




FINANCE MEMORANDUM
#11-10

DATE: May 12, 2011

TO: Honorable Mayor Joyce Downing and City Council Members

FROM: Bill Simmons, City Manager 
David Willett, Director of Public Works 
Shawn Cordsen, Director of Finance 

SUBJECT: Water & Wastewater Rate Increase CB-1751

BACKGROUND:

The City of Northglenn provides water and wastewater services to approximately 10,250 customer accounts. The services are primarily funded via water and wastewater charges collected from utility customers. To ensure that future water and wastewater charges meet the future costs of providing such services (e.g. water rights, operations, maintenance, capital etc.), the City contracted with Red Oak Consulting to develop a water and wastewater rate study.

The study determined that in order to meet the funding and service requirements of the water and wastewater functions, revenue collections would need to increase approximately 7.5% to 8% annually in each of the subsequent five years. Based on the information presented in the study, the City has increased its water and wastewater rates in both 2009 and 2010. As a result of those increases, revenue collections have increased a total of \$237,882 or 2.88% since 2008, despite a reduction in water consumption of 4.95%. Reductions in water consumption have been attributed to above normal precipitation, the recent economic recession, and increasing water rates.

UPDATE:

At the March 17th and again at the May 5th Study Sessions, City Council discussed the proposed 2011 water and wastewater rate increase. For reference, staff has attached the worksheets which detail the proposed 2011 rate increases by category, the general customer impact assessment, and the water and wastewater rate comparison originally provided at that study session. The proposed rates were gathered directly from the rate study provided by Red Oak Consulting and are anticipated to increase water and wastewater revenue collections by \$681,994 or 7.83% (given similar water consumption rates as those experienced throughout 2010, which was a relatively average precipitation year).

The rate increases recommended by the Red Oaks study have been incorporated into the budget and are therefore included in the revenue forecasts of the Water and Wastewater Fund and corresponding Capital Improvement Program. In an attempt to remain conservative, increases in water and sewer revenues have been kept at 5%, (not the 7-8% suggested by Red Oak) which more closely mimics the actual increases reported over the past couple of years.

To help illustrate the justification for the rate increases as described in the Red Oaks study, a set of graphs have been enclosed and provide an eight year forecast of the Water & Wastewater Fund. The graphs only include the essential capital improvement projects as identified by the Public Works Department. The first graph represents cash funding the operations, while the second graph represents the use of debt.

A comprehensive water and wastewater capital improvement list has also been included in the packet. The information includes the essential projects used in the development of the previously mentioned graphs, as well as numerous other capital projects identified by the Public Works Department.

Staff is seeking adoption of the enclosed ordinance, thus increasing the rates as set forth in the Red Oaks study.

PROS/CONS:

The additional revenue generated will help fund the replacement and repair of the City's aging water and sewer infrastructure.

Rate increases reinforce conservation efforts amongst consumers.

The proposed increases will place an additional financial burden on all utility customers regardless of income or ability.

STAFF REFERENCE:

If Councilmembers have any comments or questions, you may contact either David Willett at dwillett@northglenn.org or 303-450-8783, or Shawn Cordsen at scordsen@northglenn.org or 303-450-8719.

2010 - 2011 Rate Changes By Category

Monthly Water Service Charge

Meter Size	Percent of All Accounts	2010	2011	Change
5/8	95.30%	\$ 9.65	\$ 9.75	\$ 0.10
3/4	0.80%	10.55	11.20	0.65
1	1.30%	12.55	13.80	1.25
1½	1.10%	17.20	21.00	3.80
2	1.20%	23.10	29.40	6.30
3	0.20%	38.50	53.00	14.50
4	0.10%	55.00	78.80	23.80
6	<0.10%	103.00	152.00	49.00

Residential Water Use Charge

Usage Block	Percent of All Accounts	2010 Per 1,000 gal	2011 Per 1,000 gal	Change Per 1,000 gal
0 - 3,000	30.00%	\$ 1.30	\$ 1.90	\$ 0.60
4000 - 10,000	39.00%	3.44	3.72	0.28
11,000 - 20,000	19.00%	4.12	4.52	0.40
21,000 and greater	12.00%	6.02	6.70	0.68

Commercial Water Use Charge

Usage Block	Percent of All Accounts	2010 Per 1,000 gal	2011 Per 1,000 gal	Change Per 1,000 gal
0% - 100% EQR	72.00%	\$ 3.25	\$ 3.25	-
Over 100% EQR	28.00%	5.12	5.26	0.14
Domestic Use		3.25	3.25	-
Irrigation Use		5.12	5.26	0.14

Wastewater Charge

Usage Block	2010 Per 1,000 gal	2011 Per 1,000 gal	Change Per 1,000 gal
Flat Rate - 3,000 gal minimum	\$ 3.31	\$ 3.56	\$ 0.25

2010 - 2011 Residential Water & Wastewater Assessment

Gallons	Monthly Water Service Charge*			Residential Water Usage Charge			Wastewater Charge**			Total Water/Wastewater		
	2010	2011	Change	2010	2011	Change	2010	2011	Change	2010	2011	Change
1,000	\$ 9.65	\$ 9.75	\$ 0.10	\$ 1.30	\$ 1.90	\$ 0.60	\$ 9.93	\$ 10.68	\$ 0.75	\$ 20.88	\$ 22.33	\$ 1.45
2,000	9.65	9.75	0.10	2.60	3.80	1.20	9.93	10.68	0.75	22.18	24.23	2.05
3,000	9.65	9.75	0.10	3.90	5.70	1.80	9.93	10.68	0.75	23.48	26.13	2.65
4,000	9.65	9.75	0.10	7.34	9.42	2.08	13.24	14.24	1.00	30.23	33.41	3.18
5,000	9.65	9.75	0.10	10.78	13.14	2.36	16.55	17.80	1.25	36.98	40.69	3.71
6,000	9.65	9.75	0.10	14.22	16.86	2.64	19.86	21.36	1.50	43.73	47.97	4.24
7,000	9.65	9.75	0.10	17.66	20.58	2.92	23.17	24.92	1.75	50.48	55.25	4.77
8,000	9.65	9.75	0.10	21.10	24.30	3.20	26.48	28.48	2.00	57.23	62.53	5.30
9,000	9.65	9.75	0.10	24.54	28.02	3.48	29.79	32.04	2.25	63.98	69.81	5.83
10,000	9.65	9.75	0.10	27.98	31.74	3.76	33.10	35.60	2.50	70.73	77.09	6.36
11,000	9.65	9.75	0.10	32.10	36.26	4.16	36.41	39.16	2.75	78.16	85.17	7.01
12,000	9.65	9.75	0.10	36.22	40.78	4.56	39.72	42.72	3.00	85.59	93.25	7.66
13,000	9.65	9.75	0.10	40.34	45.30	4.96	43.03	46.28	3.25	93.02	101.33	8.31
14,000	9.65	9.75	0.10	44.46	49.82	5.36	46.34	49.84	3.50	100.45	109.41	8.96
15,000	9.65	9.75	0.10	48.58	54.34	5.76	49.65	53.40	3.75	107.88	117.49	9.61
16,000	9.65	9.75	0.10	52.70	58.86	6.16	52.96	56.96	4.00	115.31	125.57	10.26
17,000	9.65	9.75	0.10	56.82	63.38	6.56	56.27	60.52	4.25	122.74	133.65	10.91
18,000	9.65	9.75	0.10	60.94	67.90	6.96	59.58	64.08	4.50	130.17	141.73	11.56
19,000	9.65	9.75	0.10	65.06	72.42	7.36	62.89	67.64	4.75	137.60	149.81	12.21
20,000	9.65	9.75	0.10	69.18	76.94	7.76	66.20	71.20	5.00	145.03	157.89	12.86
21,000	9.65	9.75	0.10	75.20	83.64	8.44	69.51	74.76	5.25	154.36	168.15	13.79
22,000	9.65	9.75	0.10	81.22	90.34	9.12	72.82	78.32	5.50	163.69	178.41	14.72
23,000	9.65	9.75	0.10	87.24	97.04	9.80	76.13	81.88	5.75	173.02	188.67	15.65
24,000	9.65	9.75	0.10	93.26	103.74	10.48	79.44	85.44	6.00	182.35	198.93	16.58
25,000	9.65	9.75	0.10	99.28	110.44	11.16	82.75	89.00	6.25	191.68	209.19	17.51
26,000	9.65	9.75	0.10	105.30	117.14	11.84	86.06	92.56	6.50	201.01	219.45	18.44
27,000	9.65	9.75	0.10	111.32	123.84	12.52	89.37	96.12	6.75	210.34	229.71	19.37
28,000	9.65	9.75	0.10	117.34	130.54	13.20	92.68	99.68	7.00	219.67	239.97	20.30
29,000	9.65	9.75	0.10	123.36	137.24	13.88	95.99	103.24	7.25	229.00	250.23	21.23
30,000	9.65	9.75	0.10	129.38	143.94	14.56	99.30	106.80	7.50	238.33	260.49	22.16

*It was assumed that all residential customers utilize a 3/4" meter.

**Individual wastewater charges are based on winter average consumption and not on real-time monthly water usage. Therefore the amounts shown above do not exactly reflect the billing amount which customers will see on their monthly bill.

Water & Wastewater Monthly Charges Comparison

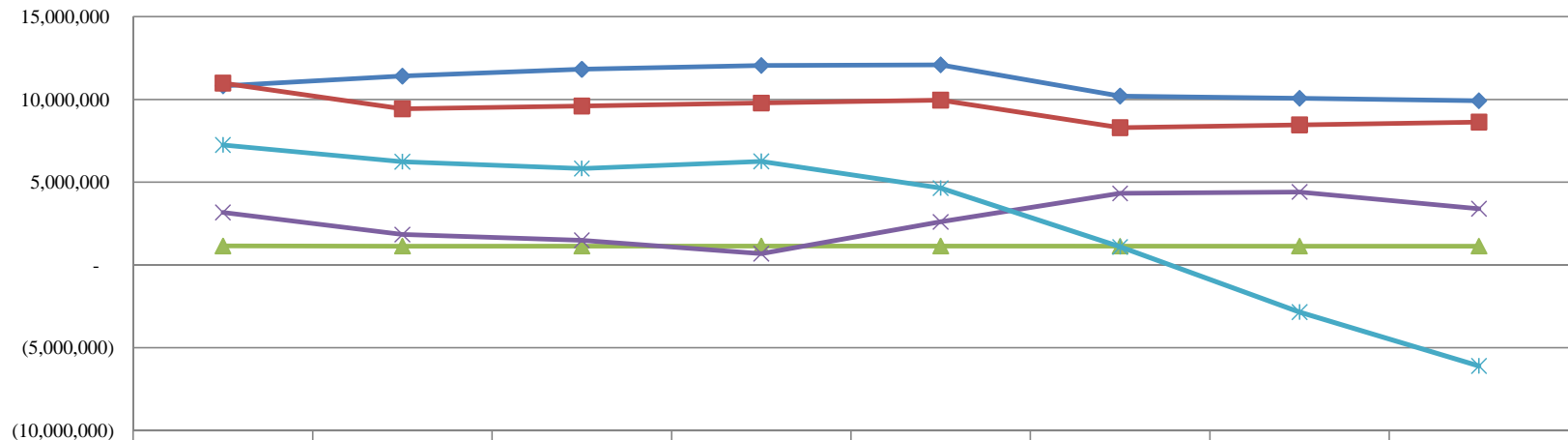
Municipality	Gallons									
	3,000	5,000	10,000	15,000	20,000	25,000	30,000	35,000	40,000	45,000
Aurora	\$ 39.48	\$ 55.70	\$ 82.05	\$ 108.40	\$ 134.75	\$ 164.75	\$ 194.75	\$ 224.75	\$ 254.75	\$ 292.25
Arvada	24.42	37.94	52.54	67.14	81.74	96.34	110.94	129.14	147.34	165.54
Brighton	31.16	46.26	65.16	84.06	102.96	121.86	140.76	159.66	178.56	197.46
Broomfield	28.18	36.54	50.54	64.54	78.54	92.54	106.54	120.54	134.54	148.54
Commerce City	45.51	52.05	68.40	85.23	103.92	124.92	145.92	177.82	209.72	241.62
Federal Heights	21.70	36.15	61.25	86.35	111.45	142.10	172.75	203.40	234.05	264.70
Louisville	25.81	25.81	41.26	56.71	72.16	110.76	149.36	191.01	232.66	277.16
Northglenn - 2010	23.48	36.98	54.18	74.78	95.38	125.48	155.58	185.68	215.78	245.88
Northglenn - 2011	26.13	40.69	59.29	81.89	104.49	137.99	171.49	204.99	238.49	271.99
Thornton	25.11	36.57	53.47	70.37	95.72	121.07	171.77	222.47	273.17	323.87
Westminster	29.86	42.82	61.72	80.62	99.52	127.52	155.52	183.52	211.52	239.52
Wheat Ridge	34.80	48.50	70.10	91.70	113.30	137.45	163.30	189.15	215.00	240.85
Mean	29.64	41.33	60.00	79.32	99.49	125.23	153.22	182.68	212.13	242.45
Median	27.16	39.32	60.27	81.26	101.24	125.20	155.55	187.42	215.39	243.75
<u>Ranking (1 = Low, 12 = High):</u>										
Northglenn 2010 Rank	2.00	5.00	5.00	5.00	4.00	7.00	7.00	6.00	7.00	7.00
Northglenn 2011 Rank	6.00	7.00	6.00	7.00	9.00	10.00	9.00	10.00	10.00	9.00

Assumptions:

- All residential customers utilize a 5/8" meter.
- Average Winter Consumption (AWC) figured at 5,000 gallons per month
- Outdoor use was estimated at 10,000 gallons

Please note, the organizations used in the above comparison typically establish rates at the beginning of the calendar year (January), unlike the City of Northglenn which established rates in July for the following twelve months. Such a difference should be considered when evaluating the comparisons.

**Water & Wastewater Fund
Health, Safety, & Environmental Essential - Cash Funded**



	2011	2012	2013	2014	2015	2016	2017	2018
Revenue	10,824,214	11,408,939	11,819,195	12,050,310	12,091,872	10,208,795	10,072,681	9,920,936
Operating Expenditures	10,981,578	9,435,851	9,606,860	9,781,112	9,958,671	8,296,974	8,462,913	8,632,171
Debt Service	1,145,410	1,141,264	1,140,576	1,143,390	1,142,862	1,139,950	1,139,654	1,141,676
CIP Expenditures	3,169,000	1,837,000	1,493,000	690,000	2,605,000	4,323,500	4,414,000	3,393,000
Fund Balance	7,247,499	6,242,323	5,821,082	6,256,890	4,642,229	1,090,600	(2,853,286)	(6,099,197)

Assumptions/Notes:

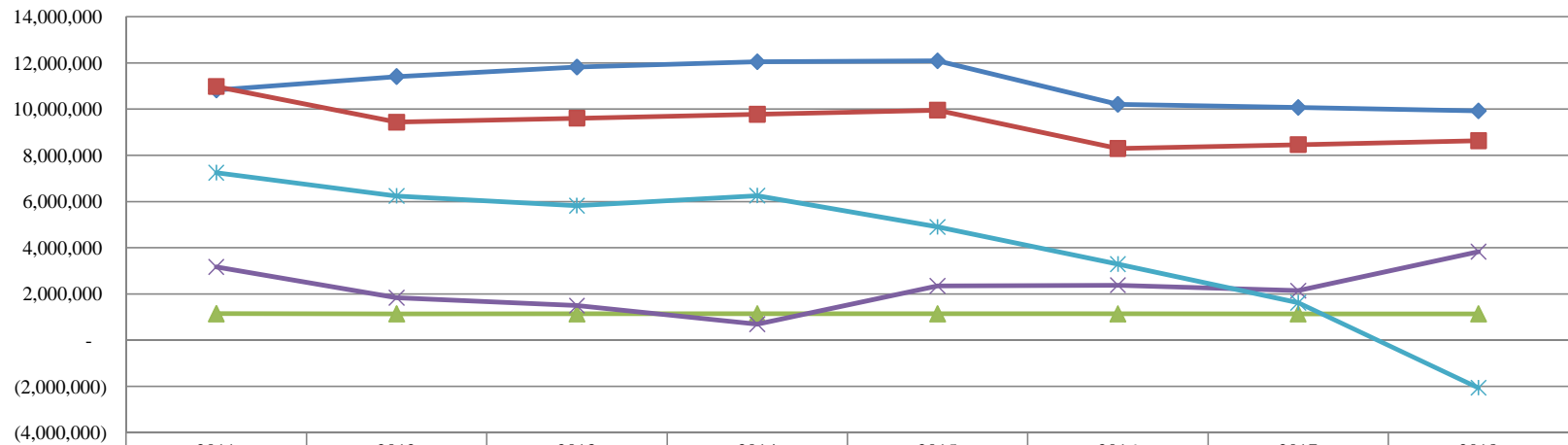
Revenue:

- The unaudited 2010 year end fund balance of \$11,719,273
- Sales & Use Tax forecast includes a 1% annual inflationary allowance.
- 0.5% Non-Food Sales & Use Tax forecast incorporates the scheduled December 31, 2015 expiration.
- Water & Sewer service-related user charges were increased 5% annual to account for the proposed rate increases through 2013 as per the Red Oak Study. An additional increase of 2.5% in 2014 was included to account for the partial year increase in revenue as part of the 2013 rate increase.

Expenditures:

- Operating expenditure forecast includes a 2% annual inflationary allowance.
- Expenditures associated with water rights purchases and debt exactly match the forecasted revenues. Such expenditures terminate in 2015 in conjunction with the retirement of the current debt and expiration of the 0.5% sales & use tax restricted for such purpose.
- Debt expenditures include the scheduled debt service payments for the 2002 Standley Lake COPS and expire 2022 upon retirement of the liability.
- Capital improvement expenditures have been based on information provided by Public Works and correspond to the Utility Plans.

**Water & Wastewater Fund
Health, Safety, & Environmental Essential - Debt Funded**



	2011	2012	2013	2014	2015	2016	2017	2018
Revenue	10,824,214	11,408,939	11,819,195	12,050,310	12,091,872	10,208,795	10,072,681	9,920,936
Operating Expenditures	10,981,578	9,435,851	9,606,860	9,781,112	9,958,671	8,296,974	8,462,913	8,632,171
Debt Service	1,145,410	1,141,264	1,140,576	1,143,390	1,142,862	1,139,950	1,139,654	1,141,676
CIP Expenditures	3,169,000	1,837,000	1,493,000	690,000	2,347,347	2,379,293	2,139,293	3,831,793
Fund Balance	7,247,499	6,242,323	5,821,082	6,256,890	4,899,882	3,292,460	1,623,281	(2,061,423)

Assumptions/Notes:

Revenue:

- The unaudited 2010 year end fund balance of \$11,719,273
- Sales & Use Tax forecast includes a 1% annual inflationary allowance.
- 0.5% Non-Food Sales & Use Tax forecast incorporates the scheduled December 31, 2015 expiration.
- Water & Sewer service-related user charges were increased 5% annual to account for the proposed rate increases through 2013 as per the Red Oak Study. An additional increase of 2.5% in 2014 was included to account for the partial year increase in revenue as part of the 2013 rate increase.

Expenditures:

- Operating expenditure forecast includes a 2% annual inflationary allowance.
- Expenditures associated with water rights purchases and debt exactly match the forecasted revenues. Such expenditures terminate in 2015 in conjunction with the retirement of the current debt and expiration of the 0.5% sales & use tax restricted for such purpose.
- Debt expenditures include the scheduled debt service payments for the 2002 Standley Lake COPS and expire 2022 upon retirement of the liability.
- Capital improvement expenditures have been based on information provided by Public Works and correspond to the Utility Plans.
- WWTP Headworks & Secondary Clarifier (\$6,507,000) debt funded for 10 years @ 4.5% - Annual payment of \$822,347
- Decommission Existing Southern Lagoons (\$1,321,000) debt funded for 10 years @ 4.5% - Annual payment of \$166,946

Item No.	Project Description	2011 Estimate	2012 Estimate	2013 Estimate	2014 Estimate	2015 Estimate	2016 Estimate	2017 Estimate	2018 Estimate	2019 Estimate	2020 Estimate	2021 Estimate	2022 - 2027	Total	Funding Source	
WATER AND WASTEWATER FUND																
* 1	Terminal Reservoir Mixing	-	196,000	-	-	-	-	-	-	-	-	-	-	196,000	W	
* 2	Chemical Building Improvements	850,000	-	-	-	-	-	-	-	-	-	-	-	850,000	W	
3	New Rapid Mix and Flocculation	-	-	-	-	-	-	-	-	-	-	-	1,920,000	1,920,000	W	
* 4	Install new PLC for SCADA	175,000	-	-	-	-	-	-	-	-	-	-	-	175,000	W	
5	WTP Water Reclamation (Replaces Waste Handling Improvements)	-	-	-	-	-	-	-	-	3,000,000	-	-	-	3,000,000	W	
* 6	High Zone Water Pump & Motor Replacement	90,000	90,000	-	-	-	-	-	-	-	-	-	-	180,000	W	
* 7	Booster Pump & Motor Replacement	30,000	30,000	-	-	30,000	-	-	-	-	-	-	-	90,000	W	
* 8	High Zone Meter Vault	100,000	-	-	-	-	-	-	-	-	-	-	-	100,000	W	
* 9	Water Line Replacement	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	3,000,000	W	
10	New High Zone Storage Tank	-	-	-	-	-	-	-	-	-	-	2,500,000	-	2,500,000	W	
* 11	High Zone Storage Tank Painting	-	280,000	-	-	-	-	-	-	-	-	-	-	280,000	W	
12	Low Zone Pump Bowl Replace	-	-	-	-	-	-	-	-	-	-	-	-	-	W	
* 13	WTP Laboratory Cabinet Replacement	-	-	-	-	200,000	-	-	-	-	-	-	-	200,000	W	
* 14	WTP Filter Rehabilitation	-	-	-	-	400,000	-	-	-	-	-	-	-	400,000	W	
* 15	Standley Lake Pipeline Repair and Leak Detection	300,000	-	-	-	-	-	-	-	-	-	-	-	300,000	W	
* 16	Water Meter and Reader Replacement	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	1,800,000	W	
* 17	Croke Sandout Gates	-	35,000	-	-	-	-	-	-	-	-	-	-	35,000	W	
18	Deep Well Rehabilitation	-	10,000	-	-	-	-	10,000	-	-	-	-	-	20,000	W	
* 19	Standley Lake Bypass	-	35,000	-	-	-	-	-	-	-	-	-	-	35,000	W	
* 20	WWTP Standby Generator	224,000	-	-	-	-	-	-	-	-	-	-	-	224,000	WW	
* 21	WWTP 3rd Secondary Clarifier and Headworks	-	-	-	-	1,080,000	2,713,500	2,713,500	-	-	-	-	-	6,507,000	WW	
* 22	Decommission Existing Southern Lagoons	-	-	-	-	-	220,000	550,500	550,500	-	-	-	-	1,321,000	WW	
* 23	WWTP BNR Improvements Aeration Basin	-	121,000	603,000	-	-	-	-	-	-	-	-	-	724,000	WW	
* 24	WWTP Non-Potable Water System Improve (Fire Protection)	-	-	-	-	15,000	-	-	-	-	-	-	-	15,000	WW	
* 25	Pave Access Roads	-	-	-	-	-	-	-	565,000	-	-	-	-	565,000	WW	
* 26	Bull Reservoir Effluent Pumping	-	-	-	-	-	-	-	284,000	-	-	-	-	284,000	WW	
* 27	Bull Reservoir pH Control	-	-	-	-	-	-	-	84,000	-	-	-	-	84,000	WW	
* 28	WWTP Blower Replacement	-	-	-	-	-	150,000	-	-	-	-	-	-	150,000	WW	
29	Expand BNR Treatment System Capacity (Additional Aeration Basin) Design and Construction	-	-	-	-	-	-	-	-	-	-	-	3,371,000	3,371,000	WW	
30	UV Replacement	-	-	-	-	-	-	-	-	-	-	-	500,000	500,000		
* 31	Construct New Operations Building (Enlargement of Laboratory for Testing) Design and Construction	-	-	-	-	-	-	-	600,000	-	-	-	-	600,000	WW	
32	Develop alternatives for generation of Class A biosolids	-	-	-	-	-	-	-	-	-	-	-	4,733,000	4,733,000		
33	Construct Effluent Filtration (Filters to remove Phosphorus) Design and Construction	-	-	-	-	-	-	-	-	-	-	-	600,000	600,000	WW	
34	Dewatering and Class A Generation (Primary Clarifier and Solids Handling) Design and Construction	-	-	-	-	-	-	-	-	-	3,386,000	8,908,000	8,908,000	21,202,000	WW	
* 35	Lift Station Generator	-	40,000	40,000	40,000	40,000	40,000	-	-	-	-	-	-	200,000	WW	
36	Odor Control Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	WW	
* 37	Collection System Rehab	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	-	2,750,000	WW	
* 38	Lift Station A Facility Rehabilitation	350,000	-	-	-	-	-	-	659,500	-	-	-	-	1,009,500	WW	
* 39	Lift Station B Facility Assessment and Rehabilitation	100,000	250,000	-	-	-	-	-	-	-	-	-	-	350,000	WW	
* 40	Lift Station E Rehabilitation	-	50,000	-	-	-	-	-	-	-	-	-	-	50,000	WW	
* 41	Forcemain Meter at WWTP Construction	300,000	-	-	-	-	-	-	-	-	-	-	-	300,000	WW	
* 42	Forcemain Assessment	-	50,000	-	-	-	-	-	-	-	-	-	-	50,000	WW	
* 43	WWTP Security System	-	-	-	-	55,000	-	-	-	-	-	-	-	55,000	WW	
* 44	WWTP Butterfly Valve Replacement	-	-	-	-	75,000	-	-	-	-	-	-	-	75,000	WW	
* 45	WWTP Waste Activated Pump Replacement	-	-	-	-	60,000	-	-	-	-	-	-	-	60,000	WW	
* 46	Bunker Hill Lift Station Meter Construction	-	-	200,000	-	-	-	-	-	-	-	-	-	200,000	WW	
* 47	Lift Station A Meter	-	-	-	-	-	50,000	500,000	-	-	-	-	-	550,000	WW	
48	Lift Station A Replacement	-	-	-	-	-	-	-	-	-	-	-	1,700,000	1,700,000	WW	
49	Standley Lake Pipeline Replacement	-	-	-	-	-	-	-	-	-	-	-	14,000,000	15,000,000	WW	
50	Parallel Forcemain	-	-	-	-	-	-	-	-	-	-	-	15,600,000	15,600,000	WW	
* 51	WWTP Aeration System	-	-	-	-	-	500,000	-	-	-	-	-	-	500,000	WW	
Water and Wastewater Fund Subtotal		3,169,000	1,837,000	1,493,000	690,000	2,605,000	4,323,500	4,424,000	3,393,000	3,650,000	4,036,000	12,058,000	51,732,000	94,410,500		
							Wastewater		Water		Wastewater					

REFERENCES

Wastewater Utility Plan Update
Water Treatment Plant Master Plan Update
Northglenn Treated Water System Modeling Evaluation
Northglenn Capital Improvement Program 2007-2011

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1751
Series of 2011

Series of 2011

A BILL FOR AN ORDINANCE APPROVING A WATER AND WASTEWATER RATE CHANGE FOR THE CITY OF NORTHGLENN

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The City Council determines that it is appropriate to change the water rates for the City of Northglenn effective as of June 27, 2011 at the first full billing cycle as follows.

Current Rates:

Residential Individually Metered
Tier Rate

Tier 1 \$1.30 per 1,000 gallons
Tier 2 \$3.44 per 1,000 gallons
Tier 3 \$4.12 per 1,000 gallons
Tier 4 \$6.02 per 1,000 gallons

Consumption Range

First 3,000 gallons
Over 3,000 to 10,000 gallons
Over 10,000 gallons to 20,000 gallons
Over 20,000 gallons

Commercial Water Volume Charges

Mixed Use
\$3.25 per 1,000 gallons
\$5.12 per 1,000 gallons

Consumption Range

Up to 100% of the EQR as defined in Section 16-10-2 (f)
Over 100% of the EQR as defined in Section 16-10-2 (f)

Domestic Use
\$3.25 per 1,000 gallons

Irrigation Use
\$5.12 per 1,000 gallons

Residential Drought Surcharge

Over 18,000 gallons	<u>Stage 1</u> None	<u>Stage 2</u> \$2.00 per thousand gals	<u>Stage 3</u> \$4.00 per thousand gals	<u>Stage 4</u> \$4.00 per thousand gals
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Commercial Drought Surcharge

	<u>Stage 1</u>	<u>Stage 2</u>	<u>Stage 3</u>	<u>Stage 4</u>
Over 100% EQR	None	\$2.00 per thousand gals	\$4.00 per thousand gals	\$4.00 per thousand gals

Monthly Service Charges

Meter Size	Per Bill
5/8	\$9.65
3/4	\$10.55
1	\$12.55
1 ½	\$17.20
2	\$23.10
3	\$38.50
4	\$55.00
6	\$103.00

New Rates:

Residential Individually Metered
Tier Rate

Tier 1	\$1.90 per 1,000 gallons
Tier 2	\$3.72 per 1,000 gallons
Tier 3	\$4.52 per 1,000 gallons
Tier 4	\$6.70 per 1,000 gallons

Consumption Range

First 3,000 gallons
Over 3,000 to 10,000 gallons
Over 10,000 gallons to 20,000 gallons
Over 20,000 gallons

Commercial Water Volume Charges

Consumption Range

Mixed Use
\$3.25 per 1,000 gallons

Up to 100% of the EQR as defined in
Section 16-10-2 (f)

\$5.26 per 1,000 gallons

Over 100% of the EQR as defined in Section
16-10-2 (f)

Domestic Use
\$3.25 per 1,000 gallons

Irrigation Use
\$5.26 per 1,000 gallons

Residential Drought Surcharge

	<u>Stage 1</u>	<u>Stage 2</u>	<u>Stage 3</u>	<u>Stage 4</u>
Over 18,000 gallons	None	\$2.00 per thousand gals	\$4.00 per thousand gals	\$4.00 per thousand gals

Commercial Drought Surcharge

	<u>Stage 1</u>	<u>Stage 2</u>	<u>Stage 3</u>	<u>Stage 4</u>
Over 100% EQR	None	\$2.00 per thousand gals	\$4.00 per thousand gals	\$4.00 per thousand gals

Monthly Service Charges

Meter Size	Per Bill
5/8	\$9.75
3/4	\$11.20
1	\$13.80
1 ½	\$21.00
2	\$29.40
3	\$53.00
4	\$78.80
6	\$152.00

Section 2. The City Clerk is hereby directed to insert the revised water rates set forth above into Section 16-10-4(c) of the Northglenn Municipal Code.

Section 3. The City Council determines that it is appropriate to change the wastewater rates for the City of Northglenn effective as of June 27, 2011 at the first full billing cycle as follows.

Current Rates:

\$3.31 per 1,000 gallons (3,000 gallon minimum)

New Rates:

\$3.56 per 1,000 gallons (3,000 gallon minimum)

Section 4. The City Clerk is hereby directed to insert the revised wastewater rates set forth above into Section 16-10-5(f) of the Northglenn Municipal Code.

INTRODUCED, READ AND ORDERED POSTED this 12th day of May, 2011.



JOYCE DOWNING
Mayor

ATTEST:



JOHANNA SMALL, CMC
City Clerk

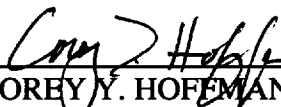
PASSED ON SECOND AND FINAL READING this _____ day of _____,
2011.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney