



# Marion Utilities, Inc.

710 NE 30TH AVE. OCALA, FLORIDA 34470  
(352) 622-1171

January 29, 2003

RECEIVED-FPSC  
03 JAN 31 AM 10:51  
COMMISSION  
CLERK

Director, Division of Commission Clerk & Administrative Services  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850  
**Attn: Patty Daniel**

Re: Docket No. 020928 WU

Dear Patti:

Enclosed is our developer agreement and proposed Tariff Sheet No. 42.0 for the Summer Brooke Development.

Sincerely,

Tim E. Thompson  
President, Marion Utilities, Inc.

Enc.

TT/plt

03 JAN 31 AM 9:37  
DISTRIBUTION CENTER

DOCUMENT NUMBER-DATE  
01004 JAN 31 8  
FPSC-COMMISSION CLERK

## AGREEMENT FOR SERVICES

This agreement, dated 1/29/03, between Norton Builders Inc., hereafter referred to as developer, and Marion Utilities, Inc., hereafter referred to as utility, is entered into for the following purposes.

Whereas developer owns a certain parcel of land located in Marion County, Fla., and developer desires to develop said parcel into 38 single family residential lots to be called SummerBrooke Subdivision, and developer desires utility to provide potable water service and domestic fire flow protection to said parcel, and utility desires to provide service to said parcel, the developer and utility agree to the following:

As to Utility:

- 1) Utility will upgrade the Fore Acres water plant in order to supply sufficient potable & fire flow demand to meet all local and state requirements for the SummerBrooke development. This will include the construction of a new well with pump and the possible addition of a hydroneumatic tank.
- 2) Utility will secure engineering services, permits, and testing for the water plant upgrades.
- 3) Utility will secure engineering services, permits, and testing in order to construct a 6 inch main distribution line (minimum) between the Fore Acres System and the SummerBrooke Subdivision distribution system.
- 4) Utility will bear the cost of piping and labor from the new well and pump to the existing water plant facilities. Utility will bear the cost for any electrical upgrades to the plant that may be required. Utility will bear the cost of labor for the installation and piping of an additional hydroneumatic tank if required.
- 5) Utility agrees to refund to the developer, 100% of all Florida Public Service Commission approved Service Availability Fees as shown in "Exhibit A" of this agreement.
- 6) Utility agrees to exhaust all reasonable effort to secure the highest possible connection fees ( base facility charge, meter install fees, and service availability fees) in order to maximize the amount of money refunded to developer on a per lot basis.
- 7) Utility agrees that if in the future, another developer should desire the services of the utility in which the SummerBrooke Distribution System is utilized, that said developer will be charged a Hydraulic Share Fee based on the construction cost of the distribution line between Fore Acres and the SummerBrooke development. This fee will be refunded to the developer and will not exceed the cost of said distribution line. This fee will be collected by the utility from the new developer in a lump sum before start of construction of the new development. The hydraulic share fee will be determined by dividing the total construction cost of the Fore Acres to SummerBrooke distribution line by the per lot amount of refund as set forth in the "refundable advance agreement", thus giving the number of lots needed to pay for the said distribution line. Then subtracting 38 from that number gives us the remaining share of lots needed to pay for said distribution line. The Hydraulic share fee will be the number of lots times the refundable advance amount up to the remaining cost share of the distribution line.
- 8) Utility agrees that the cost of the new well will be based on 8 inch casing and that any increase in casing size cost will be born by the Utility.

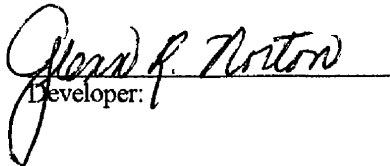
As to Developer:

- 1) Developer agrees to pay to the Utility the cost of filing Florida Public Service Commission territory extension applications.
- 2) Developer agrees to pay for all cost of construction except as otherwise stated in paragraph 4 under "As to Utility". This will include but not be limited to: all engineering, permits, construction labor and materials, testing, etc.
- 3) Developer agrees that upon final clearance of the system for service, the entire system will become the property of the Utility. At that time, the Utility will become responsible for the operation and maintenance of the system.
- 4) Developer agrees to Deed restrict the lot setbacks to 16 feet in order to meet fire flow requirements.
- 5) Developer agrees to Deed restrict the lots to allow for one well for irrigation purposes only.
- 6) Developer agrees to give Utility an exclusive utility easement which will be located along the north boundary of lot 17B. The width of the easement will be 10 feet and will run the entire length of the north boundary. This easement will be recorded on the deed for lot 17B.

It is mutually understood that as a result of filing for territory extension with the Florida Public Service Commission, an objection to the Utility serving this project may be filed resulting in added cost and time delays. If this should occur, both parties agree that the proper plan of action will be determined at that time.

As indicated by the signatures below, the Developer and Utility agree to the provisions stated above.

As To Developer

  
Developer:

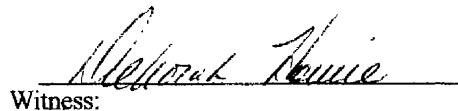
Developer:

  
Witness:

As To Utility

  
Utility:

Utility:

  
Witness:

EXHHIBIT A

SUMMER BROOKE DEVELOPMENT  
PROPOSED FEES TO BE CHARGED

SUBDIVISION DISTRIBUTION	
COST OF CONSTRUCTION	\$32,152.00
RECOVERY AMOUNT - 75%	24,114.00
RECOVERY AMOUNT - 38 ERCS	635.00
WATER PLANT MODIFICATION	\$20,318.00
RECOVERY AMOUNT - 75%	15,238.00
RECOVERY AMOUNT - 38 ERCS	401.00
TRANSMISSION MAIN	\$44,165.00
RECOVERY AMOUNT - 75%	33,124.00
RECOVERY AMOUNT - 172 ERCS	193.00
RECOVERY AMOUNT - 38 ERCS	7,334.00
RESERVE CAPACITY - 134 ERCS	25,862.00
TOTAL FEES	\$ 1,229.00
METER INSTALLATION CHARGE	<u>100.00</u>
	\$ 1,329.00

MARION UTILITIES AGREES TO REFUND THE TOTAL FEES SHOWN TO THE DEVELOPER OR THE AMOUNT FINALLY APPROVED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

MARION UTILITIES, INC.  
 SUMMER BROOKE  
 WATER TARIFF - SERVICE AVAILABILITY CHARGES

SCHEDULE OF FEES AND CHARGES

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Transmission Main Charge	\$193.00
Plant Capacity Charge	
Residential - per ERC (350 gpd)	\$401.00
All others - per gallon	
Main Installation Charge	
Residential - per ERC ( 350 gpd)	\$635.00
All others - per gallon	
Plan Review and Inspection Fees	Actual Cost
Meter Installation Fees	
5/8" x 3/4"	\$100.00
1"	\$130.00
1 1/2"	\$180.00
Over 1 1/2"	
Customer Request or Public Health Hazard Back Flow Preventor Installation Fee	Actual Cost
5/8" x 3/4"	\$113.00
1"	\$130.00
1 1/2"	\$180.00
Over 1 1/2"	
Customer Service Line Installation Charge	
All Meter sizes	Actual Cost

Effective Date:

Type of Filing: Service Availability

Tim E. Thompson  
 President