

RESOLUTION 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH SPRINGS IMPROVEMENT DISTRICT ADOPTING AND RE-ADOPTING THE OPERATING POLICY FOR THE NORTH SPRINGS IMPROVEMENT DISTRICT WATER AND SEWER SYSTEM; ADOPTING AND AMENDING THE SCHEDULE RELATING TO WATER AND SEWER RATES AND CHARGES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 2005-341, Laws of Florida, as amended (the "District Charter") authorizes the North Springs Improvement District (the "District") to construct, maintain, and operate a water and sewer utility system (the "Utility"), funded through water and sewer rates, fees, and charges on those persons utilizing the services of the Utility; and

WHEREAS, the District Utility operates pursuant to the Operating Policy of the North Springs Improvement District Water and Sewer System ("Operating Policy"), which the District Board of Supervisors intends to adopt and re-adopt pursuant to this Resolution; and

WHEREAS, Section 51 of the District Charter authorizes the District Board of Supervisors to prescribe, fix, establish and collect rates, fees, rentals and other charges, and to revise the same from time to time, for the facilities and services provided by the District, including, among other things, the Utility; and

WHEREAS, the District Board of Supervisors has determined that it is necessary to amend the schedule of water and sewer rates and charges in order to address increased costs and expenses associated with operating, maintaining, and repairing the Utility, aging infrastructure, and inflationary factors; and

WHEREAS, the adoption and amendment of the schedule of water and sewer rates and changes is governed by Section 51 of the District Charter and by Section 180.136, Florida Statutes, each requiring that notice be provided and published identifying the date, time, and location of a public hearing at which proposed water and sewer, rates, charges, and fees will be considered; and

WHEREAS, pursuant to Section S I (2) of the District Charter, notice of the date, time, and location of the public hearing held February 1, 2017 (the "Public Hearing"), and setting forth the proposed schedule of water and sewer rates and charges has been published in a newspaper of general circulation at least once and at least 10 days prior to such Public Hearing; and

WHEREAS, pursuant to Section 180.136, Florida Statutes, as part of the District's utility billing process, notice of the date, time, and location of the Public Hearing has been included on the utility bills of each customer; and

WHEREAS, on February 1, 2017 said public hearing was conducted by the District Board of Supervisors to review the proposed schedule of water and sewer rates and charges.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH SPRINGS IMPROVEMENT DISTRICT, THAT:

Section 1. The recitals above are true and correct and are hereby made a part of this Resolution.

Section 2. The Operating Policy of the North Springs Improvement District Water and Sewer System attached to this Resolution as Exhibit "A" (the "Operating Policy" is hereby adopted and re-adopted.

Section 3. The Schedule of Water and Sewer Rates and Charges reflecting the existing rates for Fiscal Year 2016 and 2017, attached hereto as Exhibit "B" is hereby adopted, which exhibit shall be made a part of the Operating Policy as Schedule "A", Schedule "B", relating to the Water and Sewer Connection Fees and Schedule "C" relating to Water Inspection, Late and Convenience Fees pursuant to Section 26 of said Operating Policy.

Section 4. The District Manager is directed to attach Schedule "A", Schedule "B", and Schedule "C" of the Operating Policy with the Schedule of Water and Sewer Rates and Charges adopted pursuant to this Resolution.

Section 5. All motions, resolutions, or parts of motions or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Board of Supervisors of the North Springs Improvement District, this 1st day of February, 2017.



A handwritten signature in blue ink, which appears to read "Mark C. Capwell", is written over a horizontal line.

Mark C. Capwell, President

A handwritten signature in blue ink, which appears to read "Vincent Moretti", is written over a horizontal line.

Vincent Moretti, Secretary

Exhibit "A"

OPERATING POLICY
NORTH SPRINGS IMPROVEMENT
DISTRICT WATER AND SEWER
SYSTEM

PART 1 GENERAL PROVISIONS AND DEFINITIONS APPLICABLE TO THE NORTH
SPRINGS IMPROVEMENT DISTRICT WATER AND SEWER SYSTEMS:

SECTION 1 Utility services shall be provided by the District in accordance with the operating policy of the District which is attached hereto and made a part hereof and following rates shall be applicable to the services provided for water treatment and distribution and wastewater collection and disposal.

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SECTION 3: DEFINITIONS: The following terms and phrases, when used herein, shall have the meaning ascribed to them in this Section, except where the context clearly indicates a different meaning. Words used in the present terms shall include the future, and the singular number includes the plural, and the plural the singular.

3.1 **NORTH SPRINGS IMPROVEMENT DISTRICT:** A governmental agency of the State of Florida.

3.2 **ENGINEER:** The appointed head of the Engineering Department of the District or his/her authorized representative or consultant.

3.3 **CONNECTION CHARGES:** Those charges of the District required to be paid by a consumer as a condition precedent to the interconnection of District's utility system with a consumer's property.

3.4 **CONSUMER:** Any person, firm, association, corporation, governmental agency or similar organization supplied with the availability of water and sewer service by District which term shall also include developers and large users.

3.5 **CONSUMER INSTALLATION:** All pipes, fixtures, meters, appurtenances of any kind and nature used in connection with or forming a part of an installation for utilizing water and sewer services for any purpose, located on the consumers' side of "point of delivery", whether such installation is owned outright by a consumer or by contract, lease or otherwise.

3.6 **DEVELOPER:** Any person, corporation, or other legally recognized entity who engages in the business of making improvements to or upon real property located within or without the District as owner or legally constituted agent for the owner of such real property.

3.7 **DISTRICT:** The North Springs Improvement District as defined in 3.1.

3.8 EASEMENTS: Rights of ingress, egress, dedications, rights-of-way, conveyances or other property interests necessary or incidental to the installation, extension, repair, maintenance, construction or re-construction of District's utility system or any components thereof, over or upon consumer's property.

3.9 FINANCE DIRECTOR: The appointed head of the Finance Department of the District, or his/her authorized representative.

3.10 MAIN: Shall refer to pipe, conduit or other facility installed to convey water or sewer service from individual laterals or to other mains.

3.11 OFF SITE FACILITIES: Those components of water distribution and sewage collection facilities located outside consumer's property with facilities of the District, accordance with the size required by the District.

3.12 ON SITE FACILITIES: Those components of water distribution and sewage collection facilities located upon consumer's "property".

3.13 POINT OF DELIVERY: The point where the District pipes are connected with the pipes of the consumer. Unless otherwise indicated, point of delivery for water shall be at the discharge side of the water meter. Unless otherwise indicated point of delivery for sewer service shall be at the upstream connection of the clean out which is placed at or about public right-of-way or utility easement. In the absence of a clean out the point of delivery is at the sewer lateral connection to the sewer main of the District.

3.14 PROPERTY: The land or improvements upon land of which the consumer is owner or over which consumer has control either by contract or possessory interest sufficient to authorize consumer to make application for service, or adjacent right which services the land or site being developed. District may require proof of such interest prior to the furnishing of service by copy of instrument of conveyance, contract or appropriate verified statement contained in the application for service.

3.15 RATE SCHEDULE: The schedule or schedules of rates or charges for the particular classification of service.

3.16 SERVICE: Shall be construed to include, in addition to all water and sewer utilities required by the consumer the readiness and ability on the part of the District to furnish water and sewer services to the consumer.

3.17 SERVICE OR LATERAL LINES: Those pipes of the District that connect to consumer's lines

3.18 STANDBY CHARGE: The charge to consumers for availability of service for any dwelling or commercial use as may be determined from time to time by District and as presently set forth in the schedule of rates and charges herein.

3.19 TERMS "SHALL" AND "MAY": As used herein, the word "may" is permissive, and the word "shall" is mandatory.

3.20 UTILITIES DIRECTOR: The appointed Head of the Utility Department of the District or his/her authorized representative.

3.21 UTILITY SYSTEM: As used herein, refers to the District's water distribution and sewage collection systems, and any component parts thereof.

SECTION 4 GENERAL In the absence of specific written agreement to the contrary, entered into prior to the effective date of this Resolution, these regulations apply without modification or change to each and every consumer to whom the District renders service.

SECTION 5 APPLICATION FOR SERVICE: Service shall be furnished only upon signed application accepted by the District and the conditions of such application are binding upon the consumer as well as upon the District. To obtain service, application shall be made at the District in the place or places designated by the Finance Director. Applications are accepted by the District with the understanding that there is no obligation on the part of the District to render service other than that which is then available from its existing water production and distribution equipment and service lines, and from its existing sewage treatment collection, transmission and treatment facilities. The applicant shall furnish to the District, at the time of making application, the name of the applicant, the ownership or other interest in or to the property or location and legal description or street address at which service is to be rendered.

Application for service required by firms, partnerships, associations, corporations and others, shall be tendered only by duly authorized parties. When service is rendered under agreement or agreements entered into between the District and an agent of the principal, the use of such service by the principal shall constitute full and complete ratification by the principal of the agreement or agreements entered into between the District and an agent of the principal under which such service is rendered.

SECTION 6 WITHHOLDING SERVICE: The District may withhold service to a consumer who makes application for service at or upon a location for which prior services has not been paid in full to the date of such application. It shall be the responsibility of the applicant to make inquiry as to the delinquent status of the account and bring said account current as a condition precedent to continuation of service. The District shall maintain current records of outstanding accounts and shall make such information available to the public at its offices during normal business hours. Service may also be withheld for service installations, which are not complete or are not in compliance with District requirements.

SECTION 7 LIMITATIONS OF USE: Utility service purchased from the District shall be used by the consumer only for the purpose specified in the application for service. The consumer shall not sell or otherwise dispose of such utility service supplied by the District. All utility service furnished by the District to the consumer shall be through District meters and may not be re-metered by the consumer for the purpose of selling or otherwise disposing of such service without the written consent of the District. In no case shall a consumer, except with the written consent of the District, extend water or sewer lines across a street, alley, lane, court, property line, avenue, or other public thoroughfare or right of way in order to furnish utility service

for adjacent property even though such adjacent property is owned by him.

SECTION 8 UNAUTHORIZED CONNECTION OR USE: No person, without prior written consent of the District shall tap any pipe or main belonging to a District water or sewer system for the purpose of taking or using water from the system or from such pipe or main, for connecting to the sewer system, or for any other purpose. Connections to the District's water and sewer system for any purpose whatsoever are to be made only as authorized by the District. In case of any unauthorized interconnection, extension, re-metering, sale or disposition of utility service, consumers utility service shall be subject to discontinuance until such unauthorized use or disposition is discontinued and full payment is made for such service, calculated on proper classification and rate schedules plus penalties and reimbursement in full made to the District for any extra expenses incurred by District as the result of such unauthorized use, including administrative costs, testing, inspections, and court costs. In addition, unauthorized use may result in appropriate prosecution by District.

SECTION 9 CONSUMER DEPOSITS: Before rendering service, a deposit to secure payment of bills and any expenses incurred by District is required and, upon payment, the District shall give the consumer a non-negotiable and non-transferable deposit receipt. Such deposit shall bear no interest and shall remain with the District until termination of service. Deposits shall be made in accordance with the rate schedules of the District in effect at the time of payment.

The District requires a deposit from the owner of the property to be serviced.

Upon final settlement of a consumer's account, the deposit may be applied by District to any account balance due and any remaining balance of the deposit will be refunded upon surrender to the District applicable deposit receipt or when the receipt cannot be produced, upon adequate identification. The District may require additional deposits for consumers whose services have been previously disconnected due to non-payment as a condition to continued service, upon adequate proof as determined by the Finance Director.

SECTION 10 BILLING: Bills for service shall be rendered monthly or periodically at intervals not to exceed ninety (90) days at the direction of the Board of Supervisors, and shall be due when rendered. A bill shall be deemed rendered when mailed United States mail, postage prepaid, or when delivered to the consumer's address shown on the application for service. No partial payments of any bill rendered will be accepted by District unless authorized by the Finance Director, in writing indicating the reason therefore, such as contested billing, consumption, or hardship.

SECTION 11 DELINQUENT BILLS; LIENS IN FAVOR OF DISTRICT; PROCEDURES FOR CONTESTING CHARGES: Delinquent utility fees and charges shall be deemed liens upon the real property or premises as provided by law, and may be foreclosed as provided by law. All statements and billings for utility services shall be deemed delinquent if not paid within seven (7) days of the due date shown thereon. Any consumer contesting any statement or billing shall first present it to the District utility department with a statement of explanation or contest in writing prior to the bill becoming delinquent. If the matter is not then resolved, the utility department shall, within three (3) days, forward the billing and written statement to the Finance Director. If the matter is not then resolved, the Finance Director shall, within seven (7) days, notify the consumer in writing that the matter will be heard before a panel consisting of the Finance Director or his/her designee, and a representative of the District administration. Notice shall be give to the aggrieved consumer at least seven (7) days prior to the scheduled hearing by

mailing said notice to the address which appears on the consumer's utility billing or by personal service by leaving a copy of said notice at such address either by delivery to any person upon the premises, by posting in a conspicuous place on or about the main entrance, or by placing same in any receptacle used on the premises for deposit of mail. Refusal by any consumer to accept service of notice thereof shall be noted upon the notices when returned, and shall be deemed a waiver by the consumer of the opportunity for hearing provided herein, in which case the determination of the Office of the Finance Director shall be final. The hearing shall be conducted during normal business hours at District Offices, or the panel and the aggrieved consumer may agree to a time, which is mutually convenient to all. All utility bills shall be paid on or before the due date on the utility bill to avoid discontinuance of service. If during the hearing process an adjustment to the billing is made, a refund to the consumer shall be rendered either by check or as a credit to consumer's active account within seven (7) days as determined by the Finance Director. If, after the hearing, the matter is not resolved, then the consumer may request an appearance before the Board of Supervisors, in which event all documents, transcripts, findings, and statements shall be transmitted forthwith to the District Manager for further disposition. It shall be the duty of the Manager to notify the consumer of the public hearing at which the consumer is to appear before the Board of Supervisors, by mail or delivery of notice as provided in this Section.

SECTION 12 ADJUSTMENT OF BILLS; METER READINGS AND INSPECTIONS:

When a consumer is determined by District to have been overcharged or undercharged as a result of incorrect meter reading, defective metering, incorrect application of rate schedule fees and charges, or mistake in billing, the amount so determined may be credited or billed to the consumer, as the case may be. The adjustment shall be accomplished over a period not to exceed ninety (90) days, unless otherwise directed by the Finance Director and so noted on the account. District may read and inspect meters periodically to determine their condition and accuracy and as a basis for periodic billings. If a consumer requests an inspection or re-reading of a meter, the District may impose a service charge therefore in accordance with policies for service established by utility department and approved by District administration.

SECTION 13 ACCESS TO PREMISES:

As a condition to providing service, the consumer shall grant to District or its authorized agents or employees access to consumer's property during all reasonable hours and, in the event of an emergency, at any time, for the purposes of reading meters or maintaining, inspecting, repairing, installing or removing District's property, and for any other purposes incident to performance under or termination of any agreement with a consumer or such consumer's predecessor in interest or use of the facilities or services made accessible to the District by the consumer or be relocated by the District.

SECTION 14 INSPECTIONS OF CONSUMER'S INSTALLATION:

District reserves the right to inspect and approve any consumer installation prior to providing service and from time to time thereafter to ensure compliance with applicable laws, ordinances of the District, and rules and regulations affecting such installation. No changes or increases in any consumer installation which will materially affect proper operation of District utility system shall be made by a consumer without express written consent of the District Engineer and approval of the District Utilities Director. Consumer shall be responsible for the cost of making changes or repairs resulting from an unauthorized alteration, and the District may require payment or reimbursement therefore as a condition to continued service.

SECTION 15 PROTECTION OF DISTRICT PROPERTY: In the event of any damage to District property located upon consumer's property which arise out of any act of consumer or agents, employees or independent contractors upon the premises, the cost of repairs or replacement shall be the responsibility of the consumer, the full payment or reimbursement to District therefore may be condition imposed by District for the continuation of service.

SECTION 16 CHANGE OF OCCUPANCY; TERMINATION OR TRANSFER OF SERVICE: It shall be the obligation of the consumer to notify the District of change of occupancy, or other circumstances for which termination or transfer of service is requested, and consumer shall be responsible for all service charges incurred to the date upon which written or personal notification is received by District, after which District shall have a reasonable time not to exceed seventy-two (72) hours in which to discontinue service. Customer deposits may be applied to balances due as provided in the Section. Insufficiency of deposits to cover delinquencies or final charges upon termination of service at any consumer location shall, as to any applicant for service at such location, be governed by Section 6 (Withholding Service) hereinabove. As a convenience to consumers, the District will accept telephone notice to discontinue or transfer service, provided written notice is give to District within seventy-two (72) hours thereafter.

SECTION 17 RESUMPTION OF SERVICE: After termination or discontinuance of service as provided herein, the District may require as a condition precedent to service resumption payment in full or adequate security in the form of additional security deposits to cover all costs reasonably incurred by District as the result of such termination or discontinuance, including any re-connection fees, meter installation or removal and re-installation costs, inspection costs, or other costs incident thereto in accordance with District's schedule of fees and costs for such services then in effect.

SECTION 18 CONTINUITY OF SERVICE: The District will at all times use reasonable diligence to provide continuous service, and having used reasonable diligence, shall not be liable to the consumer for failure or interruption of continuous service. The District shall not be liable for any act or omission caused directly or indirectly by strikes, labor troubles, accident, litigations, breakdowns, shutdowns for repairs or adjustments, acts of sabotage, enemies of the United States, wars governmental interference, acts of God or other causes beyond its control.

SECTION 19 MAINTENANCE AND STANDARDS: All pipes, conduits or other component parts of service installed in or upon the premises of a utility consumer shall conform to District standards of type, quality, quality, quantity and regulations regarding installation. Consumer shall be responsible for maintaining all on site facilities in proper repair, and shall not alter or modify any interconnection of service without first notifying District and securing approval therefore in writing or by permission from an authorized representative of District's utility department. Unauthorized alteration or modification of any on site utility service interconnection may result in immediate termination of the affected service and repair or restoration by District or at its direction at the consumer's costs.

SECTION 20 METERS: Each consumer of the District receiving water must have a water meter which measures flow and which is the ultimate basis for water charges. All water meters shall be furnished by installed by and remains the property of the District and shall be accessible to and subject to its control. Meters are not transferrable to another residence or business site. The consumer shall provide meter space to the District at a suitable and readily accessible location and when the District considers it advisable, within the premises to be served, adequate and proper space for the installation of meters and other similar devices.

Before a meter is installed, all meter fees and connection fees being due must be paid.

Consumers may have separate meters for irrigation purposes only.

The meter to be furnished by the District shall be sized to be compatible with the existing line and main sizes according to District standards and specification at the consumer's expense. The consumer shall be required to provide a proper service connection and service line in accordance with the District standards and specifications. Meter sizes, other than those originally specified or intended, shall be as approved by the District Engineer and the District Utilities Director.

SECTION 21 ALL WATER THROUGH METER: That portion of the consumer's installation for water service shall be arranged so that all water service shall pass through the meter. No person shall make or cause to be made any connection with any main, service pipe, or other pipes, appliances or appurtenance used for or in connection with the District's water system in such manner as to cause to be supplied water from such plant to any faucet or other outlet whatsoever without such water passing through a meter provided by the District and used for measuring and registering the quantity of water passing through the same, or make or cause to be made, without the consent of the District, any connection with any such plant or any main, pipe service pipe or other instrument or appliance connected with such plant in such manner as to take or use, without the consent of the District, any water.

SECTION 22 METER TESTING: The District reserves the right to remove the meter and check, repair, or replace it at any time at no cost to the consumer. Should a consumer desire his meter to be checked at any time, he may have this work done by submitting a written request accompanied by a fee in accordance with the rate schedules of the District in effect at the time of such testing. Should the meter be tested and found to be registering over two (2%) percent more than is actually used, the last three months of service bill will be adjusted accordingly, the meter will be repaired or replaced, and the fee returned. In any other case, the amount of the fee shall be retained by the District to defray the cost of testing.

SECTION 23 DAMAGING, TAMPERING WITH, ALTERING, FACILITIES OF UTILITY PLANT OR SYSTEM: No person shall; damage or knowingly cause to be damaged any meter or water or sewer pipe or fittings connected with or belonging to a District water or sewer system, or tamper or meddle with any meter or other appliance or any part of such system in such manner as to cause loss or damage to the District; prevent any meter installed for registering water from registering the quantity which otherwise would pass through the same; alter the index or break the seal of any such meter; in any way hinder or interfere with the proper action of just registration of any such meter; fraudulently use, waste or suffer the loss of water passing through any such meter, pipe or fitting, or other appliance or appurtenance connection with or belonging to such system after such meter, pipe, fitting, appliance or appurtenance has been tampered with, injured or altered.

SECTION 24 PRIVATE FIRE SERVICE CONNECTION: A private fire service connection is to be used for fire purposes only and is to have no connection whatsoever with any service lines that may be used for other than fire purposes, and because of the danger of pollution, shall have no connection with any other source of supply with the exception in case a tank or fire pump is installed as secondary supply. There shall be a backflow preventer installed by the consumer at his expense in each District connection to prevent the water from these secondary supplies from flowing into the District mains.

The consumer shall not draw any water whatsoever through this connection for any purpose except the extinguishing the fires, or for periodic tests of the fire system, which tests shall be made in the presence of a representative of the District. Any authorized representative of the District shall have free access to the building at any reasonable time for the purpose of inspecting any of the equipment.

The consumer shall set in this connection at the point of delivery, a weighted check valve fitted with a by-pass on which shall be set a meter, installed by District at consumer's expense, the purpose of which shall be to indicate whether or not water is being used through this connection and for the further purpose of showing any leakage, if same exists. All meters shall become property of the District.

Violation by the consumer of any of the regulations in this section shall justify the District to disconnect said pipe or pipes, or stop the flow of water through same.

The right is reserved by the District to shut off the supply at any time in case of accident, or to make alterations, extension, connections, or repairs and if possible, the District agrees to give due ample notice of such shut-off.

The District does not make any guarantee as to a certain pressure in the pipe or in the main supplying same, and shall not be, under any circumstances held liable for loss or damage to the owner for a deficiency or failure in the supply of water, whether occasioned by shutting off of water in case of accident or alteration, extensions, connections or repairs, or for any cause whatsoever.

When fire line valves or connections are used in case of fire or for any other reason whatsoever, the consumer shall immediately notify the District and the District shall forthwith reseal the used valves or connections.

SECTION 25 TERMINATION OF SERVICE: All utility service shall be pursuant to proper permit or application, which procedure accords the District the opportunity to provide for orderly expansion of facilities and regulation thereof in a manner calculated to ensure continuous service to all consumers. Inherent in this obligation is the governmental prerogative of necessity to terminate consumption, which is adverse to the continuous, orderly and uninterrupted operation and maintenance of its utility service. Accordingly, the District reserves the right by unilateral act in its sole discretion to refuse service, or to terminate service temporarily, or to discontinue service in all instances when conditions exist which would constitute an emergency of public concern, or when the providing of any service would constitute a threat to the safety, health or welfare of consumers generally or a significant portion of the consumer population. When discontinuance or termination of service can be remedied by an act of the consumer, District shall provide notice of remedial action to be consumer in order that service may be continued uninterrupted. Acts considered being remedial by the consumer, and for which service may be temporarily terminated, discontinued or interrupted are the following:

- a) Failure to pay required deposits for service
- b) Failure of consumer to meet provisions of agreements with the District
- c) Failure to correct deficiencies in piping or other components upon consumer's property after reasonable notice thereof.

- d) Use of service for any other property or purpose than described in the permit or application.
- e) When requested by consumer, in which case resumption of service shall be accomplished in accordance with District policy as herein provided.

The District reserves the right by unilateral act in its sole discretion to refuse service, terminate service temporarily, or to discontinue service without notice under the following circumstances:

- a) Causing, or allowing to exist, a hazardous condition with respect to the location, use of, or access to any utility service or component.
- b) Alteration or modification of any transmission or metering component or device used in providing any utility service to the consumer. Any such unauthorized use, if fraudulent, may result in criminal prosecution and may result in restitution of revenue lost to the District as a condition to restoration of service, including costs of repair or restoration of any meters or components to normal service condition, as shall be determined by District.
- c) Total or partial destruction of, or abandonment of, any structure, including any vacancy for a duration, which, in District's opinion, may create a hazardous or unsafe condition or constitute a nuisance.

SECTION 26 AMENDMENTS TO RATE SCHEDULE: Rate schedules are attached hereto as exhibits, being identified as: Schedule "A", Water and Sewer Rates and Charges, Schedule "B" Water and Sewer Connection Charges; Schedule "C", Water and Sewer Inspection, Late and Convenience Fees. These rate schedules and charges may be amended from time to time by resolution of the Board of Supervisors upon public notice and at least one public hearing, Resolution amending rate schedules shall be entitled: "A Resolution of the District Amending Schedule relating to Water and Sewer Rates and Charges; providing an effective date. When enacted, these resolutions shall become exhibits to this Resolution.

PART II WATER AND SEWER UTILITIES

SECTION 27 GENERAL; DECLARATION OF POLICY: The District owns, operates and maintains water treatment and distribution and sewage collection, also treatment and disposal systems which serve residents within the District. New development may require the extension of mains to provide service, as well as expansion of facilities to accommodate new development. In some instances, the District, in anticipation of expansion of its systems due to growth and development, has already provided mains for service thereof. The cost of providing extension, notifications, and expansions of facilities is to be borne by property owners, builders or developers within the District's area to defray the costs of these extensions, notifications, and expansions. The allocable share of each is to be charged as described herein. It is the declared policy of the District by this Resolution to establish a uniform method of determining charges for availability of services so that all such contributions shall be non-discriminatory among the various consumers served by the District's systems and shall be applied as nearly as possible with uniformity to all consumers and prospective consumers within District's service areas. District specifically reserves its rights to fix and determine rates, charges and contributions required for the provisions, consumption, operation, maintenance, extension, and expansion of its utility services as provided herein and as authorized by law. Each consumer is hereby notified that the District, in the exercise of its governmental responsibility to provide the welfare of all consumers of its utility services, has the authority and responsibility to amend its schedules of rates, charges, and contributions from time to time to ensure the perpetuation of service.

SECTION 28 EASEMENTS AND RIGHTS OF WAY: As a prerequisite to the construction of any water distribution or sewage collection system proposed to be connected to the facilities of District, developer shall agree to grant to District such easements or rights of way corresponding with the installation of the proposed facilities. Such grant or conveyance shall be in the form satisfactory to the District. Such conveyances, when located on the property of developer, shall be made without cost to the District. District reserves the right to require such easement or right of way to the point at which the meter is proposed to be installed or at the point of delivery of service, being the point at which the facilities of District joins with consumers. Such easements and right of way shall be conveyed and accepted upon completion, approval and acceptance of the work done by developer.

SECTION 29 INSPECTION: The District shall inspect the installation of all water distribution or sewage collection facilities installed by developer or developer's contractors, which facilities are proposed to be transferred to District for ownership, operation and control. In the event that gravity sewer facilities are to remain under ownership, operation and control of the developer as a private system, the district reserves the right to inspect the installation of the gravity sewage collection facilities for the purpose of determining if the system has excessive infiltration. These systems must meet the same infiltration criteria as that of District owned systems. Such inspections are intended to assure that water and sewer lines and/or lift stations are installed in accordance with approved designs and are further consistent with the criteria and specifications governing the kind and quality of such installation. Representatives of the District may be present at tests of component parts of water distribution or sewage collection systems for the purpose of determining that the system, as constructed, conforms to District's criteria for exfiltration, infiltration, pressure testing, line and grade. Such tests will be performed by developer or developer's contractor, but only under the direct supervision of the engineer of record or his authorized inspector. The engineer of record shall certify the results of such testing. The District shall be notified at least forty-eight (48) hours prior to any inspections or testing performed in accordance with these regulations.

SECTION 30 TRANSFER OF CONTRIBUTED PROPERTY – BILLS OF SALE:
Each developer who has constructed portions of the water distribution and sewage collection system prior to interconnection with District's existing facilities, shall convey such component parts of water distribution and sewage collection system to District by bill of sale in form satisfactory to the District, together with such evidence as may be required by District that the water distribution and sewage collection system proposed to be transferred to District is free of all liens and encumbrances.

Any facilities in the category of consumers lines, plumbers lines or consumers installation, located on the discharge side of the water meter or on the consumer's side of the point of delivery of service shall not be transferred to District and shall remain the property of developer, a subsequent owner-occupant or their successors and assigns. Such consumers lines, plumbers lines or consumers installation shall remain the maintenance responsibility of developer or subsequent consumers.

District shall not be required to accept title to any component part of the water distribution or sewage collection system as constructed by developer until the District Engineer has approved the construction of said lines, accepted the tests to determine that such construction is in accordance with the criteria established by the District and the Board of Supervisors has evidenced its acceptance of such lines for District's ownership, operation and maintenance.

Developer shall maintain accurate cost records establishing the construction costs of all utility facilities constructed by developer and proposed to be transferred to District. Such cost

information shall be furnished to District concurrently with the bill of sale and such cost information shall be a prerequisite for the acceptance by District of the portion of the water distribution and sewage collection system construction by developer.

District may refuse connection and deny the commencement of service to any consumer seeking to be connected to portions of the water distribution and sewage collection system installed by developer until such time as the provisions of the paragraph have been fully met by developer or developer's successors or assigns.

SECTION 31 IMPROVEMENTS AND EXTENSION TO WATER DISTRIBUTION AND SEWAGE COLLECTION SYSTEM: The location, size or proposed density of developers property may make such service to property dependent upon extension of water distribution and sewage collection facilities as defined herein. Developer may advance funds to the District pursuant to a developers agreement the form of which is provided for in Exhibit "B" attached hereto; or in the alternate the developer may contribute funds to the District which will be non-reimbursable so the District may design, construct, inspect and thereafter operate and maintain said improvements and extensions. If developer chooses the latter method, the facilities will be designed in accordance with an engineering design agreement as provided for in Exhibit "C" attached hereto. Upon the completion of the design the District will solicit competitive bids and upon the payment of the bid amount plus 20% for engineering, legal and contingencies, District will award contract to the lowest responsible bidder and proceed to construct the improvements as identified in the plans and specifications.

SECTION 32 UTILITY INSPECTION FEES: The cost of engineering inspection of the required improvements shall be paid by the developer at the time D.E.R. application is executed by the District, the amount of the fee is to be computed as shown in Schedule "C". Charges shall be due and payable at the time of execution of D.E.R. construction permit or as stipulated in Developer Agreement.

SECTION 33 REFUNDABLE ADVANCES: The District may require, in addition to the contribution provisions set forth herein, a refundable advance by developer to further temporarily defray the cost of any off site extension of water and/or sewer mains and pumping stations necessary to connect the developer's property with the terminus of the City's water and sewer facilities adequate in size to provide service to the subject property. However, this Resolution recognizes instances in which a developer may be required to advance the hydraulic share applicable to other undeveloped property in order that off side facilities may be constructed to serve developer's property and at the same time be sized in accordance with the District's master plan. All amounts expended by developer, over and above developer's hydraulic share for off site facilities shall be refunded to developer in accordance with the terms and conditions of a refunding agreement which the District will execute with developer. The refund agreement shall provide for a plan of refund based upon the connection of other properties, to the extent of their hydraulic share, which properties will be served by the off site facilities installed by developer. Notwithstanding the provisions of this section, the District will limit the life of such refund agreement to a term of not more than five (5) years after which time any portion of the refund not made to a developer by the terms and conditions of the refund agreement will have lapsed and thereafter, such refund agreement will be cancelled. In no event shall developer recover an amount greater than the difference between the capitalized cost of such off site improvements and developer's own hydraulic share of such improvements. The District shall not include any interest upon the refund of developers advance.

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[SEE TABLE THAT FOLLOWS]

EXHIBIT "B"

SCHEDULE "A"

Water Minimum Charge	Current Rate FY2017
Water Availability Minimum	\$39.52
Minimum Water Residential & Multifamily	\$24.34
Minimum Water 3" Meter	\$309.91
Water Commercial 1" Minimum	\$60.84
Water Commercial 1.5" Minimum	\$121.68
Water Commercial 2" Minimum	\$194.69
Water Commercial 3" Minimum	\$365.05
Water Commercial 4" Minimum	\$608.41
Water Commercial 6 & 8" Minimum	\$1,216.83
Sewer Minimum Charge	Current Rate FY2017
Residential Sewer, Multifamily, Ranches/Magic	\$18.53
Minimum Sewer 3"	\$277.26
Commercial Sewer 1" Minimum	\$41.32
Commercial Sewer 1.5" Minimum	\$79.28
Commercial Sewer 2" Minimum	\$124.85
Commercial Sewer 3" Minimum	\$231.17
Commercial Sewer 4" Minimum	\$383.05
Commercial Sewer 6 & 8" Minimum	\$762.76
Sewer 0100725002 Minimum	\$858.45
Sewer 0100730002 Minimum	\$916.40
Irrigation Minimum Charge	Current Rate FY2017
Residential Irrigation Minimum	\$24.34
Commercial 1.5" Irrigation Minimum	\$121.68
Commercial 2" Irrigation Minimum	\$194.69

SCHEDULE "A"

	Current Rates	Adopted Rates FY2017
Water Volume Charge		
Water Residential & Commercial		
0 - 12,600 gal	\$2.35	\$2.35
12,600 - 25,200 gals	\$4.71	\$4.71
25,201 gals and over	\$7.06	\$7.06
Water Med/High Density Consumption	Current Rates	Proposed Rates
0 - 7,600 gals	\$2.35	\$2.35
7,601 - 15,200 gals	\$4.71	\$4.71
15,201 gals and over	\$7.06	\$7.06
Sewer Volume Charge	Current Rates	Proposed Rates
Residential and Commercial Consumption		
0 - 9,875	\$2.35	See below
All Consumption		\$2.35
Sewer Med Density		
0 - 7,750 gals	\$2.35	See below
All Consumption		\$2.35
Irrigation Volume Charge	Current Rates	Proposed Rates
Irrigation Residential and Commercial 1.5" & 2" Consumption		
0 - 12,600 gals	\$2.35	\$2.35
12,601 - 25,200 gals	\$4.71	\$4.71
25,201 gals and over	\$7.06	\$7.06

SCHEDULE "A"

METER FEES

Meter Size	Current Fee
Residential & Commercial	
5/8-3/4"	\$400.00
1"	\$600.00
1.5"	\$900.00
2-8"	\$150.00 per unit plus cost of meter
Irrigation	No Charge

SCHEDULE "B"

WASTEWATER/REUSE AND WATER CONNECTION FEES AND METER FEES

User Group	Wastewater/Reuse Connection Fee	Water Connection Fee
Single Family (Per dwelling unit)	\$11,391.00	\$558.00
Medium/High Density (Per dwelling unit)	\$5,974.00	\$264.00
Commercial (Per equivalent residential connection)	\$11,391.00	\$558.00
Irrigation (Per connection)	-	\$166.00

Notes:

An Equivalent Residential Connection for Commercial Customers was defined as twenty-five (25) fixture units, but will be defined as twenty-two (22) fixture units.

Minimum of 1 ERC per unit - Any fraction of an ERC will be considered one (1) ERC

SCHEDULE "C"

OTHER FEES

Description	Current Fee	Adopted Fee FY2017
Late Fee	\$40.00	\$25.00
Emergency Reconnection Fee (between hours of 7:00pm and 9:00pm)	\$50.00	\$50.00
Convenience Fee (Pay by phone)	\$0	\$2.99

NOTICE OF PUBLIC HEARING AND REGULAR MEETING

NORTH SPRINGS IMPROVEMENT DISTRICT Considering Revisions to the Existing Water and Sewer Utility Rates, Fees, and Charges

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the North Springs Improvement District will hold a public hearing on February 1, 2017 at 3:00 P.M. at the District Office, 9700 NW 52nd Street, Coral Springs, Florida, for the purpose of hearing public comments and objections on the proposed revisions to the water and sewer utility rates, fees, and charges and may make such changes as follows:

SEWER VOLUME CHARGE	CURRENT RATES FY2016	PROPOSED RATES FY2017
Residential and Commercial 0 – 9,875	\$2.35	All Consumption \$2.35
Delinquent Fee	\$40.00	\$25.00
Pay by Phone Convenience Fee	-	\$2.99

For additional information, please contact the District Office at (954) 796-6603

In addition to the public hearing, there will be a meeting of the Board of Supervisors to consider any other business, which may properly come before it.

The Board may continue the meeting and the public hearing to another date, time and location to be announced on the record at the meeting.

There may be occasion when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to contact the Clerk's Office at (954) 796-6603, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770 for aid in contacting the District offices.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Doug Hyché
District Manager



North Springs Improvement District
 9700 NW 52nd ST
 Coral Springs FL 33076-2656
 Phone: 954-752-0400 - www.nsidfl.gov

ACCOUNT INFORMATION

Bill Date 12/30/16
 Due Date 01/19/17

SPECIAL MESSAGE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the North Springs Improvement District will hold a public hearing on February 1, 2017 at 3:00 P.M. at the District Office, 9700 NW 52nd Street, Coral Springs, Florida, for the purpose of hearing public comments and objections on the proposed revisions to the water and sewer utility rates, fees, and charges.

SERVICE	METER NUM	BILLING PERIOD	PREV READ	CURR READ	USAGE	UNITS	DESCRIPTION	METER LAST4	FLAT	USAGE	CHARGE
Water	15224566	11/15/16-12/05/16	302020	302030	10	1.0	WATER TAX		6.09	0.00	6.09
Irrigation	67727832	11/18/16-12/17/16	3426600	3426600	0	1.0	WATER COMMERCIAL 1"		60.84	0.02	60.86
						1.0	COMMERCIAL SEWER 1"		41.32	0.02	41.34