BOARD OF TRUSTEES
January 20, 2026
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Work Session Agenda with Special Meeting to follow

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to hillha@wellingtoncolorado.gov. The email must be received by 4:00 p.m. on the day of the meeting. The comments will be provided to the Trustees and added as an addendum to the packet. Emailed comments will not be read during the meeting.

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:
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B. ITEMS

1. 2025 Municipal Utilities Rate and Fee Study: Utility Bill Impact Review, Water and Wastewater Impact Fees

1. Pledge of Allegiance

2. Roll Call

3. Amendments to Agenda

4. Conflict of Interest

1. Public Comment

1. Move to enter into an Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to § 24-6-402(4)(e), C.R.S., and for the purpose of receiving legal advice pursuant to § 24-6-402(4)(b), C.R.S., regarding acquisition of water resources by the Town. As required by C.R.S. §24-6-402(2)(d.5)(II)(A) and (II) (E) the Executive Session proceedings will be electronically recorded and the record will be preserved for 90 days through April 20, 2026.

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3380 ext. 110 at least 24 hours in advance.

TOWN OF WELLINGTON

Board of Trustees Meeting

Date: January 20, 2026

Subject: 2025 Municipal Utilities Rate and Fee Study: Utility Bill Impact Review, Water and Wastewater Impact Fees

BACKGROUND / DISCUSSION

This work session item is the second discussion with the Board of Trustees on the outcomes of and recommendations from the 2025 Municipal Rate and Fee Study. At the December 16, 2025, work session, the Board reviewed water, wastewater, and storm drainage rate alternatives and requested:

- Development of one additional water rate alternative expanding Tier 3 for single-unit customers.
- A comprehensive customer bill impact comparison showing how the full utility bills differ under each rate structure for all customer classes and a range of user profiles.

In addition, staff previously scheduled this work session (January 20) to focus on impact fees. To give the Board a complete picture and ensure informed discussion, staff and Raftelis will also present the water and wastewater impact fee results. Additional scope was added to the study in the contract amendment approved by the Board at the December 9, 2025, meeting for Raftelis to review scalable impact fee options. The results provided are intended for discussion to direct staff and Raftelis for completion of the study.

The Board will be asked to provide feedback on the water rate alternatives, and the water and wastewater impact fees, as staff will bring forward final utility rates and fees for adoption in February.

STAFF RECOMMENDATION

ATTACHMENTS

1. TOW Customer Bill Impact Memo 012826_Updated 1-29-2026
2. Wellington Impact Fee Presentation 2026-01-20

Customer Bill Impact Memo

DATE:	January 12, 2026 *(Revised January 28, 2026)*
TO:	Meagan Smith, Deputy Director of Public Works Nic Redavid, Finance Director
FROM:	Todd Cristiano, Vice President Ellyse Ritchie, Senior Consultant
SUBJECT:	Customer Bill Impact Analysis for 2026 Proposed Rate Structures – Board of Trustees Meeting January 20, 2026

Summary

On December 16th, the Board of Trustees reviewed different rate alternatives for the water, sewer, and drainage utilities. The Board requested a detailed analysis of the bill impacts comparing the RAG recommended rates to the existing rate structures. Additionally, Mayor Pro Tem Mason requested an alternative water rate structure option for single-unit residential customers that would expand the existing Tier 3 from 20,000 gallons to better capture all outdoor use. Raftelis calculated this rate option and expanded Tier 3 from 20,000 gallons to 35,000, which aligns with the highest tier in the RAG recommendation.

The sewer bills included in this memo reflect the rate structure which includes high-strength surcharges for commercial customers. There is further discussion within the commercial section of this memo.

The drainage bills included in this memo reflect the rate adjustment the Board considered at the December 16th meeting. The proposed increase would raise the residential drainage charge from $5.00 per month per lot to $6.25 per month per lot. This 25% increase was applied proportionally to commercial customers, raising their drainage charge from $9.25 per month per lot to $11.56 per month per lot.

This memo provides a comprehensive bill impact analysis for single-unit residential, multi-unit residential, and commercial customer classes. These materials are being provided in advance of the January 20th meeting to allow the Board adequate time to review and understand the rate impacts before discussing them during the meeting presentation.

Single-Unit Residential Bill Impact Summary

Table 1 through Table 4 summarize the annual usage profiles for single-unit residential customers. Each table displays the total annual consumption in 1,000 gallon units, the total annual bill under 2025 existing rates for all three utilities, and the proposed 2026 rate structures. The monthly detail for each customer usage profile can be found in Appendix A.

The customer profiles and the rationale are as follows:

- **Low Users**: Average consumption for all single-unit residential customers using 30,000 gallons or less per year (approximately 1,300 customers). Since many customers use less than 30,000 gallons annually, the average total usage for this profile is 23,000 gallons/year.

- **Average Non-Potable Irrigation Users**: Average consumption for all single-unit residential customers with non-potable irrigation systems (approximately 1,900 customers). Some overlap exists between these customers and the low user profile. The average total usage for this profile is 47,000 gallons/year.
- **Average Potable Irrigation Users**: Average consumption for all single-unit residential customers with potable irrigation (those who irrigate using treated water measured through their water meter) and use more than 30,000 gallons per year. This represents approximately 2,000 customers and includes the high user profile listed below. The average total usage for this profile is 86,000 gallons/year.
- **High Users**: Average consumption of the 90th percentile of potable irrigation users—those using 110,000 gallons or more per year. This represents the 400 customers with the highest water usage. The average total usage for this profile is 141,000 gallons/year.

Column A represents the annual bill for each utility and the total utility bill (sum of all three utilities). Column B represents the average monthly change (annual change divided by 12 months). Column C represents the average monthly utility bill (total bill from Column A divided by 12 months).

There are three water rate structures to review that differentiate each alternative under the Proposed Structure header in each table:

- **Existing Structure**: All bill increases result from sewer and drainage rate structure changes only.
- **RAG Recommendation**: As presented at the December 16th Board meeting.
- **Mayor Pro Tem Mason Request**: Tier 3 is aligned with the RAG recommendation of 35,000 gallons, while the fixed charge, remaining three tiers, and pricing ratios remain unchanged from the current structure to determine the rate outcome.

Table 1: Single-Unit Low User Annual Bill Impact Summary

Line No	Summary by User Profile	A Total	B Avg. Monthly Change (Annual Change / 12 months)	C Avg. Monthly Bill (Annual Bill / 12 Months)
Low Users	***Annual Use (1,000 gallons)***	**23**		
	2025 Rates			
1	Water - Existing	**$657.72**		
2	Sewer - Existing	**$396.72**		
3	Drainage - Existing	**$60.00**		
4	**Total Bill**	**$1,114.44**		
	Proposed Structures			
5	Water - Existing	**$657.72**		
6	Sewer - 2026 Proposed	**$434.04**		
7	Drainage - 2026 Proposed	**$75.00**		
8	**Total Bill**	**$1,166.76**		*$97.23*
9	*Difference (Line 8 - Line 4)*	***$52.32***	*$4.36*	
10	Water - RAG Recommendation	**$576.19**		
11	Sewer - 2026 Proposed	**$434.04**		
12	Drainage - 2026 Proposed	**$75.00**		
13	**Total Bill**	**$1,085.23**		*$90.44*
14	*Difference (Line 13 - Line 4)*	***-$29.21***	*-$2.43*	
15	Water - Mayor Pro Tem Mason Request	**$657.72**		
16	Sewer - 2026 Proposed	**$434.04**		
17	Drainage - 2026 Proposed	**$75.00**		
18	**Total Bill**	**$1,166.76**		*$97.23*
19	*Difference (Line 18 - Line 4)*	***$52.32***	*$4.36*	

Table 2: Single-Unit Average Non-Potable Irrigation User Annual Bill Impact Summary

Line No	Summary by User Profile	A Total	B Avg. Monthly Change (Annual Change / 12 months)	C Avg. Monthly Bill (Annual Bill / 12 Months)
	Average Non-Potable Irrigation Users	**47**		
	2025 Rates			
20	Water - Existing	**$799.62**		
21	Sewer - Existing	**$502.80**		
22	Drainage - Existing	**$60.00**		
23	**Total Bill**	**$1,362.42**		
	Proposed Structures			
24	Water - Existing	**$799.62**		
25	Sewer - 2026 Proposed	**$559.56**		
26	Drainage - 2026 Proposed	**$75.00**		
27	**Total Bill**	**$1,434.18**		*$119.52*
28	*Difference (Line 27 - Line 23)*	***$71.76***	*$5.98*	
29	Water - RAG Recommendation	**$905.71**		
30	Sewer - 2026 Proposed	**$559.56**		
31	Drainage - 2026 Proposed	**$75.00**		
32	**Total Bill**	**$1,540.27**		*$128.36*
33	*Difference (Line 32 - Line 23)*	***$177.85***	*$14.82*	
34	Water - Mayor Pro Tem Mason Request	**$806.77**		
35	Sewer - 2026 Proposed	**$559.56**		
36	Drainage - 2026 Proposed	**$75.00**		
37	**Total Bill**	**$1,441.33**		*$120.11*
38	*Difference (Line 37 - Line 23)*	***$78.91***	*$6.58*	

Table 3: Single-Unit Average Potable Irrigation User Annual Bill Impact Summary

Line No	Summary by User Profile		A Total	B Avg. Monthly Change (Annual Change / 12 months)	C Avg. Monthly Bill (Annual Bill / 12 Months)
	Average Potable Irrigation Users	***Annual Use (1,000 gallons)***	**86**		
	2025 Rates				
39	Water - Existing		**$1,383.78**		
40	Sewer - Existing		**$502.80**		
41	Drainage - Existing		**$60.00**		
42	**Total Bill**		**$1,946.58**		
	Proposed Structures				
43	Water - Existing		**$1,383.78**		
44	Sewer - 2026 Proposed		**$559.56**		
45	Drainage - 2026 Proposed		**$75.00**		
46	**Total Bill**		**$2,018.34**		*$168.20*
47	*Difference (Line 46 - Line 42)*		***$71.76***	*$5.98*	
48	Water - RAG Recommendation		**$1,495.58**		
49	Sewer - 2026 Proposed		**$559.56**		
50	Drainage - 2026 Proposed		**$75.00**		
51	**Total Bill**		**$2,130.14**		*$177.51*
52	*Difference (Line 51 - Line 42)*		***$183.56***	*$15.30*	
53	Water - Mayor Pro Tem Mason Request		**$1,420.48**		
54	Sewer - 2026 Proposed		**$559.56**		
55	Drainage - 2026 Proposed		**$75.00**		
56	**Total Bill**		**$2,055.04**		*$171.25*
57	*Difference (Line 56 - Line 42)*		***$108.46***	*$9.04*	

Table 4: Single-Unit High User Annual Bill Impact Summary

Line No	Summary by User Profile	A Total	B Avg. Monthly Change (Annual Change / 12 months)	C Avg. Monthly Bill (Annual Bill / 12 Months)
High Users	*Annual Use (1,000 gallons)*	**141**		
	2025 Rates			
58	Water - Existing	**$2,301.86**		
59	Sewer - Existing	**$1,139.28**		
60	Drainage - Existing	**$60.00**		
61	**Total Bill**	**$3,501.14**		
	Proposed Structures			
62	Water - Existing	**$2,301.86**		
63	Sewer - 2026 Proposed	**$1,312.68**		
64	Drainage - 2026 Proposed	**$75.00**		
65	**Total Bill**	**$3,689.54**		*$307.46*
66	*Difference (Line 65 - Line 61)*	***$188.40***	*$15.70*	
67	Water - RAG Recommendation	**$2,334.03**		
68	Sewer - 2026 Proposed	**$1,312.68**		
69	Drainage - 2026 Proposed	**$75.00**		
70	**Total Bill**	**$3,721.71**		*$310.14*
71	*Difference (Line 70 - Line 61)*	***$220.57***	*$18.38*	
72	Water - Mayor Pro Tem Mason Request	**$2,340.31**		
73	Sewer - 2026 Proposed	**$1,312.68**		
74	Drainage - 2026 Proposed	**$75.00**		
75	**Total Bill**	**$3,727.99**		*$310.67*
76	*Difference (Line 75 - Line 61)*	***$226.85***	*$18.90*	

Multi-Unit Residential Bill Impact Summary

Table 5 summarizes the annual usage profile for multi-unit residential customers. The table displays the total annual consumption in 1,000 gallon units, the total annual bill under 2025 existing rates for all three utilities, and the proposed 2026 rate structure.

The customer usage profile shown represents a duplex unit. Because there is minimal variability in consumption among multi-unit residential customers, only the average usage profile is presented in this analysis (39,000 gallons per unit per year). A duplex is used to simplify the calculation for the sewer and drainage portions of the total utility bills (each portion is divided in half). The monthly detail for each customer usage profile can be found in Appendix B.

Column A represents the annual bill for each utility and the total utility bill (sum of all three utilities). Column B represents the average monthly change (annual change divided by 12 months). Column C represents the average monthly utility bill (total bill from Column A divided by 12 months).

There are two water rate structures to review that differentiate each alternative under the Proposed Structure header in each table:

- **Existing Structure**: All bill increases result from sewer and drainage rate structure changes only.
- **RAG Recommendation**: As presented at the December 16th Board meeting.

Table 5: Multi-Unit Annual Bill Impact Summary

Line No	Summary by User Profile		A Total	B Avg. Monthly Change (Annual Change - $ / 12 months)	C Avg. Monthly Bill (Annual Bill / 12 Months)
	Average Use/Unit	***Annual Use (1,000 gallons)***	**39**		
	2025 Rates				
1	Water - Existing		**$440.76**		
2	Sewer - Existing		**$251.40**		
3	Drainage - Existing		**$30.00**		
4	**Total Bill**		**$722.16**		
	Proposed Structures				
5	Water - Existing		**$440.76**		
6	Sewer - 2026 Proposed		**$279.78**		
7	Drainage - 2026 Proposed		**$37.50**		
8	**Total Bill**		**$758.04**		*$63.17*
9	*Difference (Line 8 - Line 4)*		***$35.88***	*$2.99*	
10	Water - RAG Recommendation		**$596.76**		
11	Sewer - 2026 Proposed		**$279.78**		
12	Drainage - 2026 Proposed		**$37.50**		
13	**Total Bill**		**$914.04**		*$76.17*
14	*Difference (Line 13 - Line 4)*		***$191.88***	*$15.99*	

Commercial Bill Impact Summary

Water Utility

Table 6 through Table 9 summarize the annual usage profiles for commercial customers. Each table displays the total annual consumption in 1,000 gallon units, the total annual bill under 2025 existing rates for all three utilities, and the proposed 2026 rate structures. The monthly detail for each customer usage profile can be found in Appendix C.

The customer profiles are as follows:

- **¾" Meter Customers:** Average consumption of commercial customers with a ¾" meter is 119,000 gallons per year. This represents approximately 120 commercial customers, or 90% of total commercial customers. A simple average was used due to the difficulty of identifying representative customer profiles given the heterogeneity of commercial usage patterns.
- **1" Meter Customers:** Average consumption of commercial customers with a 1" meter is 83,000 gallons per year. This represents fewer than 5 commercial customers as of 2024.
- **1½" Meter Customers:** Average consumption of commercial customers with a 1½" meter is 570,000 gallons per year. This represents fewer than 5 commercial customers as of 2024.
- **2" Meter Customers:** Average consumption of commercial customers with a 2" meter is 752,000 gallons per year. This represents approximately 10 commercial customers as of 2024.

Column A represents the annual bill for each utility and the total utility bill (sum of all three utilities). Column B represents the average monthly change (annual change divided by 12 months). Column C represents the average monthly utility bill (total bill from Column A divided by 12 months).

There are two water rate structures to review that differentiate each alternative under the Proposed Structure header in each table:

- **Existing Structure**: All bill increases result from sewer and drainage rate structure changes only.
- **RAG Recommendation**: As presented at the December 16th Board meeting.

Table 6: ¾" Commercial Meter: Annual Bill Impact Summary

Line No	Summary by User Profile	A Total	B Avg. Monthly Change (Annual Change - $ / 12 months)	C Avg. Monthly Bill (Annual Bill / 12 Months)
3/4" Average User	***Annual Use (1,000 gallons)***	**119**		
	2025 Rates			
1	Water - Existing	**$1,857.03**		
2	Sewer - Existing	**$1,095.08**		
3	Drainage - Existing	**$111.00**		
4	**Total Bill**	**$3,063.11**		
	Proposed Structures			
5	Water - Existing	**$1,857.03**		
6	Sewer - 2026 Proposed	**$1,231.54**		
7	Drainage - 2026 Proposed	**$138.72**		
8	**Total Bill**	**$3,227.29**		*$268.94*
9	*Difference (Line 8 - Line 4)*	***$164.18***	*$13.68*	
10	Water - RAG Recommendation	**$1,947.82**		
11	Sewer - 2026 Proposed	**$1,231.54**		
12	Drainage - 2026 Proposed	**$138.72**		
13	**Total Bill**	**$3,318.08**		*$276.51*
14	*Difference (Line 13 - Line 4)*	***$254.97***	*$21.25*	

Table 7: 1" Commercial Meter: Annual Bill Impact Summary

Line No	Summary by User Profile		A Total	B Avg. Monthly Change (Annual Change - $ / 12 months)	C Avg. Monthly Bill (Annual Bill / 12 Months)
1" Average User		*Annual Use (1,000 gallons)*	**83**		
	2025 Rates				
15	Water - Existing		$1,539.75		
16	Sewer - Existing		$829.88		
17	Drainage - Existing		$111.00		
18	**Total Bill**		**$2,480.63**		
	Proposed Structures				
19	Water - Existing		$1,539.75		
20	Sewer - 2026 Proposed		$926.14		
21	Drainage - 2026 Proposed		$138.72		
22	**Total Bill**		**$2,604.61**		*$217.05*
23	*Difference (Line 22 - Line 18)*		***$123.98***	*$10.33*	
24	Water - RAG Recommendation		$1,563.10		
25	Sewer - 2026 Proposed		$926.14		
26	Drainage - 2026 Proposed		$138.72		
27	**Total Bill**		**$2,627.96**		*$219.00*
28	*Difference (Line 27 - Line 18)*		***$147.33***	*$12.28*	

Table 8: 1 1/2” Commercial Meter: Annual Bill Impact Summary

Line No	Summary by User Profile	A Total	B Avg. Monthly Change (Annual Change - $ / 12 months)	C Avg. Monthly Bill (Annual Bill / 12 Months)
1 1/2" Average User	***Annual Use (1,000 gallons)***	**570**		
	2025 Rates			
29	Water - Existing	**$9,051.48**		
30	Sewer - Existing	**$4,471.96**		
31	Drainage - Existing	**$111.00**		
32	**Total Bill**	**$13,634.44**		
	Proposed Structures			
33	Water - Existing	**$9,051.48**		
34	Sewer - 2026 Proposed	**$5,120.30**		
35	Drainage - 2026 Proposed	**$138.72**		
36	**Total Bill**	**$14,310.50**		*$1,192.54*
37	*Difference (Line 36 - Line 32)*	***$676.06***	*$56.34*	
38	Water - RAG Recommendation	**$8,751.60**		
39	Sewer - 2026 Proposed	**$5,120.30**		
40	Drainage - 2026 Proposed	**$138.72**		
41	**Total Bill**	**$14,010.62**		*$1,167.55*
42	*Difference (Line 41 - Line 32)*	***$376.18***	*$31.35*	

Table 9: 2" Commercial Meter: Bill Impact Summary

Line No	Summary by User Profile		A Total	B Avg. Monthly Change (Annual Change - $ / 12 months)	C Avg. Monthly Bill (Annual Bill / 12 Months)
2" Average User		*Annual Use (1,000 gallons)*	**752**		
	2025 Rates				
43	Water - Existing		**$12,430.80**		
44	Sewer - Existing		**$5,851.00**		
45	Drainage - Existing		**$111.00**		
46	**Total Bill**		**$18,392.80**		
	Proposed Structures				
47	Water - Existing		**$12,430.80**		
48	Sewer - 2026 Proposed		**$6,708.38**		
49	Drainage - 2026 Proposed		**$138.72**		
50	**Total Bill**		**$19,277.90**		*$1,606.49*
51	*Difference (Line 50 - Line 46)*		***$885.10***	*$73.76*	
52	Water - RAG Recommendation		**$11,709.64**		
53	Sewer - 2026 Proposed		**$6,708.38**		
54	Drainage - 2026 Proposed		**$138.72**		
55	**Total Bill**		**$18,556.74**		*$1,546.40*
56	*Difference (Line 55 - Line 46)*		***$163.94***	*$13.66*	

Sewer Utility

The bill impacts shown in Tables 6 through 9 assume each user is a low-strength commercial customer. This assumption is based on survey results from commercial customers within the utility: of the 63 respondents, 31 are categorized as low-strength, 22 as medium-strength, and 10 as high-strength users. However, the Board expressed concern about potential dramatic increases to business sewer bills, and we want to provide full transparency on these impacts.

Commercial sewer bills are calculated by taking the monthly water consumption from the user profiles above, multiplying by 85% of their monthly water use to estimate wastewater flow, then multiplying this volume by the volumetric rate ($/1,000 gallons) and adding the fixed charge. This calculation method reflects how the existing sewer rate structure currently operates. The monthly usage and detailed sewer bill calculations are provided in Appendix D. Table 10 through Table 12 summarize the annual bills for the four customer profiles across all three strength categories: low, medium, and high.

Table 10: Low-Strength Surcharge Annual Bill Summary for Commercial Customers

Line No.	Summary by User Profile		Total	Avg. Monthly Change (Annual Change - $ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
Existing Sewer Rate Structure					
	Existing Rates				
1	Monthly Base Fee	$15.38			
2	Volume Rate, $/1,000 gallons	$8.84			
	Existing Sewer Bills				
3	3/4" Average User		**$1,095.08**		
4	1" Average User		**$829.88**		
5	1 1/2" Average User		**$4,471.96**		
6	2" Average User		**$5,851.00**		
Proposed Sewer Rate Structure					
	Proposed Rates - Low Strength				
7	Monthly Base Fee	$15.25			
8	Volume Rate, $/1,000 gallons	$10.18			
	Proposed Sewer Bills - Low Strength				
9	3/4" Average User		**$1,231.54**	$11.37	$102.63
10	1" Average User		**$926.14**	$8.02	$77.18
11	1 1/2" Average User		**$5,120.30**	$54.03	$426.69
12	2" Average User		**$6,708.38**	$71.45	$559.03

Table 11: Medium-Strength Surcharge Annual Bill Summary for Commercial Customers

Line No.	*Summary by User Profile*		*Total*	*Avg. Monthly Change (Annual Change - $ / 12 months)*	*Avg. Monthly Bill (Annual Bill / 12 Months)*
Existing Sewer Rate Structure					
	Existing Rates				
1	Monthly Base Fee	$15.38			
2	Volume Rate, $/1,000 gallons	$8.84			
	Existing Sewer Bills				
3	3/4" Average User		**$1,095.08**		
4	1" Average User		**$829.88**		
5	1 1/2" Average User		**$4,471.96**		
6	2" Average User		**$5,851.00**		
Proposed Sewer Rate Structure					
	Proposed Rates - Medium Strength				
7	Monthly Base Fee	$15.25			
8	Volume Rate, $/1,000 gallons	$12.76			
	Proposed Sewer Bills - Medium Strength				
9	3/4" Average User		**$1,497.28**	$33.52	$124.77
10	1" Average User		**$1,114.48**	$23.72	$92.87
11	1 1/2" Average User		**$6,371.60**	$158.30	$530.97
12	2" Average User		**$8,362.16**	$209.26	$696.85

Table 12: High-Strength Surcharge Annual Bill Summary for Commercial Customers

Line No.	Summary by User Profile		Total	Avg. Monthly Change (Annual Change - $ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
Existing Sewer Rate Structure					
	Existing Rates				
1	Monthly Base Fee	$15.38			
2	Volume Rate, $/1,000 gallons	$8.84			
	Existing Sewer Bills				
3	3/4" Average User		**$1,095.08**		
4	1" Average User		**$829.88**		
5	1 1/2" Average User		**$4,471.96**		
6	2" Average User		**$5,851.00**		
Proposed Sewer Rate Structure					
	Proposed Rates - High Strength				
7	Monthly Base Fee	$15.25			
8	Volume Rate, $/1,000 gallons	$20.46			
	Proposed Sewer Bills - High Strength				
9	3/4" Average User		**$2,290.38**	$99.61	$190.87
10	1" Average User		**$1,676.58**	$70.56	$139.72
11	1 1/2" Average User		**$10,106.10**	$469.51	$842.18
12	2" Average User		**$13,297.86**	$620.57	$1,108.16

APPENDIX A:

Single-Unit Residential Bill Impact Detail

Line No	Summary by User Profile	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - $ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
Low Users	***1,000 gallons***	**2**	**2**	**1**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**23**		
	2025 Rates															
1	Water - Existing	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	**$657.72**		
2	Sewer - Existing	$33.06	$33.06	$33.06	$33.06	$33.06	$33.06	$33.06	$33.06	$33.06	$33.06	$33.06	$33.06	**$396.72**		
3	Drainage - Existing	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	**$60.00**		
4	**Total Bill**	**$92.87**	**$92.87**	**$92.87**	**$92.87**	**$92.87**	**$92.87**	**$92.87**	**$92.87**	**$92.87**	**$92.87**	**$92.87**	**$92.87**	**$1,114.44**		
	Proposed Structures															
5	Water - Existing	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	**$657.72**		
6	Sewer - 2026 Proposed	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	**$434.04**		
7	Drainage - 2026 Proposed	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	**$75.00**		
8	**Total Bill**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$1,166.76**		*$97.23*
9	*Difference (Line 8 - Line 4)*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	***$52.32***	*$4.36*	
10	Water - RAG Recommendation	$49.16	$49.16	$35.43	$49.16	$49.16	$49.16	$49.16	$49.16	$49.16	$49.16	$49.16	$49.16	**$576.19**		
11	Sewer - 2026 Proposed	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	**$434.04**		
12	Drainage - 2026 Proposed	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	**$75.00**		
13	**Total Bill**	**$91.58**	**$91.58**	**$77.85**	**$91.58**	**$91.58**	**$91.58**	**$91.58**	**$91.58**	**$91.58**	**$91.58**	**$91.58**	**$91.58**	**$1,085.23**		*$90.44*
14	*Difference (Line 13 - Line 4)*	*-$1.29*	*-$1.29*	*-$15.02*	*-$1.29*	*-$1.29*	*-$1.29*	*-$1.29*	*-$1.29*	*-$1.29*	*-$1.29*	*-$1.29*	*-$1.29*	***-$29.21***	*-$2.43*	
15	Water - Mayor Pro Tem Mason Request	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	$54.81	**$657.72**		
16	Sewer - 2026 Proposed	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	$36.17	**$434.04**		
17	Drainage - 2026 Proposed	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	**$75.00**		
18	**Total Bill**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$97.23**	**$1,166.76**		*$97.23*
19	*Difference (Line 18 - Line 4)*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	*$4.36*	***$52.32***	*$4.36*	

Line No	Summary by User Profile	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - $ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
	Average Non-Potable Irrigation Users ***1,000 gallons***	**4**	**3**	**3**	**4**	**4**	**5**	**4**	**4**	**5**	**4**	**3**	**4**	**47**		
	2025 Rates															
20	Water - Existing	$67.71	$54.81	$54.81	$67.71	$67.71	$80.61	$67.71	$67.71	$80.61	$67.71	$54.81	$67.71	**$799.62**		
21	Sewer - Existing	$41.90	$41.90	$41.90	$41.90	$41.90	$41.90	$41.90	$41.90	$41.90	$41.90	$41.90	$41.90	**$502.80**		
22	Drainage - Existing	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	**$60.00**		
23	**Total Bill**	**$114.61**	**$101.71**	**$101.71**	**$114.61**	**$114.61**	**$127.51**	**$114.61**	**$114.61**	**$127.51**	**$114.61**	**$101.71**	**$114.61**	**$1,362.42**		
	Proposed Structures															
24	Water - Existing	$67.71	$54.81	$54.81	$67.71	$67.71	$80.61	$67.71	$67.71	$80.61	$67.71	$54.81	$67.71	**$799.62**		
25	Sewer - 2026 Proposed	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	**$559.56**		
26	Drainage - 2026 Proposed	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	**$75.00**		
27	**Total Bill**	**$120.59**	**$107.69**	**$107.69**	**$120.59**	**$120.59**	**$133.49**	**$120.59**	**$120.59**	**$133.49**	**$120.59**	**$107.69**	**$120.59**	**$1,434.18**		*$119.52*
28	*Difference (Line 27 - Line 23)*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	***$71.76***	*$5.98*	
29	Water - RAG Recommendation	$76.62	$62.89	$62.89	$76.62	$76.62	$90.35	$76.62	$76.62	$90.35	$76.62	$62.89	$76.62	**$905.71**		
30	Sewer - 2026 Proposed	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	**$559.56**		
31	Drainage - 2026 Proposed	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	**$75.00**		
32	**Total Bill**	**$129.50**	**$115.77**	**$115.77**	**$129.50**	**$129.50**	**$143.23**	**$129.50**	**$129.50**	**$143.23**	**$129.50**	**$115.77**	**$129.50**	**$1,540.27**		*$128.36*
33	*Difference (Line 32 - Line 23)*	*$14.89*	*$14.06*	*$14.06*	*$14.89*	*$14.89*	*$15.72*	*$14.89*	*$14.89*	*$15.72*	*$14.89*	*$14.06*	*$14.89*	***$177.85***	*$14.82*	
34	Water - Mayor Pro Tem Mason Request	$68.36	$54.81	$54.81	$68.36	$68.36	$81.91	$68.36	$68.36	$81.91	$68.36	$54.81	$68.36	**$806.77**		
35	Sewer - 2026 Proposed	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	**$559.56**		
36	Drainage - 2026 Proposed	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	**$75.00**		
37	**Total Bill**	**$121.24**	**$107.69**	**$107.69**	**$121.24**	**$121.24**	**$134.79**	**$121.24**	**$121.24**	**$134.79**	**$121.24**	**$107.69**	**$121.24**	**$1,441.33**		*$120.11*
38	*Difference (Line 37 - Line 23)*	*$6.63*	*$5.98*	*$5.98*	*$6.63*	*$6.63*	*$7.28*	*$6.63*	*$6.63*	*$7.28*	*$6.63*	*$5.98*	*$6.63*	***$78.91***	*$6.58*	

Line No	Summary by User Profile		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - $ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
Average Potable Irrigation Users		***1,000 gallons***	**4**	**4**	**3**	**5**	**6**	**14**	**13**	**10**	**11**	**8**	**4**	**4**	**86**		
	2025 Rates																
39	Water - Existing		$67.71	$67.71	$54.81	$80.61	$93.51	$223.73	$206.97	$156.69	$173.45	$123.17	$67.71	$67.71	**$1,383.78**		
40	Sewer - Existing		$41.90	$41.90	$41.90	$41.90	$41.90	$41.90	$41.90	$41.90	$41.90	$41.90	$41.90	$41.90	**$502.80**		
41	Drainage - Existing		$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	**$60.00**		
42	**Total Bill**		**$114.61**	**$114.61**	**$101.71**	**$127.51**	**$140.41**	**$270.63**	**$253.87**	**$203.59**	**$220.35**	**$170.07**	**$114.61**	**$114.61**	**$1,946.58**		
	Proposed Structures																
43	Water - Existing		$67.71	$67.71	$54.81	$80.61	$93.51	$223.73	$206.97	$156.69	$173.45	$123.17	$67.71	$67.71	**$1,383.78**		
44	Sewer - 2026 Proposed		$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	**$559.56**		
45	Drainage - 2026 Proposed		$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	**$75.00**		
46	**Total Bill**		**$120.59**	**$120.59**	**$107.69**	**$133.49**	**$146.39**	**$276.61**	**$259.85**	**$209.57**	**$226.33**	**$176.05**	**$120.59**	**$120.59**	**$2,018.34**		*$168.20*
47	*Difference (Line 46 - Line 42)*		*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	*$5.98*	***$71.76***	*$5.98*	
48	Water - RAG Recommendation		$76.62	$76.62	$62.89	$90.35	$105.78	$229.22	$213.79	$167.50	$182.93	$136.64	$76.62	$76.62	**$1,495.58**		
49	Sewer - 2026 Proposed		$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	**$559.56**		
50	Drainage - 2026 Proposed		$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	**$75.00**		
51	**Total Bill**		**$129.50**	**$129.50**	**$115.77**	**$143.23**	**$158.66**	**$282.10**	**$266.67**	**$220.38**	**$235.81**	**$189.52**	**$129.50**	**$129.50**	**$2,130.14**		*$177.51*
52	*Difference (Line 51 - Line 42)*		*$14.89*	*$14.89*	*$14.06*	*$15.72*	*$18.25*	*$11.47*	*$12.80*	*$16.79*	*$15.46*	*$19.45*	*$14.89*	*$14.89*	***$183.56***	*$15.30*	
53	Water - Mayor Pro Tem Mason Request		$68.36	$68.36	$54.81	$81.91	$95.46	$232.28	$214.67	$161.84	$179.45	$126.62	$68.36	$68.36	**$1,420.48**		
54	Sewer - 2026 Proposed		$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	$46.63	**$559.56**		
55	Drainage - 2026 Proposed		$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	**$75.00**		
56	**Total Bill**		**$121.24**	**$121.24**	**$107.69**	**$134.79**	**$148.34**	**$285.16**	**$267.55**	**$214.72**	**$232.33**	**$179.50**	**$121.24**	**$121.24**	**$2,055.04**		*$171.25*
57	*Difference (Line 56 - Line 42)*		*$6.63*	*$6.63*	*$5.98*	*$7.28*	*$7.93*	*$14.53*	*$13.68*	*$11.13*	*$11.98*	*$9.43*	*$6.63*	*$6.63*	***$108.46***	*$9.04*	

Line No	Summary by User Profile	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - $ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
High Users	***1,000 gallons***	**6**	**5**	**5**	**7**	**10**	**24**	**22**	**17**	**20**	**13**	**6**	**6**	**141**		
	2025 Rates															
58	Water - Existing	$93.51	$80.61	$80.61	$106.41	$156.69	$419.73	$372.01	$274.01	$324.29	$206.97	$93.51	$93.51	**$2,301.86**		
59	Sewer - Existing	$94.94	$94.94	$94.94	$94.94	$94.94	$94.94	$94.94	$94.94	$94.94	$94.94	$94.94	$94.94	**$1,139.28**		
60	Drainage - Existing	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00	**$60.00**		
61	**Total Bill**	**$193.45**	**$180.55**	**$180.55**	**$206.35**	**$256.63**	**$519.67**	**$471.95**	**$373.95**	**$424.23**	**$306.91**	**$193.45**	**$193.45**	**$3,501.14**		
	Proposed Structures															
62	Water - Existing	$93.51	$80.61	$80.61	$106.41	$156.69	$419.73	$372.01	$274.01	$324.29	$206.97	$93.51	$93.51	**$2,301.86**		
63	Sewer - 2026 Proposed	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	**$1,312.68**		
64	Drainage - 2026 Proposed	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	**$75.00**		
65	**Total Bill**	**$209.15**	**$196.25**	**$196.25**	**$222.05**	**$272.33**	**$535.37**	**$487.65**	**$389.65**	**$439.93**	**$322.61**	**$209.15**	**$209.15**	**$3,689.54**		*$307.46*
66	*Difference (Line 65 - Line 61)*	*$15.70*	*$15.70*	*$15.70*	*$15.70*	*$15.70*	*$15.70*	*$15.70*	*$15.70*	*$15.70*	*$15.70*	*$15.70*	*$15.70*	***$188.40***	*$15.70*	
67	Water - RAG Recommendation	$105.78	$90.35	$90.35	$121.21	$167.50	$383.52	$352.66	$275.51	$321.80	$213.79	$105.78	$105.78	**$2,334.03**		
68	Sewer - 2026 Proposed	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	**$1,312.68**		
69	Drainage - 2026 Proposed	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	**$75.00**		
70	**Total Bill**	**$221.42**	**$205.99**	**$205.99**	**$236.85**	**$283.14**	**$499.16**	**$468.30**	**$391.15**	**$437.44**	**$329.43**	**$221.42**	**$221.42**	**$3,721.71**		*$310.14*
71	*Difference (Line 70 - Line 61)*	*$27.97*	*$25.44*	*$25.44*	*$30.50*	*$26.51*	*-$20.51*	*-$3.65*	*$17.20*	*$13.21*	*$22.52*	*$27.97*	*$27.97*	***$220.57***	*$18.38*	
72	Water - Mayor Pro Tem Mason Request	$95.46	$81.91	$81.91	$109.01	$161.84	$408.38	$373.16	$285.11	$337.94	$214.67	$95.46	$95.46	**$2,340.31**		
73	Sewer - 2026 Proposed	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	$109.39	**$1,312.68**		
74	Drainage - 2026 Proposed	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25	**$75.00**		
75	**Total Bill**	**$211.10**	**$197.55**	**$197.55**	**$224.65**	**$277.48**	**$524.02**	**$488.80**	**$400.75**	**$453.58**	**$330.31**	**$211.10**	**$211.10**	**$3,727.99**		*$310.67*
76	*Difference (Line 75 - Line 61)*	*$17.65*	*$17.00*	*$17.00*	*$18.30*	*$20.85*	*$4.35*	*$16.85*	*$26.80*	*$29.35*	*$23.40*	*$17.65*	*$17.65*	***$226.85***	*$18.90*	

APPENDIX B:

Multi-Unit Residential Bill Impact Detail

Line No	Summary by User Profile		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - $ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
Average Use/Unit		***1,000 gallons***	**3**	**3**	**3**	**3**	**3**	**4**	**4**	**4**	**4**	**3**	**2**	**3**	**39**		
	2025 Rates																
1	Water - Existing		$34.13	$34.13	$34.13	$34.13	$34.13	$41.93	$41.93	$41.93	$41.93	$34.13	$34.13	$34.13	**$440.76**		
2	Sewer - Existing		$20.95	$20.95	$20.95	$20.95	$20.95	$20.95	$20.95	$20.95	$20.95	$20.95	$20.95	$20.95	**$251.40**		
3	Drainage - Existing		$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50	**$30.00**		
4	**Total**		**$57.58**	**$57.58**	**$57.58**	**$57.58**	**$57.58**	**$65.38**	**$65.38**	**$65.38**	**$65.38**	**$57.58**	**$57.58**	**$57.58**	**$722.16**		
	Proposed Structures																
5	Water - Existing		$34.13	$34.13	$34.13	$34.13	$34.13	$41.93	$41.93	$41.93	$41.93	$34.13	$34.13	$34.13	**$440.76**		
6	Sewer - 2026 Proposed		$23.32	$23.32	$23.32	$23.32	$23.32	$23.32	$23.32	$23.32	$23.32	$23.32	$23.32	$23.32	**$279.78**		
7	Drainage - 2026 Proposed		$3.13	$3.13	$3.13	$3.13	$3.13	$3.13	$3.13	$3.13	$3.13	$3.13	$3.13	$3.13	**$37.50**		
8	**Total**		**$60.57**	**$60.57**	**$60.57**	**$60.57**	**$60.57**	**$68.37**	**$68.37**	**$68.37**	**$68.37**	**$60.57**	**$60.57**	**$60.57**	**$758.04**		*$63.17*
9	*Difference (Line 8 - Line 4)*		*$2.99*	*$2.99*	*$2.99*	*$2.99*	*$2.99*	*$2.99*	*$2.99*	*$2.99*	*$2.99*	*$2.99*	*$2.99*	*$2.99*	***$35.88***	*$2.99*	
10	Water - RAG Recommendation		$46.19	$46.19	$46.19	$46.19	$46.19	$59.87	$59.87	$59.87	$59.87	$46.19	$33.95	$46.19	**$596.76**		
11	Sewer - 2026 Proposed		$23.32	$23.32	$23.32	$23.32	$23.32	$23.32	$23.32	$23.32	$23.32	$23.32	$23.32	$23.32	**$279.78**		
12	Drainage - 2026 Proposed		$3.13	$3.13	$3.13	$3.13	$3.13	$3.13	$3.13	$3.13	$3.13	$3.13	$3.13	$3.13	**$37.50**		
13	**Total**		**$72.63**	**$72.63**	**$72.63**	**$72.63**	**$72.63**	**$86.31**	**$86.31**	**$86.31**	**$86.31**	**$72.63**	**$60.39**	**$72.63**	**$914.04**		*$76.17*
14	*Difference (Line 13 - Line 4)*		*$15.05*	*$15.05*	*$15.05*	*$15.05*	*$15.05*	*$20.93*	*$20.93*	*$20.93*	*$20.93*	*$15.05*	*$2.81*	*$15.05*	***$191.88***	*$15.99*	

APPENDIX C:

Commercial Bill Impact Detail

Line No	Summary by User Profile		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - $ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
3/4" Average User		*1,000 gallons*	**7**	**7**	**8**	**9**	**8**	**14**	**15**	**13**	**15**	**9**	**7**	**7**	**119**		
	2025 Rates																
1	Water - Existing		$117.04	$117.04	$129.97	$142.90	$129.97	$207.55	$220.48	$194.62	$220.48	$142.90	$117.04	$117.04	**$1,857.03**		
2	Sewer - Existing		$68.42	$68.42	$77.26	$86.10	$77.26	$121.46	$130.30	$112.62	$130.30	$86.10	$68.42	$68.42	**$1,095.08**		
3	Drainage - Existing		$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	**$111.00**		
4	**Total Bill**		**$194.71**	**$194.71**	**$216.48**	**$238.25**	**$216.48**	**$338.26**	**$360.03**	**$316.49**	**$360.03**	**$238.25**	**$194.71**	**$194.71**	**$3,063.11**		
	Proposed Structures																
5	Water - Existing		$117.04	$117.04	$129.97	$142.90	$129.97	$207.55	$220.48	$194.62	$220.48	$142.90	$117.04	$117.04	**$1,857.03**		
6	Sewer - 2026 Proposed		$76.33	$76.33	$86.51	$96.69	$86.51	$137.41	$147.59	$127.23	$147.59	$96.69	$76.33	$76.33	**$1,231.54**		
7	Drainage - 2026 Proposed		$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	**$138.72**		
8	**Total Bill**		**$204.93**	**$204.93**	**$228.04**	**$251.15**	**$228.04**	**$356.52**	**$379.63**	**$333.41**	**$379.63**	**$251.15**	**$204.93**	**$204.93**	**$3,227.29**		*$268.94*
9	*Difference (Line 8 - Line 4)*		*$10.22*	*$10.22*	*$11.56*	*$12.90*	*$11.56*	*$18.26*	*$19.60*	*$16.92*	*$19.60*	*$12.90*	*$10.22*	*$10.22*	***$164.18***	*$13.68*	
10	Water - RAG Recommendation		$120.96	$120.96	$135.14	$149.32	$135.14	$220.22	$234.40	$206.04	$234.40	$149.32	$120.96	$120.96	**$1,947.82**		
11	Sewer - 2026 Proposed		$76.33	$76.33	$86.51	$96.69	$86.51	$137.41	$147.59	$127.23	$147.59	$96.69	$76.33	$76.33	**$1,231.54**		
12	Drainage - 2026 Proposed		$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	**$138.72**		
13	**Total Bill**		**$208.85**	**$208.85**	**$233.21**	**$257.57**	**$233.21**	**$369.19**	**$393.55**	**$344.83**	**$393.55**	**$257.57**	**$208.85**	**$208.85**	**$3,318.08**		*$276.51*
14	*Difference (Line 13 - Line 4)*		*$14.14*	*$14.14*	*$16.73*	*$19.32*	*$16.73*	*$30.93*	*$33.52*	*$28.34*	*$33.52*	*$19.32*	*$14.14*	*$14.14*	***$254.97***	*$21.25*	

Line No	Summary by User Profile		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - $ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
1" Average User		***1,000 gallons***	**2**	**2**	**2**	**3**	**2**	**15**	**14**	**14**	**17**	**8**	**2**	**2**	**83**		
	2025 Rates																
15	Water - Existing		$64.74	$64.74	$64.74	$77.67	$64.74	$232.83	$219.90	$219.90	$258.69	$142.32	$64.74	$64.74	**$1,539.75**		
16	Sewer - Existing		$33.06	$33.06	$33.06	$41.90	$33.06	$130.30	$121.46	$121.46	$139.14	$77.26	$33.06	$33.06	**$829.88**		
17	Drainage - Existing		$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	**$111.00**		
18	**Total Bill**		**$107.05**	**$107.05**	**$107.05**	**$128.82**	**$107.05**	**$372.38**	**$350.61**	**$350.61**	**$407.08**	**$228.83**	**$107.05**	**$107.05**	**$2,480.63**		
	Proposed Structures																
19	Water - Existing		$64.74	$64.74	$64.74	$77.67	$64.74	$232.83	$219.90	$219.90	$258.69	$142.32	$64.74	$64.74	**$1,539.75**		
20	Sewer - 2026 Proposed		$35.61	$35.61	$35.61	$45.79	$35.61	$147.59	$137.41	$137.41	$157.77	$86.51	$35.61	$35.61	**$926.14**		
21	Drainage - 2026 Proposed		$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	**$138.72**		
22	**Total Bill**		**$111.91**	**$111.91**	**$111.91**	**$135.02**	**$111.91**	**$391.98**	**$368.87**	**$368.87**	**$428.02**	**$240.39**	**$111.91**	**$111.91**	**$2,604.61**		*$217.05*
23	*Difference (Line 22 - Line 18)*		*$4.86*	*$4.86*	*$4.86*	*$6.20*	*$4.86*	*$19.60*	*$18.26*	*$18.26*	*$20.94*	*$11.56*	*$4.86*	*$4.86*	***$123.98***	*$10.33*	
24	Water - RAG Recommendation		$60.54	$60.54	$60.54	$74.72	$60.54	$244.88	$230.70	$230.70	$273.24	$145.62	$60.54	$60.54	**$1,563.10**		
25	Sewer - 2026 Proposed		$35.61	$35.61	$35.61	$45.79	$35.61	$147.59	$137.41	$137.41	$157.77	$86.51	$35.61	$35.61	**$926.14**		
26	Drainage - 2026 Proposed		$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	**$138.72**		
27	**Total Bill**		**$107.71**	**$107.71**	**$107.71**	**$132.07**	**$107.71**	**$404.03**	**$379.67**	**$379.67**	**$442.57**	**$243.69**	**$107.71**	**$107.71**	**$2,627.96**		*$219.00*
28	*Difference (Line 27 - Line 18)*		*$0.66*	*$0.66*	*$0.66*	*$3.25*	*$0.66*	*$31.65*	*$29.06*	*$29.06*	*$35.49*	*$14.86*	*$0.66*	*$0.66*	***$147.33***	*$12.28*	

Line No	Summary by User Profile		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - $ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
1 1/2" Average User		***1,000 gallons***	**34**	**30**	**31**	**48**	**67**	**68**	**65**	**62**	**64**	**40**	**27**	**34**	**570**		
	2025 Rates																
29	Water - Existing		$536.40	$471.84	$487.98	$762.36	$1,069.02	$1,085.16	$1,036.74	$988.32	$1,020.60	$633.24	$423.42	$536.40	**$9,051.48**		
30	Sewer - Existing		$271.74	$245.22	$245.22	$377.82	$519.26	$528.10	$501.58	$483.90	$492.74	$315.94	$218.70	$271.74	**$4,471.96**		
31	Drainage - Existing		$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	**$111.00**		
32	**Total Bill**		**$817.39**	**$726.31**	**$742.45**	**$1,149.43**	**$1,597.53**	**$1,622.51**	**$1,547.57**	**$1,481.47**	**$1,522.59**	**$958.43**	**$651.37**	**$817.39**	**$13,634.44**		
	Proposed Structures																
33	Water - Existing		$536.40	$471.84	$487.98	$762.36	$1,069.02	$1,085.16	$1,036.74	$988.32	$1,020.60	$633.24	$423.42	$536.40	**$9,051.48**		
34	Sewer - 2026 Proposed		$310.47	$279.93	$279.93	$432.63	$595.51	$605.69	$575.15	$554.79	$564.97	$361.37	$249.39	$310.47	**$5,120.30**		
35	Drainage - 2026 Proposed		$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	**$138.72**		
36	**Total Bill**		**$858.43**	**$763.33**	**$779.47**	**$1,206.55**	**$1,676.09**	**$1,702.41**	**$1,623.45**	**$1,554.67**	**$1,597.13**	**$1,006.17**	**$684.37**	**$858.43**	**$14,310.50**		*$1,192.54*
37	*Difference (Line 36 - Line 32)*		*$41.04*	*$37.02*	*$37.02*	*$57.12*	*$78.56*	*$79.90*	*$75.88*	*$73.20*	*$74.54*	*$47.74*	*$33.00*	*$41.04*	***$676.06***	*$56.34*	
38	Water - RAG Recommendation		$537.87	$481.15	$495.33	$736.39	$1,005.81	$1,019.99	$977.45	$934.91	$963.27	$622.95	$438.61	$537.87	**$8,751.60**		
39	Sewer - 2026 Proposed		$310.47	$279.93	$279.93	$432.63	$595.51	$605.69	$575.15	$554.79	$564.97	$361.37	$249.39	$310.47	**$5,120.30**		
40	Drainage - 2026 Proposed		$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	**$138.72**		
41	**Total Bill**		**$859.90**	**$772.64**	**$786.82**	**$1,180.58**	**$1,612.88**	**$1,637.24**	**$1,564.16**	**$1,501.26**	**$1,539.80**	**$995.88**	**$699.56**	**$859.90**	**$14,010.62**		*$1,167.55*
42	*Difference (Line 41 - Line 32)*		*$42.51*	*$46.33*	*$44.37*	*$31.15*	*$15.35*	*$14.73*	*$16.59*	*$19.79*	*$17.21*	*$37.45*	*$48.19*	*$42.51*	***$376.18***	*$31.35*	

Line No	Summary by User Profile		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	*Avg. Monthly Change (Annual Change - $ / 12 months)*	*Avg. Monthly Bill (Annual Bill / 12 Months)*
2" Average User		*1,000 gallons*	**41**	**41**	**39**	**54**	**48**	**74**	**74**	**80**	**103**	**82**	**60**	**56**	**752**		
	2025 Rates																
43	Water - Existing		$686.20	$686.20	$653.92	$896.02	$799.18	$1,218.82	$1,218.82	$1,315.66	$1,686.88	$1,347.94	$992.86	$928.30	**$12,430.80**		
44	Sewer - Existing		$324.78	$324.78	$307.10	$422.02	$377.82	$572.30	$572.30	$616.50	$793.30	$634.18	$466.22	$439.70	**$5,851.00**		
45	Drainage - Existing		$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	$9.25	**$111.00**		
46	**Total Bill**		**$1,020.23**	**$1,020.23**	**$970.27**	**$1,327.29**	**$1,186.25**	**$1,800.37**	**$1,800.37**	**$1,941.41**	**$2,489.43**	**$1,991.37**	**$1,468.33**	**$1,377.25**	**$18,392.80**		
	Proposed Structures																
47	Water - Existing		$686.20	$686.20	$653.92	$896.02	$799.18	$1,218.82	$1,218.82	$1,315.66	$1,686.88	$1,347.94	$992.86	$928.30	**$12,430.80**		
48	Sewer - 2026 Proposed		$371.55	$371.55	$351.19	$483.53	$432.63	$656.59	$656.59	$707.49	$911.09	$727.85	$534.43	$503.89	**$6,708.38**		
49	Drainage - 2026 Proposed		$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	**$138.72**		
50	**Total Bill**		**$1,069.31**	**$1,069.31**	**$1,016.67**	**$1,391.11**	**$1,243.37**	**$1,886.97**	**$1,886.97**	**$2,034.71**	**$2,609.53**	**$2,087.35**	**$1,538.85**	**$1,443.75**	**$19,277.90**		*$1,606.49*
51	*Difference (Line 50 - Line 46)*		*$49.08*	*$49.08*	*$46.40*	*$63.82*	*$57.12*	*$86.60*	*$86.60*	*$93.30*	*$120.10*	*$95.98*	*$70.52*	*$66.50*	***$885.10***	*$73.76*	
52	Water - RAG Recommendation		$668.57	$668.57	$640.21	$852.91	$767.83	$1,136.51	$1,136.51	$1,221.59	$1,547.73	$1,249.95	$937.99	$881.27	**$11,709.64**		
53	Sewer - 2026 Proposed		$371.55	$371.55	$351.19	$483.53	$432.63	$656.59	$656.59	$707.49	$911.09	$727.85	$534.43	$503.89	**$6,708.38**		
54	Drainage - 2026 Proposed		$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	$11.56	**$138.72**		
55	**Total Bill**		**$1,051.68**	**$1,051.68**	**$1,002.96**	**$1,348.00**	**$1,212.02**	**$1,804.66**	**$1,804.66**	**$1,940.64**	**$2,470.38**	**$1,989.36**	**$1,483.98**	**$1,396.72**	**$18,556.74**		*$1,546.40*
56	*Difference (Line 55 - Line 46)*		*$31.45*	*$31.45*	*$32.69*	*$20.71*	*$25.77*	*$4.29*	*$4.29*	*-$0.77*	*-$19.05*	*-$2.01*	*$15.65*	*$19.47*	***$163.94***	*$13.66*	

APPENDIX D:

High-Strength Commercial Sewer Rates Bill Impact Detail

Line No.	Customer Sewer Use by Profile (1,000 gallons)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
	Water Use Profile													
1	3/4" Average User	7	7	8	9	8	14	15	13	15	9	7	7	**119**
2	1" Average User	2	2	2	3	2	15	14	14	17	8	2	2	**83**
3	1 1/2" Average User	34	30	31	48	67	68	65	62	64	40	27	34	**570**
4	2" Average User	41	41	39	54	48	74	74	80	103	82	60	56	**752**
	Billed Sewer Use - 85% Actual Water Use													
5	3/4" Average User	6	6	7	8	7	12	13	11	13	8	6	6	**103**
6	1" Average User	2	2	2	3	2	13	12	12	14	7	2	2	**73**
7	1 1/2" Average User	29	26	26	41	57	58	55	53	54	34	23	29	**485**
8	2" Average User	35	35	33	46	41	63	63	68	88	70	51	48	**641**

Line No.	Bill Detail by Customer Profile		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Avg. Monthly Change (Annual Change - $ / 12 months)	Avg. Monthly Bill (Annual Bill / 12 Months)
Existing Sewer Rate Structure																	
	Existing Rates																
1	Monthly Base Fee	$15.38															
2	Volume Rate, $/1,000 gallons	$8.84															
	Existing Sewer Bills																
3	3/4" Average User		$68.42	$68.42	$77.26	$86.10	$77.26	$121.46	$130.30	$112.62	$130.30	$86.10	$68.42	$68.42	**$1,095.08**		
4	1" Average User		$33.06	$33.06	$33.06	$41.90	$33.06	$130.30	$121.46	$121.46	$139.14	$77.26	$33.06	$33.06	**$829.88**		
5	1 1/2" Average User		$271.74	$245.22	$245.22	$377.82	$519.26	$528.10	$501.58	$483.90	$492.74	$315.94	$218.70	$271.74	**$4,471.96**		
6	2" Average User		$324.78	$324.78	$307.10	$422.02	$377.82	$572.30	$572.30	$616.50	$793.30	$634.18	$466.22	$439.70	**$5,851.00**		
Proposed Sewer Rate Structure																	
	Proposed Rates - Low Strength																
1	Monthly Base Fee	$15.25															
2	Volume Rate, $/1,000 gallons	$10.18															
	Proposed Sewer Bills - Low Strength																
3	3/4" Average User		$76.33	$76.33	$86.51	$96.69	$86.51	$137.41	$147.59	$127.23	$147.59	$96.69	$76.33	$76.33	**$1,231.54**	$0.66	$102.63
4	1" Average User		$35.61	$35.61	$35.61	$45.79	$35.61	$147.59	$137.41	$137.41	$157.77	$86.51	$35.61	$35.61	**$926.14**	$0.21	$77.18
5	1 1/2" Average User		$310.47	$279.93	$279.93	$432.63	$595.51	$605.69	$575.15	$554.79	$564.97	$361.37	$249.39	$310.47	**$5,120.30**	$3.23	$426.69
6	2" Average User		$371.55	$371.55	$351.19	$483.53	$432.63	$656.59	$656.59	$707.49	$911.09	$727.85	$534.43	$503.89	**$6,708.38**	$3.90	$559.03
	Proposed Rates - Medium Strength																
7	Monthly Base Fee	$15.25															
8	Volume Rate, $/1,000 gallons	$12.76															
	Proposed Sewer Bills - Medium Strength																
9	3/4" Average User		$91.81	$91.81	$104.57	$117.33	$104.57	$168.37	$181.13	$155.61	$181.13	$117.33	$91.81	$91.81	**$1,497.28**	$7.65	$124.77
10	1" Average User		$40.77	$40.77	$40.77	$53.53	$40.77	$181.13	$168.37	$168.37	$193.89	$104.57	$40.77	$40.77	**$1,114.48**	$3.40	$92.87
11	1 1/2" Average User		$385.29	$347.01	$347.01	$538.41	$742.57	$755.33	$717.05	$691.53	$704.29	$449.09	$308.73	$385.29	**$6,371.60**	$25.75	$530.97
12	2" Average User		$461.85	$461.85	$436.33	$602.21	$538.41	$819.13	$819.13	$882.93	$1,138.13	$908.45	$666.01	$627.73	**$8,362.16**	$35.52	$696.85
	Proposed Rates - High Strength																
13	Monthly Base Fee	$15.25															
14	Volume Rate, $/1,000 gallons	$20.46															
	Proposed Sewer Bills - High Strength																
15	3/4" Average User		$138.01	$138.01	$158.47	$178.93	$158.47	$260.77	$281.23	$240.31	$281.23	$178.93	$138.01	$138.01	**$2,290.38**	$99.61	$190.87
16	1" Average User		$56.17	$56.17	$56.17	$76.63	$56.17	$281.23	$260.77	$260.77	$301.69	$158.47	$56.17	$56.17	**$1,676.58**	$70.56	$139.72
17	1 1/2" Average User		$608.59	$547.21	$547.21	$854.11	$1,181.47	$1,201.93	$1,140.55	$1,099.63	$1,120.09	$710.89	$485.83	$608.59	**$10,106.10**	$469.51	$842.18
18	2" Average User		$731.35	$731.35	$690.43	$956.41	$854.11	$1,304.23	$1,304.23	$1,406.53	$1,815.73	$1,447.45	$1,058.71	$997.33	**$13,297.86**	$620.57	$1,108.16

Customer Bill Impact Memo Amendment

DATE:	January 28, 2026
TO:	Meagan Smith, Deputy Director of Public Works Nic Redavid, Finance Director
FROM:	Todd Cristiano, Vice President Ellyse Ritchie, Senior Consultant
SUBJECT:	Customer Bill Impact Analysis for 2026 Proposed Rate Structures – Board of Trustees Meeting January 20, 2026

Summary

This amendment details the monthly water rates used to calculate customer bill impacts presented to the Board before the January 20, 2026 Board of Trustees meeting. All rate alternatives except the Mayor Pro Tem Mason Request were previously presented at the December 16th Board of Trustees meeting. Sewer rates, which were included in Appendix D of the original Customer Bill Impact Memo, are not repeated in this amendment.

Water Rate Schedules

Table 1: Single-Unit Residential Rate Structure Alternatives

Description	*Tier Thresholds*	*Rates*
Existing Rates		
Base Rate (3/4" Meter)		$54.81
Volume Rate ($/1,000 gallons)		
Tier 1	3	$0.00
Tier 2	7	$12.90
Tier 3	20	$16.76
Tier 4	>20	$23.86
Alt 1 - RAG Recommendation		
Base Rate (3/4" Meter)		$21.70
Volume Rate ($/1,000 gallons)		
Tier 1	5	$13.73
Tier 2	35	$15.43
Tier 3	>35	$21.46
Alt 2 - Mayor Pro Tem Mason Recommendation/Request		
Base Rate (3/4" Meter)		$54.81
Volume Rate ($/1,000 gallons)		
Tier 1	3	$0.00
Tier 2	7	$13.55
Tier 3	35	$17.61
Tier 4	>35	$25.06

Table 2: Multi-Unit Residential Rate Structure Alternatives

Description	Tier Thresholds [1]	Rates
Existing Rates		
Base Rate (Per Dwelling Unit)		$34.13
Volume Rate ($/1,000 gallons)		
Tier 1	3	$0.00
Tier 2	5	$7.80
Tier 3	14	$10.15
Tier 4	>14	$14.46
Alt 1 - RAG Recommendation		
Base Rate (Per Dwelling Unit)		$21.70
Volume Rate ($/1,000 gallons)		
Tier 1	3	$12.24
Tier 2	>3	$13.68

Table 3: Commercial Rate Structure Alternatives

Description	Tier Thresholds	Rates
Existing Rates		
Base Rate		
3/4"		$26.53
1"		$38.88
1 1/2"		$67.89
2"		$104.71
Volume Rate ($/1,000 gallons)		
Tier 1	25	$12.93
Tier 2	120	$16.14
Tier 3	> 120	$19.37
Alt 1 - RAG Recommendation		
Base Rate		
3/4"		$21.70
1"		$32.18
1 1/2"		$55.75
2"		$87.19
Volume Rate ($/1,000 gallons)		
All Usage		$14.18

[1] Multi-unit residential tier thresholds are multiplied by the number of dwelling units. For example, a duplex would have tier thresholds of 6,000, 10,000, 28,000, and >28,000 gallons under the existing rate structure.

Town of Wellington

Water Rate and Tap Fee Study

January 20, 2026

RAFTELIS

Agenda

- Rate study recap
- Tap fee overview
- Proposed tap fee
- Tap fee survey

Rate study process

Financial plan
What amount of revenue is needed?

Cost of Service
Is each class paying its proportionate share of costs?

Rate Design
Do rates meet community objectives while recovering costs?

Tap Fees
Are tap fee recovering the cost to serve new development?

Tap Fees

Tap fees defined

- One-time fee for capacity to serve new development
- Incremental fee for increased in capacity

- Fee based on the value of utility’s capacity and the amount of capacity needed by new development

- Fee represents cost to reserve capacity in backbone facilities such as treatment plants, transmission mains, treated storage, etc.

- Should not be used to finance operations

Tap fee statutory requirements

- Governed by Colorado Revised Statute 20-20-104.5
- Legislatively adopted

- Intended to defray the projected impacts on capital facilities caused by development

- Local government to quantify to the proposed impacts of proposed development

- Local government to establish fee at a level no greater than necessary to defray the impact related to development

Benefits of tap fees

- Diversified revenue sources to fund capital
- Reduces the reliance on debt to fund capital expansion
- Can mitigate rate increases
- Mechanism to recoup expansion costs funded by existing customers

Impact fee versus user rates

User rates

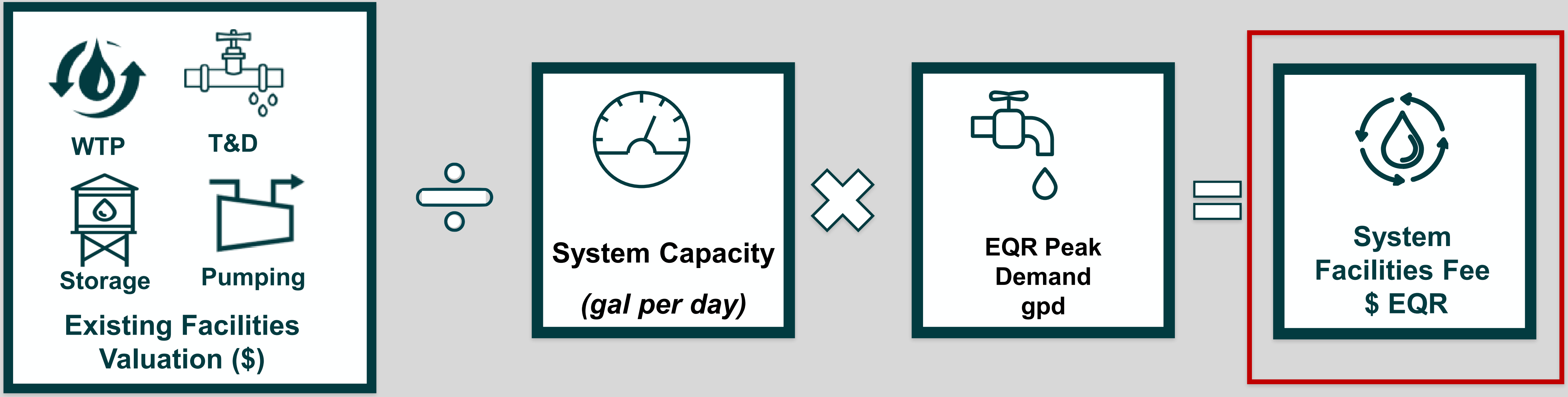
- Assessed monthly
- Recovers budgetary costs
  - Operation and maintenance expenses
  - Debt service
  - Capital costs
- Structure
  - Fixed charge
  - Volume rate
- Costs are recovered over the fiscal period

Tap fees

- One-time charge
- Recovers cost to serve new development
  - Wells, WTP
  - Storage
  - Transmission and distribution
  - Water rights
- Structure: EQR basis
- Costs are recovered when all capacity has been sold

Water impact fee methodology example

"Buy-in approach" - capacity available to serve new development



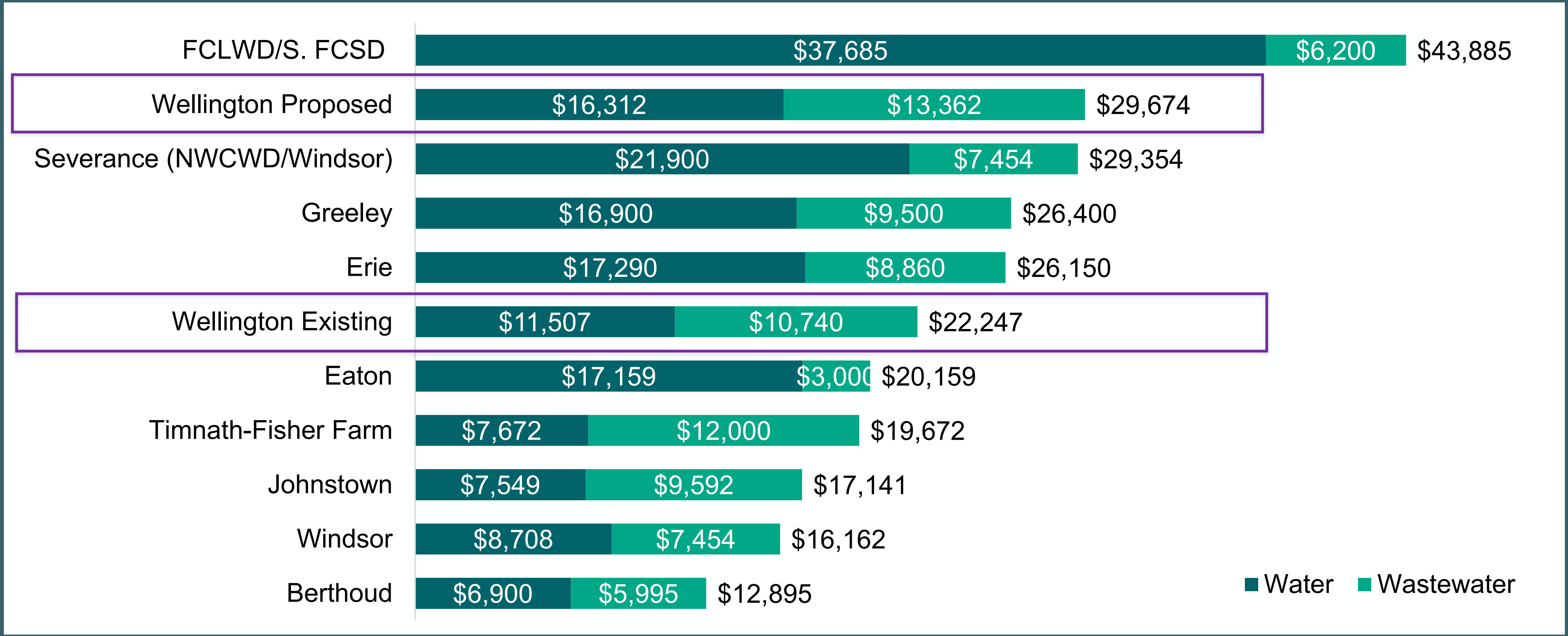
Comparison of current and calculated water impact fees

Meter Size and Class	Current Fee	Calculated Fee	$ - Change
Residential - Single Unit			
Non-Potable System	$11,507	$7,340	-$4,166
Potable System	$11,507	$16,312	$4,805
Residential – Multi-Unit (Per Dwelling Unit)			
Non-Potable System [1]	$8,055	$7,340	-$715
Potable System	$8,055	$11,419	$3,364
Commercial & Industrial			
3/4"	$11,507	$16,312	$4,805
1"	$18,411	$26,099	$7,688
1-1/2"	$52,932	$75,035	$22,103
2"	$65,589	$92,978	$27,389
> 2"	*Calculated*	*Calculated*	*Calculated*
[1] Requires separate potable irrigation tap			

Comparison of existing and calculated wastewater impact fees

Meter Size and Class	Current Fee	Calculated Fee	$ - Change
Residential			
Single-Unit	$10,740	$13,363	$2,623
Multi-Unit (Per Dwelling Unit)	$7,518	$9,354	$1,836
Commercial & Industrial			
3/4"	$10,740	$13,363	$2,623
1"	$17,184	$21,381	$4,197
1-1/2"	$49,407	$61,474	$12,067
2"	$61,220	$76,172	$14,952
> 2"	*Calculated*	*Calculated*	*Calculated*

Peer utility impact fee comparison Residential, ¾” meter



Assumes 7,400 sq ft lot, 1,800 sq ft single-unit residential home

Thank you!

Contact: Todd Cristiano
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