

City of Canby, Oregon

SEWER & STORMWATER RATES ANALYSIS & FINANCIAL PLAN

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SUMMARY

The City of Canby’s sewer utility consists of both sewer and stormwater functions, and is financially self-sufficient. The City is planning improvements to each system, and retained Economic & Financial Analysis to develop a financial plan that provides the revenue necessary to cover the increased annual cost of operations and maintenance, as well as a plan for financing improvements to each system.

Financial Plan

Through fiscal year 2009-10, the sewer and stormwater systems were combined in the sewer utility’s financial records. This fiscal year (2010-11) the City began tracking expenditures associated with each system separately in order to determine the proportion of annual costs that can be attributed to each. EFA used this data to develop a financial plan that breaks out the cost of operating and maintaining the stormwater system separately from the sewer system and more accurately projects the utility’s revenue requirements from user rates. This provided the basis for updating the utility rates, which will include both a sewer fee and a stormwater fee to cover the costs of operating and maintaining both systems.

The financial plan presented here recommends an initial rate increase of 25% percent in FY 2011-12, followed by an annual rate increase of 4 percent for the next 5 years. After that, the City will have to re-evaluate its financial condition. These rate increases, along with an annual growth rate between .2 percent and .75 percent, will provide sufficient revenue from user charges and SDCs to cover the annual cost of operations and maintenance, complete the improvements identified in the sewer and stormwater capital improvements plans, pay off the utility’s debts, and maintain a cash reserve sufficient to cover unexpected problems.

Table 1 shows the progression of monthly single-family sewer rates from 1999 through 2010, as well as proposed rates through 2016. The complete rate schedule by customer class can be found in Table 10.

Table 1 Residential Sewer Rates Summary (Past & Proposed)

	Year	% Increase	Single-family Combined Sewer/Stormwater Rates	\$ Increase
History	1999	4.3%	\$24.25	\$1.00
	2005	4.0%	\$25.22	\$0.97
	2006	4.0%	\$26.23	\$1.01
	2007	4.0%	\$27.28	\$1.05
	2009	5.0%	\$28.64	\$1.36
Current	2010	6.1%	\$30.39	\$1.75
Proposed	2011	25.0%	\$38.00	\$7.61
	2012	4.0%	\$39.60	\$1.60
	2013	4.0%	\$41.20	\$1.60
	2014	4.0%	\$42.90	\$1.70
	2015	4.0%	\$44.70	\$1.80
	2016	4.0%	\$46.50	\$1.80

Capital Improvements

The City updated the capital improvement plans for the sewer and stormwater systems in February 2011. Improvements during the 5-year forecast period are estimated at \$2.647 million in 2010 dollars. The financial plan uses cash from reserves, net income from operations, and systems development charge revenues. No additional borrowing will be required unless the proposed schedule of capital improvements changes.

INTRODUCTION

This analysis provides a review of the combined sewer and stormwater financial history, followed by a financial forecast and proposed rate increases. We evaluate the current combined rate and estimate the portions that are attributable to the sanitary sewer and stormwater systems for the current fiscal year. We also project the cost of scheduled capital improvements and provide a financing plan to complete the improvements.

FINANCIAL HISTORY

Table 2 shows the recent financial history of the combined sewer and stormwater fund. During the past 6 years the City has limited annual increases in operating costs to 0.5% per year, while revenues have increased 5.2% per year. The City had sufficient funds to make over \$6 million of capital improvements to the system and pay off an outstanding bond. These capital expenditures resulted in cash reserves decreasing from \$3.5 million to \$1.3 million over the 6-year period.

Table 2 Cash Flow History—Combined Sewer & Stormwater Systems

	Audited History					Estimate	Avg
	2005 2006	2006 2007	2007 2008	2008 2009	2009 2010	2010 2011	Annual % Δ
CASH FLOWS FROM OPERATING ACTIVITIES							
Operating Revenues							
Customer Receipts	1,940,291	2,064,487	2,174,773	2,339,706	2,392,212	2,537,820	5.2%
Miscellaneous						3,587	
Total Revenues	1,940,291	2,064,487	2,174,773	2,339,706	2,392,212	2,541,407	5.2%
Operating Expenditures							
Personal Services	687,129	665,064	702,244	754,495	848,416	829,100	5.3%
Materials & Services	393,568	365,351	609,832	533,852	253,187	437,589	-11.0%
Total Expenditures	1,080,697	1,030,415	1,312,076	1,288,347	1,101,603	1,266,689	0.5%
Net Cash From Operating Activities	\$859,594	\$1,034,072	\$862,697	\$1,051,359	\$1,290,609	\$1,274,718	10.2%
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES							
Interfund Loan Payments	37,735	29,820	10,609			8,624	
Transfers In (Out)	(185,245)	(261,929)	(297,613)	(312,978)	(358,550)	(295,070)	
Net Cash From Noncapital Activities	(\$147,510)	(\$232,109)	(\$287,004)	(\$312,978)	(\$358,550)	(\$286,446)	

	Audited History						Estimate	Avg
	2005 2006	2006 2007	2007 2008	2008 2009	2009 2010	2010 2011	2010 2011	Annual % Δ
CASH FLOWS FROM CAPITAL & RELATED FINANCING ACTIVITIES								
System Development Charges	550,736	319,814	174,935	39,484	5,711	20,700		
Capital Expenditures	(433,925)	(534,579)	(161,963)	(782,579)	(1,261,234)	(1,799,642)		
Long-term Obligations								
Bond Proceeds	25,435		2,505,000					
Amortization of Bond Issue Costs	21,734		23,894	8,928				
Bond Premium			54,244					
Amortization of Bond Premium			(1,356)	(5,424)				
Principal	1,600	(250,000)	(3,695,000)	(240,000)	(210,000)	(225,000)		
Interest	(456,250)	(192,611)	(184,064)	(88,431)	(80,194)	(71,872)		
Costs			(86,301)					
Net Cash From Capital Activities	(\$290,670)	(\$657,376)	(\$1,370,611)	(\$1,068,022)	(\$1,545,717)	(\$2,075,814)		
CASH FLOWS FROM INVESTING ACTIVITIES								
Interest	\$127,903	\$191,754	\$182,170	\$61,369	\$20,166	\$8,000		
Net Change in Cash & Investments	\$549,317	\$336,341	(\$612,748)	(\$268,272)	(\$593,492)	(\$1,079,542)		
CASH BALANCE, Beginning	2,994,626	3,543,943	3,880,284	3,267,536	2,999,264	2,405,772		
CASH BALANCE, Ending	\$3,543,943	\$3,880,284	\$3,267,536	\$2,999,264	\$2,405,772	\$1,326,230		

Table 3 shows a breakdown of costs between the sanitary sewer and stormwater functions. This year, stormwater expenditures amounted to about 30% of the total operating expenditures, 23% of transfers, and 25% of capital and related financing activities.

Table 3 Cash Flow Forecast by System, FY 2011-12

	2011-12 Forecast		
	Sewer	Stormwater	Combined
CASH FLOWS FROM OPERATING ACTIVITIES			
Operating Revenues			
Customer Receipts	2,435,000	769,000	3,204,000
Miscellaneous	2,500	2,500	5,000
Total Revenues	2,437,500	771,500	3,209,000
Operating Expenditures			
Personal Services	858,844	222,710	1,081,554
Materials & Services	456,575	79,900	536,475
Total Expenditures	1,315,419	302,610	1,618,029
Net Cash From Operating Activities	\$1,122,081	\$468,890	\$1,590,971
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Interfund Loan Payments			0
Transfers In (Out)	(215,000)	(64,400)	(279,400)
Net Cash From Noncapital Activities	(\$215,000)	(\$64,400)	(\$279,400)

	2011-12 Forecast		
	Sewer	Stormwater	Combined
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
System Development Charges (SDC)^			0
Capital Expenditures	(83,500)	(124,500)	(208,000)
Long-term Obligations			
Principal	(235,000)		(235,000)
Interest	(63,265)		(63,265)
Net Cash From Capital Financing Activities	(\$381,765)	(\$124,500)	(\$506,265)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest	\$6,000	\$6,000	\$12,000
Net Change in Cash & Investments	\$531,316	\$285,990	\$817,306
CASH & INVESTMENTS, Beginning	1,602,402	197,309	1,799,711
CASH & INVESTMENTS, Ending	\$2,133,718	\$483,299	\$2,617,017

^ SDC revenues have been omitted to calculate capital expenditure requirements

FINANCIAL FORECAST

Forecast Assumptions

Two forecasts are presented—one for the sewer system and one for the stormwater system. Both systems will be affected by the same rates of growth and inflation, as presented in Table 4.

Table 4 Forecast Assumptions & Rate Increases

	Estimated	2011	2012	2013	2014	2015
	2010 2011	2012	2013	2014	2015	2016
Growth Rate		0.2%	0.3%	0.4%	0.5%	0.75%
Number of EDUs	6,959	6,973	6,994	7,022	7,057	7,110
New	8	14	21	28	35	53
SDCs						
Sewer	\$2,489	\$2,489	\$2,489	\$2,489	\$2,489	\$2,489
Stormwater	\$100	\$100	\$104	\$108	\$112	\$116
% Rate Increase (effective July 1)		25.0%	4.0%	4.0%	4.0%	4.0%
Residential Flat Fee (Sewer & Stormwater)	\$38.00	\$39.52	\$41.10	\$42.74	\$44.45	\$44.45
Capital	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Operating Expenditures						
Personal Services		7.5%	7.5%	7.5%	7.5%	7.5%
Materials & Services		4.5%	4.5%	4.5%	4.5%	4.5%
Return on Investments	0.4%	0.3%	0.3%	0.5%	0.5%	1.0%

The City also plans capital improvements during the forecast period to both the sewer system and the stormwater system. We assume that the 5-year capital improvements in Tables 5 and 6 will be constructed. Construction costs in 2011 \$'s are estimated at \$2.040 million for sewer and \$670,000 for stormwater. However, we assume a 4% per year increase in costs, which will result in total capital costs of approximately \$4.19 million—\$2.71 million for sewer \$1.48 million for stormwater. The City has enough in current cash plus net revenues and future SDC revenues to complete the improvements without financing. However, if projects have to be expedited, the City may consider borrowing to construct some or all of the projects. Financing would spread the cost over several years, but the added burden of interest would be incurred.

Table 5 Capital Improvements Plan—Sewer System

No.	Description	Capacity (mgd)	Years 1-5 (2012-2016)		Years 6-10 (2017-2021)		Years 11-20 (2022-2031)		
			ADWF	Cost Estimate	\$/gal	Cost Estimate	\$/gal	Cost Estimate	\$/gal
1	Secondary Scum Pump Station	2.8		\$60,000	\$0.02				
2	Effluent Filtration	2.8		\$350,000	\$0.13				
3	Odor Control Improvements	2.8		\$600,000	\$0.21				
4	Sludge Conditioning Basin, 600,000g	2.8		\$800,000	\$0.29				
5	SCADA System Improvements	2.8		\$150,000	\$0.05				
6	RV Septic Receiving Station	2.8				\$125,000	\$0.04		
7	Headworks Screening	2.8				\$750,000	\$0.27		
8	Outfall Diffuser Improvements	2.8				\$250,000	\$0.09		
9	Dried Sludge Storage Building	2.8		\$80,000	\$0.03				
10	New Lab Building Construction	2.8				\$600,000	\$0.21		
11	Employee Support Building	2.8				\$420,000	\$0.15		
12	Additional Primary Clarifier	2.8						\$800,000	\$0.29
13	Effluent Irrigation System	2.8				\$450,000	\$0.16		
14	Power Distribution System Upgrades	2.8						\$600,000	\$0.21
15	Collection System Upsizing/Oversizing								
15(a)	South 2nd Trunk, MH R-26 to O-39	2.8						\$160,000	\$0.06
15(b)	NW Territorial Road Trunk Oversizing	2.8						\$20,000	\$0.01
15(c)	Mulino Pump Station & Force Main	2.8						\$360,000	\$0.13
15(d)	North 22nd Pump Station & Force Main	2.8						\$280,000	\$0.10
15(e)	North Birch Pump Station & Force Main	2.8						\$280,000	\$0.10
15(f)	System Oversizing	2.8						\$50,000	\$0.02
16	System Planning, SDC & Rates	2.8						\$250,000	\$0.09
	Subtotal by Improvement Year			\$2,040,000	\$0.73	\$2,595,000	\$0.92	\$2,800,000	\$1.01
TOTAL COST OF ALL IMPROVEMENTS (2011 \$'s)								\$7,435,000	
\$ / gallon (combined)									\$2.66

Source: City of Canby, Public Works Department, February 2011

Table 6 Capital Improvements Plan—Stormwater System

No.	Description	Years 1-5 (2012-2016)	Years 6-10 (2017-2021)
1	WPCF / NPDES Permitting	\$50,000	
2(a)	Stormwater Master Planning	\$40,000	
2(b)	UIC Decommissioning Plan	\$40,000	
2(c)	Stormwater Management Plan	\$40,000	
3	UIC Decommissioning/BMP Implementation	\$500,000	
4	Regional Detention Facility - NW 3rd & Baker		\$1,200,000
5	Regional Detention Facility - NE Territorial Rd		\$1,200,000
6	System Oversizing		\$100,000
	Subtotal by Improvement Year	\$670,000	\$2,500,000
TOTAL COST OF ALL IMPROVEMENTS (2011 \$'s)			<u>\$3,170,000</u>

Source: City of Canby, Public Works Department, February 2011

Sewer System Forecast

In Table 7, we determine the revenue required in FY 2011-12 from sewer rates alone (excluding the stormwater system) in order for the sewer utility to meet all of its financial obligations. Using the sewer system's portion of operating costs in Table 3, we also assume the operating fund needs working capital equal to 25% of the operating costs. The existing combined sewer/stormwater utility has outstanding debt that has a claim on all sewer rate revenues. The bondholder, Mellon Bank, requires that sewer rate revenues be maintained at a level that pays all operating costs plus 125% of debt service. With these assumptions, the sewer utility has to maintain about 76% of the revenues from the current combined sewer/stormwater rate.

Table 7 Sewer Utility Revenue Requirements

	2011-12	% Forecast Revenue
Personnel	858,844	
Materials & Services	456,575	
Working Capital, 25%	329,000	
Total O&M	<u>\$1,644,419</u>	51%
Debt Service	298,534	
Coverage, 25%	74,634	
Total Debt Service	<u>\$373,168</u>	12%
Capital Expenditures	430,000	13%
Revenue Needed From Rates	<u>\$2,447,587</u>	76%
Forecast Revenues	\$3,204,000	100%
Balance Available for Stormwater	<u>\$756,413</u>	24%

Table 8 shows the financial forecast for sewer only. Revenue from the rate increases is split 76% to the sewer system, and 24% to the stormwater system. Even though the combined sewer/stormwater rate increase is 25% next fiscal year (2011-12), the amount allocated to sewer is lower than total revenues from the previous year. Operating expenditures increase due to additional staff. The sewer utility makes all debt service payments. The *Net Change in Cash & Investments* varies from positive to negative depending upon the amount of capital expenditures each year. *Cash & Investments* is attributable to sewer rates and sewer SDCs.

Table 8 Cash Flow Forecast—Sewer System

	Combined	Forecast				
	2010 2011	2011 2012	2012 2013	2013 2014	2014 2015	2015 2016
CASH FLOWS FROM OPERATING ACTIVITIES						
Operating Revenues						
Customer Receipts	2,537,820	2,416,000	2,520,000	2,631,000	2,750,000	2,881,000
Miscellaneous	3,587	2,500				
Total Revenues	2,541,407	2,418,500	2,520,000	2,631,000	2,750,000	2,881,000
Operating Expenditures						
Personal Services	829,100	858,844	923,300	992,500	1,066,900	1,146,900
Materials & Services	437,589	456,575	477,100	498,600	521,000	544,400
Total Expenditures	1,266,689	1,315,419	1,400,400	1,491,100	1,587,900	1,691,300
Net Cash From Operating Activities	\$1,274,718	\$1,103,081	\$1,119,600	\$1,139,900	\$1,162,100	\$1,189,700
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES						
Interfund Loan Payments	8,624					
Transfers In (Out)	(295,070)	(215,000)	(231,100)	(248,400)	(267,000)	(287,000)
Net Cash From Noncapital Activities	(\$286,446)	(\$215,000)	(\$231,100)	(\$248,400)	(\$267,000)	(\$287,000)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
System Development Charges	20,700	35,000	52,300	69,700	87,100	131,900
Capital Expenditures	(1,523,470)	(135,750)	(233,400)	0	(1,146,500)	(1,192,300)
Long-term Obligations						
Principal	(225,000)	(235,000)	(240,000)	(250,000)	(255,000)	(275,000)
Interest	(71,872)	(63,265)	(54,925)	(46,044)	(36,891)	(27,284)
Costs						
Net Cash From Capital Activities	(\$1,799,642)	(\$399,015)	(\$476,025)	(\$226,344)	(\$1,351,291)	(\$1,362,684)
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest	\$8,000	\$6,000	\$15,000	\$28,700	\$30,100	\$51,800
Net Change in Cash & Investments	(\$803,370)	\$495,066	\$427,475	\$693,856	(\$426,091)	(\$408,184)
CASH & INVESTMENTS, Beginning	2,405,772	1,602,402	2,097,468	2,524,943	3,218,799	2,792,709
CASH & INVESTMENTS, Ending	\$1,602,402	\$2,097,468	\$2,524,943	\$3,218,799	\$2,792,709	\$2,384,524

Stormwater System Forecast

Table 9 shows a similar forecast for the stormwater utility. The Stormwater utility begins with a *Cash & Investments, Beginning* of \$197,309 which is the accumulated stormwater SDCs that have been held in the transportation fund. Using the assumptions in Table 4, the cash flow shown in Table 9 remains positive. However, several financial risks make this forecast less reliable than the forecast for the sewer system.

The revenue generated by the stormwater rate is initially based on sewage usage. Eventually the City may have to shift its rates from a sewage usage criteria to one more appropriate for stormwater—square footage of impervious surface or street frontage. This shift in the next few years may affect rate revenues. Also, this forecast only completes \$670,000 (in 2011 \$'s) of the \$3.17 million in identified capital improvements. The regulation of stormwater quality is just beginning, and more extensive treatment than currently required may be needed in the future. The City may have to accelerate the improvements to meet federal and state collection and discharge requirements.

Table 9 Cash Flow Forecast—Stormwater

	Combined	Forecast				
	2010 2011	2011 2012	2012 2013	2013 2014	2014 2015	2015 2016
CASH FLOWS FROM OPERATING ACTIVITIES						
Operating Revenues						
Customer Receipts	2,537,820	763,000	796,000	831,000	869,000	911,000
Miscellaneous	3,587	2,500				
Total Revenues	2,541,407	765,500	796,000	831,000	869,000	911,000
Operating Expenditures						
Personal Services	829,100	222,710	239,400	257,400	276,700	297,500
Materials & Services	437,589	79,900	83,500	87,300	91,200	95,300
Total Expenditures	1,266,689	302,610	322,900	344,700	367,900	392,800
Net Cash From Operating Activities	\$1,274,718	\$462,890	\$473,100	\$486,300	\$501,100	\$518,200
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES						
Interfund Loan Payments	8,624					
Transfers In (Out)	(295,070)	(64,400)	(69,200)	(74,400)	(80,000)	(86,000)
Net Cash From Noncapital Activities	(\$286,446)	(\$64,400)	(\$69,200)	(\$74,400)	(\$80,000)	(\$86,000)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
System Development Charges	20,700	1,400	2,200	3,000	3,900	6,100
Capital Expenditures	(1,523,470)	(124,500)	(808,668)	(173,368)	(187,500)	(195,000)
Long-term Obligations						
Principal	(225,000)					
Interest	(71,872)					
Net Cash From Capital Activities	(\$1,799,642)	(\$123,100)	(\$806,468)	(\$170,368)	(\$183,600)	(\$188,900)
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest	\$8,000	\$6,000	\$10,000	\$2,100	\$4,500	\$14,000
Net Change in Cash & Investments	(\$803,370)	\$281,390	(\$392,568)	\$243,632	\$242,000	\$257,300
CASH & INVESTMENTS, Beginning	2,405,772	197,309	478,699	86,131	329,763	571,763
CASH & INVESTMENTS, Ending	\$1,602,402	\$478,699	\$86,131	\$329,763	\$571,763	\$829,063

RATES ANALYSIS

The above forecasts for the sewer system and stormwater system are based on a combined rate of \$38 per dwelling unit, effective July 1, 2011. The breakdown of this rate by system is based on each system's percent of total expenditures in 2010-11, as described above—76% sewer and 24% stormwater. The sewer rate is therefore \$28.88 (76% of the combined rate) and stormwater is \$9.12 (24%). Table 10 shows the current and forecast combined sewer/stormwater rates by customer class. Table 11 shows the rate schedule for sewer alone. Table 12 shows the stormwater rate schedule.

Table 10 Combined Sewer/Stormwater Rates

Customer Class	Current	Rate Increases, effective July 1					
		2011	2012	2013	2014	2015	2016
% Increase		25%	4%	4%	4%	4%	0%
Residential Single-family	\$30.39	\$38.00	\$39.52	\$41.10	\$42.74	\$44.45	\$44.45
Residential Apartment, per unit	\$30.39	\$38.00	\$39.52	\$41.10	\$42.74	\$44.45	\$44.45
Mobile Home	\$30.39	\$38.00	\$39.52	\$41.10	\$42.74	\$44.45	\$44.45
Nursing Home (1st two beds)	\$30.39	\$38.00	\$39.52	\$41.10	\$42.74	\$44.45	\$44.45
each additional bed	\$15.96	\$19.96	\$20.76	\$21.59	\$22.45	\$23.35	\$23.35
Transient Housing (Hotel), per bed	\$30.39	\$38.00	\$39.52	\$41.10	\$42.74	\$44.45	\$44.45
each additional bed	\$15.96	\$19.96	\$20.76	\$21.59	\$22.45	\$23.35	\$23.35
Senior Discount	\$21.66	\$27.08	\$28.16	\$29.29	\$30.46	\$31.68	\$31.68
Elementary School, per student	\$1.20	\$1.50	\$1.56	\$1.62	\$1.68	\$1.75	\$1.75
Middle/High School, per student	\$1.58	\$1.98	\$2.06	\$2.14	\$2.23	\$2.32	\$2.32
Commercial Retail	\$30.39	\$38.00	\$39.52	\$41.10	\$42.74	\$44.45	\$44.45
per 100 cf water use (Nov-Mar)	\$3.80	\$4.75	\$4.94	\$5.14	\$5.35	\$5.56	\$5.56
Commercial Gov't	\$30.39	\$38.00	\$39.52	\$41.10	\$42.74	\$44.45	\$44.45
per 100 cf water use (Jan & Dec)	\$3.80	\$4.75	\$4.94	\$5.14	\$5.35	\$5.56	\$5.56
Industrial (minimum)	\$30.39	\$38.00	\$39.52	\$41.10	\$42.74	\$44.45	\$44.45
per 100 cf water use	\$3.80	\$4.75	\$4.94	\$5.14	\$5.35	\$5.56	\$5.56

Table 11 Sewer Rates (76% of Combined Rate)

Customer Class	Rate Increases, effective July 1					
	2011	2012	2013	2014	2015	2016
Residential Single-family	\$28.88	\$30.04	\$31.24	\$32.49	\$33.79	\$33.79
Residential Apartment, per unit	\$28.88	\$30.04	\$31.24	\$32.49	\$33.79	\$33.79
Mobile Home	\$28.88	\$30.04	\$31.24	\$32.49	\$33.79	\$33.79
Nursing Home (1st two beds)	\$28.88	\$30.04	\$31.24	\$32.49	\$33.79	\$33.79
each additional bed	\$15.17	\$15.78	\$16.41	\$17.07	\$17.75	\$17.75
Transient Housing (Hotel), per bed	\$28.88	\$30.04	\$31.24	\$32.49	\$33.79	\$33.79
each additional bed	\$15.17	\$15.78	\$16.41	\$17.07	\$17.75	\$17.75
Senior Discount	\$20.58	\$21.40	\$22.26	\$23.15	\$24.08	\$24.08
Elementary School, per student	\$1.14	\$1.19	\$1.24	\$1.29	\$1.34	\$1.34
Middle/High School, per student	\$1.50	\$1.56	\$1.62	\$1.68	\$1.75	\$1.75
Commercial Retail	\$28.88	\$30.04	\$31.24	\$32.49	\$33.79	\$33.79
per 100 cf water use (Nov-Mar)	\$3.61	\$3.75	\$3.90	\$4.06	\$4.22	\$4.22
Commercial Gov't	\$28.88	\$30.04	\$31.24	\$32.49	\$33.79	\$33.79
per 100 cf water use (Jan & Dec)	\$3.61	\$3.75	\$3.90	\$4.06	\$4.22	\$4.22
Industrial (minimum)	\$28.88	\$30.04	\$31.24	\$32.49	\$33.79	\$33.79
per 100 cf water use	\$3.61	\$3.75	\$3.90	\$4.06	\$4.22	\$4.22

Table 12 Stormwater Rates (24% of Combined Rate)

Customer Class	Rate Increases, effective July 1					
	2011	2012	2013	2014	2015	2016
Residential Single-family	\$9.12	\$9.48	\$9.86	\$10.25	\$10.66	\$10.66
Residential Apartment, per unit	\$9.12	\$9.48	\$9.86	\$10.25	\$10.66	\$10.66
Mobile Home	\$9.12	\$9.48	\$9.86	\$10.25	\$10.66	\$10.66
Nursing Home (1st two beds)	\$9.12	\$9.48	\$9.86	\$10.25	\$10.66	\$10.66
each additional bed	\$4.79	\$4.98	\$5.18	\$5.39	\$5.61	\$5.61
Transient Housing (Hotel), per bed	\$9.12	\$9.48	\$9.86	\$10.25	\$10.66	\$10.66
each additional bed	\$4.79	\$4.98	\$5.18	\$5.39	\$5.61	\$5.61
Senior Discount	\$6.50	\$6.76	\$7.03	\$7.31	\$7.60	\$7.60
Elementary School, per student	\$0.36	\$0.37	\$0.38	\$0.40	\$0.42	\$0.42
Middle/High School, per student	\$0.47	\$0.49	\$0.51	\$0.53	\$0.55	\$0.55
Commercial Retail	\$9.12	\$9.48	\$9.86	\$10.25	\$10.66	\$10.66
per 100 cf water use (Nov-Mar)	\$1.14	\$1.19	\$1.24	\$1.29	\$1.34	\$1.34
Commercial Gov't	\$9.12	\$9.48	\$9.86	\$10.25	\$10.66	\$10.66
per 100 cf water use (Jan & Dec)	\$1.14	\$1.19	\$1.24	\$1.29	\$1.34	\$1.34
Industrial (minimum)	\$9.12	\$9.48	\$9.86	\$10.25	\$10.66	\$10.66
per 100 cf water use	\$1.14	\$1.19	\$1.24	\$1.29	\$1.34	\$1.34

Table 13 compares Canby's sewer, stormwater, and combined rates with 14 nearby jurisdictions, including the City of Portland and Oaks Lodge Sanitary District. Sewer and stormwater rates are ranked separately. By this measure Canby's proposed sewer rate ranks 13th of the 15 cities. Canby's combined sewer/stormwater rates rank 11th.

Table 13 2010-11 Comparison of Sewer & Stormwater Rates in Area Municipalities

City / District	Population	Sewer		Stormwater		Combined Bill	
		\$ / Mo	Rank	\$ / Mo	Rank	\$ / Mo	Rank
Aurora [^]	970	\$92.37	1			\$92.37	1
Portland	583,835	\$55.36	4	\$21.79	1	\$77.15	2
Newberg	22,645	\$64.45	2	\$4.48		\$68.93	3
Lake Oswego	36,590	\$58.97	3	\$8.38	4	\$67.35	4
Wilsonville	17,940	\$51.50	6	\$3.72	11	\$55.22	5
Silverton	9,585	\$55.11	5			\$55.11	6
Milwaukie	20,915	\$44.43	8	\$9.90	2	\$54.33	7
Woodburn	23,355	\$49.06	7			\$49.06	8
Tigard	47,150	\$34.46	10	\$6.75	5	\$41.21	9
Oak Lodge Sanitary District [†]	30,000	\$35.08	9	\$6.00		\$41.08	10
Canby, proposed	14,705	\$28.88	13	\$9.12	3	\$38.00	11
Tualatin	26,040	\$33.03	11	\$4.86	8	\$37.89	12
Oregon City	30,405	\$28.10	14	\$5.80	7	\$33.90	13
Sherwood	16,640	\$31.46	12			\$31.46	14
West Linn	24,400	\$25.74	15	\$4.57	9	\$30.31	15
Average		\$45.87		\$7.76		\$51.56	

Source: Economic & Financial Analysis, 2010-11 Survey

[^] Average monthly bill includes pro-rated property tax for GO Bonds

[†] Population estimated by District