

Document 1 - Stormwater Rate Structure Options Analysis

Residential (Annual rates in dollars):

Option		1	2	3	4		5	# of Dwellings
		Uniform Flat Fee	Discounted Flat Fee	Discounted Hard Surface Averages	Rural \$2 Million Special Area Levy with Urban Hard Surface Averages		100% General Tax Levy	
Funding Mechanism		Fee	Fee	Fee	Fee	SAL *	General Tax *	
						0.000141	0.000249	
Single & Semi Detached	Urban/Rural Connected	74.50	106.57	119.83	121.84	55.70	98.35	151,403
	Urban Not Connected	74.50	74.60	83.88	85.29		98.35	6,566
	Rural Not Connected	74.50	53.29	59.91		55.70	98.35	21,972
Townhouse / Apartments	Urban/Rural Connected	74.50	53.29	42.31	42.64	39.48	69.72	199,278
	Urban Not connected	74.50	37.30	29.62	29.85		69.72	2,046
	Rural Not connected	74.50	26.64	21.16		39.48	69.72	1,822
Total Urban Revenue		\$26,202,000	\$26,575,000	\$26,363,000	\$26,740,000		\$26,487,000	
Total Rural Revenue		\$2,338,000	\$1,965,000	\$2,177,000	\$1,800,000		\$2,903,000	
Total Residential Revenue		\$28,540,000	\$28,540,000	\$28,540,000	\$28,540,000		\$29,390,000	
Percentage of Total		67%	67%	67%	67%		69%	

Note: Special Area Levy and General Tax Levy amounts are based on average assessed values; Single & Semi \$395,000, Town/Apt \$280,000. These amounts will vary for different assessment values.

Industry, Commercial, and Institutional (ICI) (Annual charges in dollars):

Option		1	2	3	4		5	# of Parcels
		Uniform Flat Fee	Discounted Flat Tiered Fee Based on Assessment	Discounted Assessment Based Fee	Rural \$2 Million Special Area Levy with Urban Assessment Based Fee		Weighted Assessment Rate, 100% General Tax Levy	
Assessment Value Ranges	Funding Mechanism	Fee	Fee	Fee	Fee	SAL	General Tax	
	Rate per \$1 Assessed Value			0.000351 0.000246	0.000365	0.000141	0.000249	
\$0 - \$300K	Urban/Rural Connected	711	60	0 – 105	0 - 109	0 – 42	0 – 75	4,843
	Rural Not Connected	711	42	0 – 74		0 – 42	0 – 75	3,273
\$300K - \$2M	Urban/Rural Connected	711	200	105 – 702	109 - 730	42 – 282	75 – 498	6,161
	Rural Not Connected	711	140	74 – 492		42 – 282	75 – 498	2,467
\$2M - \$8M	Urban/Rural Connected	711	1,500	702 – 2,808	730 – 2,920	282 – 1,128	498 – 1,992	1,898
	Rural Not Connected	711	1,050	492 – 1,968		282 – 1,128	498 – 1,992	40
\$8M - \$20M	Urban/Rural Connected	711	5,000	2,808 – 7,020	2,920 – 7,300	1,128 – 2,820	1,992 – 4,980	526
	Rural Not Connected	711	3,500	1,968 – 4,920		1,128 – 2,820	1,992 – 4,980	6
\$20M - \$50M	Urban/Rural Connected	711	10,000	7,020 – 17,550	7,300 - 18,250	2,820 – 7,050	4,980 – 12,450	193
	Rural Not Connected	711	7,000	4,920 – 12,300		2,820 – 7,050	4,980 – 12,450	3
\$50M - \$100M	Urban	711	25,000	17,550 – 35,100	18,250 – 36,500	n/a	12,450 – 24,900	55
\$100M - \$200M	Urban	711	50,000	35,100 – 70,200	36,500 – 73,000	n/a	24,900 – 49,800	37
Over \$200M	Urban	711	100,000	70,200 +	73,000 +	n/a	49,800 +	13
Total Urban ICI Revenue		\$9,770,000	\$13,320,000	\$13,375,000	\$13,688,000		\$12,494,000	
Total Rural ICI Revenue		\$4,110,000	\$560,000	\$505,000	\$192,000		\$536,000	
Total ICI Revenue		\$13,880,000	\$13,880,000	\$13,880,000	\$13,880,000		\$13,030,000	
Percentage of Total		33%	33%	33%	33%		31%	

Note: Options (1) and (2) show actual set fee; options (3), (4), (5) reflect the range in amounts depending on assessment value.