



**Item:** Set public hearing for Resolution 10058 Establishing Water, Sewer and Storm Drain Utility Service Rates effective May 1, 2014

**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

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**Suggested Motion:**

1. Commissioner moves:

“I move the City Commission set a public hearing for April 15, 2014, on Resolution 10058 to establish water, sewer, and storm drain utility service rates effective May 1, 2014.”

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

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**Staff Recommendation:** Staff recommends the City Commission set a public hearing for April 15, 2014, on Resolution 10058 to establish water, sewer, and storm drain utility service rates effective May 1, 2014.

**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 a 5% increase in water rates and no increase in sewer or 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 2004-2013 is 5% for water, 5% for sewer and 2% for storm drain.

The rate increase for water is due to the approximately \$42.6 million of capital improvements needed for Water Treatment Plant electrical upgrade and UV facilities for Phase 1 and Phase 2.

The water rate change also applies to Fire Hydrant charges. Fire hydrants are integral to the water system as a whole, and are included as a monthly charge within the rate structure rather than a once a year special assessment.

Also included are water connection fees, which do not have any impact upon monthly water and sewer bills. This is a one time charge for the initial connection to the existing service lines. Fees for turning water off/on due to non-payment have been adjusted in the resolution (\$50 for during normal business hours and \$75 for after normal business hours.)

**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, 2014 the average monthly residential utility bill will increase 1.03%, or \$1.42.

**Alternatives:** The City Commission could choose to not set the public hearing and thereby deny Resolution 10058.

**Attachments/Exhibits:** Resolution 10058 w/ Appendix A  
Public Notice (for mailing and publication)  
Current Rates vs. Proposed Rates

**RESOLUTION 10058**  
**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, 2014

**WHEREAS:**

The City Commission of the City of Great Falls, met and conducted the hearing in the regular session on Tuesday, April 15, 2014 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 15<sup>th</sup> day of April, 2014.

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

**ATTEST:**

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

(SEAL OF CITY)

**APPROVED FOR LEGAL CONTENT:**

\_\_\_\_\_  
Sara Sexe, City Attorney

**CITY OF GREAT FALLS, MONTANA  
RESOLUTION 10058, Appendix A  
pg 1 of 2  
proposed effective date 5/1/2014**

Combined Water & Sewer	Quantity Charges CCF / Mo.		Not Meter Based	Monthly Service Charges													
				Meter Based - Service Line Size (inches)													
	1st 300 cf	Over 300 cf		(3/4") 0.75	1	1.25	1.50	2	3	4	6	see 6" if "na"					
				8	10	12											
<b>RESIDENTIAL WATER</b>																	
2014 5.00%																	
2014 Regular Residential	1.13	1.90		5.84	6.23	11.29	11.29	14.30	38.13	55.18	111.21	167.40	236.71	349.31			
2014 Low Income Residential (90 % of Regular Residential)	1.03	1.71		5.26	5.60	10.15	10.15	12.86	34.31	49.67	100.09	150.66	213.05	314.38			
Fire Hydrant																	
2014 Monthly				2.08	2.38	6.61	6.61	9.14	28.97	43.27	90.00						
2014 Annual				24.95	28.60	79.32	79.32	109.68	347.63	519.25	1,079.95						
<b>SEWER</b>																	
2014 0.00%																	
2014 Regular Residential	1.70	2.82	7.93														
2014 Low Income Residential (90 % of Regular Residential)	1.54	2.54	7.13														
<b>COMMERCIAL WATER</b>																	
2014 5.00%																	
2014 Regular Commercial	1.41	1.41		5.84	6.23	11.29	11.29	14.30	38.13	55.18	111.21	167.40	236.71	349.31			
2014 Black Eagle	1.46	1.46								2 - 8" meters @		167.40					
2014 Malmstrom AFB	1.62	1.62		1 - 4" plus 1 - 10" meter						55.18	plus		236.71				
2014 Raw Water	0.24	0.24															
Fire Hydrant																	
2014 Monthly				2.08	2.38	6.61	6.61	9.14	28.97	43.27	89.99						
2014 Annual				24.95	28.60	79.32	79.32	109.68	347.63	519.25	1,079.88						
Fire Lines																	
2014 Monthly								2.23	3.38	5.23	9.30	12.60	32.43				
2014 Annual								26.71	40.57	62.75	111.60	151.20	389.16				
<b>SEWER</b>																	
2014 0.00%																	
2014 Regular Commercial	2.42	2.42	7.93														
2014 Black Eagle	2.42	2.42	7.93														
2014 Malmstrom AFB	2.10	2.10	7.93														
2014 MaltEurop	1.68	1.68	7.20														
<b>PRE-TREATMENT SEWER CHARGES</b>																	
2014 0.00%																	
2014 Regular Charges	1.18	1.18	7.93														
2014 BOD > 0 mg/L	per pound		0.498														
2014 TSS > 0 mg/L	per pound		0.341														
<b>SEWER EXTRA STRENGTH CHARGES</b>																	
2014 0.00%																	
<b>BOD &gt; 200 mg/L</b>																	
2014 Regular Commercial inc Malmstrom AFB & Black Eagle	per pound		0.498														
2014 MaltEurop	per pound		0.304														
<b>TSS &gt; 250 mg/L</b>																	
2014 Regular Commercial inc Malmstrom AFB & Black Eagle	per pound		0.341														
2014 MaltEurop	per pound		0.286														
<b>STORM DRAIN</b>																	
2014 0.00%																	
<b>A Single Family Res. Sq Ft Cap 15,000</b>																	
2014 Base	1.3198680000	1.3198680000	Per Sq Ft	0.0003959604	0.0003959604												
<b>B Multiple Residential Sq Ft Cap 0</b>																	
2014 Base	1.3198680000	1.3198680000	Per Sq Ft	0.0004949505	0.0004949505												
<b>C Commercial Sq Ft Cap 0</b>																	
2014 Base	1.3198680000	1.3198680000	Per Sq Ft	0.0006434357	0.0006434357												
<b>D Heavy Commercial Sq Ft Cap 0</b>																	
2014 Base	1.3198680000	1.3198680000	Per Sq Ft	0.0008909109	0.0008909109												
<b>E Unimproved Areas Sq Ft Cap 10,000</b>																	
2014 Base	1.3198680000	1.3198680000	Per Sq Ft	0.0000989901	0.0000989901												

**CITY OF GREAT FALLS, MONTANA  
RESOLUTION 10058, Appendix A  
pg 2 of 2  
proposed effective date 5/1/2014**

**WATER**                      **SEWER**  
2014                      5.00%                      2014                      0.00%

**Water Service Line Size (inches)**

	(3/4") 0.75	1.00	1.50	2.00	4.00	6.00	8.00	12.00
<b>CONNECTION FEES</b>								
<b>WATER</b>								
2014	\$ 389	\$ 432	\$ 525	\$ 568	\$ 1,097	\$ 1,700	\$ 2,842	\$ 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	2014	\$ 240							
Commercial & Multi Family Units	2014	\$ 240	\$ 448	\$ 879	\$ 1,844	\$ 6,332	\$ 9,150	\$ 14,036	\$ 27,004

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 @ 406-455-8430

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.

(3/4")	0.75	1.00	1.50	2.00	4.00	6.00	8.00	12.00
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**TAPPING FEES (Water)**

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

1 to 5 taps Fee per Tap:	2014	\$ 417	\$ 438	\$ 660	\$ 833	\$ 393	\$ 410	\$ 427	\$ 460
6 or more taps Fee per Tap:	2014	\$ 373	\$ 409	\$ 660	\$ 833	N/A	N/A	N/A	N/A

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 :	2014	\$ 50	After Hours	2014	\$ 75
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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
2014	N/A	N/A	\$ 10	N/A	\$ 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
2014	\$ 124	\$ 201	\$ 257	\$ 257	\$	76

**Hauled Waste Disposal Fees**

0 to 100 Gallons	2014	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
	2014	\$ 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.

NSF Fee \$30.

Delinquent Penalty 1.5% after 60 days.

**PUBLIC NOTICE  
PUBLIC HEARING ON RESOLUTION 10058  
TO ESTABLISH WATER, SEWER, AND STORM DRAIN  
UTILITY SERVICE RATES**

The City of Great Falls is proposing to raise water utility service rates, effective May 1, 2014. 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 \$1.42, from \$28.63 to \$30.05 per month;**
- **A sewer bill will not increase, remaining at \$22.90 per month; and**
- **A storm drain bill will not increase, remaining at \$4.27.**

**These monthly bills include base service charges of \$6.23 for water, \$2.38 for fire hydrant, \$7.93 for sewer, and \$1.32 for storm drain.**

**The metered water rates will increase:**

**From \$1.08 to \$1.13 per hundred cubic feet for the first 300 cubic feet per month, and from \$1.81 to \$1.90 per hundred cubic feet for all water over 300 cubic feet per month.**

**The sewer rates will remain the same:**

**\$1.70 per hundred cubic feet for the first 300 cubic feet per month, and \$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 0% for sanitary sewer services.

The public hearing will be held on April 15, 2014 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)									
	1st 300 cf	Over 300 cf		(3/4") 0.75	1	1.25	1.50	2	3	4	6	see 6" if "na"	
8	10	12											

**RESIDENTIAL WATER**

2013 5.00%  
2014 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
2014 Regular Residential	1.13	1.90	5.84	6.23	11.29	11.29	14.30	38.13	55.18	111.21	167.40	236.71	349.32
2013 Low Income 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
2014 Low Income Residential	1.03	1.71	5.26	5.60	10.15	10.15	12.87	34.31	49.66	100.09	150.66	213.04	314.38

(90 % of Regular Residential)

Fire Hydrant

2013 Monthly	1.98	2.27	6.30	6.30	8.71	27.59	41.21	85.71
2014 Monthly	2.08	2.38	6.61	6.61	9.14	28.97	43.27	89.99
2013 Annual	23.76	27.24	75.60	75.60	104.52	331.08	494.52	1,028.52
2014 Annual	24.95	28.60	79.38	79.38	109.75	347.63	519.25	1,079.95

**SEWER**

2013 10.00%  
2014 0.00%

2013 Regular Residential	1.70	2.82	7.93
2014 Regular Residential	1.70	2.82	7.93
2013 Low Income Residential	1.54	2.54	7.13
2014 Low Income Residential	1.54	2.54	7.13

(90 % of Regular Residential)

**COMMERCIAL WATER**

2013 5.00%  
2014 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	
2014 Regular Commercial	1.41	1.41	5.84	6.23	11.29	11.29	14.30	38.12	55.18	111.20	167.40	236.71	349.32	
2013 Black Eagle	1.39	1.39	2 - 8" meters @ 159.43											
2014 Black Eagle	1.46	1.46	2 - 8" meters @ 167.40											
2013 Malmstrom AFB	1.54	1.54	1 - 4" plus 1 - 10" meter							52.55	plus		225.44	
2014 Malmstrom AFB	1.62	1.62	1 - 4" plus 1 - 10" meter							55.18	plus		236.71	
2013 Raw Water	0.23	0.23												
2014 Raw Water	0.24	0.24												

Fire Hydrant

2013 Monthly	1.98	2.27	6.30	6.30	8.71	27.59	41.21	85.71
2014 Monthly	2.08	2.38	6.61	6.61	9.14	28.97	43.27	89.99
2013 Annual	23.76	27.24	75.60	75.60	104.52	331.08	494.52	1,028.52
2014 Annual	24.95	28.60	79.38	79.38	109.75	347.63	519.25	1,079.95

Fire Lines

2013 Monthly	na	na	na	na	2.12	3.22	4.98	8.86	12.00	na	30.89
2014 Monthly	na	na	na	na	2.23	3.38	5.23	9.30	12.60	na	32.43
2013 Annual	na	na	na	na	25.45	38.65	59.72	106.28	144.05	na	370.67
2014 Annual	na	na	na	na	26.72	40.58	62.71	111.60	151.20	na	289.16

**SEWER**

2013 10.00%  
2014 0.00%

2013 Regular Commercial	2.42	2.42	7.93
2014 Regular Commercial	2.42	2.42	7.93
2013 Black Eagle	2.42	2.42	7.93
2014 Black Eagle	2.42	2.42	7.93
2013 Malmstrom AFB	2.10	2.10	7.93
2014 Malmstrom AFB	2.10	2.10	7.93
2013 MaltEurop	1.68	1.68	7.20
2014 MaltEurop	1.68	1.68	7.20

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

	WATER		SEWER		Quantity Charges CCF / Mo.	Not Meter Based
	2013	2014	5.00%	10.00%		
<b>PRE-TREATMENT SEWER CHARGES</b>						
	2013	10.00%				
	2014	0.00%				
2013 Regular Charges					1.18	7.93
2014 Regular Charges					1.18	7.93
2013 BOD > 0 mg/L					per pound	0.498
2014 BOD > 0 mg/L					per pound	0.498
2013 TSS > 0 mg/L					per pound	0.341
2014 TSS > 0 mg/L					per pound	0.341
<b>SEWER EXTRA STRENGTH CHARGES</b>						
	2013	10.00%				
	2014	0.00%				
<b>BOD &gt; 200 mg/L</b>						
2013 Regular Commercial					per pound	0.498
2014 Regular Commercial inc Malmstrom AFB & Black Eagle					per pound	0.498
2013 MaltEurop					per pound	0.304
2014 MaltEurop					per pound	0.304
<b>TSS &gt; 250 mg/L</b>						
2013 Regular Commercial					per pound	0.341
2014 Regular Commercial inc Malmstrom AFB & Black Eagle					per pound	0.341
2013 MaltEurop					per pound	0.286
2014 MaltEurop					per pound	0.286

	Water Service Line Size (inches)							
	(3/4")	1.00	1.50	2.00	4.00	6.00	8.00	12.00
<b>CONNECTION FEES</b>								
<b>WATER</b>								
2013	\$389	\$432	\$525	\$568	\$1,097	\$1,700	\$2,842	\$0
2014	\$408	\$453	\$551	\$596	\$1,152	\$1,785	\$2,984	\$0

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

**SEWER**  
 Single Family Residential

2013	\$	240
2014	\$	240

Commercial & Multi Family Units

2013	\$	240	\$	448	\$	879	\$	1,844	\$	6,332	\$	9,150	\$	14,036	\$	27,004
2014	\$	240	\$	448	\$	879	\$	1,844	\$	6,332	\$	9,150	\$	14,036	\$	27,004

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 @ 406-453-8430

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.

	Water Service Line Size (inches)							
	(3/4")	1.00	1.50	2.00	4.00	6.00	8.00	12.00
<b>TAPPING FEES (Water)</b>								
1 to 5 taps	Fee per Tap:							
2013	\$	417	\$	438	\$	660	\$	833
2014	\$	417	\$	438	\$	660	\$	833
6 or more taps	Fee per Tap:							
2013	\$	373	\$	409	\$	660	\$	833
2014	\$	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**

After Hours

Flat fee of:

2013	\$	35	2013	\$	60
2014	\$	50	2014	\$	75

**WATER TREATMENT PLANT (WTP)**

Laboratory Fees	Alkalinity	Hardness	pH	Specific Conductance	Total Coliform & E. coli. P/A	Total Coliform & E. coli. MPN	Turbidity	HPC					
2013	N/A	N/A	\$	10	N/A	\$	21	\$	26	\$	10	\$	30
2014	N/A	N/A	\$	10	N/A	\$	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				
2013	\$	124	\$	201	\$	257	\$	257	\$	76
2014	\$	124	\$	201	\$	257	\$	257	\$	76

**Hauled Waste Disposal Fees**

0 to 100 Gallons

2013	No Charge	discharged directly from the recreational vehicle and must not exceed 100 gallons	
2014	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	
2013	\$	20	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.
2014	\$	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.  
 NSF Fee \$30.  
 Delinquent Penalty 1.5% after 60 days.



**CITY OF GREAT FALLS, MONTANA**  
**Current Fees vs. Proposed Fees**  
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**STORM DRAIN**

**2013**                      **0.00%**  
**2014**                      **0.00%**

<b>A</b>	<b>Single Family Res.</b>		<b>Sq Ft Cap</b>	<b>15,000</b>		
<b>2013</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0003959604	0.0003959604
<b>2014</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>2013</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0004949505	0.0004949505
<b>2014</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>2013</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0006434357	0.0006434357
<b>2014</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>2013</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0008909109	0.0008909109
<b>2014</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>2013</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0000989901	0.0000989901
<b>2014</b>	Base	1.3198680000	1.3198680000	Per Sq Ft	0.0000989901	0.0000989901