

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO.: 8002

ORDINANCE COUNCIL SERIES NO.: 25-

COUNCIL SPONSOR: MR. CORBIN/PRES. COOPER

PROVIDED BY: PRESIDENT/LEGAL

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6TH DAY OF NOVEMBER, 2025

ORDINANCE TO AMEND PORTIONS OF ORDINANCE C.S. NO. 12-2707, ADOPTED APRIL 5, 2012, AND CODIFIED AS SEC. 40-333 – SERVICE RATES AND FEES, PARTS B – I, WHICH ESTABLISHED AND VALIDATED RATES AND FEES FOR SEWERAGE AND WATER SERVICES PROVIDED BY SYSTEMS OWNED AND OPERATED BY THE PARISH

WHEREAS, Parish regulations set forth that the Parish shall provide for a review and validation of each and every schedule of rates effected for the environmental service(s) the Parish provides to the customers or subscribers of a sewerage and/or water system owned and operated by the Parish.

WHEREAS, St. Tammany Parish Government participated in the Louisiana Water Sector Program which requires a rate study be completed for the utility that is funded by this grant, and any actions determined to be needed regarding utility rates must be taken to implement the changes.

WHEREAS, St. Tammany Parish Government has acquired multiple water and/or wastewater systems with established rate structures and in conformance with the actions recommended by the rate study shall now establish a common rate structure utilized by all water and/or wastewater systems owned and operated by the Parish.

WHEREAS, St. Tammany Parish Government amended this Ordinance with Ordinance 24-5427 in April of 2024 to amend the Part A. System Fees. Part A. System Fees section is excluded from this Ordinance amendment.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the schedule of rates for the ~~following~~ sewerage and/or water system owned and operated by the Parish, each as specified on the subject schedule of rates and inclusive of the indexed increases as of January 1, 2026, which are attached hereto and made part hereof, are reviewed and deemed reasonable and valid:

Sec. 40-333. Service rates and fees.

- B. ~~Ben Thomas Road and Alton Area~~ Department of Utilities Water and Sewerage Rates
- C. ~~St. Tammany Parish Administrative Complex~~ Indexed Increases
- D. ~~Oakwood Estates~~
- E. ~~Diversified Foods~~
- F. ~~Cross Gates Utility~~
- G. ~~Northshore Beach~~
- H. ~~Tammany Utilities~~
- I. ~~Indexed Increases~~

BE IT FURTHER ORDAINED that a copy of each aforesaid schedule of rates shall be publicly displayed at the office of the St. Tammany Parish Department of ~~Environmental Services~~ Utilities and, as applicable and appropriate, its billing agents; and provided to any person upon written request to the Parish. The aforesaid schedule of rates shall remain valid and in effect until changed by ordinance.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective January 1st, 2026.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 4TH DAY OF DECEMBER, 2025; AND BECOMES ORDINANCE COUNCIL SERIES NO. 25-.

JOE IMPASTATO, COUNCIL CHAIR

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published introduction: OCTOBER 29, 2025

Published adoption on: _____, 2025

Delivered to Parish President: _____, 2025 @ _____

Returned to Council Clerk: _____, 2025 @ _____

B. BEN THOMAS ROAD & ALTON AREA RATES DEPARTMENT OF UTILITIES WATER AND SEWERAGE RATES

MONTHLY WATER SERVICE

Residential	\$	13.00
Small Commercial	\$	52.00
Large Commercial	\$	156.00

MONTHLY SEWERAGE SERVICE

Residential	\$	25.00
Small Commercial	\$	80.00
Large Commercial	\$	155.00

PARISH INSPECTION FEE	\$	0.30
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~~ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX~~
~~WATER AND SEWERAGE RATES~~

~~MONTHLY WATER SERVICE~~

First 4000 gallons or portions thereof	\$	24.00
Each Additional 1000 gallons or portion thereof	\$	2.00

~~MONTHLY SEWERAGE SERVICE~~

90% of water service billing	\$	15.00 (minimum)
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~~OAKWOOD ESTATES~~
~~SEWERAGE RATES~~

~~MONTHLY SEWERAGE SERVICE~~

Residential	\$	25.00
Repair Surcharge (10 years - expires December 31, 2014)	\$	13.00

~~ST. TAMMANY PARISH – DIVERSIFIED FOODS AND SEASONINGS~~
~~WATER AND SEWERAGE RATES~~

~~MONTHLY WATER SERVICE~~

First 54,000 gallons or portions thereof	\$	220.00
Each additional 1000 gallons or portion thereof	\$	3.20

~~MONTHLY SEWERAGE SERVICE~~

~~Up to 150% of water service billing~~

TAMMANY UTILITIES EAST WATER AND SEWERAGE RATES

MONTHLY WATER SERVICE

RESIDENTIAL

~~METERED RATE~~

~~RESIDENTIAL & APARTMENT COMPLEXES WITH INDIVIDUAL METERS~~

First 4,000 gallons or less	\$	12.50 (Minimum)
Each additional 1,000 gallons or portion thereof	\$	1.75
		per 1,000 gallons

COMMERCIAL

~~FLAT RATE~~

Flat Rate Commercial (GW2)	\$	150.00
Flat Rate Apartments	\$	12.50 per rental unit

~~METERED RATE~~

0-4,000 gallons	\$	26.50
All additional	\$	2.00 per 1,000 gallons

MONTHLY SEWERAGE SERVICE

~~RESIDENTIAL~~

Residential Customers		100% of water rate
	\$	15.00 (Minimum)
	\$	44.00 (Maximum)

~~COMMERCIAL~~

Commercial Customers		100% of water rate
	\$	26.00 (Minimum)
		(No Maximum)

Flat Rate Apartments	\$	15.00 per rental unit
Flat Rate Sewer (GS2)	\$	150.00

~~REST AREA MONITORING AND MAINTENANCE FEE - UP TO~~ ~~\$~~ ~~150.00~~

MONTHLY SERVICE FEE

Residential	Not to exceed	\$2.50 per customer
Commercial	Not to exceed	\$2.50 per customer

**NORTHSHORE BEACH AREA
SEWERAGE RATES**

MONTHLY SEWERAGE SERVICE

Residential	\$	25.00
Commercial	\$	60.00
Flat Rate - Apartments	\$	15.00
		per rental unit

TAMMANY DEPARTMENT OF UTILITIES

MONTHLY WATER SERVICE

RESIDENTIAL

FLAT RATE

Flat Rate Residential	\$ 22.00 <u>44.19</u> per month
<u>Flat Rate Multi-Family</u>	\$ <u>401.56</u> per month

METERED RATE

RESIDENTIAL & APARTMENT COMPLEXES WITH INDIVIDUAL METERS

First 4,000 <u>2,000</u> gallons or less	\$ 19.00 <u>26.06</u> (Minimum)
Each additional 1,000 gallons or portion thereof	\$ 2.90 <u>4.53</u> per 1,000 gallons

~~APARTMENT COMPLEXES WITH MASTER METERS~~

First 4,000 <u>2,000</u> gallons or less	\$37.70
Over 4,000 <u>2,000</u> gallons up to 500,000	\$
	3.00 per 1,000 gallons
All Additional	\$ 1.90 per 1,000 gallons

COMMERCIAL NON-RESIDENTIAL & MULTI FAMILY/APARTMENT COMPLEXES WITH MASTER METERS

FLAT RATE

Flat Rate Commercial <u>Non-Residential</u>	\$ 30.60 <u>126.69</u>
Commercial Flat Rate (C18)	\$ 157.00
Flat Rate Apts (R08)	\$ 266.70

METERED RATE

0-4,000 gallons	\$41.70
All additional	\$ 3.40 per 1,000 gallons

Size of Meter	Min. Usage	Minimum Bill
3/4" x 5/8"	4,000 <u>2,000</u> gallons	\$ 41.70 <u>56.03</u>
1"	8,000 <u>2,000</u> gallons	\$ 55.60 <u>93.39</u>
1 1/2"	18,000 <u>2,000</u> gallons	\$ 85.86 <u>119.38</u>
2"	26,000 <u>2,000</u> gallons	\$111.78 <u>155.02</u>
3"	35,000 <u>2,000</u> gallons	\$140.97 <u>195.60</u>
4"	44,000 <u>2,000</u> gallons	\$ 170.11 <u>235.77</u>
6"	54,000 <u>2,000</u> gallons	\$ 234.93 <u>325.27</u>
8"	2,000 gallons	\$520.44
<u>Industrial</u>	2,000 gallons	\$ Same as Non-
<u>Residential, based on meter size</u>		

All additional usage (excluding Industrial) ~~\$3.40~~
5.05 per 1,000 gallons

All additional Industrial usage \$4.84 per 1,000 gallons

Terra Bella Subdivision

Effective as of January 1, 2012, instead of the Parish's standard tap-in-fee, for each new water connection in the Terra Bella Subdivision, including Phase 1-A-1 and 1-A-2, a tap-in-fee in the amount of Seven Hundred Fifty Dollars (\$750.00) shall be charged, at the time of tap-in, for each residential user. No Building Permit shall be issued without the payment of the Parish tap-in-fee.

Eagle Landing Subdivision

In addition to the Parish tap-in-fee, for each new water connection in the Eagle Landing Subdivision, where applicable, a system construction fee shall be charged in accordance with the Utility Services Agreement dated February 1, 2008 and as amended. No Building Permit shall be issued without the payment of the Parish tap-in-fee and the system construction fee.

Del Sol Subdivision

In addition to the Parish tap-in-fee, for each new water connection in the Del Sol Subdivision, where applicable, a system construction fee shall be charged in accordance with the Utility Services Agreement dated October 29, 2007 and as amended. No Building Permit shall be issued without the payment of the Parish tap-in-fee and the system construction fee.

Weston Glen Subdivision

In addition to the Parish tap-in-fee, for each new water connection in the Weston Glen Subdivision, where applicable, a system construction fee shall be charged in accordance with the Utility Services Agreement dated May 25, 2007 and as amended. No Building Permit shall be issued without the payment of the Parish tap-in-fee and the system construction fee.

Northshore Commercial Park Subdivision

In addition to the Parish tap-in-fee, for each new water connection in the Northshore Commercial Park Subdivision, where applicable, a system construction fee shall be charged in accordance with the Utility Services Agreement dated June 4, 2007 and as amended. No Building Permit shall be issued without the payment of the Parish tap-in-fee and the system construction fee.

MONTHLY SEWERAGE SERVICE

~~RESIDENTIAL~~

Residential Customers	115% of water rate
	\$ 28.60 (Minimum)
	\$ 58.10 (Maximum)
Residential Flat (\$10)	\$ 28.60
Bedico Creek Customers	115% of water rate
	\$ 33.36 (Minimum)
	\$ 67.83 (Maximum)

~~COMMERCIAL~~

Commercial Customers	115% of water rate
	\$ 62.40 (Minimum)
	(No Maximum)
Flat Rate Apartments (\$08)	\$ 383.88

RESIDENTIAL

FLAT RATE

Flat Rate Residential	\$ 55.32 per month
Flat Rate Multi-Family	\$ 208.30 per month

METERED RATE

RESIDENTIAL & APARTMENT COMPLEXES WITH INDIVIDUAL METERS

First 2,000 gallons or less	\$ 41.40 (Minimum)
Maximum	\$ 94.00 (Maximum)
Each additional 1,000 gallons	\$ 5.54 per 1,000 gallons

NON-RESIDENTIAL & MULTI FAMILY/APARTMENT COMPLEXES WITH MASTER METERS

FLAT RATE

Flat Rate Non-Residential	\$ 166.12
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METERED RATE

Size of Meter	Min. Usage	Minimum Bill
3/4" x 5/8"	2,000 gallons	\$ 92.46
1"	2,000 gallons	\$ 110.00
1 1/2"	2,000 gallons	\$ 129.57
2"	2,000 gallons	\$ 168.25
3"	2,000 gallons	\$ 212.28
4"	2,000 gallons	\$ 255.93
6"	2,000 gallons	\$ 353.03
8"	2,000 gallons	\$ 736.70
Industrial	2,000 gallons	\$ Same as Non-Residential, based on meter size
All additional usage (excluding Industrial)		\$ 5.54 per 1,000 gallons
All additional Industrial usage		\$ 6.85 per 1,000 gallons

Terra Bella Subdivision

Effective as of January 1, 2012, instead of the Parish's standard tap-in-fee, for each new sewer connection in the Terra Bella Subdivision, including Phase 1-A-1 and 1-A-2, a tap-in-fee in the amount of Seven Hundred Fifty Dollars (\$750.00) shall be charged, at the time of tap-in, for each residential user. No Building Permit shall be issued without the payment of the Parish tap-in-fee.

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Del Sol Subdivision

In addition to the Parish tap-in-fee, for each new sewer connection in the Del Sol Subdivision, where applicable, a system construction fee shall be charged in accordance with the Utility Services Agreement dated October 29, 2007 and as amended. No Building Permit shall be issued without the payment of the Parish tap-in-fee and the system construction fee.

Weston Glen Subdivision

In addition to the Parish tap-in-fee, for each new sewer connection in the Weston Glen Subdivision, where applicable, a system construction fee shall be charged in accordance with the Utility Services Agreement dated May 25, 2007 and as amended. No Building Permit shall be issued without the payment of the Parish tap-in-fee and the system construction fee.

Northshore Commercial Park Subdivision

In addition to the Parish tap-in-fee, for each new sewer connection in the Northshore Commercial Park Subdivision, where applicable, a system construction fee shall be charged in accordance with the Utility Services Agreement dated June 4, 2007 and as amended. No Building Permit shall be issued without the payment of the Parish tap-in-fee and the system construction fee.

INDEXED INCREASES

Except as expressly provided herein, commencing on January 1, 2012, all water and sewer rates, fees and costs shall be adjusted annually using the "Municipal Cost Index" issued by Penton Media, Inc. through American City and County (<http://americacityandcounty.com/mciarchive/>). Effective January 1, 2012 and each January 1 thereafter, the then-current water and sewer rates shall be revised by an amount equal to the percentage change in the Municipal Cost Index for the previous twelve (12) month period comprised from October of the prior year and October two years' prior. **Provided, however, the percentage increase shall not exceed four (4%) percent without Council approval.** For example, on January 1, 2012, rates shall increase four (4%) percent based on the percentage change in the Municipal Cost Index from October 2010 (212.8) to October 2011 (223.6) of 5.08% $((223.6-212.8)/212.8)$. If the percentage change in the Municipal Cost Index for such period of October to October is zero or less than zero, then no increase to the water and sewer rates shall occur for that calendar year.

Rates shall be rounded up to the nearest tenth of a dollar (10/100th).

Indexed Increases do not apply to:

- I. Capacity Reservation Fees
- II. Tap-In Fees
- III. Connection Fees
- IV. Re-Connect Fees
- V. Deposit
- VI. Service Charge
- VII. Tampering
- VIII. Late Payment Charge
- IX. Parish Inspection Fee
- X. Repair Surcharge

If the Municipal Cost Index is subsequently converted to a different standard reference base or otherwise revised, the numerator and denominator of the fraction(s) set out in this rate ordinance will be determined by using any conversion factor, formula or table published by a nationally recognized publisher of similar statistical information. If the Municipal Cost Index ceases to be published, for the purposes hereof, any other index chosen by Parish may be substituted therefor.

Ordinance Administrative Comment

ORDINANCE TO AMEND PORTIONS OF ORDINANCE C.S. NO. 12-2707, ADOPTED APRIL 5, 2012, AND CODIFIED AS SEC. 40-333 – SERVICE RATES AND FEES, PARTS B – I, WHICH ESTABLISHED AND VALIDATED RATES AND FEES FOR SEWERAGE AND WATER SERVICES PROVIDED BY SYSTEMS OWNED AND OPERATED BY THE PARISH.

Council Meeting Date

Introduced: November 6, 2025

Adopted:

Department

Utilities by Civil Division Assistant District Attorney

Parish seeks to establish and validate fees for sewerage and water services provided by systems owned and operated by the Parish.