

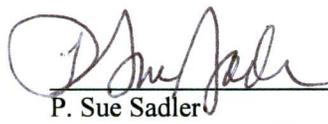
RESOLUTION

SETTING A PUBLIC HEARING - FISCAL YEAR 2021 UTILITY RATES

WHEREAS, the Board of Directors of the James City Service Authority desires to set a Public Hearing for proposed utility rate changes to the Regulations Governing Utility Service.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the James City Service Authority, James City County, Virginia, that the Board of Directors will hold a Public Hearing on April 14, 2020, and request staff to review Section 32, General Rate Policy and Rate Schedule, Regulations Governing Utility Service and make changes to the rates as summarized in the attachments which will become effective July 1, 2020, if adopted.

BE IT FURTHER RESOLVED that the proposed amendment be made part of this resolution.



P. Sue Sadler
Chairman, Board of Directors

ATTEST:



Teresa J. Fellows
Deputy Secretary to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCLENNON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIPPLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICENHOUR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SADLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Board of Directors of the James City Service Authority, James City County, Virginia, this 25th day of February, 2020.

FY21UtilRts-res

The following are the rates and fees:

B. Wastewater charges.

1. System facilities charge. A system facility charge for wastewater collection service to be furnished through each new separate service connection which is to be made to a public sewer, regardless of who may have paid for the installation of the public sewer to which the connection is to be made, shall be paid by each applicant for service prior to the installation of service, as follows:

<u>Water Meter Size</u>	<u>Wastewater System Facilities Charge</u>
5/8"	\$ 3,583
3/4"	\$ 5,375
1"	\$ 8,958
1 1/2"	\$ 17,915
2"	\$ 28,664
3"	\$ 62,703
4"	\$ 107,490
6"	\$ 241,853
8"	\$ 286,640
10"	\$ 412,045

(a) Metered water service

~~Commercial, industrial, institutional, multifamily residential, and single-family residential:~~

	<u>Meter size (inches)</u>	<u>Charge</u>	<u>Meter size (inches)</u>	<u>Charge</u>
5/8 Residential	\$ 400	per Bathroom Fixture	3	\$24,000
5/8 Nonresidential	2,500		4	37,500
3/4	3,500		6	75,000
1	4,000			
1-1/2	7,500			
2	12,000			

(b) Metered water service:

~~For mixed-use structures such as apartments, townhouses, timeshares, and residential condominium projects, the developer has three options to establish connection fees:~~

- ~~(1) Individually meter each unit ————— \$400 per Bathroom fixture~~
- ~~(2) Meter each building in multibuilding projects — \$400 per Bathroom fixture or~~
- ~~(3) Master meter the entire project ————— \$325 per Bathroom fixture~~

~~Note: Should Option No. 3, master meter be selected, a \$325 per Bathroom fixture will be assessed and the JCSA will not be responsible for the water distribution system beyond the master meter or the on-site wastewater collection system. Meter size will be determined by the JCSA Engineering Division.~~

(c) Non-metered water service.

Where water is provided by an unmetered source, the following estimated charges shall be assessed:

Non-metered single family residential connections shall pay the 5/8" meter size wastewater system facilities fee.

Non-metered commercial and non-metered non-single-family residential connections shall pay the wastewater system facilities fee based on the water meter size that would be required for the facility to be served if water service was available. The applicant shall provide JCSA with the plumbing fixtures associated with the facility and JCSA will determine the appropriate meter size as follows:

1. Peak water demand will be calculated from fixture unit load valves based on Table E103.3 from the current edition of the International Plumbing Code.
2. The meter size will then be selected from Table C.1.1.12 (AWWA Standard C700-77) assuming 80% safe operating capacity for the meter.

<u>Activity, Use</u>	<u>Unit</u>	<u>Charge</u>
Single-family residences	Each	\$300 per Bathroom fixture
Single-family manufactured homes	Each	1,000
Manufactured homes in parks	Each lot	1,000
Two-family, apartments and townhouses	Each	300 per Bathroom fixture
Schools (with showers)	Student	80
Schools (without showers)	Student	50
Motels and hotels	Room	650
Minimum		2,500
Manufacturing	Msf	300
Minimum		1,200
Warehouses	Msf	100
Minimum		1,200
Service stations	Each	1,200
Camping facilities	Each space	500
Minimum		1,200

Restaurants	Seat	20
Minimum		1,200
Commercial	Msf	N/A
Minimum		1,500
First	30,000 sq. ft.	500
Next	10,000 sq. ft.	450
Next	10,000 sq. ft.	400
Over	50,000 sq. ft.	350

The purpose of this charge is to defray in part the cost of providing force mains, pump stations, transmission mains, booster pumps, and other system facilities. The charge shall be paid prior to the issuance of a plumbing permit from Code Compliance.

2. Local facilities charge. A local facilities charge of ~~\$1,818~~ ~~\$1,050~~ for each separate connection to public sewer shall be paid by each applicant who desires to secure wastewater service therefrom, which charge shall be paid prior to the approval of the application for service; provided, however, in any instance where satisfactory evidence shows that an applicant has paid the cost of installation of the local facility to which the connection is to be made, either by installing the local facility at his expense and then conveying the same to the Authority (or its predecessors) or by reimbursing the Authority (or its predecessors) for the cost of such local facilities, the local facilities charge shall be waived. Additionally, when the Authority did not install or have a rebate agreement, the local facilities charge shall also be waived.

In situations where a new wastewater system has been installed by the Authority and whereas any applicant adjacent to this new system that has an existing septic system desires to secure wastewater service therefrom, the local facilities charge shall be waived for a period of 12 months from the completion date of the new wastewater system installation.

The purpose of this charge is to defray in part the cost of installing collection mains which are necessary to provide wastewater collection service to abutting properties and which have been provided at the expense of the Authority or persons, firms or corporations other than the applicant. The charge shall be paid prior to the issuance of a plumbing permit from Code Compliance.

3. Grinder Pump Installation and Maintenance Charge.
 - (a) Any applicant for a sewer connection requiring a residential grinder pump may purchase the grinder pump (that meets Authority Standards and Specifications) plus ancillary parts from the Authority at cost if the grinder pump is necessary to replace an existing septic system. In addition, if the connection to the public sewer system is replacing a septic system, the applicant is eligible for the deferred payment plan discussed in Paragraph G, Section 2.
 - (b) The Authority may, at the applicant request, install the residential grinder pump for the cost of materials as stated above plus labor and equipment costs. These costs are in addition to the normal Sewer System Facilities Charge if required. Grinder pumps will normally be installed within the existing right-of-way where

the force main is located. If the topography dictates that the grinder pump be located within the applicant's property then the Authority will prepare the necessary plat and easement for the applicant to execute to permit installation of the grinder pump on the applicants property.

- (c) An annual grinder pump maintenance charge of ~~\$350.00~~ ~~\$325.00~~ shall be paid for each separate connection to a grinder pump when the operation and maintenance of said residential grinder pump is the responsibility of the Authority. The payment for this charge will be prorated in equal amounts in the customers' utility service charge billing. The Authority shall not maintain nonresidential grinder pumps or other commercial pump stations unless such utility maintenance is deemed by the Authority to be in the interest of the public health or is necessary to protect the integrity of the system, or such facility is located within a designated Reservoir Protection Zone.
- (d) Maintenance of sewage grinder pumps is the responsibility of the property owner. The property owner may contract with the JCSA for maintenance services. Maintenance contracts are between the property owner and the JCSA, and are not transferable or assignable by the property owner. Upon a transfer of title or ownership of the land upon which the grinder pump is located, a new contract for maintenance may be formed with the JCSA at the owner's election. Any prior contracts for sewage pump maintenance shall be terminated upon transfer of title or ownership.

4. Service connection charge. A service connection charge shall be paid by each applicant for each new service connection prior to the approval of the application therefor, as follows:

<u>Service installed by:</u>	<u>Charge</u>
Developer, applicant	\$10 per connection inspection fee
Authority	Actual cost times 1.25, including overhead

The purpose of this charge is to defray the cost of installation or inspection of a service connection from the public sewer main in the street to the curb or property line.

The service connection charge shall be waived provided the applicant has paid a local facilities charge and the sewer service line is not greater than 6 inches in diameter for a gravity main or 2 inches in diameter for a force main. In the event that the service connection charge is not waived, the local facilities charge will be applied against the service connection charge.

5. Retail service rates. The wastewater service charge shall be based on usage from a metered water source where available. For wastewater service on an unmetered water source a meter size equivalent shall be used, based upon an estimated charge.

(a) Metered water source.

Charge for all collection and treatment of wastewater

- (1) Fixed Charge-Each customer bill shall include a Fixed Charge based upon the size of the meter serving the customer. The Fixed Charge for each billing cycle shall be calculated based on the quarterly fixed charge chart below. This Fixed Charge is for expenses associated with operating and maintaining the wastewater collection system.

<u>Water Meter Size</u>	<u>Monthly Fixed Charge</u>
5/8"	\$ 2.00
3/4"	\$ 3.00
1"	\$ 5.01
1 1/2"	\$ 10.01
2"	\$ 16.01
3"	\$ 32.02
4"	\$ 50.03
6"	\$ 100.06
8"	\$ 160.10
10"	\$ 230.14

<u>Meter Size</u>	<u>Quarterly Fixed Charge</u>
5/8"	\$ 6.01
3/4"	\$ 9.01
1"	\$ 15.02
1 1/2"	\$ 30.02
2"	\$ 48.03
3"	\$ 96.06
4"	\$ 150.10
6"	\$ 300.18
8"	\$ 480.30
10"	\$ 690.43

(2)

<u>Volume</u>	<u>Collection</u>
Per 1,000 gallons of water consumed	\$3.11
Per 100 cubic feet of water consumed	\$2.33

Metered water usage shall be reduced by a metered reading from a landscaping meter or similar device if the landscaping meter or device is registered with the Authority.

A copy of the deduction meter reading must be received by the Authority 20 days prior to the end of each billing period. Regardless of the length of time, sub-

meter reading adjustments will only be allowed up to the consumption in the current billing period.

(b) Unmetered water source.

Where no meter exists or where meter readings are not made available by the water supplier to the Authority, then the following estimated charges shall be assessed:

<u>Activity, use</u>	<u>Unit</u>	<u>Collection</u>
Single-family residences	Each	\$ 42.00
Single-family mobile homes	Each	42.00
Mobile homes in parks	Each lot	37.25
Duplex, apartments and townhouses	Each	37.25
Schools (with showers)	Student	4.25
Schools (without showers)	Student	2.65
Motels and hotels	Room	18.55
Minimum		186.70
Manufacturing	Msf	11.10
Minimum		55.85
Warehouses	Msf	7.45
Minimum		46.50
Service stations	Each	49.95
Camping facilities	Each space	16.25
Minimum		64.25
Restaurants	Seat	4.95
Minimum		55.85
Commercial	Msf	18.55
Minimum	1,000 Sq. Ft.	55.85
Churches	Each	40.65
Swimming pools	Sfe	40.65
Laundromats	Sfe	40.65

Commercial condensate discharge shall be billed annually at the current wastewater collection metered retail service rate. The bill shall be based on a condensate volume estimate prepared by the customer or customer’s designated representative and approved by JCSA Engineering.

Others to be established when needed.

The purpose of the retail service charge is to defray all other costs of providing wastewater collection for domestic, commercial and industrial uses including replacement, renewals, extensions; and repayment of money borrowed to acquire or construct the wastewater collection and transmission system.

C. Water charges.

1. System facilities charge. A system facilities charge for water service to be furnished through each new separate service connection which is to be made to a public water main, regardless of who may have paid for the installation of the public water main to which the connection is to be made, shall be paid by each applicant for service prior to the installation of the water service connection, as follows:

<u>Water Meter Size</u>	<u>Water System Facilities Charge</u>
5/8"	\$ 3,219
3/4"	\$ 4,829
1"	\$ 8,048
1 1/2"	\$ 16,095
2"	\$ 25,752
3"	\$ 56,333
4"	\$ 96,570
6"	\$ 217,283
8"	\$ 257,520
10"	\$ 370,185

The System Facilities charge for a Designated Fire Protection Connection shall be billed at the 5/8" meter charge regardless of the meter size.

(a) Metered water service.

~~Commercial, industrial, institutional, multifamily residential and single-family residential:~~

<u>Meter-size (inches)</u>	<u>Charge</u>	<u>Meter-size (inches)</u>	<u>Charge</u>
5/8 Residential	\$ 500 per Bathroom fixture	3	\$24,000
5/8 Nonresidential	2,500	4	37,500
3/4	3,500	6	75,000
1	4,000		
1-1/2	7,500		
2	12,000		

(b) Metered water service.

~~For mixed-use structures such as apartments, townhouses, timeshares, and residential condominium projects, the developer has three options to establish connection fees:~~

- ~~(1) Individually meter each unit—\$500 per Bathroom fixture~~
- ~~(2) Meter each building in multibuilding projects—\$500 per Bathroom fixture~~
- ~~or~~
- ~~(3) Master meter the entire project—\$350 per Bathroom fixture~~

~~Note: Should Option No. 3, master meter be selected, a \$350 per Bathroom fixture will be assessed and the JCSA will not be responsible for the water distribution system beyond the master meter or the on-site wastewater collection system. Meter size will be determined by the JCSA Engineering Division.~~

The purpose of this charge is to defray in part the cost of providing major supply, transmission main, booster pumping and distribution storage facilities. The charge shall be paid prior to the issuance of a plumbing permit from Code Compliance.

2. Local facilities charge. A local facilities charge of ~~\$1,436~~ ~~\$1,300.00~~ for each separate connection to an existing water main shall be paid by each applicant who desires to secure water service therefrom, which charge shall be paid prior to the approval of the application for service; provided, however, in any instance where satisfactory evidence shows that an applicant for a connection has paid the cost of installation of the local facility to which the connection is to be made, either by installing the local facility at his expense and then conveying the same to the Authority (or its predecessors) or by reimbursing the Authority (or its predecessors) for the cost of such local facility, the local facilities charge shall be waived. Additionally, where the Authority did not install or have a rebate agreement, the local facilities charge shall also be waived.

The purpose of this charge is to defray in part the cost of installing mains, valves and fire hydrants which are necessary to provide water service to abutting properties and which have been provided at the expense of the Authority or persons, firms or corporations other than the applicant. The charge shall be paid prior to the issuance of a plumbing permit from Code Compliance.

3. Service connection charge. A service connection charge shall be paid by each applicant for each new service connection and meter installation prior to the approval of the application, as follows:

<u>Installation of connection by</u>	<u>Charge</u>
Developer, applicant	\$10 per meter inspection fee
Authority	Actual cost times 1.25, including overhead

The purpose of this charge is to defray the cost of installation or inspection of a service connection from the water main in the street to the curb or property line and the installation of a meter either at the curb or property line or within the

premises.

The service connection charge shall be waived provided the applicant has paid a local facilities charge and the water service line is not greater than 2 inches in diameter. In the event that the service connection charge is not waived, the local facilities charge will be applied against the service connection charge.

4. Retail service charge. Water service shall be based upon a commodity charge for all consumption, as follows:

(a) Fixed Charge-Each customer bill shall include a Fixed Charge based upon the size of the meter serving the customer. The Fixed Charge for each billing cycle shall be calculated based on the quarterly fixed charge chart below. This Fixed Charge is for expenses associated with operating and maintaining the water distribution system.

<u>Water Meter Size</u>	<u>Monthly Fixed Charge</u>
5/8"	\$ 5.23
3/4"	\$ 7.84
1"	\$ 13.06
1 1/2"	\$ 26.13
2"	\$ 41.81
3"	\$ 91.45
4"	\$ 156.77
6"	\$ 352.74
8"	\$ 418.07
10"	\$ 600.97

<u>Meter-Size</u>	<u>Quarterly Fixed Charge</u>
5/8"	\$ 11.99
3/4"	\$ 17.97
1"	\$ 29.94
1 1/2"	\$ 59.87
2"	\$ 95.81
3"	\$ 191.60
4"	\$ 299.37
6"	\$ 598.75
8"	\$ 957.99
10"	\$ 1,377.12

(b) Water service shall be based upon a commodity charge for all consumption, as follows:

<u>Single Family Residential</u>			
<u>Tier 1</u>	<u>Tier 2</u>	<u>Tier 3</u>	<u>Tier 4</u>
<u>Monthly Use:</u> 0-4000 gallons	<u>Monthly Use:</u> 4,001-8,000 gallons	<u>Monthly Use:</u> 8,001-12,000 gallons	<u>Monthly Use:</u> 12,001+ gallons
<u>Rate Per 1,000 gallons</u> \$ 3.62	<u>Rate Per 1,000 gallons</u> \$ 6.58	<u>Rate Per 1,000 gallons</u> \$ 13.16	<u>Rate Per 1,000 gallons</u> \$ 20.40

Single Family Residential			
	Tier 1	Tier 2	Tier 3
	(quarterly use)	(quarterly use)	(quarterly use)
	0-15,000	15,001-30,000	30,000+
Rate Per 1,000 Gallons	\$ 4.10	\$ 8.19	\$ 19.24

Multi-Family Residential and Non-Residential		
All Meter Sizes	All Use	
Rate Per 1,000 Gallons	\$5.72	6.05

The purpose of the retail service charge is to defray all costs of providing water service for domestic, commercial and industrial uses and for firefighting purposes, including repayment of moneys borrowed to acquire or construct the water system; operation and maintenance; and renewals, replacements and extensions.

- D. Independent Water Systems Connection Fee. The developer of any Independent Water System for which the development plans are submitted in accordance with the provisions of Section 19-57, Water Facilities of the Subdivision Ordinance, shall be required to pay a per-lot or residential unit Independent Water System Connection Fee of \$8,000 to the JCSA for each lot or residential unit created by the subdivision prior to final approval of a subdivision plat. Any approved subdivision that has been dedicated to and accepted by the JCSA as of April 26, 2011, shall remain at \$4,000 per lot.

The monies collected shall be placed in a dedicated account; the proceeds and investment returns will be used to offset the costs of operating the Independent Water Systems created after August 10, 2004. Should it become financially practical for the JCSA to connect an Independent Water System constructed under these provisions to the JCSA Central Water System and all necessary land use approvals are obtained from the County, then the monies deposited in the account for such system shall be used to offset the costs of constructing the infrastructure to connect the two water systems. Any balance of the funds will remain in the JCSA account and be used to offset the operating deficits of the Independent Water System created after August 10, 2004.

1. Contractual Agreement. Any developer (person, corporation or partnership) of an Independent Water System that is to be dedicated to the JCSA shall enter into an agreement with the JCSA prior to approval by the JCSA of the Independent Water Facility submission. The agreement shall set forth, at a minimum, the following:
 - a. The location, size, and capacity of the facilities to be constructed;
 - b. The developer's obligation to comply with the requirements of the JCSA regulations Section 29.A.2; and
 - c. The obligation of the developer to dedicate and the JCSA to accept the facilities pursuant to Section 29.A.4. of the JCSA regulations and after payment of the Independent Water Connection Fee set forth in Paragraph D above.
2. System Facilities Charge Exemption. Any lots created after August 10, 2004, which are to be served by an Independent Water System, shall be exempt from the Water System Facilities Charge set forth in Section 32. C. 1. of the Regulations Governing Utility Service.

- E. Exceptions to local, system facilities charges. The provisions of Section 29 above shall be observed when there is a conflict between Section 29 and the provisions of Sections 32 (B) and