



**Item:** Resolution 9955, Establishing Water, Sewer and Storm Drain Utility Service Rates effective May 1, 2012

**From:** Melissa Kinzler, Fiscal Services Director

**Initiated By:** Public Works and Fiscal Services

**Presented By:** Jim Rearden, Public Works Director & Melissa Kinzler, Fiscal Services Director

**Action Requested:** Conduct public hearing

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**REVISED**

**Public Hearing:**

1. Mayor conducts public hearing, calling three times each for opponents and proponents.
2. Mayor closes public hearing and asks the will of the Commission

**Suggested Motion:**

1. Commissioner moves:

“I move the City Commission (adopt/deny) Resolution 9955 Establishing Water, Sewer and Storm Drain Utility Service Rates to include increases of 5%, 10% and 0% respectively to become effective May 1, 2012.”

2. Mayor calls for a second, discussion, and calls for the vote.
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**Staff Recommendation:** Staff recommends the City Commission conduct the public hearing and adopt Resolution 9955 to establish water, sewer, and storm drain utility service rates effective May 1, 2012.

Each year, staff reviews and analyzes the financing needs of the water, sewer, and storm drain funds. The review ensures the City has adequate funding necessary for day to day operations, and provide for any capital improvements, emergency main breaks, or replacements. These funds also provide the financing to run the Water and Wastewater Treatment Plants effectively. Adjustments in utility rates are also necessary to provide adequate revenue to finance the capital improvements program, meet debt service coverage requirements and to maintain appropriate reserves. Staff is recommending a 5% or \$1.27 per month average residential increase in water rates; a 10% or \$1.88 per month average residential increase in sewer rates; and no increase in storm drain rates. Staff has found moderate annual increases to service rates are more effective

in meeting revenue needs as opposed to sporadic large increases. The average annual service rate and fee increase for the 10 year period 2002-2011 is 3.55% for water, 5.02% for sewer and 3.00% for storm drain.

The higher rate increase for sewer is due to the approximately \$19.1 million of capital improvements needed due to the State of Montana Department of Environmental Quality and United States Environmental Protection Agency regulations attributed to the City's wastewater discharge permit.

The water rate change also applies to Fire Hydrant charges. Fire hydrants are integral to the water system as a whole, and included as a monthly charge within the rate structure rather than a once a year special assessment. Also included are water and sewer connection and tapping fees, which do not have any impact upon monthly water and sewer bills. These are one time charges for the initial connection to the existing service lines.

Resolution 9955, Appendix A was amended to reflect the new sewer rates for MaltEurop North America, Inc. These rates are retroactive to July 1, 2010. **The revised water and sewer agreements contract with MaltEurop North America, Inc. (MaltEurop), which are independent of the rates, will be presented to approved by the City Commission for approval at a later date.**

**At a later date, the City Commission will review revised water and sewer agreements with MaltEurop North America, Inc. (MaltEurop). Staff is currently completing the final details of a draft agreement which covers more than just water/sewer rates. The proposed sewer rate for MaltEurop was presented by City staff at the January 17, 2012 Commission Work Session. At that time, staff recommended that "Option A" be adopted by the Commission. The new sewer rates for MaltEurop were presented and recommended by City staff at the January 17, 2012 Commission Work Session. The rates are Option A of the presented options from the January 17, 2012 Commission Work Session.**

**Concurrences:** Representatives from Public Works and Fiscal Services worked together throughout the process.

**Fiscal Impact:** Comparisons of current versus proposed charges, rate and fee structures are attached. With the proposed rates beginning May 1, 2012 the average residential utility bill will increase approximately 6.41%, or \$3.15 per month. This is derived from a 5% or \$1.27 increase in water rates, a 10% or \$1.88 increase in sewer rates, and no increase in storm drain rates. **The increased MaltEurop rate is a flow rate per CCF of \$1.53, retroactive to July 1, 2010.**

**Alternatives:** The City Commission could choose to not **adopt Resolution 9955 and not increase rates.** ~~set the public hearing and thereby deny Resolution 9955.~~ **However, the City would be at risk of not meeting permit requirements.**

**Attachments/Exhibits:** Resolution 9955 w/ Appendix A  
Public Notice (for mailing and publication)  
Current Rates vs. Proposed Rates

**RESOLUTION 9955**  
**ESTABLISHING WATER, SEWER, AND STORM DRAIN SERVICE RATES**

A RESOLUTION TO ESTABLISH WATER, SEWER, AND STORM DRAIN SERVICE RATES IN ACCORDANCE WITH 13.02.040 OCCGF, EFFECTIVE MAY 1, 2012

**WHEREAS:**

The City Commission of the City of Great Falls, met and conducted the hearing in the regular session on Tuesday, April 17, 2012 at the Civic Center, Great Falls, Montana, at 7:00 p.m. and did consider the cost of operation, equipment, facilities, debt service, and capital improvements for the Water, Sewer, and Storm Drain systems;

13.02.040 OCCGF states: "All rates or fees for use of the utility systems or for permits, licenses, connections or inspections shall be defined by resolution and approved by the City Commission. . ."

**NOW, THEREFORE:**

The City Commission of the City of Great Falls does hereby establish water, sewer, and storm drain service rates for City customers as follows:

Water, Sewer, and Storm Drain Utility Service Rates as shown in Appendix A

Passed by the Commission of the City of Great Falls, Montana, on this 17<sup>th</sup> day of April, 2012.

\_\_\_\_\_  
Michael J. Winters, Mayor

**ATTEST:**

\_\_\_\_\_  
Lisa Kunz, City Clerk

(SEAL OF CITY)

**APPROVED FOR LEGAL CONTENT:**

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James W. Santoro, City Attorney

**CITY OF GREAT FALLS, MONTANA**  
**RESOLUTION 9955, Appendix A**  
 pg 1 of 2  
 effective 5/1/2012

Combined Water & Sewer	Quantity Charges CCF / Mo.		Monthly Service Charges											
			Not Meter Based	Meter Based - Service Line Size (inches)									see 6" if "na"	
	1st 300 cf	Over 300 cf		(3/4") 0.75	1	1.25	1.50	2	3	4	6	8	10	12
<b>RESIDENTIAL WATER</b>														
2012 5.00%														
2012 Regular Residential	1.03	1.72		5.30	5.65	10.24	10.24	12.97	34.58	50.05	100.86	151.84	214.71	316.84
2012 Low Income Residential (90 % of Regular Residential)	0.93	1.55		4.77	5.08	9.21	9.21	11.67	31.12	45.05	90.78	136.66	193.24	285.15
Fire Hydrant														
2012 Monthly				1.89	2.16	6.00	6.00	8.30	26.28	39.25	81.63			
2012 Annual				22.68	25.92	72.00	72.00	99.60	315.36	471.00	979.56			
<b>SEWER</b>														
2012 10.00%														
2012 Regular Residential	1.55	2.56	7.21											
2012 Low Income Residential (90 % of Regular Residential)	1.40	2.31	6.48											
<b>COMMERCIAL WATER</b>														
2012 5.00%														
2012 Regular Commercial	1.28	1.28		5.30	5.65	10.24	10.24	12.97	34.58	50.05	100.86	151.84	214.71	316.84
2012 Black Eagle	1.32	1.32								2 - 8" meters @		151.84		
2012 Malmstrom AFB	1.47	1.47						1 - 4" plus 1 - 10" meter		50.05	plus	214.71		
2012 Raw Water	0.22	0.22												
Fire Hydrant														
2012 Monthly				1.89	2.16	6.00	6.00	8.30	26.28	39.25	81.63			
2012 Annual				22.68	25.92	72.00	72.00	99.60	315.36	471.00	979.56			
Fire Lines														
2012 Monthly				na	na	na	na	2.02	3.07	4.74	8.44	11.43		29.42
2012 Annual				na	na	na	na	24.26	36.81	56.89	101.22	137.19		353.02
<b>SEWER</b>														
2012 10.00%														
2012 Regular Commercial	2.20	2.20	7.21											
2012 Black Eagle	2.20	2.20	7.21											
2012 Malmstrom AFB	1.91	1.91	7.21											
2012 ADM MaltEurop	** 1.53	** 1.53	** 6.55											
<b>PRE-TREATMENT SEWER CHARGES</b>														
2012 10.00%														
2012 Regular Charges	1.07	1.07	7.21											
2012 BOD > 0 mg/L	per pound		0.453											
2012 TSS > 0 mg/L	per pound		0.310											
<b>SEWER EXTRA STRENGTH CHARGES</b>														
2012 10.00%														
<b>BOD &gt; 200 mg/L</b>														
2012 Regular Commercial inc Malmstrom AFB & Black Eagle	per pound		0.453											
2012 MaltEurop	per pound		0.276											
<b>TSS &gt; 250 mg/L</b>														
2012 Regular Commercial inc Malmstrom AFB & Black Eagle	per pound		0.310											
2012 MaltEurop	per pound		0.260											

\*\*Pending Negotiations

**CITY OF GREAT FALLS, MONTANA**  
**RESOLUTION 9955, Appendix A**  
**pg 2 of 2**  
**effective 5/1/2012**

**WATER**                      **SEWER**  
**2012**                      **5.00%**                      **2012**                      **10.00%**

**Water Service Line Size (inches)**

	(3/4") 0.75	1.00	1.25	1.50	2.00	3.00	4.00	6.00	8.00	10.00	12.00
<b>CONNECTION FEES</b>											
<b>WATER</b>											
2012	\$ 370	\$ 411	\$ -	\$ 500	\$ 541	\$ 814	\$ 1,045	\$ 1,619	\$ 2,707	\$ -	\$ 5,426

Fee shall be ADDED TO: General Plumbing Permit for extension to new buildings; or, Inspection Permits for larger diameter pipe.

**SEWER**

Single Family Residential	2012	\$ 218										
Commercial & Multi Family Units	2012	\$ 218	\$ 407	\$ -	\$ 799	\$ 1,676	\$ 3,194	\$ 5,756	\$ 8,318	\$ 12,760	\$ 17,645	\$ 24,549

Connection Fees are for connection of service line to WATER AND SEWER mains, and do not include installation or general plumbing permits.

There is no fee to connect to the STORM SEWER SYSTEM.

Call City of Great Falls Community Development for more information @ 406-771-1180

Inspections and the associated fees are for the inspection and approval of all water and sewer service work and connections under OCCGF, Title 13

Call City of Great Falls Engineering for more information @ 406-771-1258

Where one meter serves one multi-purpose development, either mobile home, multiple family housing units, local business, commercial, industrial, residential use zones or variance, the connection charge will be based upon the size of the water tap. If there is no water tap, the charge will be based upon the the sewage being discharged on the same ratio as for other sewer connections.

**TAPPING FEES (Water)**

Fee for any new or replacement tap being made on a water main.

1 to 5 taps Fee per Tap:	2012	\$ 397	\$ 417	\$ -	\$ 629	\$ 793
6 or more Fee per Tap:	2012	\$ 355	\$ 390	\$ -	\$ 629	\$ 793

INCLUDED in this fee is installation of a corporation stop on the main, and furnishing of corporation stop, curb stop and box.

NOT INCLUDED, and to be BILLED EXTRA, is the cost of saddles, clamps and other extraneous fitting required for the tap.

**TURN ON/OFF**

Flat fee of :	2012	\$ 35	After Hours	2012	\$ 60
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**WATER TREATMENT PLANT (WTP)**

Laboratory Fees	Akalinity	Hardness	pH	Specific Conductance	Total Coliform & E. coli. P/A	Total Coliform & E. coli. MPN	Turbidity	HPC
2012	\$ 20	\$ -	\$ 10	\$ 10	\$ 21	\$ 26	\$ 10	\$ 30

**WASTEWATER TREATMENT PLANT (WWTP)**

**Industrial Discharge Permit Application Fees** (Based upon Wastewater Discharge Quantity)

Gallons per Day (GPD)	0 to 10,000	10,001 to 25,000	25,001 to 100,000	Over 100,000	+PLUS	per 100,000 GPD, or portion thereof
2012	\$ 113	\$ 183	\$ 234	\$ 234	\$ 69	

**Hauled Waste Disposal Fees**

0 to 100 Gallons	2012	No Charge	Disposal of wastes from holding tanks of privately owned recreational vehicles must be discharged directly from the recreational vehicle and must not exceed 100 gallons
	2012	\$ 20	per 1,000 gallons, or portion thereof, for hauled waste. A minimum charge for 1000 gallons will be levied for each load delivered.

**Additional Fees**

Additional fees may be charged for necessary testing prior to acceptance of wastes classified as non-domestic or industrial in nature.

**PUBLIC NOTICE  
PUBLIC HEARING ON RESOLUTION 9955  
TO ESTABLISH WATER, SEWER, AND STORM DRAIN  
UTILITY SERVICE RATES**

The City of Great Falls is proposing to raise water and sewer utility service rates, effective May 1, 2012. The increases are necessary to meet bonded debt coverage, to keep up with inflation, to cover the cost of service, and provide for necessary capital improvements.

Residential customers typically have a 1" meter and use 1,250 cubic feet of water per month with a winter average of 650 cubic feet per month on sewer. A typical residential customer would see rate increases as follows:

- **A water bill will increase 5% or approximately \$1.27, from \$25.96 to \$27.23 per month;**
- **A sewer bill will increase 10% or approximately \$1.88, from \$18.94 to \$20.82 per month; and**
- **A storm drain bill will not increase, remaining at \$4.27.**

**These monthly bills include base service charges of \$5.65 for water, \$2.16 for fire hydrant, \$7.21 for sewer, and \$1.32 for storm drain**

**The metered water rates will increase:**

**From \$0.98 to \$1.03 per hundred cubic feet for the first 300 cubic feet per month, and from \$1.64 to \$1.72 per hundred cubic feet for all water over 300 cubic feet per month.**

**The sewer rates will increase:**

**From \$1.41 to \$1.55 per hundred cubic feet for the first 300 cubic feet per month, and from \$2.33 to \$2.56 per hundred cubic feet for anything over 300 cubic feet per month.**

**The storm drain rates will not increase.**

Commercial customers will see rate increases of 5% for all water services and 10% for sanitary sewer services.

The public hearing will be held on April 17, 2012 at 7:00 p.m. in the Civic Center Commission Chambers, 2 Park Drive. Please mail any comments to City Clerk, City of Great Falls, PO Box 5021, Great Falls, MT 59403

For further information, contact a Utilities Customer Service Representative at 727-7660 or Room 104 of the Civic Center, 8:00 am to 5:00 pm.

CITY OF GREAT FALLS, MONTANA

Current Rates vs. Proposed Rates

Combined Water & Sewer		Quantity Charges CCF / Mo.		Monthly Service Charges											
				Not Meter Based	Meter Based - Service Line Size (inches)										
					(3/4") 0.75	1	1.25	1.50	2	3	4	6	see 6" if "na"		
1st 300 cf	Over 300 cf											8	10	12	
<b>RESIDENTIAL WATER</b>															
2011 5.00%															
2012 5.00%															
2011 Regular Residential	0.98	1.64		5.05	5.38	9.75	9.75	12.35	32.93	47.67	96.06	144.61	204.49	301.75	
2012 Regular Residential	1.03	1.72		5.30	5.65	10.24	10.24	12.97	34.58	50.05	100.86	151.84	214.71	316.84	
2011 Low Income Residential	0.87	1.47		4.54	4.84	8.79	8.79	11.11	29.64	42.90	86.47	130.14	184.04	271.57	
2012 Low Income Residential (90 % of Regular Residential)	0.93	1.55		4.77	5.08	9.21	9.21	11.67	31.12	45.05	90.78	136.66	193.24	285.15	
Fire Hydrant															
2011 Monthly															
2012 Monthly															
2011 Annual															
2012 Annual															
<b>SEWER</b>															
2011 7.50%															
2012 10.00%															
2011 Regular Residential	1.41	2.33	6.55												
2012 Regular Residential	1.55	2.56	7.21												
2011 Low Income Residential	1.27	2.10	5.89												
2012 Low Income Residential (90 % of Regular Residential)	1.40	2.31	6.48												
<b>COMMERCIAL WATER</b>															
2011 5.00%															
2012 5.00%															
2011 Regular Commercial	1.22	1.22		5.05	5.38	9.75	9.75	12.35	32.93	47.67	96.06	144.61	204.49	301.75	
2012 Regular Commercial	1.28	1.28		5.30	5.65	10.24	10.24	12.97	34.58	50.05	100.86	151.84	214.71	316.84	
2011 Black Eagle	1.26	1.26								2 - 8" meters @		144.61			
2012 Black Eagle	1.32	1.32								2 - 8" meters @		151.84			
2011 Malmstrom AFB	1.40	1.40		1 - 4" plus 1 - 10" meter						47.67	plus		204.49		
2012 Malmstrom AFB	1.47	1.47		1 - 4" plus 1 - 10" meter						50.05	plus		214.71		
2011 Raw Water	0.21	0.21													
2012 Raw Water	0.22	0.22													
Fire Hydrant															
2011 Monthly															
2012 Monthly															
2011 Annual															
2012 Annual															
Fire Lines															
2011 Monthly															
2012 Monthly															
2011 Annual															
2012 Annual															
<b>SEWER</b>															
2011 7.50%															
2012 10.00%															
2011 Regular Commercial	2.00	2.00	6.55												
2012 Regular Commercial	2.20	2.20	7.21												
2011 Black Eagle	2.00	2.00	6.55												
2012 Black Eagle	2.20	2.20	7.21												
2011 Malmstrom AFB	1.74	1.74	6.55												
2012 Malmstrom AFB	1.91	1.91	7.21												
2011 ADM MaltEurop	** 1.53	** 1.53	** 6.55												
2012 ADM MaltEurop	** 1.53	** 1.53	** 6.55												

\*\* Pending negotiations.

**CITY OF GREAT FALLS, MONTANA**  
**Current Fees vs. Proposed Fees**  
 pg 2 of 3

	WATER		SEWER		Quantity Charges CCF / Mo.	Not Meter Based
	2011	2012	5.00%	7.50%		
<b>PRE-TREATMENT SEWER CHARGES</b>						
	2011	7.50%				
	2012	10.00%				
2011 Regular Charges					0.97	6.55
2012 Regular Charges					1.07	7.21
2011 BOD > 0 mg/L					per pound	0.412
2012 BOD > 0 mg/L					per pound	0.453
2011 TSS > 0 mg/L					per pound	0.282
2012 TSS > 0 mg/L					per pound	0.310
<b>SEWER EXTRA STRENGTH CHARGES</b>						
	2011	7.50%				
	2012	10.00%				
<b>BOD &gt; 200 mg/L</b>						
2011 Regular Commercial					per pound	0.412
2012 Regular Commercial inc Malmstrom AFB & Black Eagle					per pound	0.453
2011 MaltEurop					per pound	0.276
2012 MaltEurop					per pound	0.276
<b>TSS &gt; 250 mg/L</b>						
2011 Regular Commercial					per pound	0.282
2012 Regular Commercial inc Malmstrom AFB & Black Eagle					per pound	0.310
2011 MaltEurop					per pound	0.260
2012 MaltEurop					per pound	0.260

**Water Service Line Size (inches)**

	(3/4")	1.00	1.25	1.50	2.00	3.00	4.00	6.00	8.00	10.00	12.00
<b>CONNECTION FEES</b>											
<b>WATER</b>											
2011	\$352	\$391	\$0	\$476	\$515	\$775	\$995	\$1,542	\$2,578	\$0	\$5,168
2012	\$370	\$411	\$0	\$500	\$541	\$814	\$1,045	\$1,619	\$2,707	\$0	\$5,426

Fee shall be ADDED TO: General Plumbing Permit for extension to new buildings; or, Inspection Permits for larger diameter pipe.

	2011	2012
<b>SEWER</b>		
Single Family Residential	\$ 198	\$ 218
Commercial & Multi Family Units	\$ 198	\$ 218
	\$ 370	\$ 407
	\$ -	\$ -
	\$ 726	\$ 799
	\$ 1,524	\$ 1,676
	\$ 2,904	\$ 3,194
	\$ 5,233	\$ 5,756
	\$ 7,562	\$ 8,318
	\$11,600	\$12,760
	\$16,041	\$17,645
	\$22,317	\$24,549

Connection Fees are for connection of service line to WATER AND SEWER mains, and do not include installation or general plumbing permits.

There is no fee to connect to the STORM SEWER SYSTEM.

Call City of Great Falls Community Development for more information @ 406-771-1180

Inspections and the associated fees are for the inspection and approval of all water and sewer service work and connections under OCCGF, Title 13  
 Call City of Great Falls Engineering for more information @ 406-771-1258

Where one meter serves one multi-purpose development, either mobile home, multiple family housing units, local business, commercial, industrial, residential use zones or variance, the connection charge will be based upon the size of the water tap. If there is no water tap, the charge will be based upon the the sewage being discharged on the same ratio as for other sewer connections.

**TAPPING FEES (Water)** Fee for any new or replacement tap being made on a water main.

1 to 5 taps	Fee per Tap:	2011	2012	378	397	397	417	599	629	755	793
6 or more taps	Fee per Tap:	2011	2012	338	371	371	390	599	629	755	793
		2012		355	390			629		793	

INCLUDED in this fee is installation of a corporation stop on the main, and furnishing of corporation stop, curb stop and box. NOT INCLUDED, and to be BILLED EXTRA, is the cost of saddles, clamps and other extraneous fitting required for the tap.

**TURN ON/OFF** After Hours

Flat fee of:	2011	2012	35	35	2011	2012	60	60

**WATER TREATMENT PLANT (WTP)**

Laboratory Fees	Akalinity	Hardness	pH	Specific Conductance	Total Coliform & E. coli. P/A	Total Coliform & E. coli. MPN	Turbidity	HPC
2011	\$ 19	\$ 26	\$ -	\$ 10	\$ 10	\$ 21	\$ 25	\$ 30
2012	\$ 20	\$ -	\$ -	\$ 10	\$ 10	\$ 21	\$ 26	\$ 30

**WASTEWATER TREATMENT PLANT (WWTP)**

Industrial Discharge Permit Application Fees (Based upon Wastewater Discharge Quantity)

Gallons per Day (GPD)	0 to 10,000	10,001 to 25,000	25,001 to 100,000	Over 100,000	+PLUS	per 100,000 GPD, or portion thereof
2011	\$ 103	\$ 166	\$ 213	\$ 213	\$ 63	
2012	\$ 113	\$ 183	\$ 234	\$ 234	\$ 69	

**Hauled Waste Disposal Fees**

0 to 100 Gallons	2011	2012	No Charge	No Charge
	2011	2012	\$ 20	\$ 20

Disposal of wastes from holding tanks of privately owned recreational vehicles must be discharged directly from the recreational vehicle and must not exceed 100 gallons  
 Disposal of wastes from holding tanks of privately owned recreational vehicles must be discharged directly from the recreational vehicle and must not exceed 100 gallons  
 per 1,000 gallons, or portion thereof, for hauled waste. A minimum charge for 1000 gallons will be levied for each load delivered.  
 per 1,000 gallons, or portion thereof, for hauled waste. A minimum charge for 1000 gallons will be levied for each load delivered.

**Additional Fees**

Additional fees may be charged for necessary testing prior to acceptance of wastes classified as non-domestic or industrial in nature.



**CITY OF GREAT FALLS, MONTANA**  
**Current Fees vs. Proposed Fees**  
**pg 3 of 3**

**STORM DRAIN**

**2011**                      **0.00%**  
**2012**                      **0.00%**

<b>A</b>	<b>Single Family Res.</b>		<b>Sq Ft Cap</b>	<b>15,000</b>		
<b>2011</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0003959604	0.0003959604
<b>2012</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0003959604	0.0003959604
<b>B</b>	<b>Multiple Residential</b>		<b>Sq Ft Cap</b>	<b>0</b>		
<b>2011</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0004949505	0.0004949505
<b>2012</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0004949505	0.0004949505
<b>C</b>	<b>Commercial</b>		<b>Sq Ft Cap</b>	<b>0</b>		
<b>2011</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0006434357	0.0006434357
<b>2012</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0006434357	0.0006434357
<b>D</b>	<b>Heavy Commercial</b>		<b>Sq Ft Cap</b>	<b>0</b>		
<b>2011</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0008909109	0.0008909109
<b>2012</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0008909109	0.0008909109
<b>E</b>	<b>Unimproved Areas</b>		<b>Sq Ft Cap</b>	<b>10,000</b>		
<b>2011</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0000989901	0.0000989901
<b>2012</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0000989901	0.0000989901