

LEE COUNTY

Water and Wastewater Miscellaneous and Capacity Fee Study

Final Report / February 13, 2024



February 13, 2024

Ms. Pamela S. Keyes P.E.
Utilities Director
Lee County Utilities Department
P.O. Box 398
Fort Myers, FL 33902-0398

Subject: **Miscellaneous and Capacity Fee Study**

Dear Ms. Keyes:

Raftelis Financial Consultants, Inc. (Raftelis) has completed our review of the capacity and miscellaneous fees (the "Study") on behalf of Lee County Utilities (LCU) of Lee County, Florida (County) and has presented the results of our analyses, assumptions, and findings in this report for your consideration. The focus of the Study was to update the fee calculations of certain miscellaneous fees for service last formally reviewed in 2011 and review the County's current capacity fees last formally reviewed in 2007.

Since the last formal review of the water and wastewater capacity fees, the County has made significant capital infrastructure investments and has identified significant near-term facility expansions. Based on this and the findings of this study, we have estimated that the County may raise the current water capacity fee by \$2,215 per ERU and increase the wastewater capacity fee by \$2,355 per ERU. The identified fee increases resulted in a combined water and wastewater capacity fee that is greater than that of the survey average of 19 neighboring public utilities. It is not expected that adjusting the County's existing capacity fees in line with the findings and recommendations of this evaluation will adversely affect development or growth within the County. It is recommended that the County reevaluate the fees within the next five years recognizing the significant near-term capital expansions identified as part of the adopted capital improvement plan.

Utility Capacity Fee Comparison and Survey [*]

	Water (\$/ERU)	Wastewater (\$/ERU)	Combined (\$/ERU)
Lee County – Existing	\$2,440	\$2,660	\$5,100
Lee County – Recommended	\$4,655	\$5,015	\$9,670
Fee Change – \$	\$2,215	\$2,355	\$4,570
Fee Change – %	90.78%	88.53%	89.61%
Survey Average	\$2,254	\$2,924	\$5,178

[*] Survey of 19 public utilities (20 separate fee service areas) located in the Southwestern portion of the state was performed as of October 2023 and reflects charges for a typical residential single-family home or one (1) ERU.

The miscellaneous fee evaluation included a review of several types of fees as requested by County staff and in many cases, it was identified that a fee increase could be supported. Reference is made to Appendix A at the end of this report for a complete listing of the miscellaneous fees evaluated and the proposed changes. The most significant change proposed to the miscellaneous fees is associated with the meter installation and tap-in charges. Historically, the County calculated a set fee for meter installation and tap-in charges for meters smaller than 3 inches. The set fees were calculated using the combined labor costs associated with performing a meter installation or tap-in charge, the related materials, parts, and supplies, and the vehicle use expense related to the service. Due to the rapidly changing cost of materials, parts, and supplies, and variability in labor hours associated with meter installations and tap-in services, typically due to the circumstances at the service location, the County determined that a standard calculated fee for these services is unlikely to properly account for the costs incurred by the County to provide said services. Therefore, the County intends to calculate meter installation and tap-in fees based on the actual costs for materials, parts, and supplies, and the estimated labor hours for either service on a case-by-case basis, similar to how the County historically charged for these services for meters larger than 2 inches. The following provides a summary of the existing and recommended fee changes:

Miscellaneous Fee Evaluation – Meter Installation and Tap-in Charges				
	Existing	Recommended	Change	
			Amount	Percent
Water Meter Installation Fees				
(Drop-in Charges)				
5/8" Meter	\$260.00	Actual Cost	N/A	N/A
3/4" Meter	295.00	Actual Cost	N/A	N/A
1" Meter	325.00	Actual Cost	N/A	N/A
1.5" Meter	525.00	Actual Cost	N/A	N/A
2" Meter	595.00	Actual Cost	N/A	N/A
3" Meter and Above	Actual Cost	Actual Cost		
Tap-in Charges				
5/8" Meter	\$1,025.00	Actual Cost	N/A	N/A
3/4" Meter	1,060.00	Actual Cost	N/A	N/A
1" Meter	1,090.00	Actual Cost	N/A	N/A
1.5" Meter	1,650.00	Actual Cost	N/A	N/A
2" Meter	1,800.00	Actual Cost	N/A	N/A
3" Meter and Above	Actual Cost	Actual Cost	N/A	N/A

Another significant change proposed to the miscellaneous fees is the fireline service fees. With respect to the monthly fireline service fees, it is recommended that the County consider a change in methodology to set the charge equal to 1/12th the water base rate (less customer account charges). The change is expected to increase fireline charges on average by approximately 79%. Please reference Section 1-12 for a more detailed discussion of the change to fireline charges.

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Ms. Pamela S. Keyes, P.E.
Lee County Utilities Department
February 13, 2024
Page 3

Following this letter is a report documenting the principal assumptions and our findings for your consideration. A summary of the recommended fees was prepared and can be found in Appendix A at the end of the report. As always, we appreciate the opportunity to be of service to the County and the fine cooperation and valuable assistance given to us by LCU staff in the completion of the study.

Respectfully submitted,

Raftelis Financial Consultants, Inc.



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Attachments

LEE COUNTY, FLORIDA
MISCELLANEOUS AND CAPACITY FEE STUDY
TABLE OF CONTENTS

Title	Page No.
Letter of Transmittal	
Table of Contents	i
List of Tables	ii
 SECTION 1 – MISCELLANEOUS SERVICE CHARGES	
1.1 General	4
1.2 Methodology	4
1.3 Meter Installation Charges (Drop-in / Tap-in Fees).....	4
Recommendations – Meter Installation and Tap-in Charges.....	5
1.4 Premise Visit / Trip Charge / Meter Re-reads and Special Reads.....	6
Recommendations – Premise Visit, Trip Charge, Meter Re-reads, and Special Reads	6
1.5 Turn-on and Turn-off Charges	6
Recommendations – Turn-on and Turn-off Charges.....	7
1.6 Customer Requested Meter Testing Fee	8
Recommendations – Meter Testing Fee	8
1.7 Customer Deposits	9
Recommendations – Customer Deposits	10
1.8 Sewer Service Line Tampering and Penalty	11
Recommendations – Sewer Service Line Tampering and Penalty	11
1.9 Plan Review Fees	12
Recommendations – Plan Review Fee.....	12
1.10 Late Payment Fees.....	13

Recommendations – Late Payment Fee.....	13
1.11 Lien Searches and Lien Placement / Release Fee	13
Recommendations – Lien Search, Placement, and Release Fee.....	14
1.12 Monthly Fireline Service Fee	14
Recommendations – Monthly Fireline Service Fee.....	14
1.13 Temporary Hydrant Meter and Service Fee Deposit	15
Recommendations – Temporary Hydrant Meter and Service Fee.....	15
1.13 Flat rate monthly service charge	15
1.14 Miscellaneous Fee Design Conclusions	16
2.1 General	17
2.3 Methodology	17
Capital Costs	18
Capacity and Cost per Gallon	18
Level of Service (LOS) and Fee Application	18
2.4 Capital Costs	19
2.5 Facility Overview and Capacity.....	21
Water System Capacity.....	21
Wastewater System.....	22
2.6 Level of Service	23
2.7 Design of Water and Watewater Capacity fee	23
2.8 Comparison Survey.....	25
2.9 Capacity fee Design Conclusions	26

LEE COUNTY, FLORIDA
MISCELLANEOUS AND CAPACITY FEE STUDY
LIST OF APPENDIX AND TABLES

Table No.	Description
Appendix A	Summary of Recommended Fees
Section 1	Miscellaneous Fees:
1-1	Summary of General and Direct Overhead Costs
1-2	Calculation of Potable Water Meter Installation Charge
1-3	Calculation of Potable Water Tap-in Charge
1-4	Calculation of Meter Reads and Other Visits to Premises
1-5	Calculation of Turn On and Turn Off Fees
1-6	Calculation of Meter Test Charges
1-7	Calculation of Late Charge
1-8	Calculation of Sewer Line Cleanout and Tampering Fee
1-9	Calculation of Lien Placement and Lien Release Fee
1-10	Development of Straight Pipe Flat Rates
Section 2	Capacity Fees:
2-1	Fixed Asset Asset Allocation Summary
2-2	Capital Improvement Program – Expansion Projects Identification
2-3	Capital Cost Summary for Capacity Fee Calculation
2-4	Capacity Fee Calculation

LEE COUNTY, FLORIDA

MISCELLANEOUS AND CAPACITY FEE STUDY

SECTION 1: MISCELLANEOUS SERVICE CHARGE STUDY

1.1 GENERAL

The County charges customers fees for certain service requests and needs. The County last reviewed the miscellaneous fees in June 2011 or approximately 13 years ago, prompting the desire to review the sufficiency of such fees to recover the estimated costs associated with providing such services. Examples of these fees include, but are not limited to, water meter installation charges, turn-on fees, and plan review fees. Revenues from these charges tend to reduce the level of expenditures funded from user fees or rates. Generally, the design of the fees is based on the cost of the specific services requested. This section discusses the review of the miscellaneous service charges and the design of the proposed fees, where applicable.

1.2 METHODOLOGY

The general methodology employed in development of the proposed miscellaneous fees includes the recovery of the direct costs (i.e., labor and materials to perform the specific services) plus general overhead or indirect costs (primarily associated with management and supervision of the services). Unless otherwise noted, the methodology used in development of the proposed fees is consistent with that of the existing fee. Therefore, any recommended changes to the miscellaneous fees are primarily related to changes in the direct and/or the indirect cost of providing service.

1.3 METER INSTALLATION CHARGES (DROP-IN / TAP-IN FEES)

An identifiable service that is provided to the County's water customers deals with the physical connection of a water customer to the water distribution system. This connection can either be in the form of an installation of a water meter (to an existing service line that was constructed at the time of the site development), the installation of a new service and meter (referred to as a tap-in), or a request for a change in meter servicing the property due to a change in level of service. Essentially, this fee is designed to recover the cost of physically connecting a customer to the County's water system. This fee should not be confused with a capacity (connection) fee that is charged to new customers for their share of reserved capacity associated with the recovery of water production, treatment, and transmission plant capacity. The existing rates for the installation and tap-in charges for the County are summarized below:

<u>Meter Size (Inches)</u>	<u>Current Installation</u>	<u>Current Tap-in Charge [*]</u>
5/8	\$260.00	\$1,025.00
3/4	295.00	1,060.00
1	325.00	1,090.00
1-1/2	525.00	1,650.00
2	595.00	1,800.00
3 and Above	Actual Cost	Actual Cost

[*] Includes cost of meter installation.

As shown above, the County's charges for installation-related services are based on the size of the meter or service being installed. The cost associated with the connection to the water system generally increases with the size of the meter due to the increased time needed for installation and materials costs. The installation charges for meter or service sizes greater than 2" are generally based on the actual time and expense for such facilities. This procedure is used since the cost of such installations can vary substantially. This procedure of fee determination is common in the utility industry and is recommended to be continued by the County.

As previously discussed, meter connection charges can be categorized as either a meter installation charge or a service line tap-in charge. With respect to the meter installation, the County will send a water distribution field services technician to the customer's location to install the new meter into an existing meter box, which is already tapped to the water distribution system. On occasion a new meter box may be required to be installed due to degradation of the original meter box or due to incorrect technical specifications. Generally, installation of a meter requires two trips involving unearthing the meter box and a subsequent or follow-up for restoration after installation (i.e., re-sodding and/or refurbishment to original condition).

Recommendations – Meter Installation and Tap-in Charges

As mentioned in the introductory letter of this Report, due to the rapidly changing cost of materials, parts, and supplies, and variability in labor hours associated with meter installations and tap-in services, including for meter installations and tap-in services for meters less than 3 inches, the County determined that a standard calculated fee for these services is unlikely to properly account for the costs incurred by the County to provide said services. Therefore, the County intends to calculate meter installation and tap-in fees based on the actual costs for materials, parts, and supplies, and the estimated labor hours for either service on a case-by-case basis, similar to how the County historically charged for these services for meters larger than 2 inches.

The following table presents the recommended fees:

Proposed Water Installation / Tap-in Charges [1]				
	Existing Fee	Recommended	Difference	
			Amount	Percent
<u>Meter Installation Drop-in Charge:</u>				
5/8-inch	\$260.00	Actual Cost	N/A	N/A
3/4-inch	295.00	Actual Cost	N/A	N/A
1-inch	325.00	Actual Cost	N/A	N/A
1-1/2-inch	525.00	Actual Cost	N/A	N/A
2-inch	595.00	Actual Cost	N/A	N/A
3-inch & above	Actual Cost	Actual Cost	N/A	N/A
<u>Tap-in Charge [2]:</u>				
5/8-inch	\$1,025.00	Actual Cost	N/A	N/A
3/4-inch	1,060.00	Actual Cost	N/A	N/A
1-inch	1,090.00	Actual Cost	N/A	N/A
1-1/2-inch	1,650.00	Actual Cost	N/A	N/A
2-inch	1,800.00	Actual Cost	N/A	N/A
3-inch and above	Actual Cost	Actual Cost	N/A	N/A

[1] Amounts shown derived from Tables 1-2 and 1-3 found at the end of this report.

[2] Under circumstances when the cost to connect a customer materially exceeds the proposed fee it is recommended that the County charge such customers at actual cost.

1.4 PREMISE VISIT / TRIP CHARGE / METER RE-READS AND SPECIAL READS

It is expected that the change in metering technology to the AMI system should reduce and potentially eliminate the need for site visits for meter re-reads and special reads. However, the customer may still request staff to inspect a newly installed meter or older meter. The associated costs for this service consider the direct and indirect costs of a field visit to the premises including the direct labor costs attributable to the meter reader, vehicle expenses, customer service and accounting expenses, and general administrative costs.

Recommendations – Premise Visit, Trip Charge, Meter Re-reads, and Special Reads

Based on information provided by the County and information reflected in the County's Fiscal Year 2024 Proposed Budget, the following fee is recommended:

Meter Services:	<u>Fee Calculation [1]</u>
Personnel Costs	
Labor and Benefits	\$17.44
Departmental Overhead	6.18
Subtotal	<u>\$23.62</u>
Vehicle Costs	3.28
Total Meter Services	<u>\$26.89</u>
Customer Service	
Personnel Costs	
Labor and Benefits	\$11.97
Departmental Overhead	2.73
Total Customer Services	<u>\$14.70</u>
Administrative Overhead	<u>\$6.00</u>
Total Cost	\$47.60
Rounded / Recommended Rate	<u>\$50.00</u>
Existing Charges	\$35.00
Recommended Increase	<u>\$15.00</u>

[1] Amounts shown derived from Table 1-4 at the end of this report.

As shown in the table above, the recommended fee of \$50.00 represents a \$15.00 increase over the current premise visit charges in-service of \$35.00.

1.5 TURN-ON AND TURN-OFF CHARGES

A common service provided by all utilities is a request for the turn-on and turn-off of utility services. The customer-requested service can occur for a variety of reasons, including:

- Initiation of service for a new customer;
- Turn-on/-off due to customer request due to seasonal occupancy of residence; and
- Delinquency in the payment of a utility bill.

With respect to the charge for turn-on and turn-off service, costs vary depending on whether the service is provided during normal business operations, after normal business hours or related to the non-payment of bills rendered for service (delinquency). During normal hours multiple turn-on/-offs can be scheduled by geographic zone to increase the efficiency of Utility staff in performing the service reducing the unproductive time spent traveling to and from the job site. In certain circumstances, the County must send field personnel after normal working hours in order to meet the customer demands or needs for service, which is typically unplanned. As a result of this service request, the County incurs higher costs, due primarily to increased labor costs due to higher pay rates and guaranteed hour requirements. Normal working hours are defined by the County to be that period of time between 7:30 a.m. to 4:30 p.m. Monday through Friday, excluding weekends and holidays.

Recommendations – Turn-on and Turn-off Charges

Based on discussions with Utility staff and the requirements to perform such service, the estimated cost per individual trip to the account location (for a turn-on, turn-off, and special trip) was determined as follows:

Turn-on and Turn-off Charges [1]		
	Normal Hours	After Hours [2]
Meter Services:		
Personnel Costs:		
Labor and Benefits	\$6.48	\$114.33
Departmental Overhead	2.30	2.30
Subtotal	\$8.87	\$116.63
Vehicle Costs	3.28	3.28
Total Meter Services	\$12.06	\$119.91
Customer Service:		
Personnel Costs:		
Labor and Benefits	\$16.32	\$16.32
Departmental Overhead	3.72	3.72
After Hours Call Center	N/A	N/A
Reminder Notices	N/A	N/A
Total Customer Service	\$20.04	\$22.04
Administrative Overhead	\$4.52	\$4.52
Total Cost	\$36.61	\$146.46
Recommended Rounded Rate	<u>\$45.00</u>	<u>\$145.00</u>
Existing Charges	\$45.00	\$55.00
Difference to Recommended		
Amount	\$0	\$90.00
Percent	0%	163.6%

[1] Amounts shown derived from Table 1-5 at the end of this report.

[2] After hours service assumes minimum of two (2) hours of labor in fee design.

[3] Recommended rounded rate shown above was calculated in model as \$35, but we are recommending that it stay at its current rate of \$45

As shown above the turn-on/-off fees for normal hours is calculated to be less than the current fees charged by the County due to efficiency gains from scheduling multiple turn-ons/-offs with the County's work order system resulting in the ability to recover the associated job site travel costs over multiple service turn-ons/-offs. Based on discussions with Utility staff and based on expectations for continued inflation in the cost of service it is recommended that the County maintain the existing fee for normal hours and review the fee again in the next 5 years. It is recommended that the County consider increasing the after-hours fee to account for higher labor rates and hours assumed for after hour's turn-ons which are not typically scheduled and are generally less efficient than service provision during normal hours of operations.

1.6 CUSTOMER REQUESTED METER TESTING FEE

Another specific request made by a customer is for the testing of water meters. This service is generally performed by the County when a customer is dissatisfied with the results of a meter reading or if the customer needs to verify the accuracy of the meter due to operational concerns.

For utilities that charge a meter-testing fee, the fee is generally retained by the Utility only if the test shows that the meter is registering within the acceptable accuracy limits as established by the Utility. If the meter is determined by the Utility to be registering outside the acceptable accuracy limits, the meter test service fee should be waived, and an adjustment be made to the utility bill for the proper amount of water consumption. In determining actual costs, the following factors should be recognized or included in the determination for billing to the customer:

- Water utility department labor cost plus employee benefits;
- Vehicle and equipment cost; and
- Customer service cost.

The County has an ongoing meter testing and replacement program. Generally, meter testing is requested by a customer due to an abnormally high bill. Based on discussions with the County, utility personnel are generally sent to the site to assist a customer in the determination if there is a water leak on site or if any other problem is being incurred by the customer and the County does recover funds for such costs (please refer to Section 1.4 – Meter Re-reads and Special Reads).

Recommendations – Meter Testing Fee

Based on data provided by the Utilities and Finance Departments, comparisons of fees charged by other utilities within the State of Florida, and budgetary information for the Fiscal Year 2024, the cost of testing a 5/8" to 1" water meter was estimated as follows:

	<u>Amount [1]</u>
Meter Maintenance Personnel	
Personnel Costs	
Labor and Benefits	\$75.61
Administrative/Departmental Overhead	<u>40.75</u>
Subtotal	\$116.36
Vehicle Costs	<u>3.28</u>
Total Cost	\$119.63
Rounded / Recommended Rate	<u>\$120.00</u>

[1] Amounts shown derived from Table 1-6 at the end of this report.

As shown in the prior table, the estimated cost for a meter test for meter sizes ranging from 5/8" to 1" is approximately \$120.00 per individual test, which is \$50.00 or 71.43% greater than the current charge at \$70.00. For testing of meters greater than 1", the test may either be done in the field or done at the meter test facilities (bench test) of the County and may vary substantially in terms of labor and equipment time utilization. Therefore, any tests for a meter in excess of 1" should be based on the actual cost incurred by the County for such services.

1.7 CUSTOMER DEPOSITS

To defray the risk of non-payment for utility services until a delinquent customer is disconnected, public utilities generally require all utility customers to post a deposit prior to the receipt of service. Generally, this deposit is in the form of cash but may also be in the form of a Surety or Performance Bond, Letter of Credit or other instruments guaranteeing payment. The County currently charges a meter deposit based on the size of the service and class or type of customer served. Generally, the commercial customer class has the highest deposit requirement relative to the other classes since the magnitude of the risk for loss of payment is generally higher for this class of service. Although this class often has the lowest frequency of bad debts or payment losses, the amount of such loss is generally much higher due to the service requirements when compared to the other classes (i.e., the residential class).

The customer or meter deposits should be based on the average level of service risk incurred by the County associated with the non-payment of a service. The following table summarizes the level of service risk estimated for the County for service rendered during one billing cycle based on the current billing and collection policies of the Utilities Division of the County:

<u>Estimated Time Lag</u>		
Average Month of Service	30.42 days	
Time Period for Payment of Bill After Bill Rendition	19.00 days	(includes weekends)
Notification of Delinquent Payment	7.00 days	(includes weekends)
Assumed Period from Delinquent Notification to Disconnect	<u>5.00 days</u>	
Total Estimated Period of Risk (Time)	<u>61.42 days</u>	

As shown above, the estimated period of risk is over 60 days. The customer deposit design is based on this period of assumed risk at 60 days. To determine the deposit, the average bill under existing rates was calculated for the residential customer. Based on billing data, the average usage level for the residential class is approximately 5,000 gallons per month. This represents a decline since the last time the customer deposits were formally evaluated. Based on the median usage for this class at 5,000 gallons and the rates effective July 1, 2025 (the midpoint of the existing 5-year rate plan), the average deposit for water and wastewater service would be calculated as follows:

<u>Monthly Residential Bill 5/8"</u>	<u>Typical Residential Water Bill</u>	<u>Typical Residential Wastewater Bill</u>
Base Fee Portion	\$15.85	\$25.76
Volume Charge [*]	<u>20.60</u>	<u>36.85</u>
Subtotal	\$36.45	\$62.61
Adjust for Service Risk (x2.0)	\$72.90	\$125.22
Rounded Rate	<u>\$70.00</u>	<u>\$125.00</u>

As shown in the prior table, the deposit for water-only service for the single-family residential class is calculated at \$70.00 for each new residential water customer or existing customer that is required to update their deposit, representing an increase of \$10.00 over the current deposit of \$60.00. The monthly deposit for wastewater service for the single-family residential class is calculated at a rate of \$125.00, representing a \$30.00 increase over the existing deposit of \$95.00. On a combined basis, the recommended deposit for residential water and wastewater service for new customers requesting service would be \$195.00 representing an approximate \$40.00 increase.

The general service deposits are based on the meter service sizes, while multi-family and RV classes are determined based on the number of units served for the particular water and/or wastewater serviced and represents a percentage of the single-family residential deposit expressed on a "per unit" basis (multi-family and RV classes established based on the 80% and 40%, respectively, of the single-family class percent deposit) and is consistent with the method of billing for the monthly base charge. Since the existing fees do recognize deposit differentials for higher levels of service and customer class relationships, the existing deposit structure is assumed to be maintained.

Recommendations – Customer Deposits

Based on the deposit parameters and the utility service rates, the water and wastewater deposits for the County are recommended as follows:

Minimum Deposits		
Meter Size (Inches)	Water Amount	Wastewater Amount
Residential Service:		
Single-Family	\$70.00	\$125.00
Multi-Family (per Dwelling Unit)	56.00	100.00
Recreational Vehicle (per Dwelling Unit/Lot)	28.00	50.00
Commercial and Non-Residential Service:		
5/8"	\$70.00	\$125.00
3/4"	105.00	187.50
1"	175.00	312.50
1-1/2"	350.00	625.00
2"	560.00	1,000.00
3"	1,120.00	2,000.00
4"	1,750.00	3,125.00
6"	3,500.00	6,250.00
8"	5,600.00	10,000.00
10"	10,150.00	18,125.00

It is recommended that the County adopt the proposed water and wastewater deposit revisions that are based on the size of the service and are derived through the estimation of two (2) months equivalent billing for each customer class.

1.8 SEWER SERVICE LINE TAMPERING AND PENALTY

It has been recognized by County staff that on occasions, (especially during storm events) customers who have areas of standing water will drain the excess rainfall into the sewer service line thereby increasing the flow to the County's wastewater treatment facilities. Based on an analysis of the costs associated with Utility staff inspecting individual locations on a regular basis to monitor such activities, the estimated cost incurred by the County, which should be incurred by the violator to reimburse the County for costs associated with cleanout of the line subsequent to the tampering activities, was estimated as follows:

	<u>Proposed Fee [1]</u>
Labor and Benefits	\$164.89
Departmental Overhead	38.74
Administrative Overhead	31.91
Vehicle	<u>3.28</u>
Total Cost	\$238.82
Rounded / Recommended Rate	\$240.00
Fine	<u>500.00</u>
Total Recommended Fee and Fine	<u><u>\$740.00</u></u>
Existing Fee	\$135.00
Existing Fine	<u>\$400.00</u>
Total Existing Fee and Fine	\$535.00
Difference:	
Amount	<u>\$205.00</u>
Percent	<u>38.32%</u>

[1] Amounts shown derived from Table 1-8 at the end of this report.

The increase to the existing fee is primarily related to an assumed increase in the total labor hours from one hour for two field technicians to two hours and the addition of identified customer service labor and overhead costs. In addition to the fee associated with the recovery of County costs incurred for cleaning out the collection line of debris caused by the line tampering, a fine should also be implemented to recover restoration costs and curtail individuals from tampering with the service lines in the future.

Recommendations – Sewer Service Line Tampering and Penalty

It is recommended that the County adopt the calculated sewer service line tampering fee at \$240.00. For consistency it is recommended that the County set the wastewater tampering penalty equal to the water penalty at \$500.00 from the current penalty of \$400.00.

1.9 PLAN REVIEW FEES

As part of the development process of the County's service area, all engineering documents for the construction of water, sanitary sewer and/or effluent reuse systems in the County's franchised service area shall be submitted for review to the Engineering Section of LCU. As part of the review and construction process, the Engineering Section incurs the following minimum activities:

1. Pre-design meeting prior to document submittal;
2. Approval of submitted plans;
3. Pre-construction conference and field investigation of existing facilities;
4. Field testing and final inspection by County of facilities, (including T.V. and video tape of lines as required); and
5. Preparation of Resolution of Acceptance, Land Transfer Forms, and BOCC acceptance summary documentation (Blue sheet).

The current review fee charged by the County is 1.0% of the construction cost of the plan under review with a minimum charge of \$790.00.

Based on discussion with the Engineering division of the County, the review of the engineering documents and the field inspection of the facilities is labor intensive and varies with the size of the construction project. For example, the cost to review and inspect a commercial connection to the system is generally higher than the requirements associated with a single-family dwelling. Therefore, in order to recognize these cost differentials, it is recommended that the fee structure with a minimum cost and a variable component based on the size of the facilities be maintained by the County. This is consistent with the rate application currently being used by the County as well as that used by other public utilities within the State of Florida.

Recommendations – Plan Review Fee

Based on an analysis of typical costs incurred by the County in the plan review process, it is recommended that the fee based on 1.0% of the contributed asset value be maintained, but the minimum charge be increased to \$835.00 based on the estimated minimum time to review and inspect facilities. This minimum fee assumes: i) labor cost allowances for five (5) employees including a Deputy Director, Senior Manager, Development Review Representative, Senior Technician and Customer Service Technician; ii) six (6) hour allowance per employee for in office plan review; and iii) a three (3) hour allowance for on-site visits by the Deputy Director and Senior Manager. The minimum charge assumes a maximum of two (2) preliminary plan reviews by County staff. Subsequent reviews will be billed based on the actual costs incurred by the County for such additional plan reviews. The percent to construction cost approach is typical in the industry as it attempts to mirror the scale of review required based on the size of the project.

1.10 LATE PAYMENT FEES

In order to encourage timely payment of monthly service and to compensate the utility for additional costs associated with increased customer service costs, a late payment or penalty charge has been adopted by several utilities. This fee is usually assessed to customers that are delinquent in the payment of utility bills for monthly service. This fee is very common in the utility industry as well as other industries that extend credit to customers (i.e., credit card companies). In general, the fee can usually be charged as a percentage of the outstanding bill and provides for: i) the lost opportunity cost of interest earnings on cash balances; ii) the administrative costs associated with notification to the delinquent customer, customer accounting, and data processing; iii) the additional costs associated with the need for utilities to have cash working capital balances in the excess of needed levels because of non-payment of bills; and iv) a monetary incentive to compel prompt payment practices.

Recommendations – Late Payment Fee

In order to promote prompt payment, it is recommended that the existing fee of one percent (1%) of the outstanding amount with a minimum penalty of \$5.00 be maintained. It is further recommended that the County allow a 30-day period from the time the bill is issued (20 calendar days to pay plus a 10-day grace period) before issuing the late payment penalty. In addition, the County should consider the following late payment policies:

1. The late payment fee should be applied to all past due balances for all customers. Exceptions may be approved by a Customer Service Supervisor when a billing error has been made or due to extreme hardship cases.
2. The bill for an account with a previous balance should include the following information at a minimum:
 - a. Amount due;
 - b. Date payment to be posted to avoid disconnect; and
 - c. Date payment to be posted to avoid additional late payment fee (if different than disconnect period).
3. The establishment of a policy that to the extent a customer does not pay the late payment fees, but does pay for utility service, the service will be discontinued at a certain threshold (e.g., at an amount equal to one month of service).

1.11 LIEN SEARCHES AND LIEN PLACEMENT / RELEASE FEE

LCU does not currently charge a lien search, placement, or lien release fee. LCU incurs costs associated with staff time and clerk of court charges to record the lien. Based on discussions with staff, it is assumed that lien searches often requested by banks or realtors requires approximately 15 min of customer service labor, while processing and releasing a lien requires approximately one (1) hour. To recover these costs the following lien placement and release fee is determined:

Description [1]	Lien Search	Lien Placement or Release
Customer Service:		
Personnel Costs:		
Labor and Benefits	\$9.07	\$36.27
Departmental & Administrative Overhead	3.81	15.24
Total Customer Services	<u>\$12.88</u>	<u>\$51.51</u>
Total Cost	\$12.88	\$51.51
Rounded Rate	<u>\$13.00</u>	<u>\$52.00^[2]</u>

[1] Amounts shown derived from Table 1-9 at the end of this report.

[2] Represents base amount; additional charges collected based on the County's Clerks actual costs.

Recommendations – Lien Search, Placement, and Release Fee

It is recommended that the County adopt the lien search fee at the calculated \$13.00 and the lien placement or release fee of \$52.00 plus any County Clerk actual costs.

1.12 MONTHLY FIRELINE SERVICE FEE

The County currently charges a monthly fireline service fee to, predominantly, commercial and multi-family customers. Based on our review of the fees it is recommended that the County consider setting charges based on 1/12th of the current water base rate (exclusive of any customer account charges). This is a common industry practice in the determination of such charges and also recognized as a ratemaking practice by the Florida Public Service Commission (FPSC) pursuant to Florida Administrative Code, Rule 25-30.465. The methodology contained in this Rule (for the establishment of rates by the FPSC) essentially assumes that the cost to maintain infrastructure to provide fire protection services equates to 1/12th of the cost of the base facility charge of the various meter sizes for the water system. Based on discussions with County staff, fireline bills are separately generated and therefore it is recommended that the County also include an account service charge to recover the cost of billing and customer service. The County's current account charge is \$3.72 per water bill.

Recommendations – Monthly Fireline Service Fee

It is recommended that the County adopt the proposed fees to as follows:

Line Size	Recommended Monthly Fee
1"	\$5.78
1-1/2"	\$7.84
2"	\$10.31
3"	\$16.89
4"	\$24.30
6"	\$44.89
8"	\$69.59
10"	\$123.10
12"	\$180.74

1.13 TEMPORARY HYDRANT METER AND SERVICE FEE DEPOSIT

The County currently loans out temporary hydrant meters with backflow prevention devices to customers on an as needed basis. These customers, primarily building contractors, request the County supply them with the appropriately sized meter needed to gain access to and measure the usage of the hydrant water. To deter misuse or inadvertent loss of the meter during construction use, it has been determined that a deposit amount be developed and held by the County until the hydrant meter and backflow prevention devices are returned. Based on the current cost of such equipment as identified by staff the following increases to deposit amounts are recommended:

Meter Size	Existing	Recommended	Difference	
			Amount	Percent
1"	370.00	\$555.00	\$185.00	50.00%
1-1/2"	730.00	1,120.00	390.00	53.4%
2"	840.00	1,440.00	600.00	71.4%
3"	N/A	Actual Cost	Actual Cost	N/A

Additionally, to account for the cost to test, clean and flush each meter after use a \$100.00 service fee is recommended. The fee assumes 1.5 hours of crew supervisor to perform the cleanout and inspection, including any replacement of parts. The task also includes approximately 15 minutes of customer service staff time to field inquiries, account for the meter, and collect payment. The complete fee design is as follows:

Description [1]	Crew Supervisor	Customer Service	Total Fee Design	Rounded Fee
Personnel Costs				
Labor and Benefits	\$62.00	\$9.07	\$71.07	
Departmental and Administrative Overhead	26.59	3.81	30.40	
Total Personnel and Departmental Overhead	\$88.59	\$12.88	\$101.47	\$100.00

Recommendations – Temporary Hydrant Meter and Service Fee

It is recommended that the County adopt the calculated hydrant meter deposit and service fee as noted above.

1.13 FLAT RATE MONTHLY SERVICE CHARGE

During the review of the miscellaneous fees with the County, the County identified a need for Flat Rate Monthly Service charges applicable to water and wastewater customers when service otherwise measured by a water meter is temporarily unavailable. A temporary Flat Rate Service fee is appropriate when a customer's meter is either reporting inaccurate meter data, not reporting meter data, or is inaccessible to a meter reader. The fee is, however, applicable only if the customer is still receiving water and wastewater service.

The Flat Rate Service fee is calculated pursuant to the County’s rate Resolution No. 23-06-33. The water Flat Rate Service fees are comprised of the sum of the: i) service charge; ii) administrative fee; and iii) user charges in accordance with the Water System Customer Rates schedule, dependent on the customers classification as residential or commercial. The consumption assumed

to calculate the user charges is derived from the average monthly use for the customer’s meter size across the County’s water system. Similarly, the wastewater Flat Rate Service fees are comprised of the i) service charge; ii) administrative fee; and iii) user charges in accordance with the Wastewater System Customer Rates schedule, dependent on the customers classification as residential or commercial. The consumption assumed to calculate the user charges is derived from the average monthly use for the customer’s meter size across the County’s wastewater system.

Due to the variability in the average monthly consumption for 3/4" meter accounts, customers with a 3/4" meter should be charged the fee applicable to 5/8" meter customers. Unmetered wastewater customers (those without a corresponding water meter used to determine the associated wastewater user charges) should be charged their typical unmetered rate, as the Flat Rate Service fee is not applicable to this class of customer.

Based on the application of the County’s rate Resolution to the average use per customer class and meter size for both water and wastewater customers, the proposed Flat Rate Monthly Service Fees are as follows:

Proposed Flat Rate Monthly Service Fees		
	<u>Residential</u>	<u>Commercial</u>
<u>Water Flat Rate Monthly Fees</u>		
5/8" Meter	\$27.23	\$27.23
1" Meter	68.72	75.72
1.5" Meter	142.73	141.48
2" Meter	320.79	262.15
3" Meter	996.99	721.81
4" Meter	1,560.66	1,115.57
6" Meter	4,759.20	3,301.00
8" Meter	5,058.54	3,555.15
10" Meter	4,830.78	3,868.70
<u>Wastewater Flat Rate Monthly Fees</u>		
5/8" Meter	\$46.48	\$46.48
1" Meter	85.28	134.34
1.5" Meter	85.28	253.79
2" Meter	85.28	468.32
3" Meter	85.28	1,220.69
4" Meter	85.28	1,890.70
6" Meter	85.28	5,213.47
8" Meter	85.28	6,032.84
10" Meter	85.28	7,023.66

1.14 MISCELLANEOUS FEE DESIGN CONCLUSIONS

While many of the miscellaneous fees evaluated in this study support a fee increase, the most significant change is associated with: i) the meter installation and tap-in charges and ii) monthly fireline service fees. The principal driver for change to the meter installation and tap-in charges is related to the increased cost of meters (i.e., change to AMI metering technology) and increased labor costs, among other increases in operating expenses. The principal driver for the increase in fireline fees is based on the change in methodology to set such charges equal to 1/12th the water base rate (excluding service account charges).

SECTION 2: CAPACITY FEES

2.1 GENERAL

The purpose of capacity fees (also referred to as impact fees or connection fees) are to assign, to the extent practical, the proportionate treatment and transmission capital costs required to provide service to those new customers. The County last adjusted the capacity fees in 2007 pursuant to Resolution No. 07-08-70 or approximately 17 years ago. Since 2007, the County has made significant capital improvements to the water and wastewater system (the "System"), which has prompted this evaluation.

2.2 METHODOLOGY

In the development of the proposed fees, the "System Buy-in" approach was recognized using the original cost method. This method allocates the estimated proportionate share of capacity at the cost of the existing assets, which does recognize the required investment in facilities associated with the implementation (construction and placement into service) of the System's ten-year capital improvement plan, as applicable. Pursuant to this method, the applicant requesting capacity pays (buys) for its share of the infrastructure constructed to serve the property (i.e., System growth). It should be noted that this method does not impart or transfer ownership to the customer but is generally considered to provide access to capacity in the amount purchased at a status equal to that of the existing customers of the System. Based on the use of this method and in order to assess the existing fees, Raftelis performed a detailed review of the fixed asset records associated with installed / constructed infrastructure and the ten-year capital improvement program (CIP) with staff to functionalize costs by utility classification (i.e., treatment, supply, transmission, collection, etc.). The functionalized costs associated with supply, storage, treatment, and backbone transmission system were then divided by the applicable water and wastewater system treatment capacities to determine the per-unit cost of capacity per gallon per day. The cost per gallon is then applied to the assumed level of service (also expressed on a gallon per day basis) to calculate the applicable capacity fees to be charged per equivalent residential unit (ERU). An ERU represents the average daily capacity allocable to an individually metered residential customer receiving service through a 5/8-inch service. Generally, a typical residence would equate to 1.0 ERU, with all other accounts / development being expressed as a multiple of ERUs. The capacity fees for service are applied on an ERU basis. The figure below provides an overview of the capacity fee calculation. The charges are based on the identified capital costs per unit of treatment and primary (backbone) transmission capacity multiplied by the assumed level of service to determine the fee for an ERU.



Capital Costs

The capital costs included within the fee design are based on: i) the actual costs of existing infrastructure determined pursuant to the fixed asset records in-service as of September 30, 2022; and ii) the projected near-term expansion related capital improvements pursuant to the County's capital improvement program encompassing the Fiscal Years 2023 through 2033 (CIP). Not all capital costs are included in the fee design rather only those costs directly attributable to the treatment and primary transmission / collection functions of the System. Primary transmission and collection infrastructure is sometimes referred to as backbone transmission and collection infrastructure (Backbone T&C). The Backbone T&C is generally classified based on line size and represents the larger lines in the System that generally provide benefit to all customers and serve to convey service to (water) / from (wastewater) the ancillary or smaller lines serving specific neighborhoods or developments. Specific capital costs excluded from the capacity fees include, but are not limited to, developer contributed assets (e.g., collection / distribution infrastructure generally serving the specific property – referred to as "on-site facilities" located within a development), grant funded assets, local development lift stations, hydrants, meters, manholes, and general plant, which typically represents recurring assets (limited or short service lives) such as vehicles, equipment, and machinery. Essentially, any asset that does not serve a majority or material number of existing or future customers or is funded from a different source (i.e., developer contribution, a fee for installing a water meter, etc.) would be generally excluded.

Capacity and Cost per Gallon

After identifying the capital costs to be included in the fee design, the capacity must be identified to calculate the cost per gallon of water production and wastewater treatment. For purposes of this evaluation, the cost is recognized in terms of average daily flow (ADF) gallons per day (gpd) basis in order to be consistent with the level of service assumed per ERU. The System capacity is derived from the reported permitted capacity of the treatment facilities. It is adjusted for any near-term expansions assumed in the CIP. Since it is impractical to identify the capacity of the Backbone T&C, it is assumed that such capacity is equal to the System-wide treatment capacity. Pursuant to the County's Water and Wastewater Engineer of Record FY22 Annual Comprehensive Report dated August 2023 (EOR Report), the water system capacity is permitted on a maximum daily flow basis (MDF), while the wastewater capacity is generally permitted on an ADF basis. The permitted water capacity was adjusted from a MDF to an ADF basis through an assumed peaking factor based on the historical relationship as noted in the FY 21 and FY 22 EOR Reports. The identified capital costs included in the fee evaluation can then be divided by the System capacity to calculate a cost per gallon on an ADF-GPD basis.

Level of Service (LOS) and Fee Application

The level of service (LOS) represents the amount of flow on an ADF-GPD basis that a typical single family residential unit or ERU is assumed to require or reserve in the System. The LOS is used to apportion the cost per gallon to an ERU. For new residential connections, the County assumes a single-family residential property is equal to 1.0 ERU, while each multi-family unit is considered 0.8 ERUs and each Recreational Vehicle Lot or Unit is 0.4 ERUs. Since new commercial customers can have a wide range of demands, the County relies on the Florida Administrative Code Chapter 64E-6.008 to determine the assumed capacity reservation

requirement on a per gallon per day basis. The County can then assign a capacity fee to a new customer based on their respective number of ERUs or gallons per day of capacity reservation.

2.3 CAPITAL COSTS

The capital costs recognized in determination of the capacity fees included a review of the current assets in service and near-term infrastructure expansions and improvements (which would affect the future installed cost of the infrastructure required to serve new development) identified in the County's adopted CIP. The identified capital costs were then functionalized to: i) identify those assets that should be included in the determination of the capacity fees; and ii) to match existing plant type to the capital improvements to meet future service needs. Examples of plant functions would include water production and treatment and transmission services.

The County provided Raftelis a copy of the utility fixed asset listing as of September 30, 2022 (the most recent asset listing during the preparation of the fee analysis) that served as the basis of the functionalization of the existing plant in service. Table 2-1 at the end of this report provides a summary of the functionalization of the existing plant in service for each specific utility service. The classification of the plant assets to each utility function was based on the description (use) of the asset as contained in the County's accounting records, discussions with the County, and judgment. As previously discussed, the Fiscal Year 2023 through 2033 capital improvement plan served as the basis of the CIP and was considered in determination of the capacity fees. As with the existing fixed asset records, the CIP projects were functionalized to identify near-term expansion related treatment and transmission capital expenditures for inclusion in the fee. Table 2-2 at the end of this report provides a summary of the expansion related CIP projects assumed in the fee evaluation.

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The following table provides a summary of the functionalized capital costs from Table 2-3 with the underlying data derived from Tables 2-1 and 2-2:

FUNCTIONALIZED CAPITAL COSTS FOR CAPACITY FEE DETERMINATION [1]				
Description	Fixed Asset Records as of 9/30/22 [2]	Expansion Related CIP Projects [3]	Exclusions [4]	Assets for Capacity Fee Determination
Water System:				
Treatment and Transmission	\$442,472,692	\$370,127,406	\$0	\$812,600,098
Distribution, Hydrants, & Other	230,458,716	N/A	(230,458,716)	0
Total Water System	\$672,931,408	\$370,127,406	(\$230,458,716)	\$812,600,098
Wastewater System:				
Treatment and Transmission	\$484,195,942	\$477,066,671	\$0	\$961,262,613
Reclaimed Transmission	3,040,309	N/A	0	3,040,309
Reclaimed Distribution	4,667,811	N/A	(4,667,811)	0
Collection and Other	255,892,442	N/A	(255,892,442)	0
Total Wastewater System	\$747,796,504	\$477,066,671	(\$260,560,252)	\$964,302,923
Other Assets [4]	\$25,783,778	N/A	(\$25,783,778)	\$0
TOTAL CAPITAL COSTS	\$1,446,511,689	\$847,194,078	(\$516,802,746)	\$1,776,903,021

[1] Amounts shown derived from table 2-3.

[2] Amounts shown derived from Table 2-1.

[3] Amounts shown derived from Table 2-2.

[4] Capacity fee design excludes fixed asset records not directly attributable to treatment and backbone transmission.

As shown above, approximately \$1.78 billion in existing and additional near-term treatment and transmission-related capital was identified in determination of the capacity fees. It should be noted that the amounts shown include capacity rights associated with the City of Fort Myers Central and South WWTP and the FGUA Del Prado WWTP. Amounts shown are net of the capacity reservations by the Gateway Service District to the County's Gateway WWTP.

In determination of the value of the capacity rights to the City of Fort Myers Central and South WWTP the City's adopted wastewater treatment impact fee cost per gallon on an average daily flow basis was assumed. The wastewater treatment impact fee per gallon is calculated to be \$4.88 per gallon of capacity. Recognizing that the County has 11.5 million gallons of capacity reservations, the fee design recognizes the cost of such entitlements to be \$56,166,000. It should be noted that at the time of this analysis, the City of Fort Myers was considering an increase to their wastewater impact fees. Therefore, the County may wish to review and update the wastewater capacity fee in the future to reflect the increased cost of capacity.

2.4 FACILITY OVERVIEW AND CAPACITY

Water System Capacity

For purposes of this study the permitted water treatment plant capacity was recognized as the basis in calculating the infrastructure cost per gallon of reserved capacity for both the treatment and transmission system capital costs.

Facility	Permitted Capacity (mgd)	Annual Average Daily Demand (mgd)	Maximum Day Demand (mgd)	Maximum Day Capacity Utilization
Corkscrew WTP	15.0	9.9	14.2	95%
Green Meadows WTP [2]	16.0	7.9	11.8	74%
North Lee County WTP	11.6	5.8	8.7	75%
Olga WTP	5.0	1.8	4.2	84%
Pinewoods WTP	5.3	2.8	4.3	81%
Total	52.9	28.2	34.8	66%
WTP Expansions: [3]				
North Lee County WTP	3.4	N/A	N/A	N/A
Total After Expansion	<u>56.3</u>	<u>28.2</u>	34.8	<u>62%</u>
Peaking Factor [4]			<u>1.29</u>	

- [1] Unless otherwise noted, amounts shown were derived from the Engineer of Record FY 22 Annual Comprehensive Report.
- [2] Engineer of Record FY 22 Annual Comprehensive Report notes the Green Meadows WTP's treatment capacity as 16 mgd and a source water capacity as 14 mgd. Total treatment capacity assumed in calculation of capacity fee.
- [3] Amounts shown based on information provided by County staff. The County is in the process of completing an expansion of the North Lee County WTP. The County plans for the expansion of the North Lee County WTP to be completed within the next five (5) years as identified in the County's current Capital Improvement Plan.
- [4] Peaking factor calculated based on the maximum day to annual average day demand as reported in the Engineer of Record FY 21 and FY 22 Annual Comprehensive Reports.

The water treatment capacities are reported on a maximum daily flow basis which were adjusted based on a recognized peaking factor to determine the dependable average daily flow capacity that links to the County's level of service. The determination of the peaking factor is based on the relationship of the Maximum Day to Annual Average Day Demand relationship, which pursuant to the fiscal year 2021 and 2022 engineer of record reports were 1.348 and 1.234, respectively. For purposes of this report a peaking factor of 1.291 for the water system based on the prior two (2) year peaking factor average was assumed in estimating the dependable average day capacity.

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The following table provides a summary of the existing and planned capacity on an MDF and ADF conversion basis:

Water Treatment Plant Capacity Conversion from Max Day to Average Day		
	<u>MDF-MGD</u>	<u>ADF-MGD (1)</u>
Water System – Existing Capacity:		
Corkscrew WTP	15.0	11.6
Green Meadows WTP	16.0	12.4
North Lee County WTP	11.6	9.0
Olga WTP	5.0	3.9
Pinewoods WTP	5.3	4.1
Water System – Planned Expansion:		
North Lee County WTP (expected completion FY26)	3.4	2.6
Water System Total	<u><u>56.3</u></u>	<u><u>43.6</u></u>

[1] Conversion to ADF assumes MDF capacity divided by 1.293 peaking factor. The peaking factor is based on the average of the Max Day to Average Annual Day Demand ratio calculated from data reported in the two (2) most recent EOR reports.

Wastewater System

For purposes of this study the permitted water treatment plant capacity was recognized as the basis in calculating the infrastructure cost per gallon of reserved capacity for both the treatment and transmission system capital costs.

The following table provides a summary of the current and future wastewater treatment capacity assuming implementation of the identified CIP:

Summary of Lee County Wastewater Treatment Facility Capacity [1]			
<u>Facility</u>	<u>Permitted Capacity (mgd) [2]</u>	<u>Annual Average Daily Demand (mgd)</u>	<u>Capacity Utilization</u>
Fiesta Village AWWTP	5.000	2.81	56%
Ft. Myers Beach WWTP	6.000	3.24	54%
Gateway WWTP [3]	3.000	1.63	54%
High Point WWTP	0.025	0.013	52%
Pine Island WWTP	0.383	0.14	37%
Three Oaks WWTP	6.000	4.05	68%
Southeast County WWTP [4]	6.000	N/A	N/A
Capacity Rights:			
City of Fort Myers Central and South WWTPs	11.500	4.99	43%
FGUA Del Prado WWTP [5]	1.266	0.91	72%
Total	39.17	17.8	48%

[1] Unless otherwise noted amounts shown were derived from the Engineer of Record FY 22 Annual Comprehensive Report.

[2] Permitted capacity is reported on an average annual daily flow basis, with exception to Pine Island WWTP which is a monthly average daily flow basis.

[3] Amounts shown reflect total treatment capacity at the Gateway WWTP. Amounts shown are not net of contractual capacity reservation by the Gateway Services District of 0.743 mgd and therefore such capacity is not available for retail customers of the County.

[4] Southeast County WWTP Annual Average Daily Demand and Capacity Utilization not included as reliable flow data not available due to the facility's recent and ongoing construction.

[5] Amounts shown reflect: i) the capacity rights derived from the County's interlocal agreement with the FGUA; ii) estimated average annual daily flow based implied from the wholesale treatment charges to the County for the Fiscal Year 2022.

2.5 LEVEL OF SERVICE

Pursuant to Chapter 9J-5, Florida Administrative Code, the "level of service" means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility, based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility or service. Essentially, the level of service standards is established in order to ensure that adequate facility capacity will be provided for future development and for purposes of issuing development orders or permits, pursuant to Section 163.3202(2)(g) of the Florida Statutes. As further stated in the Administrative Code, each local government shall establish a LOS standard for each public facility located within the boundary for which such local government has authority to issue development orders or permits. Such LOS standards are set for each individual facility or facility type or class and not on a system wide basis. The level of service assumed for each specific utility service is based on the assumed demand for new growth as reported in the County's EOR Report and Lee County Comprehensive Plan. The level of service for the water system is currently 250 gallons per day and for the wastewater system is 200 gallons per day, representing a decline from 250 gallons per day for the wastewater system since the last formal review of capacity fees.

2.6 DESIGN OF WATER AND WASTEWATER CAPACITY FEE

Recognizing the assumptions and data relied upon for this evaluation, the following capacity fees were calculated:

Comparison of Existing and Calculated Capacity Fees^[1]		
Description	Water	Wastewater
System Capacity (ADF-MGD) ^[2]	43.604	38.431
Cost of Treatment	\$704,102,997	\$711,042,635
Cost of Transmission	108,497,101	253,260,287
Total	\$812,600,098	\$964,302,923
Cost per Gallon	\$18.64	\$25.09
LOS (ADF-GPD) ^[3]	250	200
Calculated Fee	\$4,659.02	\$5,018.36
Rounded Fee	\$4,655.00	\$5,015.00
Existing Fee per ERU	\$2,440.00	\$2,660.00
Change – Amount	\$2,215.00	\$2,355.00

ADF-MGD = Average Daily Flow in Millions of Gallons per Day

ADF-GPD = Average Daily Flow in Gallons per Day

[1] Amounts shown derived from Table 2-3.

[2] Amounts shown reflect the calculated dependable average daily flow capacity. Wastewater system capacity excludes 0.743 ADF-MGD of capacity reserved by Gateway Services District.

[3] Amounts shown reflect the current Level of Service (LOS) as reported per the County's master plan.

As shown above and in greater detail within Table 2-3 at the end of this report, the calculated capacity fee is \$4,655 per ERU for the water system and \$5,015 per ERU for the wastewater system.

Utility Capacity Fee Recommendation			
	Water (\$/ERU)	Wastewater (\$/ERU)	Combined (\$/ERU)
Lee County:			
Existing	\$2,440	\$2,660	\$5,100
Recommended	<u>\$4,655</u>	<u>\$5,015</u>	<u>\$9,670</u>
Fee Change – \$	\$2,215	\$2,355	\$4,570
Fee Change – %	90.78%	88.53%	89.61%

On a combined basis the proposed capacity fee is \$9,670 which is approximately \$4,570 or 89.61% greater than the existing capacity fees.

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2.7 COMPARISON SURVEY

A comparison of the County's existing and proposed capacity fees with other neighboring jurisdictions was prepared. This survey provides a comparison of the existing and proposed System capacity fees for single-family residential connections (i.e., 1 ERU) for the System relative to the impact fees or comparable charges currently imposed by other municipal / governmental water and wastewater systems located in neighboring communities. A number of factors can affect the capacity fee charged, including but not limited to, level of treatment required for service, asset age, density of customer base, level of service adopted by local government, amount of grant (contributions) funds received, when the utility last updated their fee calculation, and other factors. No in-depth analysis has been performed by Raftelis as to the effect these factors could have on the fees charged by other utilities or to determine the methods used in the development of the water and wastewater capacity fees imposed by others, nor has any analysis been made to determine whether 100% of the cost of new facilities is recovered from system capacity charges, or some percentage less than 100% with the balance recovered through the user charges.

Utility Capacity Fee Survey [1]			
	Water (\$/ERU)	Wastewater (\$/ERU)	Combined (\$/ERU)
Lee County:			
Existing	\$2,440	\$2,660	\$5,100
Recommended	4,655	5,015	9,670
Utility Survey:			
City of Boca Raton	\$5,195	\$4,168	\$9,363
Bonita Springs Utilities, Inc.	3,040	3,925	6,965
City of Bradenton	1,183	1,545	2,728
City of Cape Coral	2,551	2,406	4,957
Charlotte County	1,290	1,610	2,900
Collier County	3,382	3,314	6,696
Englewood Water District	1,751	2,754	4,505
FGUA - Lehigh Acres System (Lee County)	3,070	3,057	6,127
City of Fort Myers	2,023	1,966	3,989
Hillsborough County [2]	1,863	2,951	4,814
Hillsborough County [3]	2,214	3,651	5,865
Manatee County	1,738	3,175	4,913
City of Marco Island	4,380	5,220	9,600
City of Naples	1,416	2,324	3,740
City of North Port [2]	2,319	2,255	4,574
Orange County	1,970	3,570	5,540
Pinellas County	352	2,060	2,412
City of Punta Gorda	1,497	2,760	4,257
City of Sarasota	900	2,577	3,477
Sarasota County	2,950	3,190	6,140
Survey Average	\$2,254	\$2,924	\$5,178

[1] Survey was performed as of October 2023 and reflects charges for a typical residential single-family home or 1 ERU.

[2] Hillsborough County - Northwest Service Area

[3] Hillsborough County - South/Central Service Area

2.8 CAPACITY FEE DESIGN CONCLUSIONS

Since the last formal review of the water and wastewater capacity fees, the County has made significant capital infrastructure investments and has identified significant near-term facility expansions. While infrastructure investment has increased, the assumed level of service for a typical residential customer has declined for the wastewater system. Based on this and the findings of this study, we have estimated that the County may raise the current water capacity fee by \$2,215 per ERU and the wastewater capacity fee by \$2,355 per ERU. We would recommend that the County increase the fees to the calculated amounts, however the County may wish to consider phasing in the increase over time since the increase represents an approximate 89.61% increase to such fees. The recommended fee change produces a combined water and wastewater capacity fee that is considered comparable but greater than the survey average of 19 neighboring public utilities (representing a total of 20 service areas). It is not expected that adjusting the County's existing capacity fees in line with the findings of this evaluation will adversely affect development or growth within the County. It is recommended that the County reevaluate the fees every 5 years in order to recognize the ongoing investment into the utility system.

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LEE COUNTY, FLORIDA
MISCELLANEOUS AND CAPACITY FEE STUDY

LIST OF TABLES

Table No.	Description
Appendix A	Summary of Recommended Fees
Section 1	Miscellaneous Fees:
1-1	Development of General and Direct Overhead Cost Factors
1-2	Calculation of Potable Water Meter Installation Charge
1-3	Calculation of Potable Water Tap-in Charge
1-4	Calculation of Meter Reads and Other Visits to Premises
1-5	Calculation of Turn On and Turn Off Fees
1-6	Calculation of Meter Test Charges
1-7	Calculation of Late Charge
1-8	Calculation of Sewer Line Cleanout and Tampering Fee
1-9	Calculation of Lien Placement and Lien Release Fee
1-10	Development of Straight Pipe Flat Rates
Section 2	Capacity Fees:
2-1	Summary of Fixed Assets by Function & Location (Adjusted for Contributed Assets)
2-2	Capital Improvement Program – Identification of Expansion Projects
2-3	Capital Cost Summary for Capacity Fee Calculation
2-4	Capacity Fee Calculation

Appendix A
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Summary of Recommended Fees

Line No.	Description	Existing	Recommended	Change	
				Amount	Percent
<u>Section One - Miscellaneous Service Charges</u>					
<u>Turn-on / Turn-off Fee (Connection/Disconnection Service Charge)</u>					
Initiation of Service - By Customer Request					
1	Regular Business Hours	\$45.00	\$45.00	\$0.00	0.00%
2	Non- Business Hours	55.00	145.00	90.00	163.64%
<u>Premise Visit (Trip Charge)</u>					
3	Meter Re-reads	\$35.00	\$50.00	\$15.00	42.86%
4	Special Meter Reads	35.00	50.00	15.00	42.86%
5	Any other Visit to Customer Location	35.00	50.00	15.00	42.86%
<u>Water Meter Installation Fees (Drop-In Charges)</u>					
6	5/8" Meter	\$260.00	Actual Cost		
7	3/4" Meter	295.00	Actual Cost		
8	1" Meter	325.00	Actual Cost		
9	1.5" Meter	525.00	Actual Cost		
10	2" Meter	595.00	Actual Cost		
11	3" Meter and Above	Actual Cost	Actual Cost		
Tap-in Charges					
12	5/8" Meter	\$1,025.00	Actual Cost		
13	3/4" Meter	1,060.00	Actual Cost		
14	1" Meter	1,090.00	Actual Cost		
15	1.5" Meter	1,650.00	Actual Cost		
16	2" Meter	1,800.00	Actual Cost		
17	3" Meter and Above	Actual Cost	Actual Cost		
18	Wastewater Main Tap Charge	Actual Cost	Actual Cost		
19	Meter Testing Fee	\$70.00	\$120.00	\$50.00	71.43%
20	Late Payment Fee (Greater of 1% of the balance or =>)	\$5.00	\$5.00	\$0.00	0.00%

Appendix A
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Summary of Recommended Fees

Line No.	Description	Existing	Recommended	Change	
				Amount	Percent
21	Unauthorized Water Tap (Fine)	\$500.00	\$500.00	\$0.00	0.00%
	Wastewater Line Cleanout / Tampering Charge				
22	Fee (Cost)	\$135.00	\$240.00	\$105.00	77.78%
23	Fine (Penalty)	400.00	\$500.00	100.00	25.00%
	Lien Search, Placement and Release Fee				
24	Account Status Search	N/A; New Fee	\$13.00 \$52.00 + County Clerk	\$13.00	N/A
25	Lien Placement or Release	N/A; New Fee	Actual Costs	Actual Costs	N/A
	Plan Review Fees (Greater of 1% of contributed asset value or identified fee)				
26		\$790.00	\$835.00	\$45.00	5.70%
	Water Meter Security Deposit Fees for Hydrant Meters				
27	1" Meter	\$370.00	\$555.00	\$185.00	50.00%
28	1.5" Meter	730.00	1,120.00	390.00	53.4%
29	2" Meter	840.00	1,440.00	600.00	71.4%
30	3" Meter	N/A; New Fee	Actual Cost	N/A	N/A
31	Temporary Hydrant Water Meter Servicing Fee	N/A; New Fee	\$100.00	\$100.00	N/A
	Water Customer Deposits				
	Residential				
32	Single-Family	\$60.00	\$70.00	\$10.00	16.67%
33	Multi-Family (per Dwelling Unit)	48.00	56.00	8.00	16.67%
34	Recreational Vehicle (per Dwelling Unit/Lot)	24.00	28.00	4.00	16.67%
	Commercial				
35	5/8" Meter	\$60.00	\$70.00	\$10.00	16.67%
36	3/4" Meter	90.00	105.00	15.00	16.67%
37	1" Meter	150.00	175.00	25.00	16.67%
38	1.5" Meter	300.00	350.00	50.00	16.67%
39	2" Meter	480.00	560.00	80.00	16.67%
40	3" Meter	960.00	1,120.00	160.00	16.67%
41	4" Meter	1,500.00	1,750.00	250.00	16.67%
42	6" Meter	3,000.00	3,500.00	500.00	16.67%
43	8" Meter	4,800.00	5,600.00	800.00	16.67%
44	10" Meter	8,700.00	10,150.00	1,450.00	16.67%

Appendix A
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Summary of Recommended Fees

Line No.	Description	Existing	Recommended	Change	
				Amount	Percent
Wastewater Customer Deposits					
Residential					
45	Single-Family	\$95.00	\$125.00	\$30.00	31.58%
46	Multi-Family (per Dwelling Unit)	76.00	100.00	24.00	31.58%
47	Recreational Vehicle (per Dwelling Unit/Lot)	38.00	50.00	12.00	31.58%
Commercial					
48	5/8" Meter	\$95.00	\$125.00	\$30.00	31.58%
49	3/4" Meter	142.50	187.50	45.00	31.58%
50	1" Meter	237.50	312.50	75.00	31.58%
51	1.5" Meter	475.00	625.00	150.00	31.58%
52	2" Meter	760.00	1,000.00	240.00	31.58%
53	3" Meter	1,520.00	2,000.00	480.00	31.58%
54	4" Meter	2,375.00	3,125.00	750.00	31.58%
55	6" Meter	4,750.00	6,250.00	1,500.00	31.58%
56	8" Meter	7,600.00	10,000.00	2,400.00	31.58%
57	10" Meter	13,775.00	18,125.00	4,350.00	31.58%
Monthly Fireline Service Fees:					
58	1" Line Size	\$4.98	\$5.78	\$0.80	16.03%
59	1.5" Line Size	4.98	7.84	2.86	57.36%
60	2" Line Size	4.98	10.31	5.33	106.96%
61	3" Line Size	9.96	16.89	6.93	69.61%
62	4" Line Size	14.95	24.30	9.35	62.56%
63	6" Line Size	29.89	44.89	15.00	50.17%
64	8" Line Size	48.76	69.59	20.83	42.71%
65	10" Line Size	59.78	123.10	63.32	105.93%
66	12" Line Size	59.78	180.74	120.96	202.34%

Appendix A
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Summary of Recommended Fees

Line No.	Description	Existing	Recommended	Change	
				Amount	Percent
Monthly Service Fees for Flat Rate Service:					
<u>Water</u>					
Residential					
67	5/8" Meter	N/A; New Fee	\$27.23		
68	1" Meter	N/A; New Fee	68.72		
69	1.5" Meter	N/A; New Fee	142.73		
70	2" Meter	N/A; New Fee	320.79		
71	3" Meter	N/A; New Fee	996.99		
72	4" Meter	N/A; New Fee	1,560.66		
73	6" Meter	N/A; New Fee	4,759.20		
74	8" Meter	N/A; New Fee	5,058.54		
75	10" Meter	N/A; New Fee	4,830.78		
Commercial					
76	5/8" Meter	N/A; New Fee	\$27.23		
77	1" Meter	N/A; New Fee	75.72		
78	1.5" Meter	N/A; New Fee	141.48		
79	2" Meter	N/A; New Fee	262.15		
80	3" Meter	N/A; New Fee	721.81		
81	4" Meter	N/A; New Fee	1,115.57		
82	6" Meter	N/A; New Fee	3,301.00		
83	8" Meter	N/A; New Fee	3,555.15		
84	10" Meter	N/A; New Fee	3,868.70		

Appendix A
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Summary of Recommended Fees

Line No.	Description	Existing	Recommended	Change	
				Amount	Percent
Monthly Service Fees for Flat Rate Service (continued):					
<u>Wastewater</u>					
Residential					
85	5/8" Meter	N/A; New Fee	\$46.48		
86	1" Meter	N/A; New Fee	85.28		
87	1.5" Meter	N/A; New Fee	85.28		
88	2" Meter	N/A; New Fee	85.28		
89	3" Meter	N/A; New Fee	85.28		
90	4" Meter	N/A; New Fee	85.28		
91	6" Meter	N/A; New Fee	85.28		
92	8" Meter	N/A; New Fee	85.28		
93	10" Meter	N/A; New Fee	85.28		
Commercial					
94	5/8" Meter	N/A; New Fee	\$46.48		
95	1" Meter	N/A; New Fee	134.34		
96	1.5" Meter	N/A; New Fee	253.79		
97	2" Meter	N/A; New Fee	468.32		
98	3" Meter	N/A; New Fee	1,220.69		
99	4" Meter	N/A; New Fee	1,890.70		
100	6" Meter	N/A; New Fee	5,213.47		
101	8" Meter	N/A; New Fee	6,032.84		
102	10" Meter	N/A; New Fee	7,023.66		

Table 1-1
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of General and Direct Overhead Cost Factors [1]

Line No.	Description	Budget	Adjustment [2]	Adjusted
<u>Water Meter Services:</u>				
1	Salaries - Full Time Regular	\$570,743	(\$570,743)	\$0
2	Overtime (OT 1.0)	6,000	(6,000)	0
3	Overtime (OT 1.5)	23,000	(23,000)	0
4	FICA Taxes (OASDI)	35,386	(35,386)	0
5	FICA Taxes (Medicare)	8,278	(8,278)	0
6	Regular Retirement	77,451	(77,451)	0
7	Health Insurance	195,660	(195,660)	0
8	Life Insurance	1,052	(1,052)	0
9	Dental Insurance	3,996	(3,996)	0
10	Disability Insurance	1,825	(1,825)	0
11	Worker's Comp-(IGS)	5,674	(5,674)	0
12	Other Professional Srvc	25,000	(25,000)	0
13	Comp Data Proc & Netwk-IGS	92,633	(92,633)	0
14	Data Processing	4,000	0	4,000
15	Other Contracted Services	200,000	(200,000)	0
16	Out-of-County Travel	500	(500)	0
17	Fleet (IGS)	96,784	(96,784)	0
18	Telecommunications	13,000	0	13,000
19	Int. Phone Usage (IGS-Var)	43	0	43
20	Freight, Postage & Courier Svc	200	0	200
21	All Utility Services	10,000	0	10,000
22	Rental&Lease <12mos <5,000	3,000	(3,000)	0
23	Small Equipment Leases	1,500	(1,500)	0
24	Self Ins Assess-Auto Ins	9,480	0	9,480
25	Self Ins Assess-Prop Ins	42,367	0	42,367
26	Self-Ins Assess-Gen Liab.	1,722	0	1,722
27	Repair & Maint-Svcs & Labor	4,000	(4,000)	0
28	Repairs & Maint-Parts	800,000	(800,000)	0
29	Indirect Cost	76,405	(76,405)	0
30	Gen. Office Supplies	1,000	0	1,000
31	Fleet Fuel (Fixed IGS)	5,661	(5,661)	0
32	Minor Equipment	20,000	(20,000)	0
33	Other Supplies	6,000	0	6,000
34	Reference Materials	1,000	0	1,000
35	Training/Seminars/Bus. Meeting	2,500	0	2,500
36	Furniture and Equipment	10,000	0	10,000
37	Vehicle & Rolling Stock	76,000	(76,000)	0
38	Lease Purchase Principal	6,000	(6,000)	0
39	Total	\$2,437,860	(\$2,336,548)	\$101,312
Departmental Management Salaries & Benefits:				
40	Superintendent			\$119,318
41	Manager [3]			66,267
42	Total Salaries			<u>\$185,585</u>
43	Total Direct Overhead			<u>\$286,897</u>
Departmental Salaries				
44	Total Departmental Salaries & Benefits			\$929,065
45	Less Applicable Management Salaries & Benefits [4]			(119,318)
46	Net Salaries			<u>\$809,747</u>
47	Direct Departmental Overhead %			<u><u>35.43%</u></u>

Table 1-1
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of General and Direct Overhead Cost Factors [1]

Line No.	Description	Budget	Adjustment [2]	Adjusted
<u>Customer Service</u>				
48	Salaries - Full Time Regular	\$1,990,326	(\$1,990,326)	\$0
49	Overtime (OT 1.0)	12,000	(12,000)	0
50	Overtime (OT 1.5)	27,000	(27,000)	0
51	FICA Taxes (OASDI)	123,399	(123,399)	0
52	FICA Taxes (Medicare)	28,859	(28,859)	0
53	Regular Retirement	277,918	(277,918)	0
54	Health Insurance	571,020	(571,020)	0
55	Health Ins Opt Out	1,200	(1,200)	0
56	Life Insurance	3,571	(3,571)	0
57	Dental Insurance	13,320	(13,320)	0
58	Disability Insurance	6,230	(6,230)	0
59	Worker's Comp-(IGS)	21,433	(21,433)	0
60	Financial Services	500,000	(500,000)	0
61	Architect and Engineering Svcs	50,000	(50,000)	0
62	Other Professional Srvc	200,000	(200,000)	0
63	Comp Data Proc & Netwk-IGS	212,511	(212,511)	0
64	Data Processing	820,000	(820,000)	0
65	Other Contracted Services	500,000	(500,000)	0
66	Out-of-County Travel	1,000	0	1,000
67	Fleet (IGS)	87,106	(87,106)	0
68	Telecommunications	55,000	0	55,000
69	Int. Phone Line (IGS-Var)	10,908	0	10,908
70	Int. Phone Usage (IGS-Var)	10,013	0	10,013
71	Freight, Postage & Courier Svc	400,000	(400,000)	0
72	All Utility Services	17,000	0	17,000
73	Small Equipment Leases	4,000	0	4,000
74	Self Ins Assess-Auto Ins	9,478	0	9,478
75	Self Ins Assess-Prop Ins	160,052	0	160,052
76	Self-Ins Assess-Gen Liab.	6,506	0	6,506
77	Repair & Maint-Svcs & Labor	8,000	(8,000)	0
78	Repairs & Maint-Parts	25,000	(25,000)	0
79	Internal Repair & Maint.	3,000	(3,000)	0
80	Prntng, Bndng & Copy Ext	1,000	(1,000)	0
81	Indirect Cost	288,642	(288,642)	0
82	License, Permit & Appl. Fee	500	0	500
83	Gen. Office Supplies	7,000	0	7,000
84	Fleet Fuel (Fixed IGS)	5,020	(5,020)	0
85	Minor Equipment	4,000	(4,000)	0
86	Other Supplies	35,000	(35,000)	0
87	Other Supplies	2,000	(2,000)	0
88	Reference Materials	8,000	0	8,000
89	Training/Seminars/Bus. Meeting	1,000	0	1,000
90	Furniture and Equipment	10,000	0	10,000
91	Vehicle & Rolling Stock	50,000	(50,000)	0
92	Lease Purchase Principal	6,250	(6,250)	0
93	Total	\$6,574,262	(\$6,273,805)	\$300,457
Departmental Management Salaries & Benefits:				
94	Superintendent I and II			\$247,618
95	Manager [3]			66,267
96	Total Salaries			\$313,885
97	Total Direct Overhead			\$614,342
Departmental Salaries				
98	Total Departmental Salaries & Benefits			\$3,076,276
99	Less Applicable Management Salaries & Benefits [4]			(380,152)
100	Net Salaries			\$2,696,124
101	Direct Departmental Overhead %			22.79%

Table 1-1
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of General and Direct Overhead Cost Factors [1]

Line No.	Description	Budget	Adjustment [2]	Adjusted
<u>Water Distribution:</u>				
102	Salaries - Full Time Regular	\$2,274,835	(\$2,274,835)	\$0
103	Overtime (OT 1.0)	34,000	(34,000)	0
104	Overtime (OT 1.5)	100,000	(100,000)	0
105	FICA Taxes (OASDI)	141,045	(141,045)	0
106	FICA Taxes (Medicare)	32,985	(32,985)	0
107	Regular Retirement	308,701	(308,701)	0
108	Health Insurance	685,800	(685,800)	0
109	Health Ins Opt Out	600	(600)	0
110	Life Insurance	4,304	(4,304)	0
111	Dental Insurance	15,318	(15,318)	0
112	Disability Insurance	7,280	(7,280)	0
113	Worker's Comp-(IGS)	26,161	(26,161)	0
114	Other Professional Srvc	150,000	(150,000)	0
115	Comp Data Proc & Netwk-IGS	196,164	(196,164)	0
116	Other Contracted Services	80,000	(80,000)	0
117	Out-of-County Travel	3,000	0	3,000
118	Fleet (IGS)	333,365	(333,365)	0
119	Telecommunications	30,000	0	30,000
120	Int. Phone Line (IGS-Var)	6,666	0	6,666
121	Int. Phone Usage (IGS-Var)	21	0	21
122	Freight, Postage & Courier Svc	500	(500)	0
123	All Utility Services	16,500	0	16,500
124	Rental&Lease <12mos <5,000	2,500	0	2,500
125	Small Equipment Leases	2,500	(2,500)	0
126	Self Ins Assess-Auto Ins	24,451	0	24,451
127	Self Ins Assess-Prop Ins	195,358	0	195,358
128	Self-Ins Assess-Gen Liab.	7,941	0	7,941
129	Repair & Maint-Svcs & Labor	40,000	(40,000)	0
130	Repairs & Maint-Parts	600,000	(600,000)	0
131	Internal Repair & Maint.	1,500	(1,500)	0
132	Indirect Cost	348,069	(348,069)	0
133	License,Permit & Appl.Fee	1,500	0	1,500
134	Gen. Office Supplies	3,000	0	3,000
135	Fuel and Lubricants	2,000	(2,000)	0
136	Fleet Fuel (Fixed IGS)	224,645	(224,645)	0
137	Minor Equipment	45,000	(45,000)	0
138	Other Supplies	25,000	(25,000)	0
139	Other Supplies	1,000	(1,000)	0
140	Other Road Materials	15,000	(15,000)	0
141	Reference Materials	1,000	0	1,000
142	Memberships	1,000	0	1,000
143	Training/Seminars/Bus. Meeting	12,000	0	12,000
144	Furniture and Equipment	180,000	0	180,000
145	Vehicle & Rolling Stock	200,000	(200,000)	0
146	Lease Purchase Principal	6,000	(6,000)	0
147	Total	\$6,386,709	(\$5,901,772)	\$484,937
Departmental Management Salaries & Benefits:				
148	Supervisor & Manager			\$253,993
149	Senior Manager [4]			55,446
150	Total Salaries			\$309,439
151	Total Direct Overhead			\$794,376
Departmental Salaries				
152	Total Departmental Salaries & Benefits			\$3,631,029
153	Less Applicable Management Salaries & Benefits [5]			(253,993)
154	Net Salaries			\$3,377,036
155	Direct Departmental Overhead %			23.52%

Table 1-1
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of General and Direct Overhead Cost Factors [1]

Line No.	Description	Budget	Adjustment [2]	Adjusted
<u>General Administrative Overhead:</u>				
156	General Administrative Salaries & Benefits			\$1,381,511
157	General Administrative Dept Overhead			42,209
158	Indirect Cost Allocation			<u>2,551,087</u>
159	Total General Administrative Overhead			<u>\$3,974,807</u>
160	Total Utility Salaries & Benefits			<u>\$25,363,340</u>
161	Total Utility Salaries & Benefits			<u>\$25,363,340</u>
162	Administrative Overhead:			<u><u>15.67%</u></u>
163	<u>Mileage recovery cost per mile (IRS Basis)</u>			\$0.66

Footnotes:

- [1] Amounts represent current budgeted fiscal year 2024 costs as provided by Utility staff.
[2] Amounts shown reflect reductions for direct costs or inapplicable costs.
[3] Management salary shown services two departments and reflects a 50% allocation of the total salary.
[4] Manager serves 3 departments, amounts shown reflects 33.33% allocation.
[5] Reflects adjustment to reduce total departmental salaries by direct management salaries that are included within the department. It should be noted that not all direct supervisory or management salaries are included within a respective department.

Table 1-2
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Calculation of Potable Water Meter Installation Charge [1]

Line No.	Description	Meter Sizes				
		5/8"	3/4"	1"	1.5"	2"
Water Operations						
Water Department						
<u>Trade Worker III</u>						
1	Cost Per Hour	\$ 39.68	\$39.68	\$39.68	\$39.68	\$39.68
2	Total Number of Employees Required	1.0	1.0	1.0	1.0	1.0
3	Number of Hours Worked By Each Employee	2.0	2.0	2.0	2.0	2.0
4	Total Base Salaries	\$79.36	\$79.36	\$79.36	\$79.36	\$79.36
<u>Direct Departmental Overhead (Water Distribution)</u>						
5	Percent Ratio	23.52%	23.52%	23.52%	23.52%	23.52%
6	Expense	\$18.67	\$18.67	\$18.67	\$18.67	\$18.67
<u>Customer Service:</u>						
7	Cost Per Hour	\$36.27	\$36.27	\$36.27	\$36.27	\$36.27
8	Total Number of Employees Required	1.0	1.0	1.0	1.0	1.0
9	Number of Hours Worked By Each Employee	1.5	1.5	1.5	1.5	1.5
10	Total Base Salaries	\$54.41	\$54.41	\$54.41	\$54.41	\$54.41
<u>Direct Departmental Overhead (Customer Service)</u>						
11	Percent Ratio	22.79%	22.79%	22.79%	22.79%	22.79%
12	Expense	\$12.40	\$12.40	\$12.40	\$12.40	\$12.40
13	<u>Administrative Overhead (15.67%)</u>	\$25.83	\$25.83	\$25.83	\$25.83	\$25.83
14	Labor and Overhead Costs	\$190.67	\$190.67	\$190.67	\$190.67	\$190.67
	<u>Vehicle Expense (Flat Fee)</u>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
	Total Service Related Costs	\$215.67	\$215.67	\$215.67	\$215.67	\$215.67
	Recommended Service Charge	\$216.00	\$216.00	\$216.00	\$216.00	\$216.00
<u>Materials, Parts, and Supplies</u>						
15	Automatic Meter Infrastructure / Solid State Register (AMI / SSR)	\$270.68	\$301.43	\$345.25	\$393.28	\$500.47
16	Meter Box Cost	\$77.31	\$77.31	\$77.31	\$191.86	\$191.86
17	Percent of Drop-in Requiring Meter Box	5.0%	5.0%	5.0%	5.0%	5.0%
18	Weighted Meter Box Fee	\$3.87	\$3.87	\$3.87	\$9.59	\$9.59
19	<u>Vehicle Expense (Flat Fee)</u>	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
20	Total Cost	\$299.55	\$330.30	\$374.12	\$427.87	\$535.07
21	Calculated Charge	\$300.00	\$335.00	\$375.00	\$430.00	\$540.00
22	Recommended Charge	Actual Cost	Actual Cost	Actual Cost	Actual Cost	Actual Cost

Footnotes:

[1] Amounts shown are calculated based: i) on material and supply costs provided by the County; and ii) discussions with County staff concerning required labor to perform such services.

Table 1-3
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Calculation of Potable Water Tap-in Charge [1]

Line No.	Description	Meter Sizes				
		5/8"	3/4"	1"	1.5"	2"
Water Operations						
Water Department						
<u>Trades Worker III</u>						
1	Cost Per Hour	\$39.68	\$39.68	\$39.68	\$39.68	\$39.68
2	Total Number of Employees Required	2.0	2.0	2.0	2.0	2.0
3	Number of Hours Worked By Each Employee	4.25	4.25	4.25	4.25	4.25
4	Total Base Salaries	\$337.28	\$337.28	\$337.28	\$337.28	\$337.28
<u>Direct Departmental Overhead (Water Distribution)</u>						
5	Percent Ratio	23.52%	23.52%	23.52%	23.52%	23.52%
6	Expense	\$79.34	\$79.34	\$79.34	\$79.34	\$79.34
<u>Customer Service:</u>						
7	Cost Per Hour	\$36.27	\$36.27	\$36.27	\$36.27	\$36.27
8	Total Number of Employees Required	1.0	1.0	1.0	1.0	1.0
9	Number of Hours Worked By Each Employee	0.25	0.25	0.25	0.25	0.25
10	Total Base Salaries	\$9.07	\$9.07	\$9.07	\$9.07	\$9.07
<u>Direct Departmental Overhead (Customer Service)</u>						
11	Percent Ratio	22.79%	22.79%	22.79%	22.79%	22.79%
12	Expense	\$2.07	\$2.07	\$2.07	\$2.07	\$2.07
13	<u>Administrative Overhead (15.67%)</u>	\$67.04	\$67.04	\$67.04	\$67.04	\$67.04
14	Sub-total Labor Cost	\$494.79	\$494.79	\$494.79	\$494.79	\$494.79
<u>Materials, Parts, and Supplies</u>						
Meters:						
15	Automatic Meter Infrastructure / Solid State Register (AMI / SSR)	\$270.68	\$301.43	\$345.25	\$393.28	\$500.47
21	Meter Box Cost	\$77.31	\$77.31	\$77.31	\$191.86	\$191.86
22	Other Materials, Parts, and Supplies	\$253.96	\$253.96	\$250.08	\$413.38	\$576.68
23	Total Materials, Parts, and Supplies	\$601.95	\$632.70	\$672.64	\$998.52	\$1,269.01
<u>Vehicle Expense</u>						
24	Total Truck Expense (Flat Fee 2 Days)	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Small Track Hoe (4 Hours):						
25	Cost per Hour	\$49.41	\$49.41	\$49.41	\$49.41	\$49.41
26	Hours	4.0	4.0	4.0	4.0	5.0
27	Total	\$197.64	\$197.64	\$197.64	\$197.64	\$247.05
28	Total Vehicle Expense	\$247.64	\$247.64	\$247.64	\$247.64	\$297.05
29	Total Cost	\$1,344.38	\$1,375.13	\$1,415.07	\$1,740.95	\$2,060.85

Table 1-3
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Calculation of Potable Water Tap-in Charge [1]

Line No.	Description	Meter Sizes				
		5/8"	3/4"	1"	1.5"	2"
Directional Bore Costs						
<u>Trades Worker</u>						
30	Cost Per Hour	\$39.68	\$39.68	\$39.68	\$39.68	\$39.68
31	Total Number of Employees Required	2.0	2.0	2.0	2.0	2.0
32	Number of Hours Worked By Each Employee	5.0	5.0	5.0	6.0	6.0
33	Total Base Salaries	\$396.76	\$396.76	\$396.76	\$476.11	\$476.11
<u>Direct Departmental Overhead (Water Distribution)</u>						
34	Percent Ratio	23.52%	23.52%	23.52%	23.52%	23.52%
35	Expense	\$93.33	\$93.33	\$93.33	\$111.99	\$111.99
36	<u>Administrative Overhead (15.67%)</u>	\$76.80	\$76.80	\$76.80	\$92.16	\$92.16
37	Sub-total Labor Cost	\$566.89	\$566.89	\$566.89	\$680.27	\$680.27
<u>Materials, Parts, and Supplies</u>						
38	Weighted Meter Cost	\$270.68	\$301.43	\$345.25	\$393.28	\$500.47
39	Meter Box	\$77.31	\$77.31	\$77.31	\$191.86	\$191.86
40	Other Materials, Parts, and Supplies	\$273.34	\$273.33	\$269.45	\$710.51	\$628.02
41	Total Materials, Parts, and Supplies	\$621.33	\$652.07	\$692.01	\$1,295.65	\$1,320.36
<u>Vehicle Expense</u>						
42	Total Truck Expense (Flat Fee 2 Days)	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Small Track Hoe (4 Hours):						
43	Cost per Hour	\$49.41	\$49.41	\$49.41	\$49.41	\$49.41
44	Hours	5.0	5.0	5.0	6.0	6.0
45	Total	\$247.05	\$247.05	\$247.05	\$296.46	\$296.46
Directional Bore						
46	Cost per Hour	\$196.01	\$196.01	\$196.01	\$196.01	\$196.01
47	Hours	2.0	2.0	2.0	2.0	2.0
48	Total	\$392.02	\$392.02	\$392.02	\$392.02	\$392.02
49	Total Vehicle Expense	\$689.07	\$689.07	\$689.07	\$738.48	\$738.48
50	Total Cost	\$1,877.29	\$1,908.03	\$1,947.98	\$2,714.40	\$2,739.10
Blended Fee:						
51	Assumed Occurrence of Directional Bore (Percent)	50%	50%	50%	50%	50%
52	Weighted Directional Bore Costs	\$938.65	\$954.02	\$973.99	\$1,357.20	\$1,369.55
53	Tap-In Costs	672.19	687.56	707.54	870.47	1,030.42
54	Total Costs	\$1,610.84	\$1,641.58	\$1,681.52	\$2,227.67	\$2,399.98
55	Calculated Charge (rounded)	\$1,610.00	\$1,640.00	\$1,680.00	\$2,230.00	\$2,400.00
56	Recommended Charge	Actual Cost	Actual Cost	Actual Cost	Actual Cost	Actual Cost

Footnotes:

[1] Amounts shown are calculated based: i) on material and supply costs provided by the County; and ii) discussions with County staff concerning required labor to perform such services.

Table 1-4
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Calculation of Meter Reads and Other Visits to Premises [1]

Line No.	Description	All Meter Sizes
Premise Visits (Rereads, Accuracy Tests, etc.)		
Water Department		
<u>Meter Reader</u>		
1	Cost Per Hour	\$30.07
2	Total Number of Employees Required	1.00
3	Number of Hours Worked By Each Employee	0.58
4	Total Base Salaries - Water Department	<u>\$17.44</u>
<u>Direct Departmental Overhead (Meter Services)</u>		
5	Percent Ratio	<u>35.43%</u>
6	Expense	<u>\$6.18</u>
Billing Personnel		
<u>Customer Service Technician</u>		
7	Cost Per Hour	\$36.27
8	Total Number of Employees Required	1.00
9	Number of Hours Worked By Each Employee	0.33
10	Total Base Salaries - Billing Personnel	<u>\$11.97</u>
<u>Direct Departmental Overhead (Customer Billing Services)</u>		
11	Percent Ratio	<u>22.79%</u>
12	Expense	<u>\$2.73</u>
13	Total Labor and Direct Overhead	<u>\$38.32</u>
<u>Vehicle Expense</u>		
Service Truck		
14	Number of Trucks	1.00
15	Cost Per Mile	\$0.66
16	Average per Round Trip	5.0
17	Total Truck Cost	<u>\$3.28</u>
18	Subtotal	<u>\$41.59</u>
19	Administrative / Indirect	<u>\$6.00</u>
20	Total Cost	<u><u>\$47.60</u></u>
21	Recommended Charge (Rounded)	<u><u>\$50.00</u></u>

Footnotes:

- [1] Amounts shown are calculated based: i) on material and supply costs provided by the County; and ii) discussions with County staff concerning required labor to perform such services.

Table 1-5
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Calculation of Turn On and Turn Off Fees [1]

Line No.	Description	Initiation of Service Turn On	
		Regular	After Hours
Turn On / Off			
Water Department			
<u>Customer Service Technician</u>			
1	Cost Per Hour	\$38.11	\$57.17
2	Total Number of Employees Required	1.00	1.00
3	Number of Hours Worked By Each Employee	0.17	2.00
4	Total Base Salaries - Water Department	\$6.48	\$114.33
<u>Direct Departmental Overhead (Meter Services)</u>			
5	Percent Ratio	35.43%	35.43%
6	Expense	\$2.30	\$2.30
Billing Personnel			
<u>Customer Service Technician</u>			
7	Cost Per Hour	\$36.27	\$ 36.27
8	Total Number of Employees Required	1.00	1.00
9	Number of Hours Worked By Each Employee	0.45	0.45
10	Total Base Salaries - Billing Personnel	\$16.32	\$16.32
<u>After Hours Call Center</u>			
11	Cost Per Minute	N/A	\$1.00
12	Number of Minutes	N/A	2.00
13	Total Base Salaries - Billing Personnel	N/A	\$2.00
<u>Direct Departmental Overhead (Customer Service)</u>			
14	Percent Ratio	22.79%	22.79%
15	Expense	\$3.72	\$3.72
16	Total Labor and Direct Overhead	\$28.81	\$138.66
<u>Vehicle Expense</u>			
Service Truck			
17	Number of Trucks	1.00	1.00
18	Cost Per Mile	\$0.66	\$0.66
19	Average per Round Trip	5.0	5.0
20	Total Truck Cost	\$3.28	\$3.28
21	<u>Mail Reminder Notice</u>	N/A	N/A
22	Subtotal	\$32.09	\$141.94
23	Administrative / Indirect	\$4.52	\$4.52
24	Total Cost	\$36.61	\$146.46
25	Recommended Charge	\$45.00	\$145.00

Footnotes:

- [1] Amounts shown are calculated based: i) on material and supply costs provided by the County; and ii) discussions with County staff concerning required labor to perform such services.

Table 1-6
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Calculation of Meter Test Charges [1]

Line No.	Description	All Meter Sizes
Water Operations		
Water Department		
<u>Meter Mechanics (Trade Worker III)</u>		
1	Cost Per Hour	\$39.68
2	Total Number of Employees Required	1.00
3	Number of Hours Worked By Each Employee	1.75
4	Total Base Salaries - Water Department	<u>\$69.44</u>
<u>Direct Departmental Overhead (Meter Services)</u>		
5	Percent Ratio	<u>35.43%</u>
6	Expense	<u>\$24.60</u>
7	<u>Administrative Overhead (15.67%)</u>	<u>\$14.74</u>
Billing Personnel		
<u>Customer Service Technician</u>		
8	Cost Per Hour	\$36.27
9	Total Number of Employees Required	1.00
10	Number of Hours Worked By Each Employee	0.17
11	Total Base Salaries - Billing Personnel	<u>\$6.17</u>
<u>Direct Departmental Overhead (Customer Billing Services)</u>		
12	Percent Ratio	<u>22.79%</u>
13	Expense	<u>\$1.41</u>
14	Total Base Salaries	<u>\$116.36</u>
<u>Vehicle Expense</u>		
Service Truck		
15	Trips 5 miles x \$0.66 mile	\$3.28
16	Total Cost	<u>\$119.63</u>
17	Recommended Charge	<u><u>\$120.00</u></u>

Footnotes:

- [1] Amounts shown are calculated based: i) on material and supply costs provided by the County; and ii) discussions with County staff concerning required labor to perform such services.

Table 1-7
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Calculation of Late Charge [1]

Line No.	Description	All Meter Sizes
Water Operations		
Customer Service		
1	Cost Per Hour	\$36.27
2	Total Number of Employees Required	1.00
3	Number of Hours Worked By Each Employee	0.08
4	Total Base Salaries - Water Department	<u>\$3.02</u>
<u>Direct Departmental Overhead (Customer Service)</u>		
5	Percent Ratio	<u>22.79%</u>
6	Expense	<u>\$0.69</u>
7	<u>Administrative Overhead (15.67%)</u>	\$0.58
8	Total Base Salaries	<u>\$4.29</u>
9	<u>Postage</u>	\$0.66
10	Total Cost	<u>\$4.95</u>
11	Recommended Charge	<u><u>\$5.00</u></u>

Footnotes:

- [1] Amounts shown are calculated based: i) on material and supply costs provided by the County; and ii) discussions with County staff concerning required labor to perform such services.

Table 1-8
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Calculation of Sewer Line Cleanout [1]

Line No.	Description	Fee Calculation
Wastewater Operations		
	Wastewater Department	
	<u>Field Customer Technician</u>	
1	Cost Per Hour	\$39.68
2	Total Number of Employees Required	2.00
3	Number of Hours Worked By Each Employee	2.00
4	Total Base Salaries - Water Department	<u>\$158.72</u>
	<u>Direct Departmental Overhead (Water Distribution)</u>	
5	Percent Ratio	<u>23.52%</u>
6	Expense	\$37.34
	<u>Customer Service:</u>	
7	Cost Per Hour	\$36.27
8	Total Number of Employees Required	1.0
9	Number of Hours Worked By Each Employee	<u>0.17</u>
10	Total Base Salaries	\$6.17
	<u>Direct Departmental Overhead (Customer Service)</u>	
11	Percent Ratio	<u>22.79%</u>
12	Expense	\$1.41
13	<u>Administrative Overhead (15.67%)</u>	\$31.91
14	Total Base Salaries	<u>\$235.54</u>
15	<u>Service Truck</u>	\$3.28
16	Total Cost	<u>\$238.82</u>
17	Recommended Charge	<u><u>\$240.00</u></u>

Footnotes:

- [1] Amounts shown are calculated based: i) on material and supply costs provided by the County; and ii) discussions with County staff concerning required labor to perform such services.

Table 1-9
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Calculation of Lien Placement and Lien Release Fee [1]

Line No.	Description	Lien Search	Lien Placement or Release
	Customer Service		
1	Cost Per Hour	\$ 36.27	\$ 36.27
2	Total Number of Employees Required	1.00	1.00
3	Number of Hours Worked By Each Employee	0.25	1.00
4	Total Base Salaries - Water Department	<u>\$9.07</u>	<u>\$36.27</u>
	<u>Direct Departmental Overhead (Customer Service)</u>		
5	Percent Ratio	22.79%	22.79%
6	Expense	<u>\$2.07</u>	<u>\$8.26</u>
7	<u>Administrative Overhead (15.67%)</u>	\$1.75	\$6.98
8	Total Base Salaries	<u>\$13.00</u>	<u>\$52.00</u>
9	<u>County Clerk Lien Placement and Release Fee</u>	N/A	Actual Cost
10	Total Cost	<u>\$13.00</u>	<u>\$52.00</u>
11	Recommended Charge	<u><u>\$13.00</u></u>	<u><u>\$52.00</u></u>

Footnotes:

[1] Amounts shown are calculated based on discussions with County staff concerning direct charges to LCU and required labor to perform such services.

Table 1-10
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of Straight Pipe Flat Rates

Line No.	Description	Tier	Units [**]	Rate	Bill at Level
<u>Water</u>					
<u>Residential</u>					
<u>5/8" Straight Pipe (5/8" Meter Equivalent)</u>					
<u>Base Portion</u>					
1	Admin		1.00	\$3.72	\$3.72
2	Base		1.00	\$9.88	9.88
3	Base Fee Portion				\$13.60
<u>Consumption Portion</u>					
4	Usage Block 1	0-6,000	3.86	\$3.53	\$13.63
5	Usage Block 2	6,001-12,000	0.00	\$4.42	0.00
6	Usage Block 3	12,001-18,000	0.00	\$5.30	0.00
7	Usage Block 4	Above 18,000	0.00	\$7.06	0.00
8	Total Consumption		3.8600		\$13.63
9	Total Water Bill				\$27.23
<u>1" Straight Pipe (1" Meter Equivalent)</u>					
<u>Base Portion</u>					
10	Admin		1.00	\$3.72	\$3.72
11	Base		1.00	\$9.88	9.88
12	Base Fee Portion				\$13.60
<u>Consumption Portion</u>					
13	Usage Block 1	0-6,000	6.00	\$3.53	\$21.18
14	Usage Block 2	6,001-12,000	6.00	\$4.42	26.52
15	Usage Block 3	12,001-18,000	1.40	\$5.30	7.42
16	Usage Block 4	Above 18,000	0.00	\$7.06	0.00
17	Total Consumption		13.40		\$55.12
18	Total Water Bill				\$68.72

Table 1-10
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of Straight Pipe Flat Rates

Line No.	Description	Tier	Units [**]	Rate	Bill at Level
<u>1.5" Straight Pipe (1.5" Meter Equivalent)</u>					
<u>Base Portion</u>					
19	Admin		1.00	\$3.72	\$3.72
20	Base		1.00	\$9.88	9.88
21	Base Fee Portion				\$13.60
<u>Consumption Portion</u>					
22	Usage Block 1	0-6,000	6.00	\$3.53	\$21.18
23	Usage Block 2	6,001-12,000	6.00	\$4.42	26.52
24	Usage Block 3	12,001-18,000	6.00	\$5.30	31.80
25	Usage Block 4	Above 18,000	7.03	\$7.06	49.63
26	Total Consumption		25.03		\$129.13
27	Total Water Bill				\$142.73
<u>2" Straight Pipe (2" Meter Equivalent)</u>					
<u>Base Portion</u>					
28	Admin		1.00	\$3.72	\$3.72
29	Base		1.00	\$9.88	9.88
30	Base Fee Portion				\$13.60
<u>Consumption Portion</u>					
31	Usage Block 1	0-6,000	6.00	\$3.53	\$21.18
32	Usage Block 2	6,001-12,000	6.00	\$4.42	26.52
33	Usage Block 3	12,001-18,000	6.00	\$5.30	31.80
34	Usage Block 4	Above 18,000	32.25	\$7.06	227.69
35	Total Consumption		50.25		\$307.19
36	Total Water Bill				\$320.79
<u>3" Straight Pipe (3" Meter Equivalent)</u>					
<u>Base Portion</u>					
37	Admin		1.00	\$3.72	\$3.72
38	Base		1.00	\$9.88	9.88
39	Base Fee Portion				\$13.60
<u>Consumption Portion</u>					
40	Usage Block 1	0-6,000	6.00	\$3.53	\$21.18
41	Usage Block 2	6,001-12,000	6.00	\$4.42	26.52
42	Usage Block 3	12,001-18,000	6.00	\$5.30	31.80
43	Usage Block 4	Above 18,000	128.03	\$7.06	903.89
44	Total Consumption		146.03		\$983.39
45	Total Water Bill				\$996.99

Table 1-10
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of Straight Pipe Flat Rates

Line No.	Description	Tier	Units [**]	Rate	Bill at Level
<u>4" Straight Pipe (4" Meter Equivalent)</u>					
<u>Base Portion</u>					
46	Admin		1.00	\$3.72	\$3.72
47	Base		1.00	\$9.88	9.88
48	Base Fee Portion				\$13.60
<u>Consumption Portion</u>					
49	Usage Block 1	0-6,000	6.00	\$3.53	\$21.18
50	Usage Block 2	6,001-12,000	6.00	\$4.42	26.52
51	Usage Block 3	12,001-18,000	6.00	\$5.30	31.80
52	Usage Block 4	Above 18,000	207.87	\$7.06	1,467.56
53	Total Consumption		225.87		\$1,547.06
54	Total Water Bill				\$1,560.66
<u>6" Straight Pipe (6" Meter Equivalent)</u>					
<u>Base Portion</u>					
55	Admin		1.00	\$3.72	\$3.72
56	Base		1.00	\$9.88	9.88
57	Base Fee Portion				\$13.60
<u>Consumption Portion</u>					
58	Usage Block 1	0-6,000	6.00	\$3.53	\$21.18
59	Usage Block 2	6,001-12,000	6.00	\$4.42	26.52
60	Usage Block 3	12,001-18,000	6.00	\$5.30	31.80
61	Usage Block 4	Above 18,000	660.92	\$7.06	4,666.10
62	Total Consumption		678.92		\$4,745.60
63	Total Water Bill				\$4,759.20
<u>8" Straight Pipe (8" Meter Equivalent)</u>					
<u>Base Portion</u>					
64	Admin		1.00	\$3.72	\$3.72
65	Base		1.00	\$9.88	9.88
66	Base Fee Portion				\$13.60
<u>Consumption Portion</u>					
67	Usage Block 1	0-6,000	6.00	\$3.53	\$21.18
68	Usage Block 2	6,001-12,000	6.00	\$4.42	26.52
69	Usage Block 3	12,001-18,000	6.00	\$5.30	31.80
70	Usage Block 4	Above 18,000	703.32	\$7.06	4,965.44
71	Total Consumption		721.32		\$5,044.94
72	Total Water Bill				\$5,058.54

Table 1-10
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of Straight Pipe Flat Rates

Line No.	Description	Tier	Units [**]	Rate	Bill at Level
<u>10" Straight Pipe (10" Meter Equivalent)</u>					
<u>Base Portion</u>					
73	Admin		1.00	\$3.72	\$3.72
74	Base		1.00	\$9.88	9.88
75	Base Fee Portion				<u>\$13.60</u>
<u>Consumption Portion</u>					
76	Usage Block 1	0-6,000	6.00	\$3.53	\$21.18
77	Usage Block 2	6,001-12,000	6.00	\$4.42	26.52
78	Usage Block 3	12,001-18,000	6.00	\$5.30	31.80
79	Usage Block 4	Above 18,000	671.06	\$7.06	4,737.68
80	Total Consumption		<u>689.06</u>		<u>\$4,817.18</u>
81	Total Water Bill				<u>\$4,830.78</u>
<u>Commercial</u>					
<u>5/8" Straight Pipe (5/8" Meter Equivalent)</u>					
<u>Base Portion</u>					
82	Admin		1.00	\$3.72	\$3.72
83	Base		1.00	\$9.88	9.88
84	Base Fee Portion				<u>\$13.60</u>
<u>Consumption Portion</u>					
85	Usage Block 1	0-6,000	3.86	\$3.53	\$13.63
86	Usage Block 2	6,001-12,000	0.00	\$4.42	0.00
87	Usage Block 3	12,001-18,000	0.00	\$5.30	0.00
88	Usage Block 4	Above 18,000	0.00	\$7.06	0.00
89	Total Consumption		<u>3.86</u>		<u>\$13.63</u>
90	Total Water Bill				<u>\$27.23</u>
<u>1" Straight Pipe (1" Meter Equivalent)</u>					
<u>Base Portion</u>					
91	Admin		1.00	\$3.72	\$3.72
92	Base		2.50	\$9.88	24.70
93	Base Fee Portion				<u>\$28.42</u>
<u>Consumption Portion</u>					
94	Usage Block 1	0-15,000	13.40	\$3.53	\$47.30
95	Usage Block 2	15,001-30,000	0.00	\$4.42	0.00
96	Usage Block 3	30,001-45,000	0.00	\$5.30	0.00
97	Usage Block 4	Above 45,000	0.00	\$7.06	0.00
98	Total Consumption		<u>13.40</u>		<u>\$47.30</u>
99	Total Water Bill				<u>\$75.72</u>
<u>1.5" Straight Pipe (1.5" Meter Equivalent)</u>					

Table 1-10
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of Straight Pipe Flat Rates

Line No.	Description	Tier	Units [**]	Rate	Bill at Level
	<u>Base Portion</u>				
100	Admin		1.00	\$3.72	\$3.72
101	Base		5.00	\$9.88	49.40
102	Base Fee Portion				\$53.12
	<u>Consumption Portion</u>				
103	Usage Block 1	0-30,000	25.03	\$3.53	\$88.36
104	Usage Block 2	30,001-60,000	0.00	\$4.42	0.00
105	Usage Block 3	60,001-90,000	0.00	\$5.30	0.00
106	Usage Block 4	Above 90,000	0.00	\$7.06	0.00
107	Total Consumption		25.03		\$88.36
108	Total Water Bill				\$141.48
	<u>2" Straight Pipe (2" Meter Equivalent)</u>				
	<u>Base Portion</u>				
109	Admin		1.00	\$3.72	\$3.72
110	Base		8.00	\$9.88	79.04
111	Base Fee Portion				\$82.76
	<u>Consumption Portion</u>				
112	Usage Block 1	0-48,000	48.00	\$3.53	\$169.44
113	Usage Block 2	48,001-96,000	2.25	\$4.42	9.95
114	Usage Block 3	96,001-144,000	0.00	\$5.30	0.00
115	Usage Block 4	Above 144,000	0.00	\$7.06	0.00
116	Total Consumption		50.25		\$179.39
117	Total Water Bill				\$262.15
	<u>3" Straight Pipe (3" Meter Equivalent)</u>				
	<u>Base Portion</u>				
118	Admin		1.00	\$3.72	\$3.72
119	Base		16.00	\$9.88	158.08
120	Base Fee Portion				\$161.80
	<u>Consumption Portion</u>				
121	Usage Block 1	0-96,000	96.00	\$3.53	\$338.88
122	Usage Block 2	96,001-192,000	50.03	\$4.42	221.13
123	Usage Block 3	192,001-288,000	0.00	\$5.30	0.00
124	Usage Block 4	Above 288,000	0.00	\$7.06	0.00
125	Total Consumption		146.03		\$560.01
126	Total Water Bill				\$721.81

Table 1-10
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of Straight Pipe Flat Rates

Line No.	Description	Tier	Units [**]	Rate	Bill at Level
<u>4" Straight Pipe (4" Meter Equivalent)</u>					
<u>Base Portion</u>					
127	Admin		1.00	\$3.72	\$3.72
128	Base		25.00	\$9.88	247.00
129	Base Fee Portion				\$250.72
<u>Consumption Portion</u>					
130	Usage Block 1	0-150,000	150.00	\$3.53	\$529.50
131	Usage Block 2	150,001-300,000	75.87	\$4.42	335.35
132	Usage Block 3	300,001-450,000	0.00	\$5.30	0.00
133	Usage Block 4	Above 450,000	0.00	\$7.06	0.00
134	Total Consumption		225.87		\$864.85
135	Total Water Bill				\$1,115.57
<u>6" Straight Pipe (6" Meter Equivalent)</u>					
<u>Base Portion</u>					
136	Admin		1.00	\$3.72	\$3.72
137	Base		50.00	\$9.88	494.00
138	Base Fee Portion				\$497.72
<u>Consumption Portion</u>					
139	Usage Block 1	0-300,000	300.00	\$3.53	\$1,059.00
140	Usage Block 2	300,001-600,000	300.00	\$4.42	1,326.00
141	Usage Block 3	600,001-900,000	78.92	\$5.30	418.28
142	Usage Block 4	Above 900,000	0.00	\$7.06	0.00
143	Total Consumption		678.92		\$2,803.28
144	Total Water Bill				\$3,301.00
<u>8" Straight Pipe (8" Meter Equivalent)</u>					
<u>Base Portion</u>					
145	Admin		1.00	\$3.72	\$3.72
146	Base		80.00	\$9.88	790.40
147	Base Fee Portion				\$794.12
<u>Consumption Portion</u>					
148	Usage Block 1	0-480,000	480.00	\$3.53	\$1,694.40
149	Usage Block 2	480,001-960,000	241.32	\$4.42	1,066.63
150	Usage Block 3	960,001-1,440,000	0.00	\$5.30	0.00
151	Usage Block 4	Above 1,440,000	0.00	\$7.06	0.00
152	Total Consumption		721.32		\$2,761.03
153	Total Water Bill				\$3,555.15

Table 1-10
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of Straight Pipe Flat Rates

Line No.	Description	Tier	Units [**]	Rate	Bill at Level
<u>10" Straight Pipe (10" Meter Equivalent)</u>					
<u>Base Portion</u>					
154	Admin		1.00	\$3.72	\$3.72
155	Base		145.00	\$9.88	1,432.60
156	Base Fee Portion				<u>\$1,436.32</u>
<u>Consumption Portion</u>					
157	Usage Block 1	0-870,000	689.06	\$3.53	\$2,432.38
158	Usage Block 2	870,001-1,740,000	0.00	\$4.42	0.00
159	Usage Block 3	1,740,001-2,610,000	0.00	\$5.30	0.00
160	Usage Block 4	Above 2,610,000	0.00	\$7.06	0.00
161	Total Consumption		<u>689.06</u>		<u>\$2,432.38</u>
162	Total Water Bill				<u>\$3,868.70</u>
 <u>Wastewater</u>					
<u>Residential</u>					
<u>5/8" Straight Pipe (5/8" Meter Equivalent)</u>					
<u>Base Portion</u>					
163	Admin		1.00	\$3.70	\$3.70
164	Base		1.00	\$18.38	18.38
165	Base Fee Portion				<u>\$22.08</u>
<u>Consumption Portion</u>					
166	Usage Block 1	0-10,000	3.86	\$6.32	\$24.40
167	Usage Block 2	Above 10,000	0.00	\$0.00	0.00
168	Total Consumption		<u>3.86</u>		<u>\$24.40</u>
169	Total Wastewater Bill				<u>\$46.48</u>
 <u>1" Straight Pipe (1" Meter Equivalent)</u>					
<u>Base Portion</u>					
170	Admin		1.00	\$3.70	\$3.70
171	Base		1.00	\$18.38	18.38
172	Base Fee Portion				<u>\$22.08</u>
<u>Consumption Portion</u>					
173	Usage Block 1	0-10,000	10.00	\$6.32	\$63.20
174	Usage Block 2	Above 10,000	3.40	\$0.00	0.00
175	Total Consumption		<u>13.40</u>		<u>\$63.20</u>
176	Total Wastewater Bill				<u>\$85.28</u>

Table 1-10
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of Straight Pipe Flat Rates

Line No.	Description	Tier	Units [**]	Rate	Bill at Level
<u>1.5" Straight Pipe (1.5" Meter Equivalent)</u>					
<u>Base Portion</u>					
177	Admin		1.00	\$3.70	\$3.70
178	Base		1.00	\$18.38	18.38
179	Base Fee Portion				\$22.08
<u>Consumption Portion</u>					
180	Usage Block 1	0-10,000	10.00	\$6.32	\$63.20
181	Usage Block 2	Above 10,000	15.03	\$0.00	0.00
182	Total Consumption		25.03		\$63.20
183	Total Wastewarer Bill				\$85.28
<u>2" Straight Pipe (2" Meter Equivalent)</u>					
<u>Base Portion</u>					
184	Admin		1.00	\$3.70	\$3.70
185	Base		1.00	\$18.38	18.38
186	Base Fee Portion				\$22.08
<u>Consumption Portion</u>					
187	Usage Block 1	0-10,000	10.00	\$6.32	\$63.20
188	Usage Block 2	Above 10,000	40.25	\$0.00	0.00
189	Total Consumption		50.25		\$63.20
190	Total Wastewarer Bill				\$85.28
<u>3" Straight Pipe (3" Meter Equivalent)</u>					
<u>Base Portion</u>					
191	Admin		1.00	\$3.70	\$3.70
192	Base		1.00	\$18.38	18.38
193	Base Fee Portion				\$22.08
<u>Consumption Portion</u>					
194	Usage Block 1	0-10,000	10.00	\$6.32	\$63.20
195	Usage Block 2	Above 10,000	136.03	\$0.00	0.00
196	Total Consumption		146.03		\$63.20
197	Total Wastewarer Bill				\$85.28

Table 1-10
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of Straight Pipe Flat Rates

Line No.	Description	Tier	Units [**]	Rate	Bill at Level
<u>4" Straight Pipe (4" Meter Equivalent)</u>					
<u>Base Portion</u>					
198	Admin		1.00	\$3.70	\$3.70
199	Base		1.00	\$18.38	18.38
200	Base Fee Portion				<u>\$22.08</u>
<u>Consumption Portion</u>					
201	Usage Block 1	0-10,000	10.00	\$6.32	\$63.20
202	Usage Block 2	Above 10,000	215.87	\$0.00	0.00
203	Total Consumption		<u>225.87</u>		<u>\$63.20</u>
204	Total Wastewarer Bill				<u>\$85.28</u>
<u>6" Straight Pipe (6" Meter Equivalent)</u>					
<u>Base Portion</u>					
205	Admin		1.00	\$3.70	\$3.70
206	Base		1.00	\$18.38	18.38
207	Base Fee Portion				<u>\$22.08</u>
<u>Consumption Portion</u>					
208	Usage Block 1	0-10,000	10.00	\$6.32	\$63.20
209	Usage Block 2	Above 10,000	668.92	\$0.00	0.00
210	Total Consumption		<u>678.92</u>		<u>\$63.20</u>
211	Total Wastewarer Bill				<u>\$85.28</u>
<u>8" Straight Pipe (8" Meter Equivalent)</u>					
<u>Base Portion</u>					
212	Admin		1.00	\$3.70	\$3.70
213	Base		1.00	\$18.38	18.38
214	Base Fee Portion				<u>\$22.08</u>
<u>Consumption Portion</u>					
215	Usage Block 1	0-10,000	10.00	\$6.32	\$63.20
216	Usage Block 2	Above 10,000	711.32	\$0.00	0.00
217	Total Consumption		<u>721.32</u>		<u>\$63.20</u>
218	Total Wastewarer Bill				<u>\$85.28</u>

Table 1-10
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of Straight Pipe Flat Rates

Line No.	Description	Tier	Units [**]	Rate	Bill at Level
<u>10" Straight Pipe (10" Meter Equivalent)</u>					
<u>Base Portion</u>					
219	Admin		1.00	\$3.70	\$3.70
220	Base		1.00	\$18.38	18.38
221	Base Fee Portion				\$22.08
<u>Consumption Portion</u>					
222	Usage Block 1	0-10,000	10.00	\$6.32	\$63.20
223	Usage Block 2	Above 10,000	679.06	\$0.00	0.00
224	Total Consumption		689.06		\$63.20
225	Total Wastewarer Bill				\$85.28
<u>Commercial</u>					
<u>5/8" Straight Pipe (5/8" Meter Equivalent)</u>					
<u>Base Portion</u>					
226	Admin		1.00	\$3.70	\$3.70
227	Base		1.00	\$18.38	18.38
228	Base Fee Portion				\$22.08
<u>Consumption Portion</u>					
229	Usage Block 1	All Usage	3.86	\$6.32	\$24.40
230	Total Consumption		3.86		\$24.40
231	Total Wastewarer Bill				\$46.48
<u>1" Straight Pipe (1" Meter Equivalent)</u>					
<u>Base Portion</u>					
232	Admin		1.00	\$3.70	\$3.70
233	Base		2.50	\$18.38	45.95
234	Base Fee Portion				\$49.65
<u>Consumption Portion</u>					
235	Usage Block 1	All Usage	13.40	\$6.32	\$84.69
236	Total Consumption		13.40		\$84.69
237	Total Wastewarer Bill				\$134.34

Table 1-10
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of Straight Pipe Flat Rates

Line No.	Description	Tier	Units [**]	Rate	Bill at Level
<u>1.5" Straight Pipe (1.5" Meter Equivalent)</u>					
<u>Base Portion</u>					
238	Admin		1.00	\$3.70	\$3.70
239	Base		5.00	\$18.38	91.90
240	Base Fee Portion				\$95.60
<u>Consumption Portion</u>					
241	Usage Block 1	All Usage	25.03	\$6.32	\$158.19
242	Total Consumption		25.03		\$158.19
243	Total Wastewarer Bill				\$253.79
<u>2" Straight Pipe (2" Meter Equivalent)</u>					
<u>Base Portion</u>					
244	Admin		1.00	\$3.70	\$3.70
245	Base		8.00	\$18.38	147.04
246	Base Fee Portion				\$150.74
<u>Consumption Portion</u>					
247	Usage Block 1	All Usage	50.25	\$6.32	\$317.58
248	Total Consumption		50.25		\$317.58
249	Total Wastewarer Bill				\$468.32
<u>3" Straight Pipe (3" Meter Equivalent)</u>					
<u>Base Portion</u>					
250	Admin		1.00	\$3.70	\$3.70
251	Base		16.00	\$18.38	294.08
252	Base Fee Portion				\$297.78
<u>Consumption Portion</u>					
253	Usage Block 1	All Usage	146.03	\$6.32	\$922.91
254	Total Consumption		146.03		\$922.91
255	Total Wastewarer Bill				\$1,220.69
<u>4" Straight Pipe (4" Meter Equivalent)</u>					
<u>Base Portion</u>					
256	Admin		1.00	\$3.70	\$3.70
257	Base		25.00	\$18.38	459.50
258	Base Fee Portion				\$463.20
<u>Consumption Portion</u>					
259	Usage Block 1	All Usage	225.87	\$6.32	\$1,427.50
260	Total Consumption		225.87		\$1,427.50
261	Total Wastewarer Bill				\$1,890.70
<u>6" Straight Pipe (6" Meter Equivalent)</u>					

Table 1-10
Lee County Division of Utilities
Water and Wastewater Miscellaneous Fee Study

Development of Straight Pipe Flat Rates

Line No.	Description	Tier	Units [**]	Rate	Bill at Level
	<u>Base Portion</u>				
262	Admin		1.00	\$3.70	\$3.70
263	Base		50.00	\$18.38	919.00
264	Base Fee Portion				<u>\$922.70</u>
	<u>Consumption Portion</u>				
265	Usage Block 1	All Usage	678.92	\$6.32	\$4,290.77
266	Total Consumption		<u>678.92</u>		<u>\$4,290.77</u>
267	Total Wastewarer Bill				<u>\$5,213.47</u>
	<u>8" Straight Pipe (8" Meter Equivalent)</u>				
	<u>Base Portion</u>				
268	Admin		1.00	\$3.70	\$3.70
269	Base		80.00	\$18.38	1,470.40
270	Base Fee Portion				<u>\$1,474.10</u>
	<u>Consumption Portion</u>				
271	Usage Block 1	All Usage	721.32	\$6.32	\$4,558.74
272	Total Consumption		<u>721.32</u>		<u>\$4,558.74</u>
273	Total Wastewarer Bill				<u>\$6,032.84</u>
	<u>10" Straight Pipe (10" Meter Equivalent)</u>				
	<u>Base Portion</u>				
274	Admin		1.00	\$3.70	\$3.70
275	Base		145.00	\$18.38	2,665.10
276	Base Fee Portion				<u>\$2,668.80</u>
	<u>Consumption Portion</u>				
277	Usage Block 1	All Usage	689.06	\$6.32	\$4,354.86
278	Total Consumption		<u>689.06</u>		<u>\$4,354.86</u>
279	Total Wastewarer Bill				<u>\$7,023.66</u>

Footnotes:

[**] Assumed consumption based on average metered usage per meter size for time period August 2022 through July 2023.

Table 2-1
Lee County Utilities
Miscellaneous and Capacity Fee Study

Summary of Fixed Assets by Function & Location (Adjusted for Contributed Assets) [1]

Functionalized Fixed Asset Records as of September 30, 2022										
Line No	Description	Plant	Transmission	Pump / LS Station	Man Hole	Distribution	Fire Hydrant	Collection / LS	Vehicles, Meters & Equip.	Total Functionalized Assets
<u>Water Assets</u>										
1	Lee County Water Assets	\$345,325,189	\$95,734,893	\$0	\$0	\$172,660,677	\$51,348,100	\$0	\$6,449,938	\$671,518,797
2	Total Water Assets	\$345,325,189	\$95,734,893	\$0	\$0	\$172,660,677	\$51,348,100	\$0	\$6,449,938	\$671,518,797
<u>Wastewater Assets</u>										
3	Lee County Wastewater Assets (Direct)	\$221,276,865	\$154,378,673	\$54,646,465	\$55,003,549	\$0	\$0	\$196,950,457	\$3,938,436	\$686,194,444
4	Asset Impairment - Fort Myers Beach WWTP [2]	(\$8,385,695)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$8,385,695)
5	Gateway Service District Adj. [3]	(9,910,864)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(\$9,910,864)
6	FGUA Del Prado Capacity Rights [4]	13,470,240	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$13,470,240
7	City of Fort Myers Capacity Rights [5]	56,166,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$56,166,000
8	Total Wastewater Assets	\$272,616,546	\$154,378,673	\$54,646,465	\$55,003,549	\$0	\$0	\$196,950,457	\$3,938,436	\$737,534,125
<u>Reclaim Assets</u>										
9	Total Lee County Reclaim Water Assets	\$1,723,933	\$3,040,309	\$0	\$0	\$4,667,811	\$0	\$0	\$0	\$9,432,053
10	Total Wastewater Assets	\$1,723,933	\$3,040,309	\$0	\$0	\$4,667,811	\$0	\$0	\$0	\$9,432,053
<u>Other Shared Assets</u>										
11	Total Shared Assets	\$2,242,935	\$0	\$0	\$0	\$0	\$0	\$0	\$25,783,778	\$28,026,713
12	Total Shared Assets	\$2,242,935	\$0	\$0	\$0	\$0	\$0	\$0	\$25,783,778	\$28,026,713
13	Total Fixed Assets	\$621,908,603	\$253,153,875	\$54,646,465	\$55,003,549	\$177,328,488	\$51,348,100	\$196,950,457	\$36,172,152	\$1,446,511,689

Footnotes:

- [1] Amounts shown derived from detailed fixed asset records as of September 30, 2022 and.
- [2] An adjustment was made to recognize the impairment of certain assets related to the County's Fort Myers Beach WWTP facility due to damages from Hurricane Ian in 2022.
- [3] The Gateway Services District has contractual reservations of 0.743 mgd-adf of capacity at the County's Gateway WWTP facility. Amounts shown reflect a proportionate reduction to the wastewater treatment facility attributable to capacity reservations by the Gateway Services District.
- [4] Represents contractual cost of retaining capacity in the FGUA Del Prado Wastewater Treatment Facility.
- [5] The County has a contractual reservation of 11.5 mgd-adf in the City of Fort Myers Central and South WWTP. Amounts shown reflect allocable debt service payments pursuant to agreement.

Lee County Utilities
Miscellaneous and Capacity Fee Study

Capital Improvement Program (CIP) - Identification of Expansion Projects

Line No.	Description	Expansion Asset Recognized for Fee Design	Projected Fiscal Year Ending September 30,										Total	
			Actual 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		2033
New Project Requests														
1	Billy Creek & Orange River Septic to Sewer		\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	
2	SE DIWs	WWTP	0	0	0	15,000,000	0	15,000,000	0	0	0	0	30,000,000	
3	Corkscrew Wellfield & Plant Expansion	WTP	0	0	1,500,000	3,900,000	30,000,000	30,000,000	30,000,000	20,000,000	0	0	115,400,000	
4	NLC WTP Expansion II	WTP	0	0	500,000	0	0	5,500,000	0	15,000,000	50,000,000	15,000,000	86,000,000	
5	Pinewoods Wellfield Expansion	WTP	0	0	0	0	0	0	3,000,000	10,000,000	0	0	13,000,000	
6	Flamingo Circle WM Replacements		0	0	0	1,000,000	500,000	0	0	0	0	0	1,500,000	
7	Bob Janes Gopher Tortoise		976	0	0	0	0	0	0	0	0	0	976	
8	FM Shores WM Replacement		1,919,825	0	0	0	0	0	0	0	0	0	1,919,825	
9	New Project Requests Total		\$1,920,801	\$0	\$2,500,000	\$19,900,000	\$30,500,000	\$50,500,000	\$33,000,000	\$45,000,000	\$50,000,000	\$15,000,000	\$0	\$248,320,801
Water Projects														
10	SE Wellfield Expansion	WTP	\$764,295	\$2,293,575	\$3,500,000	\$3,500,000	\$4,000,000	\$1,500,000	\$0	\$10,000,000	\$10,000,000	\$0	\$0	\$35,557,870
11	SE Wellfield Expansion	WTP	0	750,000	0	7,000,000	0	0	0	0	0	0	0	7,750,000
12	NLC WTP RO Pump Upgrades		0	0	0	0	0	1,000,000	0	8,000,000	0	0	0	9,000,000
13	US41 South (Island Park Road to Johnathan's Bay Drive)		41,341	282,538	1,600,000	0	0	0	0	0	0	0	0	1,923,878
14	FGCU WATER		0	131,380	0	0	0	0	0	0	0	0	0	131,380
15	GREEN MEADOWS WTP SECOND DIW	WTP	222,517	1,769,288	0	14,000,000	0	0	0	0	0	0	0	15,991,806
16	Lazy Days WM Replacement		227,878	243,056	400,000	0	0	0	0	0	0	0	0	870,934
17	NLC WTP EXPANSION TO 15 MGD	WTP	8,034,010	17,385,737	2,500,000	0	0	0	0	0	0	0	0	27,919,747
18	NLC WTP EXPANSION TO 15 MGD (last year approved for \$39.7	WTP	0	12,500,000	2,500,000	0	0	0	0	0	0	0	0	15,000,000
19	NLC WTP WELLFIELD EXPANSION TO 15 MGD	WTP	6,162,052	16,640,850	3,000,000	3,000,000	0	0	0	0	0	0	0	28,802,902
20	NLC WTP WELLFIELD EXPANSION TO 15 MGD	WTP	0	2,199,750	0	9,725,000	0	0	0	0	0	0	0	11,924,750
21	North US 41 WM Replacements		22,715	3,491,896	0	0	0	0	0	0	0	0	0	3,514,611
22	NORTH-SOUTH WATER MAIN - SR 80 TO AHR		0	550,000	0	0	0	0	0	0	0	0	0	550,000
23	RSW TRANSMISSION LINES-BEN HILL/TREELINE	WTrans	6,644,054	4,110,759	0	0	0	0	0	0	0	0	0	10,754,813
24	Tice Area WM Replacement (formerly Gibson Circle WM Improvements)		81,250	2,217,703	0	0	0	0	0	0	0	0	0	2,298,953
25	WATER SYSTEM IMPROVEMENTS		491,767	1,508,935	650,000	850,000	850,000	850,000	650,000	650,000	650,000	650,000	650,000	8,450,703
26	WATER TREATMENT PLANT IMPROVEMENTS		456,403	1,500,334	900,000	400,000	1,150,000	400,000	1,750,000	250,000	100,000	100,000	100,000	7,106,738
27	WELL REDEVELOPMENT/UPGRADE & REBUILD		0	433,476	130,000	130,000	130,000	130,000	130,000	130,000	130,000	0	0	1,343,476
28	Wells D25/S25 Relocation / Replacement (Wild Blue)		0	1,850,000	0	0	0	0	0	0	0	0	0	1,850,000
29	CORKSCREW PRODUCTION WELL PANEL REPL		3,028,263	4,579,580	0	0	0	0	0	0	0	0	0	7,607,843
30	FIDDLESTICKS WATERMAIN REPLACEMENT		600,916	440,892	0	0	0	0	0	0	0	0	0	1,041,808
31	NEW POST RD WATERMAIN REPLACEMENT		143,345	1,645,903	0	0	0	0	0	0	0	0	0	1,789,248
32	SAN CARLOS BLVD Improvement (14" WM north of Summerlin to Kelly Rd.)		2,275	2,031,995	0	0	0	0	0	0	0	0	0	2,034,270
33	SFM WATER TRANSMISSION LINE IMPR (Crystal Dr. Portion)		1,761,663	605,003	0	0	0	0	0	0	0	0	0	2,366,666
34	WORK DR INDUSTRIAL PARK WM IMPROVEMENTS		53	521,152	0	0	0	0	0	0	0	0	0	521,205
35	NORTH LEE COUNTY WTP DEEP INJECTION WELL #2	WTP	18,124	0	0	0	0	0	0	0	0	0	0	18,124
36	Waterway Transmission Line	WTrans	0	201,203	0	0	0	0	0	0	0	0	0	201,203
37	Water Projects Total		\$28,702,921	\$79,885,005	\$15,180,000	\$38,605,000	\$6,130,000	\$3,880,000	\$2,530,000	\$19,030,000	\$10,880,000	\$750,000	\$750,000	\$206,322,926
Wastewater Projects														
38	LS 5507 & Force Main Replacement (FEMA)		\$432,012	\$1,000,000	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,932,012
39	Long-Term LS Recovery and Hardening (MM - FEMA)		0	500,000	3,000,000	3,000,000	3,000,000	3,000,000	0	0	0	0	0	12,500,000
40	Generator Replacements (FEMA)		0	0	1,000,000	0	0	0	0	0	0	0	0	1,000,000
41	Three Oaks Second DIW	WWTP	367,438	1,508,953	6,000,000	0	0	0	0	0	0	0	0	7,876,391
42	Three Oaks Second DIW	WWTP	0	0	6,000,000	0	0	0	0	0	0	0	0	6,000,000
43	BEN HILL GRIFFIN FM IMPROVEMENTS S	WWTrans	40,041	4,029,464	0	0	0	0	0	0	0	0	0	4,069,505
44	CFM FLOW DIVERSIONS	WWTrans	63,094	1,017,523	0	0	0	0	0	0	0	0	0	1,080,617
45	FGCU SEWER		0	169,259	0	0	0	0	0	0	0	0	0	169,259
46	FIESTA VILLAGE SEWER COLL SYS IMPROV (Winkler Master Pump Station)	WWTrans	56,570	2,496,034	0	0	0	0	0	0	0	0	0	2,552,604
47	FIESTA VILLAGE WWTP DEEP INJECTION WELL (See 0616 and 0617 also)	WWTP	3,827,871	8,334,669	0	0	0	0	0	0	0	0	0	12,162,540
48	FIESTA WWTP REUSE MAIN UPGRADE (also see 9251 and 0617)		1,375,767	1,068,216	0	0	0	0	0	0	0	0	0	2,443,983
49	FMB Belt Press Replacement		78,624	5,059,749	0	0	0	0	0	0	0	0	0	5,138,374
50	FMB DEEP INJECTION WELL #2 (also see 9251 and 0616)		9,324,438	2,021,981	0	0	0	0	0	0	0	0	0	11,346,419
51	FMB Filter Controls Upgrade		0	580,000	0	0	0	0	0	0	0	0	0	580,000
52	FORT MYERS MAIN SWITCHGEAR REPLACEMENT		220,126	9,242,431	0	0	0	0	0	0	0	0	0	9,462,557
53	MASTER PUMP STATION 6600 UPGRADES		157,370	1,791,978	0	0	0	0	0	0	0	0	0	1,949,348
54	ORTIZ AVE. FM FROM SR82 TO COLONIAL		9,523	3,456,866	0	0	0	0	0	0	0	0	0	3,466,389
55	Summerlin Rd 20inch FM Replacement		942,433	6,246,137	0	0	0	0	0	0	0	0	0	7,188,570
56	THREE OAKS WRF Expansion	WWTP	20,470,871	22,116,485	3,000,000	0	0	0	0	0	0	0	0	45,587,357
57	SE WRF (SOUTH EAST WATER RECLAMATION FACILITY)	WWTP	1,369,831	9,087,224	5,000,000	20,000,000	17,000,000	7,000,000	7,000,000	7,000,000	0	0	0	73,457,056
58	SE WRF (SOUTH EAST WATER RECLAMATION FACILITY)	WWTP	0	0	0	25,000,000	43,000,000	43,000,000	61,200,000	63,000,000	0	0	0	235,200,000
59	SE Force Mains	WWTrans	477,114	3,515,000	6,500,000	12,000,000	10,000,000	1,000,000	0	0	0	0	0	33,492,114
60	WASTEWATER SYSTEM IMPROVEMENTS		713,467	886,388	700,000	900,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	8,099,855
61	WASTEWATER TREATMENT PLANT IMPROVEMENTS		82,287	2,683,489	800,000	1,000,000	950,000	700,000	900,000	2,650,000	150,000	150,000	150,000	10,215,776
62	FMB WRF CAPACITY RESTORATION PROJECT (will conduct a facility plan)		105,446	3,166,161	6,000,000	26,365,890	50,000,000	50,000,000	50,000,000	20,000,000	0	0	0	205,637,497
63	FMB WRF CAPACITY RESTORATION PROJECT (will conduct a facility plan)	WWTP	0	1,954,378	0	23,634,110	0	0	0	0	0	0	0	25,588,488
64	GATEWAY WWTP SLUDGE ROOF		200	193,984	0	0	0	0	0	0	0	0	0	194,184
65	Pine Island WWTP Deep Bed Sand Filters		0	470,000	0	1,600,000	0	0	0	0	0	0	0	2,070,000
66	FIESTA VILLAGE WWTP CONTROL SYSTEM UPGRADE		0	0	0	0	0	0	0	0	0	0	0	0
67	FIESTA WWTP SLUDGE HANDLING		18,305	72,971	0	0	0	0	0	0	0	0	0	91,276
68	COUNTY-WIDE SEPTIC CONVERSIONS		72,894	124,243	0	0	0	0	0	0	0	0	0	197,137
69	Wastewater Projects Total		\$40,205,724	\$92,793,581	\$39,500,000	\$113,500,000	\$124,650,000	\$105,400,000	\$119,800,000	\$93,350,000	\$850,000	\$850,000	\$850,000	\$731,749,306

Lee County Utilities
Miscellaneous and Capacity Fee Study

Capital Improvement Program (CIP) - Identification of Expansion Projects

Line No.	Description	Expansion Asset Recognized for Fee Design	Projected Fiscal Year Ending September 30,											
			Actual 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
New Project Requests														
1	Billy Creek & Orange River Septic to Sewer		\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000
General / DOT														
70	Hancock Bridge Sidewalk Utility Relocations- LCDOT		\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100,000
71	Cybersecurity Assessment & Improvements Project		0	2,100,000	0	0	0	0	0	0	0	0	0	2,100,000
72	Alico Road Connector (LCDOT)		0	2,000,000	2,000,000	0	0	0	0	0	0	0	0	4,000,000
73	Littleton Road Widening (LCDOT)		0	1,600,000	0	0	0	0	0	0	0	0	0	1,600,000
74	Daniels/ I-75 Diverging Diamond WM Relocation (FDOT)		0	0	1,500,000	2,200,000	0	0	0	0	0	0	0	3,700,000
75	Metro Prkwy (FDOT)		0	500,000	500,000	6,500,000	0	0	0	0	0	0	0	7,500,000
76	Big Carlos Pass		0	2,538,250	0	0	0	0	0	0	0	0	0	2,538,250
77	Corkscrew Road Widening		3,345,042	9,130,580	0	0	0	0	0	0	0	0	0	12,475,622
78	DOT PROJECT UTILITY RELOCATIONS		186,428	2,444,282	0	500,000	500,000	500,000	500,000	500,000	500,000	500,000	0	6,130,709
79	ELECTRICAL EQUIP, SCADA, & INSTRUMENT UPGRADES & IMPROVEMENTS		687,369	1,451,195	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	3,038,564
80	LCU GENERATOR REPL/IMPR		305,080	1,120,245	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	1,875,325
81	ORTIZ UTILITY RELOCATION (MARTIN LUTHER KING - LUCKETT)		0	500,000	2,000,000	4,000,000	0	0	0	0	0	0	0	6,500,000
82	REMOTE TELEMETRY REPLACEMENTS		1,545,730	1,183,574	0	0	0	0	0	0	0	0	0	2,729,304
83	WATER / SEWER LINE RELOC. THREE OAKS EXT (THREE OAKS NORTH)		410,261	995,762	0	3,000,000	0	0	0	0	0	0	0	4,406,024
84	WILD TURKEY STRAND REGIONAL SITE		0	2,703,179	1,703,179	0	0	0	0	0	0	0	0	4,406,358
85	Pinewoods NF Wellfield Access Rd Improvements		80,455	0	0	0	0	0	0	0	0	0	0	80,455
86	OPERATIONS BUILDING REPLACEMENT		16,013	464,928	0	0	0	0	0	0	0	0	0	480,940
87	Colonial Diamond Diversion		0	99,725	0	0	0	0	0	0	0	0	0	99,725
88	SECONDARY CONTAINMENTS FOR CHEMICAL TANKS		0	420,000	0	1,320,000	0	0	0	0	0	0	0	1,740,000
89	ESTERO BLVD FM RELOCATION		19,337	2,399,423	0	0	0	0	0	0	0	0	0	2,418,760
90	HURRICANE BAY BRIDGE SCOUR PROT - UTIL RELOC		23,716	814,205	0	0	0	0	0	0	0	0	0	837,921
91	WINKLER ROAD WATERMAIN IMPROVEMENTS	WTrans	75,682	1,730,510	0	0	0	0	0	0	0	0	0	1,806,192
92	General / DOT Total		\$6,695,113	\$35,295,857	\$7,853,179	\$17,670,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$150,000	\$71,564,149
Major Maintenance														
93	ENVIRONMENTAL MITIGATION		\$0	\$158,870	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$0	\$1,208,870
94	INFLOW AND INFILTRATION REHAB/REPLACEMENTS (MM)		0	1,798,359	1,500,000	1,500,000	1,500,000	1,500,000	900,000	900,000	900,000	900,000	900,000	12,298,359
95	WASTEWATER COLLECTION SYSTEM REHAB & REPLACEMENT		0	1,592,951	1,000,000	1,000,000	1,000,000	1,000,000	650,000	650,000	650,000	650,000	650,000	8,842,951
96	WATER DISTRIBUTION REHAB AND REPLACEMENTS		0	476,157	450,000	450,000	450,000	450,000	350,000	350,000	350,000	350,000	350,000	4,026,157
97	WATER TREATMENT PLANTS REHAB/REPL		0	4,508,141	3,948,000	6,213,000	2,158,000	2,788,000	2,383,000	3,513,000	1,988,000	1,988,000	2,183,000	31,670,141
98	WELL REHABILITATION & REPLACEMENTS		0	693,120	500,000	500,000	500,000	500,000	500,000	500,000	500,000	0	0	4,193,120
99	WWTP REHABILITATION & REPLACEMENTS		0	3,603,461	3,893,000	3,388,000	2,398,000	2,063,000	2,008,000	2,138,000	2,673,000	1,603,000	1,698,000	25,467,461
100	PLANT DEMOLITIONS (MM)		0	1,758,805	0	0	0	0	0	0	0	0	0	1,758,805
101	Major Maintenance Total		\$0	\$14,591,863	\$11,441,000	\$13,201,000	\$8,156,000	\$8,451,000	\$6,941,000	\$8,201,000	\$7,211,000	\$5,491,000	\$5,781,000	\$89,465,863
102	Total Capital Improvement Program		\$77,524,560	\$222,566,306	\$76,474,179	\$202,876,000	\$170,086,000	\$168,881,000	\$162,921,000	\$166,231,000	\$69,591,000	\$22,741,000	\$7,531,000	\$1,347,423,046
Summary of Expansion-related Projects														
103	Water System		\$15,200,998	\$53,539,200	\$13,500,000	\$41,125,000	\$34,000,000	\$37,000,000	\$33,000,000	\$55,000,000	\$60,000,000	\$15,000,000	\$0	\$357,365,198
104	Wastewater System		6,719,737	6,042,472	0	0	0	0	0	0	0	0	0	12,762,208
105	Total		\$21,920,735	\$59,581,672	\$13,500,000	\$41,125,000	\$34,000,000	\$37,000,000	\$33,000,000	\$55,000,000	\$60,000,000	\$15,000,000	\$0	\$370,127,406

Table 2-3

**Lee County Utilities
Miscellaneous and Capacity Fee Study**

Capital Cost Summary for Capacity Fee Calculation

Line No.	Description	Fixed Asset Records as of 9/30/22	Expansion Related CIP Projects	Adjustments / Exclusions	Assets for Capacity Fee Determination
Water System:					
1	Water Treatment	\$346,737,799	\$357,365,198	\$0	\$704,102,997
2	Transmission	95,734,893	12,762,208	0	108,497,101
3	Distribution	172,660,677	N/A	(172,660,677)	0
4	Hydrants	51,348,100	N/A	(51,348,100)	0
5	Vehicles, Meters & Equip.	6,449,938	N/A	(6,449,938)	0
6	Total Water System	<u>\$672,931,408</u>	<u>\$370,127,406</u>	<u>(\$230,458,716)</u>	<u>\$812,600,098</u>
Wastewater System:					
7	Wastewater Treatment	\$275,170,804	\$435,871,832	\$0	\$711,042,635
8	Transmission	209,025,138	41,194,840	0	250,219,978
9	Reclaimed Transmission	3,040,309	N/A	0	3,040,309
10	Reclaimed Distribution	4,667,811	N/A	(4,667,811)	0
11	Collection	251,954,006	N/A	(251,954,006)	0
12	Vehicles & Equip.	3,938,436	N/A	(3,938,436)	0
13	Total Wastewater System	<u>\$747,796,504</u>	<u>\$477,066,671</u>	<u>(\$260,560,252)</u>	<u>\$964,302,923</u>
14	Other Assets	\$25,783,778	N/A	(\$25,783,778)	\$0
15	TOTAL CAPITAL COSTS	<u><u>\$1,446,511,689</u></u>	<u><u>\$847,194,078</u></u>	<u><u>(\$516,802,746)</u></u>	<u><u>\$1,776,903,021</u></u>

**Lee County Utilities
Miscellaneous and Capacity Fee Study**

Capacity Fee Calculation

Line No.	Description	Water System	Wastewater System	Combined Fee
<u>Permitted Plant Capacity of System (MGD) [1]:</u>				
Water System				
1	Corkscrew WTP (MDF-MGD)	15.000	N/A	
2	Green Meadows WTP (MDF-MGD)	16.000	N/A	
3	North Lee County WTP (MDF-MGD)	11.600	N/A	
4	Expansion of North Lee County WTP (MDF-MGD) [2]	3.400	N/A	
5	Olga WTP (MDF-MGD)	5.000	N/A	
6	Pinewoods WTP (MDF-MGD)	5.300	N/A	
Wastewater System				
7	Fiesta Village AWWTP (AADF-MGD)	N/A	5.000	
8	Ft. Myers Beach WWTP (AADF-MGD)	N/A	6.000	
9	Gateway WWTP (AADF-MGD)	N/A	3.000	
10	Gateway WWTP (AADF-MGD) - Capacity Reservation by Gateway Services District	N/A	(0.743)	
11	High Point WWTP (AADF-MGD)	N/A	0.025	
12	Pine Island WWTP (Monthly Average Daily Flow / MADF-MGD)	N/A	0.383	
13	Three Oaks WWTP (AADF-MGD)	N/A	6.000	
14	South East County WWTP (AADF-MGD)	N/A	6.000	
15	Capacity Rights to the City of Fort Myers Central and South WWTP (AADF-MGD)	N/A	11.500	
16	Capacity Rights to the FGUA Del Prado WWTP (AADF-MGD)	N/A	1.266	
17	Total Capacity (MGD)	56.300	38.431	
18	Peaking Factor [3]	1.291	N/A	
19	Dependable Average Day Capacity (ADF-MGD)	43.604	38.431	
<u>Capital Costs of Production/Treatment Facilities:</u>				
20	Existing County Owned Facility Costs	\$346,737,799	\$205,534,564	
21	Capacity Rights - City of Fort Myers	N/A	56,166,000	
22	Capacity Rights - FGUA	N/A	13,470,240	
23	Capital Improvement Plan - Treatment Plant Expansions	357,365,198	\$435,871,832	
24	Total Capital Costs of Existing and Planned Production/Treatment Facilities	\$704,102,997	\$711,042,635	
25	Cost per Gallon of Treatment Capacity	\$16.15	\$18.50	
<u>Primary Transmission/Collection System:</u>				
26	Cost of Existing Facilities	\$95,734,893	\$212,065,447	
27	Capital Improvement Plan - Transmission/Collection Expansions	12,762,208	41,194,840	
28	Total Capital Costs of Existing and Planned Transmission/Collection System	\$108,497,101	\$253,260,287	
29	Cost per Gallon of Treatment Capacity	\$2.49	\$6.59	
30	Total Cost per Gallon of Treatment Capacity	\$18.64	\$25.09	
31	Level of Service per ERC (GPD)	250	200	
32	Calculated Capital Facility Charge	\$4,659.02	\$5,018.36	\$9,677.38
33	Rounded Capital Facility Charge	\$4,655.00	\$5,015.00	\$9,670.00
34	Existing Capital Facility Charge	\$2,440.00	\$2,660.00	\$5,100.00
35	Change in Capital Facility Charge	\$2,215.00	\$2,355.00	\$4,570.00
				89.61%

GPD = Gallons Per Day
 MGD = Million Gallons Per Day
 ADF = Average Daily Flow

Footnotes:

- [1] For the water system, reflects current maximum day flow (MDF) permitted capacity of water treatment facility as provided by the County. The wastewater treatment capacity reflects the average daily flow (ADF) capacity of wastewater treatment facilities.
- [2] North Lee County WTP (MDF-MGD) - Planned Expansion / Construction 2023-2026.
- [3] The N/A peaking factor utilized for the water treatment plant was based on a 2 year average of the peak-to-average day relationships as reported in the most recent EOR reports.