11	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

6/17/2025

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **May 19, 2025**

FROM: **Neal Shinkre, Director, Utilities** **PHONE:** **904 209-2721**

SUBJECT OR TITLE: **Recommended adoption of the proposed schedules for certain rates, deposits, charges, fees, and costs relating to the use or availability of water, wastewater, and reclaimed water services and unit connection fees pursuant to the St. Johns County Utility Ordinance for Fiscal Year 2025.**

AGENDA TYPE: **Business Item, Resolution**

BACKGROUND INFORMATION:

In response to the requirements of Senate Bill (SB) 64, which mandates the elimination of treated domestic wastewater discharges into Florida's surface waters and promotes the reuse of reclaimed water, St. Johns County is expanding its reclaimed water infrastructure. This expansion involves significant capital investment to support operational needs and system growth. After a recent review of current and projected annual operating costs and capital investments, SJCUD is recommending potential adoption of certain rates, deposits, charges, fees, and costs related to the use or availability of water, wastewater, and reclaimed water services. The proposed adjustments will not have an impact on existing water and wastewater customers and are limited to existing reclaimed water accounts and unit connection fees. To ensure cost recovery and maintain affordability for customers, these adjustments aim to support the County Utility's long-term financial sustainability while complying with state environmental regulations. The additional revenue collected from the proposed adjustments will be utilized for securing long-term water resources or mandatory growth and regulatory capital projects.

1. S FUNDING REQUIRED? No **2. F YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

Motion to adopt Resolution 2025-_____, adopting the St. Johns County Utility Rate Tariff Document to accommodate changes to charges, fees and costs related to reclaimed water.
Motion to adopt Resolution 2025-_____adopting the St. Johns County Utility Rate Tariff Document to accommodate changes related to the availability of water, waste water, and reclaimed water unit connection fees,
Motion to direct staff to develop a utility capital assessment fee methodology to fund critical infrastructure projects related to future water supply and legislative requirements.

For Administration Use Only:

Legal: Lex Taylor 5/29/2025 **OMB: Carrie Shen 5/29/2025** **Admin: Brad Bradley 6/4/2025**

RESOLUTION NO. 2025 -_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ADOPTING AND APPROVING FINAL SCHEDULES FOR CERTAIN RATES, DEPOSITS, CHARGES, FEES, AND COSTS RELATING TO THE USE OF RECLAIMED WATER SERVICES PURSUANT TO THE ST. JOHNS COUNTY UTILITY ORDINANCE TO BEGIN IN FISCAL YEAR 2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, St. Johns County Utility Department (***"SJCUD"***) regularly reviews existing rates, charges and fees to maintain affordability for customers and promote long term financial viability and after a recent review of current and projected annual operating costs and capital investments, SJCUD is recommending potential adoption of certain rates, deposits, charges, fees and costs related to the use of reclaimed water services.; and

WHEREAS, SJCUD has worked with Raftelis financial consultants (***"Raftelis"***) to determine appropriate levels of revenue sufficiency to justify recommended adjustments for reclaimed water rates; and

WHEREAS, SJCUD's proposed recommendations will ensure continued affordability and allow for an appropriate recovery of costs that limits the overall impact on the customer's monthly bill and are limited to existing reclaimed water accounts; and

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

WHEREAS, SJCUD has experienced substantial growth and an increased customer base and has recognized economies of scale for a more efficient cost of operations; and

WHEREAS, the continuation of St. Johns County's high-growth rate, including in SJCUD's customer base, is foreseeable in the coming years; and

WHEREAS, SJCUD desires to maintain revenue sufficiency in order to, among other things, meet its level of service demands, current and future regulatory mandates, and creditworthiness requirements for a capital-intensive business; and

WHEREAS, the current rate tariff adopted by St. Johns County Resolution No. 2022-37 and as permitted in Section 41.E of the Utility Ordinance, SJCUD, shown in ***Exhibit "A"*** are the proposed increases to Reclaimed Water Rates; and

WHEREAS, the Utility Ordinance provides for certain rates, deposits, charges, fees, and costs, to be established in the St. Johns County Utility Rate Tariff, which may be revised by resolution of the Board of County Commissioners (***"Board"***); and

WHEREAS, ***"Exhibit A"*** shows the current rates and proposed rates; and

WHEREAS, Section 153.11(3), Florida Statutes, provides that any change or revision of any rates, fees, or charges, other than those made substantially pro rata as to all classes of service, may be made upon adoption by the Board of a resolution setting forth the preliminary schedule or schedules fixing and classifying such rates, fees, and charges, and after a duly-noticed public hearing at which all of the users of the facilities and owners, tenants and occupants of property served or to be served thereby and all others interested shall have an opportunity to be heard; and

WHEREAS, Section 180.136, Florida Statutes, provides that, before a local government water or sewer utility increases any rate, charge, or fee for water or sewer utility service, the utility shall provide notice of the proposed increase to each customer of the utility through the utility's billing process, which such notice shall state the date, time, and place of the meeting of the Board at which such increase will be considered; and

WHEREAS, at its regular meeting on May 20, 2025, the Board passed and adopted St. Johns County Resolution No. 2025-171, which adopted preliminary schedules of utility rates, deposits, charges, fees, and costs and set a public hearing concerning such proposed rates, fees and charges on June 17, 2025; and

WHEREAS, on or around June 4, 2025, at least ten (10) days before the date of the public hearing, notice of the public hearing was given by publication in the *St. Augustine Record*, a newspaper published in St. Johns County, as required by Section 153.11(3), Florida Statutes; and

WHEREAS, before the public hearing and final adoption of the rates, deposits, charges, fees, and costs, SJCUD provided notice of the proposed rates, deposits, charges, fees, and costs to each customer of the utility through the utility's bill process, as required by Section 180.136, Florida Statutes; and

WHEREAS, a duly noticed public hearing was held on June 17, 2025, at which all of the users of the facilities and owners, tenants and occupants of property served or to be served thereby and all others interested had an opportunity to be heard; and

WHEREAS, the published notice and the notice to customers, copies of which are attached hereto as ***Exhibits "C1"*** and ***Exhibit "D,"*** respectively, and incorporated herein by reference, included the information required by Sections 153.11(3) and 180.136, Florida Statutes; and

WHEREAS, the schedules of utility rates, deposits, charges, fees, and costs attached hereto as ***Exhibit "B"*** are reasonable and not arbitrary, based on a number of factors, including but not limited to, the cost of service, the character of the service provided, the value of the reclaimed water system, any anticipated costs to place or maintain the system in operation and proper working order, and other pertinent factors; and

WHEREAS, the Board finds and determines that the adoption of the schedules of rates, deposits, fees, charges, and costs by this Resolution is in the interest of the County and of the public.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of St. Johns County, Florida, that:

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

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

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

Section 4. The Board of County Commissioners of St. Johns County, Florida hereby adopts the St. Johns County Utility Rate Tariff, attached hereto as ***Exhibit "B"*** and incorporated herein by reference and made a part hereof, including all schedules thereto, as the schedule of reclaimed water rates, deposits, fees, charges, and costs for the St. Johns County Utility Department for Fiscal Year 2025. Such rates, deposits, fees, charges, and costs shall be implemented upon the first full billing cycle after the effective date of July 1, 2025.

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

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

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, State of Florida, this _____ day of June 2025.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Krista Joseph, Chair

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

By: _____
Deputy Clerk

RESOLUTION NO. 2025 -_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ADOPTING AND APPROVING FINAL SCHEDULES FOR CERTAIN RATES, DEPOSITS, CHARGES, FEES, AND COSTS RELATING TO THE USE OR AVAILABILITY OF WATER, WASTEWATER AND RECLAIMED WATER SERVICES PURSUANT TO THE ST. JOHNS COUNTY UTILITY ORDINANCE TO BEGIN IN FISCAL YEAR 2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, St. Johns County Utility Department (***"SJCUD"***) regularly reviews existing rates, charges and fees to maintain affordability for customers and promote long term financial viability and after a recent review of current and projected annual operating costs and capital investments, SJCUD is recommending potential adoption of certain rates, deposits, charges, fees and costs related to the use or availability of water, wastewater and reclaimed water services.; and

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

WHEREAS, SJCUD has experienced substantial growth and an increased customer base and has recognized economies of scale for a more efficient cost of operations; and

WHEREAS, the continuation of St. Johns County's high-growth rate, including in SJCUD's customer base, is foreseeable in the coming years; and

WHEREAS, SJCUD desires to maintain revenue sufficiency in order to, among other things, meet its level of service demands, current and future regulatory mandates, and creditworthiness requirements for a capital-intensive business; and

WHEREAS, the Utility Ordinance provides for certain rates, deposits, charges, fees, and costs, including unit connection fees, to be established in the St. Johns County Utility Rate Tariff, which may be revised by resolution of the Board of County Commissioners (***"Board"***); and

WHEREAS, the current rate tariff adopted by St. Johns County Resolution No. 2022-37 and as permitted in Section 41.E of the Utility Ordinance, SJCUD, shown in ***Exhibit "A"*** are the proposed increases to Unit Connection Fees for new customers; and

WHEREAS, ***"Exhibit B"*** shows the proposed rates that can be adopted and supported under the study by Raftelis' study; and

WHEREAS, SJCUD has worked with Raftelis financial consultants (***"Raftelis"***) to complete a unit connection fee study, ***"Exhibit "C2"***, to calculate a maximum fee amount that meets the dual rationale nexus test and incorporates SJCUD's most recent, long term capital improvement plan; and

WHEREAS, ***"Exhibit C2"*** shows the highest rates that can be adopted and supported under the study by Raftelis' study, should the Board choose a rate greater than recommended by SJCUD; and

WHEREAS, SJCUD's proposed recommendations will ensure continued affordability and allow for an appropriate recovery of costs for unit connection fees, which will only impact new services; and

WHEREAS, Section 153.11(3), Florida Statutes, provides that any change or revision of any rates, fees, or charges, other than those made substantially pro rata as to all classes of service, may be made upon adoption by the Board of a resolution setting forth the preliminary schedule or schedules fixing and classifying such rates, fees, and charges, and after a duly-noticed public hearing at which all of the users of the facilities and owners, tenants and occupants of property served or to be served thereby and all others interested shall have an opportunity to be heard; and

WHEREAS, Section 180.136, Florida Statutes, provides that, before a local government water or sewer utility increases any rate, charge, or fee for water or sewer utility service, the utility shall provide notice of the proposed increase to each customer of the utility through the utility's billing process, which such notice shall state the date, time, and place of the meeting of the Board at which such increase will be considered; and

WHEREAS, at its regular meeting on May 20, 2025, the Board passed and adopted St. Johns County Resolution No. 2025-171, which adopted preliminary schedules of utility rates, deposits, charges, fees, and costs and set a public hearing concerning such proposed rates, fees and charges on June 17, 2025; and

WHEREAS, on or around June, 2025, at least ten (10) days before the date of the public hearing, notice of the public hearing was given by publication in the *St. Augustine Record*, a newspaper published in St. Johns County, as required by Section 153.11(3), Florida Statutes; and

WHEREAS, the published notice , copies of which are attached hereto as ***Exhibit "D,"*** respectively, and incorporated herein by reference, included the information required by Sections 153.11(3) and 180.136, Florida Statutes; and

WHEREAS, a duly noticed public hearing was held on June 17, 2025, at which all of the users of the facilities and owners, tenants and occupants of property served or to be served thereby and all others interested had an opportunity to be heard; and

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

WHEREAS, the schedule of unit connection fees set forth in ***Exhibit "B"*** are proportional and reasonably connected to and/or have rational nexus with the expenditure of funds collected and the benefits accruing to new residential or nonresidential construction; and

WHEREAS, the Board finds and determines that the adoption of the schedules of rates, deposits, fees, charges, and costs by this Resolution is in the interest of the County and of the public.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of St. Johns County, Florida, that:

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

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

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

Section 4. The Board of County Commissioners of St. Johns County, Florida hereby adopts the St. Johns County Utility Rate Tariff, attached hereto as ***Exhibit "B"*** and incorporated herein by reference and made a part hereof, including all schedules thereto, as the schedules of water, wastewater, and reclaimed water rates, deposits, fees, charges, and costs for the St. Johns County Utility Department for Fiscal Year 2025. Such rates, deposits, fees, charges, and costs shall be put into effect on July 1, 2025.

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

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

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, State of Florida, this _____ day of June 2025.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Krista Joseph, Chair

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

By: _____
Deputy Clerk

EXHIBIT “A”
Rate Tariff -- Redline

St. Johns County Utility

Water, Wastewater and Reclaimed Water System Rate Tariff

Effective October 1st, 2024

Amended June 17th, 2025

Summary of Schedules

SCHEDULE A	WATER, WASTEWATER AND RECLAIMED UNIT CONNECTION FEE BY CLASSIFICATION AND AMOUNT
SCHEDULE A(1)	WATER RATES
SCHEDULE A(2)	WASTEWATER RATES
SCHEDULE A(3)	RECLAIMED WATER RATES
SCHEDULE A(4)	WATER AND WASTEWATER ERU EQUIVALENCY FACTORS
SCHEDULE A(5)	RECLAIMED WATER EQUIVALENT IRRIGATION CONNECTIONS
SCHEDULE B	DEPOSITS REQUIRED FOR SINGLE USE INSTALLATION BY METER SIZE
SCHEDULE C	DEPOSITS REQUIRED FOR OTHER THAN SINGLE USE INSTALLATION BY METER SIZE
SCHEDULE D	DEPOSITS REQUIRED FOR MULTIPLE USE CASES WHERE ONE METER SERVES SEVERAL UNITS
SCHEDULE E	DEPOSITS FOR RECLAIMED WATER SERVICE
SCHEDULE F(1)	WATER AND RECLAIMED TAPPING FEES
SCHEDULE F(2)	SEWER TAPPING FEES
SCHEDULE G	WATER AND RECLAIMED METER TEST SERVICE CHARGES
SCHEDULE H	WATER, RECLAIMED WATER, AND WASTEWATER SERVICE CHARGES
SCHEDULE I	LIST OF OFFENSES ENFORCEABLE BY CITATION AND CIVIL PENALTIES IF A PERSON ELECTS NOT TO CONTEST A CITATION

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

TYPE OF ESTABLISHMENT *Fiscal Year 2025*	DEMAND FACTOR (gpd) Water	DEMAND FACTOR (gpd) Sewer	DEMAND FACTOR (gpd) Reclaimed	EQUIVALENT RESIDENTIAL CONNECTIONS (ERCs) FACTOR		WATER UNIT CONNECTION FEES	SEWER UNIT CONNECTION FEES	RECL... WAT... UN... CON... TIO... FEE
RESIDENTIAL:								
Residences:								
(a) Single or Multiple Family (per dwelling or per unit)	350	280	300	1.0000	ERC/EIC	$2,850.00	$5,750.00	$1,35...
(b) Mobile Home (per unit)	350	280	300	1.0000	ERC/EIC	$2,850.00	$5,750.00	$1,35...
*Reclaimed water fees are evaluated on an Equivalent Irrigation Connection basis or 300 gpd.								
COMMERCIAL:								
*Airports, Bus Terminals, Train Stations, Port & Dock Facilities:								
Restroom Water & Sewer Only (per water closet & urinal)	250	200		0.7143	ERC	$2,035.71	$4,107.14	
*Marinas:								
(a) Restroom Water & Sewer (per water closet & urinal)	250	200		0.7143	ERC	$2,035.71	$4,107.14	
(b) Add Per Boat Slip	100	80		0.2857	ERC	$814.29	$1,642.86	
(c) Laundry (add per machine)	400	320		1.1429	ERC	$3,257.14	$6,571.43	
Barber & Beauty Shops (per service chair)	75	60		0.2143	ERC	$610.71	$1,232.14	
Bowling Alley (per lane)	100	80		0.2857	ERC	$814.29	$1,642.86	
Country Club:								
(a) With Dining Facilities (per seat)	40	32		0.1143	ERC	$325.71	$657.14	
(b) Add Per Member or Patron	25	20		0.0714	ERC	$203.57	$410.71	
(c) Add Per Employee Per 8 Hour Shift	15	12		0.0429	ERC	$122.14	$246.43	
(d) Golf Course - Halfway Restroom Facilities (per water closet & urinal)	250	200		0.7143	ERC	$2,035.71	$4,107.14	
Clubs, Small Private & Amenity Buildings:								
(a) Kitchen Facilities Per 100 Sq. Ft. of Floor Space	50	40		0.1429	ERC	$407.14	$821.43	
(b) Assembly/Meeting Area Per 15 Sq. Ft.	5	4		0.0143	ERC	$40.71	$82.14	
Doctor & Dentist Offices:								
(a) Per Practitioner	250	200		0.7143	ERC	$2,035.71	$4,107.14	
(b) Add Per Employee Per 8 Hour Shift	15	12		0.0429	ERC	$122.14	$246.43	
Factories, Manufacturing or Fabrication Facilities,								
Exclusive of Industrial Process Water & Wastewater								
(gallons per employee per 8 hour shift):								
(a) No Showers Provided	15	12		0.0429	ERC	$122.14	$246.43	
(b) Showers Provided	25	20		0.0714	ERC	$203.57	$410.71	
Flea Market (per water closet & urinal)	250	200		0.7143	ERC	$2,035.71	$4,107.14	
Food Operations:								
(a) Restaurant - operating 16 hours or less per day per seat	40	32		0.1143	ERC	$325.71	$657.14	
(b) Restaurant - operating more than 16 hours per day per seat	60	48		0.1714	ERC	$488.57	$985.71	
(c) Restaurant Using Single Service Articles Only - operating 16 hours or less per day per seat	20	16		0.0571	ERC	$162.86	$328.57	
(d) Restaurant Using Single Service Articles Only - operating more								

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than 16 hours per day per seat	35	28		0.1000	ERC	$285.00	$575.00
(e) Bar & Cocktail Lounge Per Seat	20	16		0.0571	ERC	$162.86	$328.57
(f) Drive-In Restaurant Per Car Space	50	40		0.1429	ERC	$407.14	$821.43
(g) Carry-Out Only, Including Caterers							
1. Per 100 square feet of floor space	50	40		0.1429	ERC	$407.14	$821.43
2. Add per employee per 8 hour shift	15	12		0.0429	ERC	$122.14	$246.43
(h) Food Outlets, Excluding Deli's, Bakery or Meat Departments							
Per 100 square feet of floor space	10	8		0.0286	ERC	$81.43	$164.29
1. Add for Deli per 100 square feet of Deli floor space	40	32		0.1143	ERC	$325.71	$657.14
2. Add for Bakery per 100 square feet of Bakery floor space	40	32		0.1143	ERC	$325.71	$657.14
3. Add for Meat Department per 100 square feet of floor space	75	60		0.2143	ERC	$610.71	$1,232.14
Hotels & Motels:							
(a) Regular per room	100	80		0.2857	ERC	$814.29	$1,642.86
(b) Resort Hotels & Cottages - per unit with kitchenette	200	160		0.5714	ERC	$1,628.57	$3,285.71
(c) Add for establishments w/ self-serve laundry facilities							
per machine	400	320		1.1429	ERC	$3,257.14	$6,571.43
Office Building:							
Per employee per 8 hour shift.........or	15	12		0.0429	ERC	$122.14	$246.43
Per 100 square feet of floor space.......whichever is greater	15	12		0.0429	ERC	$122.14	$246.43
Transient Recreational Vehicle Park/Campground							
(a) Recreational vehicle space for overnight stay, without water &							
sewer hookup per vehicle space	50	40		0.1429	ERC	$407.14	$821.43
(b) Recreational vehicle space for overnight stay, with water &							
sewer hookup per vehicle space	75	60		0.2143	ERC	$610.71	$1,232.14
(c) Tent Area per space	50	40		0.1429	ERC	$407.14	$821.43

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

*Service stations per water closet & urinal							
(a) Open 16 hours per day or less	250	200		0.7143	ERC	$2,035.71	$4,107.14
(b) Open more than 16 hours per day	325	260		0.9286	ERC	$2,646.43	$5,339.29
*Shopping centers without food or laundry							
(a) Per square foot of floor space	0.1	0.08		0.0003	ERC	$0.81	$1.64
(b) Malls/Food Court - Add per seat	40	32		0.1143	ERC	$325.71	$657.14
*Stores without food or laundry per square foot of floor space	0.1	0.08		0.0003	ERC	$0.81	$1.64
Laundromats per machine	400	320		1.1429	ERC	$3,257.14	$6,571.43
Stadiums, race tracks & ball parks per seat	4	3.2		0.0114	ERC	$32.57	$65.71
Theaters and auditoriums per seat	4	3.2		0.0114	ERC	$32.57	$65.71
Swimming and bathing facilities per water closet & urinal	250	200		0.7143	ERC	$2,035.71	$4,107.14
Veterinary Clinic:							
(a) Per Practitioner	250	200		0.7143	ERC	$2,035.71	$4,107.14
(b) Add per employee per 8 hour shift	15	12		0.0429	ERC	$122.14	$246.43
(c) Add per kennel, stall or cage	20	16		0.0571	ERC	$162.86	$328.57
Animal Boarding or Kennel:							
(a) Per employee per 8 hour shift	15	12		0.0429	ERC	$122.14	$246.43
(b) Add per kennel, stall or cage	20	16		0.0571	ERC	$162.86	$328.57

Warehouse/Office:							
(a) Per gross square feet of area……………..or	0.03	0.024		0.0001	ERC	$0.24	$0.49
(b) Per employee per 8 hour shift whichever is greater	15	12		0.0429	ERC	$122.14	$246.43
Mini-Storage (Self-Storage):							
(a) Per unit (up to 200 units)	1	0.8		0.0029	ERC	$8.14	$16.43
(b) Add for each 2 units or fraction thereof, for over 200 units	1	0.8		0.0029	ERC	$8.14	$16.43
(c) Add office area per employee per 8 hour shift……………….or	350	280		1.0000	ERC	$2,850.00	$5,750.00
per 100 square feet of floor space, whichever is greater	15	12		0.0429	ERC	$122.14	$246.43
(d) Add per on site living quarters (each residential unit)	350	280		1.0000	ERC	$2,850.00	$5,750.00
INSTITUTIONAL:							
Churches:							
(a) Per seat(excludes day care or daily schools)	3	2.4		0.0086	ERC	$24.43	$49.29
(b) If meals served on a regular basis add per meal prepared	5	4		0.0143	ERC	$40.71	$82.14
(c) For day care or daily schools - see schools							
Hospitals:							
(a) Per bed	200	160		0.5714	ERC	$1,628.57	$3,285.71
(b) Cafeteria - add per seat	40	32		0.1143	ERC	$325.71	$657.14
Nursing, Rest Homes, Adult Congregate Living Facilities:							
(a) Per bed	100	80		0.2857	ERC	$814.29	$1,642.86
(b) Add per meal prepared	5	4		0.0143	ERC	$40.71	$82.14
Schools per Student:							
(a) Day-type	10	8		0.0286	ERC	$81.43	$164.29
(b) Add for showers	4	3.2		0.0114	ERC	$32.57	$65.71
(c) Add for cafeteria	4	3.2		0.0114	ERC	$32.57	$65.71
(d) Add for day school workers	15	12		0.0429	ERC	$122.14	$246.43
(e) Boarding-type	75	60		0.2143	ERC	$610.71	$1,232.14
Public or Private Institutions other than Schools and Hospitals:							
(a) Per person	100	80		0.2857	ERC	$814.29	$1,642.86
(b) Add per meal prepared	5	4		0.0143	ERC	$40.71	$82.14
Parks & Public Picnic:							
(a) Per water closet and urinal	250	200		0.7143	ERC	$2,035.71	$4,107.14
Work/Construction Camps, Semi-Permanent per Worker	50	40		0.1429	ERC	$407.14	$821.43

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

TYPE OF ESTABLISHMENT *Fiscal Year 2025*	DEMAND FACTOR (gpd) Water	DEMAND FACTOR (gpd) Sewer	DEMAND FACTOR (gpd) Reclaimed	EQUIVALENT RESIDENTIAL CONNECTIONS (ERCs) FACTOR -		WATER UNIT CONNECTION FEES -	SEWER UNIT CONNECTION FEES -	RECLAIMED WATER UNIT CONNECTION FEES* -
RESIDENTIAL:	-	-	-	-	-	-	-	-
Residences:	-	-	-	-	-	-	-	-
(a) Single or Multiple Family (per dwelling or per unit)	350	280	300	1.0000	ERC/EIC	$2,508.99	$4,040.67	$895.83
(b) Mobile Home (per unit)	350	280	300	1.0000	ERC/EIC	$2,508.99	$4,040.67	$895.83
*Reclaimed water fees are evaluated on an Equivalent Irrigation Connection basis or 300 gpd.	-	-	-	-	-	-	-	-

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COMMERCIAL:	-	-	-	-	-	-		-	-
*Airports, Bus Terminals, Train Stations, Port & Dock Facilities:	-	-	-	-	-	-		-	-
— Restroom Water & Sewer Only (per water closet & urinal)	250	200	-	0.7143	ERC		$1,792.14	$2,886.19	-
*Marinas:	-	-	-	-	-	-		-	-
— (a) Restroom Water & Sewer (per water closet & urinal)	250	200	-	0.7143	ERC		$1,792.14	$2,886.19	-
— (b) Add Per Boat Slip	100	80	-	0.2857	ERC		$716.85	$1,154.48	-
— (c) Laundry (add per machine)	400	320	-	1.1429	ERC		$2,867.42	$4,617.91	-
-Barber & Beauty Shops (per service chair)	75	60	-	0.2143	ERC		$537.64	$865.86	-
-Bowling Alley (per lane)	100	80	-	0.2857	ERC		$716.85	$1,154.48	-
-Country Club:	-	-	-	-	-	-		-	-
— (a) With Dining Facilities (per seat)	40	32	-	0.1143	ERC		$286.74	$461.79	-
— (b) Add Per Member or Patron	25	20	-	0.0714	ERC		$179.21	$288.62	-
— (c) Add Per Employee Per 8 Hour Shift	15	12	-	0.0429	ERC		$107.53	$173.17	-
— (d) Golf Course - Halfway Restroom Facilities	250	200	-	0.7143	ERC		$1,792.14	$2,886.19	-
——— (per water closet & urinal)	-	-	-	-	-	-		-	-
-Clubs, Small Private & Amenity Buildings:	-	-	-	-	-	-		-	-
— (a) Kitchen Facilities Per 100 Sq. Ft. of Floor Space	50	40	-	0.1429	ERC		$358.43	$577.24	-
— (b) Assembly/Meeting Area Per 15 Sq. Ft.	5	4	-	0.0143	ERC		$35.84	$57.72	-
-Doctor & Dentist Offices:	-	-	-	-	-	-		-	-
— (a) Per Practitioner	250	200	-	0.7143	ERC		$1,792.14	$2,886.19	-
— (b) Add Per Employee Per 8 Hour Shift	15	12	-	0.0429	ERC		$107.53	$173.17	-
-Factories, Manufacturing or Fabrication Facilities,	-	-	-	-	-	-		-	-
-Exclusive of Industrial Process Water & Wastewater	-	-	-	-	-	-		-	-
-(gallons per employee per 8 hour shift):	-	-	-	-	-	-		-	-
— (a) No Showers Provided	15	12	-	0.0429	ERC		$107.53	$173.17	-
— (b) Showers Provided	25	20	-	0.0714	ERC		$179.21	$288.62	-
-Flea Market (per water closet & urinal)	250	200	-	0.7143	ERC		$1,792.14	$2,886.19	-
-Food Operations:	-	-	-	-	-	-		-	-
— (a) Restaurant - operating 16 hours or less per day per seat	40	32	-	0.1143	ERC		$286.74	$461.79	-
— (b) Restaurant - operating more than 16 hours per day per seat	60	48	-	0.1714	ERC		$430.11	$692.69	-
— (c) Restaurant Using Single Service Articles Only - operating 16 ——— hours or less per day per seat	-	-	-	-	-	-		-	-
	20	16	-	0.0571	ERC		$143.37	$230.90	-

(d) Restaurant Using Single Service Articles Only - operating more than 16 hours per day per seat	35	28	-	0.1000	ERC	$250.90	$404.07	-
(e) Bar & Cocktail Lounge Per Seat	20	16	-	0.0571	ERC	$143.37	$230.90	-
(f) Drive-In Restaurant Per Car Space	50	40	-	0.1429	ERC	$358.43	$577.24	-
(g) Carry-Out Only, Including Caterers	-	-	-	-	-	-	-	-
1. Per 100 square feet of floor space	50	40	-	0.1429	ERC	$358.43	$577.24	-
2. Add per employee per 8 hour shift	15	12	-	0.0429	ERC	$107.53	$173.17	-
(h) Food Outlets, Excluding Deli's, Bakery or Meat Departments	-	-	-	-	-	-	-	-
Per 100 square feet of floor space	10	8	-	0.0286	ERC	$71.69	$115.45	-
1. Add for Deli per 100 square feet of Deli floor space	40	32	-	0.1143	ERC	$286.74	$461.79	-
2. Add for Bakery per 100 square feet of Bakery floor space	40	32	-	0.1143	ERC	$286.74	$461.79	-
3. Add for Meat Department per 100 square feet of floor space	75	60	-	0.2143	ERC	$537.64	$865.86	-
Hotels & Motels:	-	-	-	-	-	-	-	-
(a) Regular per room	100	80	-	0.2857	ERC	$716.85	$1,154.48	-
(b) Resort Hotels & Cottages - per unit with kitchenette	200	160	-	0.5714	ERC	$1,433.71	$2,308.95	-
(c) Add for establishments w/ self-serve laundry facilities	-	-	-	-	-	-	-	-
per machine	400	320	-	1.1429	ERC	$2,867.42	$4,617.91	-
Office Building:	-	-	-	-	-	-	-	-
Per employee per 8 hour shift.....or	15	12	-	0.0429	ERC	$107.53	$173.17	-
Per 100 square feet of floor space.....whichever is greater	15	12	-	0.0429	ERC	$107.53	$173.17	-
Transient Recreational Vehicle Park/Campground	-	-	-	-	-	-	-	-
(a) Recreational vehicle space for overnight stay, without water & sewer hookup per vehicle space	50	40	-	0.1429	ERC	$358.43	$577.24	-
(b) Recreational vehicle space for overnight stay, with water & sewer hookup per vehicle space	75	60	-	0.2143	ERC	$537.64	$865.86	-
(c) Tent Area per space	50	40	-	0.1429	ERC	$358.43	$577.24	-
* Additional flows for food outlets or other occupancies on the same service connections will be added as appropriate.								
*Service stations per water closet & urinal	-	-		-	-	-	-	-

(a) Open 16 hours per day or less	250	200	-	0.7143	ERC	$1,792.14	$2,886.19	-
(b) Open more than 16 hours per day	325	260	-	0.9286	ERC	$2,329.78	$3,752.05	-
*Shopping centers without food or laundry	-	-		-	-	-	-	-
(a) Per square foot of floor space	0.1	0.08	-	0.0003	ERC	$0.72	$1.15	-
(b) Malls/Food Court - Add per seat	40	32	-	0.1143	ERC	$286.74	$461.79	-
*Stores without food or laundry per square foot of floor space	0.1	0.08	-	0.0003	ERC	$0.72	$1.15	-
Laundromats per machine	400	320	-	1.1429	ERC	$2,867.42	$4,617.91	-
Stadiums, race tracks & ball parks per seat	4	3.2	-	0.0114	ERC	$28.67	$46.18	-
Theaters and auditoriums per seat	4	3.2	-	0.0114	ERC	$28.67	$46.18	-
Swimming and bathing facilities per water closet & urinal	250	200	-	0.7143	ERC	$1,792.14	$2,886.19	-
Veterinary Clinic:	-	-	-	-	-	-	-	-
(a) Per Practitioner	250	200	-	0.7143	ERC	$1,792.14	$2,886.19	-
(b) Add per employee per 8 hour shift	15	12	-	0.0429	ERC	$107.53	$173.17	-
(c) Add per kennel, stall or cage	20	16	-	0.0571	ERC	$143.37	$230.90	-
Animal Boarding or Kennel:	-	-	-	-	-	-	-	-
(a) Per employee per 8 hour shift	15	12	-	0.0429	ERC	$107.53	$173.17	-
(b) Add per kennel, stall or cage	20	16	-	0.0571	ERC	$143.37	$230.90	-
Warehouse/Office:	-	-	-	-	-	-	-	-
(a) Per gross square feet of area.....or	0.03	0.024	-	0.0001	ERC	$0.22	$0.35	-
(b) Per employee per 8 hour shift whichever is greater	15	12	-	0.0429	ERC	$107.53	$173.17	-
Mini-Storage (Self-Storage):	-	-	-	-	-	-	-	-
(a) Per unit (up to 200 units)	1	0.8		0.0029	ERC	$7.17	$11.54	-
(b) Add for each 2 units or fraction thereof, for over 200 units	1	0.8	-	0.0029	ERC	$7.17	$11.54	-
(c) Add office area per employee per 8 hour shift.....or	350	280	-	1.0000	ERC	$2,508.99	$4,040.67	-
per 100 square feet of floor space, whichever is greater	15	12	-	0.0429	ERC	$107.53	$173.17	-
(d) Add per on site living quarters (each residential unit)	350	280	-	1.0000	ERC	$2,508.99	$4,040.67	-
INSTITUTIONAL:	-	-	-	-	-	-	-	-
Churches:	-	-	-	-	-	-	-	-
(a) Per seat(excludes day care or daily schools)	3	2.4		0.0086	ERC	$21.51	$34.63	-
(b) If meals served on a regular basis add per meal prepared	5	4		0.0143	ERC	$35.84	$57.72	-
(c) For day care or daily schools - see schools	-	-		-	-	-	-	-
Hospitals:	-	-		-	-	-	-	-
(a) Per bed	200	160		0.5714	ERC	$1,433.71	$2,308.95	-
(b) Cafeteria - add per seat	40	32		0.1143	ERC	$286.74	$461.79	-

Nursing, Rest Homes, Adult Congregate Living Facilities:	-	-		-	-	-	-	-	
(a) Per bed	100	80		0.2857	ERC	$716.85	$1,154.48	-	
(b) Add per meal prepared	5	4		0.0143	ERC	$35.84	$57.72	-	
Schools per Student:	-	-		-	-	-	-	-	
(a) Day-type	10	8		0.0286	ERC	$71.69	$115.45	-	
(b) Add for showers	4	3.2		0.0114	ERC	$28.67	$46.18	-	
(c) Add for cafeteria	4	3.2		0.0114	ERC	$28.67	$46.18	-	
(d) Add for day school workers	15	12		0.0429	ERC	$107.53	$173.17	-	
(e) Boarding-type	75	60		0.2143	ERC	$537.64	$865.86	-	
Public or Private Institutions other than Schools and Hospitals:	-	-		-	-	-	-	-	
(a) Per person	100	80		0.2857	ERC	$716.85	$1,154.48	-	
(b) Add per meal prepared	5	4		0.0143	ERC	$35.84	$57.72	-	
Parks & Public Picnic:	-	-		-	-	-	-	-	
(a) Per water closet and urinal	250	200		0.7143	ERC	$1,792.14	$2,886.19	-	
Work/Construction Camps, Semi-Permanent per Worker	50	40	-	0.1429	ERC	$358.43	$577.24	-	

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

SCHEDULE A(1) - WATER RATES

A	B
TYPE OF CHARGE	**CHARGE**
BASE RATE	
MONTHLY RATE PER ERU	$15.45
All Water System users will be charged monthly base rate times their number of ERUs. Each Account Holder's number of ERUs shall be based on Schedule A(4).	
VOLUME CHARGE PER 1,000 GALLONS (PER ERU)	
Block 1 (0 – 5,000 Gallons)	$3.92
Block 2 (5,001 – 10,000 Gallons)	$4.89
Block 3 (10,001 – 20,000 Gallons	$8.25
Block 4 (20,001 Gallons and over)	$11.29
To determine the volume rates applicable to the water consumption by each account, the Account Holder's number of ERUs shall be multiplied by the consumption levels included in each rate block, to determine the rate block boundaries for that Account Holder. Thus, an Account Holder with 3 ERUs would pay the Block 1 volume rate for consumption up to 15,000 gallons per month, the Block 2 volume rate for consumption between 15,001 and 30,000 gallons, and so on. For Account Holders with dual registering meters, the number of ERUs used in determining the rate blocks applicable to their monthly consumption shall be based on the smallest meter on the register stepped up to the next largest meter size.	
MONTHLY MAINTENANCE FEE Account Holders having a meter larger than 1" which serve establishments other than single-family dwellings will be billed and shall pay in accordance with the following schedule (in addition to the base plus volume charges required above.)	
METER SIZE — MONTHLY MAINTENANCE FEE	
1 ½" — $6.00	
2" — 9.00	
3" — 15.00	
4" — 30.00	
6" — 52.00	
8" — 60.00	
10" — 80.00	
ANNUAL RESERVED CAPACITY FEE	
Annual Water System Reserved Capacity Fee Per Committed but Unconnected ERU	$50.00

SCHEDULE A(2) - WASTEWATER RATES

A	B
TYPE OF CHARGE	**CHARGE**
BASE RATE	
MONTHLY RATE PER ERU	$18.14
All Wastewater System users will be charged monthly base rate times their number of ERUs. Each Account Holders number of ERUs shall be based on Schedule A(4).	
VOLUME RATE PER 1,000 GALLONS	
Single Family[1]	$5.72
Multi-Family[1]	$5.72
Commercial/Industrial	$6.83
Governmental	$5.72
Combination	$6.83
All Wastewater System customers will be charged the volume rate per thousand (1,000) gallons of metered water consumption applicable to their customer classification.	
[1]The volume charge for Single Family users shall not exceed 10,000 gallons per dwelling unit. The volume charge for Multi-Family Users shall not exceed 8,000 gallons per dwelling unit.	
ANNUAL RESERVED CAPACITY FEE	
Annual Wastewater System Reserved Capacity Fee Per Committed but unconnected ERU	$50.00
FLAT RATE MONTHLY WASTEWATER CHARGE For residential wastewater customers with no water meter to measure billed wastewater flows.	$75.34

SCHEDULE A(3) –RECLAIMED WATER RATES

Reclaimed Water Rates, Charges and Fees	
Monthly Base Charge (per EIC*)	
General Service	$12.139.49
Large User	
Pressurized	$9.7027.71
Non-Pressurized	$8.49506.77
Non-Pressurized Disposal	$0.00
All Reclaimed Water System Account Holders will be charged monthly a Base Charge times their number of EICs. Each Account Holder's number of EICs shall be based on Schedule A(5).	
Volume Rates (per 1,000 gal.)	
General Service	
Block 1 (0 – 6,000 per EIC)	$3.16072.17
Block 2 (6,001 – 12,000 per EIC)	$4.27142.93
Block 3 (12,001 - Above per EIC)	$7.116.913.93
Large User All Flows (per 1,000 gal.)	
Pressurized	$2.52451.76
Non-Pressurized	$2.21141.57
Non-Pressurized Disposal	$1.12100.76
ANNUAL RESERVED CAPACITY FEE	
Annual Reclaimed Water System Reserved Capacity Fee Per Committed but unconnected ERU	$50.00

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

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

2. **Large Users** are customers that satisfy all three conditions below:
   a. Utilize 150,000 gpd or greater of reclaimed water on an average annual daily basis;
   b. Connect directly to reclaimed water major transmission mains; and
   c. Enter into contractual agreements with the Utility, whereby contributions, quantities and methods of delivery are specifically detailed.

3. The Large User customer class is further separated into three subclasses consisting of:
   i. **Pressurized** – those requiring pressurized delivery to facilitate the customer's distribution needs; and
   ii. **Non-Pressurized** – those customer taking delivery into storage facilitates without the need for system pressure.

iii. **Non-Pressurized Disposal** – those customers taking delivery into storage facilities without the need for system pressure and have an interruptible level of supply.

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

ST JOHNS COUNTY
WATER AND WASTEWATER ERU EQUIVALENCY FACTORS

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

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

SCHEDULE A(5) - RECLAIMED WATER EQUIVALENT IRRIGATION CONNECTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SCHEDULE E - DEPOSITS FOR RECLAIMED WATER SERVICE

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

SCHEDULE F(1) - WATER AND RECLAIMED WATER TAPPING FEES

METER SIZE +	COST
3/4"	$1,395.00
1"	$1,465.00
1 ½"	$1,770.00
* 2"	$2,225.00
* 3"	$3,580.00
* 4"	$4,700.00
* 6"	$6,330.00
* 8" OR LARGER	Cost of labor, equipment, and material plus 25% of such costs
Locate/ Right of Way Fee **	$75.00

Meter placement services without tapping (pre-run) will be charged the following:

METER SIZE +	COST
3/4"	$240.00
1"	$310.00
1 ½"	$620.00
2"	$1,080.00
3"	$1,690.00
4"	$2,900.00
6"	$4,720.00

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

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

\+ Metered services requiring a radio read unit will be charged actual cost of radio read unit, in addition to the

applicable Tap Fees above. Reclaimed water customers will also be charged for a dual check valve.

SCHEDULE F(2) - SEWER TAPPING FEES

TAP SIZE ±	COST
2" FORCE MAIN	$1,600.00
FORCE MAIN (> 2")	Cost of labor, equipment, and material plus 25% of such costs
GRAVITY SEWER	Cost of labor, equipment, and material plus 25% of such costs
Locate/ Right of Way Fee **	$75.00

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

SCHEDULE G - WATER AND RECLAIMED METER TEST SERVICE CHARGES

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

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

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

SERVICE	CHARGE
1) New Service Charge - New, change or transfer of an account pursuant to Utility Ordinance Section 33. a) A new Account Holder shall pay a deposit plus a service charge.	$30.00
2) Service Charge[+] - A charge for a trip made to Account Holder's property at the Account Holders request for a reason other than the normal monthly meter reading. a) A meter that is changed at the Account Holder's request when the original meter was in proper working order at the time of the change, in addition to the cost of the meter plus 25 percent. b) A meter reading that is requested by the Account Holder in addition to the normal monthly reading for any purpose. If it is found by this second reading that the normal monthly reading is incorrect, no service charge will be assessed for the requested reading.	$50.00
3) Same Day Service Charge – A charge for a same day trip requested after 12:00pm to the Account Holder's property at the Account Holders request for a reason other than the normal monthly meter reading.	$75.00
4) After Hours Service Charge – A charge for an after-business hours trip made to the Account Holder's property at the Account Holders request for a reason other than the normal monthly meter reading.	$100.00
5) Meter Testing Charge - Meter test as provided in Ordinance Section 30(B) (2).	see Sch. G
6) Temporary Service Charge – A seven (7) day use service charge shall apply for temporary service requested, such as, for purposes of cleaning or repairing property, plus Water, Wastewater and/or Reclaimed Water usage, as applicable.	$90.00
7) Damage Meter Charge - A meter installation is repaired or replaced because of damage by the Account Holder or due to the Account Holder's actions. Reasonable costs for material used for such repair or replaced installation shall be billed in addition to the service charge.	$50.00
8) Non-Payment Fee - When a past due account has been processed for disconnection of service due to non-payment.	$45.00
9) Collection Fee - When a County water, wastewater or reclaimed water bill remains unpaid for more than 60 days, and the account is turned over to a collection agency or other efforts are made to collect the amount owed. (In such an event, the costs of collection shall be added to the amount of the debt. Collection service charges shall be $45.00 or 35% of the debt, whichever is greater.)	$45.00
10) Late Fee - Equal to 1.5% of the delinquent monthly service bill or delinquent laboratory service charge bill for processing and mailing of delinquency notice or $5.00 whichever is greater.	$5.00

11) Return Check Charge – Customer cost for a return check(s) due to insufficient funds or other causes as determined by the Utility.	Variable
12) Material Charge – Customer cost to repair or replace meter due to damage or other causes as determined by the Utility.	Variable
13) MXU Charge – Customer cost for new or replacement MXU *(radio read device*) as required or determined by the Utility.	$145.00
14) Locate Fee Deposit - Sewer Service Locate Assistance Fee**	$400.00
15) Capacity Commitment Application Fee – Fee for processing application for capacity commitment.	$25.00
16) Delinquent Capacity Commitment Administrative Fee – Fee for restoring capacity commitments that were subject to cancellation for failure to pay annual Water or Wastewater Reserved Capacity Fee	$50.00
17) Notice of Appeal Filing Fee – Fee for processing appeal of action by Director or County Administrator.	$25.00
18) Utility Line Extension Estimate Fee	$50.00
19) Utility Line Extension Infrastructure Charge	***
20) Industrial Wastewater Discharge Permit Application Fee	
a) Categorical Dischargers	*$2,500.00*
b) Significant Dischargers	*$1,375.00*
c) Minor Dischargers	*$875.00*
21) Developer Telemetry Fee – Required for approved development lift stations for purchase and installation of Utility standard telemetry equipment.	*$16,250.00*
22) Twin Creeks Reclaimed Water and Meter Fee – Monthly fee required for Beacon Lake, Phases 1-3 for a period of 60 months, effective June 1st, 2025.	*$21.35*

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

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

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

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

Industrial Users:

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

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

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

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

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

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

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

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

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

Unlawful Damage to County Water and/or Sewer System:

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

Cross Connections Between Water Systems and Backflow Prevention Devices:

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

False Statements and Tampering with Monitoring Devices:

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

EXHIBIT “B”
Proposed Rate Tariff

St. Johns County Utility

Water, Wastewater and Reclaimed Water System Rate Tariff

Fiscal Year 2025, beginning October 1st, 2024

Amended June 17th, 2025

with an effective date of July 1st, 2025

Summary of Schedules

SCHEDULE A	WATER, WASTEWATER AND RECLAIMED UNIT CONNECTION FEE BY CLASSIFICATION AND AMOUNT
SCHEDULE A(1)	WATER RATES
SCHEDULE A(2)	WASTEWATER RATES
SCHEDULE A(3)	RECLAIMED WATER RATES
SCHEDULE A(4)	WATER AND WASTEWATER ERU EQUIVALENCY FACTORS
SCHEDULE A(5)	RECLAIMED WATER EQUIVALENT IRRIGATION CONNECTIONS
SCHEDULE B	DEPOSITS REQUIRED FOR SINGLE USE INSTALLATION BY METER SIZE
SCHEDULE C	DEPOSITS REQUIRED FOR OTHER THAN SINGLE USE INSTALLATION BY METER SIZE
SCHEDULE D	DEPOSITS REQUIRED FOR MULTIPLE USE CASES WHERE ONE METER SERVES SEVERAL UNITS
SCHEDULE E	DEPOSITS FOR RECLAIMED WATER SERVICE
SCHEDULE F(1)	WATER AND RECLAIMED TAPPING FEES
SCHEDULE F(2)	SEWER TAPPING FEES
SCHEDULE G	WATER AND RECLAIMED METER TEST SERVICE CHARGES
SCHEDULE H	WATER, RECLAIMED WATER, AND WASTEWATER SERVICE CHARGES
SCHEDULE I	LIST OF OFFENSES ENFORCEABLE BY CITATION AND CIVIL PENALTIES IF A PERSON ELECTS NOT TO CONTEST A CITATION

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

TYPE OF ESTABLISHMENT *Fiscal Year 2025*	DEMAND FACTOR (gpd) Water	DEMAND FACTOR (gpd) Sewer	DEMAND FACTOR (gpd) Reclaimed	EQUIVALENT RESIDENTIAL CONNECTIONS (ERCs) FACTOR		WATER UNIT CONNECTION FEES	SEWER UNIT CONNECTION FEES	RECLAIMED WATER UNIT CONNECTION FEES*
RESIDENTIAL:								
Residences:								
(a) Single or Multiple Family (per dwelling or per unit)	350	280	300	1.0000	ERC/EIC	$2,850.00	$5,750.00	$1,350.00
(b) Mobile Home (per unit)	350	280	300	1.0000	ERC/EIC	$2,850.00	$5,750.00	$1,350.00
*Reclaimed water fees are evaluated on an Equivalent Irrigation Connection basis or 300 gpd.								
COMMERCIAL:								
*Airports, Bus Terminals, Train Stations, Port & Dock Facilities:								
Restroom Water & Sewer Only (per water closet & urinal)	250	200		0.7143	ERC	$2,035.71	$4,107.14	
*Marinas:								
(a) Restroom Water & Sewer (per water closet & urinal)	250	200		0.7143	ERC	$2,035.71	$4,107.14	
(b) Add Per Boat Slip	100	80		0.2857	ERC	$814.29	$1,642.86	
(c) Laundry (add per machine)	400	320		1.1429	ERC	$3,257.14	$6,571.43	
Barber & Beauty Shops (per service chair)	75	60		0.2143	ERC	$610.71	$1,232.14	
Bowling Alley (per lane)	100	80		0.2857	ERC	$814.29	$1,642.86	
Country Club:								
(a) With Dining Facilities (per seat)	40	32		0.1143	ERC	$325.71	$657.14	
(b) Add Per Member or Patron	25	20		0.0714	ERC	$203.57	$410.71	
(c) Add Per Employee Per 8 Hour Shift	15	12		0.0429	ERC	$122.14	$246.43	
(d) Golf Course - Halfway Restroom Facilities (per water closet & urinal)	250	200		0.7143	ERC	$2,035.71	$4,107.14	
Clubs, Small Private & Amenity Buildings:								
(a) Kitchen Facilities Per 100 Sq. Ft. of Floor Space	50	40		0.1429	ERC	$407.14	$821.43	
(b) Assembly/Meeting Area Per 15 Sq. Ft.	5	4		0.0143	ERC	$40.71	$82.14	
Doctor & Dentist Offices:								
(a) Per Practitioner	250	200		0.7143	ERC	$2,035.71	$4,107.14	
(b) Add Per Employee Per 8 Hour Shift	15	12		0.0429	ERC	$122.14	$246.43	
Factories, Manufacturing or Fabrication Facilities, Exclusive of Industrial Process Water & Wastewater (gallons per employee per 8 hour shift):								
(a) No Showers Provided	15	12		0.0429	ERC	$122.14	$246.43	
(b) Showers Provided	25	20		0.0714	ERC	$203.57	$410.71	
Flea Market (per water closet & urinal)	250	200		0.7143	ERC	$2,035.71	$4,107.14	
Food Operations:								
(a) Restaurant - operating 16 hours or less per day per seat	40	32		0.1143	ERC	$325.71	$657.14	
(b) Restaurant - operating more than 16 hours per day per seat	60	48		0.1714	ERC	$488.57	$985.71	
(c) Restaurant Using Single Service Articles Only - operating 16								

hours or less per day per seat	20	16	0.0571	ERC	$162.86	$328.57	
(d) Restaurant Using Single Service Articles Only - operating more than 16 hours per day per seat	35	28	0.1000	ERC	$285.00	$575.00	
(e) Bar & Cocktail Lounge Per Seat	20	16	0.0571	ERC	$162.86	$328.57	
(f) Drive-In Restaurant Per Car Space	50	40	0.1429	ERC	$407.14	$821.43	
(g) Carry-Out Only, Including Caterers							
1. Per 100 square feet of floor space	50	40	0.1429	ERC	$407.14	$821.43	
2. Add per employee per 8 hour shift	15	12	0.0429	ERC	$122.14	$246.43	
(h) Food Outlets, Excluding Deli's, Bakery or Meat Departments							
Per 100 square feet of floor space	10	8	0.0286	ERC	$81.43	$164.29	
1. Add for Deli per 100 square feet of Deli floor space	40	32	0.1143	ERC	$325.71	$657.14	
2. Add for Bakery per 100 square feet of Bakery floor space	40	32	0.1143	ERC	$325.71	$657.14	
3. Add for Meat Department per 100 square feet of floor space	75	60	0.2143	ERC	$610.71	$1,232.14	
Hotels & Motels:							
(a) Regular per room	100	80	0.2857	ERC	$814.29	$1,642.86	
(b) Resort Hotels & Cottages - per unit with kitchenette	200	160	0.5714	ERC	$1,628.57	$3,285.71	
(c) Add for establishments w/ self-serve laundry facilities							
per machine	400	320	1.1429	ERC	$3,257.14	$6,571.43	
Office Building:							
Per employee per 8 hour shift……or	15	12	0.0429	ERC	$122.14	$246.43	
Per 100 square feet of floor space…….whichever is greater	15	12	0.0429	ERC	$122.14	$246.43	
Transient Recreational Vehicle Park/Campground							
(a) Recreational vehicle space for overnight stay, without water & sewer hookup per vehicle space	50	40	0.1429	ERC	$407.14	$821.43	
(b) Recreational vehicle space for overnight stay, with water & sewer hookup per vehicle space	75	60	0.2143	ERC	$610.71	$1,232.14	
(c) Tent Area per space	50	40	0.1429	ERC	$407.14	$821.43	

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

*Service stations per water closet & urinal							
(a) Open 16 hours per day or less	250	200	0.7143	ERC	$2,035.71	$4,107.14	
(b) Open more than 16 hours per day	325	260	0.9286	ERC	$2,646.43	$5,339.29	
*Shopping centers without food or laundry							
(a) Per square foot of floor space	0.1	0.08	0.0003	ERC	$0.81	$1.64	
(b) Malls/Food Court - Add per seat	40	32	0.1143	ERC	$325.71	$657.14	
*Stores without food or laundry per square foot of floor space	0.1	0.08	0.0003	ERC	$0.81	$1.64	
Laundromats per machine	400	320	1.1429	ERC	$3,257.14	$6,571.43	
Stadiums, race tracks & ball parks per seat	4	3.2	0.0114	ERC	$32.57	$65.71	
Theaters and auditoriums per seat	4	3.2	0.0114	ERC	$32.57	$65.71	
Swimming and bathing facilities per water closet & urinal	250	200	0.7143	ERC	$2,035.71	$4,107.14	
Veterinary Clinic:							
(a) Per Practitioner	250	200	0.7143	ERC	$2,035.71	$4,107.14	
(b) Add per employee per 8 hour shift	15	12	0.0429	ERC	$122.14	$246.43	
(c) Add per kennel, stall or cage	20	16	0.0571	ERC	$162.86	$328.57	

Animal Boarding or Kennel:								
(a) Per employee per 8 hour shift	15	12		0.0429	ERC	$122.14	$246.43	
(b) Add per kennel, stall or cage	20	16		0.0571	ERC	$162.86	$328.57	
Warehouse/Office:								
(a) Per gross square feet of area……..or	0.03	0.024		0.0001	ERC	$0.24	$0.49	
(b) Per employee per 8 hour shift whichever is greater	15	12		0.0429	ERC	$122.14	$246.43	
Mini-Storage (Self-Storage):								
(a) Per unit (up to 200 units)	1	0.8		0.0029	ERC	$8.14	$16.43	
(b) Add for each 2 units or fraction thereof, for over 200 units	1	0.8		0.0029	ERC	$8.14	$16.43	
(c) Add office area per employee per 8 hour shift……..or	350	280		1.0000	ERC	$2,850.00	$5,750.00	
per 100 square feet of floor space, whichever is greater	15	12		0.0429	ERC	$122.14	$246.43	
(d) Add per on site living quarters (each residential unit)	350	280		1.0000	ERC	$2,850.00	$5,750.00	
INSTITUTIONAL:								
Churches:								
(a) Per seat(excludes day care or daily schools)	3	2.4		0.0086	ERC	$24.43	$49.29	
(b) If meals served on a regular basis add per meal prepared	5	4		0.0143	ERC	$40.71	$82.14	
(c) For day care or daily schools - see schools								
Hospitals:								
(a) Per bed	200	160		0.5714	ERC	$1,628.57	$3,285.71	
(b) Cafeteria - add per seat	40	32		0.1143	ERC	$325.71	$657.14	
Nursing, Rest Homes, Adult Congregate Living Facilities:								
(a) Per bed	100	80		0.2857	ERC	$814.29	$1,642.86	
(b) Add per meal prepared	5	4		0.0143	ERC	$40.71	$82.14	
Schools per Student:								
(a) Day-type	10	8		0.0286	ERC	$81.43	$164.29	
(b) Add for showers	4	3.2		0.0114	ERC	$32.57	$65.71	
(c) Add for cafeteria	4	3.2		0.0114	ERC	$32.57	$65.71	
(d) Add for day school workers	15	12		0.0429	ERC	$122.14	$246.43	
(e) Boarding-type	75	60		0.2143	ERC	$610.71	$1,232.14	
Public or Private Institutions other than Schools and Hospitals:								
(a) Per person	100	80		0.2857	ERC	$814.29	$1,642.86	
(b) Add per meal prepared	5	4		0.0143	ERC	$40.71	$82.14	
Parks & Public Picnic:								
(a) Per water closet and urinal	250	200		0.7143	ERC	$2,035.71	$4,107.14	
Work/Construction Camps, Semi-Permanent per Worker	50	40		0.1429	ERC	$407.14	$821.43	

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

SCHEDULE A(1) - WATER RATES

A	B
TYPE OF CHARGE	**CHARGE**
BASE RATE	
MONTHLY RATE PER ERU	$15.45
All Water System users will be charged monthly base rate times their number of ERUs. Each Account Holder's number of ERUs shall be based on Schedule A(4).	
VOLUME CHARGE PER 1,000 GALLONS (PER ERU)	
Block 1 (0 – 5,000 Gallons)	$3.92
Block 2 (5,001 – 10,000 Gallons)	$4.89
Block 3 (10,001 – 20,000 Gallons	$8.25
Block 4 (20,001 Gallons and over)	$11.29
To determine the volume rates applicable to the water consumption by each account, the Account Holder's number of ERUs shall be multiplied by the consumption levels included in each rate block, to determine the rate block boundaries for that Account Holder. Thus, an Account Holder with 3 ERUs would pay the Block 1 volume rate for consumption up to 15,000 gallons per month, the Block 2 volume rate for consumption between 15,001 and 30,000 gallons, and so on. For Account Holders with dual registering meters, the number of ERUs used in determining the rate blocks applicable to their monthly consumption shall be based on the smallest meter on the register stepped up to the next largest meter size.	
MONTHLY MAINTENANCE FEE Account Holders having a meter larger than 1" which serve establishments other than single-family dwellings will be billed and shall pay in accordance with the following schedule (in addition to the base plus volume charges required above.)	
METER SIZE — MONTHLY MAINTENANCE FEE	
1 ½" — $6.00	
2" — 9.00	
3" — 15.00	
4" — 30.00	
6" — 52.00	
8" — 60.00	
10" — 80.00	
ANNUAL RESERVED CAPACITY FEE	
Annual Water System Reserved Capacity Fee Per Committed but Unconnected ERU	$50.00

SCHEDULE A(2) - WASTEWATER RATES

A	B
TYPE OF CHARGE	**CHARGE**
BASE RATE	
MONTHLY RATE PER ERU	$18.14
All Wastewater System users will be charged monthly base rate times their number of ERUs. Each Account Holders number of ERUs shall be based on Schedule A(4).	
VOLUME RATE PER 1,000 GALLONS	
Single Family[1]	$5.72
Multi-Family[1]	$5.72
Commercial/Industrial	$6.83
Governmental	$5.72
Combination	$6.83
All Wastewater System customers will be charged the volume rate per thousand (1,000) gallons of metered water consumption applicable to their customer classification.	
[1]The volume charge for Single Family users shall not exceed 10,000 gallons per dwelling unit. The volume charge for Multi-Family Users shall not exceed 8,000 gallons per dwelling unit.	
ANNUAL RESERVED CAPACITY FEE	
Annual Wastewater System Reserved Capacity Fee Per Committed but unconnected ERU	$50.00
FLAT RATE MONTHLY WASTEWATER CHARGE For residential wastewater customers with no water meter to measure billed wastewater flows.	$75.34

SCHEDULE A(3) –RECLAIMED WATER RATES

Reclaimed Water Rates, Charges and Fees	
Monthly Base Charge (per EIC*) **General Service** **Large User** Pressurized Non-Pressurized Non-Pressurized Disposal	 $12.13 $9.70 $8.49 $0.00
All Reclaimed Water System Account Holders will be charged monthly a Base Charge times their number of EICs. Each Account Holder's number of EICs shall be based on Schedule A(5).	
Volume Rates (per 1,000 gal.) **General Service** Block 1 (0 – 6,000 per EIC) Block 2 (6,001 – 12,000 per EIC) Block 3 (12,001 - Above per EIC)	 $3.16 $4.27 $7.11
Large User All Flows (per 1,000 gal.) Pressurized Non-Pressurized Non-Pressurized Disposal	 $2.52 $2.21 $1.12
ANNUAL RESERVED CAPACITY FEE Annual Reclaimed Water System Reserved Capacity Fee Per Committed but unconnected ERU	 $50.00

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

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

2. **Large Users** are customers that satisfy all three conditions below:
    a. Utilize 150,000 gpd or greater of reclaimed water on an average annual daily basis;
    b. Connect directly to reclaimed water major transmission mains; and
    c. Enter into contractual agreements with the Utility, whereby contributions, quantities and methods of delivery are specifically detailed.

3. The Large User customer class is further separated into three subclasses consisting of:
    i. **Pressurized** – those requiring pressurized delivery to facilitate the customer's distribution needs; and
    ii. **Non-Pressurized** – those customer taking delivery into storage facilitates without the need for system pressure.

iii. **Non-Pressurized Disposal** – those customers taking delivery into storage facilities without the need for system pressure and have an interruptible level of supply.

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

ST JOHNS COUNTY
WATER AND WASTEWATER ERU EQUIVALENCY FACTORS

Residential Water/Sewer (Per Dwelling Unit)	**Equivalency Factor**
Single Family	1.00
Multi-Family	0.80
Non Residential Water/Sewer	
Water Meter Size	
5/8”	1.00
1.0”	2.50
1.5”	5.00
2.0”	8.00
3.0”	15.00
4.0”	25.00
6.0”	60.00
8.0”	80.00
10.0”	115.0

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

SCHEDULE A(5) - RECLAIMED WATER EQUIVALENT IRRIGATION CONNECTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SCHEDULE E - DEPOSITS FOR RECLAIMED WATER SERVICE

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

SCHEDULE F(1) - WATER AND RECLAIMED WATER TAPPING FEES

METER SIZE +	COST
3/4"	$1,395.00
1"	$1,465.00
1 ½"	$1,770.00
* 2"	$2,225.00
* 3"	$3,580.00
* 4"	$4,700.00
* 6"	$6,330.00
* 8" OR LARGER	Cost of labor, equipment, and material plus 25% of such costs
Locate/ Right of Way Fee **	$75.00

Meter placement services without tapping (pre-run) will be charged the following:

METER SIZE +	COST
3/4"	$240.00
1"	$310.00
1 ½"	$620.00
2"	$1,080.00
3"	$1,690.00
4"	$2,900.00
6"	$4,720.00

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

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

\+ Metered services requiring a radio read unit will be charged actual cost of radio read unit, in addition to the

applicable Tap Fees above. Reclaimed water customers will also be charged for a dual check valve.

SCHEDULE F(2) - SEWER TAPPING FEES

TAP SIZE +	COST
2" FORCE MAIN	$1,600.00
FORCE MAIN (> 2")	Cost of labor, equipment, and material plus 25% of such costs
GRAVITY SEWER	Cost of labor, equipment, and material plus 25% of such costs
Locate/ Right of Way Fee **	$75.00

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

SCHEDULE G - WATER AND RECLAIMED METER TEST SERVICE CHARGES

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

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

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

	SERVICE	CHARGE
1)	**New Service Charge -** New, change or transfer of an account pursuant to Utility Ordinance Section 33. a) A new Account Holder shall pay a deposit plus a service charge.	$30.00
2)	**Service Charge[+] -** A charge for a trip made to Account Holder's property at the Account Holders request for a reason other than the normal monthly meter reading. a) A meter that is changed at the Account Holder's request when the original meter was in proper working order at the time of the change, in addition to the cost of the meter plus 25 percent. b) A meter reading that is requested by the Account Holder in addition to the normal monthly reading for any purpose. If it is found by this second reading that the normal monthly reading is incorrect, no service charge will be assessed for the requested reading.	$50.00
3)	**Same Day Service Charge –** A charge for a same day trip requested after 12:00pm to the Account Holder's property at the Account Holders request for a reason other than the normal monthly meter reading.	$75.00
4)	**After Hours Service Charge –** A charge for an after-business hours trip made to the Account Holder's property at the Account Holders request for a reason other than the normal monthly meter reading.	$100.00
5)	**Meter Testing Charge** - Meter test as provided in Ordinance Section 30(B) (2).	see Sch. G
6)	**Temporary Service Charge –** A seven (7) day use service charge shall apply for temporary service requested, such as, for purposes of cleaning or repairing property, plus Water, Wastewater and/or Reclaimed Water usage, as applicable.	$90.00
7)	**Damage Meter Charge -** A meter installation is repaired or replaced because of damage by the Account Holder or due to the Account Holder's actions. Reasonable costs for material used for such repair or replaced installation shall be billed in addition to the service charge.	$50.00
8)	**Non-Payment Fee -** When a past due account has been processed for disconnection of service due to non-payment.	$45.00
9)	**Collection Fee -** When a County water, wastewater or reclaimed water bill remains unpaid for more than 60 days, and the account is turned over to a collection agency or other efforts are made to collect the amount owed. (In such an event, the costs of collection shall be added to the amount of the debt. Collection service charges shall be $45.00 or 35% of the debt, whichever is greater.)	$45.00
10)	**Late Fee -** Equal to 1.5% of the delinquent monthly service bill or delinquent laboratory service charge bill for processing and mailing of delinquency notice or $5.00 whichever is greater.	$5.00

11) Return Check Charge – Customer cost for a return check(s) due to insufficient funds or other causes as determined by the Utility.	Variable
12) Material Charge – Customer cost to repair or replace meter due to damage or other causes as determined by the Utility.	Variable
13) MXU Charge – Customer cost for new or replacement MXU *(radio read device*) as required or determined by the Utility.	$145.00
14) Locate Fee Deposit - Sewer Service Locate Assistance Fee**	$400.00
15) Capacity Commitment Application Fee – Fee for processing application for capacity commitment.	$25.00
16) Delinquent Capacity Commitment Administrative Fee – Fee for restoring capacity commitments that were subject to cancellation for failure to pay annual Water or Wastewater Reserved Capacity Fee	$50.00
17) Notice of Appeal Filing Fee – Fee for processing appeal of action by Director or County Administrator.	$25.00
18) Utility Line Extension Estimate Fee	$50.00
19) Utility Line Extension Infrastructure Charge	***
20) Industrial Wastewater Discharge Permit Application Fee	
a) Categorical Dischargers	*$2,500.00*
b) Significant Dischargers	*$1,375.00*
c) Minor Dischargers	*$875.00*
21) Developer Telemetry Fee – Required for approved development lift stations for purchase and installation of Utility standard telemetry equipment.	*$16,250.00*
22) Twin Creeks Reclaimed Water and Meter Fee – Monthly fee required for Beacon Lake, Phases 1-3 for a period of 60 months, effective June 1st, 2025.	*$21.35*

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

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

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

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

Industrial Users:

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

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

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

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

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

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

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

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

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

Unlawful Damage to County Water and/or Sewer System:

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

Cross Connections Between Water Systems and Backflow Prevention Devices:

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

False Statements and Tampering with Monitoring Devices:

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

EXHIBIT “C1”
Reclaimed Rates
Customer Notice

St. Johns County Board of County Commissioners

UTILITY DEPARTMENT
Administration Division

1205 STATE ROAD 16
SAINT AUGUSTINE, FLORIDA
32084-8646

PHONE: (904) 209-2700
FAX: (904) 209-2702

NOTICE TO OUR CUSTOMERS

PUBLIC HEARING FOR PROPOSED
RECLAIMED WATER RATE ADJUSTMENT EFFECTIVE JULY 1ST, 2025

In response to the requirements of Senate Bill (SB) 64, which mandates the elimination of treated domestic wastewater discharges into Florida's surface waters and promotes the reuse of reclaimed water, St. Johns County is expanding its reclaimed water infrastructure. This expansion involves significant capital investment to support operational needs and system growth. To ensure cost recovery and maintain affordability for customers, the Board of County Commissioners of St. Johns County, Florida, will hold a public hearing to consider final adoption of recommended reclaimed water rate adjustments.

- **Date:** June 17, 2025
- **Time:** 9:00 a.m. (or as soon thereafter as possible)
- **Location:** County Auditorium, 500 San Sebastian View, St. Augustine, FL 32084

If approved, the new rates will take effect on **July 1, 2025**, and apply to the next billing cycle. These adjustments aim to support the County Utility's long-term financial sustainability while complying with state environmental regulations.

Reclaimed Water Rates, Charges and Fees	**Current Rates**	**Proposed Rates**
Monthly Base Charge (per EIC*)		
General Service	$9.49	$12.13
Large User		
Pressurized	$7.71	$9.70
Non-Pressurized	$6.77	$8.49
Non-Pressurized Disposal	$0.00	$0.00
All Reclaimed Water System Account Holders will be charged monthly a Base Charge times their number of EICs. Each Account Holder's number of EICs shall be based on Appendix A Schedule A(4).		
Volume Rates (per 1,000 gal.)		
General Service		
Block 1 (0 – 6,000 per EIC)	$2.17	$3.16
Block 2 (6,001 – 12,000 per EIC)	$2.93	$4.27
Block 3 (12,001 - Above per EIC)	$3.93	$7.11
Large User All Flows (per 1,000 gal.)		
Pressurized	$1.76	$2.52
Non-Pressurized	$1.57	$2.21
Non-Pressurized Disposal	$0.76	$1.12

All other Reclaimed Water customer classifications and rate calculations: Shall be adjusted according to the current St. Johns County rate tariff.

Please contact the Utility Department at the number above with any questions.

(*) EIC – Equivalent Irrigation Connection

EXHIBIT “C2”
Unit Connection Fee Study

St. Johns County

2025 Unit Connection Fee Update

May 23, 2025

RAFTELIS

RAFTELIS

May 23, 2025

Mr. Neal Shinkre, PE
Interim Director of Utilities
St. Johns County Utility Department
1205 SR 16
St. Augustine, FL 32084

Subject: 2025 Unit Connection Fee Update

Dear Mr. Shinkre,

Pursuant to your request, Raftelis Financial Consultants, Inc. ("Raftelis") has conducted a study to update the water, wastewater and reclaimed water "Unit Connection Fees," (UCF) for the St. Johns County (the "County") Utility Department ("Utility"). The UCF is a mechanism to recover capital costs benefiting new connections to the Utility and existing connections requesting additional Utility service capacity. As updated herein, the UCFs reasonably represent the current local construction and related financing costs for certain Utility facilities providing water, wastewater and reclaimed water services. The UCFs were last updated in 2021, but due to recent project inflation and continued growth and demands for utility services in throughout the County an update was necessary to reflect the current cost of providing necessary utility infrastructure and capacity.

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

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

Sincerely,

Joe Williams
Senior Manager

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

www.raftelis.com

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Executive Summary

Background of the Study

St. Johns County (the "County") requested that Raftelis Financial Consultants, Inc. (Raftelis) update the existing Unit Connection Fees (UCF) for providing water, wastewater, and reclaimed water service for new development. The UCFs are directed at the capital cost recovery for major water, wastewater, and reclaimed water facilities. The current UCFs were recently updated through Resolution 2022-166.

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

Updated UCFs

A summary of the existing and recommended UCFs for an Equivalent Residential Connection (ERC) are provided in Table ES 1. The recommended connection fees allow for future consumer price index increases as required by the Utility Ordinance without exceeding the maximum allowable connection fee based on the current study. The recommended connection fee is also in line with other utilities within the region maintaining a competitive fee structure for all new development.

Table ES 1: Updated and Existing UCFs per ERC

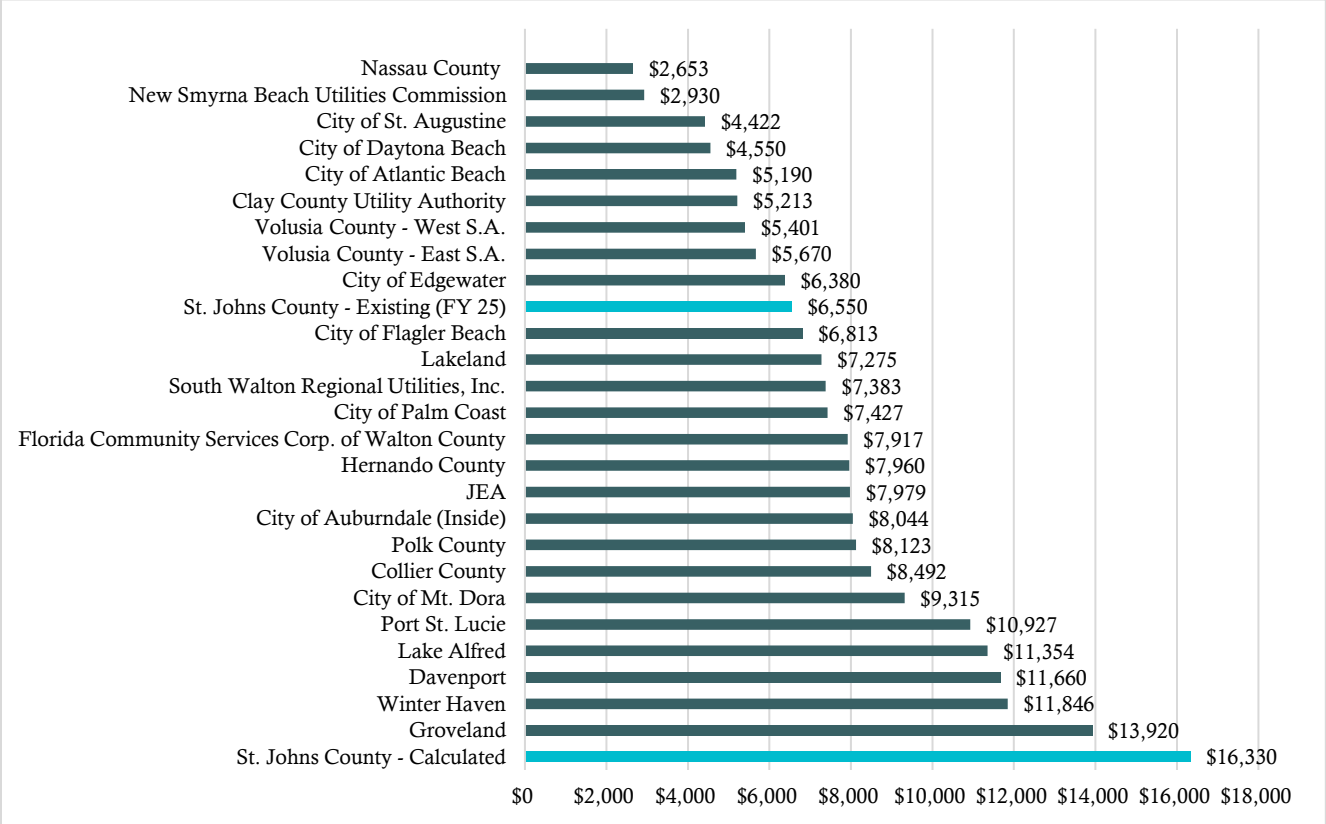
Description	Existing	Calculated Maximum	Recommended	$ Difference	% Difference
	(a)		*(b)*	*(c) = (b) – (a)*	*(c) / (a)*
Potable Water	$2,508.99	$8,123.50	$8,123.50	$5,614.51	223.8%
Wastewater	$4,040.67	$8,206.80	$8,206.80	$4,166.13	103.1%
Reclaimed Water	$895.83	$4,722.00	$4,722.00	$3,826.17	427.1%

Comparisons of the existing and recommended UCFs and other communities for new residential water and wastewater connections (representative of 1 ERC) are provided in Figure ES 1. The amounts shown for other communities are based on the schedules that were in effect as of October 1, 2024, unless otherwise noted, and are exclusive of other customer service related fees applied to new connections (i.e. tap fees, meter fees, application fees, inspection fees, etc.). Caution should be taken when comparing UCFs/connection fees for many reasons including the following:

1. Timing of when fees were last updated;
2. Level of financing costs recovered;
3. The LOS criteria may be either higher or lower on either an equivalency or gallon per day per capita (gpdpc) basis;
4. Other cost recovery credits from contributions, grants or other sources may be applicable;

5. Local government may elect to phase-in or not implement the total recovery amounts; and
6. Treatment processes and availability of resources may be different.

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



Conclusions

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

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

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

Section 1. Introduction

Background

The current UCFs were last updated through Resolution 2022-166. UCFs paid by new and increased service connections are intended to recover a portion of facility costs for such services; thereby, reducing or eliminating the burden on existing connections to subsidize improvements for the benefit of new connections. Localized service facilities with associated appurtenances and soft costs (such as water mains eight inches and less in diameter, gravity sewers and other facilities) specifically limited to direct connection services are generally required to be contributed by the landowner/developer, funded through assessments or other mechanisms and are not included for cost recovery through UCFs.

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

Methodology

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

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

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

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

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

Summary of Report

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

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

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

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

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

Section 2. Water Unit Connection Fees

Introduction

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

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

Existing Water Unit Connection Fees

The County currently charges uniform UCFs to new development throughout the St. Johns County Utility Department's service areas. The County's existing water UCFs are $2,508.99 per equivalent residential connection ("ERC").

Commercial, industrial, and all non-residential connections within both the Main Division and PV Division are assessed the UCFs based on certain attributes for each type of development. The water UCFs were last updated through adoption of Resolution 2022-166.

Connection Fee Methodology

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

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

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

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

The tasks associated with this approach consist of identifying:

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

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

Level of Service Requirements

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

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

Table 1: Water LOS

Description	LOS
Potable Water	350 gpd

Capital Costs Recovered

Water Treatment facilities consist of source of supply and treatment plants including any storage and high service pumping that are located within the treatment plant site. The water treatment capacity is currently 33.277 mgd measured on a maximum day basis. Due to significant growth in the utility's service area there is an additional 15.220 mgd (max day) of water treatment expansions planned over the next 10-years. The value of the existing facilities was obtained from the County's fixed asset records, as adjusted by the Engineering New Record (ENR) construction cost index (CCI) to reflect current costs levels, that were functionalized into categories as previously noted. The future improvements were obtained from the CIP, which includes modest cost escalation assumptions pursuant to when the improvement is scheduled to occur. Costs of future water plants, transmission lines, and other critical components of providing the necessary infrastructure have increased in cost tremendously over the past two years.

Water Transmission facilities consist of piping 12.0-inches and larger in diameter including storage and high service pumping located within the transmission corridor. Localized piping generally consisting of water lines 10.0-inches and less in diameter are not considered Water Transmission facilities. The water transmission system capacity is currently 36.862 mgd measured on a max day basis. This is 3.585 mgd greater than the treatment capacity, due to the Northeast service area having additional transmission facilities, while treatment is provided by JEA through a wholesale/large user agreement.

Due to significant growth in the utility's service area there is an additional 15.220 mgd (max day) of water treatment expansions planned over the next 10-years. The new facilities planned that will provide this additional capacity include the following:

Table 2: Major Water Plant Capacity Expansions

Description	Anticipated Timing	Added Capacity (MGD)
NW WTP Expansion to 12 MGD	2025	3.000
Trout Creek WTP	2028	5.000
South Water Treatment Facility	2034	6.000
214 WTP Expansion	2031	1.000
Hastings WTP	2033	0.220
Total		15.220

It is expected that a portion of the 15.220 mgd capacity in transmission lines will be installed and contributed by developers of large projects, leading to developer agreements and credits towards collection from future UCFs. This study assumes the cost per gallon of transmission capacity will be similar to what is calculated below so as installations and contributions from developers occur, it is appropriate to provide credits based on the adopted fee levels. To value the transmission facilities, the engineering staff first identified the length of pipe by material and size currently in the ground providing service through the County's GIS system. The current transmissions lines have capacity to serve future development. Finally, the engineering staff and consulting engineers were engaged to develop the current cost of installation based on the size of the pipe and material, including design, labor, materials and other necessary costs. These costs are used to develop the cost basis of the transmission portion of the unit connection fee. The current cost and capacity for both the existing facilities and those anticipated to be constructed through the CIP in the near future are shown in Table 3.

Table 3: Water Current Cost Summary

Description	Treatment	Transmission	Total
Existing Facilities	$153,830,846	$202,775,472	$356,606,318
Expansion Costs from CIP	361,320,047	72,349,626	433,669,673
Asset Cost Basis	$515,150,893	$275,125,098	$790,275,991

Water Capacity

As mentioned, the water treatment capacity is currently 33.277 mgd max day flow and the transmission capacity is 36.862 mgd max day flows. Additionally, the Utility has identified projects in the CIP to provide an additional 15.220 mgd of max day capacity as growth continues. The water UCF is designed to recovery a LOS from various types of customer connections based on the average day demands. Therefore, an adjustment is required to the water treatment and transmission capacity number to bring them to the same basis as the customer demands. The Average Day capacity for water is derived by adjusting the total treatment capacity by the maximum day factor followed by reducing it further using the unaccounted-for water criteria. The maximum day factor of 1.747 and the unaccounted-for water factor of 6.0 percent used in this study were both based on information provided by the Utility's engineering staff. By using these factors to convert from maximum day capacity to average day capacity, as shown on Table 5, the treatment capacity available is 26.090 mgd average day and the transmission capacity is 28.020 mgd average day.

Capital Financing Assumptions and Credits

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

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

Expansion Funded by Debt

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

Financing Terms

Long-term debt financing terms, for the purpose of this study, consist of: 1) the weighted average number of years based on existing remaining debt years of 20 years; 2) aggregate average interest rate of existing bonds of 3.56 percent; 3) issuance cost at 1.30 percent; and 4) a debt service reserve fully funded from the proceeds of debt.

Debt Service Paid by UCFs

Total debt amortization through UCFs is not practical due to the lag time between funding/ construction of facilities and UCFs derived from the connection of new customers. As a result, the development of UCFs herein assumes that the Utility adopts a fiscal policy of using $3,500,000 of UCF revenues/reserves annually to amortize a portion of the water, wastewater and reclaimed water annual debt service. This use of UCFs represents approximately 38.81% of the expansion portion of the debt service. The balance of annual debt service not paid from UCFs is provided from User Fees and constitutes the majority of the basis for credits in the determination of updated UCFs. These assumptions are critical in the calculation of appropriate credits as will be discussed later in this section.

FINANCING AND CREDIT COEFFICIENTS

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

A summary of the financing and credit coefficients associated with the total requirements and amount anticipated to be recovered from User Fees is provided in Table 4. These allocated amounts were developed based on the Funding Assumptions provided above and can be read as follows:

- Of each $1.00 in facility cost, $0.40 is cash from UCF reserves and $0.60 is provided from debt proceeds.
- Based on the financing assumptions, for each $0.60 from debt proceeds there are costs of $0.3138.
- As accumulated, the $1.00 in facility construction costs plus financing costs results in a total requirement of $1.3138.
- However, due to the credit associated with debt service payments from User Fees, of $0.5592, the UCF requirement is reduced to $0.7546 (amounts in Table 7 and graphs may be off due to rounding of last number)

Table 4: Financing and Credit Coefficients

Description	Direct	Debt	Total
Facility Costs	$0.4000	$0.6000	$1.0000
Financing Costs	0.0000	0.3138	0.3138
Total Requirement	$0.4000	$0.9138	$1.3138
Provided by User Fees		0.5592	0.5592
UCF Requirement			$0.7546

Water UCF Calculation

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

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

Table 5: Calculation of Water Unit Connection Fee

Description [1]	Total
Asset Cost Basis [2]	$790,275,991
Financing Costs [3]	257,765,000
Subtotal Costs	$1,048,040,991
User Fee Credits [4]	(459,290,000)
Net Cost Basis	$588,750,991
Unit Connection Fee Determinants:	
Net Cost Per Gallon of Capacity	$23.21
Level of Service (gpd)	350
Unit Connection Fee	$8,123.50

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

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

A summary of the recommended and existing water UCFs are shown in Table 6.

Table 6: Summary of Existing and Recommended Water UCFs

Description	Existing	Calculated Maximum	Recommended	$ Difference	% Difference
	(a)		*(b)*	*(c) = (b) – (a)*	*(c) / (a)*
Potable Water	$2,508.99	$8,123.50	$8,123.50	$5,614.51	223.8%

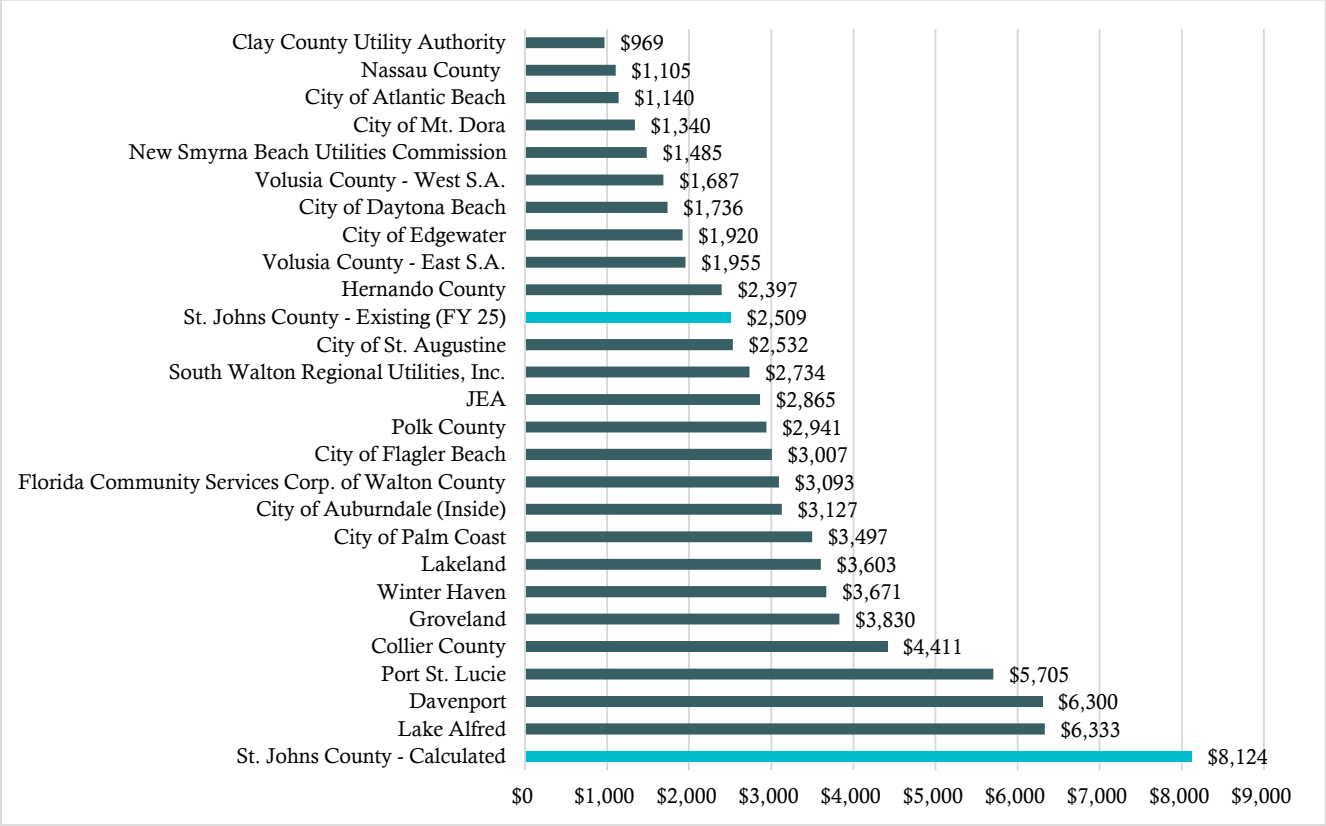
Note: The recommended potable water UCF consists of the treatment component of $5,442.75 (or $15.55 per gallon) and the transmission component of $2,680.75 (or $7.66 per gallon).

Water UCF Comparison

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

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

Figure 1: Water Unit Connection Fee Comparison – Single Family



Section 3. Wastewater Unit Connection Fees

Introduction

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

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

Existing Wastewater Unit Connection Fees

The County currently charges uniform UCFs to new development throughout the St. Johns County Utility Department's service areas. The County's existing wastewater UCFs are $4,040.67 per equivalent residential connection ("ERC").

Commercial, industrial, and all non-residential connections within both the Main Division and PV Division are assessed the UCFs based on certain attributes for each type of development. The wastewater UCFs were last updated through adoption of Resolution 2022-166.

Connection Fee Methodology

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

Level of Service Requirements

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

The amount of UCFs required from all new and some renovated service connections are determined on an equivalency basis, an equivalent residential connection (ERC) is utilized to assign the LOS for each connection. An ERC, as set by the existing Ordinance, is equal to the average daily flow (ADF) of one single-family residential connection. The Ordinance defines a Wastewater ERC as 280 gallons per day (gpd) ADF, which was updated in the

2021 study. Connections other than single-family residences are assigned an ERC value pursuant to factors also established in the Ordinance based on a number of criteria depending upon the type of establishment. Such criteria can include the seating capacities, number of employees, number of beds, square footage, etc. For non-residential connections not specifically identified as a category within the Ordinance, the ERCs are determined pursuant to two alternative methods contained in the Ordinance based on either fixture units or historic flows. The table below identifies the existing and recommended LOS.

Table 7: Wastewater LOS

Description	LOS
Existing Wastewater gpd	280 gpd

Capital Costs Recovered

Wastewater Treatment facilities consist of wastewater treatment plants and any direct disposal facilities excluding facilities for production of reclaimed water. The wastewater treatment capacity is currently 12.520 mgd measured on an average day basis. Additionally, due to significant growth in the utility's service area there is an additional 8.930 mgd (average day) of wastewater treatment expansions planned over the next 10-years. New facilities will provide 10.880 mgd of capacity, but the Anastasia Island WRF will be re-rated and reduced by 1.950 mgd. The value of the existing facilities was obtained from the County's fixed asset records that were functionalized into categories as previously noted. The future improvements were obtained from the CIP, which includes modest cost escalation assumptions pursuant to when the improvement is scheduled to occur. With the direct relationship between wastewater treatment plants and reclaimed water availability, certain facility costs have been allocated to the reclaimed water unit connection fee. In discussions with staff it was determined to be reasonable to allocate 20% of the wastewater treatment plant costs to reclaimed water treatment activities. While all of the County's wastewater plants treat effluent to the same high standard, many of the facilities only produce effluent for disposal activities and not for retail reclaimed water purposes. Therefore, only the wastewater treatment plants the currently provide for retail reclaimed water sales have been allocated to the reclaimed water UCF and include Anastasia Island, Northwest, SR16, and the SR 207 plants.

The major capital projects that will provide the 10.880 mgd of additional wastewater capacity, not accounting for the Anastasia Island reduction in capacity, are as follows:

Table 8: Major Wastewater Plant Capacity Expansions

Description	Anticipated Timing	Added Capacity (MGD)
NW WRF Expansion	2028	4.500
SR 207 WRF Phase 1	2024	3.250
SR 207 WRF Phase 2	2036	3.000
Hastings WRF	2032	0.130
Total		10.880

Transmission facilities consist of force mains, interceptor gravity sewers and master pumping stations located throughout the service area. Localized collection facilities consisting mainly of gravity sewers, vacuum, low pressure systems and other non-conventional collection systems, and lift stations are not included as Wastewater Transmission facilities. Wastewater force mains consisting of piping 8.0-inches and larger in diameter. Localized piping generally consisting of wastewater lines 6.0-inches and less in diameter are not considered wastewater Transmission facilities. The wastewater transmission system capacity is currently 14.793 mgd measured on an

average day basis. This is 2.273 mgd greater than the treatment capacity, due to the Northeast service area having additional transmission facilities, while treatment is provided by JEA through a wholesale/large user agreement. Additionally, due to significant growth in the utility's service area there is an additional 8.930 mgd (average day) of wastewater transmission expansions planned over the next 10-years. To value the transmission facilities, the engineering staff first identified the length of pipe by material and size currently in the ground providing service through the County's GIS system. The current transmissions lines have capacity to serve future development. Finally, the engineering staff and consulting engineers were engaged to develop the current cost of installation based on the size of the pipe and material, including design, labor, materials and other necessary costs. These costs are used to develop the cost basis of the transmission portion of the unit connection fee. The current cost and capacity for both the existing facilities and those anticipated to be constructed through the CIP in the near future are shown in Table 9.

Table 9: Wastewater Current Cost Summary

Description	Treatment	Transmission	Total
Existing Facilities	$166,425,652	$141,105,554	$307,531,206
Expansion Costs from CIP	412,911,555	59,244,774	472,156,329
Asset Cost Basis	$579,337,208	$200,350,328	$779,687,536

Wastewater Capacity

As mentioned, the wastewater treatment capacity is currently 12.520 mgd average day flow and the transmission capacity is 14.793 mgd average day flows. Additionally, the Utility has identified projects in the CIP to provide an additional 8.930 mgd of average day capacity as growth continues. The wastewater UCF is designed to recovery a LOS from various types of customer connections based on the average day demands. Since the capacity and the LOS are both measured on average day for wastewater, no adjustments are needed other than to account for inflow and infiltration (I&I) into the wastewater system that consumes a portion of this capacity making it not available for customers. The County typically maintains a low I&I factor of around 5%, which is included in this study.

Capital Financing Assumptions and Credits

As discussed at length in Section 2. Water Unit Connection Fees, the methodology used in this study add the appropriate costs of debt funding related to financing and also includes a provision for user fee credits to avoid the appearance of paying for facilities more than once. The same factors identified in Section 2 on Table 4, are used for the wastewater and reclaimed water UCF calculations.

Wastewater UCF Calculation

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

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

Table 10: Calculation of Wastewater Unit Connection Fee

Description [1]	Total
Asset Cost Basis [2]	$779,687,536
Financing Costs [3]	254,442,000
Subtotal Costs	$1,034,129,536
User Fee Credits [4]	(453,369,000)
Net Cost Basis	$580,760,536
Unit Connection Fee Determinants:	
Net Cost Per Gallon of Capacity	$29.31
Level of Service (gpd)	280
Unit Connection Fee	$8,206.80

[1] Table summarized from Exhibit 2.
[2] Amounts obtained from Table 9.
[3] Asset Cost Basis multiplied by the Financing Costs factor identified on Table 4.
[4] Subtotal Costs multiplied by the Provided by User Fee factor identified on Table 4.

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

A summary of the recommended and existing wastewater UCFs are shown in Table 11.

Table 11: Summary of Existing and Recommended Wastewater UCFs

Description	Existing	Calculated Maximum	Recommended	$ Difference	% Difference
	(a)		*(b)*	*(c) = (b) – (a)*	*(c) / (a)*
Wastewater UCF	$4,040.67	$8,206.80	$8,206.80	$4,166.13	103.1%

Note: The recommended wastewater UCF consists of the treatment component of $5,498.56 (or $19.64 per gallon) and the transmission component of $2,708.24 (or $9.67 per gallon).

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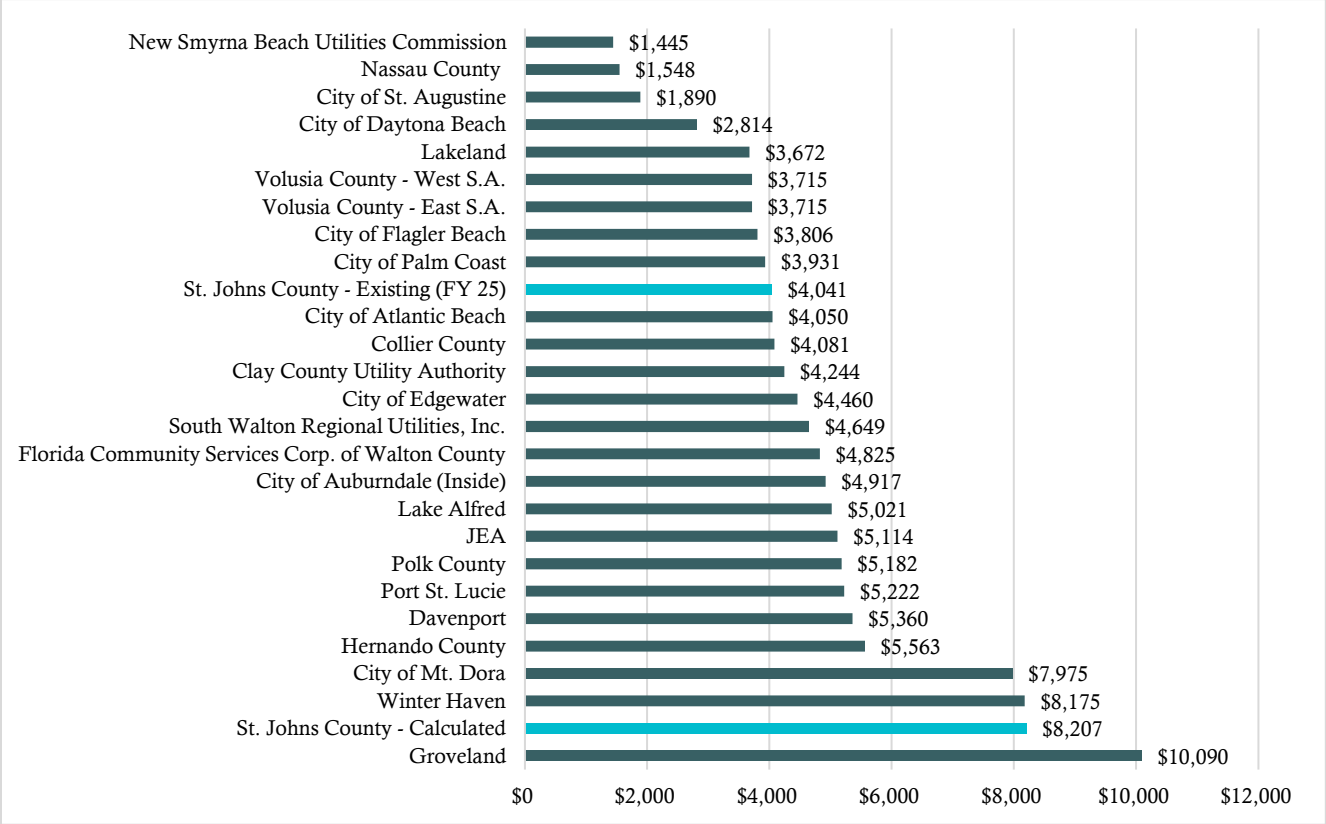
Wastewater Unit Connection Fee Comparison

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

Figure 2: Wastewater Unit Connection Fee Comparison – Single Family



Section 4. Reclaimed Water Unit Connection Fees

Introduction

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

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

Existing Reclaimed Water Unit Connection Fees

The County's existing reclaimed water UCFs are $895.93 per equivalent irrigation connection ("EIC"). This is a slightly different basis for the fee as the nature of the service is different from potable water and wastewater, being that it is used primarily for outdoor and irrigation purposes.

Connection Fee Methodology

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

Level of Service Requirements

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

The amount of UCFs required from all new and some renovated service connections are determined on an equivalency basis, an equivalent irrigation connection (EIC) is utilized to assign the LOS for each connection. An EIC is equal to the average daily flow (ADF) of one single-family residential connection. The reclaimed water EIC will be set at 300 gallons per day (gpd) ADF.

Capital Costs Recovered

Reclaimed Water Treatment facilities consist of effluent filtration, disinfection, storage and pumping at the wastewater treatment plant sites. As discussed in the wastewater UCF section, with the direct relationship between wastewater treatment plants and reclaimed water availability, certain facility costs have been allocated to the reclaimed water unit connection fee. In discussions with staff it was determined to be reasonable to allocate 20% of the wastewater treatment plant costs to reclaimed water treatment activities. The reclaimed water treatment capacity is currently 5.090 mgd measured on an average day basis, consisting of the wastewater treatment plant capacities from the Anastasia Island, Northwest, SR16, and the SR 207 plants. Additionally, due to significant growth in the utility's service area there is an additional 12.890 mgd (average day) of reclaimed water treatment expansions planned over the next 10-years. The value of the existing facilities was obtained from the County's fixed asset records that were functionalized into categories as previously noted. The future improvements were obtained from the CIP, which includes modest cost escalation assumptions pursuant to when the improvement is scheduled to occur.

Transmission facilities consist of mains in certain locations within the service area. Localized distribution facilities consisting mainly of lines 6.0 inches and less not included as reclaimed water Transmission facilities. The reclaimed water transmission system capacity is currently 8.860 mgd measured on an average day basis. The transmission capacity is higher than treatment capacity for reclaimed water due to the recent investments in extending reclaimed water mains to have future capacity available for developments within target portions of the service area. Additionally, due to significant growth in the utility's service area there is an additional 12.890 mgd (average day) of reclaimed water transmission expansions planned over the next 10-years. To value the transmission facilities, the engineering staff first identified the length of pipe by material and size currently in the ground providing service through the County's GIS system. The current transmissions lines have capacity to serve future development. Finally, the engineering staff and consulting engineers were engaged to develop the current cost of installation based on the size of the pipe and material, including design, labor, materials and other necessary costs. These costs are used to develop the cost basis of the transmission portion of the unit connection fee. The current cost and capacity for both the existing facilities and those anticipated to be constructed through the CIP in the near future are shown in Table 12.

Table 12: Reclaimed Water Current Cost Summary

Description	Treatment	Transmission	Total
Existing Facilities	$34,242,919	$37,972,795	$72,215,714
Expansion Costs from CIP	201,616,926	119,037,983	320,654,909
Asset Cost Basis	$235,859,845	$157,010,778	$392,870,623

Reclaimed Water Capacity

As mentioned, the reclaimed water treatment capacity is currently 5.090 mgd average day flow and the transmission capacity is 8.860 mgd average day flows. Additionally, the Utility has identified projects in the CIP to provide an additional 12.890 mgd of average day treatment capacity as growth continues. The reclaimed water capacity is adjusted to account for unaccounted for water loss of 2.5 percent from the reclaimed water system that accounts for a portion of this capacity making it not available for customers, as shown on Table 13.

Capital Financing Assumptions and Credits

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

Reclaimed Water UCF Calculation

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

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

Table 13: Calculation of Reclaimed Water Unit Connection Fee

Description [1]	Total
Asset Cost Basis [2]	$392,870,623
Financing Costs [3]	123,292,000
Subtotal Costs	$516,162,623
User Fee Credits [4]	(219,684,000)
Net Cost Basis	$296,478,623
Unit Connection Fee Determinants:	
Net Cost Per Gallon of Capacity	$15.74
Level of Service (gpd)	300
Unit Connection Fee	$4,722.00

[1] Table summarized from Exhibit 3.
[2] Amounts obtained from Table 12.
[3] Asset Cost Basis multiplied by the Financing Costs factor identified on Table 4.
[4] Subtotal Costs multiplied by the Provided by User Fee factor identified on Table 4.

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

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A summary of the recommended and existing reclaimed water UCFs are shown in Table 14.

Table 14: Summary of Existing and Recommended Reclaimed Water UCFs

Description	Existing	Calculated Maximum	Recommended	$ Difference	% Difference
	(a)		*(b)*	*(c) = (b) – (a)*	*(c) / (a)*
Reclaimed Water UCF	$895.83	$4,722.00	$4,722.00	$3,826.17	427.1%

Note: The recommended reclaimed water UCF consists of the treatment component of $3,163.74 (or $10.55 per gallon) and the transmission component of $1,558.26 (or $5.19 per gallon).

Section 5. Findings and Conclusions

General

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

Findings

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

Conclusions

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

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

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

St. Johns County
2025 Unit Connection Fee Study
Exhibit 1: Water UCF Calculations

Description	Treatment	Transmission	Total
Cost Basis	$153,830,846	$202,775,472	$356,606,318
Other Planned Improvements	361,320,047	72,349,626	433,669,673
General Plant	31,091,700	0	31,091,700
Financing Costs	171,424,000	86,341,000	257,765,000
Less:			
User Fee Credit	305,446,000	153,844,000	459,290,000
Total Cost Basis	$412,220,593	$207,622,098	$619,842,691
Maximum Day Capacity (MGD)			
Existing Capacity	33.277	36.862	
Additional	15.220	15.220	
Total Capacity	48.497	52.082	
Peaking Factor (max day)	1.747	1.747	
Average Day Capacity	27.760	29.812	
Unaccounted for Water	6.00%	6.00%	
Level of Service Capacity	26.090	28.020	
Net Cost per Gallon of Capacity	$15.80	$7.41	$23.21
Level of Service per ERC (gallons per day)	350	350	
Connection Fee per ERC	$5,530.00	$2,593.50	$8,123.50

St. Johns County
2025 Unit Connection Fee Study
Exhibit 2: Wastewater UCF Calculations

Description	Treatment	Transmission	Total
Cost Basis	$166,425,652	$141,105,554	$307,531,206
Other Planned Improvements	412,911,555	59,244,774	472,156,329
General Plant	31,091,601	0	31,091,601
Financing Costs	191,567,000	62,875,000	254,442,000
Less:			
User Fee Credit	341,338,000	112,031,000	453,369,000
Total Cost Basis	$460,657,809	$151,194,328	$611,852,137
Average Day Capacity (MGD)			
Existing Capacity	12.520	14.793	14.793
Additional	8.930	8.930	8.930
Total Capacity	21.450	23.723	23.723
Allowance for Infiltration and Inflow	5.00%	5.00%	
Level of Service Capacity	20.380	22.540	
Net Cost per Gallon of Capacity	$22.60	$6.71	$29.31
Level of Service per ERC (gallons per day)	280	280	280
Connection Fee per ERC	$6,328.00	$1,878.80	$8,206.80

St. Johns County
2025 Unit Connection Fee Study
Exhibit 3: Reclaimed Water UCF Calculations

Description	Treatment	Transmission	Total
Cost Basis	$34,242,919	$37,972,795	$72,215,714
Other Planned Improvements	201,616,926	119,037,983	320,654,909
Financing Costs	74,018,000	49,274,000	123,292,000
Less:			0
User Fee Credit	131,887,000	87,797,000	219,684,000
Total Cost Basis	$177,990,845	$118,487,778	$296,478,623
Average Day Capacity (MGD)			
Existing Capacity	5.090	8.860	
Additional	12.890	12.890	
Total Capacity	17.980	21.750	
Unaccounted for Water	2.50%	2.50%	
Level of Service Capacity	17.530	21.210	
Net Cost per Gallon of Capacity	$10.15	$5.59	$15.74
Level of Service per ERC (gallons per day)	300	300	
Connection Fee per ERC	$3,045.00	$1,677.00	$4,722.00

Reclaimed Memorandum

RAFTELIS

341 N. Maitland Avenue, Suite 300
Maitland, FL 32751
www.raftelis.com

May 23, 2025

Mr. James Galley
Utility Financial and Performance Officer
St. Johns County Utilities
1205 State Road 16
St. Augustine FL 32084

Subject: 2025 Reclaimed Water Rate Study

Dear Mr. Galley,

The St. Johns County Utilities department (Utility) retained Raftelis Financial Consultants, Inc. (Raftelis) to perform a reclaimed water rate study with the primary goal of updating the reclaimed rates to reflect the current cost of providing this service. The County has seen significant growth in reclaimed water customers since the inception of the reclaimed water rates and has also made significant investments in the wastewater treatment plants to supply the necessary effluent water, and highly treated levels, and to the required storage, high service pumping, and transmission systems to reach customers. The analysis identifies sufficient rate levels to generate revenue that provides for funding of the operating requirements including Operating and Maintenance (O&M) expenses, debt service payments, and capital improvement funding. The report discusses the existing revenue recovery along with the projected rate adjustments and customer bill impacts to enhance equitable cost recovery between the Utility's various customer types, including those with reclaimed water available. With reclaimed water being an evolving industry, as there is an industry shift throughout the State of Florida of it becoming more of a commodity than just wastewater effluent for disposal, the pricing and approach differs widely amongst utilities.

Approach

This study uses an approach similar to what is implemented for the water and wastewater systems to identify the sufficiency of revenue generated from the existing reclaimed water rates to address needs of the forecasted operating requirements, CIP, debt service, and ability to generate reserve funds. The primary tasks of this approach consist of:

1) Forecasting the revenue sufficiency, based on existing monthly rates and projected customers over the next five-years, to meet the allocated fiscal requirements associated with operating budgets including staffing, electric, chemicals, system maintenance, ongoing minor capital needs, and other expenses appropriated annually from rate revenues.
2) Forecasting fiscal requirements through fiscal year 2028 based on growth and inflation.
3) Incorporating future operating costs and debt service from a new wastewater plant and other operational changes; and
4) Identifying the rate adjustments necessary to meet all of the requirements identified.

The study process utilizes a dynamic Excel based model to manage data, project requirements, calculate results from alternative assumptions, test the sensitivity and appropriateness of the results, provide a mechanism to document results, and make available a user-friendly platform to interface with County staff.

Existing Reclaimed Water Rates

The existing reclaimed water rates consist of a similar structure to that of water and wastewater with two components including a base charge and consumption charges. The monthly base charge is applied to each bill based on the user classification and number of equivalent irrigation connections (EICs). The EICs are established for each account based on the following:

- Single-family lots consisting of one-half acre or less are equal to one EIC;

- All other Base User connections shall be equal to the greater of: (i) one EIC; (ii) the parcel/lot size in sf less the sf of non-permeable area times 0.083 gpd/sf divided by 300 gpd/EIC and rounded up to the next higher number; or (iii) the requested amount of service in gpd ADD divided by 300 gpd/EIC and rounded to the next higher number; or
- EIC for Large Users are based on dividing the requested gpd ADD level of service in the Large User agreement by 300 gpd/EIC

A majority of the reclaimed connections fall into the first category of being single family homes with one (1) EIC. There are several Large Users with various agreements with the Utility for taking large quantities of reclaimed water. These Large Users generally receive a discounted rate based on having a consistent demand for services and having the ability to reduce costs to the Utility for providing services. For example, many of these Large Users take the reclaimed water into a pond or lake that serves as their storage environment and then have their own pumping systems to pull the water and pressurize it into their distribution system. By minimizing the storage and pumping requirements of the Utility, water is able to be provided at a reduced cost. For these various types of customers, the relationships originally established based on reasonable assumptions and engineering data were maintained and rate levels were increased proportionally. The monthly base charge for the various customers types are as follows:

Table 1: October 1, 2024 Reclaimed Water Base Charges

Connection Type	Monthly Base Charge per EIC
General Service	$9.49
Large Users	
Pressurized	$7.71
Non-Pressurized	$6.77
Non-Pressurized Disposal	$0.00

For the typical customer, a General Service connection, the charges for monthly consumption are based on metered consumption through the reclaimed water meter. This metered water is then charged per thousand gallons at inclining block rates, similar to the potable water system. For reclaimed water General Service connections there are currently three blocks for consumption as follows, as of October 1, 2023:

Table 2: October 1, 2024 Reclaimed Water Consumption Charges

Description	Block Range per EIC	Rate per Th. Gallons
General Service		
Block 1	0 – 6,000 Gallons	$2.17
Block 2	6,001 – 12,000 Gallons	$2.93
Block 3	Above 12,000 Gallons	$3.93
Large Users		
Pressurized	All Consumption	$1.76
Non-Pressurized	All Consumption	$1.57
Non-Pressurized Disposal	All Consumption	$0.76

As shown above, the large user customers also pay monthly consumption charges based on the nature of the connection, with a uniform rate per thousand gallons. The factors considered for each of the large users to differentiate between cost recovery needs will be discussed later in this report.

A review of the monthly bills for customers with reclaimed water versus those with potable water is provided below to demonstrate the current situation for customers with and without access to reclaimed water. As can be seen in the analysis, those customers with reclaimed water are able to achieve significant monthly savings under the existing rate levels, while the costs and regulations of providing the investment in and continual operation of treatment plants, filtration, storage, and high service pumping has increased

tremendously in recently years. The monthly bills for a few different consumption levels are provided below:

Table 3: Existing Reclaimed Water and Potable Water Bill Comparison

Consumption (gallons)	Potable Water Bill	Reclaimed Water Bill	Difference	Reclaimed Water as a Percentage of Potable Water
10,000	$59.50	$34.23	($25.27)	57.5%
15,000	$100.75	$51.88	($48.87)	51.5%
20,000	$142.00	$71.53	($70.47)	50.4%

The potable water customers shown above would be reflective of a connection with a second irrigation on the property. Those households with a single meter would pay for sewer charges in addition to the water charges up to the monthly billing cap of 10,000 gallons. However, due to the nature of having a single meter on a property and not knowing true indoor versus outdoor consumption amounts, the simplified example of a second irrigation meter is used. On average, the reclaimed water bills are 50% to 60% of the potable water bills each month. Reclaimed water is much more of a commodity than it was previously throughout the State of Florida as the Water Management Districts are beginning to require more effective uses of reclaimed water to sustain the groundwater allocations that many Utilities rely on. Additionally, the County has been making substantial investments to make reclaimed water available to as many customers as possible and is providing high quality water that should be charged at more similar rates to potable water. Later in this report the table above will be updated to reflect the bill comparison to potable water taking into consideration the recommended rate adjustments.

Existing and Projected Customers

Detailed monthly customer data, including the customer number, classification, meter size, water source, service area, consumption amounts, and bill amounts was provided by the County. The data has been reviewed and analyzed through a billing frequency, and determined to adequately represent the existing reclaimed water customer base. Understanding the existing customer counts and consumption trends is a critical component to determining the revenue forecasts and establishing rates to achieve revenue sufficiency. In addition to the existing customers, data obtained from the County was used to establish a growth forecast that is used to align the timing of future rate adjustments with capital projects and general increases to operating expenditures.

While the provisions for reclaimed water throughout the County are rapidly changing, most new development within large subdivisions and/or master planned communities are required to install reclaimed water distribution lines for irrigation purposes. In certain areas, such as the Northeast service area, the County had developers install reclaimed distributions lines but does not have reclaimed water available in this area yet. Until reclaimed water becomes available, potable water is used to fulfill the irrigation demands. In the Northeast area, JEA provides water and wastewater treatment and transmission services on a large user basis to the County. The County and JEA are nearing an agreement to bring reclaimed water to this area as well. This action is anticipated to occur sometime in the later part of 2025. As such, these customers are not included in the reclaimed customer forecast until the beginning of FY 2026 as demonstrated on the table below.

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Table 4: Existing and Forecasted Customers

Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Connections					
General Service - Residential					
Silver Leaf	1,592	1,712	1,936	2,173	2,430
Northeast	0	0	2,272	2,551	2,851
ASD	163	185	208	234	261
WGV	1,662	2,026	2,274	2,553	2,854
Subtotal Residential	3,417	3,923	6,690	7,511	8,396
General Service - Non-residential	111	115	119	124	129
Subtotal General Service	3,528	4,038	6,809	7,635	8,525
Large Users	4	4	4	4	4
Total Connections	3,532	4,042	6,813	7,639	8,529
EICs					
General Service - Residential					
Silver Leaf	1,600	1,712	1,936	2,173	2,430
Northeast	0	0	2,272	2,551	2,851
ASD	163	185	208	234	261
WGV	1,662	2,026	2,274	2,553	2,854
Subtotal Residential	3,425	3,923	6,690	7,511	8,396
General Service - Non-residential	961	1,001	1,043	1,087	1,132
Subtotal General Service	4,386	4,924	7,733	8,598	9,528
Large Users	1	1	1	1	1
Total EICs	4,387	4,925	7,734	8,599	9,529
Consumption					
General Service - Residential	381,013	436,412	744,227	835,559	934,009
General Service - Non-residential	82,539	86,070	89,777	93,662	97,634
Subtotal General Service	463,552	522,482	834,004	929,221	1,031,643
Large Users	399,850	399,850	399,850	399,850	399,850
Total Consumption	863,402	922,332	1,233,854	1,329,071	1,431,493

Based on development and utility demand forecast data provided the County, it was determined that annual growth of residential general service accounts is forecast to increase by 700 to 800 connections annually, which is over 10% each year.

Revenue Requirements

Revenue Requirements represent the budgeted financial obligations, as allocated to the reclaimed water system, to provide services. These Revenue Requirements are grouped pursuant to three primary categories including operating expenses, debt service, and capital improvements. The first category of operating expenses are intended to be paid from revenues derived primarily from monthly rates and are derived from the adopted budget for the Utility department. From the adopted budget, certain department expenses are allocated to the reclaimed water system, based on a variety of factors and considerations. Each of the factors used along with the departments they are applied to, along with footnotes describing the basis of the factor, is demonstrated on the following table:

Table 5: Reclaimed Water Operating Budget Allocations

Description	Reclaimed Water Allocation Factor	Budget Departments Applied to
Number of Accounts [1]	5.0%	Office admin, customer service
Number of Meters [2]	10.0%	Meter department
Linear Feet of Lines [3]	15.0%	Water distribution, SCADA
Capacity [4]	30.0%	Lab
Reclaimed Treatment [5]	20.0%	Sewer Treatment
Engineering [6]	10.0%	Engineering

[1] Based on 5,170 reclaimed water accounts out of a total 105,323 accounts (54,157 water and 45,996 sewer).
[2] Based on 5,170 reclaimed water meters out of a total 59,327 meters (54,157 water).
[3] Based on 281,442 linear feet of reclaimed water lines out of a total 2,169,868 linear feet of lines (1,041,299 water and 847,127 sewer).
[4] Based on reclaimed water treatment capacity of 21.750 million gallons per day (MGD) out of a total 74.291 MGD (27.121 water and 25.420 sewer).
[5] The 20% represents the average cost of providing reclaimed water treatment, filtration, storage, and high service pumping facilities at the wastewater treatment plant sites in relation to the cost of traditional wastewater treatment assets.
[6] Based on a historical approach of 50.0% each to water and sewer, and then allocating $1/5^{th}$ of the cost to reclaimed water; resulting in a 10.0% allocation.

In addition to the operating costs identified above, the County is working on a new agreement with JEA for providing reclaimed water to the Northeast service area as previously discussed. As part of this agreement, it is expected that JEA will charge its published rates to the County and apply a 17% discount. With customer growth and cost escalation increases by JEA, the costs are anticipated to be approximately $1.3 million in FY 2026 and growing to $1.7 million by FY 2028.

A portion of the existing and future proposed debt service is allocated to the reclaimed water system. The existing revenue bonds were allocated at a rate of 5.0% to reclaimed water with the exception of the Series 2013B that has a higher allocation of nearly 21.0%.

Finally, major capital improvements and replacements are generally funded from a combination of accumulated reserves and annual proceeds from monthly user rates.

With the cost allocations as discussed, including JEA reclaimed water purchases, the following table presents the forecasted gross revenue requirements of the reclaimed water system:

Table 6: Revenue Requirements Forecast

Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Operating Expenses	$3,722,700	$3,899,200	$5,243,600	$5,634,000	$6,059,500
Debt Service	1,514,300	1,537,700	1,596,300	1,688,600	1,701,900
Capital and Transfers	264,200	339,200	439,200	480,400	525,600
Total Revenue Requirements	$5,501,200	$5,776,100	$7,279,100	$7,803,000	$8,287,000

Revenue Sufficiency Forecast

Sufficient revenues are necessary to pay for the continuing operations of the reclaimed water department and to accurately recover the cost of providing reclaimed water service with the customers that are receiving the direct service and benefits from the expansion of the system. It should be noted that the County does not currently sell 100.0% of the reclaimed water produced at the wastewater treatment plants, so a portion of the costs assigned to reclaimed water are associated with wastewater disposal activities. After presenting the revenue sufficiency forecast at existing and proposed rate levels, costs associated with disposal activities will be identified to better reflect the operating conditions of the reclaimed water system.

The revenues are projected based on: 1) existing rates, charges, and fees; 2) forecasted customers, EICs, and sales; and 3) revenues generated from miscellaneous charges, penalties, and any interest earnings. The first revenue test performed and shown on the following table is the projected revenue sufficiency at existing rates levels.

Table 7: Revenue Sufficiency Forecast at Existing Rates

Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Revenue from Existing Rates	$2,211,400	$2,503,248	$3,820,200	$4,325,400	$4,888,400
Less: Revenue Requirements	(5,501,200)	(5,719,100)	(7,192,100)	(7,704,000)	(8,175,000)
Surplus / (Deficit)	($3,289,800)	($3,215,853)	($3,371,900)	($3,378,600)	($3,286,600)

As demonstrated above, the revenues from existing rates are not sufficient to fund the operating requirements. Before considering the cost allocation from reclaimed water back to the sewer rates for the water representing disposal as opposed to sales to customers, the reclaimed water rates are recovering less than 50% of the identified revenue requirements through a majority of the forecast period shown above.

Based on the need to meet the two primary objectives of revenue sufficiency and maintaining equitability between customers, reclaimed water rate adjustments have been identified. As discussed earlier, the existing reclaimed water bills are only 50% to 60% of a similar bill for potable water. By increasing this percentage so that customers are paying similar bill amounts while receiving similar levels of service, it will enhance the Utility's overall equitability between customers. Additionally, rate adjustments are necessary to achieve revenue sufficiency. The recommended rate levels are shown below.

Table 8: Proposed Reclaimed Water Base Charges

Connection Type	FY 2025	FY 2026
General Service	$9.49	$12.13
Large Users		
Pressurized	$7.71	$9.70
Non-Pressurized	$6.77	$8.49
Non-Pressurized Disposal	$0.00	$0.00

Table 9: Proposed Reclaimed Water Consumption Charges

Description	Block Range per EIC	FY 2025	FY 2026
General Service			
Block 1	0 – 6,000 Gallons	$2.17	$3.16
Block 2	6,001 – 12,000 Gallons	$2.93	$4.27
Block 3	Above 12,000 Gallons	$3.93	$7.11
Large Users			
Pressurized	All Consumption	$1.76	$2.52
Non-Pressurized	All Consumption	$1.57	$2.21
Non-Pressurized Disposal	All Consumption	$0.76	$1.12

For large users and disposal activity, the rates are based on a percentage of General Service customers. For the pressurized large users, the percentage is set at 80% reflecting that users at this scale provide economies of scale for investments in infrastructure and with an overall lower average cost of service due to the ability to achieve higher utilization of the assets. For the non-pressurized customers that are typically using reclaimed water to fill irrigation ponds, there are savings to various components of the reclaimed water system such as power, storage, high service pumping, and others, resulting in a 70% ratio as compared to General Service connections. Lastly, the disposal activity is reflected at a ratio of 25% due to further savings reflected for power and many other operations associated with operating a retail reclaimed water system. Disposal activity is only assigned consumption charges.

Table 10: Revenue Sufficiency Forecast at Proposed Rates

Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Revenue from Proposed Rates	$2,211,400	$2,503,248	$5,534,600	$6,269,500	$7,091,600
Less: Revenue Requirements	(5,501,200)	(5,719,100)	(7,278,100)	(7,801,000)	(8,285,000)
Adjustment for Disposal Costs	2,256,500	2,346,700	2,270,700	2,412,800	2,565,200
Surplus / (Deficit)	($1,033,300)	($869,153)	$527,200	$881,300	$1,371,800

As shown in the revenue sufficiency forecast above, the proposed rates along with the cost adjustments for disposal related activity are anticipated to generate revenues in excess of the revenue requirements and allow for the reclaimed water system to contribute more funding towards necessary capital improvements and reserve funds. Additionally, the monthly bills for reclaimed water will be more equitable when compared to customers that do not have access to reclaimed water and rely on potable water for irrigation purposes. The existing reclaimed water bills for typical consumption levels are approximately 50% to 60% of a comparable potable water bill, while the proposed reclaimed water bills are increased to approximately 80%.

Table 11: Proposed Reclaimed Water and Potable Water Bill Comparison

Consumption (gallons)	Potable Water Bill	Reclaimed Water Bill	Difference	Reclaimed Water as a Percentage of Potable Water
10,000	$59.50	$48.17	($11.33)	81.0%
15,000	$100.75	$78.04	($22.71)	77.5%
20,000	$142.00	$113.59	($28.41)	80.0%

Findings and Recommendations

Findings

The reclaimed water forecast presented herein was developed in consideration of the County's goals of achieving revenue sufficiency and achieving just and equitable cost recovery. Additionally, the reclaimed water services the County provides have changed since the inception of the reclaimed water rates based on the market for these services that are influenced by many external factors such as the continual push for environmental improvements, minimizing future use of potable water, and the regulatory environment that has led to expansion of reclaimed water investments. Review and analysis together with the financial projections resulted in the following findings:

- The reclaimed water rates are substantially lower than potable water rates, while customers are receiving high quality services that are on par with customers receiving only potable water.
- The existing large user categories and cost ratios are still adequate and representative of demand characteristics.
- With the proposed rate adjustments identified, with minor ongoing inflationary adjustments each year, the reclaimed water rates will provide adequate annual funding for the identified revenue requirements.

Recommendations

Pursuant to the findings and conclusions, it is recommended the County should proceed to:

1. Adopt the reclaimed water rates as presented on Tables 8 and 9 during Fiscal Year 2025.
2. Reevaluate the reclaimed water fee structure and financial forecast periodically or whenever significant changes occur in the cost or method of delivery of services.

The expenses, costs, and criteria associated with ratemaking are representative of averages that are developed primarily from historic data or projections based on opinions and assumptions. Significant amounts of historical review and analysis, together with the development of assumptions based on prudent financial, and ratemaking relationships were utilized in the development of the customers, operating activity, costs and modified rates and charges. Some of the assumptions will inevitably change or not materialize, and unanticipated events may occur which could significantly change the results presented herein.

Thanks, and appreciation is extended to the County Utility Department for providing us this opportunity and to the staff that provided data and assistance in the understanding and development of the forecast.

Very Truly Yours,
Raftelis

Joe Williams
Senior Manager

EXHIBIT “D”
Advertisement

Public Notices

Originally published at staugustine.com on 06/01/2025

NOTICE TO OUR CUSTOMERS
PUBLIC HEARING FOR PROPOSED
RECLAIMED WATER RATE AND WATER, WASTEWATER AND RECLAIMED WATER UNIT CONNECTION FEE ADJUSTMENTS EFFECTIVE JULY 1ST, 2025
The Board of County Commissioners of St. Johns County, Florida, in the County Auditorium located at 500 San Sebastian View, St. Augustine, FL 32084, on June 17th, 2025, at 9:00 a.m., or at a date and time as soon thereafter as possible, shall hold a public hearing to consider final adoption of the recommended adjustments to be implemented upon the effective date of July 1st, 2025.
The proposed rates can be seen at https://www.sjcfl.us/wp-content/uploads/2025/05/2025-sjc-rate-tariff-june-17-25.pdf.
Please contact the Utility Department at (904) 209-2700 with any questions.
If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings, and for such purposes he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the ADA Coordinator, at (904) 209-0400 or at the Facilities Management Department, 2416 Dobbs Road, St. Augustine, FL 32086. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 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