THE SAID NORTH LINE OF UNSURVEYED SECTION 30AND OF SAID SECTION 30 TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND IN VILANO BEACH, UNIT A, AS RECORDED IN MAP BOOK 4, PAGE 48, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; IN VILANO BEACH AMENDED, AS RECORDED INMAP BOOK 7, PAGE 10, OF SAID PUBLIC RECORDS AND IN ANY OF THAT PART OF SECTIONS 8 AND 9, TOWNSHIP7 SOUTH, RANGE 30 EAST IN SAID COUNTY, LYING NORTH OF THE NORTHERLY LINES OF PORPOISE POINT ASRECORDED IN MAP BOOK 15, PAGES 1 THROUGH 9 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEINGMORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER SHOWN ON PLAT OF SAID PORPOISE POINT AND COMMON TO SECTIONS 4, 5, 8AND 9 OF SAID TOWNSHIP 7 SOUTH, RANGE 30 EAST; THENCE SOUTH 00 DEGREES 29 MINUTES 50 SECONDS EAST, ON THELINE BETWEEN SAID SECTIONS 8 AND 9, A DISTANCE OF 248.98 FEET; THENCE SOUTH 88 DEGREES 49 MINUTE5 47 SECONDSWEST, ON THE SOUTH LINE OF VILANO ROAD, A 100 FOOT WIDTH RIGHT-OF-WAY, 664.12 FEET; THENCE SOUTH 56 DEGREES48 MINUTES 42 SECONDS EAST, ON THE SOUTHWESTERLY LINE OF FERROL STREET, 160.03 FEET TO THE POINT OFBEGINNING; THENCE SOUTH 18 DEGREES 36 MINUTES 46 SECONDS WEST 161.04 FEET; THENCE SOUTH 61 DEGREES 43MINUTES 16 SECONDS EAST 192.08 FEET; THENCE SOUTHERLY ON THE WESTERLY LINE OF JEREZ COURT, ON A CURVEWITH RADIUS OF 1,353.62 FEET AND CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 13 DEGREES 11 MINUTES 08SECONDS, AN ARC DISTANCE OF 311.51 FEET (CHORD BEING SOUTH 06 DEGREES 46 MINUTES 43 SECONDS WEST 310.82FEET); THENCE EASTERLY ON THE SOUTHERLY LINE OF ANRESSA ROAD, ON A CURVE WITH RADIUS OF 1,507.78 FEET ANDCONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 27 DEGREES 54 MINUTES 35 SECONDS, AN ARC DISTANCE OF734.46 FEET (CHORD BEING SOUTH 74 DEGREES 46 MINUTES 18 SECONDS EAST 727.22 FEET); THENCE CONTINUINGEASTERLY ON THE SOUTHERLY LINE OF MARESSA ROAD, ON A CURVE WITH RADIUS OF 2,420.95 FEET AND CONCAVESOUTHERLY, THROUGH A CENTRAL ANGLE OF 12 DEGREES 06 MINUTES 26 SECONDS, AN ARC DISTANCE OF 511.57 FEET(CHORD BEING SOUTH 58 DEGREES 13 MINUTES 13 SECONDS EAST 510.62 FEET); THENCE SOUTHERLY ON A CURVE WITHRADIUS OF 25.00 FEET AND

CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 107 DEGREES 58 MINUTES 00 SECONDS,AN ARC DISTANCE OF 47.11 FEET (CHORD BEING SOUTH 01 DEGREE 49 MINUTES 00 SECONDS WEST 40.44 FEET); THENCESOUTH 55 DEGREES 48 MINUTES 00 SECONDS WEST, ON A SOUTHEASTERLY LINE OF LOTS 6 AND 9, BLOCK 4, OF SAIDPORPOISE POINT, 139.53 FEET; THENCE SOUTH 70 DEGREES 35 MINUTES 00 SECONDS EAST, ON THE NORTHEASTERLY LINEOF LOTS 10, 11, 12, 13 AND 14 OF SAID BLOCK 4, PORPOISE POINT, 396.31 FEET; THENCE SOUTHEASTERLY ON THENORTHEASTERLY LINE OF LOT 14 OF SAID BLOCK 4, PORPOISE POINT, ON A CURVE WITH RADIUS OF 2,420.95 FEET ANDCONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 01 SECOND, AN ARC DISTANCE OF111.28 FEET (CHORD BEING SOUTH 36 DEGREES 45 MINUTES 12 SECONDS EAST 111.27 FEET); THENCE NORTH 64 DEGREES 25MINUTES 00 SECONDS EAST, ON THE NORTHWESTERLY LINE OF PORPOISE POINT DRIVE, 61.19 FEET; THENCE NORTH 67DEGREES 44 MINUTES 00 SECONDS EAST, ON SAID NORTHWESTERLY LINE OF PORPOISE POINT DRIVE, 269.54 FEET; THENCENORTH 66 DEGREES 16 MINUTES 04 SECONDS EAST, ON SAID NORTHWESTERLY LINE OF PORPOISE POINT DRIVE, 61.17 FEET;THENCE NORTH 64 DEGREES 44 MINUTES 00 SECONDS EAST, ON SAID NORTHWESTERLY LINE OF PORPOISE POINT DRIVEAND ON THE NORTHWESTERLY LINE OF LOT 13, BLOCK 8 OF SAID PORPOISE POINT, 654.55 FEET; THENCE NORTHERLY ONTHE WESTERLY SHORE LINE OF THE ATLANTIC OCEAN 1.200 FEET MORE OR LESS TO THE INTERSECTION WITH THEEASTERLY EXTENSION OFTHE NORTH LINE OF SAID VILANO ROAD; THENCE SOUTH 88 DEGREES 49 MINUTES 47 SECONDSWEST, ON SAID NORTH LINE OF VILANO ROAD, 1,700 FEET MORE OR LESS TO SAID SECTION LINE BETWEEN SECTIONS 8AND 9; THENCE CONTINUING SOUTH 88 DEGREES 49 MINUTES 47 SECONDS WEST, ON SAID NORTH LINE OF VILANO ROAD,1000 FEET MORE OR LESS; THENCE SOUTHERLY ON THE EASTERLY SHORE OF NORTH RIVER 320 FEET MORE OR LESS TOTHE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1 OF SAID PORPOISE POINT; THENCE NORTH 88 DEGREES 23 MINUTES 33SECONDS EAST, ON THE NORTH LINE OF SAID LOT 1, BLOCK 1, PORPOISE POINT, 179.81 FEET; THENCE SOUTH 84 DEGREES33 MINUTES 30 SECONDS EAST, ON SAID NORTH LINE OF LOT 1, BLOCK 1, A DISTANCE OF 80.43 FEET; THENCE SOUTH 76 DEGREES 08 MINUTES 56 SECONDS EAST, ACROSS ANAHMA DRIVE, 80.00 FEET; THENCE NORTHERLY ON THE EASTERLYLINE OF ANAHMA DRIVE, ON A CURVE WITH RADIUS OF 1,644.86 FEET AND CONCAVE EASTERLY, THROUGH A CENTRALANGLE OF 07 DEGREES 07 MINUTES 40 SECONDS, AN ARC DISTANCE OF 204.62 FEET (CHORD BEING NORTH 17 DEGREES 24MINUTES 54 SECONDS EAST 204.49 FEET); THENCE ON A CURVE WITH RADIUS OF 25.00 FEET AND CONCAVESOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 102 DEGREES 12 MINUTES 34 SECONDS, AN ARC DISTANCE OF 44.60FEET (CHORD BEING NORTH 72 DEGREES 05 MINUTES 01 SECOND EAST 38.92 FEET); THENCE SOUTH 56 DEGREES 48MINUTES 42 SECONDS EAST, ON THE SOUTHWEST LINE OF FERROL STREET, 79.31 FEET TO THE POINT OF BEGINNING.

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APPENDIX E:

Pro Forma of Subject Assets

Line No.	Projected Cash Flow		Period Year	1 2024	2 2025	3 2026	4 2027	5 2028	6 2029	7 2030
1	**System Revenues**									
2	Produced Products		$	1,780,000	1,800,000	1,830,000	1,840,000	1,870,000	1,890,000	1,920,000
3	Miscellaneous Services		$	10,100	10,200	10,400	10,500	10,600	10,800	10,900
4	Total		$	1,790,100	1,810,200	1,840,400	1,850,500	1,880,600	1,900,800	1,930,900
5	**Cost of Goods and Operating Expenses**									
6	Fixed expenses		$	807,500	815,600	823,700	832,000	840,300	848,700	857,200
7	Variable expenses		$	440,100	445,500	451,100	456,700	462,300	467,900	473,900
8	Taxes other than Income Taxes		$	116,270	117,430	118,610	119,790	120,990	122,200	123,420
9	Total		$	1,363,870	1,378,530	1,393,410	1,408,490	1,423,590	1,438,800	1,454,520
10	Operating Income (EBITDA)		$	426,230	431,670	446,990	442,010	457,010	462,000	476,380
11	less: Depreciation and amortization		$	223,500	229,000	234,800	240,600	246,600	252,800	259,100
12	Net Operating Income (EBIT)		$	202,730	202,670	212,190	201,410	210,410	209,200	217,280
13										
14	**Net Operating Income (EBIT)**		$	202,730	202,670	212,190	201,410	210,410	209,200	217,280
15	less: Interest expense		$	(118,700)	(109,500)	(100,000)	(90,100)	(85,600)	(84,100)	(82,600)
16	Pretax Income		$	84,030	93,170	112,190	111,310	124,810	125,100	134,680
17	less: Federal and State Income Taxes	15%	$	(12,600)	(14,000)	(16,800)	(16,700)	(18,700)	(18,800)	(20,200)
18	**Net income**		$	71,430	79,170	95,390	94,610	106,110	106,300	114,480
19	plus: Depreciation and amortization		$	223,500	229,000	234,800	240,600	246,600	252,800	259,100
20	plus/(less): Changes in working capital	12.50%	$	(2,000)	(2,000)	(2,000)	(2,000)	(2,100)	(2,100)	(2,100)
21	less: Capital expenditures		$	(172,000)	(176,300)	(180,700)	(185,200)	(189,900)	(194,600)	(199,500)
22	plus: Interest expense (tax adjusted)		$	91,400	84,300	77,000	69,400	65,900	64,800	63,600
23	**Equity net cash flow to Invested Capital**		$	212,330	214,170	224,490	217,410	226,610	227,200	235,580
24										
25	Explicit growth				0.87%	4.82%	-3.15%	4.23%	0.26%	3.69%
26	Discount Rate			7.83%	7.83%	7.83%	7.83%	7.83%	7.83%	7.83%
27	Discount Factor	Mid-year		0.963	0.893	0.828	0.768	0.712	0.661	0.613
28										
29	Discounted Net Cash Flow - as of year-end		12/31/2024	204,476	191,271	185,929	166,990	161,418	150,086	144,321
30	Cumulative Discounted Net Casf Flow			204,476	395,747	581,676	748,666	910,084	1,060,170	1,204,491
31										
32	**Terminal Value (in Year)**									8
33	Net Cash Flow									235,580
34	Growth (long-term)									101.27%
35	Year n+1 Cash Flow									238,572
36	Capitalization rate									6.08%
37	Total FV Terminal Value									3,921,875
38	PV Factor									0.6126
39	Total PV Terminal Value									2,403,000
40	Cumultive PV Net Cash Flow									1,204,000
41	**Total Enterprise Value**									$ 3,607,000

APPENDIX F:

Sources of Data

1. Securities and Exchange Commission
2. U.S. Federal Reserve
3. Hitchner, James R. Financial Valuation: Applications and Models, 2011, 3rd Edition
4. Corporate Finance Institute
5. American Society of Appraisers, BV202: Introduction to Business Valuation – Income approach, ©2014
6. Harvard Business Review: A Refresher on Cost of Capital, April 30, 2015
7. New York University, Stern, Industry Beta
8. Chapter 7: Valuation Discounts and Premiums. Fundamentals, Techniques, & Theory. NACVA. 1995-2012
9. North Beach Utilities, Inc. FPSC Annual reports
10. Detailed Asset listing as of 12/31/2022 (North Beach Utilities, Inc.)

EXHIBIT 4

TYPICAL BILL COMPARISON

CUSTOMERS WITHIN THE

North Beach Utilities, Inc. Service Area

St. Johns County Utilities

Customer Bill Impacts

The following analysis was derived from data provided from North Beach Utilities, Inc. ('NBU') relating to customer consumption and bill information from October 1st, 2022 to September 30th, 2023. The report will provide billing impact details for both residential and commercial customer base. St. Johns County Utilities Department ('SJCUD') will propose to enact the NBU rates upon closing, however, will present a Board of County Commissioners (BOCC) item at a separate date to recommend moving County rates in the near future. The Utility has determined the following number of customers.

Customer Type	Number of Customers
Residential	971
Residential - Water Only	424
Multi-Family	8
Commercial	30
Commercial Water Only	5
Sewer Only	28
Other	12
Total	**1,478**

Residential Bill Impacts

Below is a consumption breakdown for the current NBU residential billing rates by volume and the corresponding SJCUD rates. The chart depicts changes for both a Water and Sewer customers. However, there are both Water Only and Sewer Only customers that will experience respective rate changes due to a new volumetric rate structure.

NBU			
Consumption	**Water**	**Sewer**	**Total**
3,000	$37.65	$45.66	$83.31
4,000	$40.05	$45.66	$85.71
5,000	$42.45	$45.66	$88.11
6,000	$44.85	$45.66	$90.51
7,000	$47.25	$45.66	$92.91
8,000	$49.65	$45.66	$95.31
9,000	$52.05	$45.66	$97.71
10,000	$54.45	$45.66	$100.11
15,000	$66.45	$45.66	$112.11
20,000	$78.45	$45.66	$124.11
25,000	$90.45	$45.66	$136.11
50,000	$150.45	$45.66	$196.11
100,000	$270.45	$45.66	$316.11

SJCUD			
Consumption	**Water**	**Sewer**	**Total**
3,000	$26.44	$34.31	$60.75
4,000	$30.25	$39.87	$70.12
5,000	$34.06	$45.43	$79.49
6,000	$38.81	$50.99	$89.80
7,000	$43.56	$56.55	$100.11
8,000	$48.31	$62.11	$110.42
9,000	$53.06	$67.67	$120.73
10,000	$57.81	$73.23	$131.04
15,000	$97.91	$73.23	$171.14
20,000	$138.01	$73.23	$211.24
25,000	$192.86	$73.23	$266.09
50,000	$467.11	$73.23	$540.34
100,000	$960.76	$73.23	$1,033.99

Proposed Impacts

The following chart provides bill information for NBU customers moving to SJCUD rates.

Calculated Bill Impacts						
Consumption	**NBU Impact**	**% Change**	**% of Customers**	**# of Customers**	**Cumulative Customers**	**Cumulative Customer %**
3,000	($22.56)	-27.1%	36.5%	505	505	36%
4,000	($15.59)	-18.2%	9.1%	126	631	46%
5,000	($8.62)	-9.8%	8.1%	112	743	54%
6,000	($0.71)	-0.8%	5.9%	81	824	60%
7,000	$7.20	7.7%	4.8%	67	891	64%
8,000	$15.11	15.9%	4.0%	55	946	68%
9,000	$23.02	23.6%	3.3%	46	992	72%
10,000	$30.93	30.9%	2.9%	40	1,032	75%
15,000	$59.03	52.7%	10.5%	145	1,177	85%
20,000	$87.13	70.2%	5.3%	73	1,250	90%
25,000	$129.98	95.5%	4.1%	57	1,307	94%
50,000	$344.23	175.5%	4.4%	61	1,368	99%
100,000	$717.88	227.1%	1.2%	16	1,384	100%

Commercial Customers

There are less than 40 commercial customers within the NBU system. The following reports depicts the average consumption for each Bill Type. Most of the impacts are due to the implementation of a water conservation rate structure. The Utility will contact each commercial customer individually and ensure the proper meter size and bill type is most appropriate.

Commercial Customers				
Bill Type	**Water**	**Sewer**	**Total**	**Total Number of Customers**
Commercial 4" - SJC	$1,501.07	$2,146.97	$3,648.04	
Commercial 4" - NBU	$1,377.99	$1,332.08	$2,710.07	3.00
Commercial 2"- SJC	$849.31	$992.51	$1,841.82	
Commercial 2" - NBU	$551.37	$590.05	$1,141.42	8.00
Commercial 1 1/2" - SJC	$367.16	$484.81	$851.98	
Commercial 1 1/2" - NBU	$295.63	$296.13	$591.76	12.00
Commercial 1" - SJC	$104.27	$167.76	$272.03	
Commercial 1" - NBU	$120.84	$108.04	$228.88	9.00
Commercial 5/8" - SJC	$38.73	$57.36	$96.09	
Commercial 5/8" - NBU	$44.81	$37.99	$82.80	3.00

EXHIBIT 5

COMMUNITY SUPPORT

NORTH BEACH COMMUNITY ALLIANCE E-MAIL

St Johns County is in talks with North Beach Utilities to acquire the utility.

On March 19, county staff will make a presentation to the Board of Commissioners, asking permission from them to pursue the acquisition. This is required by Florida statute.

Assuming permission is granted, there will be a publicly noticed Commissioners meeting on May 7, 2024, where the details of the acquisition will be presented for approval.

This is a good thing for North Beach. Our utility is small and will struggle with the additional growth of the community. The County has processes and standards in place that will benefit residents in the future.

NBCA encourages all residents to support this acquisition either by appearing at the March 19, 2024, Board meeting or by writing to the Commissioners to voice their opinion.

District 1 Commissioner Christian Whitehurst: bcc1cwhitehurst@sjcfl.us
District 2 Commissioner Sarah Arnold: bcc2sarnold@sjcfl.us
District 3 Commissioner Roy Alaimo: bcc3ralaimo@sjcfl.us

District 4 Commissioner Krista Joseph: bcc4kjoseph@sjcfl.us
District 5 Commissioner Henry Dean: bcc5hdean@sjcfl.us

Please Become a Member of NBCA

North Beach Community Alliance (NBCA) depends upon membership fees and donations that help keep this site running and maintain communications with residents.

Individuals or families can become members for $30 a year and organizations can join and have their logo on our website for $100 a year. You can join here.

EXHIBIT B

TO RESOLUTION

Agreement for the Purchase and Sale of Utility Assets by and between North Beach Utilities, Inc., Seller, and St. Johns County, Florida, Purchaser

AGREEMENT FOR

THE PURCHASE AND SALE OF

UTILITY ASSETS

By and Between

NORTH BEACH UTILITIES, INC.

Seller,

and

ST. JOHNS COUNTY, FLORIDA

Purchaser

May 7, 2024

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List of Exhibits:

AGREEMENT
FOR THE PURCHASE AND SALE OF UTILITY ASSETS

This Agreement for the Purchase and Sale of Utility Assets (the "Purchase Agreement") is made and entered into this ____ day of _____, 2024, by and between North Beach Utilities, Inc., a Florida Corporation ("Seller"), and St. Johns County, a political subdivision of the State of Florida ("Purchaser"), hereafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Florida Public Service Commission ("FPSC") has issued to Seller Water Certificate No. 645-W and Sewer Certificate No. 553-S, which provide Seller with certificated franchise service areas to provide potable water and wastewater services to residential and general service customers in St. Johns County ("Utility Service Area"); and

WHEREAS, the Seller owns and operates water and wastewater utility systems, commonly known as the North Beach Utilities, Inc. Utility System consisting of potable water production, supply, treatment, storage, transmission, distribution, and fire flow facilities and wastewater collection, transmission, lift/pump stations, storage, treatment, and effluent disposal facilities, and all related appurtenances and all other utility facilities, as more particularly described herein (collectively, the "Utility System"), serving customers within the Utility Service Area pursuant to authority provided by Florida law; and

WHEREAS, the Purchaser, pursuant to its home rule authority and authority provided pursuant to Florida law, is authorized to acquire the Utility System and has the power and authority to provide potable water, wastewater, and reuse water infrastructure and services within St. John's County; and

WHEREAS, the Seller desires to sell and the Purchaser desires to acquire the Utility System for the consideration and on the terms and subject to the conditions set forth in this Purchase Agreement; and

WHEREAS, as required by Section 125.3401, Florida Statutes, the Purchaser held a public hearing regarding the proposed purchase and sale contemplated herein to determine whether such purchase is in the public interest; and

WHEREAS, the Purchaser has adopted Resolution No. 2005-39, establishing a policy for the acquisition of Pre-existing utility systems within the County, and wishes to procced with the acquisition of Seller's Utility System in accordance therewith; and

WHEREAS, the Seller and Purchaser now desire to enter into this Purchase Agreement to provide for the purchase and sale of the Utility System in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing, the Purchase Price, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. Recitals. The above Recitals are true and correct and are hereby incorporated into this Purchase Agreement by reference.

SECTION 2. Covenant to Purchase and Sell; Description of Purchased Assets.

a. Purchaser shall buy from Seller, and Seller shall sell to Purchaser, the Purchased Assets (as hereinafter defined) upon the terms and subject to the conditions set forth in this Purchase Agreement.

b. "Purchased Assets" shall include all assets and rights, which may be both tangible and intangible, that Seller owns, and which comprise the Utility System, including but not limited to:

i. All real property and interests in real property owned and held by Seller that are or will be used by the Utility System, in fee simple or otherwise, and all buildings, structures, and improvements located thereon or thereunder, including but not limited to such real property and interests in real property identified in **Exhibit "A"** to this Purchase Agreement, as incorporated herein by reference, which are used in connection with the Utility System ("Real Property"), and all existing surveys related thereto. Purchased Assets do not include those Excluded Assets identified in **Exhibit "H"** to this Purchase Agreement, as incorporated herein by reference.

ii. All easements, licenses, prescriptive rights, rights-of-way, use of dedicated rights, rights obtained pursuant to court order or litigation, and rights of any kind as Seller may possess to operate the Utility System to provide utility service or to use public and private roads, highways, canals, streets and other areas owned or used by Seller for the construction, placement, replacement, operation and maintenance of the Utility System ("Easements and Licenses"), including but not limited to, rights identified in **Exhibit "B"** to this Purchase Agreement, as incorporated herein by reference.

iii. All water supply, treatment, storage and distribution facilities, wastewater collection, treatment, storage and disposal facilities, of every kind and description whatsoever, including but not limited to pumps, plants, wells, tanks, lift stations, transmission mains, distribution mains, supply pipes, collection pipes or facilities, effluent disposal facilities, rapid infiltration basins, valves, meters, meter boxes, service connections and all other physical facilities, equipment and property installations owned by Seller together with all additions or replacements thereto, including but not limited to, facilities as identified in **Exhibit "C"** to this Purchase Agreement, as incorporated herein by reference ("Tangible Personal Property"). All property listed in **Exhibit "C"** that is affixed to land or otherwise permanently installed as a part of the Utility System shall have a corresponding Real Property interest or a corresponding easement, license, prescriptive right, right-of-way, use of dedicated rights, or right obtained pursuant to a court order or litigation so that Purchaser is provided legal rights for access, ownership, operation, and maintenance of the Utility System.

iv. All certificates, immunities, privileges, permits, regulatory approvals, license rights, consents, grants, ordinances, leaseholds of the Utility System, and all rights to construct, maintain, and operate the Utility System and its plants and systems for the procuring, treatment, storage, and distribution of potable water and the collection, treatment, storage and disposal of wastewater, and every right of every character whatever in connection therewith, including exclusive Utility Service Area rights, and the obligations thereof; all water use or consumptive use permits, discharge permits, water rights, flowage rights, riparian rights, littoral rights and all renewals, extensions, additions or modifications of any of the foregoing ("Certificates"); together with all rights granted to Seller under the Certificates, including but not limited to, rights identified in **Exhibit "D"** to this Purchase Agreement, as incorporated herein by reference. **Exhibit "D"** shall also identify any rights in possession of Seller under the Certificates which are not transferrable or which require the consent of a third party to transfer.

v. Copies of all supplier lists, customer records, prints, plans, including plans in electronic or digital format, engineering reports, surveys, specifications, shop drawings, equipment manuals, lists of hardware (including end user devices), software applications and cloud based services, historic customer billing data, historic operating data from supervisory control and data acquisition ("SCADA") for all plants, lift stations and wells, prior permits, engineering reports (hard copy and electronic), O&M manuals, equipment training manuals, and other information required by Purchaser to construct, operate or maintain the Utility System in Seller's possession, including rights of Seller to obtain copies of such items from engineers, contractors, consultants, or other third parties, in paper and electronic form.

vi. Copies of all sets of record drawings, including as-built drawings and GIS data, showing all facilities of the Utility System and including all original tracings, sepias or other reproducible materials as well as computer network schematics for the process control network and enterprise network including, but not limited to servers, switches, SCADA, programmable logic controllers (PLC's) and firewall equipment in Seller's possession, and including rights of Seller to obtain copies of such items from engineers, contractors, consultants or other third parties, in paper and electronic form.

vii. All rights and obligations of Seller under any developer or service agreements, as identified in **Exhibit "E"** to this Purchase Agreement, as incorporated herein by reference, which are assumed by Purchaser pursuant to Section 10.b. ("Developer Agreements"). **Exhibit "E"** shall identify all Developer Agreements pertaining to the Utility System that have not yet been fully completed or performed or which otherwise establish a continuing right, privilege, duty or obligation of the Seller (including, without limitation, those certain capacity obligations as further described in the Developer Agreements), and shall also identify any third party consents necessary for assignment by Seller and assumption by Purchaser.

viii. All rights and obligations of Seller under contracts and leases, as identified in **Exhibit "F"** to this Purchase Agreement, as incorporated herein by reference ("Contracts and Leases), which shall include, but not be limited to, all leases, operating and vendor contracts, grants agreements, and agreements with respect to bulk service, interconnect/service area agreements, outfall agreements, effluent disposal, which are assumed or to be assumed by Purchaser pursuant

to Section 10.b. **Exhibit "F"** shall identify all such Contracts and Leases pertaining to the Utility System that have not yet been fully completed or performed or which otherwise establish any continuing right, privilege, duty or obligation of the Seller (including, without limitation, those certain capacity obligations as further described in the Contracts and Leases), and shall also identify any third party consents necessary for assignment by Seller and assumption by Purchaser.

ix. All equipment, vehicles, rolling stock, mobile equipment, chemicals, tools, parts, laboratory equipment, computer equipment, meters, meter reading equipment and related software, and inventory, held for use in connection with operation of the Utility System owned by Seller on the Closing Date, including such items of equipment and inventory identified in **Exhibit "G"**, as incorporated herein by reference, which equipment and inventory shall not be unnecessarily depleted or sold prior to that date ("Equipment, Vehicles, and Inventory"). Upon the Effective Date (as defined below) of this Purchase Agreement and up and until five (5) days before the Closing Date, Seller shall grant Purchaser access to inspect Seller's equipment, vehicles, rolling stock, mobile equipment, chemicals, tools, parts, laboratory equipment, computer equipment, meters and other inventory prior to Closing. If there are any utility-related equipment, vehicles, rolling stock, mobile equipment, chemicals, tools, parts, laboratory equipment, computer equipment, meters, meter reading equipment and related software (if any), or inventory that Seller utilizes in connection with its other functions and will not be included as part of the Purchased Assets, the Seller shall specifically identify and include those items as Excluded Assets listed in **Exhibit "H".**

c. All of the Excluded Assets listed in **Exhibit "H"**, as incorporated herein by reference, are excluded from the Purchased Assets.

d. Purchaser does not assume any debts, liabilities, obligations, or other financial, legal, or service obligations of Seller, except as may be expressly provided hereunder or as may be otherwise provided in writing. Purchaser does not assume and shall not be liable for any expense, assessment, exposure, fine, penalty, liability, act or omission of any kind whatsoever imposed or required by any third party, whether known or unknown, contingent, liquidated or not liquidated, arising or accruing under contract, tort, or pursuant to statute, rule, ordinance, law, regulation or otherwise, arising or accruing before or after the Closing Date when the operative act or omission was that of or attributable to the Seller for its actions prior to the Closing Date.

SECTION 3. Purchase Price. The total consideration to be paid for the Utility System is the Purchase Price. By these presents, Seller and Purchaser covenant and agree that the Purchase Price to be paid to Seller at Closing, and thereafter, is set forth in this Section 3 ("Purchase Price"):

a. Cash Payment: Purchaser shall pay to Seller, subject to the additions, adjustments and prorations, if any, referenced in this Purchase Agreement, SIX MILLION, TWENTY-FIVE THOUSAND DOLLARS AND 00/100 ($6,025,000) at Closing.

b. Accounts Receivable: The Parties recognize that the Closing may take place during the Utility System's normal billing cycle. The Seller hereby agrees to cooperate with the Purchaser to ensure an orderly transition of all its customers with respect to billing and customer service activities including, but not limited to, working with the Purchaser on a compatible format for

transfer of customer data. As close to the Closing Date as is practicable, Seller shall conduct a final meter read, refund any customer deposits held by Seller, and send final customer bills. At Closing, the Seller may have both water and wastewater service account balances based on application of rates for services rendered that have been billed but not paid ("Accounts Receivable"). The parties agree that the Purchaser will be entitled to all customer billings with respect to water and wastewater services for the period on or after the Closing Date, and the Seller will be entitled to all such billings prior to the Closing Date, such billings being considered an Excluded Asset under this Agreement. After the Closing, any payments received by the Purchaser or the Seller with respect to utility services provided by the Utility System shall belong to the Purchaser or the Seller as provided above. If such payment or the documentation relating thereto does not indicate whether such payment is for the period prior to or after Closing, the Purchaser and Seller shall jointly determine whether the payment belongs to the Purchaser or Seller. If either the Purchaser or Seller receives a payment which under the terms of this Agreement properly belongs to the other, the party in receipt of such payment shall hold such payment in trust for the other party and shall turn the payment over to the other party upon receipt thereof without any right of setoff.

SECTION 4. Representations and Warranties of Seller. As a material inducement to the Purchaser to execute this Purchase Agreement and perform its obligations hereunder, the Seller represents and warrants to the Purchaser as follows:

a. The Seller is a profit corporation of the State of Florida with all requisite power and authority, and has taken all requisite action necessary, to (i) enter into this Purchase Agreement, and (ii) perform all of the terms and conditions of this Purchase Agreement.

b. The Board of Directors and shareholders of Seller have approved Seller entering into this Purchase Agreement and Seller has taken or will take prior to Closing all other appropriate governmental actions required to be taken by the Seller.

c. This Purchase Agreement constitutes, and all other agreements to be executed by the Seller with respect to this Purchase Agreement will constitute, when executed and delivered, valid and binding obligations of the Seller, enforceable in accordance with their terms.

d. The execution, delivery and performance of this Purchase Agreement will not violate any provision of law, order of any court or agency of government applicable to the Seller, or any bond, Certificate, indenture, agreement, or other instrument to which the Seller is a party, or by which it is bound.

e. Seller has or will have at Closing exclusive possession, control and ownership and good and marketable title to the Real Property and the Utility System. The Real Property and the Utility System are subject to no mortgage, pledge, lien, charge, security interest, encumbrance, or restriction except Permitted Encumbrances, as defined in Section 6.e. of this Purchase Agreement. At Closing, Seller shall deliver title to such Real Property listed in **Exhibit "A"** free and clear of all debts, liens, pledges, charges or encumbrances whatsoever, other than Permitted Encumbrances. Seller makes no representation as to the condition of the Real Property, and Purchaser acknowledges that it is accepting the Real Property in accordance with the Title Policy referenced in Section 6 hereof. Seller has provided copies to purchaser of all existing surveys of

the Real Property, and all existing title insurance policies relating to the Real Property or easement interests of Seller relating to the Utility System.

f. Seller has or will have at Closing exclusive ownership, possession, control, and good and marketable title to all Purchased Assets. At Closing, the Utility System and Purchased Assets shall be subject to no mortgage, pledge, lien, charge, security interest, encumbrance, or restriction, except Permitted Encumbrances related to Real Property only.

g. Seller has provided to Purchaser copies of all Utility System Certificates, Contracts and Leases, Developer Agreements, and any other agreement of any kind related to the Utility System and Purchased Assets, and shall, at Seller's cost, secure any third-party consents which are a condition of transfer, assumption or assignment of such Certificates, Contracts, Leases, Developer Agreements and other agreements, to be assumed by Purchaser at Closing.

h. None of the Developer Agreements identified in **Exhibit "E"** or any other agreements binding upon Seller commit or reserve water or sewer capacity to any entity or individual for which any advances for construction, advance facility charges, pre-paid connection charges or other such payments or charges have been made.

i. The contracts and leases identified in **Exhibit "F"** constitute all of the contracts and leases imposing obligations on Seller with respect to the Purchased Assets. **Exhibit "F"** shall identify those contracts and leases, if any, being assumed by Purchaser.

j. **Exhibit "D"** contains true and correct copies of all Certificates relating to the Purchased Assets, together with effective dates and expiration dates (if any), issued to Seller or filed and currently pending before applicable governmental authorities including, but not limited to: (a) the Florida Department of Environmental Protection, (b) the United States Environmental Protection Agency, (c) the St. Johns River Water Management District. Seller is in compliance with all applicable permits, rules and regulations, and (d) Florida Public Service Commission.

k. Seller has or will provide a true and correct list of all customers and customer utility data by name, location, and account number, including at least five years of historical account information if available.

l. Seller has or will provide copies of all warranties held by Seller with respect to completed, or in progress, construction work with respect to the Purchased Assets, in addition to a copy of all warranties relating to the Purchased Assets.

m. Environmental Law Compliance.

i. Definitions.

(a) "Environmental Law" means any federal, state, or local statute, order, regulation, ordinance, or common law or equitable doctrine, relating to the protection of human health or the environment in effect as of the Closing Date and includes but is not limited to, The Florida Air and Water Pollution Control Act (Chapter 403, Florida Statutes), the

Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA")(42 U.S.C. § 9601 et seq.), the Resource Conservation and Recovery Act (42 U.S.C. § 6901 et seq.), the Clean Water Act (33 U.S.C. § 1251 et seq.), the Clean Air Act ("CAA")(42 U.S.C. §7401 et seq.), the Toxic Substances Control Act (15 U.S.C. § 2601 et seq.), and the Safe Drinking Water Act (42 U.S.C. § 300f et seq.), and all State and Local Storage Tank Compliance (Chapter 62-761 & 62-671, F.A.C), as such have been amended or supplemented as of the Closing Date, the regulations promulgated pursuant thereto and in effect as of the Closing Date and any conditions and requirements contained in any permits possessed by the Seller from any federal, state or local agencies necessary to operate the Utility System.

(b) "Hazardous Material" means petroleum or any substance, material, or waste which is regulated under any Environmental Law in the jurisdictions in which the Seller conducts its utility operations including, without limitation, any material or substance that is defined as or considered to be a "hazardous waste," "hazardous material," "hazardous substance," "extremely hazardous waste," "restricted hazardous waste," "pollutant," "toxic waste," or "toxic substance" under any provision of Environmental Law.

(c) "Release" means any release, spill, emission, leaking, pumping, injection, deposit, disposal, discharge, or dispersal into the environment, at or from any property owned or operated by the Seller or related to Hazardous Materials generated by Seller.

(d) "Remedial Action" means all actions required to (i) clean up, remove, or treat any Hazardous Material; (ii) prevent the Release or threat of Release, or minimize the further Release of any Hazardous Material so it does not endanger or threaten to endanger public health or welfare or the environment; or (iii) perform pre-remedial studies and investigations or post-remedial monitoring and care directly related to or in connection with any such remedial action.

ii. Representations of Seller regarding Environmental Law Compliance:

(a) The Utility System is in material compliance with all applicable Environmental Laws relating to the Utility System and the Seller is aware of no material liability thereunder, and there is no reasonable basis for the Seller to believe that any such liability exists, except as disclosed in **Exhibit "I"**, as incorporated herein by reference.

(b) Seller has obtained all permits and other Certificates required or has submitted application renewals for such permits in a timely manner under applicable Environmental Laws, necessary for the operation of the Utility System as of the date of this Purchase Agreement.

(c) Except as set forth in **Exhibit "I"** to this Purchase Agreement, Seller has not received within the last six years notice of any violations or alleged violations of any Environmental Law, applicable federal, state or local statutes, laws and regulations (including, without limitation, any applicable environmental, building, zoning, or other law, ordinance or regulation) relating to the Utility System, and to Seller's knowledge, there are no currently outstanding violations.

(d) No polychlorinated biphenyl or asbestos-containing materials, in violation of any Environmental Law are, or have been, present on Utility System property when owned, operated, or leased by Seller, nor are there any underground storage tanks, active or abandoned, or above ground storage tanks without proper containment, on Utility System property owned, operated, or leased by Seller and all tanks remain in compliance with Florida Administrative Code 62-671 and 62-672, to include all required tightness and integrity testing of tanks and piping.

(e) There is no Hazardous Material in violation of any Environmental Law located on any Utility System site other than properly stored chemicals used for treatment; no Utility System site is listed or formally proposed for listing under CERCLA, the Comprehensive Environmental Response, Compensation Liability information System ("CERCLIS") or on any similar state list that is the subject of federal, state, or local enforcement actions or other investigations that may lead to claims against Seller for clean-up costs, remedial work, damages to natural resources, or for personal injury claims, including, but not limited to, claims under CERCLA; and there is no reasonable basis for Seller to be named in such claims or for any similar action to be brought against Seller.

(f) No written or verbal notification of a Release of a Hazardous Material has been filed by or on behalf of Seller or any third party with respect to the Utility System. No Utility System property is listed or proposed for listing on the National Priority List promulgated pursuant to CERCLA, or CERCLIS, or any similar state list of sites requiring investigation or clean up.

(g) No Hazardous Material has been released in material violation of Environmental Law at, on, or under any Utility System property and Seller has not determined or been notified of the presence of per- or polyfluoroalkyl substances (PFAS) in its raw or finished drinking water that exceed current U.S. Environmental Protection Agency (EPA) health advisories.

n. Except as indicated in **Exhibit "I"**, there are no current actions, suits or proceedings at law or in equity pending or, to the Seller's knowledge, threatened against the Seller before any federal, state, municipal or other court, administrative or governmental agency or instrumentality, domestic or foreign, which affect the Utility System or any of the Purchased Assets or the Seller's right and ability to enter and perform its obligations under this Purchase Agreement; nor is the Seller aware of any facts which to its knowledge are likely to result in any such action, suit or proceeding. To the Best of Seller's knowledge, the Seller is not in default with respect to any Certificate, permit, order or decree of any court or of any administrative or governmental agency or instrumentality affecting the Utility System or any of the Purchased Assets. The Seller agrees and warrants that it shall have a continuing duty to disclose to Purchaser up to and including the Closing Date the existence and nature of all pending judicial or administrative suits, actions, proceedings and orders which in any way relate to the Utility System.

k. There are no facts known to Seller which have or would have a material adverse effect upon the physical condition of the Utility System or the Purchased Assets which are not

readily observable or which have not been disclosed or provided to Purchaser in connection with this transaction.

l. No representation or warranty made by the Seller in this Purchase Agreement contains any untrue statement of material facts or omits to state any material fact required to make the statements herein contained not misleading.

SECTION 5. Representations and Warranties of Purchaser. As a material inducement to Seller to execute this Purchase Agreement and to perform its obligations hereunder, Purchaser represents and warrants to Seller as follows:

a. Purchaser is a political subdivision of the State of Florida with all requisite power and authority, and has taken all requisite action necessary, to (i) enter into this Purchase Agreement, and (ii) perform all of the terms and conditions of this Purchase Agreement.

b. The governing body of Purchaser has approved Purchaser entering into this Purchase Agreement and has held all necessary public hearings required to authorize the Purchaser's acquisition of the Utility System, and Purchaser has taken or will take prior to Closing all other appropriate governmental actions required to be taken by the Purchaser.

c. This Purchase Agreement constitutes, and all other agreements to be executed by Purchaser with respect to this Purchase Agreement, will constitute, when executed and delivered, valid and binding obligations of Purchaser, enforceable in accordance with their terms.

d. The execution, delivery and performance of this Purchase Agreement will not violate any provision of law, order of any court or agency of government applicable to Purchaser, nor any bond, indenture, agreement, or other instrument to which Purchaser is a party, or by which it is bound.

e. All necessary public hearings required to authorize Purchaser's purchase of the Utility System and Purchaser entering into this Purchase Agreement have been duly held and all appropriate governmental actions required to be taken by Purchaser will have been duly taken prior to the Closing Date.

SECTION 6. Title Insurance and Permitted Encumbrances.

a. No less than forty-five (45) days prior to the Closing, Purchaser shall, through Nabors, Giblin & Nickerson, P.A. (the "Title Agent"), cause a current title insurance commitment to be issued by Old Republic Title Insurance Company (the "Title Insurer"), and delivered to Purchaser and Seller, covering the Real Property in an amount to be determined by the Purchaser. The cost of the title insurance commitment and title insurance policy shall be borne by Purchaser. The title insurance commitment shall commit the Title Insurer to issue an owner's title insurance policy to Purchaser (which shall be delivered within a reasonable time after Closing) covering the Real Property, reflecting title to the Real Property to be marketable and insurable, subject to the Permitted Encumbrances (as defined below) and, the standard printed exceptions contained in the title insurance policy unless otherwise addressed by the Purchaser. Seller shall execute at or prior

to Closing, in favor of Purchaser and the Title Insurer, such affidavit or affidavits acceptable to the Title Insurer as are sufficient to allow for deletion of standard exceptions satisfactorily addressed by Purchaser, or to cure properly noticed title defects, and specifically, Seller shall execute at or prior to Closing, in favor of Purchaser and the Title Agent the appropriate mechanic's lien affidavit and "Gap" affidavit sufficient to allow the Title Agent to delete all standard exceptions addressed by such affidavits.

b. Purchaser shall notify Seller in writing no more than fifteen (15) days after receipt of the title insurance commitment of any material defect in Seller's title to the Real Property, other than the Permitted Encumbrances. Such written notice shall identify all exceptions, encumbrances, liens, easements, covenants, restrictions or other defects in Seller's title to the Real Property (other than the Permitted Encumbrances) which render or may render Seller's title to the Real Property unmarketable in accordance with standards established under Florida law, or uninsurable. Any objections to title to the extent not shown on the notice furnished by Purchaser in accordance with the provisions of this paragraph shall be deemed to have been waived by Purchaser and Purchaser shall not be entitled to any damages or other remedies. Seller shall have fifteen (15) days after receipt of Purchaser's notice to explain to the satisfaction of the Purchaser or eliminate the objections to title set forth in Purchaser's notice. If Seller fails to deliver title as herein provided, then Purchaser may:

i. Accept whatever title Seller is able to convey with no abatement of the Purchase Price; or

ii. Reject title and terminate this Purchase Agreement with no further liability of either Party to the other.

c. Purchaser may not object to title by reason of the existence of: (i) any mortgage, lien, encumbrance, covenant, restriction or other matter that may be satisfied with the payment of money and Seller advises Purchaser, in writing, that Seller elects to do so by paying same at or prior to the Closing; (ii) any mechanic's lien or other encumbrance that can be released of record, bonded or transferred of record to substitute security in a manner and form acceptable to the Title Insurer so as to relieve the Real Property from the burden thereof and Seller advises Purchaser, in writing, that Seller elects to do so at or prior to Closing; or (iii) any matter that the Title Insurer affirmatively insures-over.

d. Seller shall provide to Purchaser, within ten (10) days of Seller's signing this Purchase Agreement, all surveys of the Real Property in Seller's possession. Purchaser shall have the right, but not the obligation, to do such surveys on the Real Property as Purchaser desires. Surveys procured by Purchaser shall be at the sole cost and expense of the Purchaser. If Purchaser desires to have any standard survey exceptions deleted or modified in the title insurance policy, Purchaser shall deliver to the Title Agent, no later than twenty (20) days prior to the Closing, properly certified and current original surveys of the specified Real Property that comply with Florida law.

e. "Permitted Encumbrances" include the following:

i. All existing building restrictions, zoning regulations, and local laws, governing the Real Property and the use thereof.

ii. Easements, restrictions, reservations, rights-of-way, conditions and limitations of record, if any, none of which, however, shall impair or restrict the use of the Real Property or the operation of the Utility System.

iii. Such other matters as are allowed under the terms of this Purchase Agreement.

SECTION 7. Conditions Precedent to Closing. The obligations of each Party to close the transaction contemplated by this Purchase Agreement are subject to the conditions that, on or before the Closing Date:

a. Neither Party is prohibited by decree or law from consummating the transaction.

b. There is not pending on the Closing Date any legal action or proceeding that prohibits the acquisition or sale of the Purchased Assets or prohibits Purchaser or Seller from closing the transaction or Purchaser from paying the Purchase Price, or that inhibits or restricts in any material manner Purchaser's use, title, or enjoyment of the Utility System and Purchased Assets.

c. Each of the other Parties hereto has performed all the undertakings required to be performed by them under the terms of this Purchase Agreement.

d. There are no material adverse changes in applicable law or in the condition or value of the Purchased Assets or the Utility System. For purposes of this Purchase Agreement, a "material adverse change" shall mean any event, condition, development or effect that, either individually or in the aggregate, shall have been, or insofar as can reasonably be foreseen will be, materially adverse to the business operations, assets, value or conditions (financial or otherwise) of the Utility System or the Purchased Assets.

e. All warranties and representations of the other Party are true in all material respects as of the Closing Date, except to the extent they specifically refer to another date.

f. Seller shall have obtained all necessary consents or authorizations from third parties for the assignment and assumption of the easements and agreements identified in **Exhibits "D," "E"** and **"F"** attached hereto and incorporated herein by reference.

g. Within thirty (30) days after the Closing, Seller shall prepare and submit an Application to the Florida Public Service Commission for approval of the transfer. Purchaser shall cooperate with the Seller in support of the application filed by Seller. Seller shall file reports required to satisfy its outstanding gross receipts tax, regulatory assessment fees, and other obligations and governmental assessments through Closing. All of Seller's costs and expenses relative to the termination of Seller's relationship with the Florida Public Service Commission shall

be borne by Seller. A copy of the Florida Public Service Commission order acknowledging sale of the system to Purchaser shall be promptly provided to Purchaser upon Seller's receipt thereof.

SECTION 8. Pre-Closing Conduct; Covenants. Prior to Closing, the Parties covenant to each other, and shall conduct themselves, as follows:

a. To the extent not previously provided to Purchaser, within 10 days of execution of this Purchase Agreement, Seller shall furnish to Purchaser the following, to the extent they are in the possession of Seller, its employees, representatives, or agents (including engineers, surveyors and other contractors utilized by Seller):

i. Copies, including electronic and digital formats, of all plans and specifications showing the Utility System as now constructed (as-built), including any under construction, together with detailed engineering maps showing the water supply and distribution lines, pumps, tanks, wells, wastewater collection lines, lift stations, effluent disposal facilities, and appurtenances as now constructed, and all other facilities constituting the Utility System;

ii. Deeds and other evidence of ownership or rights to the Real Property identified in **Exhibit "A."**

iii. Surveys of the Real Property.

iv. Easements and Licenses owned and used by Seller for the construction, operation and maintenance of the Utility System and Purchased Assets as identified in **Exhibit "B"**; and

v. Copies of all Developer Agreements identified in **Exhibit "E"** together with a schedule identifying the Seller's committed water and wastewater capacity pursuant to such agreements or any other agreements committing or reserving such capacity to any entity or individual, and any advances for construction, advance facility charges, pre-paid connection charges or other such payments or charges made pursuant to any such agreements;

vi. Copies of all Contracts and Leases identified in **Exhibit "F"**;

vii. Copies of Seller's schedules reflecting the rates, fees, and charges of Seller;

viii. Copies of all Certificates, together with effective dates and expiration dates (if any), demonstrating approval of the facilities of the Utility System by all applicable governmental authorities, including, but not limited to: (a) the DEP, (b) the United States Environmental Protection Agency, and (c) the St. Johns River Water Management District, identified in **Exhibit "D"**;

ix. A list (electronic) of customers and customers' historic usage, billing and payment data, including the amounts for customers' last bills by name and account number and at least five years of historical account information if available; Seller agrees to cooperate with Purchaser and assist in providing billing information required by Purchaser to perform any

necessary account reconciliation and to facilitate the smooth transition of customer account, billing and collection information;

x. Copies of all warranties held by Seller with respect to completed, or in progress, construction work with respect to the Utility System, in addition to a copy of all warranties relating to the Purchased Assets;

xi. Copies of any and all effective insurance policies with respect to the Purchased Assets and Utility System;

xii. Copies of all title insurance policies related to the Real Property secured by Seller upon its acquisition of title to such property;

xiii. Copies of all Certificates relating to the Utility System, including but not limited to environmental permits and pending applications related thereto, identified in **Exhibit "D"**; and

xiv. Seller information and documents necessary to permit Purchaser to fulfill its obligations under Sections 367.071(4) and 125.3401, Florida Statutes.

b. During the period between the Effective Date of this Purchase Agreement and the Closing Date, Seller shall:

i Operate and maintain the Utility System and Purchased Assets in a normal and ordinary manner to ensure that the condition of the Utility System and the Purchased Assets remains in all material respects unchanged, normal wear and tear and usage excepted, and the chemical, tool and equipment inventory on hand shall not be materially diminished or depleted unless required to be used by the Seller, in its absolute and sole discretion;

ii. Notify Purchaser within five (5) days of Seller's receipt of any notification from any person, business, or agency, including but not limited to any agency of the state or a local government, of any existing or potential Environmental Law violation;

iii. Notify Purchaser within five (5) days of Seller's receipt of any notification from any person, business, or agency, of any demands, claims, notices of intent to sue, actions, suits or proceedings at law or in equity pending or, to the Seller's knowledge, threatened against the Seller or other notices which affect the Utility System or any of the Purchased Assets or the Seller's right and ability to enter and perform its obligations under this Purchase Agreement;

iv. Not make any material changes to the Utility System or the Purchased Assets without the prior written consent of Purchaser, said consent to not be unreasonably withheld;

v. Provide Purchaser, or its designated agent(s), with unrestricted access to the business premises, Utility System, Purchased Assets, Seller's customer and operations books and

records systems, employees, agents, or representatives, on reasonable advance notice and during normal weekday business hours;

vi. Maintain its existing levels of insurance on the Purchased Assets.

vii. Notify Purchaser within five (5) days of any event, activity or occurrence that has, or may have, a material adverse effect upon the Utility System or the Purchased Assets or this transaction;

viii. Not enter any contract, lease, certificate or agreement that materially and directly effects the Utility System or the Purchased Assets without the prior written consent of Purchaser, said consent to not be unreasonably withheld;

ix. Confer with Purchaser prior to implementing operational decisions of a material nature which are not in the ordinary course of business or which may constitute an obligation or liability of the Purchaser following Closing;

x. Maintain all books and records relating to the Utility System in the ordinary course of business;

xi. Develop with Purchaser a transition plan to ensure the orderly transfer of assets, operations, and customer communications;

xii. Facilitate the reassignment or transfer from Seller to Purchaser of any grant agreements, or finalize any such grant agreements in process, such that funding provided under such grant agreements can be used by Purchaser to be effective upon Closing;

xiii. Not enter into any additional long- or short-term debt or other financial obligation related to the Utility System subject to Purchaser approval;

xiv. Provide for termination of any Utility System construction contracts, payment of all contractors, subcontractors and suppliers and release of all liens and notices of commencement of construction so that there is no construction work in progress, payments due, or claims on the Utility Systems at the time of Closing except as may be authorized by Purchaser; and;

c. The risk of loss, injury, or destruction of the Utility System and Purchased Assets shall be on the Seller until the Closing Date.

d. From the Effective Date until the Closing Date, Seller shall not, without the prior written consent of Purchaser, enter into any new Developer Agreements or modify any existing Developer Agreements. Copies of any proposed new or modified Developer Agreements shall be promptly delivered to Purchaser and shall not be signed by Seller without prior written consent (electronic correspondences permitted) from Purchaser's County Administrator, said consent to not be unreasonably withheld.

e. Purchaser shall have ninety (90) days from the Effective Date, or such additional time as the Seller may agree to in writing, within which to conduct its additional due diligence on the Utility System. Prior to the termination of the due diligence period Purchaser may terminate this Agreement in its sole discretion by delivering notice of termination to the Seller in the manner provided in Section 9 of this Agreement; otherwise, Purchaser and Seller shall proceed to Closing as set forth in Section 10 of this Agreement.

f. Purchaser, in its discretion, may cause to be performed, at its sole expense, a Phase I Environmental Site Assessment (and subsequent Phase II, if necessary) ("ESA") of each parcel of Real Property owned by Seller. If such ESA discloses the presence of any Hazardous Material or other Recognized Environmental Condition, Seller shall have the obligation to perform such cleanup and remediation as is necessary hereunder up to a cost of $250,000. In the event the cleanup and remediation cost exceeds $250,000 and Seller elects not to proceed, Purchaser may elect to either (i) terminate this Purchase Agreement, in which event neither Party shall have any liability to the other; or (ii) proceed to Closing for the Purchase Price without cleanup and remediation completed by Seller; or (iii) proceed to Closing with estimated cleanup and remediation costs subtracted from the Purchase Price.

g. Seller shall cooperate with Purchaser's efforts to notify governmental agencies of the transaction contemplated in this Agreement and secure the transfer of permits, or portions thereof, such as are necessary for Purchaser's continued operation of the Purchased Assets after the Closing.

SECTION 9. Termination of Purchase Agreement.

a. This Purchase Agreement may be terminated (i) by mutual written consent of the Parties, (ii) by either Party if the transactions contemplated hereby have not closed on or before the time required for Closing as provided in Section 10.a. of this Purchase Agreement, or (iii) as provided in paragraphs b. and c. below.

b. Purchaser may terminate this Purchase Agreement, in its sole discretion, upon the occurrence of any of the following:

i. The failure of Seller, in any material respect prior to Closing, to satisfy any conditions precedent to closing or to comply with pre-closing conduct and covenants contained in this Purchase Agreement;

ii. Any material breach of this Purchase Agreement by Seller, including, but not limited to, a material breach of any representation or warranty, if Seller has not cured such breach within thirty (30) days after receipt of written notice from Purchaser; provided, however, such breach must in any event be cured five (5) days prior to the Closing Date unless the date for cure has been extended by Purchaser, which extension by the Purchaser may not be unreasonably withheld or denied;

iii. Any other basis for termination on behalf of Purchaser otherwise set forth in this Purchase Agreement;

c. Seller may terminate this Purchase Agreement, in its sole discretion, upon the occurrence of any of the following:

i. The failure of the Purchaser, in any material respect prior to Closing, to satisfy any of the conditions precedent to Closing;

ii. Any material breach of this Purchase Agreement by Purchaser, including, but not limited to, a material breach of any representation or warranty, if Purchaser has not cured such breach within thirty (30) days after notice from Seller, provided, however, such breach must in any event be cured within five (5) days prior to the Closing Date unless the date for cure has been extended by Seller, which extension by Seller may not be unreasonably withheld or denied; or

iii. Any other basis for termination on behalf of Seller otherwise set forth in this Purchase Agreement.

d. Upon the occurrence of any of the basis for termination of this Purchase Agreement, the Party seeking to terminate this Purchase Agreement shall provide written notice of its termination of this Purchase Agreement to the other by delivering the same notice as provided in Section 13.c.

e. Upon the termination of this Purchase Agreement, the following shall occur:

i. To the extent permitted by Florida law, each Party shall return all documents, including copies, in its possession, custody, or control, of its agents and consultants to the other, as the case may be. The Seller acknowledges that information shared between Purchaser and Seller, is subject to disclosure and retention requirements of the Florida public records laws;

ii. Except as otherwise set forth in this Purchase Agreement, each Party shall be responsible for payment of its own attorney and other professional fees and other costs of any nature whatsoever incurred prior to the termination of this Purchase Agreement;

iii. Except for the willful breach of this Purchase Agreement by any Party hereto, there shall be no liability on the part of Purchaser or Seller, or their respective governing body members, managers, officers, directors, employees or contractors, other than as provided for herein.

f. If no basis for termination exists as set forth in this Agreement and if, on or before August 15, 2024, (i) a party (either Purchaser or Seller) to this Agreement (the "First Party") is ready, willing and able to complete the sale and purchase of the Purchased Assets on the terms set forth in this Agreement, (ii) all conditions precedent to the obligations of the other party (the "Other Party") set forth in Article 7 have been satisfied (or waived by the Other Party), and (iii) the Other Party is unable or otherwise declines for any reason to complete the sale and purchase of the Purchased Assets on the terms set forth herein, then the Other Party shall be in breach of this Agreement and the First Party shall have the right (1) to specific performance of the Other Party's

obligation to complete the sale and purchase of the Purchased Assets, and (2) to recover the reasonable fees and expenses of attorneys' and expert witnesses incurred (at all levels of litigation) in enforcing its rights under this Agreement. The provisions of this Section 9.f. shall survive any termination of this Agreement.

SECTION 10. Closing Date and Closing.

a. This transaction shall be closed on or before August 28, 2024 ("Closing"), at a location mutually acceptable to both Parties. As used in this Purchase Agreement, the term "Closing Date" shall mean the date on which the Closing occurs, but in no event shall the Closing Date be extended beyond September 18, 2024, unless a later date is agreed upon in writing by the Parties.

b. At Closing:

i. Purchaser shall pay to Seller the Purchase Price as required under Section 3 of this Purchase Agreement, subject to any adjustments as provided for in this Purchase Agreement;

ii. Seller shall deliver such documents and take such actions as are required to extinguish any outstanding debt relating to the Utility System and the Purchased Assets;

iii. Title to the Real Property shall be conveyed to Purchaser by general warranty deed free of all claims, liens, or encumbrances whatsoever, other than Permitted Encumbrances. Title to the remaining Purchased Assets shall be conveyed to Purchaser by Bill of Sale free of all claims, liens, or encumbrances, whatsoever, other than Permitted Encumbrances. Seller shall further provide to Purchaser such other instruments of conveyance as shall be, in the reasonable opinion of Purchaser, its counsel and Title Agent, necessary to transfer the Utility System and Purchased Assets in accordance with this Purchase Agreement and, when necessary or desirable, in recordable form;

iv. Seller shall assign to Purchaser its right, title and interest in the Easements and Licenses identified in **Exhibits "B"**;

v. Seller and Purchaser shall enter into separate Assignment and Assumption Agreements with respect to the (i) Developer Agreements identified in **Exhibit "E"**, (ii) Contracts and Leases identified in **Exhibit "F"**, and (iii) Certificates identified in **Exhibit "D"** in which Seller shall assign all right, title and interest of Assignor in said Developer Agreements, Contracts and Leases, and Certificates and Purchaser shall assume except as otherwise set forth in this Purchase Agreement, the performance, obligations, duties and liabilities of Assignor under said Developer Agreements and said Contracts and Leases. Notwithstanding the foregoing, Purchaser retains the option not to assume any Developer Agreements identified in **Exhibit "E"**, Contracts and Leases identified in **Exhibit "F"**, or Certificates identified in **Exhibit "D"**, or any other agreements, contracts, or leases of any type which Purchaser shall determine, in its sole discretion, are not consistent with the ordinary business practices of Purchaser or Purchaser's best interest, in which event, however, Seller may elect to terminate this Purchase Agreement and refuse to close.

Purchaser shall notify Seller of its intention not to assume any Developer Agreements identified in **Exhibit "E,"** any Contracts and Leases identified in **Exhibit "F,"** any Certificates identified in **Exhibit "D"** or any other agreements, contracts, or leases of any type prior to the termination of the due diligence period provided for in Section 8.e.

vi. Ad valorem real and intangible personal property taxes, non-ad valorem assessments, association or CDD assessments, and any other real property taxes, if any apply, shall be prorated as of the Closing Date and Seller shall be required to pay its pro rata share at Closing in accordance with the requirements of Section 196.295, Florida Statutes, and shall escrow funds with the closing agent or St. Johns County Tax Collector if so required. All other taxes, assessments, and regulatory fees, if any, accrued to or owed by Seller as of or prior to the Closing Date with respect to the Utility System and Purchased Assets shall remain the obligation of Seller.

vii. Recording fees to record the deeds and any other instruments necessary to deliver clean and marketable title to Purchaser, documentary stamp tax, and intangibles tax due, if any, at the recording of deeds and any other instruments necessary to deliver title to the Purchaser shall be paid by the Seller pursuant to Section 201.01, Florida Statutes.

viii. Impact/Connection Fees (including plant capacity, transmission line capacity, or other unit connection fees paid for the availability of utility capacity), if any, received by Seller prior to the Closing Date related to the Purchased Assets shall be retained by Seller as of the Closing Date if connections related to such Impact/Connection Fees to the Utility System have been made prior to such date. Impact/Connection Fees received by Seller related to the Purchased Assets or any monetary payment made by a third party to Seller to reserve capacity to be provided by the Purchased Assets where no connection has been made prior to the Closing Date shall be applied on a dollar-for-dollar basis to reduce Purchaser's Purchase Price payment to Seller. Impact/Connection fees imposed by Purchaser and paid after the Closing Date shall be the property of Purchaser.

ix. All transfers required or necessary to carry out the intent and purpose of this Purchase Agreement shall take place, unless waived or extended by mutual consent.

x. Seller shall file, before they become past due, all tax returns and shall pay, when due, all taxes due and owing from the operation of the Purchased Assets and the sale thereof to Purchaser.

xi. Seller shall deliver to Purchaser, in a form reasonably acceptable to Purchaser, an opinion of Seller's counsel substantially to the effect that:

(a) Seller is validly organized, existing and its status is active under the laws of the State of Florida.

(b) This Agreement has been duly and validly executed and approved by Seller and is a valid and binding agreement upon Seller.

(c) To Seller's counsel's knowledge, the execution, delivery and

performance of this Agreement will not violate any material agreement of or binding on, or any law applicable to, Seller.

(d) Neither the execution nor the delivery of the Closing documents will conflict with or result in a material breach by Seller or constitute a default or an event of default under any contract, agreement, instrument, court order, or judgment or law to which Seller may be bound.

(e) There are no proceedings or claims pending against Seller in any court of law or in equity, or before or by any instrumentality which, if determined adversely to the Seller, would have an adverse effect upon Purchaser's rights under this Agreement or the Closing documents or adversely affect Seller's ability to perform its obligations under this Agreement or Purchaser's ability to operate the Purchased Assets subsequent to Closing.

(f) Except for FPSC approval of the sale of the Utility System to Purchaser, which sale the FPSC is required to approve as a matter of right under Section 367.071, Florida Statutes, to Seller's counsel's knowledge no consent, approval or other action by any United States, federal or state regulatory authority or other person or entity is required for the execution, delivery or performance of any of the Closing documents by Seller or to establish the validity or enforceability of such documents by Purchaser.

c. Each of the Parties shall pay the fees of its own attorneys, bankers, engineers, accountants, and other professional advisers or consultants incurred in connection with the negotiation, preparation and execution of this Purchase Agreement, and any documents associated with the Closing.

d. All costs and bills for services, materials and supplies rendered in connection with the construction, operation and maintenance of the Utility System prior to the Closing Date, including but not limited to electricity, phone service, chemicals, and payroll for a period up to and including the Closing Date, shall be paid by Seller. Purchaser shall be responsible for all such costs and expenses incurred subsequent to Closing. No prorations shall be made at Closing, and Purchaser shall initiate new contracts with all vendors or suppliers of materials, supplies and services as Purchaser may desire.

e. Each Party shall deliver to the other Party a certificate in writing stating that the Party is not prohibited by decree or law from consummating the transaction contemplated hereby, that there is not pending on the Closing Date any legal action or proceeding that hinders the ability of either Party to close the transaction, and that all warranties and representations of such Party contained in this Purchase Agreement are true and correct in all material respects as of the Closing Date.

SECTION 11. Post Closing.

a. Seller and Purchaser shall, after the Closing Date, upon reasonable request of the other Party and at no cost to the other Party, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, all such further documents, acts, deeds, assignments,

assumptions, transfers, and assurances as may be required in order to implement and perform any of the obligations in this Purchase Agreement.

b. The respective representations and warranties of the Parties contained in this Purchase Agreement or any document delivered pursuant to this Purchase Agreement shall survive the consummation of the transactions contemplated hereby and continue for a period of twenty-four (24) months from the Closing Date, and thereafter shall terminate. Any provision of this Purchase Agreement which, by its express terms, is intended to operate after Closing shall survive Closing until such time as all requirements of such provision have been fully performed.

c. Seller agrees that if any necessary consents or authorizations from third parties for the assignment and assumption of the easements and agreements identified in **Exhibits "B," "E,"** and **"F"**, have not been obtained at or prior to Closing, and Purchaser waives its right to terminate this Purchase Agreement as provided in Section 9.b., or the Parties forego their right to extend the Closing Date as provided in Section 10.a., Seller shall, after Closing and at no cost to the Purchaser, continue its efforts to obtain such consents or authorizations from third parties that have not been obtained as of the Closing Date until such consents or authorizations are obtained, or until assignment and assumption of such easements, agreements, and grant rights are no longer necessary in Purchaser's sole discretion.

d. Seller shall be entitled to all revenue for services rendered through the Closing Date. Seller shall perform final meter readings and send final bills as close as practicable to the Closing Date. Purchaser shall be entitled to all revenue for services rendered on the Closing Date and thereafter. In the event either party receives payment for utility services or funds of any other kind related to the operation of the Utility System to which the other party is entitled hereunder, that party shall promptly endorse and otherwise turn over such funds to the other party along with any information related to the customer or basis for payment.

e. In the event (i) Purchaser determines that any of the Purchased Assets are found to be located on lands without a valid Real Property interest or valid easement, license, prescriptive right, right-of-way, use of dedicated rights, or right obtained pursuant to a court order or litigation so that Purchaser lacks legal rights for access, ownership, operation, and maintenance of that portion of the Utility System or (ii) Purchaser otherwise discovers any portion of the Seller's Utility System that should have been included and conveyed as Purchased Assets based on ownership or possession by Seller on the Closing Date, then Seller agrees to take all necessary actions and pay all necessary costs to convey free and clear of any liens or encumbrances those portions of the Utility System that should have been conveyed or to obtain and convey free and clear of any liens or encumbrances a suitable Real Property interest or valid easement to Purchaser for such Purchased Assets found to be lacking a valid Real Property interest; provided that if the Seller is unable to obtain and convey a suitable Real Property interest or valid easement to Purchaser in satisfaction of Seller's obligation then, at the Purchaser's election, Purchaser may obtain a suitable Real Property interest or valid easement for its use by using all reasonable means, including the institution of eminent domain if required, and Seller shall pay all fees and costs incurred by Purchaser. This provision of this Purchase Agreement is intended to operate after Closing and shall survive Closing for a period of five (5) years.

SECTION 12. Indemnification.

a. Seller shall indemnify, and defend upon request from Purchaser, and hold harmless Purchaser (including its governing body and members, officers, employees and agents) from and against any and all claims, suits, actions, arbitrations, proceedings, investigations, judgments, deficiencies, losses, damages, settlements, liabilities and other expenses, including reasonable legal fees and other expenses of or resulting from:

i. Any error, inaccuracy, breach or misrepresentation in any of the representations, warranties, agreements or covenants made by or on behalf of Seller in this Purchase Agreement;

ii. Any violation or breach by Seller of, or default by Seller in, the performance of its covenants and agreements in this Purchase Agreement;

iii. Any act or omission of Seller, or any of its officers, employees, or agents occurring on or prior to the Closing Date, any condition or circumstances existing in any of the Purchased Assets or with respect to the operation of the Utility System, or any claims concerning services provided by Seller, as of the Closing Date;

iv. The presence, release, remediation or clean-up of, or exposure to, a regulated substance or other material located on, within or under the Purchased Assets at any time on or prior to the Closing Date or the cleanup and remediation by Seller pursuant to Section 8.f. of this Purchase Agreement that is ongoing or scheduled by or on behalf of Seller after Closing Date; and

v. Any debts, liabilities or obligations of Seller, direct or indirect, fixed, contingent or otherwise whether or not expressly assumed by Purchaser including, but not limited to, funds transferred by the Seller to the Purchaser to fund capital improvements, operating expenses and other purposes as set forth in this Purchase Agreement and any proceedings resulting therefrom initiated by the Internal Revenue Service or any State or federal agency.

b. To the extent permitted by Florida law and without waiving its sovereign immunity or the limitations of liability set forth in Section 768.28, Florida Statutes, Purchaser shall indemnify, and defend upon request from Seller, and hold harmless the Seller (including its governing body and members, officers, employees and agents) from and against any and all claims, suits, actions, arbitrations, proceedings, investigations, judgments, deficiencies, losses, damages, settlements, liabilities and other expenses including reasonable legal fees and other expenses of or resulting from:

i. Any error, inaccuracy, breach or misrepresentation in any of the representations, warranties, agreements or covenants made by or on behalf of the Purchaser in this Purchase Agreement;

ii. Any violation or breach by Purchaser of, or default by the Purchaser in, the performance of its covenants and agreements in this Purchase Agreement;

iii. Any act or omission of Purchaser, or any of its officers, employees, or agents occurring following the Closing Date, any condition or circumstance developing in any of the Purchased Assets or with respect to the operation of the Purchased Assets, or any claims concerning services provided by Purchaser, following the Closing Date; and

iv. The presence, release, remediation or clean-up of, or exposure to, a regulated substance or other material to or located on, within or under the Purchased Assets at any time by Purchaser following the Closing Date, excluding cleanup and remediation by Seller pursuant to Section 8.f. of this Purchase Agreement that is ongoing or scheduled by or on behalf of Seller after Closing Date. The Purchaser's duty to indemnify, defend or hold harmless shall not apply in the event of Seller's breach or noncompliance with Section 4.m. of this Purchase Agreement.

SECTION 13. General Provisions.

a. This Purchase Agreement, the Exhibits hereto, and the documents referred to herein, collectively embody the entire agreement and understandings between the Parties and there are no other agreements or understandings, oral or written, with reference to this Purchase Agreement that are not merged into and superseded by this Purchase Agreement.

b. This Purchase Agreement is entered into solely for the benefit of the Parties hereto and no other causes of action shall accrue upon or by reason hereof to or for the benefit of any third party (other than successors and assigns), who or which is not a formal party hereto.

c. Any notice or other document required or permitted to be given pursuant to the provisions of this Purchase Agreement shall be in writing and shall be delivered personally, by recognized overnight courier, or sent by certified mail, postage prepaid, return receipt requested, or by electronic transmission with written confirmation to the following:

i. If to Seller, such notice shall be delivered at:

North Beach Utilities, Inc.
Attn: Frank Usina
4125 Coastal Highway
St. Augustine, FL 32084

Martin S. Friedman, Esquire
Dean Mead Law Firm
420 S. Orange Ave., Ste. 700
Orlando, FL 32801

ii. If to Purchaser, such notice shall be delivered at:

County Administrator
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

County Attorney
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

d. The headings used are for convenience only, and they shall be disregarded in the construction of this Purchase Agreement.

e. The drafting of this Purchase Agreement and every provision hereof was a joint effort of the Parties, and both Parties had the assistance of counsel in reviewing terms prior to execution. In the interpretation of this Purchase Agreement or any provision hereof it shall be assumed that no Party had any more input or influence than any other and not provision hereof shall be construed more or less stringently against either party.

f. This Purchase Agreement and the rights of the Parties shall be governed by, construed and enforced in accordance with the laws of the State of Florida, without regard to the conflict of laws rules thereof.

g. If any one or more of the provisions of this Purchase Agreement is held to be contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall, for any reason whatsoever, be held invalid, then such covenants or provisions shall be null and void, shall be deemed separable from the remaining covenants or provisions of this Purchase Agreement, and shall in no way affect the validity of the remaining covenants or provisions of this Purchase Agreement; provided, however, that the public interest in the terms set forth herein is not substantially adversely impacted.

h. Except as provided herein, no amendment or modification of this Purchase Agreement shall be binding upon the Parties unless evidenced in a writing signed by duly authorized officers of each Party. Any waiver on the part of any Party of any provision or condition of this Purchase Agreement must be in a writing signed by the Party to be bound by such waiver.

i. The Exhibits referred to in this Purchase Agreement are incorporated herein by reference.

j. Except as provided for herein, this Purchase Agreement may not be assigned without the prior written consent, which consent may not be unreasonably withheld or denied, of the non-assigning Party. If properly assigned, this Purchase Agreement shall be binding upon and inure to the benefit of the Parties' successors and assigns. Notwithstanding the foregoing, Purchaser may collaterally assign its rights hereunder to any financial institution providing financing in connection with the transaction contemplated hereby.

k. For the purposes of this Purchase Agreement, an individual is deemed to have "knowledge" of a particular fact or other matter if such individual has actual awareness of such fact or matter, or a prudent individual could be expected to discover or otherwise become aware thereof in the ordinary course of conducting his business.

l. All words, terms, and conditions herein contained are to be read in concert, each with the other, and a definition of a word or term contained in one section of this Agreement shall apply to such word or term when used in another section.

m. The Parties acknowledge that all documents related to this Purchase Agreement or the Utility System are subject to the provisions of Chapter 119, Florida Statutes. Such documents shall be available for inspection and copying upon request and/or payment of any reasonable expenses associated therewith.

n. The Parties agree and acknowledge that they have complied with the requirements of Florida law and any applicable corporate documents in executing this Purchase Agreement. The Parties agree that this Purchase Agreement is valid, binding, and enforceable, and each Party warrants that it has the requisite power and authority to be bound by the terms hereof. The Parties agree that they shall not challenge in any administrative or judicial forum the validity or enforceability of this Purchase Agreement.

o. Venue for all lawsuits or administrative actions involving any dispute, controversy, or claim arising out of or in connection with this Purchase Agreement shall be brought in St. Johns County, Florida.

p. This Purchase Agreement may be executed and delivered (including by facsimile or other electronic transmission) in counterparts, each of which shall be deemed an original instrument, but all of which together shall constitute one and the same agreement. The parties agree that a photocopy of a signature and/or an electronic signature are acceptable as original signatures of the respective parties as allowed by applicable law and that the transmission by one party to another party is an express representation that the photocopied or electronic signature of the transmitting party is an exact copy of the party's signature and that such signature is valid and binding upon the transmitting party and is deemed to be an original signature.

q. The Seller and Purchaser represent and warrant each to the other that neither has entered into any agreement or taken any other action which would result in a real estate brokerage commission, finder's fee or other similar charge being payable on account of the Closing of the transaction set forth in this Purchase Agreement. To the extent permitted by Florida law, each Party hereto agrees to indemnify and hold harmless the other against any commission, fee or charge and all related costs and expenses arising out of the actions of the indemnifying Party.

r. Time shall be of the essence of this Purchase Agreement. In the event any date under this Purchase Agreement falls on a Saturday, Sunday or legal holiday, such date shall automatically be extended to the next business day.

SECTION 14. Effective Date. The "Effective Date" shall be the date that the last Party authorizes by its official action the execution of this Purchase Agreement.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the Parties have hereunto caused this Purchase Agreement to be executed the day and year aforesaid in counterparts, each counterpart to be considered and original.

ATTEST:

Elizabeth K. Usina, Secretary Treasurer

Date: _____

NORTH BEACH UTILITIES, INC.

Frank Usina, President

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2024, by Frank Usina, as President of North Beach Utilities, Inc., on its behalf, who is personally known to me or who has produced _____ as identification.

Notary Public _____
Printed Name: _____
License No: _____
Expiration Date: _____

(Notary Stamp)

ATTEST:

Brandon J. Patty, County Clerk

(SEAL)

ST. JOHNS COUNTY, FLORIDA

Commissioner Sarah S. Arnold, Chair

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2024, by Sarah S. Arnold, as Chair of the St. Johns County Board of County Commissioners on the County's behalf, who is personally known to me or who has produced _____ as identification.

Notary Public _____
Printed Name: _____
License No: _____
Expiration Date: _____

(Notary Stamp)

EXHIBIT "A"

REAL PROPERTY

Exhibit A
Real Property

Parcel 1:
Legal Description: A parcel of land in Lot 1, Block 88, North Beach Subdivision, according to the Map or Plat thereof recorded in Map Book 3, Page 28 of the Public Records of St Johns County, Florida, more particularly described as follows:
Commencing at the Northeast corner of said Lot 1, Block 88, thence S 69° 19' W, along the South right-of-way of Eighteenth Street [AKA Boating Club Road] a distance of six (6') feet to a point; thence S 20° 41' E a distance of six (6') feet to a point; thence N 69° 19' E a distance of six (6') to a point; thence N 20° 41' West along the West right-of-way of Myrtle Street a distance of six (6') feet to the Point of Beginning. Subject to water connection right set forth in Warranty Deed recorded in Official Records Book 56, Page 48, of the Public Records of St Johns County, Florida.
General Description: Well Site, Parcel ID: 1460400001, SWC Boating Club Road & Myrtle Street

Parcel 2:
Legal Description: Lots 9 through 16, inclusive, Block 94, North Beach Subdivision, according to the Map or Plat thereof recorded in Map Book 3, Page 28 of the Public Records of St Johns County, Florida.
General Description: Water Treatment Plant, Parcel ID: 1461540090, 415 Nineteenth Street

Parcel 3A:
Legal Description: Block 112, excepting Lots 13 and 15 and the North 25 feet of Lots 14 and 16, North Beach Subdivision, according to the Map or Plat thereof recorded in Map Book 3, Page 28 of the Public Records of St Johns County, Florida.
General Description: Waste Water Treatment Plant—North Parcel, Parcel ID: 1462120000, 401 Twenty Third Street

Parcel 3B:
Legal Description: All of fractional Block 116, North Beach Subdivision, according to the Map or Plat thereof recorded in Map Book 3, Page 28 of the Public Records of St Johns County, Florida.
General Description: Waste Water Treatment Plant—South Parcel, Parcel ID: 1462160000, 401 Twenty Fourth Street

Parcel 3C:
Legal Description: That portion of vacated Twenty-Fourth Street lying between the West right-of-way line of Palm Street and the East right-of-way line of Myrtle Street, as shown on the Plat of North Beach, a subdivision of U.S. Lots 2 & 3 of Section 29, all Fractional Section 30 and Section 44 (Joseph Arnau Grant) all in Township 6 South, Range 30 East, recorded in Map Book 3, Page 28 of the Public Records of St Johns County, Florida.
General Description: Waste Water Treatment Plant—vacated 24th Street ROW between Parcels 3A and 3B above.

Parcel 4:
Legal Description: Block 111, North Beach Subdivision, according to the Map or Plat thereof recorded in Map Book 3, Page 28 of the Public Records of St Johns County, Florida.
General Description: Waste Water Treatment Plant Pond, Parcel ID: 1462110000, 301 Twenty Third Street

Parcel 5:
Legal Description: Vilano Oaks Tract A, as dedicated to Seller on Vilano Oaks Replat Official Records Book 40, Page 102-105, Public Records of St. Johns County, Florida.
General Description: Vilano Oaks Stormwater Retention Area and NBU lift station, Parcel ID: 1452090001, Between First and Second Streets, Vilano Oaks Tract A, Per SJCPA--Assessed to Individual Lot Owners as Common Elements per FS 193.0235.

EXHIBIT "B"

EASEMENTS AND LICENSES

Exhibit B
Easements and Licenses

	Consent Required For Assignment
1. Grant of Easement by David and Susan Naples to North Beach Utilities, Inc. recorded August 22, 2023 at Official Record Book 5813, Page 293, Public Records of St. Johns County, Florida.	No
2. North Beach Investment, Inc, John F Usina Irrevocable Trust, Frank D Usina Revocable Trust—to be recorded for utilities re: 6th St Development parcels, North Beach Camp Resort	No
3. Easement Agreement, between Vilano Venture, Inc. and North Beach Utilities, Inc., recorded March 11, 1994 at Official Records Book 1042, Page 804, Public Records of St. Johns County, Florida.	No
4. Grant of Easement by Fairy Godmothers, Inc. to North Beach Utilities, Inc., recorded December 16, 2005 at Official Records Book 2605, Page 403, Public Records of St. Johns County, Florida.	No
5. Grant of Easement by Sheila Fay to North Beach Utilities, Inc., recorded December 21, 2005 at Official Records Book 2608, Page 940, Public Records of St. Johns County, Florida.	No
6. Grant of Easement by Marie Squillace to North Beach Utilities, Inc., recorded December 21, 2005 at Official Records Book 2608, Page 942, Public Records of St. Johns County, Florida.	No
7. Grant of Easement by Karen Jones to North Beach Utilities, Inc., recorded December 30, 2005 at Official Records Book 2614, Page 601, Public Records of St. Johns County, Florida.	No
8. Grant of Easement by Kathryn De Poo to North Beach Utilities, Inc., recorded January 4, 2006 at Official Records Book 2616, Page 1398, Public Records of St. Johns County, Florida.	No
9. Grant of Easement by Jack Baldwin to North Beach Utilities, Inc., recorded January 4, 2006 at Official Records Book 2616, Page 1400, Public Records of St. Johns County, Florida.	No
10. Grant of Easement by Revati Assouline to North Beach Utilities, Inc., recorded January 4, 2006 at Official Records Book 2616, Page 1402, Public Records of St. Johns County, Florida.	No
11. Grant of Easement by Myriam Fougere to North Beach Utilities, Inc., recorded January 9, 2006 at Official Records Book 2619, Page 919, Public Records of St. Johns County, Florida.	No
12. Grant of Easement by Cynthia L. Thompson to North Beach Utilities, Inc., recorded January 18, 2006 at Official Records Book 2626, Page 1235, Public Records of St. Johns County, Florida.	No
13. Grant of Easement by Jennifer Pritchett to North Beach Utilities, Inc., recorded February 6, 2006 at Official Records Book 2638, Page 659, Public Records of St. Johns County, Florida.	No

14. Grant of Easement by Sandra Ann Macik to North Beach Utilities, Inc., recorded February 27, 2006 at Official Records Book 2650, Page 832, Public Records of St. Johns County, Florida.	No
15. Grant of Easement by Rena M. Carney to North Beach Utilities, Inc., recorded March 20, 2006 at Official Records Book 2668, Page 38, Public Records of St. Johns County, Florida.	No
16. Utility easements, authorizations, and dedications as may appear in the citation of plat on plats within the Utility System service territory.	
17. All other easements owned and used by Seller or acquired by Seller since the date of Seller's acquisition or development of the Utility System, which are used in the operation of the Utility System.	

EXHIBIT "C"

TANGIBLE PERSONAL PROPERTY

Exhibit C
Tangible Personal Property

Water System Description
The water system is served by two (2) wells and has a split treatment (aeration/reverse osmosis/blend) water treatment plant with a permitted capacity of 777,600 gpd. Approximately 522,600 gpd can be aerated and chlorinated, with 255,000 gpd of reverse osmosis (RO) membranes and three (3) 5 micron filters (by Hydropro, Inc.). Two (2) RO skids were installed in 1994 and the third in 2000. Each of the three (3) RO skids has a capacity of 85,000 gpd. There are two (2) variable speed 30 Hp high service pumps (HSP), one (1) constant speed 30 Hp HSP and one (1) 15 Hp HSP with spares on-site. There is a 200 KW generator set. There is liquid chlorination. There is a 100,000 gallon GSR (1988), a 212,000 gallon GSR (by Crom) (2006). A 12" water transmission line from the water treatment plant to the Vilano area was completed in 2002.

The water system operated at approximately 557,368 gpd Annual Average Daily Flow (AADF) water capacity and 811,187 gpd the average Maximum Daily Flow (MDF) of the 777,600 gpd permitted MDF water capacity during 2023. Peaking demands are met by storage and high service pumping. Temporary additional blending at peaking times is possible. RO concentrate is piped to the WWTP and added to infiltration basins along with WWTP effluent as disposal.

Water System Components (approx.), as of 12/31/2023:

Description	Count	Note
Water Supply Wells	2	
WTP Aeration/Cl_2, HSP	1	522,600 gpd
WTP RO units	3	255,000 gpd
GSR	1	100,000 gallons
GSR (by Crom)	1	212,000 gallons
2" water line	6,880'	
3" water line	15,600'	
4" water line	22,350'	
6" water line	30,540'	
8" water line	4,000'	
12" water line	13,900'	
Hydrants	97	

Water System Connections & Meters (approx.), as of 12/31/2023:

Billing Code	Description/Meter Size	Count	Note
W1	Residential 5/8"	1,367	one ea--single family
W2	Residential ¾"	1	assume two ea-duplex
W3	Commercial 1"	9	
W4	Commercial 1 ½"	12	
W5	Commercial 2"	9	
W6	Commercial 5/8"	3	
W7	Residential 1"	9	
W8	Multi Family 1"	1	
W9	Multi Family 1 ½"	2	
WA	Multi Family 2"	5	
WB	Sewage Plant	1	
WC	Commercial 4"	3	
		1,422	Total # Connections (customer bills)

Wastewater System Description

The waste water system has a 300,000 gpd AADF oxidation ditch/closed loop reactor concrete (extended oxidation) waste water treatment plant with three (3) rapid infiltration basins for effluent disposal--2 onsite and a larger adjacent off site basin. There is a master lift station onsite. There are some 241 small individual grinder lift stations owned by the utility and approximately 340 small low pressure lift stations privately owned and maintained, all serving single family residential customers. Multifamily and commercial customers generally are served by larger duplex lift stations. There are a few isolated areas with central gravity collection to an area lift station such as Vilano Oaks, Villages of Vilano and Seaside Capers developments. The waste water treatment plant permitted capacity is 300,000 gpd AADF. Approximate AADF is 209,000 gpd as of 12/31/2023. Effluent disposal capacity is 364,000 gpd AADF to the three infiltration basins, which includes both WTP RO concentrate and WWTP effluent.

Waste Water System Components (approx.), as of 12/31/2023:

Description	Count	Note
WWTP	1	300,000 gpd AADF
Percolation Ponds	3	364,000 gpd
Master Lift Stations	1	
Grinder LS & LP-PS	241	plus approx. 340 private small LP-PS/grinders
Larger Duplex Pump Stations	42	
Manholes	40	
8" gravity lines	10,000'	
2-3" force mains	2,100'	
4" force mains	32,100'	
6" force mains	11,140'	

Waste Water System Connections (approx.), as of 12/31/2023:

Billing Code	Description	Count	Note
Measured Water Based Rate			
S2	Commercial 5/8"	3	
S3	Commercial 1"	7	
S4	Commercial 1 ½"	10	
S5	Commercial 2"	7	
SA	Commercial 4"	3	
Flat Rate			
S1	Residential	990	single family*
S6	Mariners Watch	1	32 MF units
S7	Seaside of Vilano	1	26 MF units
S8	Sea Watch	1	27 MF units
S9	Ocean Harbor	1	7 MF units
		1,024	Total # Connections (customer bills)

*note: approx. 28 WW customers are sewer only (no water service)

Waste Water System Pump Stations as of 12/31/2023:

SJC Name	AKA (NBU)	Count	Note
WWTP Master		1	
Vilano Beach Master (Publix)		1	pumps repl 2023
180 Vilano Rd		1	
80 Vilano Rd		1	
Beach House Hotel		1	
Coastal Hwy 1		1	
Myrtle & Fifth		1	
Ocean Condos		1	
Seagate 4a (residential)			confirmation pending
Seagate 4b (residential?)	PVSW Lot 7	1	
Seaside Capers 1		1	
Seaside Condos		1	
Seawatch		1	
Windjammer 9 (residential)	PVSW Lot 15	1	
Beaches Rest & Marina 1		1	
Former Fire Station (residential)		1	
Heron Point 1 @ Carcaba		1	
Heron Point 2 @ Carcaba (residential)		1	
Laurel & 23rd		1	
Mariners Watch		1	
Ocean Harbor		1	
Seagate 1	PVSW Lot 2	1	
Seagate 6 (residential)	PVSW Lot 24	1	
Sherwood Ave		1	

Surfside Park		1	single pump
Vilano Oaks		1	
Villages of Vilano Ph 1 & 2		1	
Villages of Vilano Ph 2 Villages of Vilano Ph 3		1	
Windjammer 2 2201	PVSW Lot 22 1		
Windjammer 5 1901 1990	PVSW Lot 19	1	
Windjammer 6			confirmation pending
Windjammer 6 1801 1800	PVSW Lot 18	1	
Windjammer 7	PVSW Lot 17	1	
Windjammer 8	PVSW Lot 16	1	
Ocean Sands		1	
Seagate 5 (residential)		1	
Seaside Capers 2			confirmation pending
Vilano Publix			confirmation pending
Villages of Vilano 1			confirmation pending
Seagate 4c			confirmation pending
Windjammer 10	PVSW Lot 14	1	
Windjammer 11	PVSW Lot 13	1	
	PVSW Lot 3	1	NBU add
	PVSW Lot 4	1	NBU add
	PVSW Lot 20	1	NBU add
	PVSW Lot 21	1	NBU add
	PVSW Lot 23	1	NBU add
	NBCR	1	NBU add (NBCR, AK, Reef, A1A res)
		42	**Total**

EXHIBIT "D"

CERTIFICATES

Exhibit D
Certificates and Permits

1. FDEP Public Water System (PWS) ID #: 2550812
2. FDEP Domestic Wastewater Facility Permit #: FLA011765, ISS: 1/26/2021, EXP: 1/25/2026
3. FPSC Certificate #: 645W (water)
4. FPSC Certificate #: 553S (waste water)
5. SJRWMD Consumptive Use Permit #: 157-6, ISS:1/13/2021, EXP: 2041

EXHIBIT "E"

DEVELOPER AGREEMENTS

Exhibit E
Developer Agreements

None.

EXHIBIT "F"

CONTRACTS AND LEASES

Exhibit F
Contracts and Leases

Contracts

1. None

Leases

1. None

EXHIBIT "G"

EQUIPMENT, VEHICLES,AND INVENTORY

Exhibit G
Equipment, Vehicles and Inventory

Equipment:

1. Kubota L4310D 4WD Tractor (SN:73320) & LA682 Front Loader (SN:13289)
2. Nagano NS25-2 Mini Excavator Track Hoe (SN:0409088J4)

Vehicles:

1. 2017 Chevrolet Silverado 2500 (Boom Truck), White, Weight: 5115 lbs, VIN: 1GB0CUEG0HZ185571, Plate: ISVF56 thru 12/24, Pd off 11/9/2023
2. 2008 Chevrolet Silverado K1500 Pickup Truck (Staff), White, Weight: 4612 lbs, VIN: 1GCEK14X98Z152699, Plate: Z41GGN thru 6/24
3. 2004 Chevrolet Silverado 2500HD (Backup Boom Truck), White, Weight: 4551 lbs, VIN: 1GBHC24U34E258304, Plate: IK53XL thru 6/24
4. 1995 KW T300 (Sludge Truck,) White, Weight: 10370 lbs, VIN: 2NKMH77X5SM649108, Plate P4549F thru 12/24
5. 2013 NSMCI Trailer (small flat bed), Weight 1860 lbs, VIN: 545CA2023DB016914, Plate IU61NZ thru 6/24
6. 2006 LARK Trailer (cargo), Weight 2000 lbs, VIN: 5RTBE16236D001359, Plate: Y86FEE thru 6/24
7. 2005 Miller Built Utility Trailer (large flat bed), Weight: 2900 lbs, VIN: 5K1BU222051005131, Plate: 544RVN thru 6/24

Inventory:

Meters:

Item ID	**Item Description**	**Qty on Hand** (as of 1/18/2024)
1 ½" brass water meter	1 ½" brass water meter	6
1" brass water meter	1" brass water meter	1
2" brass water meter	2" brass water meter	2
¾ X ¾ water meter	¾ X ¾ water meter	0
¾ X 5/8 brass water meter	¾ X 5/8 brass water meter	20
4 MVR CL Turbine meter	4 MVR CL Turbine meter	0
4 T/F meter USG PC	4 T/F meter USG PC	0
Hydrant meter	Hydrant meter	3

Pumps:

Item ID	**Item Description**	**Qty on Hand** (as of 1/18/2024)
4WHV30M4	3HP Myers pump	0
HJ100S	1HP Myers pump	0
LSG202A	Pump 2H Grinder Liberty	2
LSG202A-R	Liberty 2H – rebuilt	3

LSG202M	LSG202M	0
Liberty 5HP	5HP Liberty pump rebuilt	1
PRG101A-2	PRG101A-2 1HP 115V	2
PRG102A-2	PRG102A-2 1HP 230V	2
PRG102A-2 RB	PRG102A-2 Rebuilt	4
WHR5P-1	WHR5P-1	3
WHR5P-1 R	WHR5P-1 Rebuilt	0

Inventory (continued):

Pumps--Plant Spares (as of 1/18/2024)

Qty	Description
3	3in Gould--WWTP
1	T4 Gorman pump--WWTP
2	ftc-30 return pump--WWTP
4	LMI Metering pump--WTP (chlorine pump)

Motors--WWTP Spares (as of 1/18/2024)

Qty	Description
2	230/460v Clarifier Motor
2	230/460v Mixer Motor
2	230/460v Rotor Motor
1	Dodge Transfer Case for Rotor
1	230v Return Pump Motor

Smith and Loveless (as of 1/18/2024)

Qty	Description
11	Retro Fit Kit
4	Vacuum Pump
6	Fluid Control Valve

Electrical (as of 1/18/2024)

Qty	Description
15	230v Float
7	120v Float
7	16v Ac/ 20v Dc Transformer
7	Linear Power Supply/Charger
5	Alarm Siren Kit
9	125 amp Panel Box
4	Control Panel Box
25	LC33N1T Panel Insert

5	ML2RK Light Kit
1	RL3L Light Kit
8	7.5 Light Blub for ML2RK
4	150w LED Flood Light
2	110w Flood Light
1	15ft Travel Float For Big Storage Tank

Breakers--Clip (as of 1/18/2024)

Qty	Description
6	20 amp
4	15 amp
1	30 amp
1	3 Phase 30 amp
4	Double Pole 15 amp
1	Double Pole 60 amp
1	Alarm Siren Kits
1	Double Pole 100 amp

Breakers--Slide (as of 1/18/2024)

Qty	Description
3	10 amp
2	20 amp
2	Double Pole 25 amp
1	Double Pole 30 amp
4	Double Pole 40 amp
1	Double Pole 50 amp
4	Double Pole 60 amp

Valves (as of 1/18/2024)

Qty	Description
4	2in Liberty Check
4	3in Meyers Check
8	2in Tru Union Ball
1	3in Tru Union Ball
8	4in Tru Union Ball
2	4in Check
2	4in Gate
1	8in Gate
2	2in TxT Square Head Gate
2	3in Square Head Gate
2	4in Butterfly Flange
5	4in Square Head Gate
1	6in Square Head Gate

Pipe (as of 1/18/2024)

Qty (LF)	Description
500	2in Green Poly
2100	1 1/2in Black Poly
440	2in Blue Poly
40	2in Black Poly
250	1 1/2in Blue Poly
650	1in Blue Poly
1100	3/4 Blue Poly
20	6in HDPE Pipe
40	6in SDR18 Pipe
220	4in PVC Pipe
20	10in Cast Iron
8	12in HDPE Pipe
15	10in PVC Pipe
15	8in PVC Pipe
80	1 1/2in Galvanized Pipe
20	2in Galvanized Pipe
20	3/4in Galvanized Pipe
30	1in Galvanized Pipe
20	4in sch 80 PVC Pipe
20	3in sch 80 PVC Pipe
65	2in sch 80 PVC Pipe
100	1in sch 80 PVC Pipe
180	3/4in sch 80 PVC Pipe

PVC Fittings (as of 1/18/2024)

Qty	Description
25	3/4in Male adapter
20	3/4in 90
18	3/4in Female Adapter
12	3/4in Slip Coupling
10	3/4in Tee
10	3/4in 45
5	3/4in Slip Cap
3	3/4in Threaded Cap
12	1 1/2in 90
7	1 1/2in Tee
25	1 1/2in Male Adapter
18	1 1/2in Female Adapter
1	1 1/2in Slip Coupling
15	2in Slip Coupling

17	2in Tee
12	2in Female Adapter
10	2in Male Adapter
42	2in 90 Slip x Threaded Female
3	2in 90 Slip x Threaded Male
6	2in 90 Slip x Slip
6	2in 45
7	2in Cross
20	2in Cap Threaded
1	2in Cap Slip
20	1 1/4in Tee
9	1 1/4in Male Adapter
8	1 1/4in Female Adapter
15	1 1/4in 90
5	1 1/4in Cap Threaded
11	1 1/4in 45
20	1in Male Adpater
35	1in Female Adapter
10	1in 90
10	1in Slip Coupling
45	1in Tee
25	1in 45
6	1in Cap Slip
4	1in Cap Threaded
8	2in Dresser Coupling
4	1 1/2in Dresser Coupling
1	1in Dresser Coupling
5	3/4in Dresser Coupling
3	3in PVC Union
2	1 1/2in PVC Union
7	1 1/4in PVC Union
2	1in PVC Union
4	3/4in PVC Union
3	1 1/2in PVC Nipple 3in long
6	1 1/2in x 3/4in PVC Reducer
12	1in x 3/4 PVC Reducer
6	2in Slip x 1 1/4 Thread Reducer
4	2in Slip x 3/4 Thread Reducer Reducer
3	2in x 1 1/2 Reducer SlipxSlip
2	1in x 3/4 PVC Reducer SlipxThreaded
3	1 1/4 PVC Nipple 2in Long
2	3in Slip Coupling
4	4in Dresser Coupling

2	6in Dresser Coupling
3	3in PVC Union
1	4in PVC Union
4	4in Tee
1	4in Cap
1	3in Cap
1	4in Female Adapter
10	4in Male Adapter
4	4in 90
3	3in Tee
2	3in Cross
1	4in Cross
3	6in 90
4	6in Slip coupling
1	6in 45
1	6in Male Adapter
1	6in Female Adapter
3	6in 90
1	6in x 4in PVC Reducer
6	1 1/4 PVC Nipple 12in Long
6	1 1/4 PVC Nipple 14in Long
2	3in x 2in PVC Reducer
3	4in x 2in PVC Reducer
3	4in x 3in PVC Reducer
6	3in Female Adapter
2	3in 90

Brass (as of 1/18/2024)

Qty	**Description**
20	3/4in CTS Crop Stop
50	3/4 IP Corp Stop
15	3/4in CTS Curb Stop
30	3/4in IP Curb Stop
14	3/4in Meter Tail Piece
11	3/4 in CTS x CTS Coupler
30	1in CTS Corp Stop
15	1in IP Corp Stop
4	1in CTS Curb Stop
3	1in IP Curb Stop
16	1in Meter Tail Piece
1	1in IP x CTS Adapter
18	1in CTS x CTS Coupler
1	1 1/2 CTS Curb Stop

2	1 1/2 IP x CTS Adapter
3	1 1/2 Meter Tail Piece
1	2in Meter Tail Piece
6	2in Brass Swing Check
9	2in Brass Tee
4	2in Brass 90's
6	2in Brass Nipple
8	1in x 3.4in Brass reducer
18	3/4in IP x CTS Adapter
9	2in CTS 90's
3	2in CTS Tee
8	2in CTS Corp Stop
6	2in IP Corp Stop
1	2in CTS Curb Stop
7	2in IP Curb Stop
8	2in CTS x CTS Coupling
16	2in IP x CTS Adapter
2	1in Brass Tee
2	1 1/2in Brass Nipple
4	1in Brass Nipple
1	3/4in Brass Coupling
8	1in Brass Coupling
8	1in x 3/4in Brass Reducer Coupling
1	2in x 1in Brass Reducer
1	2 1/2 in x 2in Brass Reducer
2	1 1/2in x 1 1/4in Brass Reducer

Saddles (as of 1/18/2024)

Qty	**Description**
6	3in x1in Saddle
10	4in x 1in Saddle
2	4in x 3/4in Saddle
6	4in x 2in saddle
10	3in x 2in Saddle
6	6in x 1in Saddle
2	12in x 2in Saddle
6	6in x 2in Saddle
3	12in x 1in Saddle
10	3in x 3/4in Saddle
6	2in x 1in Saddle
10	2in x 3/4in Saddle
6	6in x 2in Saddle

Repair Sleeves (as of 1/18/2024)

Qty	Description
2	2in Compression Sleeve
4	2in Iron Sleeve
12	3in Iron Sleeve
7	4in Iron Sleeves
6	6in Iron Sleeve
2	8in Iron Sleeve

Wrap Around Sleeves (as of 1/18/2024)

Qty	Description
1	8in Wrap Around
3	10in Wrap Around
4	6in Wrap Around
2	4in Wrap Around
8	3in Wrap Around
8	2in Wrap Around

Meter Boxes (as of 1/18/2024)

Qty	Description
9	Plastic Box w/ Lid
9	Composite Box w/ Lid
17	Plastic Lid
2	Metal Lid
11	Concrete Lid
3	Concrete Box
4	Valve Jacket

Stainless Steel Inserts (as of 1/18/2024)

Qty	Description
80	1in Insert
60	2in Insert
50	3/4in Insert

Bolt Kits (as of 1/18/2024)

Qty	Description
3	4in Flange Kit
26	3in Transition Bolt Kit
14	6in Transition Bolt Kit
4	2in Transition Bolt Kit
22	4in Transition Bolt Kit
6	8in transition Bolt Kit

Metal Fittings (as of 1/18/2024)

Qty	Description
2	14in x 10in MJ Reducer
30	3in Mega Lug
15	4in Mega Lug
8	6in Mega Lug
6	8in Mega Lug
4	6in Joint Restraint
6	8in Joint Restraint
3	14in Mega Lug
2	4in MJ 90
1	8in 22 Degree MJ
1	6in MJ 90
3	6in x 2in MJ Cap
2	8in x 2in MJ Cap
4	4in x 2in MJ Cap
2	4in MJ Tee
1	4in MJ Cross
2	6in MJ Tee
1	8in x 6in Flange Reducer
1	6in 45
1	12in x 2in MJ Cap
1	6in x 4in MJ Reducer
6	12in Mega Lug

Tools (as of 1/18/2024)

Qty	Description
2	Mud Hawg
2	Pipe Joint Lube (qts)
1	Well Point Manifold
1	6,500 General Generator
2	6,000 Dyna Generator
1	14,000 North American Tool Generator
1	7,200 North American Tool Generator
1	3in Trash Pump North American Tool
1	Ridgid Sewer Snake

Chemicals (as of 1/18/2024)

Qty	Description
300	Grandular HTH (lbs)
75	Anti-Scalant (gal)

varies	Liquid Chlorine

Miscellaneous (as of 1/18/2024)

Qty	**Description**
2	5/8 Pulley
1	Bearing For Rotor
6	G90 Elbow Kit
6	B45 Belt
6	B47 Belt
5	B71 Belt
4	80lb Bag Of Concrete
1	60lb Bag Of Concrete
1	Generator Transfer Switch

EXHIBIT "H"

EXCLUDED ASSETS

Exhibit H
Excluded Assets

1. 2018 Chevrolet Silverado 1500 Crew Cab Z71LT Pickup Truck, White, VIN: 3GCUKREC1JG431530
    a. Paid off 10/30/2023
2. Office Computers, equipment, supplies and furnishings at 4125 Coastal Hwy
    a. Lenovo Ideacentre Personal Computer, peripheral Sceptre monitor, keyboard, mouse—Billing
    b. Brother MFC L6800DW (printer/copier/scanner)—Billing
    c. Scansnap 51500 desktop document scanner--Billing
    d. Desk, desk chair, file cabinets (2), staples shredder, misc office supplies—Billing
    e. EZ Bill 32 Billing software--Billing
3. Lenovo laptop computer—staff use at WWTP
4. Accounts Receivable—includes all billings prior to final billing per Section 3.b. of the Agreement
5. Any non-customer utility deposits (with other utilities, ex: FPL)
6. Customer deposits

EXHIBIT "I"

LITIGATION AND REGULATORY NON-COMPLIANCE DISCLOSURES

Exhibit I
Litigation and Regulatory Noncompliance

Litigation
None

Regulatory Noncompliance
FDEP Warning Letter #: WL23-104 (WTP) dated 6/1/2023

EXHIBIT C

TO RESOLUTION

North Beach Utilities Proposed Rate Tariff

St. Johns County Utilities

North Beach Utilities Proposed Rate Tariff

Fiscal Year 2024

The following rates, fees and charges are presented to the St. Johns County Board of County Commissioners for review, approval and adoption upon closing of the acquisition of North Beach Utilities, Inc. The following fees have been obtained from North Beach Utilities, Inc. and are considered active according to the tariff sheets from the Public Service Commission or currently being charged to customers.

Rates and Charges

Rate Schedule	**(RS)**
Applicability	For water service for all purposes in private residences and individually metered apartment units.
Meter Sizes	**Charges**
5/8" x 3/4"	$30.45
3/4"	$45.68
1"	$76.13
1 1/2"	$152.25
2"	$243.60
3"	$487.20
4"	$761.25
6"	$1,522.50
Charge per 1,000 Gallons	$2.40

Rate Schedule	(GS)
Applicability	For water service to all Customers for which no other schedule applies.
Meter Sizes	Charges
5/8" x 3/4"	$30.45
3/4"	$45.68
1"	$76.13
1 1/2"	$152.25
2"	$243.60
3"	$487.20
4"	$761.25
6"	$1,522.50
Charge per 1,000 Gallons	$2.40

Rate Schedule	(GS-1)
Applicability	For wastewater service to all Customers for which no other schedule applies.
Meter Sizes	Charges
5/8" x 3/4"	$16.69
3/4"	$25.04
1"	$41.73
1 1/2"	$83.45
2"	$133.52
3"	$267.04
4"	$417.25
6"	$834.50
Charge per 1,000 Gallons	$3.56

Rate Schedule	(RS)
Applicability	For wastewater service for all purposes in unmetered private residences and apartment units.
	Charges
Flat Rate	$45.66

Rate Schedule	(GS-2)
Applicability	For wastewater service to all unmetered Customers for which no other schedule applies.
	Charges
Flat Rate	$45.66

Fee Schedule

Fee Schedule	Amount	Description
CAP/WATER*	$ 450.00	Water Connections Fees by ERC
Late Fee	$ 5.43	Late Fee
Premise Visit Fee Water	$ 27.15	Service Charge
	$ 32.58	After Hours Service Call
SEWAGE/CAP	$ 750.00	Sewer Connection Fees by ERC
TAP/WATER**	$ 114.58	New Service Connection (5/8" x ¾")
Initial Hook Up	$ 26.07	Any new customer
	$ 29.31	After hours new customer
Reconnect	$ 26.07	Any subsequent turn-on
	$ 29.31	After hours reconnect
Bore	$ 900.00	CIAC or Line Extension Fee
Line Extension	Variable	Estimated cost

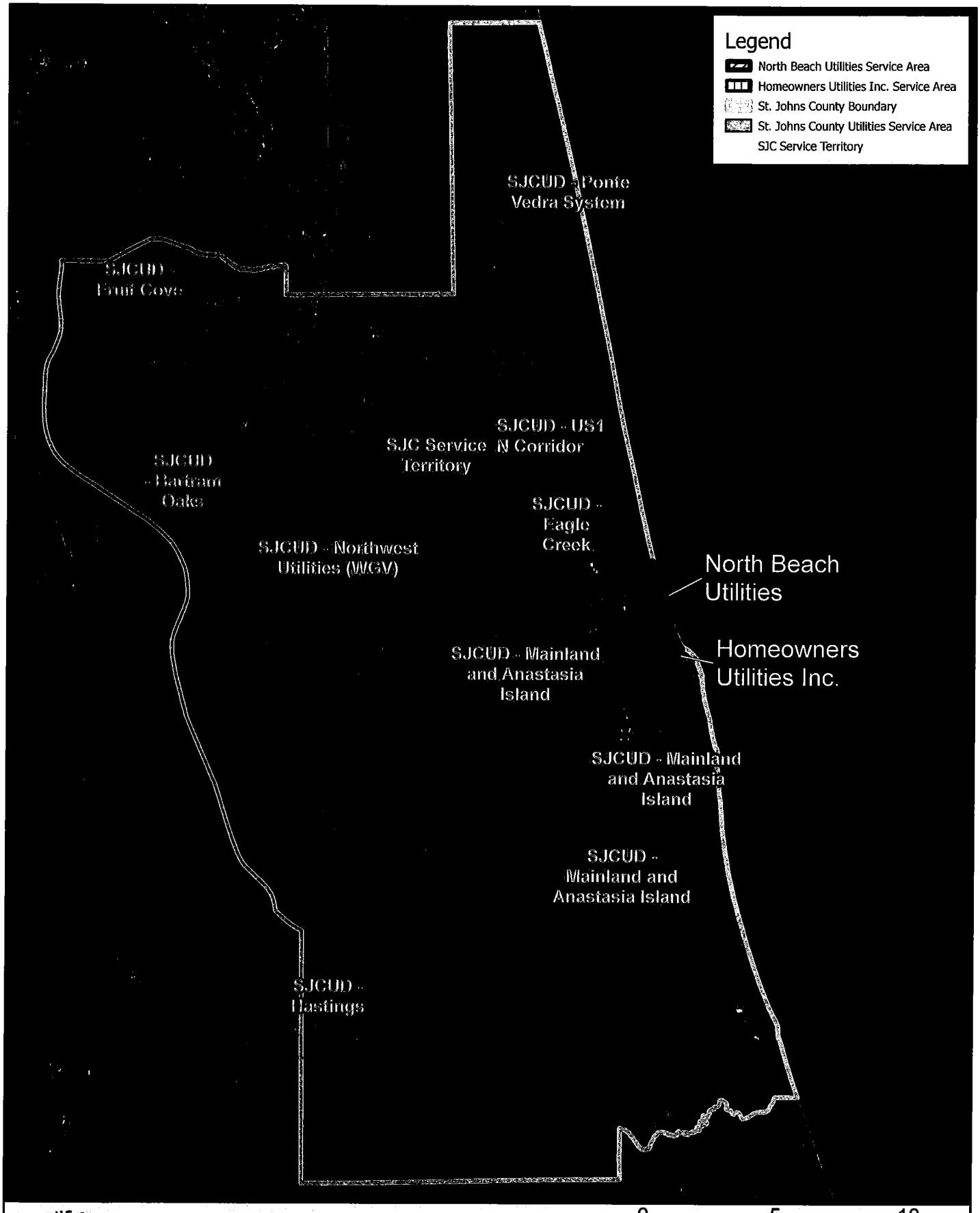
Other Fee Items

1. *CAP/WATER – All others $1.50 gallon
2. **1" TAP/Water - $721.49
3. **1 ½" TAP/WATER - $1,032.23
4. **TAP/WATER – All others based on actual cost
5. NSF Check Charge – Pursuant to Sec 68.065 FS
    a. $25 less than or equal to $50 face value
    b. $30 greater than $50 or less than or equal to $300 face value
    c. $40 greater than $300 face value or 5.0% of face value whichever is greater
6. WW Violation Reconnect – Variable based on actual cost
7. Deposit
    a. $100 – Water Only
    b. $150 – Water and Sewer

EXHIBIT D

TO RESOLUTION

North Beach Utilities, Inc. Service Area



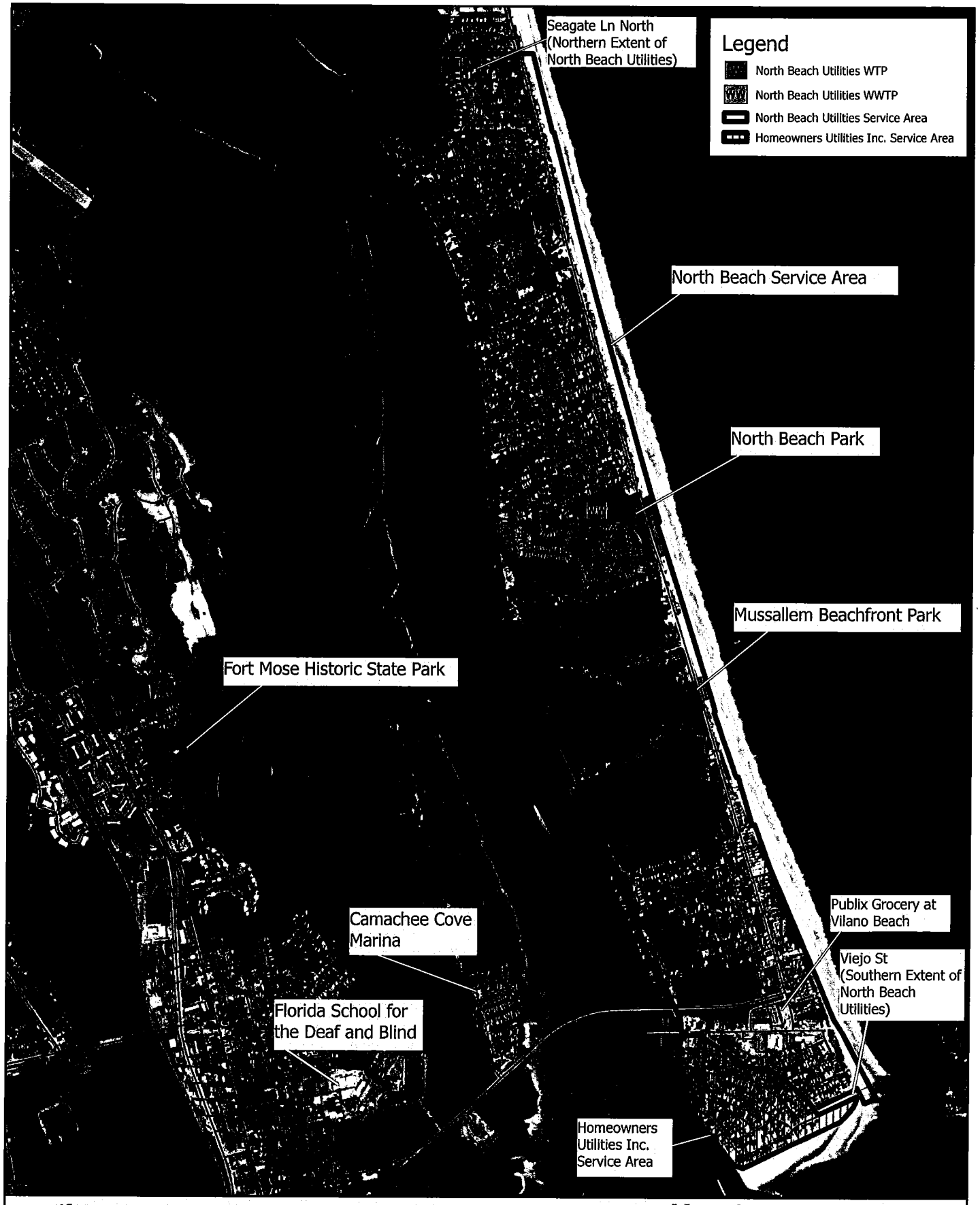
North Beach Utilities Location Map

N

0 5 10 Miles

Prepared by: SJC Utilities
on 2/6/2024
www.sjcfl.us/Utilities

Document Path: Q:\GIS\Requests\2024-02-01 North Beach Service Area\North Beach Service Area.aprx



North Beach Utilities Service Area and Facility Locations

N

0 0.25 0.5 Miles

Prepared by: SJC Utilities
on 2/6/2024
www.sjcfl.us/Utilities

Document Path: Q:\GIS\Requests\2024-02-01 North Beach Service Area\North Beach Service Area.aprx

North Beach Utilities, Inc.
Description of Territory Served
St. Johns County

Description: A PARCEL OF LAND IN SURVEYED AND UNSURVEYED SECTIONS 4, 5, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 30 EAST, SECTIONS 29, 30, 32 AND 44 (J. ARNAU GRAND), TOWNSHIP 6 SOUTH, RANGE 30 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 29, TOWNSHIP 6 SOUTH, RANGE 30 EAST, BEING THE CORNERCOMMON TO SECTIONS 19, 20, 29 AND 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST; THENCE EASTERLY ON THE NORTH LINE OFSAID SECTION 29; THENCE SOUTHERLY ON THE WEST SHORE LINE OF THE ATLANTIC OCEAN TO THE INTERSECTION OF SAIDSHORE LINE WITH THE EASTERLY EXTENTION OF THE NORTH LINE OF VILANO ROAD OF VILANO BEACH UNIT A ASRECORDED IN MAP BOOK 4, PAGE 48, PUBLIC RECORDS OF SAID COUNTY; THENCE WESTERLY ON SAID NORTH LINE OFVILANO ROAD (BEING THE NORTH LINE OF STATE ROAD NO. A1A FOR A PORTION OF ITS LENGTH) TO THE EAST SHORE OF THENORTH RIVER (TOLOMATO RIVER); THENCE NORTHERLY ON SAID EAST SHORE OF RIVER TO THE NORTH LINE OF SURVEYEDSECTION 30, TOWNSHIP 6 SOUTH, RANGE 30 EAST; THENCE EASTERLY ON THE SAID NORTH LINE OF UNSURVEYED SECTION 30AND OF SAID SECTION 30 TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND IN VILANO BEACH, UNIT A, AS RECORDED IN MAP BOOK 4, PAGE 48, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; IN VILANO BEACH AMENDED, AS RECORDED INMAP BOOK 7, PAGE 10, OF SAID PUBLIC RECORDS AND IN ANY OF THAT PART OF SECTIONS 8 AND 9, TOWNSHIP7 SOUTH, RANGE 30 EAST IN SAID COUNTY, LYING NORTH OF THE NORTHERLY LINES OF PORPOISE POINT ASRECORDED IN MAP BOOK 15, PAGES 1 THROUGH 9 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEINGMORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER SHOWN ON PLAT OF SAID PORPOISE POINT AND COMMON TO SECTIONS 4, 5, 8AND 9 OF SAID TOWNSHIP 7 SOUTH, RANGE 30 EAST; THENCE SOUTH 00 DEGREES 29 MINUTES 50 SECONDS EAST, ON THELINE BETWEEN SAID SECTIONS 8 AND 9, A DISTANCE OF 248.98 FEET; THENCE SOUTH 88 DEGREES 49 MINUTE5 47 SECONDSWEST, ON THE SOUTH LINE OF VILANO ROAD, A 100 FOOT WIDTH RIGHT-OF-WAY, 664.12 FEET; THENCE SOUTH 56 DEGREES48 MINUTES 42 SECONDS EAST, ON THE SOUTHWESTERLY LINE OF FERROL STREET, 160.03 FEET TO THE POINT OFBEGINNING; THENCE SOUTH 18 DEGREES 36 MINUTES 46 SECONDS WEST 161.04 FEET; THENCE SOUTH 61 DEGREES 43MINUTES 16 SECONDS EAST 192.08 FEET; THENCE SOUTHERLY ON THE WESTERLY LINE OF JEREZ COURT, ON A CURVEWITH RADIUS OF 1,353.62 FEET AND CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 13 DEGREES 11 MINUTES 08SECONDS, AN ARC DISTANCE OF 311.51 FEET (CHORD BEING SOUTH 06 DEGREES 46 MINUTES 43 SECONDS WEST 310.82FEET); THENCE EASTERLY ON THE SOUTHERLY LINE OF ANRESSA ROAD, ON A CURVE WITH RADIUS OF 1,507.78 FEET ANDCONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 27 DEGREES 54 MINUTES 35 SECONDS, AN ARC DISTANCE OF734.46 FEET (CHORD BEING SOUTH 74 DEGREES 46 MINUTES 18 SECONDS EAST 727.22 FEET); THENCE CONTINUINGEASTERLY ON THE SOUTHERLY LINE OF MARESSA ROAD, ON A CURVE WITH RADIUS OF 2,420.95 FEET AND CONCAVESOUTHERLY, THROUGH A CENTRAL ANGLE OF 12 DEGREES 06 MINUTES 26 SECONDS, AN ARC DISTANCE OF 511.57 FEET(CHORD BEING SOUTH 58 DEGREES 13 MINUTES 13 SECONDS EAST 510.62 FEET); THENCE SOUTHERLY ON A CURVE WITHRADIUS OF 25.00 FEET AND

CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 107 DEGREES 58 MINUTES 00 SECONDS,AN ARC DISTANCE OF 47.11 FEET (CHORD BEING SOUTH 01 DEGREE 49 MINUTES 00 SECONDS WEST 40.44 FEET); THENCESOUTH 55 DEGREES 48 MINUTES 00 SECONDS WEST, ON A SOUTHEASTERLY LINE OF LOTS 6 AND 9, BLOCK 4, OF SAIDPORPOISE POINT, 139.53 FEET; THENCE SOUTH 70 DEGREES 35 MINUTES 00 SECONDS EAST, ON THE NORTHEASTERLY LINEOF LOTS 10, 11, 12, 13 AND 14 OF SAID BLOCK 4, PORPOISE POINT, 396.31 FEET; THENCE SOUTHEASTERLY ON THENORTHEASTERLY LINE OF LOT 14 OF SAID BLOCK 4, PORPOISE POINT, ON A CURVE WITH RADIUS OF 2,420.95 FEET ANDCONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 01 SECOND, AN ARC DISTANCE OF111.28 FEET (CHORD BEING SOUTH 36 DEGREES 45 MINUTES 12 SECONDS EAST 111.27 FEET); THENCE NORTH 64 DEGREES 25MINUTES 00 SECONDS EAST, ON THE NORTHWESTERLY LINE OF PORPOISE POINT DRIVE, 61.19 FEET; THENCE NORTH 67DEGREES 44 MINUTES 00 SECONDS EAST, ON SAID NORTHWESTERLY LINE OF PORPOISE POINT DRIVE, 269.54 FEET; THENCENORTH 66 DEGREES 16 MINUTES 04 SECONDS EAST, ON SAID NORTHWESTERLY LINE OF PORPOISE POINT DRIVE, 61.17 FEET;THENCE NORTH 64 DEGREES 44 MINUTES 00 SECONDS EAST, ON SAID NORTHWESTERLY LINE OF PORPOISE POINT DRIVEAND ON THE NORTHWESTERLY LINE OF LOT 13, BLOCK 8 OF SAID PORPOISE POINT, 654.55 FEET; THENCE NORTHERLY ONTHE WESTERLY SHORE LINE OF THE ATLANTIC OCEAN 1.200 FEET MORE OR LESS TO THE INTERSECTION WITH THEEASTERLY EXTENSION OFTHE NORTH LINE OF SAID VILANO ROAD; THENCE SOUTH 88 DEGREES 49 MINUTES 47 SECONDSWEST, ON SAID NORTH LINE OF VILANO ROAD, 1,700 FEET MORE OR LESS TO SAID SECTION LINE BETWEEN SECTIONS 8AND 9; THENCE CONTINUING SOUTH 88 DEGREES 49 MINUTES 47 SECONDS WEST, ON SAID NORTH LINE OF VILANO ROAD,1000 FEET MORE OR LESS; THENCE SOUTHERLY ON THE EASTERLY SHORE OF NORTH RIVER 320 FEET MORE OR LESS TOTHE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1 OF SAID PORPOISE POINT; THENCE NORTH 88 DEGREES 23 MINUTES 33SECONDS EAST, ON THE NORTH LINE OF SAID LOT 1, BLOCK 1, PORPOISE POINT, 179.81 FEET; THENCE SOUTH 84 DEGREES33 MINUTES 30 SECONDS EAST, ON SAID NORTH LINE OF LOT 1, BLOCK 1, A DISTANCE OF 80.43 FEET; THENCE SOUTH 76 DEGREES 08 MINUTES 56 SECONDS EAST, ACROSS ANAHMA DRIVE, 80.00 FEET; THENCE NORTHERLY ON THE EASTERLYLINE OF ANAHMA DRIVE, ON A CURVE WITH RADIUS OF 1,644.86 FEET AND CONCAVE EASTERLY, THROUGH A CENTRALANGLE OF 07 DEGREES 07 MINUTES 40 SECONDS, AN ARC DISTANCE OF 204.62 FEET (CHORD BEING NORTH 17 DEGREES 24MINUTES 54 SECONDS EAST 204.49 FEET); THENCE ON A CURVE WITH RADIUS OF 25.00 FEET AND CONCAVESOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 102 DEGREES 12 MINUTES 34 SECONDS, AN ARC DISTANCE OF 44.60FEET (CHORD BEING NORTH 72 DEGREES 05 MINUTES 01 SECOND EAST 38.92 FEET); THENCE SOUTH 56 DEGREES 48MINUTES 42 SECONDS EAST, ON THE SOUTHWEST LINE OF FERROL STREET, 79.31 FEET TO THE POINT OF BEGINNING.

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LOCALiQ

FLORIDA

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Saint Augustine FL 32084

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

04/16/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/16/2024

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

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NOTICE OF PUBLIC HEARING AND MEETING
TO DETERMINE WHETHER THE PURCHASE OF ALL OF THE WATER AND WASTEWATER UTILITY ASSETS OF NORTH BEACH UTILITIES, INC BY ST. JOHNS COUNTY, FLORIDA IS IN THE PUBLIC INTEREST

The Board of County Commissioners of St. Johns County, Florida ("Board"), the governing body of St. Johns County, a political subdivision of the State of Florida ("County"), hereby announces a public hearing to which all interested persons are invited. Such public hearing will be held to determine whether the purchase by the County of the water and wastewater utility assets owned by North Beach Utilities, Inc. ("NBU") is in the public interest.

The public hearing will be held at the Board's regular meeting at 9:00 a.m., or as soon thereafter as the matter can be heard, on Tuesday, May 7, 2024, in the County Auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

All customers of NBU, the St. Johns County utility system, affected property owners, tenants or occupants, and all other interested persons shall have an opportunity to be heard concerning the proposed purchase and to comment on the economic and environmental impacts, service area, alternatives to the County's acquisition of the system and any other matters of concern. All such persons shall also be entitled to file written comments with the Board.

If a person decides to appeal any decision made by the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and, for such purpose, he or she may need to ensure that a verbatim record 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 special accommodations or an interpreter to participate in this proceeding should contact the ADA Coordinator, at (904-209-0400 or at the Facilities Management Department, 2416 Dobbs Road, St. Augustine, FL 32086 or at the St. Johns County Utilities Department, 1205 State Road 16, St. Augustine, FL 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than five (5) days prior to the date of this hearing.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
BRANDON J. PATTY, ITS CLERK
By: Yvonne King, Deputy Clerk
#10044550; 4/16/2024