

RESOLUTION 2015-21  
Wastewater Rates and Fees  
Wednesday September 9, 2015

**WHEREAS**, the Spring Lake Improvement District (hereinafter "District") was created by the Florida Legislature and codified in Chapter 1971-669, Laws of Florida, as amended by Chapter 2005-342, Laws of Florida, as amended by Chapter 2012-264, Laws of Florida, pursuant to the authority granted therein and;

**WHEREAS**, the Charter authorizes the Board of Supervisors, (hereinafter "Board") of the District, to prescribe, establish and collect rates, fees, rentals or other charges and to revise same from time to time for all of the facilities and services furnished by the "District" to include, among other things, a wastewater treatment facility and;


**WHEREAS**, pursuant to said authority the "District" did a comprehensive analysis on those certain wastewater usage charges for its wastewater treatment facility and;

**WHEREAS**, the "Board" having conducted said public hearing, it is upon consideration:

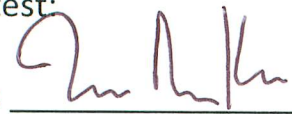
**RESOLVED BY THE BOARD OF SUPERVISORS OF THE SPRING LAKE  
IMPROVEMENT DISTRICT, HIGHLANDS COUNTY, FLORIDA:**

Current and future wastewater usage fees and charges, according to the attached "Schedule A" adopted this 9th day of September, 2015 to become effective October 1, 2015.

Spring Lake Improvement District

By:   
Brian Acker, Vice Chairman

Attest:

By:   
Tim McKenna, Secretary

Spring Lake Improvement District  
 Schedule "A" Wastewater Rates and Fees  
 Effective October 1, 2015

**Residential**

\$46.60 Monthly Base charge for up to 2,500 gallons

\$1.41 per one-hundred gallons after base usage **\*\*until a 10,000 gallon cap**

**Commercial**

Monthly Base charge per meter size **\*\*See table below**

\$1.41 per one-hundred gallons after base usage

**Non Residential and Multi-Family Residential Master Meter**

Master meter base rate is equal to number of units served by the wastewater system, multiplied times facility base rate.  
 Example (3 units X \$46.60) = \$139.80

The term "unit", whether residential or nonresidential, shall be determined by the Wastewater Superintendent based on the following factors, although these factors are not intended to be exclusive: occupational license(s); ownership; leases; family relationship(s); and separate utility and telephone services bills; separate and distinct businesses; or separate and distinct living quarters. A separate "unit" shall be found to exist if these and similar factors considered together make it appear that different and distinct businesses are using separate facilities or separate and distinct families or groups are occupying separate residential living quarters

AWWA Meter Size ERU Ratio			\$1.41 Cost per 100-gallons after Base Usage
Meter Size	Multiplication Factor (ERU's)	Monthly Base Rate	Base Includes Usage Up to the Following
5/8 x 3/4	1	\$46.60	2,500
1.00	1.4	\$65.24	3,500
1.50	5	\$233.00	12,500
2.00	8	\$372.80	20,000
3.00	16	\$745.60	40,000
4.00	25	\$1,165.00	62,500
6.00	50	\$2,330.00	125,000

<b>Miscellaneous Charges</b>	<b>Costs</b>
Deposit	\$125.00 <b>** waived for owner's only who sign up for ACH</b>

**New Customers: Initial capacity fee of \$697.11/ERU**

**Commercial:**

Commercial sites shall be converted to ERU's. The proposed future commercial site will be evaluated based on current publications and industry standards for usage/flows. The developer shall be given the opportunity to present to the District the proposed flows anticipated by the development, however the District reserves the right to modify the flows based on current standards for the intended use. The ERU's are developed as follows: **Anticipated capacity gpd x 1 unit/57 gpd = # Units or ERU's**

**Connection Fee:**

The developer or home builder shall be responsible to provide and/or construct the wastewater collection system in its entirety to SLID standards in lieu of fees. The collection system shall be constructed to serve each lot to the lot line. SLID requires gravity collection system whenever feasible including all appurtenances, pump stations and service laterals. Prior to construction, SLID shall approve the system intended.



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**SPRING LAKE IMPROVEMENT DISTRICT (SLID)  
WASTEWATER SYSTEM  
PROPOSED CAPACITY FEE REPORT**

**Background**

SLID requested that the District Engineer provide a brief report and recommendation to establish capacity fees and connection charges for future customers of the recently acquired wastewater system.

SLID purchased an existing wastewater treatment plant including the collection system from an existing golf course (previous owner) within the SLID boundaries. The system was acquired by SLID to benefit the customers of the system and to insure reliable service and environmental safety with respect to district surface waters. The existing wastewater treatment plant, as acquired, has a capacity of 104,000 gpd with average daily flows reaching 35,000 gpd during peak months. The existing plant as purchased was in disrepair and is operating under an FDEP Administrative Order #A0-070-SD. It currently serves 314 units consisting of existing golf course villas within SLID. It is the intention of SLID to construct a new wastewater treatment plant on an adjacent site owned by SLID to serve the District and existing and future customers.

It is in the best interest of both SLID and the existing customers for SLID to own the wastewater treatment plant and sewer system. Due to the wastewater treatment plant's close proximity to SLID's storm water canal system and potential intermingling of wastewater effluent with SLID's surface waters as a result of the past spray irrigation practices of the golf course, SLID realizes through ownership of the system it has greater control of environmental and surface water quality within the District along with financial control with respect to rates and charges to the customers.

SLID has made application to FDEP to modify the existing operating permit. A permit application for reducing the wastewater treatment plant's design capacity and compliance of the FDEP Administrative Order has been submitted and accepted by FDEP. Permit applications were submitted to FDEP for implementation of temporary operations of the existing wastewater treatment plant while implementation, design and construction of a new wastewater treatment plant is funded through an SRF loan to meet the requirements of the Administrative Order. SLID has acquired property in close proximity to the existing wastewater treatment plant for the construction of the new proposed plant. The existing plant will be decommissioned and converted to a pump station for transmission to the new wastewater treatment plant.

District staff completely refurbished, modified the operations, reconfigured the existing plant tankage and reconstructed the percolation ponds to comply with the Administrative Order.

The requirements of the Administrative Order have established that the existing wastewater treatment plant must have 100% of the facility's tankage totally replaced by May 1, 2018. The proposed new activated sludge wastewater treatment plant will be located adjacent to the golf course on lands currently owned by the District. A proposed 8-inch force main will be constructed from the existing plant site (converted to submersible pump station) to the proposed wastewater treatment plant site. The proposed concrete wastewater treatment plant will be constructed in two phases. Phase One will consist of two 40,000 gpd treatment trains for an initial design capacity of 80,000 gpd. A third 40,000 gpd train (future capacity), will be added adjacent to the first phase tankage for a build out capacity of 120,000 gpd as demand dictates. The activated sludge treatment plant will treat the District's wastewater to secondary treatment with onsite effluent disposal of the treated wastewater into a mound disposal system. The plant's stabilized sludge will be hauled from the site by a licensed sludge hauler for final disposal.

It is the intention of this report to develop reasonable capacity fees based on current knowledge of the utility and standard industry costs to be assessed from future users of the system for their share of capacity. The charges will be assessed on an ERU basis and paid to the utility before construction or at the time of issuance of a building permit. These charges are to be separate from the normal user charges to accrue for future plant expansions.

The planned replacement of the existing wastewater treatment plant (proposed 80,000 gpd wastewater treatment plant) per Administrative Order #A0-070-SD will be paid from the normal monthly user charges through a debt service charge. This was an Order prior to purchase which the previous or any other subsequent owner would have had the responsibility to construct.

### ERU

Based on the utility monthly operating reports over the past five years, AADF per unit is 57 gpd.

This is in part due to the majority of the units within the wastewater treatment plant service area are vacation villas/golf villas and are seasonal residents. Therefore, it is unreasonable at this time to assume a higher usage per unit for flow projections based on the current building trends. These flow numbers are documented and as reported to FDEP in numerous reports for permitting. The most recent document; "Capacity Analysis Report Certification" dated October 2012 was filed with FDEP as a permitting requirement.

It is recommended that the District revisit the flow numbers annually to make necessary adjustments to the capacity fee if warranted.

It is recommended that in the event the characteristics of future development indicate an increase in flow per unit, specifically through a proposed developer agreement, the number should be readjusted.

The value of 57 gpd/unit shall be used as an ERU for the purposes of this report.

1 ERU = 57 gpd

**Estimated Costs**

Estimated construction costs for the additions to the proposed 80,000 gpd wastewater treatment plant are as follows:

40,000 gpd Concrete Wastewater Treatment Plant	\$300,000
Yard Piping	\$ 20,000
Effluent Disposal Additions	\$ 45,000
Electrical	<u>\$ 25,000</u>
	\$390,000

$\$390,000 / 40,000 \text{ gallons} =$   $\$9.75/\text{gal.}$

Incidental Costs Including Engineering, Legal, Admin.  
Construction Management, Contingency, etc.  $\$2.48/\text{gal.}$

Total  $\$12.23/\text{gal}$

$57 \text{ gal/unit} \times \$12.23/\text{gal} =$   $\$697.11/\text{unit}$

**Recommend establishing initial capacity fee of \$697.11/ERU.**

**Commercial**

Commercial sites shall be converted to ERU's. The proposed future commercial site will be evaluated based on current publications and industry standards for usage/flows. The developer shall be given the opportunity to present to the District the proposed flows anticipated by the development, however, the District reserves the right to modify the flows based on current standards for the intended use. The ERU's are developed as follows:

$\text{Anticipated Capacity gpd} \times 1 \text{ unit} / 57 \text{ gpd} = \# \text{ Units or ERU's}$

**Connection Fee**

The developer or home builder shall be responsible to provide and/or construct the wastewater collection system in its entirety to SLID standards in lieu of fees. The collection system shall be constructed to serve each lot to the lot line. SLID requires gravity collection system whenever feasible including all appurtenances, pump stations and service laterals. Prior to construction, SLID shall approve the system intended.

**Fee Objectives**

The objective of establishing the capacity fee is to reserve funds from future users to fund future treatment plant capacity needs as required by the user. As conditions change within the service area, the District should adjust the fees accordingly. The fees shall be developed to be fair and equitable and shall be developed by utilizing reasonable nexus.


**Adjusting Fees**

It is recommended that the basis for the fee calculation be adjusted annually

**Implementation**

The ERU definition and capacity fee need to be included in the SLID rate resolution and approved by the Board of Supervisors.

Prepared by Craig A. Smith & Associates, Inc.



Gene R. Schinner, P.E. District Engineer  
Professional Engineer No. 38821  
8/28/2015

