

FILED FOR RECORD
R. B. SHORE

2006 NOV -1 PM 2: 39

ORDINANCE NO. 06-88

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO FACILITY INVESTMENT FEES FOR THE MANATEE COUNTY PUBLIC UTILITIES SYSTEM; ESTABLISHING REVISED FACILITY INVESTMENT FEES FOR POTABLE WATER, WASTEWATER, AND FIRE SERVICE; PROVIDING FINDINGS; PROVIDING DEFINITIONS, PROVIDING CUSTOMER AND SERVICE CLASSIFICATIONS; PROVIDING FOR WHOLESALE POTABLE WATER AND WASTEWATER FACILITY INVESTMENT FEES; PROVIDING FOR RETAIL POTABLE WATER AND WASTEWATER FACILITY INVESTMENT FEES; PROVIDING FOR FIRE SERVICE FACILITY INVESTMENT FEES; PROVIDING FOR USE OF FACILITY INVESTMENT FEES; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

2006 OCT 30 AM 9: 29

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WHEREAS, Manatee County, a political subdivision of the State of Florida, owns and operates the Manatee County public utilities system pursuant to Section 125.01, Florida Statutes, Chapter 153, Florida Statutes, Chapter 63-1598, Laws of Florida, as amended, Chapter 2-31, Article IV, Manatee County Code of Ordinances, and other applicable provisions of law, together with resolutions adopted by the Board of County Commissioners of Manatee County; and

WHEREAS, Section 2-31-103, Manatee County Code of Ordinances, authorizes the county to prescribe, fix, establish and collect fees, rentals or other charges for the facilities and services furnished by the public utilities system on an equitable basis; and

WHEREAS, consultants retained by the county and county staff have recommended revised Facility Investment Fees for the public utility utilities system, including potable water, wastewater, and fire service; and

WHEREAS, the Board of County Commissioners has reviewed the recommended Facility Investment Fees and has determined that the revised Facility Investment Fees are necessary to fund capital costs and related costs to accommodate new development; and

ORDINANCE NO. 06-88

WHEREAS, pursuant to Section 2-31-103, Manatee County Code Ordinances, revision of the fees, rentals or other charges for the facilities and services of the public utilities system requires a public hearing of the Board of County Commissioners; and

WHEREAS, Section 2-31-103, Manatee County Code of Ordinances, requires notice of public hearing to be published at least once not less than ten (10) days prior to such public hearing in a newspaper of general circulation in the county; and

WHEREAS, Section 163.31801, Florida Statutes, requires that notice be provided no less than ninety (90) days before the effective date of an ordinance imposing a new or amended impact fee; and

WHEREAS, notice of public hearing to consider Ordinance No. 06-88 was duly published in a newspaper of general circulation in Manatee County; and

WHEREAS, on October 24, 2006, the Board of County Commissioners held a public hearing to consider Ordinance No. 06-88; and

WHEREAS, the Board of County Commissioners finds that it is in the best interest of the county and the customers of the public utilities system, and the owners and holders of bonds issued to finance the construction of the public utilities facilities, to establish revised Facility Investment Fees for the public utilities system, including potable water, wastewater, and fire service.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. Article VIII of Chapter 2-31 of the Manatee County Code of Ordinances, comprised of Sections 2-31-205 through 2-31-211, is hereby created to read as follows:

Section 2-31-205. Findings.

The Board of County Commissioners relies upon the following findings in the adoption of this ordinance:

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(a) The county retained Public Resources Management Group, Inc., and McKim & Creed Engineers, P.A., to prepare a report entitled "Manatee County, Florida Water and Wastewater System Facility Investment Fees," dated July 27, 2006 ("Facility Investment Fees Study"), which is incorporated herein by reference.

(b) The Facility Investment Fees Study sets forth reasonable analyses and methodologies for determining the impacts of new development on the county's public utilities facilities.

(c) The Facility Investment Fees Study is based on the most recent and localized data for the county's public utilities system.

(d) The Facility Investment Fees established in this ordinance are based on the Facility Investment Fees Study and additional calculations by county staff.

(e) There is a rational relationship between the amount of the Facility Investment Fee and the impacts on the county's public utilities system created by new development.

(f) The amount of the Facility Investment Fee approximates each customer's proportional share of the total capital costs of facilities serving all customers of the public utilities system.

(g) This ordinance provides for accounting and use of Facility Investment Fees for capital costs of facilities in the public utilities system and other related costs.

Section 2-31-206. Definitions.

As used in this ordinance, the following words and terms shall have the following meanings, unless otherwise specifically provided:

- (a) AWWA. American Water Works Association.
- (b) Contract. A written legally executed agreement binding two (2) or more parties to certain terms and conditions.
- (c) County. Manatee County, Florida.

(d) County administrator. The administrator of the county or the county administrator's designee.

(e) Customer.

(1) Wholesale: The municipal or county government purchasing potable water for resale or supplying wastewater for treatment.

(2) Retail: The property owner, the owner as recorded on the county ad valorem tax rolls, renter, or lessee, who is responsible for all fees and charges for potable water and wastewater service.

(f) Dwelling unit. One (1) or more rooms in a residential or commercial building which are used or intended for use as a living facility for no more than one (1) family and generally including provisions for living, sleeping, eating, cooking, and/or sanitation. A hotel or motel room is considered a dwelling unit.

(g) Existing structure. Any structure for which a certificate of occupancy or temporary certificate of occupancy has been issued.

(h) Facility Investment Fee (FIF). The dollar investment or the capital cost of the facilities necessary to distribute or collect and treat the volume purchased by a typical customer in each class of customer.

(i) Master meter. A single meter serving two (2) or more units within a facility such as but not limited to a multifamily residential or multiunit commercial facility. This includes, without limitation, subdivisions, duplexes, condominiums, apartments, mobile home parks, travel trailer parks, hotels, motels, shopping centers, and office buildings.

(j) Master meter units. The number of units served by a master meter, including, in addition to individual dwelling or commercial units, common recreation or service units, such as swimming pools with sanitary facilities, laundry rooms, recreational halls, and offices with or

without sanitary facilities. Units which are individually metered by the county are not included in the unit count for a master meter.

(k) MGD. Million gallons per day.

(l) Property. Improved or unimproved real property.

(m) Reclaimed water. Water that has received at least advanced secondary treatment and is reused after flowing out of a wastewater treatment facility.

(n) Reserve capacity. A portion of the total capacity of the system which, through payment of an appropriate fee, has been set aside for the exclusive use of the applicant.

(o) SWFWMD. Southwest Florida Water Management District.

(p) User. The owner, lessee, tenant, occupant, or other person, business, or corporation receiving potable water, wastewater, and/or fire service.

Section 2-31-207. Customer and service classifications.

There are two (2) classes of customers: (1) wholesale and (2) retail.

(a) Wholesale service. Municipalities, political subdivisions, or other governmental units that have their wastewater treated by the county and/or purchase potable water from the county potable water system as a single resale customer for the purpose of reselling to those customers within their jurisdictions.

(b) Retail service classifications.

(1) Residential, single-family. All residences containing one (1) dwelling unit individually metered and not connected in any manner to a commercial establishment.

(2) Residential, multifamily. All residential structures containing two (2) or more dwelling units. Included are the following:

- a. Single-family residences in subdivisions served by master meters;
- b. Existing duplexes served by one (1) meter;

- c. Condominiums, apartments, mobile home parks, and travel trailer parks served by master meters; and
 - d. Hotels and motels.
- (3) Mobile homes. Individual mobile homes not located in a mobile home park.
 - (4) Commercial. Includes, but is not limited to, rooming houses, retail and wholesale sales operations, office buildings, shopping centers, warehouses, bakeries, vending operations, laundries, retirement/rest/nursing homes, restaurants, hospitals, schools, churches, government facilities, and other related service operations.
 - (5) Industrial. All manufacturing, agricultural, chemical, and food processing plants.

 - (6) Wastewater only. Any customer connected to the wastewater system who uses other than county potable water service.
 - (7) Metered irrigation. A residential or commercial customer with a potable water meter or reclaimed water meter for the sole purpose of watering grass and vegetation. No impact shall be made upon the wastewater system as a result of this service.
 - (8) Public fire protection. Public fire hydrants and other devices used to supply potable water or reclaimed water to meet general fire fighting requirements.
 - (9) Private fire protection. Separate fire connections, standpipes with hose attachments, tanks, and automatic sprinkler systems.

Section 2-31-208. Wholesale potable water and wastewater Facility Investment Fees.

- (a) All wholesale customers are required to enter into a contract with the county for the purchase of potable water or wastewater service. The contract will specify a reserve

capacity and may include provisions for changing the reserve capacity. Unless otherwise specified by contract, reserve capacities for existing wholesale customers are as follows:

	<u>Potable Water</u>	<u>Wastewater</u>
Longboat Key	2.5 MGD	2.26 MGD
Palmetto	2.0 MGD	0 MGD
Bradenton	0.5 MGD	0 MGD
Sarasota County	10.0 MGD	0 MGD

Reserve capacities may be increased by amendment of the contract or in accordance with provisions specified in the contract.

(b) Subject to availability, new or existing wholesale customers may purchase potable water or wastewater reserve capacity in accordance with provisions specified in the contracts. Wholesale customers shall pay a Facility Investment Fee of \$7,164.00 per one thousand (1,000) gallons of potable water reserve capacity per day or \$9,646.00 per one thousand (1,000) gallons of wastewater reserve capacity per day in excess of the reserve capacities established in subsection (a) of this section.

(c) The reserve capacities for wholesale customers are subject to upward adjustments by amendment of the contracts or in accordance with provisions specified in the contracts. The reserve capacities for wholesale customers are also subject to downward adjustments, in the county's discretion, should:

- (1) Drought or other natural conditions result in insufficient ground or surface water to meet the needs of all users of the county potable water system; or
- (2) The county's SWFWMD water use permit(s) be modified so as to allow lesser quantities of potable water usage; or
- (3) A wholesale customer's contract with the county expire or be terminated.

Section 2-31-209. Retail potable water and wastewater Facility Investment Fees.

- (a) General requirements.
 - (1) Connection to the county public utilities system requires payment of Facility Investment Fees. Lift stations not dedicated to the county will be charged Facility Investment Fees.
 - (2) Facility Investment Fees for potable water service and Facility Investment Fees for wastewater service for each dwelling unit were established December 10, 1981, according to either the actual meter size or a 5/8 inch x 3/4 inch meter size, whichever is greater.
 - (3) The size of service shall be based on calculations certified in writing by a professional engineer registered in the State of Florida or as determined and approved by the county administrator.
 - (4) The Facility Investment Fee is in addition to all other service charges and fees.
 - (5) The Facility Investment Fee is not transferable to real property at a location other than that for which it was paid.
 - (6) The Facility Investment Fee to be charged shall be the Facility Investment Fee in effect at the time of issuance of a building permit. Facility Investment Fee payments will not be accepted without the existence of a valid application for building permit. The Facility Investment Fee for reinstallation of meters pulled for vacant or uninhabitable properties shall be the difference between the Facility Investment Fee in effect at the time of reinstallation and the Facility Investment Fee in effect when the meter was pulled.
- (b) Retail Facility Investment Fees by meter size.

<u>Meter Size (in inches)</u>	<u>Potable Water FIF</u>	<u>Wastewater FIF</u>	<u>Reserve Capacity Potable Water (gallons per month)</u>
5/8 x 3/4	\$1,970.00	\$2,315.00	8,250

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3/4	\$2,955.00	\$3,473.00	12,375
1	\$4,925.00	\$5,788.00	20,625
1 1/2	\$9,850.00	\$11,575.00	41,250
2	\$15,760.00	\$18,520.00	66,000
3	\$31,520.00	\$37,040.00	132,000
4	\$49,250.00	\$57,875.00	206,250
6	\$98,500.00	\$115,750.00	412,500
8	\$157,600.00	\$185,200.00	660,000
10	\$226,550.00	\$266,225.00	948,750
Over 10	\$7.164 per gallon per day	\$9.646 per gallon per day	AWWA standards for meter size

(c) In the interest of promoting residential fire protection, single-family residential potable water and fire line services may be combined. Meter upsizing of one (1) line size for the 5/8 inch x 3/4 inch service and the 3/4 inch service will be provided at no additional Facility Investment Fee when such upsizing results from fire sprinkler installation. This does not apply to irrigation/fire line combinations. No combined residential potable water/fire line meters of more than one (1) inch will be approved.

(d) Retail Facility Investment Fees by customer classification.

	<u>Classification</u>	<u>Potable Water FIF</u>	<u>Wastewater FIF</u>
(1)	Residential, single-family	Meter size FIF	Meter size FIF
(2)	Residential, multifamily	\$1,345.00 per unit	\$1,580.00 per unit
(3)	Mobile home	\$1,345.00 per unit	\$1,580.00 per unit
(4)	Travel trailer	Meter size FIF	Meter size FIF
(5)	Hotel or motel	Meter size FIF	Meter size FIF
(6)	Commercial and industrial	Meter size FIF	Meter size FIF

(7)	Combined commercial and residential*	\$1,345.00 per unit plus meter size FIF	\$1,580.00 per unit plus meter size FIF
(8)	Combined commercial and hotel or motel	Meter size FIF	Meter size FIF

*Must be separately metered.

(e) Any retail potable water or wastewater customers located outside the geographic boundaries of the county are required to enter into a contract with the county for the purchase of potable water or wastewater service. The contract will specify the Facility Investment Fees for such customers.

(f) Conditions.

- (1) Applicants requiring potable water and/or wastewater service for a structure shall pay the appropriate Facility Investment Fees at the time of issuance of a building permit.
- (2) If an applicant requests an extension of a previously issued building permit and the Facility Investment Fees have not been paid, the applicant shall pay the Facility Investment Fees at the time the extension is requested. The Facility Investment Fees to be charged shall be the Facility Investment Fees in effect at the time the extension is requested.
- (3) If an applicant with a building permit was obligated to pay Facility Investment Fees prior to the issuance of a certificate of occupancy under the county's utility rate resolution, the applicant shall pay the Facility Investment Fees in effect at the time the building permit was issued. However, if an extension of the building permit is requested, the provisions of paragraph (f)(2) of this section shall apply.
- (4) If an applicant has paid Facility Investment Fees required by this ordinance and has obtained a building permit, and the building permit later expires without the possibility of further extension, the applicant shall be entitled to a refund of the

Facility Investment Fees paid, without interest. To be eligible for a refund, the applicant shall be required to submit an application for a refund to the county administrator within thirty (30) days after the expiration of the building permit for which the Facility Investment Fees were paid.

- (5) Applicants requiring wastewater service for an existing structure not previously served who pay for an extension of wastewater service shall pay the wastewater Facility Investment Fee, unless the applicant connects to the wastewater system within one hundred twenty (120) days from the date of notification of line certification by the county. An existing structure shall be any structure for which a certificate of occupancy or temporary certificate of occupancy has been issued before the date of notification of wastewater line certification by the county. Connection must occur within one hundred twenty (120) days or the Facility Investment Fee will be payable, as determined by the county administrator.
- (6) The owners of single-family and multifamily residential units listed in the customer classifications in paragraphs (d)(1) and (d)(2) of this section, for which a certificate of occupancy or temporary certificate of occupancy has been issued on or before the date of certification of the line extension, may pay the required Facility Investment Fees in accordance with the time payment provisions of this paragraph, provided that they meet the conditions specified below. The owners of properties listed in the commercial classifications in subsection (d) of this section may also be permitted to make time payments if the county administrator determines that health issues and financial hardship exist. Requests for time payments for commercial properties must be made by the county health department and approved by the county administrator. The conditions for time payment are as follows:

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- a. In addition to the principal amount of the applicable Facility Investment Fees, the property owner shall pay interest at an annual rate of eight (8) percent;
 - b. To qualify for time payment under this paragraph, the owner of the property must enter into a contract with the county providing that the balance due shall constitute a lien against the real property which will be connected to the potable water or wastewater system and that the balance due, if any, will be paid at the time of the sale or other transfer of title to the real property. The owner of the property shall agree to maintain billing in the property owner's name until all fees due are paid and the lien is satisfied;
 - c. A contract to pay the applicable Facility Investment Fees will provide for a maximum of one hundred eighty (180) payments to include principal and interest, payable by monthly billing; and
 - d. If not timely paid, the unpaid balance and interest accrued thereon, together with attorney's fees and costs, may be recovered in a civil action in any manner authorized by law, and any such lien and accrued interest may be foreclosed or otherwise enforced by action or suit as for the foreclosure of a mortgage on real property.
- (7) If an applicant changes the type of service or increases the size of the potable water meter at an existing service connection, the applicant shall pay the difference between the current potable water and wastewater Facility Investment Fees for the existing meter size and the corresponding Facility Investment Fees for the new meter size. If an applicant decreases the size of the potable water

meter for an existing service, no Facility Investment Fee refund shall be paid to the applicant.

- (8) When the owner of one (1) dwelling unit of a duplex served by a single meter installs separate meters, the Facility Investment Fee will not be charged.
- (9) If an existing structure is converted to a duplex, one (1) additional potable water and wastewater Facility Investment Fee will be charged.
- (10) If an existing structure is converted to a multiunit facility, the potable water and wastewater Facility Investment Fees will be charged for each additional unit.
- (11) An existing master meter customer may convert to individual meters upon approval by the county administrator.
 - a. No additional Facility Investment Fee will be charged to residential customers.
 - b. Each individual commercial and industrial customer will be charged a Facility Investment Fee based on meter size. The difference between the applicable Facility Investment Fee for the existing master meter and the applicable Facility Investment Fee for a reduced size meter may be applied toward the Facility Investment Fee for the new meter or meters.
- (12) The Facility Investment Fee for wastewater only accounts may be based on a potable water usage calculation certified by a professional engineer registered in the State of Florida and based upon the most recent localized data and upon approval by the county administrator. Alternative methods of calculation may be specified by the county administrator and based on the most recent and localized data.
- (13) An applicant may demonstrate, through a report by a professional engineer registered in the State of Florida to the satisfaction of the county administrator

and based on the most recent and localized data, that a specific amount of potable water to be used by the applicant will not be returned to the wastewater system in the form of wastewater. At the discretion of the county administrator the applicant may be charged a lower wastewater Facility Investment Fee corresponding to the approximate use of the county wastewater system. If at a future time the applicant increases the amount of wastewater delivered to the county wastewater system above the amount upon which the initial Facility Investment Fee was based, the applicant shall pay the difference between the wastewater Facility Investment Fee for the new level of use of the wastewater system, as determined by the county administrator, and the corresponding current Facility Investment Fee for the estimated initial level of service.

- (14) If an existing customer with one (1) meter installs two (2) meters, one (1) for residential and one (1) for irrigation, a separate Facility Investment Fee, corresponding to the schedule established in subsection (b) of this section, will be charged for each meter. For agricultural purposes, an irrigation only meter may be installed as a primary meter. The Facility Investment Fees must be paid prior to installation. The minimum size allowed for irrigation meters is three-quarter ($\frac{3}{4}$) inch. A valid plumbing permit must be presented at the time of payment.
- (15) If separate meters are installed at a multifamily residential facility for purposes of irrigation of the immediate surrounding premises, Facility Investment Fees based on meter sizes will be charged.

Section 2-31-210. Fire service Facility Investment Fees.

(a) Connection of fire lines to the county potable water or reclaimed water system requires payment of Facility Investment Fees based on meter size according to the following schedule:

<u>Meter Size (in inches)</u>	<u>Fire Service FIF</u>
1	\$172.00
1 1/2	\$345.00
2	\$552.00
3	\$1,103.00
4	\$1,724.00
6	\$3,448.00
8	\$5,516.00
10	\$7,929.00
Over 10	3.5% of Potable Water FIF based on meter size

(b) No individual fire lines under one (1) inch shall be installed.

(c) Fire line connections downstream of a potable water master meter are not subject to the Facility Investment Fees listed in this section.

Section 2-31-211. Use of Facility Investment Fees.

(a) Facility Investment Fees collected by the county shall be used only for capital costs of construction and related costs, including engineering, legal, financing, administrative, debt service, and other lawful purposes, for increases in or expansions of capacity or capital requirements required solely due to new development. Facility Investment Fees shall not be used for expenses due to upgrading a facility or increased expenses due to operation or maintenance of a facility.

(b) The county shall provide for accounting and reporting of Facility Investment Fee collections and expenditures in accordance with applicable law, including Section 163.31801, Florida Statutes, and generally accepted accounting principles. The county shall account for the revenues and expenditures of such Facility Investment Fees in a separate accounting fund.

Section 2. This ordinance shall be codified as Article VIII in Chapter 2-31 of the Manatee County Code of Ordinances beginning with Section 2-31-205 and ending with Section 2-31-211.

Section 3. All ordinances and resolutions or parts of ordinances and resolutions in conflict with the provisions of this ordinance shall be repealed to the extent of such conflict effective on February 17, 2007.

Section 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

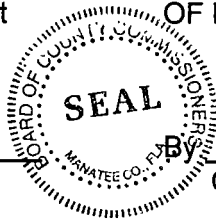
Section 5. This ordinance and the fees established in this ordinance shall take effect on February 17, 2007.

ADOPTED AND ENACTED by the Board of County Commissioners of Manatee County, Florida, with a quorum present and voting, on the 24 day of October, 2006.

ATTEST: R. B. SHORE
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: Susan Plomin
Deputy Clerk



By: J. M. Case
Chairman



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.
Witness my hand and official seal this 26th day of October, 2006.
R.B. SHORE
Clerk of Circuit Court
By: Maggie Hamilton D.C.

MANATEE COUNTY, FLORIDA



WATER AND WASTEWATER SYSTEM FACILITY INVESTMENT FEES

July 27, 2006



Public Resources Management Group, Inc.
Utility, Rate, Financial and Management Consultants





July 27, 2006

Honorable Chairman and
Board of County Commissioners
1112 Manatee Avenue West
Brandenton, FL 34205

Subject: **Water and Wastewater System Facility Investment Fees Study**

Ladies and Gentlemen:

We have completed our water and wastewater system facility investment fee study for Manatee County's (the "County") water and wastewater utility system (the "System") and have summarized the results of our analyses, assumptions and conclusions in this report which is submitted for your consideration. The purpose of our analysis was to review the existing Facility Investment Fees and make recommendations as to the level of charges that should reasonably be in effect consistent with the County's service requirements. As further discussed in this report and based on the County's estimated ten-year capital improvement plan for the Fiscal Years 2007 through 2016, Public Resources Management Group, Inc. (PRMG) is recommending that the water system Facility Investment Fee be increased from \$1,270 to \$1,970 per Equivalent Residential Unit (ERU). With respect to the wastewater system, we are recommending an increase in the Facility Investment Fee from \$1,655 to \$2,315 per ERU. On a combined basis, the Facility Investment Fees would increase from \$2,925 to \$4,285 per ERU.

At the outset of the study, it was determined that the proposed Facility Investment Fees should meet a number of goals and objectives. These goals and objectives dealt primarily with criteria related to fee sufficiency and level. Specifically, the major objectives considered in this study included:

- The Facility Investment Fees should be sufficient to fund the pro rata cost of the projected capital requirements associated with providing water and wastewater service to new development;
- To the extent practical, the Facility Investment Fees should not be used to fund expenditures for renewal and replacement or upgrading of facilities serving existing customers;

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Honorable Chairman and
Board of County Commissioners
Manatee County
July 27, 2006
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- The Facility Investment Fees should be based upon reasonable level of service standards that meet the needs of the County, should be indicative of the criteria used for long-term infrastructure planning, and should be consistent with industry standards;
- The proposed Facility Investment Fees should be based on cost of service principles; and
- The proposed Facility Investment Fees should take into consideration the comparable fees charged by neighboring utility systems as well as current FIF relationships where applicable.

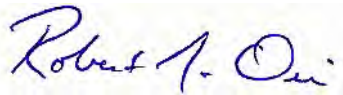
The proposed water and wastewater Facility Investment Fees presented in this report have been structured to meet these objectives. Based on information provided by the County and the assumptions and considerations outlined in this report, Public Resources Management Group, Inc. considers the proposed Facility Investment Fees to be cost-based, reasonable, and representative of the identified capital funding requirements of the System as identified by the County.

Although the increases in the Facility Investment Fees may appear to be significant, it is important to note that the cost to provide water and wastewater capacity has risen due to increases in the overall construction costs of utility infrastructure, higher standards for wastewater treatment, and the cost of securing new water resources. The calculated charges are competitive with those of thirteen (13) surveyed neighboring utilities, as shown on Figure 1 following this letter.

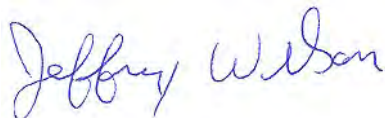
We appreciate the opportunity to be of service to the County and would like to thank the County's staff for their assistance and cooperation during the course of this study.

Very truly yours,

Public Resources Management Group, Inc.



Robert J. Ori
President



Jeffrey M. Wilson
Senior Consultant

MANATEE COUNTY, FLORIDA
WATER AND WASTEWATER
SYSTEM FACILITY INVESTMENT FEE STUDY

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MANATEE COUNTY, FLORIDA

**WATER AND WASTEWATER
SYSTEM FACILITY INVESTMENT FEE STUDY**

LIST OF TABLES, FIGURES, AND APPENDICES

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1	Development of Existing Water Production/Treatment Facility Capacity Allocable to Serve Customer Growth
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<u>Figure No.</u>	<u>Title [1]</u>
1	Comparison of Facility Investment Fees Per Equivalent Residential Unit

<u>Appendix No.</u>	<u>Title [2]</u>
A	Summary of Existing Utility System Fixed Assets

[1] All referenced tables and figure are located at the end of the report.

[2] All referenced appendices are located at the end of the report.

MANATEE COUNTY, FLORIDA
WATER AND WASTEWATER
SYSTEM FACILITY INVESTMENT FEE STUDY

PURPOSE OF WATER AND WASTEWATER FACILITY INVESTMENT FEES/IMPACT FEES

Manatee County (the “County”) owns and operates a water and wastewater utility system (the “System”) which, as of September 30, 2005, provided service to approximately 95,813 water accounts and 83,578 wastewater accounts. The County has constructed or plans to construct utility infrastructure to provide water and wastewater capacity to meet the future development requirements of the County. Historically, the County has utilized water and wastewater Facility Investment Fees (Facility Investment Fees) – which are often called “impact fees” – to fund a portion of constructing the infrastructure requirements associated with new growth.

The purpose of Facility Investment Fees is to assign growth-related capital costs to those new customers responsible for such additional costs. To the extent that new population growth and associated development impose identifiable added capital costs to municipal services, equity and modern capital funding practices suggest that such costs should be assigned to those residents or system users responsible for the added costs rather than to the existing population base. Generally, this practice has been labeled as “growth paying its own way” without existing user cost burdens.

The precedent for Facility Investment Fees in Florida was set in the City of Dunedin litigation and judgment. In this case, the Court’s ruling found that an equitable cost recovery mechanism, such as an impact fee, could be levied for a specific purpose by a Florida municipality as a Facility Investment Fee for services. An impact fee should not be considered as a special assessment or an additional tax. A special assessment is predicated upon an estimated increment in value to the property assessed by virtue of the improvement being constructed in the vicinity of the property. Further, the assessment must be directly and reasonably related to the benefit which the property receives. Facility Investment Fees are not related to the value of the improvement to the property but rather to the usage of the public facility required by or allocable to the property. Until property is put to use (i.e., developed), there is no burden upon servicing facilities and the land use may be entirely unrelated to the value or assessment basis of the underlying land. With respect to a comparison with taxes, Facility Investment Fees are distinguishable primarily in the direct relationship between the amount charged and the measurable quantity of public facilities required. In the case of taxation, there is no requirement that the payment be in proportion to the quantity of public services consumed, and funds received by a municipality from taxes can be expended for any legitimate public purpose.

In the Florida Supreme Court decision, Contractors and Builders Association of Pinellas County versus City of Dunedin, Florida, regarding the validity of Impact Fees or Facility Investment Fees, certain conditions were identified as necessarily present in order to have a valid fee. Generally, it is our understanding that the Court decision addressed the following:

1. The system Facility Investment Fee should be reasonably equitable to all parties; that is, the amount of the fee must bear a relationship to the amount of services required or benefit received (the “Rational Nexus” test).
2. The system Facility Investment Fees and charges should be set up so that there is not an intentional windfall to existing users.
3. The Facility Investment Fee should only cover the capital cost of construction and related costs thereto (engineering, legal, financing, administrative, etc.) for increases in or expansions of capacity or capital requirements that are required solely due to growth. Therefore, expenses due to upgrading of a facility (e.g., replacement of a capital asset) or an increase in the level of service should be borne by all users (existing and future) of the facility or municipality. Likewise, increased expenses due to operation and maintenance of that facility should be borne by the existing users of the facility.
4. The entity must adopt a revenue-producing ordinance that explicitly sets forth restrictions on revenues (uses thereof) that the imposition of the system Facility Investment Fee generates. Therefore, the funds collected from the system Facility Investment Fee should be set aside in the separate account, and separate accounting must be made for those funds to ensure that they are used only for the lawful purposes described.

Based on the criteria above, the Facility Investment Fees as calculated herein: i) will be established to fund growth or expansion related capital expenditures associated with the estimated incremental cost of the construction of the existing and new plant facilities necessary to serve only anticipated new customer growth; ii) will not recover costs associated with improvements of any capital assets of the County allocable solely to the existing customers of the System; and iii) will not include any costs of operation and maintenance of the facilities associated with the Facility Investment Fee.

As can be seen above, the courts and legislation have addressed three areas associated with the development of the Facility Investment Fee. These areas include: i) the “fair share” rules dealing with payment of the fee by the affected property owners; ii) the “rational nexus” rules, which focus on the expenditure or purpose of the fee; and iii) the “credits” rules, which recognize fee offsets.

The fair share rules address that the fee can only be used for capital expenditures that are attributable to new growth. The fee cannot be used to finance level of service deficiencies or the replacement of existing facilities required to provide services to existing users. The rules do allow for establishing different fees for different classes of customers and the ability for the payment of a reduced impact fee if applicants can demonstrate that their development will have smaller impact (or capacity requirement) than assumed in the fee determination. Additionally the fair share rules recognize that the cost of facilities used by both existing customers and new growth must be apportioned between the two user groups with respect to fee utilization or expenditure such that the user groups are treated equally and one group does not subsidize the other.

The rational nexus or benefit rule requires that there be a reasonable relationship between the need for capital facilities (which deals with levels of service) and the benefits to be received by new growth for which the fee will be expended. There are two conditions that limit where and when impact fees can be collected and used. With respect to the first condition, although there is no specific limit as to distance between an applicant paying the fee and the capital expenditure to be constructed by the fee, there should be a geographical relationship between fee collection and use. The County’s capital improvement program is considered to be system-wide and not based on specific utility zones or geographical areas. As such, the Facility Investment Fees will be determined on a single County-wide basis. The second nexus condition recognizes that the property must receive a benefit from the public services for which the fee is being applied. With respect to the water and wastewater Facility Investment Fees, the water and wastewater facilities are used by and were constructed on behalf of all the property of the County, and they benefit both residential and commercial customers. As such, all new growth requesting capacity from the System (either water and/or wastewater) will be subject to the application of the Facility Investment Fee.

The credit rule recognizes that if a public agency has received property in the form of cost-free capital or there is specific revenue (taxes) that will be used for the capital expenditures necessitated by new growth, a credit should be applied to the Facility Investment Fee. Examples of cost-free capital would include grants, contributions by developers, and other sources, which provide funds for the capital expenditures, which would be financed by the imposition of the Facility Investment Fee. The credit rule allows for the net recovery of costs from new development in relation to the overall impact caused recognizing other sources of funds available to fund the facilities associated with such impact.

EXISTING FACILITY INVESTMENT FEES

The County’s current water and wastewater Facility Investment Fees were adopted by Manatee County Board of County Commissioners (the “Commission”) on August 16, 2005 pursuant to Resolution No. R-05-148 (the “FIF Resolution”). The following is a summary of the current water and wastewater Facility Investment Fees as delineated in the Rate Resolution for the County.

Existing Facility Investment Fees		
Meter Size in inches	Base FIF Potable Water	Base FIF Wastewater
5/8 x 3/4	\$1,270.00	\$1,655.00
3/4	1,910.00	2,480.00
1	3,175.00	4,135.00
1 1/2	6,345.00	8,255.00
2	10,150.00	13,210.00
3	20,295.00	26,425.00
4	31,720.00	41,285.00
6	63,430.00	82,575.00
8	101,485.00	132,125.00
10	145,890.00	189,925.00
Over 10	Actual Cost	Actual Cost

Application Methodology

	Classification	Potable Water FIF	Wastewater FIF
i.	Residential, Single-family	Meter size	Meter size
ii.	Residential, Multi-family	\$1,270.00 per unit or meter size FIF, whichever is greater	\$1,655.00 per unit or meter size FIF, whichever is greater
iii.	Combined Commercial and Residential	\$1,270.00 per residential unit plus applicable meter size FIF for commercial	\$1,655.00 per residential unit plus applicable meter size FIF for Commercial
iv.	Motel/Hotel	\$945.00 per room	\$1,235.00 per room
v.	Travel Trailer	\$755.00 per space	\$990.00 per space
vi.	Industrial and Commercial	Meter size FIF	Meter size FIF
vii.	Combined Commercial and Motel or Hotel	\$945.00 per room plus applicable meter size FIF for commercial	\$1,235.00 per room plus applicable meter size FIF for commercial

The water and wastewater Facility Investment Fees are in addition to the meter setting charge, line extension contributions, and any other charges or fees required for service imposed by the County relative to the establishment of service.

As can be seen above, the Facility Investment Fees for both water and wastewater service recognize the application of fees to separate customer classes. For the purpose of calculating the County's current Facility Investment Fees, a water and wastewater service equivalent residential connection (ERU) is based on the smallest water meter size which is generally predicated on the capacity requirements of the meters or service sizes in relation to the 5/8 inch service. The fees for the other service sizes are generally based on the capacity requirements of the meters or service sizes in relation to the 5/8 inch service. Based on a review of the ERU factors employed by the County, it appears that the meter equivalent factors for the residential and commercial class were predicated on published data developed by the American Water Works Association (AWWA) regarding the instantaneous demands (metered flow) of which the meters are capable of registering (provides a measure of the potential demand of the customer). The methodology for fee determination currently used by the County attempts to recognize that the larger the service size, the greater demand will be placed upon the utility system relative to capacity commitment.

FACILITY INVESTMENT FEE/IMPACT FEE METHODOLOGY

There are several different methods generally recognized for the calculation of Facility Investment Fees. The calculation is dependent on the type of fee being calculated (e.g., water, police services, transportation, etc.), cost and engineering data available, and the availability of other local data such as household and population projections, current levels of service, and other related items. The proposed Facility Investment Fees reflected in this report considered two separate methods. These two methods are: i) the improvements-driven method; and ii) the standards-driven method. Both methods have been utilized in the development of Facility Investment Fees for local governments in Florida.

The improvements-driven method is an approach that utilizes a specific list of planned capital improvements over a period of time. For example, the fee may correspond to the level of capital improvements, which have been identified in the capital improvements element of the Comprehensive Land Use Plan or capital improvement budget of the local government. The standards-driven method does not utilize the cost of improvements based on anticipated needs but rather on the theoretical cost of the improvements to the County's capital facilities for incremental development. For example, the standards-driven method for a transportation impact fee would consider the theoretical cost of a mile of a new road by the trip capacity of a mile of road to establish the cost per trip. The primary difference between the two methodologies is how the capital costs, which must be recovered from the application of the fee, are calculated.

Both methodologies have their advantages and disadvantages. The advantages associated with the improvements-driven method include the following:

- i. Based solely on projected capital improvements, thus providing a definite relationship between the level of fee and need; and
- ii. The use of fees can be shown to be attributable to growth based on the capital improvement plan utilized in the analysis as opposed to capital deficiencies in the system.

There are several disadvantages associated with the improvements-driven method. Some of the disadvantages include the following:

- i. The fee may be based on an intermediate range forecast of capital improvements (e.g., five years) which may not reflect the true level of needs since major capital improvements may be beyond the time frame of the capital forecast.
- ii. The fee does not take into account unused and available capacity at existing facilities which should be allocated to future users of the facilities.
- iii. The forecast of capital improvements required for new development is still an estimate of cost and is subject to constant revisions and update.
- iv. Generally, it maybe difficult to apportion the cost of specific improvements among present deficiencies, growth for the planning period, and excess capacity.

With respect to the standards-driven method, there also exist several advantages and disadvantages with respect to the determination of the fee. The advantages include the following:

- i. Fee is based on a certain level of service and type of facility and it is generally easier to determine the cost of the capital facilities associated with such level.
- ii. Provides governments with more flexibility in the use of the collected fees in that they can wait until the fees are collected before constructing a project.
- iii. The development of the fee does not require a detailed projection of future capital improvements and associated costs and is more applicable to the needs of a small municipality due to constraints of staff and resources.

As one would expect, there are also disadvantages associated with the standards-driven method. The disadvantages include:

- i. The capital costs for the fee are not associated with anticipated or current capital needs as identified by the County (may not relate to “local” costs), thus increasing the potential of not providing a clear relationship between the fee and its use.
- ii. The development of the standard for the capital facilities is based primarily on engineering, planning, and financial judgment, although this may be somewhat mitigated by the level of service standards included in the Comprehensive Planning Process.

The development of the Facility Investment Fees in this report were primarily based on the improvements-driven method since a capital improvements plan has been prepared by the County pursuant to the identification of the capital needs as documented in the County’s ten-year capital improvement program. This methodology was modified to recognize existing available and unused capacity that would be available from the existing utility plants, which are currently in service and available to meet near-term growth requirements, to derive an average cost allocable to new growth over the next several years (essentially, a System “Buy-In” approach).

The Facility Investment Fees were calculated on a per-ERU basis. The capital-related costs were identified in the capital improvement program for the Fiscal Years 2007 through 2016 as prepared by utility staff. The calculated water Facility Investment Fee consists of: i) a water supply/treatment component; and ii) a water major transmission component. The calculated wastewater Facility Investment Fee consists of: i) a wastewater treatment/disposal component; and ii) a wastewater major transmission component.

LEVEL OF SERVICE REQUIREMENTS

In the evaluation of the capital facility needs for providing water and wastewater utility services, it is critical that a level of service (LOS) standard be developed. Pursuant to Chapter 9J-5, Florida Administrative Code, the “level of service” means an indicator of the extent or degrees 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 are 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.

For water and wastewater service, the level of service that is commonly used in the industry is the amount of capacity (service) allocable to an ERU expressed as the amount of usage (gallons) allocated on an average daily basis. This allocation of capacity would generally represent the amount of capacity allowable to an ERU, whether or not such capacity is actually used (commonly referred to as “readiness to serve”). As previously mentioned, an ERU – sometimes known as an Equivalent Residential Unit (ERU) – is representative of the average capacity required to service a typical individually metered or serviced single-family residential account. This class of users represents the largest amount of customers served by a public utility such as the County and generally the lowest level of usage requirements for a specifically metered account.

For the purposes of calculating water and wastewater system Facility Investment Fees, PRMG utilized LOS standards of 275 gpd per water ERU and 240 gpd per wastewater ERU. These LOS standards are consistent with the standards outlined in the County’s Comprehensive Plan and overall capacity planning process of the County and were considered reasonable for the purposes of this study.

EXISTING PLANT IN SERVICE

In the determination of the Facility Investment Fee associated with the servicing of future customers of the County, the available unused or unreserved capacity of the existing utility system available to serve such growth was considered. Since this capacity is available to serve the near-term incremental growth of the County’s utility system, it would be appropriate to evaluate the capacity availability of such facilities. In order to evaluate the availability of the existing utility plant-in-service to meet future capacity needs, it was necessary to functionalize the plant by specific plant requirement. The functionalization of the existing plant is necessary to: i) identify those assets which should be included in the determination of the capital facilities fees; and ii) match existing plant type to the capital improvements to meet future service needs.

The functional cost categories are based on the purpose of the assets and the service that such assets served. The following is a summary of the functional cost categories for the utility plant-in-service identified in this report.

Functional Plant Categories		
Water Service	Wastewater Service	Other Plant
Supply	Treatment	General Plant
Treatment	Effluent/Reclaimed	Developer Contributions
Transmission	Transmission	
Distribution	Collection	
Fire Hydrants		
Meters		

It was necessary to functionalize the utility plant into these cost categories so that a proper fee could be developed. Generally, the costs of on-site facilities which serve a specific development or customer such as water distribution and wastewater collection lines, meters and services, and fire hydrants are usually: i) donated by a developer as part of the County’s utility extension program (a contribution of the plant); ii) recovered from the individual properties through an assessment program based on those properties which receive special benefit from such facilities or from the application of a main line extension fee to recover the specific cost of such facilities; or iii) funded from the customer directly (e.g., by a “front-foot” charge where the on-site lines were initially financed by the utility and then paid by the customer or an installation charge to recover the cost of a new service line and/or the potable water meter).

The County provided PRMG with a listing of the fixed assets in service as of September 30, 2005 and Construction Work-Progress as of May 31, 2006 for the water and wastewater system. The functionalization of the existing plant is included in Appendix A at the end of this report. This functionalization of the existing utility plant in service represents the original cost of such assets (gross book value) and was based on the reported values.

In order to determine the amount of existing water supply/treatment and wastewater treatment/disposal plant assets available to meet future growth, it is necessary to identify the amount of unused and estimated available capacity in such facilities. Tables 1 and 4 at the end of this report provides an estimate of the unused capacity and the allocated treatment plant costs available to meet future needs of the water and wastewater systems respectively. The estimate for water and wastewater capacity and the allocation of existing plant to future growth was based on: i) the capacity of the County’s existing treatment facilities, ii) the actual use of such facilities as experienced by the System service area, and iii) the unused but reserved capacity requirement on the system associated with certain wholesale agreements. Based on this analysis, it was estimated that the existing plant facilities had the following remaining and available capacity to meet future needs:

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	Plant Capacity (MGD-ADF)	
	Water Treatment Capacity [1]	Wastewater Treatment Capacity [2]
Plant Capacity – MGD-ADF	50.68	33.75
Less Existing Plant Utilization and Unused Reserved Capacity– MGD-ADF	<u>47.04</u>	<u>22.63</u>
Net Available to Meet Future Service Area Needs - MGD-ADF	3.64	11.12
Percent of Plant Capacity	<u>7.18%</u>	<u>32.90%</u>

MGD = Million Gallons Per Day
ADF = Average Daily Flow

[1] Amounts derived from Table 1.

[2] Amounts derived from Table 4.

Based on: i) the existing capacities of the applicable plant facilities; ii) the current utilization of such facilities; and iii) the net calculated costs of the applicable functional facilities available to serve future growth which should be recognized in the determination of the System Facility Investment Fees, the amount of existing water supply/treatment and wastewater treatment/effluent disposal fixed asset costs which were identified to be recovered from the imposition of the County’s Facility Investment Fees was estimated to be as follows:

	Water Plant Facilities [1]	Wastewater Plant Facilities [2]
Net Applicable Capital Costs Existing Plant	\$153,802,638	\$279,510,587
Estimated Percent Capacity Remaining to Serve Future Growth	<u>7.18%</u>	<u>32.90%</u>
Net Treatment Plant Costs Recognized in Fee Determination	<u>\$11,043,029</u>	<u>\$91,958,983</u>

[1] Derived from Table 1 at the end of this report; amount shown includes water production and treatment facilities.

[2] Derived from Table 4 at the end of this report; amount shown includes wastewater treatment and effluent disposal facilities.

As shown above, it has been estimated that approximately 7.18% or approximately \$11,043,000 in existing water utility production and treatment plant facility associated with the water production and treatment is allocable to serve near term future development. With respect to the wastewater utility plant, it is estimated that the amount of existing treatment and disposal plant to serve new development is approximately 32.90%, or \$91,959,000 of the total wastewater treatment plant in service as reported by the County.

ADDITIONAL CAPITAL INVESTMENT

The County’s capital improvement program (CIP) for the Fiscal Years 2007 through 2016, as prepared and estimated by Utility Operations Department Staff, Project Management Department Staff, and its Engineer of Record, outlines a number of capital improvements for the water and wastewater systems. These capital projects include: i) for the water system, the anticipated attainment of alternative water supply sources to accommodate new growth; ii) for the wastewater system expansions of existing treatment facilities to meet future service demands; iii) upgrades of existing assets to accommodate new and existing customers; and iv) replacements of existing assets or projects which generally only benefit current users of the

System (e.g., existing plant renewal and replacement, reliability projects). The County anticipates the following incremental water and wastewater additions.

Facility Type	Net Capacity Increase	Anticipated Year of Addition
Water East County Wellfield (Mars I)	2.4 MGD	2007
Water North County Wells (Mars II)	3.0 MGD	2008-2010
Water Mars III	2.0 MGD	2011-2012
Water – Peace River Future Facility	5.0 MGD	2013-2016
Wastewater North Plant Expansion	7.5 MGD	2007-2008
Wastewater South East Plant Expansion	7.0 MGD	2010-2011

Based on the capital expansion/improvement needs of the water and wastewater system as identified by the County and reflected on Tables 2 and 5 included at the end of this report for the water and wastewater systems respectively, the following plant additions were recognized in the fee analysis.

	Total Plant Improvements [1]	Recognized Plant Improvements
Water System	\$186,032,522	\$126,102,200
Wastewater System	<u>224,677,621</u>	<u>147,716,151</u>
Total	<u>\$410,710,143</u>	<u>\$273,818,351</u>

As can be seen above, approximately \$273,818,351, or 67.0%, of the total identified plant improvements, as identified in the County’s current capital improvement plan, have been recognized in the capacity charge analysis. The non-applicable utility plant includes: i) replacement of existing assets which essentially benefit existing users of the system; and iii) water distribution and wastewater collection line installations which are generally contributed by developers/builders.

DESIGN OF WATER SYSTEM FACILITY INVESTMENT FEE

As shown on Table 3, the calculated Facility Investment Fee for the Water System is \$1,970 per ERU. This represents an increase in the fee of \$700 over the current fee of \$1,270 per ERU. The reason for this increase is that County is expected to incur a higher cost per unit of capacity than what was previously calculated due to inflation on the costs of construction, new treatment processes, and increased treatment regulations.

In the development of the proposed Water System Facility Investment Fee, several assumptions were utilized or incorporated. The major assumptions utilized in the design of the calculated Water System Facility Investment Fee are:

1. The existing water supply and treatment facilities have an estimated available capacity margin to serve new growth of approximately 7.18% of the average daily capacity of the facilities based on: i) the capacity of the County’s existing treatment facilities, ii) the actual use of such facilities as experienced by the System service area, and iii) the unused but reserved capacity requirement on the system associated with certain wholesale agreements. This analysis is included in Table 1 herein.

2. The Water System capital improvement program for the Fiscal Years 2007 through 2016 was reviewed and the capital costs were apportioned: i) by functional category; and ii) to existing and future users in the determination of the Water System Facility Investment Fee. A summary of the CIP capital costs recognized in the Water System Facility Investment Fee analysis is shown in Table 2.
3. For the capital improvements identified as major transmission system upgrades which would benefit future users as identified on Table 2 were divided by the total estimated ERU connections through the year 2021. A detailed calculation of the transmission component cost of the proposed Facility Investment Fee is found on Table 3.
4. With respect to those capital projects which have been allocated to existing users that may include a capacity increment associated with serving new development, an adjustment to the reported plant-in-service balances has been made in order to not double-count plant-in-service (recognized a retirement of plant associated with the addition of the new facilities as identified in the CIP). Since a match of the facility upgrade to the existing plant in service balances as reported on the County's listing of fixed assets was not possible, the adjustment was based on: i) an in-service date based on discussions with utility staff regarding the estimated existing age of the plant-in-service. It was considered that the use of the replacement cost of the assets, which would generally include an upgrade to the facilities and probably result in a higher cost due to such factors as restoration expenses, would be conservative in the evaluation of the capital costs recognized in the determination of the fee. It was assumed that approximately \$6.1 million of existing Water System assets would be retired (investment removed from the analysis) as a result of the implementation of the County's identified capital improvement program.
5. No capital facility expansion costs associated with distribution facilities have been included in the calculation of the Water System Facility Investment Fee since developers typically contribute such facilities or the County has adopted a separate fee (e.g., water meter installation fee) to recover the cost of such capital additions (contribution in aid of construction).
6. Based on discussions with the County, the LOS standard for a water ERU was assumed to be 275 gallons per day (gpd) expressed on an average daily flow basis. This LOS standard is consistent with the County's Comprehensive Plan.
7. No grants were assumed to be received during the capital planning period for the purpose of funding treatment and backbone transmission projects reflected in the Water System CIP.

As shown on Table 3, the Water System Facility Investment Fee was calculated utilizing: i) estimated capital costs for the water supply/treatment/transmission system; ii) ERU service requirements; and iii) current fixed asset and plant capacity data available to PRMG regarding the Water System. By designing the Water System Facility Investment Fee to recover costs on a prospective basis, an attempt is made to design a charge that will provide funds on a reasonable

basis in order to meet the future needs of the Water System. It should be noted that in the event the construction costs, capacity requirements, or utility service area materially change from what is reflected on Table 3, the Water System Facility Investment Fee might need to be adjusted accordingly.

The calculated Water System Facility Investment Fee, as shown on Table 3, is \$1,970 per ERU, which is \$700 higher than the existing water Facility Investment Fee of \$1,270 per ERU. This fee would be applied to a typical 5/8 inch metered single family residential home in accordance with the County’s Facility Investment Fee application methodology. Based on the capital facilities associated with the determination of the charge, the functional breakdown of the components of the rate is as follows:

	Rounded Cost Per ERU
Water Supply/Treatment Component (Rounded)	\$1,220
Water Transmission Component (Rounded)	<u>750</u>
Total Proposed Water System Facility Investment Fee (Rounded)	<u>\$1,970</u>

DESIGN OF WASTEWATER SYSTEM FACILITY INVESTMENT FEE/IMPACT FEE

As shown on Table 6, the calculated Facility Investment Fee for the Wastewater System is \$2,315 per ERU. This represents an increase in the fee of \$660 over the current fee of \$1,655 per ERU. The reason for this increase is that County now has a higher cost per unit of capacity than what was previously calculated is also due to inflation on the cost of construction, new treatment processes, and increased treatment regulations.

In the development of the proposed Wastewater System Facility Investment Fee, several assumptions were utilized or incorporated. The major assumptions utilized in the design of the calculated Wastewater System Facility Investment Fee are:

1. The existing wastewater treatment facilities have an estimated available capacity margin to serve new growth of approximately 32.90% of the average daily capacity of the facilities based on: i) the capacity of the County’s existing treatment facilities, ii) the actual use of such facilities as experienced by the System service area, and iii) the unused but reserved capacity requirement on the system associated with certain wholesale agreements. This analysis is included in Table 4 herein.
2. The Wastewater System capital improvement program for the Fiscal Years 2007 through 2016 was reviewed and the capital costs were apportioned: i) by functional category; and ii) to existing and future users in the determination of the Wastewater System Facility Investment Fee. A summary of the CIP capital costs recognized in the Wastewater System Facility Investment Fee analysis is shown in Table 5.
3. For the capital improvements identified as major transmission system upgrades which would benefit future users as identified on Table 5 were divided by the total estimated ERU connections through the year 2021. A detailed calculation of the transmission component cost of the proposed Facility Investment Fee is found on Table 6.

4. With respect to those capital projects which have been allocated to existing users that may include a capacity increment associated with serving new development, an adjustment to the reported plant-in-service balances has been made in order to not double-count plant-in-service (recognized a retirement of plant associated with the addition of the new facilities as identified in the CIP). Since a match of the facility upgrade to the existing plant in service balances as reported on the County's listing of fixed assets was not possible, the adjustment was based on: i) an in-service date based on discussions with utility staff regarding the estimated existing age of the plant-in-service. It was considered that the use of the replacement cost of the assets, which would generally include an upgrade to the facilities and probably result in a higher cost due to such factors as restoration expenses, would be conservative in the evaluation of the capital costs recognized in the determination of the fee. It was assumed that approximately \$1.2 million of existing Wastewater System assets would be retired (investment removed from the analysis) as a result of the implementation of the County's identified capital improvement program.
5. No capital facility expansion costs associated with collection facilities have been included in the calculation of the Wastewater System Facility Investment Fee since developers typically contribute such facilities.
6. Based on discussions with the County, the LOS standard for a wastewater ERU was assumed to be 240 gallons per day (gpd) expressed on an average daily flow basis. This LOS standard is consistent with the County's Comprehensive Plan.
7. Grant funding in the amount of approximately \$19.5 million was removed from the cost of the existing wastewater treatment facilities. Since the associated facilities cost were funded with grants which represents cost free capital to the County, such funds were determined not to be applicable in the determination of the proposed Facilities Investment Fees in order to avoid double recovery of these costs by the County.

The Wastewater System Facility Investment Fee analysis was calculated utilizing: i) the estimated treatment/disposal-related and transmission-related capital costs for the Wastewater System; ii) ERU service requirements; and iii) current fixed asset and plant capacity data available to PRMG regarding the County's Wastewater System. By designing the Wastewater System Facility Investment Fee to recover costs on a prospective basis, an attempt is made to design a charge that will provide funds on a reasonable basis in order to meet the future needs of the Wastewater System. It should be noted that in the event the construction costs, capacity requirements, or utility service area materially change from what was reflected on Table 5, the Wastewater System Facility Investment Fee might need to be adjusted accordingly.

As shown on Table 5, the calculated Wastewater System Facility Investment Fee is \$2,315 per ERU, which is \$660 higher than the existing Wastewater Facility Investment Fee of \$1,655 per ERU. This fee would be applied to a typical 5/8 inch metered single family residential home in accordance with the County’s Facility Investment Fee application methodology. Based on the capital facilities associated with the determination of the charge, the functional breakdown of the components of the rate is as follows:

	<u>Rounded Cost Per ERU</u>
Wastewater Treatment/Disposal Component (Rounded)	\$1,925
Wastewater System Major Transmission Component (Rounded)	<u>390</u>
Total Proposed Wastewater System Facility Investment Fee (Rounded)	<u>\$2,315</u>

PROPOSED FACILITIES INVESTMENT FEES AND APPLICATION METHODOLOGY

Based on the assumptions provided above the proposed Water and Wastewater System Facilities Investment Fees and proposed application methodology is summarized as follows:

<u>Proposed Facility Investment Fees</u>		
<u>Meter Size in inches</u>	<u>Base FIF Potable Water</u>	<u>Base FIF Wastewater</u>
5/8 x 3/4	\$1,970.00	\$2,315.00
3/4	2,955.00	3,472.50
1	4,925.00	5,787.50
1 1/2	9,850.00	11,575.00
2	15,760.00	18,520.00
3	31,520.00	37,040.00
4	49,250.00	57,875.00
6	98,500.00	115,750.00
8	157,600.00	185,200.00
10	226,550.00	266,225.00

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Application Methodology

	Classification	Potable Water FIF	Wastewater FIF
i.	Residential, Single-family	Meter size FIF	Meter size FIF
ii.	Residential, Multi-family/ Mobile Home	\$1,345.00 per unit FIF	\$1,580.00 per unit FIF
iii.	Combined commercial and residential	\$1,345.00 per residential unit plus applicable meter size FIF for commercial	\$1,580.00 per residential unit plus applicable meter size FIF for commercial
iv.	Motel/hotel	Meter size FIF	Meter size FIF
v.	Travel trailer	Meter size FIF	Meter size FIF
vi.	Industrial and commercial	Meter size FIF	Meter size FIF
vii.	Combined commercial and motel or hotel	Meter size FIF	Meter size FIF

It is recommended that the County maintain its existing application methodology for all customer classes with the exception of the Motel/Hotel and Travel Trailer classes of service. For the Motel/Hotel and Travel Trailer classes of service it is recommended that the County begin applying the Facility Investment Fees based on meter size. The new methodology for these two customer classes is recommended in order to: i) overcome limitations and conflicts in trying to apply the determination of the fees for the Motel/Hotel and Travel Trailer classes; and ii) the policy goal to provide consistency in the application of Facility Investment Fees to similar classes of service.

In addition to the change in fee application for the Motel/Hotel and Travel Trailer classes of service, it is further recommended that a change in the level of the fee charged to the Residential Multifamily / Mobile Home be implemented. This change deals with the rate relationship and capacity allocation of this class of customers when compared to the standard individually metered single family residential customer which is commonly served by a 5/8 x 3/4 inch meter. Currently and as shown above, the application of the FIF to the Residential Multifamily / Mobile Home classification is generally based on the number of units being served (with a minimum fee based on the meter size). Additionally, the current FIF charged by the County reflects each Residential Multifamily / Mobile Home unit being equal to 1 ERU which is the same equivalent factor as that established for the single family residential class. Based on i) capacity planning

information used to allocate capacity by the County for the determination of concurrency and facility utilization purposes and ii) the recognition that the general water and wastewater use for this class of customers is generally less than a single family home due primarily to reduced household size and lack of irrigation demand, it is recommended that the per unit charge be adjusted to be more consistent with the capacity planning factors which would result in a following “per unit” ERU factors:

	ERU Factor per Unit	
	Water	Wastewater
Proposed ERU Factor	0.67	0.67

Applying this factor to the proposed FIF rate would result in a slight decrease in the FIF when compared to the existing FIF currently being billed by the County. Recognizing that the capacity allocation factors and the capital costs associated with the expanded facilities are estimates and are expected to change over time, it was the consensus of both the County staff and PRMG to maintain the Residential Multifamily / Mobile Home FIF at the current level which would essentially result in a phase-in of the change in fee application.

FACILITY INVESTMENT FEE/IMPACT FEE COMPARISONS

In order to provide additional information to the County regarding the existing and calculated Facility Investment Fees, a comparison of the existing and calculated fees for the County with those of other Florida jurisdictions was prepared. This comparison is summarized on Table 7 and provides a comparison of the existing and proposed Facility Investment Fees for single-family residential units (i.e., one ERU) relative to the comparable fees currently imposed by other municipal/governmental water and wastewater systems. Figure 1 shows a graphical representation of the comparison. It is important to note that the reader must view the comparison with caution as no in-depth analysis has been performed to determine the methods used in the development of the water and wastewater fees imposed by the other public utilities, nor has any analysis been made to determine whether 100% of the cost of new facilities is recovered from such fees, or some percentage less than 100% with the balance recovered through the user charges. Additionally, no analysis was conducted as to the types of capital facilities currently in service or planned for the utility. For example, the costs of wastewater effluent disposal utilizing a deep injection well system generally has a higher capital cost per unit of capacity than use of a surface water discharge such as an ocean outfall. As mentioned previously, the capital costs associated with constructing reverse osmosis water treatment facilities, which treat brackish water, are higher than those of lime softening facilities, which treat freshwater.

Some reasons why capacity or impact fees differ among utilities include the following:

- Source of supply
- Proximity to source of supply
- Type and complexity of treatment
- Effluent disposal method
- Density of service area

- Availability of grant funding to finance CIP
- Age of system
- Utility life cycle (e.g., growth-oriented vs. mature)
- Level of service standards
- Administrative policies

As shown on Table 7, the average comparable water and wastewater system fees per ERU for the thirteen (13) governmental entities selected for this comparison are \$1,670 and \$2,219 (combined = \$3,889), respectively, for single-family residences which generally equate to one ERU. The calculated Water System Facility Investment Fee of \$1,970 and the calculated Wastewater System Facility Investment Fee of \$2,315 for the County are considered by PRMG as being competitive with the fees charged to new growth for capital recovery purposes by the surveyed utilities.

OBSERVATIONS AND RECOMMENDATIONS

Based on our evaluation of the County's water and wastewater Facility Investment Fees, PRMG recommends the following:

1. The cost to provide water and wastewater capacity has risen due to increases in the overall construction costs of utility infrastructure, higher standards for treatment, and the cost of securing new water resources.
2. The level of service for water of 275 gallons per day and for wastewater of 240 gallons per day, both expressed on an average daily flow (ADF) basis, appears reasonable and is consistent with the County's Comprehensive Capital Plan and capacity planning process.
3. Pursuant to the analysis discussed herein, PRMG is of the opinion that the calculated/proposed Water System and Wastewater System Facility Investment Fees are a reasonable and approximate cost of capacity based on the levels of service assumed. As such, PRMG recommends that the County consider adjusting the existing Water System and Wastewater System Facility Investment Fees to \$1,970 and \$2,315 per ERU, respectively.
4. The proposed Facility Investment Fees are competitive and similar in the amount charged based on a survey of thirteen (13) Florida utilities located within the vicinity of the County.

ACKNOWLEDGEMENTS

This report was prepared with the fine cooperation and assistance of the staff of the County. PRMG would like to thank the following individuals in particular for their assistance during this project: Mr. Daniel Gray, Utilities Director; Ms. Beverly Chiotti, Fiscal Services Manager; Mr. John Zimmerman, Water Division Manager; and Ms. Eileen Hansen, Fiscal Management Analyst. We also appreciate the help given to us by the rest of the Utilities and Finance departments of the County.

MANATEE COUNTY, FLORIDA

**WATER AND WASTEWATER
SYSTEM FACILITY INVESTMENT FEE STUDY**

LIST OF TABLES, FIGURES, AND APPENDICES

<u>Table No.</u>	<u>Title [1]</u>
1	Development of Existing Water Production/Treatment Facility Capacity Allocable to Serve Customer Growth
2	Summary of Water Capital Improvement Program By Plant Function Through Fiscal Year 2016
3	Development of Water Facility Investment Fee
4	Development of Existing Wastewater Treatment Facility Capacity Allocable to Serve Customer Growth
5	Summary of Wastewater Capital Improvement Program By Plant Function Through Fiscal Year 2016
6	Development of Wastewater Facility Investment Fee
7	Comparison of Facility Investment Fees For Water and Wastewater Service

<u>Figure No.</u>	<u>Title [1]</u>
1	Comparison of Facility Investment Fees Per Equivalent Residential Unit

<u>Appendix No.</u>	<u>Title [2]</u>
A	Summary of Existing Utility System Fixed Assets

[1] All referenced tables and figure are located at the end of the report.

[2] All referenced appendices are located at the end of the report.

Table 1

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

**Development of Existing Water Production/Treatment Facility
Capacity Allocable to Serve Customer Growth**

Line No.		Water System
1	Adjusted Treatment Plant Capacity (ADF) (1)	50.680
2	Average Daily Flow - Existing System (2)	42.096
3	Remaining Capacity (ADF) at Existing Plant	8.584
4	Unused but Reserved Capacity	3.847
5	Available Capacity	4.737
	Adjust for Prepays and Current Fiscal Year Growth	
6	Prepaid Capacity Fees - ERU's	-
7	Test Year Growth Allowance - ERU's	4,000
8	Average Day Capacity Adjustment	1.100
9	Adjusted Available Capacity	3.64
10	Percent of Total Capacity Remaining	7.18%
11	Percent of Total Capacity Recognized	7.18%
	Capital Costs of Existing Facilities	
12	Existing Facility Costs (3)	\$ 143,912,535
13	Additional Costs (4)	15,982,322
14	Less Assumed Retirements (4)	(6,092,219)
15	Less Grant Funds (5)	-
16	Total Applicable Capital Costs of Existing Facilities	\$ 153,802,638
17	Estimated Amount Allocable to Future Growth	\$ 11,043,029

MDF = Maximum Daily Flow

ADF = Annual Average Daily Flow

Footnotes on page 2 of 2.

Table 1

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

**Development of Existing Water Production/Treatment Facility
Capacity Allocable to Serve Customer Growth**

- (1) Amount reflects adjusted capacity of facilities as provided by the County.
- (2) Reflects the average reported average daily flow experienced by the County's water treatment facilities for the four fiscal year period ended 2005 as shown below:

	<u>Water</u>
Average Period Reported AADF	42.096

- (3) Amounts derived from Appendix A; reflects only water supply or production and treatment facility costs accounted for within the water system operations.
- (4) Amounts shown derived from Table 2; reflects i) upgrades and additions to existing plant which has additional capacity to serve future development and has been recognized in the determination of the average capital cost to serve system growth and ii) facility additions which are allocable to both existing and new users of the water system.
- (5) Based on discussions with the County, no grant funds were received for existing water supply and treatment facilities that would serve as a funding credit in the determination of the water Facilities Investment Fees.

Table 2

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

Summary of Water Capital Improvement Program By Plant Function Through FY 2016

Line No.	Project Number	Project Description	Type	Purpose			Estimated Capital Cost FY 2007 - 2016 (1)	Adjustments (2)	Net Amount For Future Expenditures
				Expansion	Existing New	Replace			
WATER									
Water Supply									
1	6021670	Watershed Land Acquisition	Supply	50.00%	50.00%	0.00%	2,384,000	-	2,384,000
2	0000	East County Wellfield Expansion (Mars I)	Supply	100.00%	0.00%	0.00%	2,100,000	-	2,100,000
3	0000	Wellfield Transmission Line	Supply	100.00%	0.00%	0.00%	2,331,000	-	2,331,000
4	6021672	Downstream Floodway Land Acquisition	Supply	0.00%	100.00%	0.00%	2,491,300	-	2,491,300
5	0000	Water Supply Acquisitions	Supply	100.00%	0.00%	0.00%	1,000,000	-	1,000,000
6	0000	North Cnty Wells/Treatment (MARS II)	Supply	100.00%	0.00%	0.00%	11,391,500	-	11,391,500
7	0000	MARS III - Groundwater Expansion	Supply	100.00%	0.00%	0.00%	10,000,000	-	10,000,000
8		Peace River 5 MGD (Allocation Purchase)	Supply	100.00%	0.00%	0.00%	30,000,000	-	30,000,000
SUBTOTAL SUPPLY							61,697,800	-	61,697,800
DISTRIBUTION									
11	0019605	Transmission Main Water 10"	Trans	100.00%	0.00%	0.00%	3,147,500	-	3,147,500
12	0019601	Waterline Extensions	Trans	100.00%	0.00%	0.00%	1,456,250	-	1,456,250
13	0019602	Waterline Participation	Trans	100.00%	0.00%	0.00%	2,416,500	-	2,416,500
14	0000	29th St E 20" Main Canal Rd to US 41	Trans	100.00%	0.00%	0.00%	2,243,000	-	2,243,000
15	6050170	99th St NW / 9th Avenue	Trans	100.00%	0.00%	0.00%	-	-	-
16	6042770	51st West 16" Cortez Rd./ 53 Ave.	Trans	100.00%	0.00%	0.00%	-	-	-
17	6003170	Bayshore Gardens Pump Station	Trans	100.00%	0.00%	0.00%	392,000	-	392,000
18	6020170	Bayshore Gardens Ground Storage Tank	Trans	100.00%	0.00%	0.00%	1,090,000	-	1,090,000
19	6003270	Bayshore Gardens 24" W/M Piping from pump station to 34th St W	Trans	100.00%	0.00%	0.00%	1,250,000	-	1,250,000
20	0000	El Conquistador Extension 20" Trans Main 34th St W to 53rd Ave W	Trans	100.00%	0.00%	0.00%	1,400,000	-	1,400,000
21	0000	Erie Rd 20" Transmission Main Mendoza Rd to 69th St E	Trans	100.00%	0.00%	0.00%	4,815,000	-	4,815,000
22	6028270	Erie Rd 24" Main Parrish to Tank	Trans	100.00%	0.00%	0.00%	5,692,500	-	5,692,500
23	0000	Ft Hamer Road 24" W/M Old Tampa Rd to Upper Manatee River Rd	Trans	100.00%	0.00%	0.00%	10,502,000	-	10,502,000
24	0000	Northwest Bradenton, Anna Maria Relief Line	Trans	100.00%	0.00%	0.00%	16,402,000	-	16,402,000
25	6028170	Mendoza Road 20" 40th Ave E to Victory	Trans	100.00%	0.00%	0.00%	1,590,000	-	1,590,000
26	0000	Mendoza Rd 20" Ellenton Gillette to Canal Rd	Trans	100.00%	0.00%	0.00%	2,070,000	-	2,070,000
27	0000	Tallevast Rd Ponce deLeon to E of Nicholson	Trans	100.00%	0.00%	0.00%	202,000	-	202,000
28	0000	US 301 20" Erie Rd to Beck Estates	Trans	100.00%	0.00%	0.00%	1,214,000	-	1,214,000
29	6027870	Victory Road - 16" from Mendoza Road	Trans	100.00%	0.00%	0.00%	-	-	-
29	0000	Whitfield Avenue Prospect Rd to Lockwood Ridge Rd	Trans	100.00%	0.00%	0.00%	767,000	-	767,000
SUBTOTAL DISTRIBUTION							56,649,750	-	56,649,750
TREATMENT									
32	6034770	WTP Water Storage Facility	Treatment	100.00%	0.00%	0.00%	2,154,000	-	2,154,000
33		WTP Residual Haul Road / Cover Dirt	Treatment	0.00%	100.00%	0.00%	-	-	-
33		WTP Filtration Upgrade	Treatment	0.00%	25.00%	75.00%	-	-	-
SUBTOTAL TREATMENT							2,154,000	-	2,154,000
RENEWAL & REPLACEMENT									
36	0000	Emergency Generator - Ellwood II Booster	Trans	0.00%	0.00%	100.00%	-	-	-
37	0019600	Water Plant Renewal & Replacement	Treatment	0.00%	0.00%	100.00%	1,577,000	-	1,577,000
38	0019606	Master Meter R & R	Dist	0.00%	0.00%	100.00%	1,407,000	-	1,407,000
39	6002870	Anna Maria Island	Trans	0.00%	0.00%	100.00%	1,907,000	-	1,907,000
40	6031970	Bayshore Gardens Distribution Imprv 8"	Dist	0.00%	0.00%	100.00%	1,407,000	-	1,407,000
41	0019604	Distribution Imprv. 8" & Under	Dist	0.00%	0.00%	100.00%	1,817,000	-	1,817,000

Table 2

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

Summary of Water Capital Improvement Program By Plant Function Through FY 2016

Line No.	Project Number	Project Description	Functional Category (3)					Retirement Adjustment		
			Supply and Treatment		Storage, Pumping & Transmission		Distribution Other	Total	Supply and Treatment	Storage, Pumping & Transmission
			Existing	Expansion	Existing	Expansion				
WATER										
Water Supply										
1	6021670	Watershed Land Acquisition	1,192,000	1,192,000	-	-	-	2,384,000	-	-
2	0000	East County Wellfield Expansion (Mars I)	-	2,100,000	-	-	-	2,100,000	-	-
3	0000	Wellfield Transmission Line	-	2,331,000	-	-	-	2,331,000	-	-
4	6021672	Downstream Floodway Land Acquisition	2,491,300	-	-	-	-	2,491,300	-	-
5	0000	Water Supply Acquisitions	-	1,000,000	-	-	-	1,000,000	-	-
6	0000	North Cnty Wells/Treatment (MARS II)	-	11,391,500	-	-	-	11,391,500	-	-
7	0000	MARS III - Groundwater Expansion	-	10,000,000	-	-	-	10,000,000	-	-
8		Peace River 5 MGD (Allocation Purchase)	-	30,000,000	-	-	-	30,000,000	-	-
SUBTOTAL SUPPLY			3,683,300	58,014,500	-	-	-	61,697,800	-	-
DISTRIBUTION										
11	0019605	Transmission Main Water 10"	-	-	-	3,147,500	-	3,147,500	-	-
12	0019601	Waterline Extensions	-	-	-	1,456,250	-	1,456,250	-	-
13	0019602	Waterline Participation	-	-	-	2,416,500	-	2,416,500	-	-
14	0000	29th St E 20" Main Canal Rd to US 41	-	-	-	2,243,000	-	2,243,000	-	-
15	6050170	99th St NW / 9th Avenue	-	-	-	-	-	-	-	-
16	6042770	51st West 16" Cortez Rd./ 53 Ave.	-	-	-	-	-	-	-	-
17	6003170	Bayshore Gardens Pump Station	-	-	-	392,000	-	392,000	-	-
18	6020170	Bayshore Gardens Ground Storage Tank	-	-	-	1,090,000	-	1,090,000	-	-
19	6003270	Bayshore Gardens 24" W/M Piping from pump station to 34th St W	-	-	-	1,250,000	-	1,250,000	-	-
20	0000	El Conquistador Extension 20" Trans Main 34th St W to 53rd Ave W	-	-	-	1,400,000	-	1,400,000	-	-
21	0000	Erie Rd 20" Transmission Main Mendoza Rd to 69th St E	-	-	-	4,815,000	-	4,815,000	-	-
22	6028270	Erie Rd 24" Main Parrish to Tank	-	-	-	5,692,500	-	5,692,500	-	-
23	0000	Ft Hamer Road 24" W/M Old Tampa Rd to Upper Manatee River Rd	-	-	-	10,502,000	-	10,502,000	-	-
24	0000	Northwest Bradenton, Anna Maria Relief Line	-	-	-	16,402,000	-	16,402,000	-	-
25	6028170	Mendoza Road 20" 40th Ave E to Victory	-	-	-	1,590,000	-	1,590,000	-	-
26	0000	Mendoza Rd 20" Ellenton Gillette to Canal Rd	-	-	-	2,070,000	-	2,070,000	-	-
27	0000	Tallevast Rd Ponce deLeon to E of Nicholson	-	-	-	202,000	-	202,000	-	-
28	0000	US 301 20" Erie Rd to Beck Estates	-	-	-	1,214,000	-	1,214,000	-	-
29	6027870	Victory Road - 16" from Mendoza Road	-	-	-	-	-	-	-	-
29	0000	Whitfield Avenue Prospect Rd to Lockwood Ridge Rd	-	-	-	767,000	-	767,000	-	-
SUBTOTAL DISTRIBUTION			-	-	-	56,649,750	-	56,649,750	-	-
TREATMENT										
32	6034770	WTP Water Storage Facility	-	2,154,000	-	-	-	2,154,000	-	-
33		WTP Residual Haul Road / Cover Dirt	-	-	-	-	-	-	-	-
33		WTP Filtration Upgrade	-	-	-	-	-	-	-	-
SUBTOTAL TREATMENT			-	2,154,000	-	-	-	2,154,000	-	-
RENEWAL & REPLACEMENT										
36	0000	Emergency Generator - Ellwood II Booster	-	-	-	-	-	-	-	-
37	0019600	Water Plant Renewal & Replacement	1,577,000	-	-	-	-	1,577,000	829,872	-
38	0019606	Master Meter R & R	-	-	-	-	1,407,000	1,407,000	-	-
39	6002870	Anna Maria Island	-	-	1,907,000	-	-	1,907,000	-	1,349,636
40	6031970	Bayshore Gardens Distribution Imprv 8"	-	-	-	-	1,407,000	1,407,000	-	-
41	0019604	Distribution Imprv. 8" & Under	-	-	-	-	1,817,000	1,817,000	-	-

Table 2

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

Summary of Water Capital Improvement Program By Plant Function Through FY 2016

Line No.	Project Number	Project Description	Functional Category (3)					Retirement Adjustment		
			Supply and Treatment		Storage, Pumping & Transmission		Distribution	Total	Supply and Treatment	Storage, Pumping & Transmission
			Existing	Expansion	Existing	Expansion	Other			
42	0000	Bayshore Gardens Parkway	-	-	-	-	2,092,000	2,092,000	-	-
43	0000	Bayshore on the Lakes	-	-	-	-	835,000	835,000	-	-
44	0000	Flamingo Cay	-	-	-	-	1,130,000	1,130,000	-	-
45	0000	Fogarty Subdivision	-	-	-	-	668,000	668,000	-	-
46	0000	Holiday Heights Water R & R	-	-	-	-	5,270,000	5,270,000	-	-
47	0000	Palma Sola Park	-	-	-	-	1,407,000	1,407,000	-	-
48	0000	Pictown System Water R & R	-	-	-	-	2,417,000	2,417,000	-	-
49	0000	San Remo Shores	-	-	-	-	3,706,000	3,706,000	-	-
50	6047470	SR64, I75-Morgan Johnson	-	-	-	-	-	-	-	-
51	0000	Suburban Water System R & R	-	-	-	-	1,600,000	1,600,000	-	-
52	6038570	Tidevue Phase I & II	-	-	-	-	-	-	-	-
53	6018070	Trailer Estates Rehab	-	-	-	-	2,965,000	2,965,000	-	-
54	6021972	Whitfield Area Rehab	-	-	-	-	-	-	-	-
55	0019603	Waterline Relocation 10" & Over	-	-	2,812,000	-	-	2,812,000	-	1,990,129
56		Crossing	-	-	12,508,000	-	-	12,508,000	-	8,852,252
57	6045770	15th St E Water Line	-	-	-	-	-	-	-	-
58	0000	26th St W 8" 57th Ave W to 60th Ave W	-	-	-	-	-	-	-	-
59	0000	43rd St W 8" 23rd Ave W to 53rd Ave W	-	-	-	-	-	-	-	-
59	0000	43rd St W 8" 23rd Ave W to 53rd Ave W	-	-	-	-	-	-	-	-
60		LM Dam Spillway rehabilitation	9,999,999	-	-	-	-	9,999,999	5,262,347	-
60		Underground Power Distribution WTP	722,023	-	-	-	-	722,023	-	-
61		SUBTOTAL RENEWAL & REPLACEMENT	12,299,022	-	17,227,000	-	26,721,000	56,247,022	6,092,219	12,192,016
62		TRANSPORTATION RELATED WATER PROJECTS								
63		Generic Transportation Projects	-	-	-	6,000,000	-	6,000,000	-	-
64	6035370	9th St E - US 301 / 301 Blvd	-	-	-	-	-	-	-	-
65	6040470	9th Street East 8" - 53rd Ave E to 57th Ave East	-	-	-	212,000	-	212,000	-	-
66	6035270	17th St E Palmetto - US 41 / Canal	-	-	-	318,000	-	318,000	-	-
67	6035271	US 41	-	-	-	583,000	-	583,000	-	-
68	6045670	44th Ave E - 18 St East / 45 St E	-	-	-	201,400	-	201,400	-	-
69		63rd Ave East 10" US 301 to 39th St East	-	-	-	330,000	-	330,000	-	-
70	0000	Tuttle Ave (39th St E) to University Parkway/Tallevast	-	-	-	780,800	-	780,800	-	-
71	6050270	Tara Blvd Extension	-	-	-	408,750	-	408,750	-	-
72	0000	53rd Ave W 10" US 41 to 26th St W	-	-	-	-	-	-	-	-
73	6033170	57th Ave W 10" Relocation 34th St W to US 41	-	-	-	450,000	-	450,000	-	-
74	0000	Moccasin Wallow Rd 10" US 41 to I-75	-	-	-	-	-	-	-	-
75	0000	Old Tampa Road 10" US 301 to Fort Hamer	-	-	-	-	-	-	-	-
76		Trans CIP: Outyears	-	-	-	-	-	-	-	-
77	0000	FDOT - SR 64, 17th St E to Kay Road	-	-	-	-	-	-	-	-
78	0000	FDOT - SR 64, Lakewood Ranch Blvd to Lorraine Rd	-	-	-	-	-	-	-	-
79	0000	FDOT - SR 64, East of Lena Rd to Lakewood Ranch Blvd 10"	-	-	-	-	-	-	-	-
80	0000	FDOT - SR 684 (Cortez Rd), 26th St W to 75th St W	-	-	-	-	-	-	-	-
81	0000	FDOT - SR 684 (Cortez Rd), 26th St W to 75th St W	-	-	-	-	-	-	-	-
82	0000	FDOT - SR 70A, 44th Ave E to SR 64	-	-	-	-	-	-	-	-
83	0000	FDOT SR70 - I-75 to Lorraine Rd	-	-	-	-	-	-	-	-
84	0000	FDOT US41 - 14th St W to US301 Blvd	-	-	-	-	-	-	-	-
84		Participation Project; Anticipate Expenses in FY04 or FY05	-	-	-	-	-	-	-	-
85		SUBTOTAL TRANSPORTATION RELATED	-	-	-	9,283,950	-	9,283,950	-	-
86		TOTAL POTABLE WATER PROJECTS	\$15,982,322	\$60,168,500	\$17,227,000	\$65,933,700	\$26,721,000	\$186,032,522	\$6,092,219	\$12,192,016
87		PERCENT OF TOTAL	8.59%	32.34%	9.26%	35.44%	14.36%	100.00%	3.27%	6.55%

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

Development of Water System Facility Investment Fee

Line No.	Description	Amount
	Total Estimated Cost of Existing Water Supply and Treatment Facilities:	
1	Cost of Existing Facilities (1)	\$143,912,535
2	Additional Costs Capitalized to Plant in Service (2)	15,982,322
3	Less Anticipated Retirements (3)	(6,092,219)
4	Less Receipt of Grant Funds (4)	-
5	Subtotal Water Supply and Treatment Facilities	<u>\$153,802,638</u>
6	Existing Nominal Plant Capacity (MGD) (ADF) (5)	50.680
7	ERU Factor - GPD (6)	275
8	Estimated ERUs to be Served by Existing Facilities	184,291
9	PERUent Remaining Capacity of Existing Facilities	7.18%
10	Remaining ERU's Associated with Existing Facilities	13,232
11	Allocation of Existing Facilities to Incremental Growth	\$11,043,029
12	Rate per ERU Associated with Existing Facilities	\$834.57
	Total Estimated Cost of Additional Water Supply and Treatment Facilities: (7)	
13	Cost of Additional Water Supply/Treatment Facilities	\$60,168,500
14	New Plant Capacity (MGD) (ADF)	12.400
15	ERU Factor - GPD (6)	275
16	Estimated ERUs to be Served by Additional Facilities	45,091
17	Rate per ERU Associated with Additional Facilities	\$1,334.38
18	Rate per ERU Allocable to Water Supply/Treatment Facilities	<u>\$1,220.98</u>
	Primary Transmission System: (8)	
19	Cost of Additional Water Transmission Facilities (2)	65,933,700
20	Less Anticipated Retirements (3)	-
21	Less Receipt of Grant Funds (4)	-
22	Total Primary Transmission Facility Costs	<u>\$65,933,700</u>
23	Estimated Future ERUs served by Transmission Facilities (9)	88,081
24	Net Rate per ERU of Primary Transmission Facilities	<u>\$748.56</u>
25	Total Combined Rate per ERU before Rate Adjustment	\$1,969.54
26	Rate Adjustment	<u>\$0.00</u>
27	Total Combined Rate per ERU After Rate Adjustment	\$1,969.54
28	Rounded Rate per ERU	\$1,970.00
29	Cost Per Gallon	<u><u>\$7.164</u></u>

MDF = Maximum Daily Flow
 ADF = Average Daily Flow
 ERU = Equivalent Residential Connection
 GPD = Gallons per Day

Manatee County, Florida
Water and Wastewater Facility Investment Fee Study

Development of Water System Facility Investment Fee

Footnotes:

- (1) Amounts derived from Appendix A; reflects estimated water production and treatment assets currently in service.
- (2) Amounts shown derived from Table 2; reflects net recognized additions to the water production and treatment facilities or transmission facilities, where applicable (total projected cost addition less the estimated retirement value of the assets currently in service for projects which represent plant replacements).
- (3) Amounts derived from Table 2 and reflects estimated fixed asset retirements due to imposition of the capital improvement plan of the County which recognizes the replacement of such assets and which are recognized in the production and treatment function.
- (4) The County reports that no grant funds have been received to finance the water production, treatment or backbone transmission system as of the date of this report.
- (5) Amount shown derived from information provided by the County and reflects average daily capacity to meet service area demands consistent with the level of service requirements for an equivalent residential unit (ERC).
- (6) The level of service factor for an ERU reflects capacity requirements expressed on an average daily water demand basis; the factor was based on the capacity planning assumptions contained in the County's Comprehensive Plan.
- (7) Amount derived from Table 2 and was based on discussions with the County and as reflected in the County's Ten-Year Capital Improvement Plan as prepared by the County.
- (8) Amounts do not include the estimated cost of on-site capital expenditures such as meters, hydrants, services, and on-site (local) distribution utility plant facilities or general plant assets (vehicles, equipment, etc.); such amounts are i) generally provided by the developer or owners of property which specifically benefit from such facilities or ii) funded by a separate and distinct fee (e.g., - meter installation charge).
- (9) Amount reflects estimated Future ERU's assumed to be served by Transmission Facilities reflected in the Ten-Year Capital Improvement Plan as provided by the County.

Table 4

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

**Development of Existing Wastewater Treatment Facility
Capacity Allocable to Serve Customer Growth**

Line No.		Wastewater System
1	Existing Plant Capacity of System (3MADF-MGD) (1)	40.500
2	Adjustment to Reflect Average Daily Flow of Wastewater Treatment System (MGD)	(6.750)
3	Adjusted Treatment Plant Capacity (ADF)	<u>33.750</u>
4	Less Unused Capacity at Southwest Plant	<u>0.000</u>
5	Net System Plant Recognized	33.750
6	Average Daily Flow - Existing System (2)	<u>21.208</u>
7	Remaining Capacity (ADF) at Existing Plant	12.542
8	Unused but Reserved Capacity	<u>0.462</u>
9	Available Capacity	12.080
	Adjust for Prepays and Current Fiscal Year Growth	
10	Prepaid Capacity Fees - ERU's	-
11	Test Year Growth Allowance - ERU's	4,000
12	Average Day Capacity Adjustment	<u>0.960</u>
13	Adjusted Available Capacity	11.120
14	Percent of Total Capacity Remaining	32.95%
15	Percent of Total System Capitalization Recognized	32.90%
	Capital Costs of Existing Facilities	
16	Existing Facility Costs (3)	\$ 284,167,978
17	Additional Costs (4)	16,002,500
18	Less Assumed Retirements (4)	(1,161,921)
19	Less Grant Funds (5)	(19,497,970)
20	Total Applicable Capital Costs of Existing Facilities	<u>\$ 279,510,587</u>
21	Estimated Amount Allocable to Future Growth	<u><u>\$ 91,958,983</u></u>

ADF = Annual Average Daily Flow

Footnotes on page 2 of 2.

Table 4

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

**Development of Existing Wastewater Treatment Facility
Capacity Allocable to Serve Customer Growth**

- (1) Amount reflect treatment capacity of facilities as provided by the County.
- (2) Reflects the average reported average daily flow experienced by the County's wastewater treatment facilities for the four fiscal year period ended 2005 as shown below:

	<u>Wastewater</u>
Maximum Period Reported ADF	21.208

- (3) Amounts derived from Appendix A; reflects only wastewater treatment and effluent disposal and associated reclaimed facility costs accounted for within the wastewater system operations.
- (4) Amounts shown derived from Table 5; reflects i) upgrades and additions to existing plant which has additional capacity to serve future development and has been recognized in the determination of the average capital cost to serve system growth and ii) facility additions which are allocable to both existing and new users of the wastewater system.
- (5) Reflects Grant Funding received by the County to fund Wastewater Treatment Facilities. Amounts provided by County staff.

Table 5

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

Summary of Wastewater Capital Improvement Program By Plant Function Through FY 2016

Line No.	Project Number	Project Description	Type	Purpose			Average Service Life	Estimated Capital Cost FY 2007 - 2016 (1)	Adjustments (2)	Net Amount For Future Expenditures
				Expansion	Existing New	Replace				
WASTEWATER										
RESTORATION & REHABILITATION										
1	0019705	Sewer Reconstruction	Coll	0.00%	0.00%	100.00%	40.00	\$6,474,000	\$0	\$6,474,000
2	0019703	Sewer Line Participation	Trans	100.00%	0.00%	0.00%	40.00	2,264,000	-	2,264,000
3	0019704	Sewer Line Extensions	Trans	100.00%	0.00%	0.00%	40.00	2,264,000	-	2,264,000
4	0019708	Force Main Rehab	Trans	0.00%	0.00%	100.00%	40.00	2,830,000	-	2,830,000
5	6018080	Trailer Estates Sewer Rehab (Ph 4, 5, 6)	Coll	0.00%	0.00%	100.00%	40.00	1,690,300	-	1,690,300
6	0000000	Bayshore Gardens Gravity Rehab (Ph 2, 3)	Coll	0.00%	0.00%	100.00%	40.00	450,500	-	450,500
7	0000000	Colony Cove 1 Gravity Sewer Impv	Coll	0.00%	0.00%	100.00%	40.00	2,875,000	-	2,875,000
8	0000000	Colony Cove 2 Gravity Sewer Impv	Coll	0.00%	0.00%	100.00%	40.00	1,300,000	-	1,300,000
9	0000000	Colony Cove 3 Gravity Sewer Impv	Coll	0.00%	0.00%	100.00%	40.00	2,575,000	-	2,575,000
10	6053880	Colony Cove 4,5,6 Gravity Sewer Impv	Coll	0.00%	0.00%	100.00%	40.00	1,783,100	-	1,783,100
11	0000000	Force Main 9A - 1160 Rome Ave	Trans	0.00%	0.00%	100.00%	40.00	-	-	-
12	0000000	Force Main 26A - 802 Orlando Ave	Trans	0.00%	0.00%	100.00%	40.00	-	-	-
13	0000000	Force Main 17A - Phase II - 816 63rd Ave W	Trans	0.00%	0.00%	100.00%	40.00	-	-	-
14	0000000	Force Main 30A - 2930 47th Ave W	Trans	0.00%	0.00%	100.00%	40.00	-	-	-
15	0000000	Force Main 24A - 1600 51st Ave E	Trans	0.00%	0.00%	100.00%	40.00	164,100	-	164,100
16	0000000	Force Main 2A - Phase II - Magellan Drive	Trans	0.00%	0.00%	100.00%	40.00	-	-	-
17	0000000	Force Main 36A - 1601 39th Ave West	Trans	0.00%	0.00%	100.00%	40.00	453,470	-	453,470
18	0000000	Force Main N1A - Phase 2 (Tideview Master)	Trans	0.00%	0.00%	100.00%	40.00	6,110,000	-	6,110,000
19	0000000	Force Main 5 - 4000 Gulf Drive, Holmes Beach	Trans	0.00%	0.00%	100.00%	40.00	2,745,000	-	2,745,000
20	0019706	Upgrade Master Lift Stations	Trans	0.00%	0.00%	100.00%	40.00	884,000	-	884,000
21	0019706	Master Lift Station Fuel Tank Replacement	Trans	0.00%	0.00%	100.00%	40.00	53,000	-	53,000
22	0019706	Master Lift Station Power Transfer Switching	Trans	0.00%	0.00%	100.00%	40.00	814,000	-	814,000
23	0019707	Upgrade Satellite Lift Stations	Coll	0.00%	0.00%	100.00%	40.00	7,500,000	-	7,500,000
24	0019707	Lift Station Generators	Coll	0.00%	0.00%	100.00%	40.00	2,460,000	-	2,460,000
25	0000000	Master Lift Station Lakewood Ranch Pumps/VFD	Trans	100.00%	0.00%	0.00%	40.00	-	-	-
26	0000000	Master Lift Station Tara #20 Pumps/VFD	Trans	100.00%	0.00%	0.00%	40.00	1,300,000	-	1,300,000
27	0000000	Master Lift Station 5 Pumps/Piping/VFD	Trans	0.00%	0.00%	100.00%	40.00	482,000	-	482,000
28	0000000	Master Lift Station 1D Pumps/Piping/VFD	Trans	0.00%	0.00%	100.00%	40.00	680,000	-	680,000
29	0000000	Master Lift Station 1M Pumps/Piping/VFD	Trans	0.00%	0.00%	100.00%	40.00	846,000	-	846,000
30	0000000	Master Lift Station 13A Pumps/Piping/VFD	Trans	0.00%	0.00%	100.00%	40.00	875,000	-	875,000
31	0000000	Lift Station 31-A Pumps/Valves/Wetwell Rehab	Coll	0.00%	0.00%	100.00%	40.00	300,000	-	300,000
32	0000000	Lift Station 34-A Pumps/Valves/Wetwell Rehab	Coll	0.00%	0.00%	100.00%	40.00	300,000	-	300,000
33	0000000	Lift Station 36-A Pumps/Valves/Wetwell Rehab	Coll	0.00%	0.00%	100.00%	40.00	300,000	-	300,000
34	0000000	Memphis Road L.S. Rehab	Coll	0.00%	0.00%	100.00%	40.00	258,000	-	258,000
35	0000000	Plantation Bay L.S. Rehab	Coll	0.00%	0.00%	100.00%	40.00	198,000	-	198,000
36	0000000	River Wilderness 4 L.S. Rehab	Coll	0.00%	0.00%	100.00%	40.00	360,000	-	360,000
37	0000000	Lift Station 41A	Trans	100.00%	0.00%	0.00%	40.00	955,000	-	955,000
38	0000000	Eagles Nest Lift Station	Trans	100.00%	0.00%	0.00%	40.00	170,000	-	170,000
39	0000	Missionary Village PS	Trans	100.00%	0.00%	0.00%	40.00	973,560	-	973,560
40	0000	Upper Man. River Rd. PS	Trans	100.00%	0.00%	0.00%	40.00	700,800	-	700,800
41	0000	Mill Creek #2 PS	Trans	100.00%	0.00%	0.00%	40.00	233,640	-	233,640
42	0000	Manatee Oaks #2 PS	Trans	100.00%	0.00%	0.00%	40.00	272,640	-	272,640
43	0000	River Club #7 PS	Trans	100.00%	0.00%	0.00%	40.00	233,640	-	233,640
44	0000	301 Park of Commerce PS	Trans	100.00%	0.00%	0.00%	40.00	233,640	-	233,640
45	0000	Tara #2 PS	Trans	100.00%	0.00%	0.00%	40.00	428,400	-	428,400
46	0000	LS 30AA Pump Upgrade	Trans	100.00%	0.00%	0.00%	40.00	476,400	-	476,400
47	0000	Glenn Lakes PS Upgrade	Trans	100.00%	0.00%	0.00%	40.00	233,640	-	233,640
48	0000	Mirror Lake LS Upgrade	Trans	100.00%	0.00%	0.00%	40.00	233,640	-	233,640
49	0000	Lake Bridge LS Upgrade	Trans	100.00%	0.00%	0.00%	40.00	233,640	-	233,640
50	0000	Morton Village LS Upgrade	Trans	100.00%	0.00%	0.00%	40.00	233,640	-	233,640
51	0000	Glenn Lakes II LS Upgrade	Trans	100.00%	0.00%	0.00%	40.00	263,400	-	263,400

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

Summary of Wastewater Capital Improvement Program By Plant Function Thro

Line No.	Project Number	Project Description	Functional Category (3)					Retirement Adjustment		
			Wastewater Treatment		Transmission		Collection	Total	Treatment	Transmission
			Existing	Expansion	Existing	Expansion	Other			
WASTEWATER										
RESTORATION & REHABILITATION										
1	0019705	Sewer Reconstruction	\$0	\$0	\$0	\$0	\$6,474,000	\$6,474,000	\$0	\$0
2	0019703	Sewer Line Participation	-	-	-	2,264,000	-	2,264,000	-	-
3	0019704	Sewer Line Extensions	-	-	-	2,264,000	-	2,264,000	-	-
4	0019708	Force Main Rehab	-	-	2,830,000	-	-	2,830,000	-	1,814,500
5	6018080	Trailer Estates Sewer Rehab (Ph 4, 5, 6)	-	-	-	-	1,690,300	1,690,300	-	-
6	0000000	Bayshore Gardens Gravity Rehab (Ph 2, 3)	-	-	-	-	450,500	450,500	-	-
7	0000000	Colony Cove 1 Gravity Sewer Impv	-	-	-	-	2,875,000	2,875,000	-	-
8	0000000	Colony Cove 2 Gravity Sewer Impv	-	-	-	-	1,300,000	1,300,000	-	-
9	0000000	Colony Cove 3 Gravity Sewer Impv	-	-	-	-	2,575,000	2,575,000	-	-
10	6053880	Colony Cove 4,5,6 Gravity Sewer Impv	-	-	-	-	1,783,100	1,783,100	-	-
11	0000000	Force Main 9A - 1160 Rome Ave	-	-	-	-	-	-	-	-
12	0000000	Force Main 26A - 802 Orlando Ave	-	-	-	-	-	-	-	-
13	0000000	Force Main 17A - Phase II - 816 63rd Ave W	-	-	-	-	-	-	-	-
14	0000000	Force Main 30A - 2930 47th Ave W	-	-	-	-	-	-	-	-
15	0000000	Force Main 24A - 1600 51st Ave E	-	-	164,100	-	-	164,100	-	105,215
16	0000000	Force Main 2A - Phase II - Magellan Drive	-	-	-	-	-	-	-	-
17	0000000	Force Main 36A - 1601 39th Ave West	-	-	453,470	-	-	453,470	-	290,750
18	0000000	Force Main N1A - Phase 2 (Tideview Master)	-	-	6,110,000	-	-	6,110,000	-	3,917,524
19	0000000	Force Main 5 - 4000 Gulf Drive, Holmes Beach	-	-	2,745,000	-	-	2,745,000	-	1,760,000
20	0019706	Upgrade Master Lift Stations	-	-	884,000	-	-	884,000	-	566,791
21	0019706	Master Lift Station Fuel Tank Replacement	-	-	53,000	-	-	53,000	-	33,982
22	0019706	Master Lift Station Power Transfer Switching	-	-	814,000	-	-	814,000	-	521,909
23	0019707	Upgrade Satellite Lift Stations	-	-	-	-	7,500,000	7,500,000	-	-
24	0019707	Lift Station Generators	-	-	-	-	2,460,000	2,460,000	-	-
25	0000000	Master Lift Station Lakewood Ranch Pumps/VFD	-	-	-	-	-	-	-	-
26	0000000	Master Lift Station Tara #20 Pumps/VFD	-	-	-	1,300,000	-	1,300,000	-	-
27	0000000	Master Lift Station 5 Pumps/Piping/VFD	-	-	482,000	-	-	482,000	-	309,042
28	0000000	Master Lift Station 1D Pumps/Piping/VFD	-	-	680,000	-	-	680,000	-	435,993
29	0000000	Master Lift Station 1M Pumps/Piping/VFD	-	-	846,000	-	-	846,000	-	542,426
30	0000000	Master Lift Station 13A Pumps/Piping/VFD	-	-	875,000	-	-	875,000	-	561,020
31	0000000	Lift Station 31-A Pumps/Valves/Wetwell Rehab	-	-	-	-	300,000	300,000	-	-
32	0000000	Lift Station 34-A Pumps/Valves/Wetwell Rehab	-	-	-	-	300,000	300,000	-	-
33	0000000	Lift Station 36-A Pumps/Valves/Wetwell Rehab	-	-	-	-	300,000	300,000	-	-
34	0000000	Memphis Road L.S. Rehab	-	-	-	-	258,000	258,000	-	-
35	0000000	Plantation Bay L.S. Rehab	-	-	-	-	198,000	198,000	-	-
36	0000000	River Wilderness 4 L.S. Rehab	-	-	-	-	360,000	360,000	-	-
37	0000000	Lift Station 41A	-	-	-	955,000	-	955,000	-	-
38	0000000	Eagles Nest Lift Station	-	-	-	170,000	-	170,000	-	-
39	0000	Missionary Village PS	-	-	-	973,560	-	973,560	-	-
40	0000	Upper Man. River Rd. PS	-	-	-	700,800	-	700,800	-	-
41	0000	Mill Creek #2 PS	-	-	-	233,640	-	233,640	-	-
42	0000	Manatee Oaks #2 PS	-	-	-	272,640	-	272,640	-	-
43	0000	River Club #7 PS	-	-	-	233,640	-	233,640	-	-
44	0000	301 Park of Commerce PS	-	-	-	233,640	-	233,640	-	-
45	0000	Tara #2 PS	-	-	-	428,400	-	428,400	-	-
46	0000	LS 30AA Pump Upgrade	-	-	-	476,400	-	476,400	-	-
47	0000	Glenn Lakes PS Upgrade	-	-	-	233,640	-	233,640	-	-
48	0000	Mirror Lake LS Upgrade	-	-	-	233,640	-	233,640	-	-
49	0000	Lake Bridge LS Upgrade	-	-	-	233,640	-	233,640	-	-
50	0000	Morton Village LS Upgrade	-	-	-	233,640	-	233,640	-	-
51	0000	Glenn Lakes II LS Upgrade	-	-	-	263,400	-	263,400	-	-

Table 5

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

Summary of Wastewater Capital Improvement Program By Plant Function Through FY 2016

Line No.	Project Number	Project Description	Type	Purpose			Average Service Life	Estimated Capital Cost FY 2007 - 2016 (1)	Adjustments (2)	Net Amount For Future Expenditures
				Expansion	Existing New	Replace				
52	0000000	Bayshore Yacht Basin Lift Station	Coll	0.00%	0.00%	100.00%	40.00	606,000	-	606,000
53	0000000	Braden Woods Lift Station	Coll	0.00%	0.00%	100.00%	40.00	346,000	-	346,000
54	0000000	Mill Creek 1 Lift Station	Coll	0.00%	0.00%	100.00%	40.00	346,000	-	346,000
55	0000000	Lift Station 14	Coll	0.00%	0.00%	100.00%	40.00	230,000	-	230,000
56	0000000	El Conquistador 1 Lift Station	Coll	0.00%	0.00%	100.00%	40.00	355,000	-	355,000
57	0000000	Lift Station 10D	Coll	0.00%	0.00%	100.00%	40.00	355,000	-	355,000
58	0000000	Creekwood 1 Lift Station	Coll	0.00%	0.00%	100.00%	40.00	210,000	-	210,000
59	0000000	Lift Station 36A	Coll	0.00%	0.00%	100.00%	40.00	355,000	-	355,000
60	0000000	Candlewood Lift Station	Coll	0.00%	0.00%	100.00%	40.00	183,000	-	183,000
61	0000000	Vizcaya Lift Station	Coll	0.00%	0.00%	100.00%	40.00	183,000	-	183,000
62	0000000	Lift Station 30EE	Coll	0.00%	0.00%	100.00%	40.00	183,000	-	183,000
63	0000000	Timberlake Lift Station	Coll	0.00%	0.00%	100.00%	40.00	213,000	-	213,000
64	0000000	Arvida Lift Station	Coll	0.00%	0.00%	100.00%	40.00	456,000	-	456,000
65		SUBTOTAL, RESTORATION & REHAB						61,485,150	-	61,485,150
66		GROWTH RELATED BOOSTER STATIONS								
67	0000000	PS 428 Booster Station	Trans	100.00%	0.00%	0.00%	40.00	1,010,000	-	1,010,000
68	0000000	60th Avenue West Booster Pump Station	Trans	100.00%	0.00%	0.00%	40.00	2,040,000	-	2,040,000
69	0000000	Samoset Booster Pump Station	Trans	100.00%	0.00%	0.00%	40.00	930,000	-	930,000
70	0000000	SR 64 Booster Pump Station	Trans	100.00%	0.00%	0.00%	40.00	683,000	-	683,000
71	0000	BPS SR 70 E of I-75	Trans	100.00%	0.00%	0.00%	40.00	2,102,400	-	2,102,400
72		SUBTOTAL, GROWTH RELATED BOOSTER STATIONS						6,765,400	-	6,765,400
73		COLLECTIONS								
74	0000000	Prospect Rd - Tallevast to 63rd Ave 12" F/M	Trans	100.00%	0.00%	0.00%	40.00	-	-	-
75	0000000	Whitfield Ave - Prospect to Lockwood Ridge	Trans	100.00%	0.00%	0.00%	40.00	-	-	-
76	0000000	Flamingo / Hopkins Relocation	Trans	100.00%	0.00%	0.00%	40.00	-	-	-
77	0000000	Sylvan Oaks Relocation	Trans	0.00%	0.00%	100.00%	40.00	-	-	-
78	0000000	Kay Road Force Main	Trans	100.00%	0.00%	0.00%	40.00	384,000	-	384,000
79	0000000	53rd Avenue West Force Main	Trans	100.00%	0.00%	0.00%	40.00	3,570,000	-	3,570,000
80	0000000	34th Street West Force Main	Trans	100.00%	0.00%	0.00%	40.00	2,185,000	-	2,185,000
81	0000000	26th Street West Force Main	Trans	0.00%	100.00%	0.00%	40.00	341,000	-	341,000
82	0000000	45th Street Force Main Extension	Trans	100.00%	0.00%	0.00%	40.00	-	-	-
83	0000000	PS410 Force Main Replacement	Trans	0.00%	100.00%	0.00%	40.00	416,500	-	416,500
84	0000000	Bay Drive Force Main Replacement	Trans	0.00%	100.00%	0.00%	40.00	196,000	-	196,000
85	0000000	Samoset Diversion Force Main	Trans	0.00%	100.00%	0.00%	40.00	4,600,000	-	4,600,000
86	0000000	Bayshore Gardens Force Main Replacement	Trans	0.00%	100.00%	0.00%	40.00	484,000	-	484,000
87	0000000	37th Street East Force Main	Trans	100.00%	0.00%	0.00%	40.00	223,000	-	223,000
88	0000000	63rd Avenue East Force Main	Trans	0.00%	100.00%	0.00%	40.00	586,000	-	586,000
89	0000000	Anna Maria Force Main	Trans	0.00%	100.00%	0.00%	40.00	1,802,000	-	1,802,000
90	0000000	14th Street West Force Main	Trans	0.00%	100.00%	0.00%	40.00	315,000	-	315,000
91	0000000	SR 70 Force Main	Trans	0.00%	100.00%	0.00%	40.00	608,000	-	608,000
92	0000000	PS437 Force Main Replacement	Trans	0.00%	100.00%	0.00%	40.00	329,000	-	329,000
93	0000000	Tara Boulevard Force Main	Trans	0.00%	100.00%	0.00%	40.00	1,500,000	-	1,500,000
94	0000	85th Blvd E-SR70 to 41Ave FM	Trans	100.00%	0.00%	0.00%	40.00	3,404,520	-	3,404,520
95	0000	Lakewood Ranch Blvd Parallel FM	Trans	100.00%	0.00%	0.00%	40.00	1,214,300	-	1,214,300
96	0000	57th Ave E Replacement FM	Trans	100.00%	0.00%	0.00%	40.00	296,640	-	296,640
97	0000	Rye Rd-SR64 Woodview Ln FM	Trans	100.00%	0.00%	0.00%	40.00	1,648,200	-	1,648,200
98	0000	137 St & Woodview Way to PS 350 FM	Trans	100.00%	0.00%	0.00%	40.00	420,120	-	420,120
99	0000	Whitfield Ave from PS 443 & 454 FM	Trans	100.00%	0.00%	0.00%	40.00	1,719,720	-	1,719,720
100		SUBTOTAL, COLLECTIONS						26,243,000	-	26,243,000

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

Summary of Wastewater Capital Improvement Program By Plant Function Thro

Line No.	Project Number	Project Description	Functional Category (3)					Retirement Adjustment		
			Wastewater Treatment		Transmission		Collection	Total	Treatment	Transmission
			Existing	Expansion	Existing	Expansion	Other			
52	0000000	Bayshore Yacht Basin Lift Station	-	-	-	-	606,000	606,000	-	-
53	0000000	Braden Woods Lift Station	-	-	-	-	346,000	346,000	-	-
54	0000000	Mill Creek 1 Lift Station	-	-	-	-	346,000	346,000	-	-
55	0000000	Lift Station 14	-	-	-	-	230,000	230,000	-	-
56	0000000	El Conquistador 1 Lift Station	-	-	-	-	355,000	355,000	-	-
57	0000000	Lift Station 10D	-	-	-	-	355,000	355,000	-	-
58	0000000	Creekwood 1 Lift Station	-	-	-	-	210,000	210,000	-	-
59	0000000	Lift Station 36A	-	-	-	-	355,000	355,000	-	-
60	0000000	Candlewood Lift Station	-	-	-	-	183,000	183,000	-	-
61	0000000	Vizcaya Lift Station	-	-	-	-	183,000	183,000	-	-
62	0000000	Lift Station 30EE	-	-	-	-	183,000	183,000	-	-
63	0000000	Timberlake Lift Station	-	-	-	-	213,000	213,000	-	-
64	0000000	Arvida Lift Station	-	-	-	-	456,000	456,000	-	-
65		SUBTOTAL, RESTORATION & REHAB	-	-	16,936,570	11,703,680	32,844,900	61,485,150	-	10,859,151
66		GROWTH RELATED BOOSTER STATIONS								
67	0000000	PS 428 Booster Station	-	-	-	1,010,000	-	1,010,000	-	-
68	0000000	60th Avenue West Booster Pump Station	-	-	-	2,040,000	-	2,040,000	-	-
69	0000000	Samoset Booster Pump Station	-	-	-	930,000	-	930,000	-	-
70	0000000	SR 64 Booster Pump Station	-	-	-	683,000	-	683,000	-	-
71	0000	BPS SR 70 E of I-75	-	-	-	2,102,400	-	2,102,400	-	-
72		SUBTOTAL, GROWTH RELATED BOOSTER STATIONS	-	-	-	6,765,400	-	6,765,400	-	-
73		COLLECTIONS								
74	0000000	Prospect Rd - Tallevast to 63rd Ave 12" F/M	-	-	-	-	-	-	-	-
75	0000000	Whitfield Ave - Prospect to Lockwood Ridge	-	-	-	-	-	-	-	-
76	0000000	Flamingo / Hopkins Relocation	-	-	-	-	-	-	-	-
77	0000000	Sylvan Oaks Relocation	-	-	-	-	-	-	-	-
78	0000000	Kay Road Force Main	-	-	-	384,000	-	384,000	-	-
79	0000000	53rd Avenue West Force Main	-	-	-	3,570,000	-	3,570,000	-	-
80	0000000	34th Street West Force Main	-	-	-	2,185,000	-	2,185,000	-	-
81	0000000	26th Street West Force Main	-	-	341,000	-	-	341,000	-	-
82	0000000	45th Street Force Main Extension	-	-	-	-	-	-	-	-
83	0000000	PS410 Force Main Replacement	-	-	416,500	-	-	416,500	-	-
84	0000000	Bay Drive Force Main Replacement	-	-	196,000	-	-	196,000	-	-
85	0000000	Samoset Diversion Force Main	-	-	4,600,000	-	-	4,600,000	-	-
86	0000000	Bayshore Gardens Force Main Replacement	-	-	484,000	-	-	484,000	-	-
87	0000000	37th Street East Force Main	-	-	-	223,000	-	223,000	-	-
88	0000000	63rd Avenue East Force Main	-	-	586,000	-	-	586,000	-	-
89	0000000	Anna Maria Force Main	-	-	1,802,000	-	-	1,802,000	-	-
90	0000000	14th Street West Force Main	-	-	315,000	-	-	315,000	-	-
91	0000000	SR 70 Force Main	-	-	608,000	-	-	608,000	-	-
92	0000000	PS437 Force Main Replacement	-	-	329,000	-	-	329,000	-	-
93	0000000	Tara Boulevard Force Main	-	-	1,500,000	-	-	1,500,000	-	-
94	0000	85th Blvd E-SR70 to 41Ave FM	-	-	-	3,404,520	-	3,404,520	-	-
95	0000	Lakewood Ranch Blvd Parallel FM	-	-	-	1,214,300	-	1,214,300	-	-
96	0000	57th Ave E Replacement FM	-	-	-	296,640	-	296,640	-	-
97	0000	Rye Rd-SR64 Woodview Ln FM	-	-	-	1,648,200	-	1,648,200	-	-
98	0000	137 St & Woodview Way to PS 350 FM	-	-	-	420,120	-	420,120	-	-
99	0000	Whitfield Ave from PS 443 & 454 FM	-	-	-	1,719,720	-	1,719,720	-	-
100		SUBTOTAL, COLLECTIONS	-	-	11,177,500	15,065,500	-	26,243,000	-	-

Table 5

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

Summary of Wastewater Capital Improvement Program By Plant Function Through FY 2016

Line No.	Project Number	Project Description	Type	Purpose			Average Service Life	Estimated Capital Cost FY 2007 - 2016 (1)	Adjustments (2)	Net Amount For Future Expenditures
				Expansion	Existing New	Replace				
101		TREATMENT								
102	0019702	No. WRF Maintenance R & R	Treatment	0.00%	0.00%	100.00%	40.00	442,000	-	442,000
103	6036481	No. WRF Equalization Tank System	Treatment	0.00%	100.00%	0.00%	40.00	-	-	-
104	0000000	No. WRF Headworks/Spillter Box	Treatment	100.00%	0.00%	0.00%	40.00	3,390,000	-	3,390,000
105	6054280	No. WRF Maintenance Building	Treatment	0.00%	100.00%	0.00%	40.00	-	-	-
106	0000000	No. WRF Influent Splitter Box	Treatment	0.00%	100.00%	0.00%	40.00	-	-	-
107	0000000	Plant Site Piping	Treatment	100.00%	0.00%	0.00%	40.00	4,002,000	-	4,002,000
108	0000000	Site Work	Treatment	100.00%	0.00%	0.00%	40.00	3,551,151	-	3,551,151
109	0000000	Flow Equalization	Treatment	100.00%	0.00%	0.00%	40.00	3,174,000	-	3,174,000
110	0000000	Oxidation Ditch	Treatment	100.00%	0.00%	0.00%	40.00	11,730,000	-	11,730,000
111	0000000	Clarifiers	Treatment	100.00%	0.00%	0.00%	40.00	3,588,000	-	3,588,000
112	0000000	RAS / WAS Pumping Station	Treatment	100.00%	0.00%	0.00%	40.00	1,901,640	-	1,901,640
113	0000000	Effluent Filters (Base Bid)	Treatment	100.00%	0.00%	0.00%	40.00	2,840,040	-	2,840,040
114	0000000	Disinfection	Treatment	100.00%	0.00%	0.00%	40.00	1,656,000	-	1,656,000
115	0000000	Effluent Pump Station	Treatment	100.00%	0.00%	0.00%	40.00	2,208,000	-	2,208,000
116	0000000	Plant Sewer Pump Station	Treatment	100.00%	0.00%	0.00%	40.00	674,820	-	674,820
117	0000000	Upset Pond Pump Station	Treatment	100.00%	0.00%	0.00%	40.00	826,620	-	826,620
118	0000000	Thickening	Treatment	100.00%	0.00%	0.00%	40.00	1,789,860	-	1,789,860
119	0000000	New Electrical Building	Treatment	100.00%	0.00%	0.00%	40.00	2,484,000	-	2,484,000
120	0000000	Instrumentation & Controls	Treatment	100.00%	0.00%	0.00%	40.00	1,173,000	-	1,173,000
121	0000000	Digester Modifications	Treatment	100.00%	0.00%	0.00%	40.00	1,989,000	-	1,989,000
122	0000000	Maintenance Building	Treatment	100.00%	0.00%	0.00%	40.00	1,656,000	-	1,656,000
123	0000000	Reject Storage Lake (Lined)	Treatment	100.00%	0.00%	0.00%	40.00	5,658,000	-	5,658,000
124	0000000	Effluent Storage Tank	Treatment	100.00%	0.00%	0.00%	40.00	3,519,000	-	3,519,000
125	0000000	No. RCW Automation	Treatment	100.00%	0.00%	0.00%	40.00	1,219,000	-	1,219,000
126	0019701	SE WWTP Maintenance R & R	Treatment	0.00%	0.00%	100.00%	40.00	442,000	-	442,000
127	0000000	SE WRF Filter Upgrade	Treatment	0.00%	100.00%	0.00%	40.00	1,300,000	-	1,300,000
128	0000000	SE WRF Plant Expansion	Treatment	100.00%	0.00%	0.00%	40.00	51,750,000	-	51,750,000
129	0000000	SE RCW Automation	Treatment	0.00%	100.00%	0.00%	40.00	2,403,500	-	2,403,500
130	0019700	SW WRF Maintenance R & R	Treatment	0.00%	0.00%	100.00%	40.00	884,000	-	884,000
131	6037280	SW WRF 5th Primary Clarifier	Treatment	0.00%	100.00%	0.00%	40.00	2,250,000	-	2,250,000
132	6037380	SW WRF 5th Secondary Clarifier	Treatment	0.00%	100.00%	0.00%	40.00	2,680,000	-	2,680,000
133	0000000	SW WRF Effluent Filter Upgrade	Treatment	0.00%	100.00%	0.00%	40.00	-	-	-
134	0000000	SW WRF Effluent Storage Tank	Treatment	0.00%	100.00%	0.00%	40.00	-	-	-
135	0000000	SW WRF ASR Wells	Treatment	100.00%	0.00%	0.00%	40.00	2,576,000	-	2,576,000
136	0000000	SW WRF Headworks Structure	Treatment	0.00%	100.00%	0.00%	40.00	-	-	-
137	6038180	SW WRF Primary Treatment	Treatment	0.00%	100.00%	0.00%	40.00	-	-	-
138	0000000	SW WRF Aeration Basin Rehab	Treatment	0.00%	100.00%	0.00%	40.00	-	-	-
139	0000000	SW WRF Septage Station Rehab	Treatment	0.00%	100.00%	0.00%	40.00	325,000	-	325,000
140	5103780	SW WRF Co-Gen Rehab	Treatment	0.00%	100.00%	0.00%	40.00	-	-	-
141	0000000	SW WRF Plant North Lake Lining	Treatment	0.00%	100.00%	0.00%	40.00	2,300,000	-	2,300,000
142	6041980	SW RCW Automation	Treatment	0.00%	100.00%	0.00%	40.00	1,305,000	-	1,305,000
143	6047280	N, SE, SW Plants Sludge Handling	Treatment	100.00%	0.00%	0.00%	40.00	-	-	-
144	6050580	Land Aquisition for RCW Storage	Treatment	100.00%	0.00%	0.00%	40.00	-	-	-
145		SUBTOTAL, TREATMENT						127,687,631	-	127,687,631
146		DISTRIBUTION								
147	0000000	SW to Deepwell Effluent Main	Treatment	100.00%	0.00%	0.00%	40.00	-	-	-
148		SUBTOTAL, DISTRIBUTION						-	-	-
149		FACILITY / TRANSPORTATION- RELATED WASTEWATER PROJECTS								
150	0000000	Hurricane Shutters, Critical Facilities	Treatment	0.00%	100.00%	0.00%	40.00	1,671,000	-	1,671,000

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

Summary of Wastewater Capital Improvement Program By Plant Function Thro

Line No.	Project Number	Project Description	Functional Category (3)					Retirement Adjustment		
			Wastewater Treatment		Transmission		Collection	Total	Treatment	Transmission
			Existing	Expansion	Existing	Expansion	Other			
TREATMENT										
101										
102	0019702	No. WRF Maintenance R & R	442,000	-	-	-	-	442,000	290,480	-
103	6036481	No. WRF Equalization Tank System	-	-	-	-	-	-	-	-
104	0000000	No. WRF Headworks/Spilter Box	-	3,390,000	-	-	-	3,390,000	-	-
105	6054280	No. WRF Maintenance Building	-	-	-	-	-	-	-	-
106	0000000	No. WRF Influent Splitter Box	-	-	-	-	-	-	-	-
107	0000000	Plant Site Piping	-	4,002,000	-	-	-	4,002,000	-	-
108	0000000	Site Work	-	3,551,151	-	-	-	3,551,151	-	-
109	0000000	Flow Equilization	-	3,174,000	-	-	-	3,174,000	-	-
110	0000000	Oxidation Ditch	-	11,730,000	-	-	-	11,730,000	-	-
111	0000000	Clarifiers	-	3,588,000	-	-	-	3,588,000	-	-
112	0000000	RAS / WAS Pumping Station	-	1,901,640	-	-	-	1,901,640	-	-
113	0000000	Effluent Filters (Base Bid)	-	2,840,040	-	-	-	2,840,040	-	-
114	0000000	Disinfection	-	1,656,000	-	-	-	1,656,000	-	-
115	0000000	Effluent Pump Station	-	2,208,000	-	-	-	2,208,000	-	-
116	0000000	Plant Sewer Pump Station	-	674,820	-	-	-	674,820	-	-
117	0000000	Upset Pond Pump Station	-	826,620	-	-	-	826,620	-	-
118	0000000	Thickening	-	1,789,860	-	-	-	1,789,860	-	-
119	0000000	New Electrical Building	-	2,484,000	-	-	-	2,484,000	-	-
120	0000000	Instrumentation & Controls	-	1,173,000	-	-	-	1,173,000	-	-
121	0000000	Digester Modifications	-	1,989,000	-	-	-	1,989,000	-	-
122	0000000	Maintenance Building	-	1,656,000	-	-	-	1,656,000	-	-
123	0000000	Reject Storage Lake (Lined)	-	5,658,000	-	-	-	5,658,000	-	-
124	0000000	Effluent Storage Tank	-	3,519,000	-	-	-	3,519,000	-	-
125	0000000	No. RCW Automation	-	1,219,000	-	-	-	1,219,000	-	-
126	0019701	SE WWTP Maintenance R & R	442,000	-	-	-	-	442,000	290,480	-
127	0000000	SE WRF Filter Upgrade	1,300,000	-	-	-	-	1,300,000	-	-
128	0000000	SE WRF Plant Expansion	-	51,750,000	-	-	-	51,750,000	-	-
129		SE RCW Automation	2,403,500	-	-	-	-	2,403,500	-	-
130	0019700	SW WRF Maintenance R & R	884,000	-	-	-	-	884,000	580,960	-
131	6037280	SW WRF 5th Primary Clarifier	2,250,000	-	-	-	-	2,250,000	-	-
132	6037380	SW WRF 5th Secondary Clarifier	2,680,000	-	-	-	-	2,680,000	-	-
133	0000000	SW WRF Effluent Filter Upgrade	-	-	-	-	-	-	-	-
134	0000000	SW WRF Effluent Storage Tank	-	-	-	-	-	-	-	-
135	0000000	SW WRF ASR Wells	-	2,576,000	-	-	-	2,576,000	-	-
136	0000000	SW WRF Headworks Structure	-	-	-	-	-	-	-	-
137	6038180	SW WRF Primary Treatment	-	-	-	-	-	-	-	-
138	0000000	SW WRF Aeration Basin Rehab	-	-	-	-	-	-	-	-
139	0000000	SW WRF Septage Station Rehab	325,000	-	-	-	-	325,000	-	-
140	5103780	SW WRF Co-Gen Rehab	-	-	-	-	-	-	-	-
141	0000000	SW WRF Plant North Lake Lining	2,300,000	-	-	-	-	2,300,000	-	-
142	6041980	SW RCW Automation	1,305,000	-	-	-	-	1,305,000	-	-
143	6047280	N, SE, SW Plants Sludge Handling	-	-	-	-	-	-	-	-
144	6050580	Land Aquisition for RCW Storage	-	-	-	-	-	-	-	-
145		SUBTOTAL, TREATMENT	14,331,500	113,356,131	-	-	-	127,687,631	1,161,921	-
DISTRIBUTION										
146	0000000	SW to Deepwell Effluent Main	-	-	-	-	-	-	-	-
147										
148		SUBTOTAL, DISTRIBUTION	-	-	-	-	-	-	-	-
FACILITY / TRANSPORTATION- RELATED WASTEWATER PROJECTS										
149										
150	0000000	Hurricane Shutters, Critical Facilities	1,671,000	-	-	-	-	1,671,000	-	-

Table 5

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

Summary of Wastewater Capital Improvement Program By Plant Function Through FY 2016

Line No.	Project Number	Project Description	Type	Purpose			Average Service Life	Estimated Capital Cost FY 2007 - 2016 (1)	Adjustments (2)	Net Amount For Future Expenditures
				Expansion	Existing	Replace				
151	6040480	9th St E - 53rd Ave E / 57th Ave E - Sewer	Trans	100.00%	0.00%	0.00%	40.00	168,540	-	168,540
152	6034080	Tallevast Rd - US 301 / 15th St E	Trans	100.00%	0.00%	0.00%	40.00	115,000	-	115,000
153	6050280	Tara Blvd Ext - Sewer	Trans	100.00%	0.00%	0.00%	40.00	392,400	-	392,400
154	0000000	Tuttle Ave - University Pkwy / Tallevast - Sewer	Trans	100.00%	0.00%	0.00%	40.00	149,500	-	149,500
155	0000000	FDOT US41 / 14th St W to 301 Blvd.	Trans	100.00%	0.00%	0.00%	40.00	-	-	-
SUBTOTAL, FACILITY / TRANSPORTATION-RELATED WASTEWATER PROJECTS								2,496,440	-	2,496,440
157	TOTAL WASTEWATER PROJECTS							\$224,677,621	\$0	\$224,677,621
158	PERCENT OF TOTAL									<u>100.00%</u>

Table 5

Manatee County, Florida
 Water and Wastewater Facility Investment Fee Study

Summary of Wastewater Capital Improvement Program By Plant Function Thro

Line No.	Project Number	Project Description	Functional Category (3)					Retirement Adjustment		
			Wastewater Treatment		Transmission		Collection Other	Total	Treatment	Transmission
			Existing	Expansion	Existing	Expansion				
151	6040480	9th St E - 53rd Ave E / 57th Ave E - Sewer	-	-	-	168,540	-	168,540	-	-
152	6034080	Tallevast Rd - US 301 / 15th St E	-	-	-	115,000	-	115,000	-	-
153	6050280	Tara Blvd Ext - Sewer	-	-	-	392,400	-	392,400	-	-
154	0000000	Tuttle Ave - University Pkwy / Tallevast - Sewer	-	-	-	149,500	-	149,500	-	-
155	0000000	FDOT US41 / 14th St W to 301 Blvd.	-	-	-	-	-	-	-	-
156		SUBTOTAL, FACILITY / TRANSPORTATION-RELATED WASTEWATER PROJECTS	1,671,000	-	-	825,440	-	2,496,440	-	-
157		TOTAL WASTEWATER PROJECTS	\$16,002,500	\$113,356,131	\$28,114,070	\$34,360,020	\$32,844,900	\$224,677,621	\$1,161,921	\$10,859,151
158		PERCENT OF TOTAL	7.12%	50.45%	12.51%	15.29%	14.62%	100.00%	0.52%	4.83%

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

Development of Wastewater Facility Investment Fee

Line No.	Description	Amount
	Total Estimated Cost of Existing Wastewater Treatment/Disposal Facilities:	
1	Cost of Existing Facilities (1)	\$284,167,978
2	Additional Costs Capitalized to Plant in Service (2)	16,002,500
3	Less Anticipated Retirements (3)	(1,161,921)
4	Less Receipt of Grant Funds (4)	(19,497,970)
5	Subtotal Wastewater Treatment/Disposal Facilities	<u>\$279,510,587</u>
6	Existing Plant Capacity of System (3MADF-MGD)	40.500
7	Existing Nominal Plant Capacity (MGD) (ADF) (5)	33.750
8	ERU Factor - GPD (6)	240
9	Estimated ERUs to be Served by Existing Facilities	140,625
10	PERUent Remaining Capacity of Existing Facilities	32.90%
11	Remaining ERU's Associated with Existing Facilities	46,266
12	Allocation of Existing Facilities to Incremental Growth	\$91,958,983
13	Rate per ERU Associated with Existing Facilities	\$1,987.61
	Total Estimated Cost of Additional Wastewater Treatment/Disposal Facilities: (7)	
14	Cost of Additional Wastewater Treatment/Disposal Facilities	113,356,131
15	New Plant Capacity (MGD) (ADF) (5)	14.500
16	ERU Factor - GPD (6)	240
17	Estimated ERUs to be Served by Additional Facilities	60,417
18	Rate per ERU Associated with Additional Facilities	\$1,876.23
19	Rate per ERU for New Wastewater Treatment/Disposal Facilities	<u>\$1,924.54</u>
	Primary Transmission System: (8)	
20	Additional Costs Capitalized to Plant in Service (2)	34,360,020
21	Less Anticipated Retirements (3)	-
22	Less Receipt of Grant Funds	-
23	Total Primary Transmission Facility Costs	<u>34,360,020</u>
24	Estimated Future ERUs served by Transmission Facilities (9)	88,081
25	Rate per ERU of Primary Transmission Facilities	<u>\$390.10</u>
26	Total Combined Rate per ERU before Rate Adjustment	\$2,314.64
27	Rate Adjustment	\$0.0000
28	Total Combined Rate per ERU After Rate Adjustment	<u>\$2,314.6370</u>
29	Rounded Rate per ERU	\$2,315.00
30	Cost Per Gallon	<u><u>\$9.646</u></u>

ADF = Average Daily Flow
 ERU = Equivalent Residential Connection
 GPD = Gallons Per Day

Manatee County, Florida
Water and Wastewater Facility Investment Fee Study

Development of Wastewater Facility Investment Fee

Footnotes:

- (1) Amounts derived from Appendix A; reflects estimated wastewater treatment and effluent disposal assets currently in service.
- (2) Amounts shown derived from Table 5; reflects net recognized additions to the wastewater treatment and effluent disposal facilities or transmission facilities, where applicable (total projected cost addition less the estimated retirement value of the assets currently in service for projects which represent plant replacements).
- (3) Amounts derived from Table 5 and reflects estimated fixed asset retirements due to imposition of the capital improvement plan of the County which recognizes the replacement of such assets and which are recognized in the total treatment and/or transmission function.
- (4) Reflects Grant Funding received by the County to fund Wastewater Treatment Facilities. Amounts provided by County staff.
- (5) Amount shown derived from information provided by the County and reflects average daily capacity to meet service area demands consistent with the level of service requirements for an equivalent residential unit (ERU).
- (6) The level of service factor for an ERU reflects capacity requirements expressed on an average daily wastewater demand basis; the factor was based on the capacity planning assumptions contained in the County's Comprehensive Plan.
- (7) Amount derived from Table 5 and was based on discussions with the County and as reflected in the County's Ten-Year Capital Improvement Plan as prepared by the County.
- (8) Amounts do not include the estimated cost of retail on-site capital expenditures such as manholes, local lift stations, service laterals, and on-site (local) collection utility plant facilities or general plant assets (vehicles, equipment, etc.); such amounts are i) generally provided by the developer or owners of property which specifically benefit from such facilities or ii) funded by a separate and distinct fee (e.g., - wastewater tap charge).
- (9) Amount reflects estimated Future ERU's assumed to be served by Transmission Facilities reflected in the Ten-Year Capital Improvement Plan as provided by the County.

Table 7

**Manatee County, Florida
Water and Wastewater Facility Investment Fee Study**

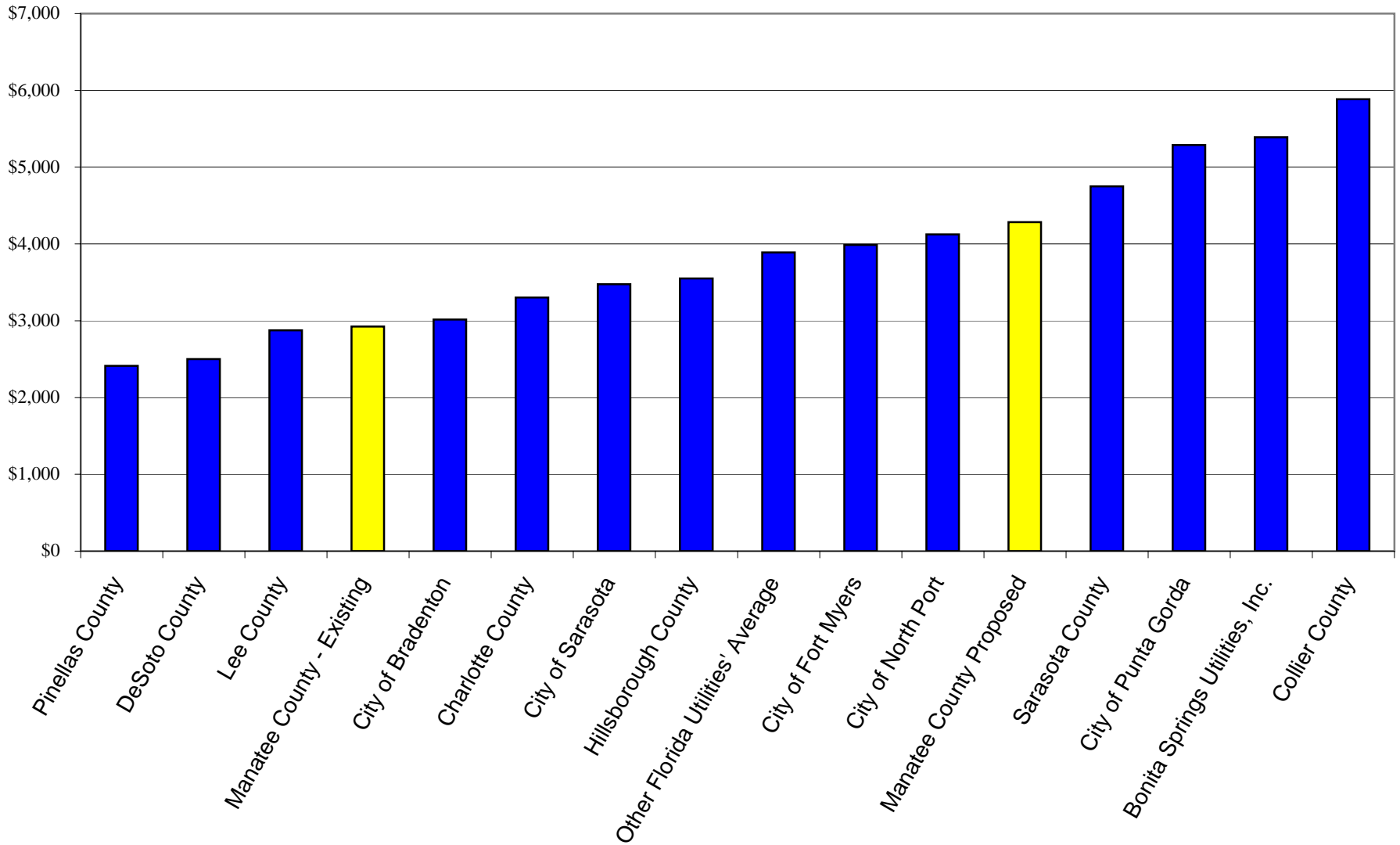
Comparison of Facility Investment Fees for Water and Wastewater Service (1)

Line No.	Description	Per Equivalent Residential Unit		
		Water	Wastewater	Combined
Manatee County				
1	Existing Facilities Investment Fees	1,270	1,655	2,925
2	Manatee County Proposed Facilities Investment Fees	1,970	2,315	4,285
<u>Other Florida Utilities:</u>				
3	Bonita Springs Utilities, Inc. (2)	2,085	3,305	5,390
4	City of Bradenton	1,307	1,708	3,015
5	Charlotte County (2)	1,213	2,090	3,303
6	Collier County	2,760	3,125	5,885
7	DeSoto County	1,000	1,500	2,500
8	City of Fort Myers	2,023	1,966	3,989
9	Hillsborough County	1,650	1,900	3,550
10	Lee County	1,140	1,735	2,875
11	City of North Port	1,735	2,388	4,123
12	Pinellas County	352	2,060	2,412
13	City of Punta Gorda	2,824	2,463	5,287
14	City of Sarasota	900	2,577	3,477
15	Sarasota County (2)	2,720	2,031	4,751
16	Other Florida Utilities' Average	\$1,670	\$2,219	\$3,889

(1) Unless otherwise noted, amounts shown reflect fees in effect July 2006 for a single ERU (equivalent to a standard single family residential unit) and are exclusive of taxes or franchise fees, if any, and reflect rates charged for inside the city service. All rates are reported by the respective utility. This comparison is intended to show comparable charges for similar service for comparison purposes only and is not intended to be a complete listing of all rates and charges offered by each listed utility.

(2) Utility is currently involved in a fee study or anticipates a potential change in the level of fees charged to new development in the near future.

Figure 1
Manatee County
Comparison of Water and Wastewater Facility Investment Fees Per
Equivalent Residential Connection (ERU)



APPENDIX A

Appendix A

Manatee County, Florida
Water and Wastewater Facility Investment Fee Study

Summary and Functionalization of Existing Utility Fixed Assets

Line No.	FAID Number	Class	Description	Type	Acq. Date	Book Value	Adjustments	Acq Amt	Water System						
									Supply	Treatment	Trans.	Distribution	Fire Hydrants	Meters	Indirect
1	20000262	W	Fixed Asset Balance Prior to 9/30/05			\$ 536,087,774	\$ -	\$ 536,087,774	\$ 43,351,624	\$ 95,288,537	\$ 43,169,709	\$ 29,860,738	\$ -	\$ 280,862	\$ -
Additions Since 9/30/05															
2		W	Item 1	General		-	-	0	-	-	-	-	-	-	-
3		W	Item 1	General		-	-	0	-	-	-	-	-	-	-
Retirements Since 9/30/05															
4		W	Item 1	General		-	-	0	-	-	-	-	-	-	-
5		W	Item 1	General		-	-	0	-	-	-	-	-	-	-
6		W	Item 1	General		-	-	0	-	-	-	-	-	-	-
7			SUBTOTAL EXISTING FIXED ASSETS			536,087,774	-	536,087,774	43,351,624	95,288,537	43,169,709	29,860,738	-	280,862	-
Other Projects															
Construction Work-In-Progress															
8	600227	W	Northwest Loop - Water	W-TR		1,935,000	-	1,935,000	-	-	1,935,000	-	-	-	-
9	600229	WW	Northwest Loop - Reclaimed	EFFL		2,368,000	-	2,368,000	-	-	-	-	-	-	-
10	6002870	W	Anna Maria - Water Line Rehab	W-TR		400,000	(400,000)	-	-	-	-	-	-	-	-
11	6002990	WW	Southwest Regional WWTP - Aquifer Storage and Recovery (ASR)	ST		1,600,000	-	1,600,000	-	-	-	-	-	-	-
12	6008502	WW	Southeast Regional WWTP - Leachate Equalization Tank 2	ST		4,200,000	-	4,200,000	-	-	-	-	-	-	-
13	6010390	WW	MARS - Moccasin Wallow Reclaimed Transmission Main	EFFL		8,500,000	-	8,500,000	-	-	-	-	-	-	-
14	6012570	W	Port Manatee - Water Main	W-TR		1,400,000	-	1,400,000	-	-	1,400,000	-	-	-	-
15	6017180	WW	Southwest Regional WWTP - Maintenance Building	ST		1,600,000	-	1,600,000	-	-	-	-	-	-	-
16	6017182	WW	Southwest Regional WWTP - Administration Building Renovation	ST		475,000	-	475,000	-	-	-	-	-	-	-
17	6017183	WW	Southwest Regional WWTP - Lab Building	ST		4,000,000	-	4,000,000	-	-	-	-	-	-	-
18	6017980	W	Tidevue Estates - Phase 1 - Sewer Line Rehab	S-TR		1,500,000	(1,500,000)	-	-	-	-	-	-	-	-
19	6018070	W	Trailer Estates - Phase 2 - Water Line Rehab	W-TR		1,100,000	(1,100,000)	-	-	-	-	-	-	-	-
20	6018070	W	Trailer Estates - Phase 3 - Water Line Rehab	W-TR		1,600,000	(1,600,000)	-	-	-	-	-	-	-	-
21	6018070	W	Trailer Estates - Phase 4 - Water Line Rehab	W-TR		800,000	(800,000)	-	-	-	-	-	-	-	-
22	6018070	W	Trailer Estates - Phase 5 - Water Line Rehab	W-TR		800,000	(800,000)	-	-	-	-	-	-	-	-
23	6018070	W	Trailer Estates - Phase 6 - Water Line Rehab	W-TR		1,000,000	(1,000,000)	-	-	-	-	-	-	-	-
24	6018080	WW	Trailer Estates - Phase 2 - Sewer Line Rehab	S-TR		650,000	(650,000)	-	-	-	-	-	-	-	-
25	6018080	WW	Trailer Estates - Phase 3 - Sewer Line Rehab	S-TR		1,000,000	(1,000,000)	-	-	-	-	-	-	-	-
26	6018080	WW	Trailer Estates - Phase 4 - Sewer Line Rehab	S-TR		1,300,000	(1,300,000)	-	-	-	-	-	-	-	-
27	6018080	WW	Trailer Estates - Phase 5 - Sewer Line Rehab	S-TR		1,300,000	(1,300,000)	-	-	-	-	-	-	-	-
28	6018080	WW	Trailer Estates - Phase 6 - Sewer Line Rehab	S-TR		1,800,000	(1,800,000)	-	-	-	-	-	-	-	-
29	6019204	W	66th Street Utility Operations Bldg - Garage Roof Over	Indirect		100,000	-	100,000	-	-	-	-	-	-	-
30	6019205	WW	66th Street Utility Operations - Lift Station Maintenance Complex	Indirect		300,000	-	300,000	-	-	-	-	-	-	-
31	6019206	WW	66th Street Utility Operations - Fleet Services Building	Indirect		1,450,000	-	1,450,000	-	-	-	-	-	-	-
32	6020171	W	R O Plant & Storage #1 (Design / Study)	WT		460,000	(460,000)	-	-	-	-	-	-	-	-
33	6020272	W	R O Plant & Storage #2 (Design / Study)	WT		460,000	(460,000)	-	-	-	-	-	-	-	-
34	6020872	W	Water Treatment Plant - Security System	WT		160,000	-	160,000	-	160,000	-	-	-	-	-
35	6021372	W	Palma Sola Park - Water Line Improvements	W-TR		575,000	(575,000)	-	-	-	-	-	-	-	-
36	6021373	W	Roman Road - Water Line Extension	WD		190,000	(190,000)	-	-	-	-	-	-	-	-
37	6021670	W	Lake Manatee - Watershed Land Purchase	WT		400,000	-	400,000	-	400,000	-	-	-	-	-
38	6021672	W	Downstream Floodway Land Acquisition	WT		625,000	-	625,000	-	625,000	-	-	-	-	-
39	6021975	W	Whitfield Estates - Phase 3 - Water Line Improvements	W-TR		1,900,000	(1,900,000)	-	-	-	-	-	-	-	-
40	6022082	WW	Lift Station 39A, N1B, Tidevue	S-TR		2,400,000	-	2,400,000	-	-	-	-	-	-	-

Appendix A

Manatee County, Florida
Water and Wastewater Facility Investment Fee Study

Summary and Functionalization of Existing Utility Fixed Assets

Line No.	FAID Number	Class	Description	Type	Acq. Date	Book Value	Adjustments	Acq Amt	Water System						
									Supply	Treatment	Trans.	Distribution	Fire Hydrants	Meters	Indirect
41	6022083	WW	Master Lift Station 1M	S-TR		1,000,000	(1,000,000)	-	-	-	-	-	-	-	-
42	6022084	WW	Master Lift Station 13A	S-TR		1,050,000	(1,050,000)	-	-	-	-	-	-	-	-
43	6022085	WW	Master Lift Station 12A	S-TR		600,000	-	600,000	-	-	-	-	-	-	-
44	6022086	WW	Master Lift Station 27A	S-TR		675,000	-	675,000	-	-	-	-	-	-	-
45	6022382	WW	Force Main 5D	S-TR		330,000	-	330,000	-	-	-	-	-	-	-
46	6022484	WW	Force Main 35A - 32nd Street West / 39th Avenue West	S-TR		350,000	-	350,000	-	-	-	-	-	-	-
47	6022485	WW	Force Main 23A - 55th Avenue West / Tamiami Trail	S-TR		325,000	-	325,000	-	-	-	-	-	-	-
48	6022590	WW	MARS - North / Southeast Reclaimed Transmission Main	EFFL		18,500,000	-	18,500,000	-	-	-	-	-	-	-
49	6022690	WW	MARS - Southeast / Southwest Reclaimed Transmission Main	EFFL		19,500,000	-	19,500,000	-	-	-	-	-	-	-
50	6025971	W	Elwood Park Booster Pump / Valves	W-TR		1,400,000	(1,400,000)	-	-	-	-	-	-	-	-
51	6026072	W	Lake Manatee - Intake Structure Rehab	WT		425,000	(425,000)	-	-	-	-	-	-	-	-
52	6027870	W	Victory Road - Water Line	W-TR		960,000	(960,000)	-	-	-	-	-	-	-	-
53	6028381	WW	Force Main 7D - 5900 Riverview Boulevard	S-TR		300,000	-	300,000	-	-	-	-	-	-	-
54	6028383	WW	Force Main 28A - 2300 58th Avenue Drive West	S-TR		250,000	-	250,000	-	-	-	-	-	-	-
55	6028384	WW	Force Main 21A - 57th Avenue East / 12 Street East	S-TR		200,000	-	200,000	-	-	-	-	-	-	-
56	6029581	WW	Southwest Regional WWTP - Secondary Treatment / Flow Splitter Box	ST		650,000	-	650,000	-	-	-	-	-	-	-
57	6031970	W	Baysshore Gardens - Water Line Rehab	W-TR		150,000	(150,000)	-	-	-	-	-	-	-	-
58	6032382	WW	Southeast Regional WWTP - Hypochlorite Feed System	ST		275,000	-	275,000	-	-	-	-	-	-	-
59	6032383	WW	Southwest Regional WWTP - Hypochlorite Feed System	ST		275,000	-	275,000	-	-	-	-	-	-	-
60	6032481	WW	North Regional WWTP - Chlorine Contact Chamber	ST		1,325,000	-	1,325,000	-	-	-	-	-	-	-
61	6032680	WW	North Regional WWTP - Aquifer Storage & Recovery (ASR)	ST		2,500,000	(2,500,000)	-	-	-	-	-	-	-	-
62	6032970	W	Water Treatment Plant - Basin B	WT		3,000,000	(3,000,000)	-	-	-	-	-	-	-	-
63	6033071	W	Water Treatment Plant - Backwash Residuals Handling	WT		1,300,000	(1,300,000)	-	-	-	-	-	-	-	-
64	6033980	WW	Palma Sola Park - Force Main 19D	S-TR		185,000	-	185,000	-	-	-	-	-	-	-
65	6036183	WW	Southwest Regional WWTP - Controls / Valves	ST		2,500,000	-	2,500,000	-	-	-	-	-	-	-
66	6037981	WW	North Regional WWTP - Auxiliary Generator	ST		1,200,000	-	1,200,000	-	-	-	-	-	-	-
67	6038080	WW	North Regional WWTP - New Secondary Clarifier	ST		1,800,000	-	1,800,000	-	-	-	-	-	-	-
68	6042080	WW	North Regional WWTP - SCADA System	ST		1,200,000	-	1,200,000	-	-	-	-	-	-	-
69	6042180	WW	Southeast Regional WWTP - SCADA System	ST		1,200,000	-	1,200,000	-	-	-	-	-	-	-
70	6042280	WW	Southwest Regional WWTP - SCADA System	ST		1,200,000	-	1,200,000	-	-	-	-	-	-	-
71	6042770	W	51st Street West - Cortez Rd / Glenn Lakes - Water Line	W-TR		1,200,000	(1,200,000)	-	-	-	-	-	-	-	-
72	6043370	W	Water Treatment Plant - Equipment Storage Building	WT		200,000	(200,000)	-	-	-	-	-	-	-	-
73	6045590	WW	Coral Shores - Kingston Road - Reclaimed	EFFL		100,000	-	100,000	-	-	-	-	-	-	-
74	6045770	W	15th Street East - Water Line Improvements	W-TR		825,000	(825,000)	-	-	-	-	-	-	-	-
75	6045771	W	SR 70A - 35th Avenue East / 38th Avenue East - Water Line Relocation	W-TR		475,000	-	475,000	-	-	475,000	-	-	-	-
76	6045780	WW	SR 70A - 35th Avenue East / 38th Avenue East - Sewer Line Relocation	S-TR		100,000	-	100,000	-	-	-	-	-	-	-
77	6047470	W	SR 64 - I-75 / Morgan Johnson Road - Water Line Improvements	W-TR		1,950,000	(1,950,000)	-	-	-	-	-	-	-	-
78	6047471	W	SR 64 - East of Lena Road / Lakewood Ranch Boulevard - Water Line Improvements	S-TR		2,350,000	(2,350,000)	-	-	-	-	-	-	-	-
79	6047472	W	SR 64 - Lakewood Ranch Boulevard / Lorraine Road - Water Line Improvements	W-TR		1,950,000	(1,950,000)	-	-	-	-	-	-	-	-
80	6047480	WW	SR 64 - East of Lena Road / Lakewood Ranch Boulevard - Sewer Line Improvements	S-TR		75,000	(75,000)	-	-	-	-	-	-	-	-
81	6047481	WW	SR 64 - Lakewood Ranch Boulevard / Lorraine Road - Sewer Line Improvements	S-TR		150,000	(150,000)	-	-	-	-	-	-	-	-
82	6047680	WW	Southeast Regional WWTP - Lena Road Landfill - Force Main	ST		850,000	-	850,000	-	-	-	-	-	-	-
83	6048880	WW	Cortez Road - 119th Street West / 127th Street West - Force Main	S-TR		1,000,000	-	1,000,000	-	-	-	-	-	-	-
84	6050170	W	99th Street Northwest - 9th Avenue Northwest / Manatee Avenue - Water Line Relocation	W-TR		200,000	(200,000)	-	-	-	-	-	-	-	-
85	6050380	WW	Gulf Drive - Across Bay / Intercoastal Waterway - Force Main	S-TR		2,700,000	-	2,700,000	-	-	-	-	-	-	-
86	6050470	W	Water Treatment Plant - Lake Manatee Filtration Upgrade (Study)	WT		250,000	-	250,000	-	250,000	-	-	-	-	-
87	6050580	WW	North Regional WWTP - RAS Pumps / Drives	ST		120,000	-	120,000	-	-	-	-	-	-	-
88	6050670	W	Elwood Park Booster Station 1 - Emergency Generator	W-TR		250,000	-	250,000	-	-	250,000	-	-	-	-
89	6050770	W	Cortez Booster Station - Emergency Generator	S-TR		250,000	-	250,000	-	-	-	-	-	-	-

Appendix A

Manatee County, Florida
Water and Wastewater Facility Investment Fee Study

Summary and Functionalization of Existing Utility Fixed Assets

Line No.	FAID Number	Class	Description	Type	Acq. Date	Book Value	Adjustments	Acq Amt	Water System								
									Supply	Treatment	Trans.	Distribution	Fire Hydrants	Meters	Indirect		
137			ALLOCATION OF WASTEWATER INDIRECT PLANT					-	-	-	-	-	-	-	-		
138			ALLOCATION OF WATER AND WASTEWATER INDIRECT PLANT					0	126,548	292,326	149,763	87,167	-	820	-		
139			TOTAL ASSETS FOR IMPACT FEE DETERMINATION					\$ 698,492,774	\$ (49,285,000)	\$ 649,207,774	\$ 43,478,172	\$ 100,434,363	\$ 51,453,971	\$ 29,947,905	\$ -	\$ 281,682	\$ -

Appendix A

Manatee County, Florida
Water and Wastewater Facility Investment Fee Study

Summary and Functionalization of Existing Utility Fixed Assests

Line No.	FAID Number	Class	Description	Type	Acq. Date	Book Value	Adjustments	Acq Amt	Wastewater					W/WW Indirect
									Treatment	Effl./Recl.	Trans.	Collection & Direct Recl.	Indirect	
Fixed Asset Balance Prior to 9/30/05														
1	20000262	W	Fixed Asset Balance Prior to 9/30/05			\$ 536,087,774	\$ -	\$ 536,087,774	\$ 174,974,182	\$ 26,957,693	\$ 54,942,280	\$ 53,658,562	\$ -	\$ -
Additions Since 9/30/05														
2		W	Item 1	General		-	-	0	-	-	-	-	-	-
3		W	Item 1	General		-	-	0	-	-	-	-	-	-
Retirements Since 9/30/05														
4		W	Item 1	General		-	-	0	-	-	-	-	-	-
5		W	Item 1	General		-	-	0	-	-	-	-	-	-
6		W	Item 1	General		-	-	0	-	-	-	-	-	-
7			SUBTOTAL EXISTING FIXED ASSETS			536,087,774	-	536,087,774	174,974,182	26,957,693	54,942,280	53,658,562	-	-
Other Projects														
Construction Work-In-Progress														
8	600227	W	Northwest Loop - Water	W-TR		1,935,000	-	1,935,000	-	-	-	-	-	-
9	600229	WW	Northwest Loop - Reclaimed	EFFL		2,368,000	-	2,368,000	-	2,368,000	-	-	-	-
10	6002870	W	Anna Maria - Water Line Rehab	W-TR		400,000	(400,000)	-	-	-	-	-	-	-
11	6002990	WW	Southwest Regional WWTP - Aquifer Storage and Recovery (ASR)	ST		1,600,000	-	1,600,000	1,600,000	-	-	-	-	-
12	6008502	WW	Southeast Regional WWTP - Leachate Equalization Tank 2	ST		4,200,000	-	4,200,000	4,200,000	-	-	-	-	-
13	6010390	WW	MARS - Moccasin Wallow Reclaimed Transmission Main	EFFL		8,500,000	-	8,500,000	-	8,500,000	-	-	-	-
14	6012570	W	Port Manatee - Water Main	W-TR		1,400,000	-	1,400,000	-	-	-	-	-	-
15	6017180	WW	Southwest Regional WWTP - Maintenance Building	ST		1,600,000	-	1,600,000	1,600,000	-	-	-	-	-
16	6017182	WW	Southwest Regional WWTP - Administration Building Renovation	ST		475,000	-	475,000	475,000	-	-	-	-	-
17	6017183	WW	Southwest Regional WWTP - Lab Building	ST		4,000,000	-	4,000,000	4,000,000	-	-	-	-	-
18	6017980	W	Tidevue Estates - Phase 1 - Sewer Line Rehab	S-TR		1,500,000	(1,500,000)	-	-	-	-	-	-	-
19	6018070	W	Trailer Estates - Phase 2 - Water Line Rehab	W-TR		1,100,000	(1,100,000)	-	-	-	-	-	-	-
20	6018070	W	Trailer Estates - Phase 3 - Water Line Rehab	W-TR		1,600,000	(1,600,000)	-	-	-	-	-	-	-
21	6018070	W	Trailer Estates - Phase 4 - Water Line Rehab	W-TR		800,000	(800,000)	-	-	-	-	-	-	-
22	6018070	W	Trailer Estates - Phase 5 - Water Line Rehab	W-TR		800,000	(800,000)	-	-	-	-	-	-	-
23	6018070	W	Trailer Estates - Phase 6 - Water Line Rehab	W-TR		1,000,000	(1,000,000)	-	-	-	-	-	-	-
24	6018080	WW	Trailer Estates - Phase 2 - Sewer Line Rehab	S-TR		650,000	(650,000)	-	-	-	-	-	-	-
25	6018080	WW	Trailer Estates - Phase 3 - Sewer Line Rehab	S-TR		1,000,000	(1,000,000)	-	-	-	-	-	-	-
26	6018080	WW	Trailer Estates - Phase 4 - Sewer Line Rehab	S-TR		1,300,000	(1,300,000)	-	-	-	-	-	-	-
27	6018080	WW	Trailer Estates - Phase 5 - Sewer Line Rehab	S-TR		1,300,000	(1,300,000)	-	-	-	-	-	-	-
28	6018080	WW	Trailer Estates - Phase 6 - Sewer Line Rehab	S-TR		1,800,000	(1,800,000)	-	-	-	-	-	-	-
29	6019204	W	66th Street Utility Operations Bldg - Garage Roof Over	Indirect		100,000	-	100,000	-	-	-	-	-	100,000
30	6019205	WW	66th Street Utility Operations - Lift Station Maintenance Complex	Indirect		300,000	-	300,000	-	-	-	-	-	300,000
31	6019206	WW	66th Street Utility Operations - Fleet Services Building	Indirect		1,450,000	-	1,450,000	-	-	-	-	-	1,450,000
32	6020171	W	R O Plant & Storage #1 (Design / Study)	WT		460,000	(460,000)	-	-	-	-	-	-	-
33	6020272	W	R O Plant & Storage #2 (Design / Study)	WT		460,000	(460,000)	-	-	-	-	-	-	-
34	6020872	W	Water Treatment Plant - Security System	WT		160,000	-	160,000	-	-	-	-	-	-
35	6021372	W	Palma Sola Park - Water Line Improvements	W-TR		575,000	(575,000)	-	-	-	-	-	-	-
36	6021373	W	Roman Road - Water Line Extension	WD		190,000	(190,000)	-	-	-	-	-	-	-
37	6021670	W	Lake Manatee - Watershed Land Purchase	WT		400,000	-	400,000	-	-	-	-	-	-
38	6021672	W	Downstream Floodway Land Acquisition	WT		625,000	-	625,000	-	-	-	-	-	-
39	6021975	W	Whitfield Estates - Phase 3 - Water Line Improvements	W-TR		1,900,000	(1,900,000)	-	-	-	-	-	-	-
40	6022082	WW	Lift Station 39A, N1B, Tidevue	S-TR		2,400,000	-	2,400,000	-	-	2,400,000	-	-	-

Appendix A

Manatee County, Florida
Water and Wastewater Facility Investment Fee Study

Summary and Functionalization of Existing Utility Fixed Assests

Line No.	FAID Number	Class	Description	Type	Acq. Date	Book Value	Adjustments	Acq Amt	Wastewater					W/WW Indirect
									Treatment	Effl./Recl.	Trans.	Collection & Direct Recl.	Indirect	
41	6022083	WW	Master Lift Station 1M	S-TR		1,000,000	(1,000,000)	-	-	-	-	-	-	-
42	6022084	WW	Master Lift Station 13A	S-TR		1,050,000	(1,050,000)	-	-	-	-	-	-	-
43	6022085	WW	Master Lift Station 12A	S-TR		600,000	-	600,000	-	-	600,000	-	-	-
44	6022086	WW	Master Lift Station 27A	S-TR		675,000	-	675,000	-	-	675,000	-	-	-
45	6022382	WW	Force Main 5D	S-TR		330,000	-	330,000	-	-	330,000	-	-	-
46	6022484	WW	Force Main 35A - 32nd Street West / 39th Avenue West	S-TR		350,000	-	350,000	-	-	350,000	-	-	-
47	6022485	WW	Force Main 23A - 55th Avenue West / Tamiami Trail	S-TR		325,000	-	325,000	-	-	325,000	-	-	-
48	6022590	WW	MARS - North / Southeast Reclaimed Transmission Main	EFFL		18,500,000	-	18,500,000	-	18,500,000	-	-	-	-
49	6022690	WW	MARS - Southeast / Southwest Reclaimed Transmission Main	EFFL		19,500,000	-	19,500,000	-	19,500,000	-	-	-	-
50	6025971	W	Elwood Park Booster Pump / Valves	W-TR		1,400,000	(1,400,000)	-	-	-	-	-	-	-
51	6026072	W	Lake Manatee - Intake Structure Rehab	WT		425,000	(425,000)	-	-	-	-	-	-	-
52	6027870	W	Victory Road - Water Line	W-TR		960,000	(960,000)	-	-	-	-	-	-	-
53	6028381	WW	Force Main 7D - 5900 Riverview Boulevard	S-TR		300,000	-	300,000	-	-	300,000	-	-	-
54	6028383	WW	Force Main 28A - 2300 58th Avenue Drive West	S-TR		250,000	-	250,000	-	-	250,000	-	-	-
55	6028384	WW	Force Main 21A - 57th Avenue East / 12 Street East	S-TR		200,000	-	200,000	-	-	200,000	-	-	-
56	6029581	WW	Southwest Regional WWTP - Secondary Treatment / Flow Splitter Box	ST		650,000	-	650,000	650,000	-	-	-	-	-
57	6031970	W	Bayshore Gardens - Water Line Rehab	W-TR		150,000	(150,000)	-	-	-	-	-	-	-
58	6032382	WW	Southeast Regional WWTP - Hypochlorite Feed System	ST		275,000	-	275,000	275,000	-	-	-	-	-
59	6032383	WW	Southwest Regional WWTP - Hypochlorite Feed System	ST		275,000	-	275,000	275,000	-	-	-	-	-
60	6032481	WW	North Regional WWTP - Chlorine Contact Chamber	ST		1,325,000	-	1,325,000	1,325,000	-	-	-	-	-
61	6032680	WW	North Regional WWTP - Aquifer Storage & Recovery (ASR)	ST		2,500,000	(2,500,000)	-	-	-	-	-	-	-
62	6032970	W	Water Treatment Plant - Basin B	WT		3,000,000	(3,000,000)	-	-	-	-	-	-	-
63	6033071	W	Water Treatment Plant - Backwash Residuals Handling	WT		1,300,000	(1,300,000)	-	-	-	-	-	-	-
64	6033980	WW	Palma Sola Park - Force Main 19D	S-TR		185,000	-	185,000	-	-	185,000	-	-	-
65	6036183	WW	Southwest Regional WWTP - Controls / Valves	ST		2,500,000	-	2,500,000	2,500,000	-	-	-	-	-
66	6037981	WW	North Regional WWTP - Auxiliary Generator	ST		1,200,000	-	1,200,000	1,200,000	-	-	-	-	-
67	6038080	WW	North Regional WWTP - New Secondary Clarifier	ST		1,800,000	-	1,800,000	1,800,000	-	-	-	-	-
68	6042080	WW	North Regional WWTP - SCADA System	ST		1,200,000	-	1,200,000	1,200,000	-	-	-	-	-
69	6042180	WW	Southeast Regional WWTP - SCADA System	ST		1,200,000	-	1,200,000	1,200,000	-	-	-	-	-
70	6042280	WW	Southwest Regional WWTP - SCADA System	ST		1,200,000	-	1,200,000	1,200,000	-	-	-	-	-
71	6042770	W	51st Street West - Cortez Rd / Glenn Lakes - Water Line	W-TR		1,200,000	(1,200,000)	-	-	-	-	-	-	-
72	6043370	W	Water Treatment Plant - Equipment Storage Building	WT		200,000	(200,000)	-	-	-	-	-	-	-
73	6045590	WW	Coral Shores - Kingston Road - Reclaimed	EFFL		100,000	-	100,000	-	100,000	-	-	-	-
74	6045770	W	15th Street East - Water Line Improvements	W-TR		825,000	(825,000)	-	-	-	-	-	-	-
75	6045771	W	SR 70A - 35th Avenue East / 38th Avenue East - Water Line Relocation	W-TR		475,000	-	475,000	-	-	-	-	-	-
76	6045780	WW	SR 70A - 35th Avenue East / 38th Avenue East - Sewer Line Relocation	S-TR		100,000	-	100,000	-	-	100,000	-	-	-
77	6047470	W	SR 64 - I-75 / Morgan Johnson Road - Water Line Improvements	W-TR		1,950,000	(1,950,000)	-	-	-	-	-	-	-
78	6047471	W	SR 64 - East of Lena Road / Lakewood Ranch Boulevard - Water Line Improvements	S-TR		2,350,000	(2,350,000)	-	-	-	-	-	-	-
79	6047472	W	SR 64 - Lakewood Ranch Boulevard / Lorraine Road - Water Line Improvements	W-TR		1,950,000	(1,950,000)	-	-	-	-	-	-	-
80	6047480	WW	SR 64 - East of Lena Road / Lakewood Ranch Boulevard - Sewer Line Improvements	S-TR		75,000	(75,000)	-	-	-	-	-	-	-
81	6047481	WW	SR 64 - Lakewood Ranch Boulevard / Lorraine Road - Sewer Line Improvements	S-TR		150,000	(150,000)	-	-	-	-	-	-	-
82	6047680	WW	Southeast Regional WWTP - Lena Road Landfill - Force Main	ST		850,000	-	850,000	850,000	-	-	-	-	-
83	6048880	WW	Cortez Road - 119th Street West / 127th Street West - Force Main	S-TR		1,000,000	-	1,000,000	-	-	1,000,000	-	-	-
84	6050170	W	99th Street Northwest - 9th Avenue Northwest / Manatee Avenue - Water Line Relocation	W-TR		200,000	(200,000)	-	-	-	-	-	-	-
85	6050380	WW	Gulf Drive - Across Bay / Intercoastal Waterway - Force Main	S-TR		2,700,000	-	2,700,000	-	-	2,700,000	-	-	-
86	6050470	W	Water Treatment Plant - Lake Manatee Filtration Upgrade (Study)	WT		250,000	-	250,000	-	-	-	-	-	-
87	6050580	WW	North Regional WWTP - RAS Pumps / Drives	ST		120,000	-	120,000	120,000	-	-	-	-	-
88	6050670	W	Elwood Park Booster Station 1 - Emergency Generator	W-TR		250,000	-	250,000	-	-	-	-	-	-
89	6050770	W	Cortez Booster Station - Emergency Generator	S-TR		250,000	-	250,000	-	-	250,000	-	-	-

Appendix A

Manatee County, Florida
Water and Wastewater Facility Investment Fee Study

Summary and Functionalization of Existing Utility Fixed Assets

Line No.	FAID Number	Class	Description	Type	Acq. Date	Book Value	Adjustments	Acq Amt	Wastewater					W/WW Indirect	
									Treatment	Effl./Recl.	Trans.	Collection & Direct Recl.	Indirect		
137			ALLOCATION OF WASTEWATER INDIRECT PLANT					-	-	-	-	-	-	-	
138			ALLOCATION OF WATER AND WASTEWATER INDIRECT PLANT					0	604,885	222,219	209,637	156,635	-	(1,850,000)	
139			TOTAL ASSETS FOR IMPACT FEE DETERMINATION					\$ 698,492,774	\$ (49,285,000)	\$ 649,207,774	\$ 207,820,066	\$ 76,347,912	\$ 72,024,917	\$ 53,815,197	\$ -

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Manatee County, Florida
Water and Wastewater Facility Investment Fee Study

Summary and Functionalization of Existing Utility Fixed Assets

Line No.	FAID Number	Class	Description	Type	Acq. Date	Book Value	Adjustments	Acq Amt	General Plt.	Other Developer Contrib.
Fixed Asset Balance Prior to 9/30/05										
1	20000262	W	Fixed Asset Balance Prior to 9/30/05			\$ 536,087,774	\$ -	\$ 536,087,774	\$ 13,603,588	\$ -
Additions Since 9/30/05										
2		W	Item 1	General		-	-	0	-	-
3		W	Item 1	General		-	-	0	-	-
Retirements Since 9/30/05										
4		W	Item 1	General		-	-	0	-	-
5		W	Item 1	General		-	-	0	-	-
6		W	Item 1	General		-	-	0	-	-
7			SUBTOTAL EXISTING FIXED ASSETS			536,087,774	-	536,087,774	13,603,588	-
Other Projects										
Construction Work-In-Progress										
8	600227	W	Northwest Loop - Water	W-TR		1,935,000	-	1,935,000	-	-
9	600229	WW	Northwest Loop - Reclaimed	EFFL		2,368,000	-	2,368,000	-	-
10	6002870	W	Anna Maria - Water Line Rehab	W-TR		400,000	(400,000)	-	-	-
11	6002990	WW	Southwest Regional WWTP - Aquifer Storage and Recovery (ASR)	ST		1,600,000	-	1,600,000	-	-
12	6008502	WW	Southeast Regional WWTP - Leachate Equalization Tank 2	ST		4,200,000	-	4,200,000	-	-
13	6010390	WW	MARS - Moccasin Wallow Reclaimed Transmission Main	EFFL		8,500,000	-	8,500,000	-	-
14	6012570	W	Port Manatee - Water Main	W-TR		1,400,000	-	1,400,000	-	-
15	6017180	WW	Southwest Regional WWTP - Maintenance Building	ST		1,600,000	-	1,600,000	-	-
16	6017182	WW	Southwest Regional WWTP - Administration Building Renovation	ST		475,000	-	475,000	-	-
17	6017183	WW	Southwest Regional WWTP - Lab Building	ST		4,000,000	-	4,000,000	-	-
18	6017980	W	Tidevue Estates - Phase 1 - Sewer Line Rehab	S-TR		1,500,000	(1,500,000)	-	-	-
19	6018070	W	Trailer Estates - Phase 2 - Water Line Rehab	W-TR		1,100,000	(1,100,000)	-	-	-
20	6018070	W	Trailer Estates - Phase 3 - Water Line Rehab	W-TR		1,600,000	(1,600,000)	-	-	-
21	6018070	W	Trailer Estates - Phase 4 - Water Line Rehab	W-TR		800,000	(800,000)	-	-	-
22	6018070	W	Trailer Estates - Phase 5 - Water Line Rehab	W-TR		800,000	(800,000)	-	-	-
23	6018070	W	Trailer Estates - Phase 6 - Water Line Rehab	W-TR		1,000,000	(1,000,000)	-	-	-
24	6018080	WW	Trailer Estates - Phase 2 - Sewer Line Rehab	S-TR		650,000	(650,000)	-	-	-
25	6018080	WW	Trailer Estates - Phase 3 - Sewer Line Rehab	S-TR		1,000,000	(1,000,000)	-	-	-
26	6018080	WW	Trailer Estates - Phase 4 - Sewer Line Rehab	S-TR		1,300,000	(1,300,000)	-	-	-
27	6018080	WW	Trailer Estates - Phase 5 - Sewer Line Rehab	S-TR		1,300,000	(1,300,000)	-	-	-
28	6018080	WW	Trailer Estates - Phase 6 - Sewer Line Rehab	S-TR		1,800,000	(1,800,000)	-	-	-
29	6019204	W	66th Street Utility Operations Bldg - Garage Roof Over	Indirect		100,000	-	100,000	-	-
30	6019205	WW	66th Street Utility Operations - Lift Station Maintenance Complex	Indirect		300,000	-	300,000	-	-
31	6019206	WW	66th Street Utility Operations - Fleet Services Building	Indirect		1,450,000	-	1,450,000	-	-
32	6020171	W	R O Plant & Storage #1 (Design / Study)	WT		460,000	(460,000)	-	-	-
33	6020272	W	R O Plant & Storage #2 (Design / Study)	WT		460,000	(460,000)	-	-	-
34	6020872	W	Water Treatment Plant - Security System	WT		160,000	-	160,000	-	-
35	6021372	W	Palma Sola Park - Water Line Improvements	W-TR		575,000	(575,000)	-	-	-
36	6021373	W	Roman Road - Water Line Extension	WD		190,000	(190,000)	-	-	-
37	6021670	W	Lake Manatee - Watershed Land Purchase	WT		400,000	-	400,000	-	-
38	6021672	W	Downstream Floodway Land Acquisition	WT		625,000	-	625,000	-	-
39	6021975	W	Whitfield Estates - Phase 3 - Water Line Improvements	W-TR		1,900,000	(1,900,000)	-	-	-
40	6022082	WW	Lift Station 39A, N1B, Tidevue	S-TR		2,400,000	-	2,400,000	-	-

Appendix A

Manatee County, Florida
Water and Wastewater Facility Investment Fee Study

Summary and Functionalization of Existing Utility Fixed Assets

Line No.	FAID Number	Class	Description	Type	Acq. Date	Book Value	Adjustments	Acq Amt	General Plt.	Other Developer Contrib.
41	6022083	WW	Master Lift Station 1M	S-TR		1,000,000	(1,000,000)	-	-	-
42	6022084	WW	Master Lift Station 13A	S-TR		1,050,000	(1,050,000)	-	-	-
43	6022085	WW	Master Lift Station 12A	S-TR		600,000	-	600,000	-	-
44	6022086	WW	Master Lift Station 27A	S-TR		675,000	-	675,000	-	-
45	6022382	WW	Force Main 5D	S-TR		330,000	-	330,000	-	-
46	6022484	WW	Force Main 35A - 32nd Street West / 39th Avenue West	S-TR		350,000	-	350,000	-	-
47	6022485	WW	Force Main 23A - 55th Avenue West / Tamiami Trail	S-TR		325,000	-	325,000	-	-
48	6022590	WW	MARS - North / Southeast Reclaimed Transmission Main	EFFL		18,500,000	-	18,500,000	-	-
49	6022690	WW	MARS - Southeast / Southwest Reclaimed Transmission Main	EFFL		19,500,000	-	19,500,000	-	-
50	6025971	W	Elwood Park Booster Pump / Valves	W-TR		1,400,000	(1,400,000)	-	-	-
51	6026072	W	Lake Manatee - Intake Structure Rehab	WT		425,000	(425,000)	-	-	-
52	6027870	W	Victory Road - Water Line	W-TR		960,000	(960,000)	-	-	-
53	6028381	WW	Force Main 7D - 5900 Riverview Boulevard	S-TR		300,000	-	300,000	-	-
54	6028383	WW	Force Main 28A - 2300 58th Avenue Drive West	S-TR		250,000	-	250,000	-	-
55	6028384	WW	Force Main 21A - 57th Avenue East / 12 Street East	S-TR		200,000	-	200,000	-	-
56	6029581	WW	Southwest Regional WWTP - Secondary Treatment / Flow Splitter Box	ST		650,000	-	650,000	-	-
57	6031970	W	Bayshore Gardens - Water Line Rehab	W-TR		150,000	(150,000)	-	-	-
58	6032382	WW	Southeast Regional WWTP - Hypochlorite Feed System	ST		275,000	-	275,000	-	-
59	6032383	WW	Southwest Regional WWTP - Hypochlorite Feed System	ST		275,000	-	275,000	-	-
60	6032481	WW	North Regional WWTP - Chlorine Contact Chamber	ST		1,325,000	-	1,325,000	-	-
61	6032680	WW	North Regional WWTP - Aquifer Storage & Recovery (ASR)	ST		2,500,000	(2,500,000)	-	-	-
62	6032970	W	Water Treatment Plant - Basin B	WT		3,000,000	(3,000,000)	-	-	-
63	6033071	W	Water Treatment Plant - Backwash Residuals Handling	WT		1,300,000	(1,300,000)	-	-	-
64	6033980	WW	Palma Sola Park - Force Main 19D	S-TR		185,000	-	185,000	-	-
65	6036183	WW	Southwest Regional WWTP - Controls / Valves	ST		2,500,000	-	2,500,000	-	-
66	6037981	WW	North Regional WWTP - Auxiliary Generator	ST		1,200,000	-	1,200,000	-	-
67	6038080	WW	North Regional WWTP - New Secondary Clarifier	ST		1,800,000	-	1,800,000	-	-
68	6042080	WW	North Regional WWTP - SCADA System	ST		1,200,000	-	1,200,000	-	-
69	6042180	WW	Southeast Regional WWTP - SCADA System	ST		1,200,000	-	1,200,000	-	-
70	6042280	WW	Southwest Regional WWTP - SCADA System	ST		1,200,000	-	1,200,000	-	-
71	6042770	W	51st Street West - Cortez Rd / Glenn Lakes - Water Line	W-TR		1,200,000	(1,200,000)	-	-	-
72	6043370	W	Water Treatment Plant - Equipment Storage Building	WT		200,000	(200,000)	-	-	-
73	6045590	WW	Coral Shores - Kingston Road - Reclaimed	EFFL		100,000	-	100,000	-	-
74	6045770	W	15th Street East - Water Line Improvements	W-TR		825,000	(825,000)	-	-	-
75	6045771	W	SR 70A - 35th Avenue East / 38th Avenue East - Water Line Relocation	W-TR		475,000	-	475,000	-	-
76	6045780	WW	SR 70A - 35th Avenue East / 38th Avenue East - Sewer Line Relocation	S-TR		100,000	-	100,000	-	-
77	6047470	W	SR 64 - I-75 / Morgan Johnson Road - Water Line Improvements	W-TR		1,950,000	(1,950,000)	-	-	-
78	6047471	W	SR 64 - East of Lena Road / Lakewood Ranch Boulevard - Water Line Improvements	S-TR		2,350,000	(2,350,000)	-	-	-
79	6047472	W	SR 64 - Lakewood Ranch Boulevard / Lorraine Road - Water Line Improvements	W-TR		1,950,000	(1,950,000)	-	-	-
80	6047480	WW	SR 64 - East of Lena Road / Lakewood Ranch Boulevard - Sewer Line Improvements	S-TR		75,000	(75,000)	-	-	-
81	6047481	WW	SR 64 - Lakewood Ranch Boulevard / Lorraine Road - Sewer Line Improvements	S-TR		150,000	(150,000)	-	-	-
82	6047680	WW	Southeast Regional WWTP - Lena Road Landfill - Force Main	ST		850,000	-	850,000	-	-
83	6048880	WW	Cortez Road - 119th Street West / 127th Street West - Force Main	S-TR		1,000,000	-	1,000,000	-	-
84	6050170	W	99th Street Northwest - 9th Avenue Northwest / Manatee Avenue - Water Line Relocation	W-TR		200,000	(200,000)	-	-	-
85	6050380	WW	Gulf Drive - Across Bay / Intercoastal Waterway - Force Main	S-TR		2,700,000	-	2,700,000	-	-
86	6050470	W	Water Treatment Plant - Lake Manatee Filtration Upgrade (Study)	WT		250,000	-	250,000	-	-
87	6050580	WW	North Regional WWTP - RAS Pumps / Drives	ST		120,000	-	120,000	-	-
88	6050670	W	Elwood Park Booster Station 1 - Emergency Generator	W-TR		250,000	-	250,000	-	-
89	6050770	W	Cortez Booster Station - Emergency Generator	S-TR		250,000	-	250,000	-	-

Appendix A

Manatee County, Florida
Water and Wastewater Facility Investment Fee Study

Summary and Functionalization of Existing Utility Fixed Assests

Line No.	FAID Number	Class	Description	Type	Acq. Date	Book Value	Adjustments	Acq Amt	General Plt.	Other Developer Contrib.
90	6050990	WW	Milbrook Subdivision - Reclaimed	EFFL		200,000	-	200,000	-	-
91	6051680	WW	El Rancho Force Main - El Rancho MHP / 44th Avenue East	S-TR		200,000	-	200,000	-	-
92	6052180	WW	Force Main 31A - 4700 18th Street West	S-TR		440,000	-	440,000	-	-
93	6052280	WW	Force Main 1A	S-TR		550,000	-	550,000	-	-
94	6052380	WW	51st Street West - Westwood - Gravity Sewer Rehab	S-TR		650,000	(650,000)	-	-	-
95	6052480	WW	Bayshore Gardens - Phase 1 - Gravity Rehab	S-TR		565,000	(565,000)	-	-	-
96	6052570	W	Gulf Drive - Cedar Avenue / Peppertree Lane -Water Line Improvements	W-TR		325,000	(325,000)	-	-	-
97	6052680	WW	Southwest Regional WWTP - Auxiliary Generator	ST		2,250,000	-	2,250,000	-	-
98	6052780	WW	North Regional WWTP - Aerobic Digester	ST		1,825,000	-	1,825,000	-	-
99	6053370	W	Palma Sola Park - Phase 1 - Water Line Improvements	W-TR		275,000	(275,000)	-	-	-
100	6053670	W	SR 70 - I-75 / Lakewood Ranch Boulevard - Water Line Relocation	W-TR		230,000	-	230,000	-	-
101	6053680	WW	SR 70 - I-75 / Lakewood Ranch Boulevard - Sewer Line Relocation	S-TR		580,000	-	580,000	-	-
102	6053880	WW	Colony Cove - Phase 1 - Gravity Line Rehab	S-TR		550,000	(550,000)	-	-	-
103	6054280	WW	North Regional WWTP - Maintenance Building	ST		600,000	(600,000)	-	-	-
104	6054370	W	US 41 - Desoto Bridge / US 301 (Palmetto) - Water Line Relocation	W-TR		400,000	-	400,000	-	-
105	6054870	W	Cortez Road - 14th Street West / 9th Street West - Water Line Relocation	W-TR		750,000	-	750,000	-	-
106	6021970/72	W	Whitfield Estates - Phase 1 - Water Line Improvements	W-TR		1,500,000	-	1,500,000	-	-
107	6021973/74	W	Whitfield Estates - Phase 2 - Water Line Improvements	W-TR		2,800,000	(2,800,000)	-	-	-
108	6021976/77	W	Whitfield Estates - Phase 4 - Water Line Improvements	W-TR		1,900,000	(1,900,000)	-	-	-
109	6038570/71	W	Tidevue Estates - Phase 1 - Water Line Rehab	W-TR		2,300,000	(2,300,000)	-	-	-
110	6038570/71	W	Tidevue Estates - Phase 2 - Water Line Rehab	W-TR		1,800,000	(1,800,000)	-	-	-
111		W	North County Wells/ Treatment (Mars II)	WT		1,493,500	-	1,493,500	-	-
112		W	99th St NW / 9th Avenue	W-TR		669,500	-	669,500	-	-
113		W	Victory Road - 16" from Mendoza Road	W-TR		525,000	-	525,000	-	-
114		W	WTP Water Storage Facility	WT		380,000	-	380,000	-	-
115		W	WTP Residual Haul Road / Cover Dirt	WT		1,545,000	-	1,545,000	-	-
116		WW	PS 428 Booster Station	S-TR		180,000	-	180,000	-	-
117		WW	60th Avenue West Booster Pump Station	S-TR		360,000	-	360,000	-	-
118		WW	Prospect Rd - Tallevast to 63rd Ave 12" F/M	S-TR		737,000	-	737,000	-	-
119		WW	Whitfield Ave - Prospect to Lockwood Ridge	S-TR		428,000	-	428,000	-	-
120		WW	Sylvan Oaks Relocation	S-TR		2,472,000	-	2,472,000	-	-
121		WW	Kay Road Force Main	S-TR		68,000	-	68,000	-	-
122		WW	53rd Avenue West Force Main	S-TR		630,000	-	630,000	-	-
123		WW	34th Street West Force Main	S-TR		385,000	-	385,000	-	-
124		WW	26th Street West Force Main	S-TR		60,000	-	60,000	-	-
125		WW	45th Street Force Main Extension	S-TR		118,000	-	118,000	-	-
126		WW	No. WRF Headworks/Spiliter Box	ST		230,000	-	230,000	-	-
127		WW	No. WRF Maintenance Building	ST		600,000	-	600,000	-	-
128		WW	SW WRF Effluent Filter Upgrade	ST		1,236,000	-	1,236,000	-	-
129		WW	SW WRF Effluent Storage Tank	ST		290,000	-	290,000	-	-
130		WW	SW WRF Headworks Structure	ST		1,340,000	-	1,340,000	-	-
131		WW	Item 1	Allocated		-	-	-	-	-
132		WW	Item 1	Allocated		-	-	-	-	-
133		WW	Item 1	Allocated		-	-	-	-	-
134			SUBTOTAL FOR OTHER PROJECTS			162,405,000	(49,285,000)	113,120,000	-	-
135			ALLOCATION OF OTHER DEVELOPER CONTRIBUTIONS					-	-	-
136			ALLOCATION OF WATER INDIRECT PLANT					-	-	-

Appendix A

Manatee County, Florida
Water and Wastewater Facility Investment Fee Study

Summary and Functionalization of Existing Utility Fixed Assets

Line No.	FAID Number	Class	Description	Type	Acq. Date	Book Value	Adjustments	Acq Amt	General Plt.	Other Developer Contrib.
137			ALLOCATION OF WASTEWATER INDIRECT PLANT					-	-	-
138			ALLOCATION OF WATER AND WASTEWATER INDIRECT PLANT					0	-	-
139			TOTAL ASSETS FOR IMPACT FEE DETERMINATION			\$ 698,492,774	\$ (49,285,000)	\$ 649,207,774	\$ 13,603,588	\$ -