

Agenda # 7
Commission Meeting Date: March 5, 2013
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

Item: Set public hearing for Resolution 10012 Establishing Water, Sewer and

Storm Drain Utility Service Rates effective May 1, 2013

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: Set Public Hearing

Suggested Motion:

1. Commissioner moves:

"I move the City Commission set a public hearing for April 16, 2013, on Resolution 10012 to establish water, sewer, and storm drain utility service rates effective May 1, 2013."

2. Mayor calls for a second, discussion, public comment, and calls for the vote.

Staff Recommendation: Staff recommends the City Commission set a public hearing for April 16, 2013, on Resolution 10012 to establish water, sewer, and storm drain utility service rates effective May 1, 2013.

Background: 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 5% increases in water rates, 10% 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 2003-2012 is 3.80% for water, 6% for sewer and 2.00% for storm drain.

The rate increase for sewer is due to the approximately \$20.7 million of capital improvements needed to meet state and federal regulations attributed to the City's wastewater discharge permit.

The rate increase for water is due to the approximately \$22.6 million of capital improvements needed due to meet state and federal regulations and upgrade aging equipment at the City's Water Treatment plant.

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. Other fees for Non Sufficient Fund checks and a monthly interest charge of 1.5% after 60 days have been added to the resolution.

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, 2013 the average residential utility bill will increase approximately 6.7%, or \$3.52. This is derived from 5% increases in water rates, 10% in sanitary sewer rates, and no increase in storm drain rates.

Alternatives: The City Commission could choose to not set the public hearing and thereby deny Resolution 10012.

Attachments/Exhibits: Resolution 10012 w/ Appendix A

Public Notice (for mailing and publication)

Current Rates vs. Proposed Rates

RESOLUTION 10012 ESTABLISHING WATER, SEWER, AND STORM DRAIN SERVICE RATES

A RESOLUTION TO ESTABLISH WATER, SEWER, AND STORM DRAIN SERVICE RATES IN ACCORDANCE WITH 13.02.050 OCCGF, EFFECTIVE MAY 1, 2013

WHEREAS:

The City Commission of the City of Great Falls, met and conducted the hearing in the regular session on Tuesday, April 16, 2013 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;

13.02.050 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 16th day of April, 2013.

	Michael J. Winters, Mayor
ATTEST:	
Lisa Kunz, City Clerk	
(SEAL OF CITY)	
APPROVED FOR LEGAL CONTENT:	
Dave Nielsen, Interim City Attorney	

CITY OF GREAT FALLS, MONTANA RESOLUTION 10012, Appendix A pg 1 of 2

					_	tive 5/	_ 1/2013							
Combined	-	Charges	L						Monthly Ser					
Water & Sewer	1st	/ Mo. Over	Not Meter	(3/4")			1		Meter Based - S	Service Line S	ize (inches)	se	ee 6" if "na"	
RESIDENTIAL	300 cf	300 cf	Based	0.75	1	1.25	1.50	2	3	4	6	8	10	12
WATER														
2013 5.00%														
2013 Regular Residential	1.08	1.81		5.56	5.93	10.75	10.75	13.62	36.31	52.55	105.91	159.43	225.44	332.68
2013 Low Income Residential (90 % of Regular Residential)	0.98	1.63		5.01	5.33	9.67	9.67	12.25	32.68	47.30	95.32	143.49	202.90	299.41
Fire Hydrant														
2013 Monthly				1.98	2.27	6.30	6.30	8.71	27.59	41.21	85.71			
2013 Annual				23.76	27.24	75.60	75.60	104.52	331.08	494.52	1,028.52			
SEWER														
2013 10.00%														
2013 Regular Residential	1.70	2.82	7.93											
2013 Low Income Residential (90 % of Regular Residential)	1.54	2.54	7.13											
COMMERCIAL														
WATER 2013 5.00%														
2013 Regular Commercial	1.34	1.34		5.56	5.93	10.75	10.75	13.62	36.31	52.55	105.91	159.43	225.44	332.68
2013 Black Eagle	1.39	1.39									2 - 8" meters @	159.43		
2013 Malmstrom AFB	1.54	1.54						1 - 4" p	olus 1 - 10" meter	52.55	plus		225.44	
2013 Raw Water	0.23	0.23												
Fire Hydrant														
2013 Monthly				1.98	2.27	6.30	6.30	8.71	27.59	41.21	85.71			
2013 Annual				23.76	27.24	75.60	75.60	104.52	331.08	494.52	1,028.52			
Fire Lines														
2013 Monthly				na	na	na	na	2.12	3.22	4.98	8.86	12.00		30.89
2013 Annual				na	na	na	na	25.45	38.65	59.72	106.28	144.05		370.67
SEWER							STORM	I DRAIN						
2013 10.00%									2013	0.00				
2013 Regular Commercial	2.42	2.42	7.93				A 2013	Single Fa Base	amily Res. 1.3198680000	Sq Ft Cap 1.31986800	15,000 00 Per Sq Ft	0.0003959604	0.0003959604	
2013 Black Eagle	2.42	2.42	7.93				B 2013	Multiple Base	Residential 1.3198680000	Sq Ft Cap 1.31986800	0 00 Per Sq Ft	0.0004949505	0.0004949505	
							С	Commer		Sq Ft Cap	0			
2013 Malmstrom AFB	2.10	2.10	7.93					Base	1.3198680000		·	0.0006434357	0.0006434357	
2013 MaltEurop	1.68	1.68	7.20				D 2013	Heavy Co Base	ommercial 1.3198680000	Sq Ft Cap 1.31986800	0 00 Per Sq Ft	0.0008909109	0.0008909109	
PRE-TREATMENT SEWER CHARGI 2013 10.00%	ES						E	Unimpro	ved Areas	Sq Ft Cap	10,000			
							2013	Base	1.3198680000	1.31986800	00 Per Sq Ft	0.0000989901	0.0000989901	
2013 Regular Charges	1.18	1.18	7.93											
2013 BOD > 0 mg/L	per pound		0.498											
2013 TSS > 0 mg/L	per pound		0.341											
SEWER EXTRA STRENGTH CHARC 2013 10.00%	GES													
BOD > 200 mg/L														
2013 Regular Commercial inc Malmstrom AFB & Black E	per pound agle		0.498											
2013 MaltEurop	per pound		0.304											
TSS > 250 mg/L														
2013 Regular Commercial inc Malmstrom AFB & Black E	per pound agle		0.341											
2013 MaltEurop	per pound		0.286]										

CITY OF GREAT FALLS, MONTANA RESOLUTION 10012, Appendix A pg 2 of 2

effective 5/1/2013

				\A/ A T.				CEMER										
				WATER	2013		5.00%	SEWER 201	3	10.00%								
										Water Servic	e Line Size (inch	es)				_		
		(3/4"))).75		1.00		1.25	1.5	50	2.00	3.00	4.00		6.00	8.00	10.00		12.00
CONNECTION F WATER	EES	3																
	2013	\$	389	\$	432	\$	-	\$ 52	25 \$	568	\$ 855	\$ 1,097	\$	1,700	\$ 2,842	\$ -	\$	5,697
Fee shall be ADDED TO	: Gene	eral Plum	bing	Permit fo	or exte	nsion to	new b	ouildings; or,	Insp	ection Permits for	r larger diameter	pipe.						
SEWER Single Family Residential	2013	\$	240	ĺ														
Commercial & Multi Fami	ly Units 2013		240	\$	448	\$	-	\$ 87	79 \$	1,844	\$ 3,513	\$ 6,332	\$	9,150	\$ 14,036	\$ 19,409	\$ 2	27,004
Connection Fees are fo There is no fee to conne Call City of Great Falls	ect to t	he STOR	M S	EWER SY	STEM					not include instal	lation or general	plumbing pern	nits.					
Inspections and the ass Call City of Great Falls				-					and s	sewer service worl	k and connection	s under OCCG	F, Title	13				
Where one meter serve industrial, residential us the charge will be based	se zon	es or var	ianc	e, the cor	nectio	n charg	e wil b	e based upo	n the	size of the water	tap. If there is no							
TAPPING FEES	(Wa	ater)		Fee for	any ne	w or repl	aceme	nt tap being m	nade	on a water main.								
1 to 5 taps Fee per Tap:	2013	\$	417	\$	438	\$	-	\$ 66	80 \$	833								
6 or more ⊨ Fee per Tap:	2013	\$	373	\$	409	\$	-	\$ 66	80 \$	833								
INCLUDED in this fee is NOT INCLUDED, and to					-			_				.						
TURN ON/OFF Flat fee of :	2013	\$	35	After Ho	ours 2013	\$	60											
WATER TREAT	MEN	IT PL	١N٨	(WT	P)													
Laboratory Fees	2013	Akalin		Hardn N/A	•	рН \$	H 10	Specific Conductand N/A		Total Coliform & E. coli. P/A	E. coli. MPN	Turbidity \$ 10	HF	PC 30				
WASTEWATER Industrial Discharge Gallons per Day (GPD)					•		-	Wastewater D	Discha	arge Quantity)	per 100,000							
	2013	0 to 10,	000 124	10,00 25.0		25,00 100,0 \$		Over 100,00 \$ 25	00 57 \$	+PLUS	GPD, or portion thereof							
Hauled Waste Dispo	sal Fe	ees																
0 to 100 Gallons	2013	No Cha	arge							y owned recreations and must not excee		е						
	2013	\$	20			ns, or po or each lo			uled w	vaste. A minimum c	charge for 1000 ga	llons						
Additional Fees Additional fees may be cl NSF Fee \$30. Delinquent Penalty 1.5%			sary						ed as	non-domestic or in	dustrial in nature.							

PUBLIC NOTICE PUBLIC HEARING ON RESOLUTION 10012 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, 2013. 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 with a lot size of 7,500 square feet. A typical residential customer would see rate increases as follows:

- A water bill will increase 5% or approximately \$1.36, from \$27.23 to \$28.59 per month;
- A sewer bill will increase 10% or approximately \$2.08, from \$20.82 to \$22.90 per month; and
- A storm drain bill will not increase, remaining at \$4.27.

These monthly bills include base service charges of \$5.93 for water, \$2.27 for fire hydrant, \$7.93 for sewer, and \$1.32 for storm drain.

The metered water rates will increase:

From \$1.03 to \$1.08 per hundred cubic feet for the first 300 cubic feet per month, and from \$1.72 to \$1.81 per hundred cubic feet for all water over 300 cubic feet per month.

The sewer rates will increase:

From \$1.55 to \$1.70 per hundred cubic feet for the first 300 cubic feet per month, and from \$2.56 to \$2.82 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 16, 2013 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 & Sew		Ougntity	Ol												
Water & Sew		-	Charges					Mo	nthly Se	rvice Ch	arges				
	er	CCF		Not				Mete	r Based -	Service L	ine Size	(inches)			
		1st 300 cf	Over 300 cf	Meter Based	(3/4") 0.75	1	1.25	1.50	2	3	4	6	s	ee 6" if "r 10	na" 12
RESIDENTI	AL	000 0.	000 01	Duocu	0.70		1.20	1.00	_						
WATER	· ·-														
	2012 5.00%														
0040 [2013 5.00%	4.00	4.70		5.00	F 0F	40.04	40.04	40.07	04.50	50.05	400.00	454.04	04474	040.04
	Regular Residential Regular Residential	1.03	1.72 1.81		5.30 5.56	5.65 5.93	10.24 10.75	10.24	12.97 13.62	34.58 36.31	50.05 52.55	100.86 105.91	151.84 159.43	214.71 225.44	316.84 332.68
2013 1	tegular residential	1.00	1.01		0.00	0.00	10.75	10.75	10.02	30.01	02.00	100.01	100.40	220.44	332.00
	ow Income 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
	Low Income Residential 90 % of Regular Residential)	0.98	1.63		5.01	5.33	9.67	9.67	12.26	32.68	47.30	95.32	143.49	202.90	299.41
(90 % of Regular Resideritiar)														
Fire Hydra	ant														
	2012 Monthly				1.89	2.16	6.00	6.00	8.30	26.28	39.25	81.63			
	2013 Monthly				1.98	2.27	6.30	6.30	8.71	27.59	41.21	85.71			
	2012 Annual 2013 Annual				22.68 23.76	25.92 27.24	72.00 75.60	72.00 75.60	99.60 104.52	315.36 331.08	471.00 494.52	979.56 1,028.52			
	2013 Allilual				23.70	21.24	75.00	75.00	104.52	331.00	494.52	1,020.32	1		
SEWER															
	2012 10.00%														
2012 F	2013 10.00% Regular Residential	1.55	2.56	7.21											
	Regular Residential	1.70	2.82	7.93	1										
]										
	Low Income Residential	1.40	2.31	6.48]										
	Low Income Residential 90 % of Regular Residential)	1.54	2.54	7.13	1										
COMMERCI															
WATER	·· · -														
	2012 5.00%														
2010 -	2013 5.00%	4.00	4.00		5 00	- 0-	40.04	40.04	40.07	0.4.50	50.05	100.00	454.04	-	04004
	Regular Commercial Regular Commercial	1.28	1.28 1.34		5.30 5.56	5.65 5.93	10.24 10.75	10.24	12.97 13.62	34.58 36.31	50.05 52.55	100.86 105.91	151.84 159.43	214.71 225.44	316.84 332.68
20.0	togular Commorbial	1.01	1.01		0.00	0.00	10.70	10.70	10.02	00.01	02.00	100.01	100.10	220.11	002.00
	Black Eagle	1.32	1.32									8" meters @			
2013 E	Black Eagle	1.39	1.39								2 - 8	8" meters @	159.43		
2012 N	Malmstrom AFB	1.47	1.47							10" meter		plus		214.71	
2013 N	Malmstrom AFB	1.54	1.54					1	4" plus 1 -	10" meter	52.55	plus	1	225.44	
2012 F	Raw Water	0.22	0.22												
2013 F	Raw Water	0.23	0.23												
Fire Hydra	ant														
i iio i iyala															
	2012 Monthly				1.89	2.16	6.00	6.00	8.30	26.28	39.25	81.63			
	2013 Monthly				1.98	2.27	6.30	6.30	8.71	27.59	41.21	85.71	1		
	2012 Annual				22.68	25.92	72.00	72.00	99.60	315.36	471.00	979.56			
	2013 Annual				23.76	27.24	75.60	75.60	104.52	331.08	494.52	1,028.52	7		
Fire Lines															
	2012 Monthly 2013 Monthly				na	na	na	na na	2.02 2.12	3.07 3.22	4.74 4.98	8.44 8.86	11.43 12.00		29.42 30.89
	2013 Monthly				na	na	na	IIa	2.12	3.22	4.90	0.00	12.00		30.09
	2012 Annual				na	na	na	na	24.24	36.81	56.88	101.22	137.19		353.02
CEWED	2013 Annual				na	na	na	na	25.45	38.65	59.72	106.28	144.05		370.67
SEWER	2012 10.00%														
	2013 10.00%														
	Regular Commercial	2.20	2.20	7.21											
2013 F	Regular Commercial	2.42	2.42	7.93											
2012 F	Black Eagle	2.20	2.20	7.21											
	Black Eagle	2.42	2.42	7.93											
2042	Malmstrom AFB	1 01	1.01	7 24											
	Malmstrom AFB Malmstrom AFB	1.91 2.10	1.91 2.10	7.21 7.93											
20.0 "					1										
	Aolt Europ	1.53	1.53	6.55	Ī										
2012 N	MaltEurop	1.68	1.68	7.20											

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

WATER	SE	WER	
2012	5.00%	2012	10.00%
2013	5.00%	2013	10.00%

PRE-TREATMENT SEWER CHA	RGES			y Charges F / Mo.	Not Meter Based
	2012 2013	10.00% 10.00%			
2012	Regular Charges		1.07	1.07	7.21
2013	Regular Charges		1.18	1.18	7.93
2012	BOD > 0 mg/L		per pound		0.453
	BOD > 0 mg/L		per pound		0.498
2012	TSS > 0 mg/L		per pound		0.310
	TSS > 0 mg/L		per pound		0.341
BOD > 200 mg/L	2012 2013	10.00% 10.00%			
2012	Regular Commerci	al	per pound		0.453
	Regular Commerci inc Malmstrom AFE		per pound		0.498
2012	MaltEurop		per pound		0.276
2013	MaltEurop		per pound		0.304
TSS > 250 mg/L					
	Regular Commerci	al	per pound		0.310
	Regular Commerci		per pound		0.341
	inc Malmstrom AFE	B & Black Eagle			
2012	MaltEurop		per pound		0.260

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
CONNECTION FEES											
WATER											
2012	\$370	\$411	\$0	\$500	\$541	\$814	\$1,045	\$1,619	\$2,707	\$0	\$5,426
2013	\$389	\$432	\$0	\$525	\$568	\$855	\$1,097	\$1,700	\$2,842	\$0	\$5,697

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 \$

Commercial & Multi Family Units 1,676 \$ 1,844 \$ 14,036 \$ 19,409

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
		2013 \$	417 \$	438 \$	- \$	660 \$	833
6 or more taps	Fee per Tap:						
-		2012 \$	355 \$	390 \$	- \$	629 \$	793
		2013 \$	373 \$	409 \$	- \$	660 \$	833

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 \$ 2013 \$ 2012 \$ 2013 \$

WATER TREATMENT PLANT (WTP)

								Specific	Tot	tal Coliform & E.	To	tal Coliform &				
Laboratory Fees		Akalini	ty	Hardness		pН	Cor	nductance		coli. P/A	Е	. coli. MPN		Turbidity	H	PC
	2012	\$	20	-	\$	10	\$	10	\$	21	\$	26	\$	10	\$	30
	2042	NI/A		NI/A	•	40	N1/A		•	24	•	26	•	40		20

WASTEWATER TREATMENT PLANT (WWTP)

Industrial Discharge Permit Application Fees Gallons per Day (GPD)

(Based upon Wastewater Discharge Quantity)

per 100,000
 0 to 10,000
 25,000
 0 cover 100,000
 0 cover 100,000

 2012
 113
 183
 234
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 GPD, or portion thereof +PLUS

Hauled Waste Disposal Fees 0 to 100 Gallons

2012 No Charge Disposal of wastes from holding tanks of privately owned recreational vehicles must be 2012 No Charge Disposal of wastes from the recreational vehicle and must not exceed 100 gallons
2013 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.

20 per 1,000 gallons, or portion thereof, for hauled waste. A minimum charge for 1000 gallons will be levied for each load delivered.

2013 \$

Additional Fees

Additional fees may be charged for necessary testing prior to acceptance of wastes classified as non-domestic or industrial in nature. NSF Fee \$30.

Delinquent Penalty 1.5% after 60 days.

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

S	ro	RI	И	DF	RΑ	IN

2012 0.00% 2013 0.00%

A	١	Single Family Re	s.	Sq Ft Cap	15,000		
	2012	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0003959604	0.0003959604
	2013	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0003959604	0.0003959604
E	3	Multiple Resident	tial	Sq Ft Cap	0		
	2012	Base	1.3198680000	•	Per Sq Ft	0.0004949505	0.0004949505
	2013	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0004949505	0.0004949505
		Commercial		Car Et Com	0		
C		Commercial		Sq Ft Cap	0 Day Ca Et	0.0000404057	0.0000404057
		Base	1.3198680000			0.0006434357	0.0006434357
	2013	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0006434357	0.0006434357
C)	Heavy Commerci	ial	Sq Ft Cap	0		
	2012	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0008909109	0.0008909109
	2013	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0008909109	0.0008909109
E		Unimproved Area	as	Sq Ft Cap	10,000		
	2012	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0000989901	0.0000989901
	2013	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0000989901	0.0000989901