



## ADMINISTRATIVE SERVICES COMMITTEE

### Agenda

Wednesday, April 23, 2014  
3:30 pm

Madison Avenue Meeting Room  
500 SW Madison Avenue

- |                                    |  |
|------------------------------------|--|
| Discussion/ <b>Possible Action</b> | I. Enterprise Zone Sustainability Criteria Follow-up (Attachment)                                    |
| Discussion/ <b>Possible Action</b> | II. Visit Corvallis Second Quarter Report (Attachment)   |
| Discussion/ <b>Possible Action</b> | III. Downtown Corvallis Association Economic Improvement District Second Quarter Report (Attachment) |
| Discussion/ <b>Possible Action</b> | IV. Utility Rate Structure Review (Attachment)   |
| Information                        | V. Other Business  |

### Next Scheduled Meeting

Wednesday, May 7, 2014 at 3:30 pm  
Madison Avenue Meeting Room, 500 SW Madison Avenue

### Agenda

da Vinci Days Loan and Annual Payment  
Parks and Recreation Department Cost Recovery Update  
Utility Rate Structure Review  
Neighborhood/Property Maintenance Code Program



## MEMO

Date: March 25, 2014  
To: City of Corvallis Administrative Services Committee (ASC)  
From: Tom Nelson, Economic Development / Enterprise Zone Manager  
RE: Enterprise Zone Sustainability Report

In November of last year the ASC inquired about reporting on sustainability from each of our Enterprise Zone applicants. The following are excerpts from each applicant's report that addresses their efforts toward sustainability:

### **NuScale:**

1. Product / Services: Energy: Alternative energy and/or efficiency  
-NuScale is developing a small, modular nuclear plant which offers the benefits of carbon-free nuclear power.
2. Business Practices: Other sustainable business practices  
-NuScale's Corvallis office has recycling bins which collect paper, cans, bottles and compostable materials. The Portland office recycles paper, bottles and cans. Both offices return toner cartridges to suppliers for recycling.
3. Operations: other sustainable operational strategies  
-Bike racks encourage commuting to and from work via alternative transport. Additionally, Corvallis employees were encouraged to participate in the "DriveLessConnect" campaign.

### **Natural Point:**

1. Natural Point has completed consolidation of facilities that we spread out over five building spaces in non-LEED buildings into a new LEED designed building.
2. In 2012 Natural Point relocated their covered bike shelter for easier access to the building for employees. They provided better rain cover by installing a gutter system for the shelter. Bike ridership now averages 4-6 riders in the summer and 3-5 in the winter months, which accounts for 14% of employees.

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3. Water use for both domestic and irrigation is closely monitored. Natural Point retained the services of a professional gardener to modify and put in place a more efficient watering program.
4. Natural Pont continues to design for efficient use of materials, and encourages suppliers to do the same. As an example, they use aluminum to make camera cases, and all cuttings from the machining process are recycled, making the development of the cases have no measurable waste. They have also designed special reusable packaging to transport semi-finished goods. This process continues to speed production and minimize waste.

**T. Gerding:**

1. Expand Green Building services by creating a pre-construction review document used to encourage clients to incorporate green building into their non-LEED projects.
  - They created a Pre-Construction Green Building Checklist in 2010 that is used to educate owners about potential sustainable features they can incorporate in their projects.
2. Increase sustainable building practices by increasing the number of LEED Accredited Professionals on staff from two to three.
  - A third LEED Certified Project Engineer was hired in 2009.
3. Construct new LEED certified headquarters building.
  - The new LEED Gold certified headquarters was built.
4. Incorporate green building educational signage and electronic media into the new headquarters building.
  - They created a booklet describing the key green building features, and share it with visitors, as well as at other events.

As a further update, T. Gerding applied for and received the 4th and 5th year exemption from Benton County.

The Economic Development Office will include this information in future November EZ Reports.

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## MEMORANDUM

**DATE:** April 3, 2014  
**TO:** Administrative Services Committee  
**FROM:** Ken Gibb, Community Development Director   
**SUBJECT:** Second Quarter FY 13-14 Visit Corvallis Program Review

### I. Issue

Review and acceptance of Visit Corvallis' second quarter report for FY 13-14.

### II. Background

Visit Corvallis funding total for FY 13-14 is \$388,350. This represents the dedicated 30% of the Transient Occupancy Tax (TOT) received by the City in calendar year 2012. The agency received \$97,086 in the second quarter. The City's contract with Visit Corvallis requires the agency to submit quarterly reports on its activities.

Attached is the second quarter report submitted by Visit Corvallis (Attachment A). Following submittal of the quarterly report, final occupancy numbers for December were received, and Ms. Parker reports that both occupancy and average daily rate were up in December this year over last. Financial statements (Attachment B) submitted by Visit Corvallis were reviewed by Finance Office staff and found to be in compliance with their agreement. A copy of the Finance staff review is attached (Attachment C).

Visit Corvallis has been provided with a copy of this report and invited to attend and address the Committee.

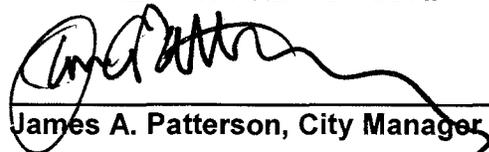
### IV. Action Requested

That the Administrative Services Committee consider this report and recommend City Council approve acceptance of the second quarter report.

REVIEW AND CONCUR:

  
\_\_\_\_\_  
Nancy Brewer, Finance Director

REVIEW AND CONCUR:

  
\_\_\_\_\_  
James A. Patterson, City Manager

# VISIT CORVALLIS

## Quarterly Community Report - October, November, December 2013

### Executive Director's Report

After three months of increases in both occupancy and average daily rate this year over last, second quarter shows decreases in occupancy for October and November and a decrease in average daily rate in November. October was still up by 1.5% this year over last year. December's numbers are not yet available.

### Second Quarter Highlights

We had a membership committee look at our current membership rate structure and benefits. We dropped restaurants to \$50.00 and retail members to \$25.00 per year. New benefits include new member recognition in our monthly newsletter, re-publishing press releases in blog posts, use of logo and a window decal for area businesses.

We had a membership meeting in November and invited non-members as well. We had about 35 people in attendance. It was a great way for everyone to learn about each other and discover ways we can work together to increase visitation to our area. We plan to do these quarterly.

I met with Oregon Main Street and National Main Street staff to discuss the importance of the downtown to our marketing efforts. We also had a great "familiarization" trip with Travel Oregon's Public Relations team. We made stops in our area that included Mazama Brewing, 2 Towns Cider House, Honey Creek Nectar Wine and 4 Spirits Distillery. We have had follow up conversations with staff about some of the locations we visited.

Visit Corvallis attended the Oregon Destination Marketing Organizations Winter Conference. The ODMO is a group of destination marketing professionals from all over the state who come together twice a year to share best practices and receive education on topics germane to the industry as well as to receive updates for Travel Oregon, the Oregon Restaurant and Lodging Association, ODOT and other agencies.

We began work on promoting Corvallis Culinary Week and new editorial for the new issue of the Visitor Guide. We have also been working on making our website "responsive" so it can be viewed more easily on tablets and cell phones.

On an administrative note we have completed our audit and two new Board members have agreed to be appointed to the Board until next September's elections at which point we hope the membership will vote to install them as full board members. Lonny Wonder from Benton County Fairgrounds and David Gerkman from the Hilton Garden Inn will begin attending in January 2014. Eunice Kim from the Best Western resigned for personal reasons.

### Visitors Information Report

During the months of October, November and December, 2013, we greeted 663 walk-in visitors requesting information on Corvallis, the Willamette Valley and the rest of the state. We distributed 855 visitor guides, 300 Corvallis/Benton County maps, and 880 Table Tents promoting events to the lodging properties and various businesses throughout Corvallis. Leads requests received through VisitCorvallis.com, OregonWineCountry.org, and leads received in response to advertisement by both organizations totaled 2,006. The Visit Corvallis brochure had 137 views and the Willamette Valley Visitors Association brochure had 4,889 views. Overall Engagement and Conversion is up slightly from 2012/2013.

### Social and Digital Media Report

VisitCorvallis.com had 51,119 visitors between October and December, 37,776 of which were unique visitors, up 40% from last year. We had 134,159 page views in the second quarter, up 29% from last year, and the average visitor viewed about 2.5 pages per visit, down slightly from last year. Our bounce rate (visits in which the person left the site after viewing a single page) is up 18% from last year. These changes are likely due to our advertising campaigns, as people visit our landing pages and move on. We are working to make our landing pages more engaging, to encourage visitors to delve deeper into our site.

Our top five traffic referrals this quarter were organic Google searches, visitors who came directly to our site, Facebook, Facebook's mobile site, and Bing. Our most popular pages, not including our home page, were the Events Calendar, Things to Do, Dining, the "Coming Up This Month" landing page and Lodging.

We sent 11,521 outclicks to our members and area businesses this quarter, with the top five receivers of traffic being the Corvallis Fall Festival, OSU's Dads Weekend, Luc, Aqua, and Block 15.

Facebook made drastic changes in their Edge Rank, which has dropped Pages' organic reach by 44% across the board. Our Facebook Page's post reach has dropped to around 5,000/post, with spikes up to 10,000 for promoted posts and the occasional viral post. However, our engagement is increasing, especially on promoted posts, and impressions (people who have seen an individual post) have climbed from around 1,500/post to around 2,400/post.

Our Twitter accounts sent 581 clicks back to our site and other brand awareness media. Pinterest generated 326 impressions, and bit.ly reports about 2,580 click-throughs on links shared using their url shortener (we have shared fewer bit.ly links this quarter because Facebook link posts are performing so much better now). We've had 2,486 views of our YouTube videos this quarter, almost doubled from last quarter. Google+ and Foursquare activity remain negligible, and as of yet, there are no analytics available for Instagram.

# VISIT CORVALLIS

## Response Report for July, August and September 2013

*Raw Data Reports - What follows is an appendix detailing the raw data we collect, including our Facebook, Twitter and Google Analytics statistics, as well as real-world numbers gathered from the Visitors Center and advertising. If there are any questions about the raw data, please email Visit Corvallis at [info@visitcorvallis.com](mailto:info@visitcorvallis.com).*

<b>Brand Awareness</b>	<b>October 2013</b>	<b>November 2013</b>	<b>December 2013</b>	<b>2012 Total YTD</b>	<b>2013 Total YTD</b>
<b>Internet Brand Awareness</b>					
Visit Corvallis Unique Visitors	14871	12457	12457	77,098	81689
Corvallis Blog Unique Visitors	507	441	441	1,904	2699
WVVA OR Attractions ebrochure	2666	0	0	4,658	680
WVVA Madden ebrochure	2223	0	0	1,663	582
Visit Corvallis ebrochure	75	62	62	0	1455
WVVA Internet	213	144	144	1,136	762
Google Ad Video Campaign Views	1526	0	0	0	14551
Go-Oregon.net	53	61	61	333	218
Website Orders	45	60	60	327	220
New Facebook Likes - Unliked	59	54	54	4,878	356
New E-News Subscribers	62	42	42	-32	214
New Twitter Followers	57	44	44	373	255
New YouTube Subscribers	1	3	3	2	27
<b>Ad Brand Awareness</b>					
WVVA Madden Spring	0	0	0	786	61
Good Housekeeping	10	0	0	1,473	51
Visit Corvallis Toll Free	5	2	2	44	28
Relocation	1	12	12	34	39
WVVA Press Release	4	1	1	52	25
WVVA National Geographic	30	0	0	582	413
WVVA OR Attractions	0	0	0	4,262	1
WVVA TORP	305	260	260	3,192	2402
WVVA TOOL	116	51	51	0	185
<b>Total Brand Awareness</b>	<b>22829</b>	<b>13694</b>	<b>13694</b>	<b>102765</b>	<b>106913</b>
<b>Engagement</b>	<b>October 2013</b>	<b>November 2013</b>	<b>December 2013</b>	<b>2012 Total YTD</b>	<b>2013 Total YTD</b>
Facebook Daily Page Engaged Users	10016	11481	11481	17,576	59045
You Tube Views	1821	540	540	652	19818
Twitter Sent Messages	234	180	180	1,181	1223
Twitter Clicks	791	601	601	2,307	6232
Twitter Re-Tweets	30	36	36	189	217
Twitter Messages Received	37	27	27	282	201
Twitter @Mentions	32	26	26	272	122
E-Newsletter Opens	3975	2332	2332	14,045	15341
E-Newsletter Clicks	1148	698	698	1,178	4659
<b>Total Engagement</b>	<b>18084</b>	<b>15921</b>	<b>15921</b>	<b>37682</b>	<b>106858</b>
<b>Conversion</b>	<b>October 2013</b>	<b>November 2013</b>	<b>December 2013</b>	<b>2012 Total YTD</b>	<b>2013 Total YTD</b>
Visitor Center Visitation	249	240	240	4,465	1375
Hotel Room Nights Booked	23	5	5	8	67
Total Events Outbound to Members**	5409	3292	3292	18,578	27305
<b>Total Conversions</b>	<b>5681</b>	<b>3537</b>	<b>3537</b>	<b>23,051</b>	<b>28747</b>
<b>Total Factor*</b>	<b>46594</b>	<b>33152</b>	<b>33152</b>	<b>163498</b>	<b>242518</b>

**VISIT**  
**CORVALLIS**

**Second Quarter Report**

**(October through December, 2013)**

Visit Corvallis  
**Balance Sheet**  
As of December 31, 2013

	<u>Dec 31, 13</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Checking - OSUFCU	68,941.83
Money Market-OSUFCU	20,462.29
Paypal Checking	463.45
Savings - OSUFCU	5.00
<b>Total Checking/Savings</b>	<u>89,872.57</u>
Accounts Receivable	
Accounts Receivable	7,695.80
<b>Total Accounts Receivable</b>	<u>7,695.80</u>
Other Current Assets	
Petty Cash	40.00
<b>Total Other Current Assets</b>	<u>40.00</u>
<b>Total Current Assets</b>	97,608.37
<b>Fixed Assets</b>	
Accumulated Depreciation	-30,555.98
Office Equipment & Furniture	36,060.30
<b>Total Fixed Assets</b>	<u>5,504.32</u>
<b>TOTAL ASSETS</b>	<u><b>103,112.69</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Credit Cards	
OSU Fed Visa	1,016.15
<b>Total Credit Cards</b>	<u>1,016.15</u>
Other Current Liabilities	
Bounty of Benton Co Ticket Sale	-260.00
Corvallis Book Sales	20.00
Payroll Liabilities	-35.00
Payroll liabilities - Other	1,703.14
Payroll tax liabilities	3,283.96
<b>Total Other Current Liabilities</b>	<u>4,712.10</u>
<b>Total Current Liabilities</b>	<u>5,728.25</u>
<b>Total Liabilities</b>	5,728.25
<b>Equity</b>	
Net Assets	110,550.25
Net Income	-13,165.81
<b>Total Equity</b>	<u>97,384.44</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>103,112.69</b></u>

Visit Corvallis  
**Profit & Loss**  
October through December 2013

	<u>Oct - Dec 13</u>
Ordinary Income/Expense	
Income	
City of Corvallis	97,086.00
Co-op Advertising Revenues	580.00
Income/Misc	100.00
Interest Income	5.64
Membership	9,624.20
Relocation Packets	9.00
Souvenir Income	4.00
<b>Total Income</b>	<u>107,408.84</u>
Expense	
Administration	12,687.29
Conferences/Education	445.61
Marketing/Advertising	9,291.49
Marketing/Community Relations	416.12
Marketing/Contract Services	1,950.00
Marketing/Dues	1,717.60
Marketing/Entertainment	123.85
Marketing/Festivals	5,106.29
Marketing/Internet	936.32
Marketing/Postage-Shipping	3,711.37
Marketing/Printing	187.50
Marketing/Promotions	-2,849.95
Marketing/Research	950.00
Marketing/Sales Trips	1,900.84
Marketing/Telephone	161.01
Marketing/Visitor Services	375.00
Payroll Expenses	34.80
Personnel	50,778.55
<b>Total Expense</b>	<u>87,923.69</u>
<b>Net Ordinary Income</b>	<u>19,485.15</u>
<b>Net Income</b>	<u><u>19,485.15</u></u>

**Profit & Loss Prev Year Comparison**

October through December 2013

	Oct - Dec 13	Oct - Dec 12	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
City of Corvallis	97,086.00	92,820.00	4,266.00
Co-op Advertising Revenues	580.00	0.00	580.00
Income/Misc	100.00	0.00	100.00
Interest Income	5.64	7.72	-2.08
Membership	9,624.20	9,875.88	-251.68
Refund	0.00	2,130.00	-2,130.00
Relocation Packets	9.00	54.00	-45.00
Souvenir Income	4.00	30.00	-26.00
<b>Total Income</b>	<b>107,408.84</b>	<b>104,917.60</b>	<b>2,491.24</b>
<b>Expense</b>			
Administration	12,687.29	14,129.70	-1,442.41
Conferences/Education	445.61	1,012.50	-566.89
Marketing/Advertising	9,291.49	12,774.77	-3,483.28
Marketing/Community Relations	416.12	264.44	151.68
Marketing/Contract Services	1,950.00	3,100.00	-1,150.00
Marketing/Dues	1,717.60	1,138.95	578.65
Marketing/Entertainment	123.85	148.26	-24.41
Marketing/Festivals	5,106.29	5,871.00	-764.71
Marketing/Internet	936.32	1,867.19	-930.87
Marketing/Postage-Shipping	3,711.37	3,462.30	249.07
Marketing/Printing	187.50	225.00	-37.50
Marketing/Promotions	-2,849.95	-147.02	-2,702.93
Marketing/Research	950.00	0.00	950.00
Marketing/Sales Trips	1,900.84	0.00	1,900.84
Marketing/Telephone	161.01	153.82	7.19
Marketing/Tours	0.00	24.00	-24.00
Marketing/Visitor Services	375.00	750.20	-375.20
Payroll Expenses	34.80	26.10	8.70
Personnel	50,778.55	36,404.82	14,373.73
<b>Total Expense</b>	<b>87,923.69</b>	<b>81,206.03</b>	<b>6,717.66</b>
<b>Net Ordinary Income</b>	<b>19,485.15</b>	<b>23,711.57</b>	<b>-4,226.42</b>
<b>Net Income</b>	<b>19,485.15</b>	<b>23,711.57</b>	<b>-4,226.42</b>



**Finance Department**  
500 SW Madison Avenue  
Corvallis, OR 97333  
541-766-6990  
541-754-1729

MEMORANDUM

February 24, 2014

TO: Ken Gibb, Community Development  
FROM: Jeanna Yeager, Accountant  
SUBJECT: Visit Corvallis Financial Report – Second Quarter, FY 13/14

This review consists of inquiries and analytical procedures and is very limited in its nature. The financial statements have not been reviewed by a Certified Public Accountant and are the representation of the management of Visit Corvallis. Visit Corvallis uses the accrual method of accounting.

During the second quarter of fiscal year 2013/2014, Visit Corvallis reported revenues of \$107,409 and expenditures of \$87,924, resulting in net income of \$19,485. Visit Corvallis maintains a strong cash position, with current assets totaling \$97,608 and current liabilities of only \$5,728.

The City of Corvallis has budgeted \$388,350 for Visit Corvallis for fiscal year 2013/2014 in monthly payments of \$32,362. The City has funded a total of \$97,086 for the second quarter, which has been accurately accounted for on the Visit Corvallis report. This represents 90% of all revenue for the quarter.

Acceptance of the Visit Corvallis quarterly report is recommended.

**MEMORANDUM**

**DATE:** April 3, 2014  
**TO:** Administrative Services Committee  
**FROM:** Ken Gibb, Community Development Director   
**SUBJECT:** Downtown Corvallis Association Second Quarter FY 13-14  
EID Program Review

**I. Issue**

Review and acceptance of Downtown Corvallis Association's Economic Improvement District Program second quarter report for FY 13-14.

**II. Background**

The City Council, on July 16, 2012, approved Ordinance 2012-14, amending Municipal Code Chapter 10.07 (Economic Improvement District), establishing a boundary, and imposing assessments on property within the Downtown Voluntary Economic Improvement District (EID). The EID provides specific benefits to the members of the District by promoting commercial activity and public events in the Downtown district. Pass through revenue for FY 13-14 is \$83,244.

The Community Development Department administers the invoicing of EID participants, the "pass-through" payment of these program funds to the Downtown Corvallis Association (DCA), as well as the contract with the DCA. In support of these City services, the DCA pays an annual fee of \$3,585. The contract requires that the DCA provide quarterly financial reports to the City that provide at a minimum, 1) a balance sheet as of the last day of the quarter, 2) a comparison of actual revenues and expenses through the quarter and 3) a brief summary of services performed.

Attached is the second quarter report submitted by the DCA (Attachment A). The DCA has been provided with a copy of this report and invited to attend and address the Committee. Ms. Wessell is unable to attend this meeting due to a conflict with the rescheduled date of this review.

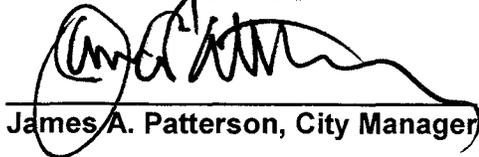
**IV. Action Requested**

That the Administrative Services Committee consider this report and recommend City Council approve acceptance of the Downtown Corvallis Association's FY 13-14 EID Program second quarter report.

**REVIEW AND CONCUR:**

  
Nancy Brewer, Finance Director

**REVIEW AND CONCUR:**

  
James A. Patterson, City Manager



**A Main Street Community**

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Corvallis OR 97333  
PO Box 1536  
Corvallis OR 97339  
(541) 754-6624  
FAX (541) 758-4723  
[www.downtowncorvallis.org](http://www.downtowncorvallis.org)

**Board Members**

Liz Coulombe, President  
*Citizens Bank*  
Fred Edwards, Vice-President  
*Knight Vision Security*  
Steve Hessel, Treasurer  
*Downtown Property Owner*  
John Coleman, Secretary  
*Coleman Jewelers*  
Greg Teune,  
*Holiday Inn Express*  
Luisa Arreola,  
*Footwise*  
Elizabeth Foster,  
*Town & Country Realty*  
Randy Joss,  
*KEZI9*  
Jennifer Moreland  
*Zooeys/Heartland Hum. Soc.*  
John Semadeni  
*Corvallis Cyclery*

Joan Wessell,  
*Executive Director*  
[joan@downtowncorvallis.org](mailto:joan@downtowncorvallis.org)

**Ex-Officio**

*City Council*  
*Corvallis Police Dept.*  
*Corvallis Tourism*  
*City Planning*  
*Corvallis Chamber*  
*Corvallis Econ. Dev. Manager*

To: City of Corvallis – Planning Department  
From: Joan Wessell, Executive Director  
Downtown Corvallis Association  
Date: 1 March 2014  
Subject: 2013-14 Quarterly Report and  
2012-17 Economic Improvement District

The Downtown Corvallis Association, without ceasing, offers and delivers economic development services and oversight of issues affecting Downtown Corvallis. These services greatly benefit Downtown Corvallis business owners, managers and property owners which, in turn, benefits and enhances Downtown and the Corvallis community.

The DCA's delivery of economic development services makes Corvallis a more livable community in which to reside. Some of those services include: business enrichment workshops/seminars, recruitment & retention activities (marketing vacancies & recruiting to those vacancies), continuing education for the business community, advocacy & assistance for Downtown businesses, promotional events/activities to increase foot traffic, activities and events that provide business' with exposure to strengthen Downtown's economy, monthly Membership meetings, Downtown After Hours networking opportunities, and Downtown Red Carpet Welcomes for new businesses, etc. On a regular basis, the DCA receives written & verbal communication from businesses and members of the their appreciation for the DCA providing these vital support services.

Since submission of the last Quarterly report, The Downtown Corvallis Association has hosted/sponsored/presented three (3): Downtown After Hours networking socials, Membership Meetings, Board of Directors meetings, Design Committee, Economic Enhancement, & Promotions/Marketing Committee meetings, 8 Downtown Red Carpet Welcomes, 3 Science Pubs, and is currently planning for March 22 Rhapsody in the Vineyard wine walk and July 3<sup>rd</sup> & 4<sup>th</sup> Red White & Blues Riverfront Festival.

Downtown property owners continue submitting their (voluntary) Economic Improvement District assessments that help the staff the organization's office and keep office doors open. The DCA appreciates City Staff for collecting and passing-through EID assessments.

**DOWNTOWN CORVALLIS ASSOCIATION**  
**BALANCE SHEET**  
January 31, 2014

**ASSETS**

Checking and Savings accounts	302,104.89
Other Current Assets	790.76
Fixed Assets	8,735.46
Façade Improvements loans	2,033.66
UF Residential loans	0.00
Interior Development Loans	22,668.16
<b>TOTAL ASSETS</b>	<b><u>336,332.93</u></b>

**LIABILITIES & EQUITY**

Accounts Payable	0.00
Other Current Liabilities	4,326.56
Total Equity	332,006.37
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>336,332.93</u></b>

**PROFIT AND LOSS**  
January 31, 2014

	Month	Year-to- Date	Budget 2013-2014	Remaining Budget
<b>INCOME</b>				
General Revenue	19,031.28	94,578.82	135,625.00	41,046.18
Program Revenue	1,780.00	4,031.84	4,730.00	698.16
Red, White & Blues	0.00	29,823.80	35,000.00	5,176.20
Rhapsody	665.00	14,048.00	36,000.00	21,952.00
Promotions	0.00	0.00	1,500.00	1,500.00
<b>TOTAL INCOME</b>	<b><u>21,476.28</u></b>	<b><u>142,482.46</u></b>	<b><u>212,855.00</u></b>	<b><u>70,372.54</u></b>
<b>EXPENSE</b>				
Personnel	8,523.33	55,643.00	106,020.00	50,377.00
Services and supplies	1,660.13	14,488.07	29,180.00	14,691.93
Programs	2,057.78	4,655.12	8,300.00	3,644.88
Red, White & Blues	16.07	20,453.95	16,000.00	(4,453.95)
Rhapsody	2,083.07	10,800.74	5,000.00	(5,800.74)
Promotions/OSU	83.07	474.82	500.00	25.18
<b>TOTAL EXPENSE</b>	<b><u>14,423.45</u></b>	<b><u>106,515.70</u></b>	<b><u>165,000.00</u></b>	<b><u>58,484.30</u></b>
<b>NET INCOME</b>	<b><u>7,052.83</u></b>	<b><u>35,966.76</u></b>	<b><u>47,855.00</u></b>	<b><u>11,888.24</u></b>

Plus: Beginning unrestricted cash balance	(364.14)
Checking/Money Market	205,948.73
Held in reserve - Contingency Fund	3,000.00
Total beginning cash	<b><u>208,584.59</u></b>
<b>Net Excess (deficit) budgeted for 2013-2014</b>	<b><u>256,439.59</u></b>

## Downtown Corvallis Association, Inc.

### Budget Comparison As of January 31, 2014

	Month Of Jan	7/1/13 Through Jan 2014	7/1/12 Through Jan 2013	Annual Budget	Percent Annual Budget
<b>Income</b>					
<b>General Revenue</b>					
EID Receipts	6,298.85	63,080.83	73,213.81	90,000.00	70.1%
EID Contributions	0.00	800.00	1,500.00	0.00	0.0%
Membership Dues	12,718.75	28,145.25	28,941.36	40,000.00	70.4%
Interest Income	13.68	92.74	128.61	5.00	1854.8%
Rental Income - Sublet	0.00	2,460.00	2,860.00	4,820.00	51.0%
Miscellaneous	0.00	0.00	100.00	800.00	0.0%
Reimbursed Expenses	0.00	0.00	0.00	0.00	0.0%
Program Fees	0.00	0.00	0.00	0.00	0.0%
<b>Total General Revenue</b>	<b>19,031.28</b>	<b>94,578.82</b>	<b>106,743.78</b>	<b>135,625.00</b>	<b>69.7%</b>
<b>Program Revenue</b>					
Membership Workshops	0.00	0.00	0.00	0.00	0.0%
Christmas Lights	0.00	0.00	12.50	25.00	0.0%
Website/Newsletter Advertising	0.00	0.00	0.00	0.00	0.0%
Group advertising	0.00	0.00	0.00	0.00	0.0%
Directory advertising	0.00	0.00	0.00	0.00	0.0%
Fund Raiser	1,545.00	2,653.34	2,226.80	2,500.00	106.1%
Fund Raiser - DT After Hours	235.00	1,378.50	1,222.00	2,200.00	62.7%
Design Aesthetics	0.00	0.00	0.00	5.00	0.0%
Red, White & Blue	0.00	29,823.80	33,105.59	35,000.00	85.2%
<b>Total Program Revenue</b>	<b>1,780.00</b>	<b>33,855.64</b>	<b>36,566.89</b>	<b>39,730.00</b>	<b>85.2%</b>
<b>Promotions Revenue</b>					
Promotions	0.00	0.00	200.00	1,500.00	0.0%
Rhapsody in the Vineyard	665.00	14,048.00	17,032.00	36,000.00	39.0%
<b>Total Promotions Revenue</b>	<b>665.00</b>	<b>14,048.00</b>	<b>17,232.00</b>	<b>37,500.00</b>	<b>37.5%</b>
<b>TOTAL INCOME</b>	<b>21,476.28</b>	<b>142,482.46</b>	<b>160,542.67</b>	<b>212,855.00</b>	<b>66.9%</b>

## Expense

## Administration - Personnel

Personnel	6,493.35	46,729.85	47,180.51	79,000.00	59.2%
Director - Medical Benefit	928.70	2,759.90	2,585.80	4,000.00	69.0%
Director - Expense	0.00	0.00	274.24	2,000.00	0.0%
Contract Labor	0.00	0.00	0.00	2,000.00	0.0%
Staff Expenses	0.00	0.00	0.00	2,000.00	0.0%
Volunteer - Expense	185.86	975.07	1,195.39	4,000.00	24.4%
Staff Development	0.00	77.15	498.20	2,500.00	3.1%
Payroll taxes	723.23	3,837.14	3,826.62	7,800.00	49.2%
Workers Compensation	3.39	(57.71)	55.56	320.00	-18.0%
IRA Expense	188.80	1,321.60	1,321.64	2,400.00	55.1%
<b>Total Personnel</b>	<b>8,523.33</b>	<b>55,643.00</b>	<b>56,937.96</b>	<b>106,020.00</b>	<b>52.5%</b>

## Administration - Services &amp; Supplies

Accounting	175.50	1,327.50	1,665.00	3,000.00	44.3%
Accounting Review	0.00	925.00	0.00	2,300.00	40.2%
Bad Debt	0.00	0.00	0.00	0.00	0.0%
Bank Charges	0.00	0.00	0.00	10.00	0.0%
Subscriptions	0.00	60.00	60.00	350.00	17.1%
Insurance	0.00	0.00	0.00	1,200.00	0.0%
Equipment Replacement	0.00	0.00	0.00	1,800.00	0.0%
Equipment Lease	228.88	1,685.84	1,689.75	2,900.00	58.1%
Office Supplies	0.00	595.55	529.90	1,500.00	39.7%
Permits & Fees	45.00	453.00	416.00	620.00	73.1%
Postage	0.00	339.33	293.35	650.00	52.2%
Rent	810.00	5,670.00	5,670.00	9,600.00	59.1%
Utilities	63.90	464.04	494.98	850.00	54.6%
Miscellaneous	22.00	50.00	113.00	200.00	25.0%
Repair & Service Equipment	0.00	615.96	158.31	500.00	123.2%
Telephone/Cell	314.85	2,301.85	2,233.21	3,700.00	62.2%
Depreciation	0.00	0.00	0.00	0.00	0.0%
<b>Total Services &amp; Supplies</b>	<b>1,660.13</b>	<b>14,488.07</b>	<b>13,323.50</b>	<b>29,180.00</b>	<b>49.7%</b>

## Programs

Membership Drive	83.06	187.93	238.45	300.00	62.6%
Red Carpet Welcome	83.07	119.12	0.00	100.00	119.1%
Downtown Updates	0.00	0.00	0.00	0.00	0.0%
Website Updates	0.00	0.00	0.00	0.00	0.0%
Meetings & Public Relations	290.86	975.56	730.96	1,500.00	65.0%
Design Committee	0.00	0.00	0.00	0.00	0.0%
Design Committee-Awards	83.07	83.07	29.98	100.00	83.1%
Mainstreet Expenses	154.57	787.54	126.57	800.00	98.4%
Mainstreet Dues	0.00	250.00	250.00	300.00	83.3%
EID Expense	0.00	123.44	147.44	0.00	0.0%
EID Task Force Expense	0.00	0.00	36.95	0.00	0.0%
EID Expense-City Collection Fee	0.00	0.00	0.00	4,500.00	0.0%
Annual Reports, proposal	0.00	0.00	0.00	0.00	0.0%
Misc. Printing	0.00	0.00	0.00	0.00	0.0%
Directory Printing	0.00	0.00	0.00	0.00	0.0%
OSU Relations	83.07	103.07	0.00	100.00	103.1%
Christmas Lights	0.00	0.00	0.00	100.00	0.0%
Flower Baskets	0.00	18.62	0.00	0.00	0.0%
Design Aesthetics	0.00	0.00	0.00	0.00	0.0%
Design Aesthetics-Reimbursement	0.00	0.00	0.00	0.00	0.0%
Fund Raiser	1,260.57	1,260.57	904.40	500.00	252.1%
Economic/Image Enhancement	19.51	746.20	0.00	0.00	0.0%
<b>Total Programs</b>	<b>2,057.78</b>	<b>4,655.12</b>	<b>2,464.75</b>	<b>8,300.00</b>	<b>56.1%</b>

Promotions					
Red, White & Blue	16.07	20,453.95	16,519.93	16,000.00	127.8%
Promotions	83.07	474.82	1,603.33	500.00	95.0%
Rhapsody in the Vineyard	2,083.07	10,800.74	11,926.43	5,000.00	216.0%
OSU Promotions	0.00	0.00	0.00	0.00	0.0%
<b>Total Promotions</b>	<b>2,182.21</b>	<b>31,729.51</b>	<b>30,049.69</b>	<b>21,500.00</b>	<b>147.6%</b>
City Economic Development					
Economic Enhancement	0.00	0.00	1,003.63	0.00	0.0%
Image Enhancement	0.00	0.00	2,133.78	0.00	0.0%
<b>Total City Economic Development</b>	<b>0.00</b>	<b>0.00</b>	<b>3,137.41</b>	<b>0.00</b>	<b>0.0%</b>
<b>Total expense</b>	<b>14,423.45</b>	<b>106,515.70</b>	<b>105,913.31</b>	<b>165,000.00</b>	<b>64.6%</b>
<b>Excess (deficit) income over expense</b>	<b>7,052.83</b>	<b>35,966.76</b>	<b>54,629.36</b>	<b>47,855.00</b>	
<b>Plus: Beginning restricted/unrestricted cash balance</b>				<b>(364.14)</b>	
Checking/Money Market				<b>205,948.73</b>	
Held in reserve-Contingency Fund				<b>3,000.00</b>	
<b>Total beginning cash</b>				<b>208,584.59</b>	
<b>Net Excess (deficit) budgeted for 2013-2014</b>				<b>256,439.59</b>	

02/11/14

**Downtown Corvallis Association, Inc.**  
**Balance Sheet**  
As of January 31, 2014

Jan 31, 14

<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Cash - Umpqua Bank	26,914.81
1015 · MMF - Umpqua Bank	206,166.06
1050 · Cash - US Bank-EID	7,183.17
1104 · MMF-Citizens-Design Committee	2,649.14
1106 · Cash-Citizens-RW&B	12,372.84
1109 · MMF-Citizens-Facade/Upper Floor	
1109-1 · Designated City Funds	46,598.18
1109-2 · Undesignated Funds	219.39
1109 · MMF-Citizens-Facade/Upper Floor - Other	1.30
<b>Total 1109 · MMF-Citizens-Facade/Upper Floor</b>	<b>46,818.87</b>
<b>Total Checking/Savings</b>	<b>302,104.89</b>
<b>Other Current Assets</b>	
1116 · Prepaid Expenses	
1120 · Rent	790.76
<b>Total 1116 · Prepaid Expenses</b>	<b>790.76</b>
<b>Total Other Current Assets</b>	<b>790.76</b>
<b>Total Current Assets</b>	<b>302,895.65</b>
<b>Fixed Assets</b>	
1258 · Fixed Asset	23,979.78
1259 · Accumulated depreciation	-15,244.32
<b>Total Fixed Assets</b>	<b>8,735.46</b>
<b>Other Assets</b>	
<b>1500 · Facade improvement loans</b>	
1545 · Mod Pod	0.03
1550 · Coleman - 2012	808.63
1551 · Les & Barbara Boudreaux - 2012	1,225.00
<b>Total 1500 · Facade improvement loans</b>	<b>2,033.66</b>
<b>1800 · Interior Development Loans</b>	
1801 · Terzo	-0.27
1802 · Chris Martel Downtown Dental	-2.00
1803 · Mod Pod	3.00
1804 · Many Hands	0.05
1805 · Oregon Coffee	-0.02
1806 · Flat Tail	6,666.90
1807 · Brew BQ	3,333.42
1808 · Ron & Garnetta Day	3,000.07
1809 · Aqua	9,667.01
<b>Total 1800 · Interior Development Loans</b>	<b>22,668.16</b>
<b>Total Other Assets</b>	<b>24,701.82</b>
<b>TOTAL ASSETS</b>	<b>336,332.93</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
2111 · Pass-thru money	718.27
2115 · Gift certificates o/s	954.44
2142 · Federal/FICA/Medicare	2,057.48
2143 · State Withholding	369.00
2144 · Federal Unemployment	38.96
2145 · State Unemployment	181.81
2146 · Workers Compensation	6.60
<b>Total Other Current Liabilities</b>	<b>4,326.56</b>

02/11/14

**Downtown Corvallis Association, Inc.**  
**Balance Sheet**  
**As of January 31, 2014**

	<b>Jan 31, 14</b>
<b>Total Current Liabilities</b>	<u>4,326.56</u>
<b>Total Liabilities</b>	4,326.56
<b>Equity</b>	
3312 - Reserved - City loan \$	71,300.00
3318 - Undesignated funds	-3,835.80
3311 - Designated - Christmas	3,471.66
3900 - Retained Earnings	225,103.75
Net Income	<u>35,966.76</u>
<b>Total Equity</b>	<u>332,006.37</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>336,332.93</u></u>

02/11/14

**Downtown Corvallis Association, Inc.**  
**Income Statement**  
 January 2014

	Jan 14	Jul '13 - Jan 14
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
General Revenue		
4110 - EID Receipts	6,298.85	63,080.83
4111 - EID Contributions	0.00	800.00
4120 - Membership dues	12,718.75	28,145.25
4141 - Interest income	13.68	92.74
4195 - Rental Income - Sublet	0.00	2,460.00
<b>Total General Revenue</b>	<b>19,031.28</b>	<b>94,578.82</b>
Program Revenue		
4260 - Fund Raiser		
4260-1 - Fundraiser	0.00	323.34
4260-2 - Snowflakes	1,545.00	2,330.00
<b>Total 4260 - Fund Raiser</b>	<b>1,545.00</b>	<b>2,653.34</b>
4265 - Fund Raiser - DT After Hours		
4265-1 - Entry Fees	190.00	1,055.00
4265-2 - Bucket of Bucks	45.00	323.50
<b>Total 4265 - Fund Raiser - DT After Hours</b>	<b>235.00</b>	<b>1,378.50</b>
4310 - Red, White & Blue		
4310-1 - Beer	0.00	5,521.00
4310-2 - Gate	0.00	9,871.81
4310-3 - Sponsors	0.00	6,360.00
4310-4 - Vendor	0.00	7,220.99
4310-6 - DCA Booth	0.00	850.00
<b>Total 4310 - Red, White &amp; Blue</b>	<b>0.00</b>	<b>29,823.80</b>
<b>Total Program Revenue</b>	<b>1,780.00</b>	<b>33,855.64</b>
Promotions Revenue		
4460 - Rhapsody in the Vineyard	665.00	14,048.00
<b>Total Promotions Revenue</b>	<b>665.00</b>	<b>14,048.00</b>
<b>Total Income</b>	<b>21,476.28</b>	<b>142,482.46</b>
<b>Expense</b>		
Administration		
Personnel		
5105 - Personnel	6,493.35	46,729.85
5120 - Director-Medical Benefit	928.70	2,759.90
5150 - Volunteer expense	185.86	975.07
5160 - Staff Development	0.00	77.15
5180 - Payroll Taxes	723.23	3,837.14
5190 - Workers Compensation	3.39	-57.71
5195 - IRA Expense	188.80	1,321.60
<b>Total Personnel</b>	<b>8,523.33</b>	<b>55,643.00</b>
Services and supplies		
5410 - Accounting	175.50	1,327.50
5415 - Accounting Review	0.00	925.00
5440 - Subscriptions	0.00	60.00
5460 - Office supplies	0.00	595.55
5470 - Permits & fees	45.00	453.00
5480 - Postage	0.00	339.33
5490 - Rent	810.00	5,670.00
5600 - Utilities	63.90	464.04
5610 - Miscellaneous	22.00	50.00
5620 - Repair & service equip.	0.00	33.91
5630 - Telephone/Cell	314.85	2,883.90
5456 - Equipment Lease	228.88	1,685.84
<b>Total Services and supplies</b>	<b>1,660.13</b>	<b>14,488.07</b>
<b>Total Administration</b>	<b>10,183.46</b>	<b>70,131.07</b>

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02/11/14

**Downtown Corvallis Association, Inc.**  
**Income Statement**  
**January 2014**

	Jan 14	Jul '13 - Jan 14
<b>Programs</b>		
6110 - Membership Drive	83.06	187.93
6180 - Meetings & public relati	290.86	975.56
6185 - Red Carpet Welcome	83.07	119.12
6410 - Main Street Expense	154.57	787.54
6420 - Mainstreet Dues	0.00	250.00
6440 - EID Expense	0.00	123.44
6510 - Flower baskets	0.00	18.62
6590 - Fund Raiser		
6590-1 - Fundraiser	83.07	83.07
6590-2 - Snowflakes	1,177.50	1,177.50
<b>Total 6590 - Fund Raiser</b>	<b>1,260.57</b>	<b>1,260.57</b>
6191 - Design Comm.-Awards	83.07	83.07
6570 - OSU Relations	83.07	103.07
6580 - Economic/Image Enhancement	19.51	746.20
<b>Total Programs</b>	<b>2,057.78</b>	<b>4,655.12</b>
<b>Promotions</b>		
7110 - Red, White & Blue		
7110-1 - Advertising	0.00	2,000.00
7110-2 - Entertainment	0.00	6,800.00
7110-3 - Infrastructure	0.00	3,061.10
7110-4 - Miscellaneous	0.00	2,890.50
7110-5 - Beer	0.00	2,667.48
7110-6 - T-Shirts	0.00	1,169.05
7110-7 - Gate Expense	0.00	1,244.75
7110-10 - Volunteer Expense	16.07	621.07
<b>Total 7110 - Red, White &amp; Blue</b>	<b>16.07</b>	<b>20,453.95</b>
7120 - Promotions	83.07	474.82
7125 - Rhapsody in Vineyard	2,083.07	10,800.74
<b>Total Promotions</b>	<b>2,182.21</b>	<b>31,729.51</b>
<b>Total Expense</b>	<b>14,423.45</b>	<b>106,515.70</b>
<b>Net Ordinary Income</b>	<b>7,052.83</b>	<b>35,966.76</b>
<b>Net Income</b>	<b>7,052.83</b>	<b>35,966.76</b>

## MEMORANDUM

April 7, 2014

To: Administrative Services Committee

From: Mary Steckel, Public Works Director 

Subject: Utility Service Rate Study Review

### **Issue:**

Council direction is needed on decision points associated with the water, wastewater and stormwater utility service rate study.

### **Background:**

In a memorandum dated March 25, 2014, staff requested input from the Administrative Services Committee (ASC) on whether changes should be implemented to the current Water Utility rate structure. Due to the complexity of the current rate structure, and the possibility of several different outcomes depending on the decisions made by Council, staff is presenting each utility separately. Proposed changes to the Wastewater Utility rate structure are detailed in this staff report.

It is important to note that data presented in this memorandum uses February 1, 2013 Wastewater Rates. The wastewater utility service rate study was conducted in June, 2013 and used information that was current at the time. If agreement is reached to change the Wastewater Utility rate structure, staff will work with Raftelis Financial Consultants (RFC) to incorporate current (February 1, 2014) rates into the rate structure change to ensure a revenue neutral outcome.

### **Discussion:**

The existing utility charge for wastewater service is comprised of two pieces; one part of the charge is the fixed or base rate which is intended to recover infrastructure and minimum treatment requirements to ensure wastewater disappears when it goes down the drain. Base rate revenue should provide enough funding to ensure a functional wastewater collection and treatment system is in place for the entire community. The other part of the charge is the consumption or variable rate which recovers expenses associated with the treatment and infrastructure needed to meet customer demand above and beyond the minimum service level. Consumption revenue should recover increased treatment costs and/or infrastructure needs associated with the removal of larger volumes of wastewater.

Utility billing data, from City Services bills, helps clearly identify the percent of expenses that are currently covered with fixed or base rate revenues. Identifying the percent of expenses covered with fixed rate revenue provides staff with a better understanding of how a reduction in potable water use generates less wastewater and corresponding consumption revenues which can impact the utility's ability to meet requirements for operating and infrastructure replacement projects.

A key component of the current rate study was for RFC to complete a cost of service analysis using industry standards to determine the level of revenue that should be recovered from each customer class for the wastewater utility to cover projected expenditures.

### **Wastewater Utility**

The Wastewater Utility has the following Customer Classes:

1. Single Family Residential
2. Multi-Family Residential
3. Group Residential/Fraternity/Sorority – Domestic, Medium, High, or Very High Strength
4. Commercial/Significant Industrial User – Domestic, Medium, High, or Very High Strength

The Wastewater Utility Rate Structure consists of the following rate components:

1. Fixed/base rate charge
2. Consumption/volumetric rate charge adjusted by strength category (Domestic, Medium, High, or Very High Strength)
3. Wastewater service only charge

The Wastewater Utility Cost of Service Analysis presents the following decision points:

1. Should Corvallis update the strength category thresholds resulting in customers remaining in their current category?
2. Should Corvallis transition inflow and infiltration cost recovery from the consumption rate component to the base rate component of the Wastewater Utility rate structure? If yes, should the fixed/base rate charges allow for 75 or 100% cost recovery of inflow and infiltration expenses?
3. Should Corvallis realign Industrial Pretreatment Program charges to a direct assignment model that places 60% of expenses on class-specific customers?
4. Should Corvallis pursue the implementation of a greywater system discount on wastewater rates as part of this rate structure change?

Under the existing rate structure, RFC estimates that Corvallis recovers approximately 22% of its wastewater rate revenues from base rates. Consumption charges account for the remaining 78% and are driven by the customers' average potable water use during the winter months. This methodology assumes that if a customer's potable water use in the summer months is higher, it is due to irrigation. The existing structure calculates the average potable water use from November 30 to May 1 of each year and applies the lesser of the average or actual use to the volumetric wastewater consumption rate on May through November utility bills. In this model, revenue predictability issues facing the Water Utility are mirrored in the Wastewater Utility.

Variable costs for the Wastewater Utility increase as additional inflow and infiltration (rain water from catch basins in the combined system and ground water entering cracks in pipes anywhere in the system) enters the Wastewater Plant requiring treatment. In a cost-recovery model, the base charge rate would recover expenses related to the minimum infrastructure and wastewater treatment required to provide all customers with wastewater service, taking into account a certain level of inflow and infiltration.

As with water, a fundamental objective in developing a wastewater rate structure is to price wastewater services so that each customer pays for the service they receive in proportion to their use. Industry standard methods classify wastewater system costs according to flow (base flow and inflow/infiltration), strength (biochemical oxygen demand (BOD) and total suspended solids (TSS)), and customer services. These costs are then assigned to each customer class based on the demand the customer group places on each component of the system.

RFC's analysis of the existing wastewater strength categories (domestic, medium, high, and very-high) revealed that wastewater concentration levels are higher than in the previous study. With the reduction in water consumption and resulting flow to the wastewater system, wastewater concentrations have increased over the past decade. However, because each category's concentration increased relatively the same amount (see table on the next page), the change does not have a material effect on the wastewater strength category differentials. RFC recommended and staff agrees that all strength categories be adjusted to a higher threshold to align with current concentrations.

<b>Wastewater Concentrations by Strength Category</b> (mg/l BOD/TSS)		
<b>Strength Category</b>	<b>Prior</b>	<b>Updated</b>
Domestic	200	250
Medium	350	425
High	750	900
Very-High	1250	1500

*Decision point:*

1. Should Corvallis update the strength category thresholds resulting in customers remaining in their current category?

**Inflow and Infiltration (I/I)**

RFC used data from billing records to establish estimated wastewater volumes and strengths by customer class. In addition, wastewater plant staff provided a plant balance analysis which helps to verify the amount of wastewater entering the plant expressed as a percentage of total plant volume, which includes wastewater, inflow and infiltration (I/I). Using this data, RFC estimates that wastewater accounts for 63% of the total volume entering the plant with the rest (37%) attributable to I/I. This is a significant portion of the annual wastewater system volume, and as such, there are significant costs associated with transporting and treating I/I.

Under the existing rate structure, the base rate provides for coverage of approximately 55% of I/I collection and treatment costs. This leaves 45% to be recovered from the consumption rate component. This can create a problematic situation as the amount of I/I is not associated in any way with customer use, but is determined by the amount of rainfall. Industry guidelines identify several accepted approaches to allocating I/I costs to customer classes. RFC reviewed the practices of other communities and suggests increasing the base rate allocation percentage of I/I costs to either 75 or 100% for Corvallis based on the number of customers and the base flows. After reviewing the data, staff recommends allocating 100% of I/I costs to the base rate. This decision provides full cost recovery for I/I from all customer classes through the base rate. Variable/consumption rates are decreased to ensure overall revenue neutrality. The table below provides a comparison of existing and proposed monthly base charge rates for 75% I/I or 100% I/I cost recovery.

<b>Comparison of Existing Wastewater Rates to 75% I/I or 100% I/I Cost Recovery Rates</b>					
<b>Fixed/Base Charge</b>	<b>Existing (2013)</b>	<b>75% I/I</b>	<b>Difference</b>	<b>100% I/I</b>	<b>Difference</b>
Residential	\$ 10.70	\$ 13.45	\$ 2.75	\$ 16.65	\$ 5.95
Non-residential	\$ 10.70	\$ 13.45	\$ 2.75	\$ 16.65	\$ 5.95
Significant Industrial User (SIU)	\$ 10.70	\$ 13.45	\$ 2.75	\$ 16.65	\$ 5.95
<i>% Revenue Recovery</i>	<i>22%</i>	<i>28%</i>		<i>34%</i>	
<b>Volume/Consumption Rates</b>					
SFR / MFR	\$ 3.18	\$ 2.94	\$ (0.24)	\$ 2.66	\$ (0.52)
<b>Group Residential/Fraternity/Sorority</b>					
Domestic strength wastewater	\$ 3.18	\$ 2.94	\$ (0.24)	\$ 2.66	\$ (0.52)
Medium strength wastewater	\$ 3.71	\$ 3.44	\$ (0.27)	\$ 3.15	\$ (0.56)
<b>Commercial / Industrial</b>					
Domestic strength wastewater	\$ 3.18	\$ 2.94	\$ (0.24)	\$ 2.66	\$ (0.52)
Medium strength wastewater	\$ 3.71	\$ 3.44	\$ (0.27)	\$ 3.15	\$ (0.56)
High strength wastewater	\$ 5.08	\$ 4.78	\$ (0.30)	\$ 4.50	\$ (0.58)
Very-high strength wastewater	\$ 6.87	\$ 6.48	\$ (0.39)	\$ 6.20	\$ (0.67)

*Decision point:*

2. Should Corvallis transition inflow and infiltration cost recovery from the consumption rate component to the base rate component of the Wastewater Utility rate structure? If yes, should the fixed/base rate charges allow for 75 or 100% cost recovery of inflow and infiltration expenses?

**Industrial Pretreatment Program**

Corvallis, like most utilities, has little site-specific data on the strength contributions of customers who are not subject to industrial waste monitoring. The majority of customer’s wastewater travels unmonitored through the collection system to the wastewater plant making it difficult to identify the concentration of waste per unit of wastewater collected and from what source. As a result, an estimation of strength contributions by customer class generally requires the use of industry reference information. Corvallis used this industry data to set the strength thresholds in the current structure. RFC has estimated Corvallis residential/domestic concentrations for BOD and TSS at 250 mg/l, which are in the typical range for residential flows in other communities.

The Industrial Pretreatment Program (IPT) is tracked differently from the wastewater strengths in the general wastewater stream. Customers in the IPT are responsible for pre-treating their wastewater prior to discharging to the wastewater system. The IPT establishes guidelines to ensure participants perform a variety of functions that protect the general wastewater system and also requires staff to perform direct tasks related to the City’s commercial customers and Significant Industrial Users (SIUs). Corvallis currently has three SIUs (Western Pulp, Valley Landfill and Hewlett Packard) who perform additional treatment steps, regulated by their individual industries, to remove or treat constituents in their wastewater before it is discharged to the City system. Using cost of service principles, the program costs to treat varying levels of wastewater strength entering the Wastewater Reclamation Plant would be allocated in proportion to how they are incurred. City staff provided data that allowed RFC to estimate how IPT costs are incurred. As a result, RFC recommended, and staff agrees with a direct assignment of 60% of IPT costs to class-specific customers.

The following table provides information on the two different options (75% I/I recovery with direct assignment of industrial pretreatment costs or 100% I/I recovery with direct assignment of industrial pretreatment costs) presented by RFC, and agreed upon by staff, to improve revenue stability for the wastewater utility.

Comparison of Existing Wastewater Rates to 75% I/I or 100% I/I and Direct Industrial Pretreatment Allocation Rates					
Fixed Charge	Existing	75% I/I & Direct IPT	Difference	100% I/I & Direct IPT	Difference
Residential	\$ 10.70	\$ 13.41	\$ 2.71	\$ 16.58	\$ 5.88
Non-residential	\$ 10.70	\$ 17.57	\$ 6.87	\$ 20.74	\$ 10.04
Significant Industrial User (SIU)	\$ 10.70	\$ 631.66	\$ 620.96	\$ 634.83	\$ 624.13
<i>% Revenue Recovery</i>	22%	28%		34%	
Volume Rates					
SFR / MFR	\$ 3.18	\$ 2.91	\$ (0.27)	\$ 2.63	\$ (0.55)
Group Residential/Fraternity/Sorority					
Domestic strength wastewater	\$ 3.18	\$ 2.91	\$ (0.27)	\$ 2.63	\$ (0.55)
Medium strength wastewater	\$ 3.71	\$ 3.40	\$ (0.31)	\$ 3.12	\$ (0.59)
Commercial / Industrial					
Domestic strength wastewater	\$ 3.18	\$ 2.91	\$ (0.27)	\$ 2.63	\$ (0.55)
Medium strength wastewater	\$ 3.71	\$ 3.40	\$ (0.31)	\$ 3.12	\$ (0.59)
High strength wastewater	\$ 5.08	\$ 4.74	\$ (0.34)	\$ 4.46	\$ (0.62)
Very-high strength wastewater	\$ 6.87	\$ 6.42	\$ (0.45)	\$ 6.14	\$ (0.73)

The methodologies proposed by RFC create a substantial increase in SIU fixed rates, an increase to residential and non-residential fixed rates, and an across-the-board decrease in volumetric rates.

*Decision point:*

- Should Corvallis realign Industrial Pretreatment Program charges to a direct assignment model that places 60% of expenses on class-specific customers?

**Greywater Systems**

Greywater is water that is generated by certain household uses and discharged through plumbing fixtures like sinks, showers, bathtubs and clothes washing machines to a designated holding tank. This water is then used for specific non-potable purposes like irrigating lawns and gardens. Staff has received a few requests from citizens interested in a possible discount to wastewater rates on individual accounts based on the implementation and use of greywater systems on their property.

RFC completed an analysis on the benefits and costs of implementing such a program in a community of our size and with our climate. They found that utility customers who install greywater systems generally experience savings on their water bills because the re-used water reduces the amount of potable water the customer purchases from the utility. However, because wastewater bills are based on water consumption during the winter months (when irrigation generally does not occur), the impact of the grey water systems on wastewater discharge will not be evident in a customer’s winter water use.

As for the impact to city-maintained infrastructure, it is likely that the reduced volume would be negligible. The wastewater system is designed to meet peak flow requirements that occur during winter months as a result of increased inflow and infiltration. Greywater systems, primarily used for summer irrigation, will have minimal effect on system capacity needs and therefore will not result in capital cost savings. In addition, because each property’s black water (from toilets) still needs to be collected, some level of infrastructure needs to be installed and maintained to each property.

While there are no appreciable savings to the customer, there are potential additional costs for the utility. These include the likelihood of increased strength concentration of customer wastewater when the dilution factor provided by greywater is removed, and the administrative costs borne by the City to implement a method to inspect privately installed greywater systems on an on-going basis and update utility account information accordingly. RFC recommends, and staff agrees, that Corvallis should not implement a greywater system discount to existing wastewater rates with this rate structure change.

*Decision point:*

- Should Corvallis pursue the implementation of a greywater system discount on wastewater rates as part of this rate structure change?

**Summary**

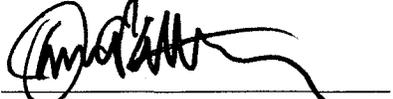
The existing Wastewater Utility rate structure places the majority of cost recovery burden on the consumption component of the wastewater rates. The table below provides a summary of proposed increases and decreases by customer group and topic area discussed in this staff report and reflects the proposed shift for cost recovery from the consumption component to the base rate component. Staff recognizes the difficulty in understanding how different decision points add to the complexity of understanding how an individual customer’s bill will be impacted by the recommended changes. Attachment C provides a snapshot of how the optional wastewater rate scenarios would impact different customer classes on a monthly basis.

	Single Family Residential	Multi-Family Residential	Group Residential	Commercial	Significant Industrial User
<b>Wastewater</b>					
Update base rates to reflect 75% or 100% of I/I and direct allocation of industrial pretreatment program	↑	↑	↑	↑	↑
Update consumption rates to reflect transition of I/I and industrial pretreatment program costs to base rate	↓	↓	↓	↓	↓

**Requested Action**

That the ASC review this information, ask questions and provide direction on whether changes should be implemented to the current Wastewater Utility rate structure.

Reviewed:



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James A. Patterson, City Manager



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Nancy Brewer, Finance Director

- Attachment A – February 1, 2013 Rate Schedule
- Attachment B – Current (February 1, 2014) Rate Schedule
- Attachment C – Sample Monthly Bills

ORDINANCE 2012- 15

**AN ORDINANCE RELATING TO UTILITY RATES AMENDING CORVALLIS MUNICIPAL CODE CHAPTER 3.06, "CITY SERVICES BILLING," ESTABLISHING RATES FOR 2013, AND STATING AN EFFECTIVE DATE.**

**THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:**

**Section 1. Municipal Code Section 3.06 is hereby amended as follows:**

**Section 3.06.140 Rates.**

Effective for all utility bills rendered on or after February 1, 2013, service rates shall be as follows:

1) Rates for single family customers:

Meter Base Size Rate	Water Consumption Rates - per hcf			Wastewater Consumption Rate - per hcf		Storm Water Per ESU	
	hcf	1 <sup>st</sup> Level	2 <sup>nd</sup> Level	3 <sup>rd</sup> Level	Base Rate		All Usage
5/8" - \$13.40 3/4"	0-7	\$1.44	\$1.74	\$1.79	\$10.70	\$3.18	\$5.86
	8-13	1.89	2.19	2.24			
	≥ 14	2.39	2.69	2.74			
1.0" - \$19.29	0-7	\$1.44	\$1.74	\$1.79	\$10.70	\$3.18	\$5.86
	8-13	1.89	2.19	2.24			
	≥ 14	2.39	2.69	2.74			
1.5" - \$29.11	0-7	\$1.44	\$1.74	\$1.79	\$10.70	\$3.18	\$5.86
	8-13	1.89	2.19	2.24			
	≥ 14	2.39	2.69	2.74			
2.0" - \$40.90	0-7	\$1.44	\$1.74	\$1.79	\$10.70	\$3.18	\$5.86
	8-13	1.89	2.19	2.24			
	≥ 14	2.39	2.69	2.74			
3.0" - \$72.33	0-7	\$1.44	\$1.74	\$1.79	\$10.70	\$3.18	\$5.86
	8-13	1.89	2.19	2.24			
	≥ 14	2.39	2.69	2.74			
4.0" - \$107.65	0-7	\$1.44	\$1.74	\$1.79	\$10.70	\$3.18	\$5.86
	8-13	1.89	2.19	2.24			
	≥ 14	2.39	2.69	2.74			
6.0" - \$205.85	0-7	\$1.44	\$1.74	\$1.79	\$10.70	\$3.18	\$5.86
	8-13	1.89	2.19	2.24			
	≥ 14	2.39	2.69	2.74			

2) Rates for irrigation meters:

Meter Base Size Rate	hcf	Water Consumption Rates - per hcf		
		1 <sup>st</sup> Level	2 <sup>nd</sup> Level	3 <sup>rd</sup> Level
5/8" - \$12.94 3/4"	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
1.0" 19.31	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
1.5" 29.88	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
2.0" 42.55	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
3.0" 76.41	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
4.0" 114.44	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
6.0" 220.20	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
8.0" 347.09	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
10.0" 495.12	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74

3) Rates for Multi-Family:

Meter Base Size Rate	hcf	Water Consumption Rates - per hcf			Wastewater Consumption Rate - per hcf		Storm Water Per ESU
		1 <sup>st</sup> Level	2 <sup>nd</sup> Level	3 <sup>rd</sup> Level	Base Rate	All Usage	
5/8" - \$20.73 3/4"	0-7	\$1.72	\$2.02	\$2.07	\$10.70	\$3.18	\$5.86
	8-13	1.79	2.09	2.14			
	≥ 14	2.03	2.33	2.38			
1.0" 26.00	0-18	\$1.72	\$2.02	\$2.07	\$10.70	\$3.18	\$5.86
	19-33	1.79	2.09	2.14			
	≥ 34	2.03	2.33	2.38			
1.5" 34.81	0-35	\$1.72	\$2.02	\$2.07	\$10.70	\$3.18	\$5.86
	36-65	1.79	2.09	2.14			
	≥ 66	2.03	2.33	2.38			
2.0" 45.34	0-56	\$1.72	\$2.02	\$2.07	\$10.70	\$3.18	\$5.86
	57-104	1.79	2.09	2.14			
	≥ 105	2.03	2.33	2.38			
3.0" 73.51	0-112	\$1.72	\$2.02	\$2.07	\$10.70	\$3.18	\$5.86
	113-208	1.79	2.09	2.14			
	≥ 209	2.03	2.33	2.38			
4.0" 105.17	0-175	\$1.72	\$2.02	\$2.07	\$10.70	\$3.18	\$5.86
	176-325	1.79	2.09	2.14			
	≥ 326	2.03	2.33	2.38			
6.0" 193.17	0-350	\$1.72	\$2.02	\$2.07	\$10.70	\$3.18	\$5.86
	351-650	1.79	2.09	2.14			
	≥ 651	2.03	2.33	2.38			
8.0" 298.73	0-560	\$1.72	\$2.02	\$2.07	\$10.70	\$3.18	\$5.86
	561-1040	1.79	2.09	2.14			
	≥ 1041	2.03	2.33	2.38			
10.0" 421.90	0-805	\$1.72	\$2.02	\$2.07	\$10.70	\$3.18	\$5.86
	806-1495	1.79	2.09	2.14			
	≥ 1496	2.03	2.33	2.38			

4) Rates for Group Residential/Fraternity/Sorority:  
(D = Domestic; M = Medium; H = High; VH = Very High)

Meter Base Size Rate	hcf	Water Consumption Rates - per hcf			Wastewater Consumption Rate - per hcf		Storm Water	
		1 <sup>st</sup> Level	2 <sup>nd</sup> Level	3 <sup>rd</sup> Level	Base Rate	All Usage	Per ESU	
5/8" \$20.73 3/4"	0-7	\$1.72	\$2.02	\$2.07	\$10.70	D- \$3.18 M- 3.71 H- 5.08 VH- 6.87	\$5.86	
	8-13	1.79	2.09	2.14				
	≥ 14	2.03	2.33	2.38				
1.0" \$26.00	0-7	\$1.72	\$2.02	\$2.07	\$10.70	D- \$3.18 M- 3.71 H- 5.08 VH- 6.87	\$5.86	
	8-13	1.79	2.09	2.14				
	≥ 14	2.03	2.33	2.38				
1.5" \$34.81	0-7	\$1.72	\$2.02	\$2.07	\$10.70	D- \$3.18 M- 3.71 H- 5.08 VH- 6.87	\$5.86	
	8-13	1.79	2.09	2.14				
	≥ 14	2.03	2.33	2.38				
2.0" \$45.34	0-7	\$1.72	\$2.02	\$2.07	\$10.70	D- \$3.18 M- 3.71 H- 5.08 VH- 6.87	\$5.86	
	8-13	1.79	2.09	2.14				
	≥ 14	2.03	2.33	2.38				
3.0" \$73.51	0-7	\$1.72	\$2.02	\$2.07	\$10.70	D- \$3.18 M- 3.71 H- 5.08 VH- 6.87	\$5.86	
	8-13	1.79	2.09	2.14				
	≥ 14	2.03	2.33	2.38				
4.0" \$105.17	0-7	\$1.72	\$2.02	\$2.07	\$10.70	D- \$3.18 M- 3.71 H- 5.08 VH- 6.87	\$5.86	
	8-13	1.79	2.09	2.14				
	≥ 14	2.03	2.33	2.38				
6.0" \$193.17	0-7	\$1.72	\$2.02	\$2.07	\$10.70	D- \$3.18 M- 3.71 H- 5.08 VH- 6.87	\$5.86	
	8-13	1.79	2.09	2.14				
	≥ 14	2.03	2.33	2.38				
8.0" \$298.73	0-7	\$1.72	\$2.02	\$2.07	\$10.70	D- \$3.18 M- 3.71 H- 5.08 VH- 6.87	\$5.86	
	8-13	1.79	2.09	2.14				
	≥ 14	2.03	2.33	2.38				
10.0" \$421.90	0-7	\$1.72	\$2.02	\$2.07	\$10.70	D- \$3.18 M- 3.71 H- 5.08 VH- 6.87	\$5.86	
	8-13	1.79	2.09	2.14				
	≥ 14	2.03	2.33	2.38				

5) Rates for Commercial and all other customers:  
(D = Domestic; M = Medium; H = High; VH = Very High)

Meter Base Size Rate	hcf	Water Consumption Rates - per hcf			Wastewater Consumption Rate - per hcf	Base Rate	All Usage	Storm Water Per ESU
		1 <sup>st</sup> Level	2 <sup>nd</sup> Level	3 <sup>rd</sup> Level				
5/8" - \$20.73 3/4"	0-14 ≥ 15	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$10.70	D - \$3.18 M - 3.71 H - 5.08 VH - 6.87	\$5.86	
1.0" 26.00	0-43 ≥ 44	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$10.70	D - \$3.18 M - 3.71 H - 5.08 VH - 6.87	\$5.86	
1.5" 34.81	0-67 ≥ 68	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$10.70	D - \$3.18 M - 3.71 H - 5.08 VH - 6.87	\$5.86	
2.0" 45.34	0-179 ≥ 180	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$10.70	D - \$3.18 M - 3.71 H - 5.08 VH - 6.87	\$5.86	
3.0" 73.51	0-208 ≥ 209	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$10.70	D - \$3.18 M - 3.71 H - 5.08 VH - 6.87	\$5.86	
4.0" 105.17	0-341 ≥ 342	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$10.70	D - \$3.18 M - 3.71 H - 5.08 VH - 6.87	\$5.86	
6.0" 193.17	0-1,000 ≥ 1,001	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$10.70	D - \$3.18 M - 3.71 H - 5.08 VH - 6.87	\$5.86	
8.0" 298.72	0-1,040 ≥ 1,041	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$10.70	D - \$3.18 M - 3.71 H - 5.08 VH - 6.87	\$5.86	
10.0" 421.90	0-23,207 ≥ 23,208	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$10.70	D - \$3.18 M - 3.71 H - 5.08 VH - 6.87	\$5.86	
12.0" 502.71	0-23,207 ≥ 23,208	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$10.70	D - \$3.18 M - 3.71 H - 5.08 VH - 6.87	\$5.86	

5) Rates for Fire Service:

a) Standby (minimum) charges for automatic fire service. Charges are based on wet or dry sprinkling systems without hose or other connections; combined systems will pay the regular service meter minimums and the regular meter rates:

- 1] 2": \$2.00 per month
- 2] 3": \$3.00 per month
- 3] 4": \$4.00 per month
- 4] 6": \$6.00 per month
- 5] 8": \$8.00 per month

6) Properties without a Water Meter:

a) Single family property that does not have utility provided water service and therefore has no water meter, but that has connection to the utility's wastewater service shall pay \$28.88 per month, plus the applicable storm water and other City Services fees.

b) Multi-family unmetered rates shall be \$28.88 per month for the one residential unit and \$18.17 for each additional living unit above one, plus the applicable storm water and other City Services fees.

c) Commercial accounts with wastewater service, but no water service, shall be billed as identified in section 3.60.050 (1)(c)[5].

d) Billing for accounts where there is wastewater service, but no water service shall be billed each month, regardless of whether or not the property is vacant, as long as the property remains connected to the utility's wastewater line.

e) As provided in ORS 454.225, when wastewater charges are not paid when due, the amounts thereof, together with interest at the statutory rate and penalties from the due date, may be recovered using the procedures provided in Section 3.06.080, in an action at law brought by the City, or certified and presented to the County Assessor.

f) The liability for all accounts billed for wastewater only shall be that of the person who applied for service.

g) The City shall recover its costs and any reasonable attorney's fees in any action to recover charges pursuant to this Section.

7) Storm Water Special User Unit (per ESU to the nearest 0.1 ESU): \$1.20.

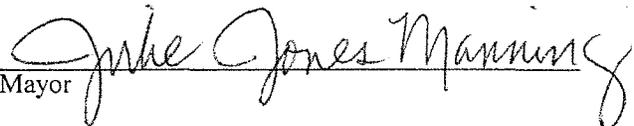
(Ord. 2012- § , 2012; Ord. 2011-19 § 1, 12/19/11; Ord. 2011-04 §1, 2/07/2011; Ord. 2010-29 §1, 12/06/2010; Ord. 2009-14 §1, 12/07/2009; Ord. 2008-19 §1, 12/01/2008; Ord. 2007-26 §1, 11/19/2007; Ord. 2007-02 §1, 02/05/2007; Ord. 2006-30 §1, 12/18/2006; Ord. 2006-07 §1, 04/03/2006)

**Section 2.** This ordinance shall become effective February 1, 2013.

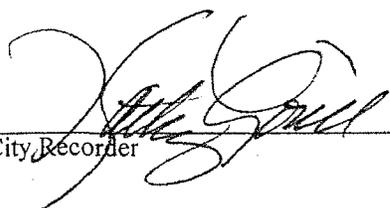
PASSED by the City Council this 19th day of November, 2012.

APPROVED by the Mayor this 19th day of November, 2012.

EFFECTIVE this 1st day of February, 2013.

  
Mayor

ATTEST:

  
City Recorder

ORDINANCE 2013-14

**AN ORDINANCE RELATING TO UTILITY RATES AMENDING CORVALLIS MUNICIPAL CODE CHAPTER 3.06, "CITY SERVICES BILLING," ESTABLISHING RATES FOR 2014, AND STATING AN EFFECTIVE DATE.**

**THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:**

**Section 1. Municipal Code Section 3.06 is hereby amended as follows:**

**Section 3.06.140 Rates.**

Effective for all utility bills rendered on or after February 1, 2014, service rates shall be as follows:

1) Rates for single family customers:

Meter Base Size Rate	Water Consumption Rates - per hcf			Wastewater Consumption Rate - per hcf		Storm Water Per ESU	
	hcf	1 <sup>st</sup> Level	2 <sup>nd</sup> Level	3 <sup>rd</sup> Level	Base Rate	All Usage	
5/8" - \$13.40 3/4"	0-7	\$1.44	\$1.74	\$1.79	\$11.13	\$3.31	\$6.27
	8-13	1.89	2.19	2.24			
	≥ 14	2.39	2.69	2.74			
1.0" - \$19.29	0-7	\$1.44	\$1.74	\$1.79	\$11.13	\$3.31	\$6.27
	8-13	1.89	2.19	2.24			
	≥ 14	2.39	2.69	2.74			
1.5" - \$29.11	0-7	\$1.44	\$1.74	\$1.79	\$11.13	\$3.31	\$6.27
	8-13	1.89	2.19	2.24			
	≥ 14	2.39	2.69	2.74			
2.0" - \$40.90	0-7	\$1.44	\$1.74	\$1.79	\$11.13	\$3.31	\$6.27
	8-13	1.89	2.19	2.24			
	≥ 14	2.39	2.69	2.74			
3.0" - \$72.33	0-7	\$1.44	\$1.74	\$1.79	\$11.13	\$3.31	\$6.27
	8-13	1.89	2.19	2.24			
	≥ 14	2.39	2.69	2.74			
4.0" - \$107.65	0-7	\$1.44	\$1.74	\$1.79	\$11.13	\$3.31	\$6.27
	8-13	1.89	2.19	2.24			
	≥ 14	2.39	2.69	2.74			
6.0" - \$205.85	0-7	\$1.44	\$1.74	\$1.79	\$11.13	\$3.31	\$6.27
	8-13	1.89	2.19	2.24			
	≥ 14	2.39	2.69	2.74			

2) Rates for irrigation meters:

MeterBase Size Rate	Water Consumption Rates - per hcf			
	hcf	1 <sup>st</sup> Level	2 <sup>nd</sup> Level	3 <sup>rd</sup> Level
5/8" - \$12.94 3/4"	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
1.0" 19.31	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
1.5" 29.88	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
2.0" 42.55	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
3.0" 76.41	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
4.0" 114.44	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
6.0" 220.20	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
8.0" 347.09	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74
10.0" 495.12	0-7	\$1.37	\$1.67	\$1.72
	8-13	1.79	2.09	2.14
	≥ 14	2.39	2.69	2.74

3) Rates for Multi-Family:

Meter Base Size Rate	hcf	Water Consumption Rates - per hcf			Wastewater Consumption Rate - per hcf		Storm Water
		1 <sup>st</sup> Level	2 <sup>nd</sup> Level	3 <sup>rd</sup> Level	Base Rate	All Usage	Per ESU
5/8" - \$20.73 3/4"	0-7	\$1.72	\$2.02	\$2.07	\$11.13	\$3.31	\$6.27
	8-13	1.79	2.09	2.14			
	≥ 14	2.03	2.33	2.38			
1.0" 26.00	0-18	\$1.72	\$2.02	\$2.07	\$11.13	\$3.31	\$6.27
	19-33	1.79	2.09	2.14			
	≥ 34	2.03	2.33	2.38			
1.5" 34.81	0-35	\$1.72	\$2.02	\$2.07	\$11.13	\$3.31	\$6.27
	36-65	1.79	2.09	2.14			
	≥ 66	2.03	2.33	2.38			
2.0" 45.34	0-56	\$1.72	\$2.02	\$2.07	\$11.13	\$3.31	\$6.27
	57-104	1.79	2.09	2.14			
	≥ 105	2.03	2.33	2.38			
3.0" 73.51	0-112	\$1.72	\$2.02	\$2.07	\$11.13	\$3.31	\$6.27
	113-208	1.79	2.09	2.14			
	≥ 209	2.03	2.33	2.38			
4.0" 105.17	0-175	\$1.72	\$2.02	\$2.07	\$11.13	\$3.31	\$6.27
	176-325	1.79	2.09	2.14			
	≥ 326	2.03	2.33	2.38			
6.0" 193.17	0-350	\$1.72	\$2.02	\$2.07	\$11.13	\$3.31	\$6.27
	351-650	1.79	2.09	2.14			
	≥ 651	2.03	2.33	2.38			
8.0" 298.73	0-560	\$1.72	\$2.02	\$2.07	\$11.13	\$3.31	\$6.27
	561-1040	1.79	2.09	2.14			
	≥ 1041	2.03	2.33	2.38			
10.0" 421.90	0-805	\$1.72	\$2.02	\$2.07	\$11.13	\$3.31	\$6.27
	806-1495	1.79	2.09	2.14			
	≥ 1496	2.03	2.33	2.38			

4) Rates for Group Residential/Fraternity/Sorority:  
(D = Domestic; M = Medium; H = High; VH = Very High)

Meter Base Size Rate	hcf	Water Consumption Rates - per hcf			Wastewater Consumption Rate - per hcf		Storm Water
		1 <sup>st</sup> Level	2 <sup>nd</sup> Level	3 <sup>rd</sup> Level	Base Rate	All Usage	Per ESU
5/8" \$20.73 3/4"	0-7	\$1.72	\$2.02	\$2.07	\$11.13	D- \$3.31	\$6.27
	8-13	1.79	2.09	2.14		M- 3.86	
	≥ 14	2.03	2.33	2.38		H- 5.28 VH- 7.14	
1.0" \$26.00	0-7	\$1.72	\$2.02	\$2.07	\$11.13	D- \$3.31	\$6.27
	8-13	1.79	2.09	2.14		M- 3.86	
	≥ 14	2.03	2.33	2.38		H- 5.28 VH- 7.14	
1.5" \$34.81	0-7	\$1.72	\$2.02	\$2.07	\$11.13	D- \$3.31	\$6.27
	8-13	1.79	2.09	2.14		M- 3.86	
	≥ 14	2.03	2.33	2.38		H- 5.28 VH- 7.14	
2.0" \$45.34	0-7	\$1.72	\$2.02	\$2.07	\$11.13	D- \$3.31	\$6.27
	8-13	1.79	2.09	2.14		M- 3.86	
	≥ 14	2.03	2.33	2.38		H- 5.28 VH- 7.14	
3.0" \$73.51	0-7	\$1.72	\$2.02	\$2.07	\$11.13	D- \$3.31	\$6.27
	8-13	1.79	2.09	2.14		M- 3.86	
	≥ 14	2.03	2.33	2.38		H- 5.28 VH- 7.14	
4.0" \$105.17	0-7	\$1.72	\$2.02	\$2.07	\$11.13	D- \$3.31	\$6.27
	8-13	1.79	2.09	2.14		M- 3.86	
	≥ 14	2.03	2.33	2.38		H- 5.28 VH- 7.14	
6.0" \$193.17	0-7	\$1.72	\$2.02	\$2.07	\$11.13	D- \$3.31	\$6.27
	8-13	1.79	2.09	2.14		M- 3.86	
	≥ 14	2.03	2.33	2.38		H- 5.28 VH- 7.14	
8.0" \$298.73	0-7	\$1.72	\$2.02	\$2.07	\$11.13	D- \$3.31	\$6.27
	8-13	1.79	2.09	2.14		M- 3.86	
	≥ 14	2.03	2.33	2.38		H- 5.28 VH- 7.14	
10.0" \$421.90	0-7	\$1.72	\$2.02	\$2.07	\$11.13	D- \$3.31	\$6.27
	8-13	1.79	2.09	2.14		M- 3.86	
	≥ 14	2.03	2.33	2.38		H- 5.28 VH- 7.14	

5) Rates for Commercial and all other customers:

(D = Domestic; M = Medium; H = High; VH = Very High)

Meter Size	Base Rate	Water Consumption Rates - per hcf			Wastewater Consumption Rate - per hcf		Storm Water	
		hcf	1 <sup>st</sup> Level	2 <sup>nd</sup> Level	3 <sup>rd</sup> Level	Base Rate	All Usage	Per ESU
5/8" - 3/4"	\$20.73	0-14 ≥ 15	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$11.13	D - \$3.31 M - 3.86 H - 5.28 VH - 7.14	\$6.27
1.0"	26.00	0-43 ≥ 44	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$11.13	D - \$3.31 M - 3.86 H - 5.28 VH - 7.14	\$6.27
1.5"	34.81	0-67 ≥ 68	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$11.13	D - \$3.31 M - 3.86 H - 5.28 VH - 7.14	\$6.27
2.0"	45.34	0-179 ≥ 180	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$11.13	D - \$3.31 M - 3.86 H - 5.28 VH - 7.14	\$6.27
3.0"	73.51	0-208 ≥ 209	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$11.13	D - \$3.31 M - 3.86 H - 5.28 VH - 7.14	\$6.27
4.0"	105.17	0-341 ≥ 342	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$11.13	D - \$3.31 M - 3.86 H - 5.28 VH - 7.14	\$6.27
6.0"	193.17	0-1,000 ≥ 1,001	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$11.13	D - \$3.31 M - 3.86 H - 5.28 VH - 7.14	\$6.27
8.0"	298.72	0-1,040 ≥ 1,041	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$11.13	D - \$3.31 M - 3.86 H - 5.28 VH - 7.14	\$6.27
10.0"	421.90	0-23,207 ≥ 23,208	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$11.13	D - \$3.31 M - 3.86 H - 5.28 VH - 7.14	\$6.27
12.0"	502.71	0-23,207 ≥ 23,208	\$1.72 2.13	\$2.02 2.43	\$2.07 2.48	\$11.13	D - \$3.31 M - 3.86 H - 5.28 VH - 7.14	\$6.27

- 5) Rates for Fire Service:
- a) Standby (minimum) charges for automatic fire service. Charges are based on wet or dry sprinkling systems without hose or other connections; combined systems will pay the regular service meter minimums and the regular meter rates:
    - 1] 2": \$2.00 per month
    - 2] 3": \$3.00 per month
    - 3] 4": \$4.00 per month
    - 4] 6": \$6.00 per month
    - 5] 8": \$8.00 per month
  - 6) Properties without a Water Meter:
    - a) Single family property that does not have utility provided water service and therefore has no water meter, but that has connection to the utility's wastewater service shall pay \$30.00 per month, plus the applicable storm water and other City Services fees.
    - b) Multi-family unmetered rates shall be \$30.03 per month for the one residential unit and \$18.89 for each additional living unit above one, plus the applicable storm water and other City Services fees.
    - c) Commercial accounts with wastewater service, but no water service, shall be billed as identified in section 3.60.050 (1)(c)[5].
    - d) Billing for accounts where there is wastewater service, but no water service shall be billed each month, regardless of whether or not the property is vacant, as long as the property remains connected to the utility's wastewater line.
    - e) As provided in ORS 454.225, when wastewater charges are not paid when due, the amounts thereof, together with interest at the statutory rate and penalties from the due date, may be recovered using the procedures provided in Section 3.06.080, in an action at law brought by the City, or certified and presented to the County Assessor.
    - f) The liability for all accounts billed for wastewater only shall be that of the person who applied for service.
    - g) The City shall recover its costs and any reasonable attorney's fees in any action to recover charges pursuant to this Section.
  - 7) Storm Water Special User Unit (per ESU to the nearest 0.1 ESU): \$1.28.

(Ord. 2013- § , Ord. 2012-15 § 1, 2012; Ord. 2011-19 § 1, 12/19/11; Ord. 2011-04 §1, 2/07/2011; Ord. 2010-29 §1, 12/06/2010; Ord. 2009-14 §1, 12/07/2009; Ord. 2008-19 §1, 12/01/2008; Ord. 2007-26 §1, 11/19/2007; Ord. 2007-02 §1, 02/05/2007; Ord. 2006-30 §1, 12/18/2006; Ord. 2006-07 §1, 04/03/2006)

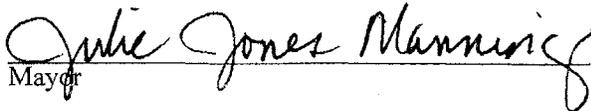
**Section 2.** This ordinance shall become effective February 1, 2014.

PASSED by the City Council this 18<sup>th</sup> day of November, 2013.

APPROVED by the Mayor this 18<sup>th</sup> day of November, 2013.

EFFECTIVE this 1st day of February, 2014.

ATTEST:

  
Mayor

  
City Recorder

## Sample Monthly Bills

### Wastewater Scenario 1:

Increase wastewater base charges to recover 75% of inflow and infiltration expenses.

Align Industrial Pretreatment Program expenses with class-specific customers.

Customer	Units	Meter size	Base Charge	Consumption Charge	Total Wastewater Charge	Monthly \$ Difference
<i>Average residential customer:</i>						
SFR - current	6	3/4"	\$ 10.70	\$ 19.08	\$ 29.78	
SFR - proposed	6	3/4"	\$ 13.41	\$ 17.46	\$ 30.87	\$ 1.09
<i>Small apartment complex (8 apartments):</i>						
MFR - current	30	1"	\$ 10.70	\$ 95.40	\$ 106.10	
MFR - proposed	30	1"	\$ 13.41	\$ 87.30	\$ 100.71	\$ (5.39)
<i>Large apartment complex (90 apartments):</i>						
MFR - current	175	3"	\$ 10.70	\$ 556.50	\$ 567.20	
MFR - proposed	175	3"	\$ 13.41	\$ 509.25	\$ 522.66	\$ (44.54)
<i>Restaurant:</i>						
Commercial - current	60	1"	\$ 10.70	\$ 304.80	\$ 315.50	
Commercial - proposed	60	1"	\$ 17.57	\$ 284.40	\$ 301.97	\$ (13.53)
<i>Grocery store:</i>						
Commercial - current	300	2"	\$ 10.70	\$ 1,524.00	\$ 1,534.70	
Commercial - proposed	300	2"	\$ 17.57	\$ 1,422.00	\$ 1,439.57	\$ (95.13)
<i>Large retail store:</i>						
Commercial - current	35	1 1/2"	\$ 10.70	\$ 177.80	\$ 188.50	
Commercial - proposed	35	1 1/2"	\$ 17.57	\$ 165.90	\$ 183.47	\$ (5.03)
<i>Industrial business:</i>						
Industrial (SIU) - current	1100	10"	\$ 10.70	\$ 5,588.00	\$ 5,598.70	
Industrial (SIU) - proposed	1100	10"	\$ 631.66	\$ 5,214.00	\$ 5,845.66	\$ 246.96
<i>Wastewater only:</i>						
Wastewater only - current	6	3/4"	\$ 28.88	\$ -	\$ 28.88	
Wastewater only - proposed	6	3/4"	\$ 30.87	\$ -	\$ 30.87	\$ 1.99

## Sample Monthly Bills

### Wastewater Scenario 2:

Increase wastewater base charges to recover 100% of inflow and infiltration expenses.

Align Industrial Pretreatment Program expenses with class-specific customers.

Customer	Units	Meter size	Base Charge	Consumption Charge	Total Wastewater Charge	Monthly \$ Difference
<i>Average residential customer:</i>						
SFR - current	6	3/4"	\$ 10.70	\$ 19.08	\$ 29.78	
SFR - proposed	6	3/4"	\$ 16.58	\$ 15.78	\$ 32.36	\$ 2.58
<i>Small apartment complex (8 apartments):</i>						
MFR - current	30	1"	\$ 10.70	\$ 95.40	\$ 106.10	
MFR - proposed	30	1"	\$ 16.58	\$ 78.90	\$ 95.48	\$ (10.62)
<i>Large apartment complex (90 apartments):</i>						
MFR - current	175	3"	\$ 10.70	\$ 556.50	\$ 567.20	
MFR - proposed	175	3"	\$ 16.58	\$ 460.25	\$ 476.83	\$ (90.37)
<i>Restaurant:</i>						
Commercial - current	60	1"	\$ 10.70	\$ 304.80	\$ 315.50	
Commercial - proposed	60	1"	\$ 20.74	\$ 267.60	\$ 288.34	\$ (27.16)
<i>Grocery store:</i>						
Commercial - current	300	2"	\$ 10.70	\$ 1,524.00	\$ 1,534.70	
Commercial - proposed	300	2"	\$ 20.74	\$ 1,338.00	\$ 1,358.74	\$ (175.96)
<i>Large retail store:</i>						
Commercial - current	35	1 1/2"	\$ 10.70	\$ 177.80	\$ 188.50	
Commercial - proposed	35	1 1/2"	\$ 20.74	\$ 156.10	\$ 176.84	\$ (11.66)
<i>Industrial business:</i>						
Industrial (SIU) - current	1100	10"	\$ 10.70	\$ 5,588.00	\$ 5,598.70	
Industrial (SIU) - proposed	1100	10"	\$ 634.83	\$ 4,906.00	\$ 5,540.83	\$ (57.87)
<i>Wastewater only:</i>						
Wastewater only - current	6	3/4"	\$ 28.88	\$ -	\$ 28.88	
Wastewater only - proposed	6	3/4"	\$ 32.36	\$ -	\$ 32.36	\$ 3.48

**MEMORANDUM**

April 14, 2014

To: Administrative Services Committee

From: Mary Steckel, Public Works Director 

Subject: Utility Service Rate Study Review

**Issue:**

Council direction is needed on decision points associated with the water, wastewater and stormwater utility service rate study.

**Background:**

During the April 9 ASC meeting staff discussed the plan to bring Stormwater Utility rate structure information forward at the May 7 ASC meeting. A possible option was presented to move this discussion forward to the April 23 ASC meeting as part of the Wastewater Utility discussion. Information regarding the Stormwater Utility rate structure is detailed in this staff report.

**Discussion:**

The Stormwater Utility is responsible for installation and maintenance of the stormwater system which consists of a network of pipes, inlets, ponds, swales, open drainage ways, and urban streams that collect and convey rain water runoff to the Willamette River for the purpose of flood mitigation.

The Stormwater Utility currently collects revenue through a fixed monthly fee only; consumption rates are not incorporated in the current rate structure. Individual customer rates are calculated based on an Equivalent Surface Unit (ESU) basis. Single Family Residential customers are charged a fixed monthly rate equivalent to one ESU or 2,750 square feet of impervious surface. The current rate is \$6.27 per ESU per month.

For non-residential customers, each ESU of improved premises is estimated to place approximately the same demand on the City's stormwater system as one single-family dwelling. These customers are charged a fixed monthly rate of \$6.27 per 2,750 square feet of impervious surface per month.

**Stormwater Utility:**

RFC completed a cost of service study on the Stormwater Utility rate structure and recommended no changes at this time. They expect that annual increases to the fixed monthly base fee for stormwater services will be needed to maintain the utility's viability over the next ten years. The proposed rate increases will ensure the City's ability to maintain a stormwater infrastructure system that moves runoff efficiently through the system and minimizes localized flooding in the community.

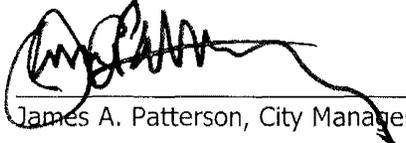
**Summary:**

Discussion on the Stormwater Utility concludes the proposed rate structure changes for Corvallis's current utility rate structure. Attachment A provides a combined snapshot of how the optional water and wastewater rate scenarios would impact different customer classes on a monthly basis. The monthly stormwater fees are included as reference in reviewing each customer's total monthly utility charge.

**Requested Action:**

That the ASC review this information, ask questions and provide direction on whether changes should be implemented to the current Stormwater Utility rate structure.

Reviewed:

  
James A. Patterson, City Manager

  
Nancy Brewer, Finance Director

## Sample Monthly Bills

### Combined Scenario 1:

Increase water fixed rates based on AWWA flow rate equivalencies.

Incorporate AWWA peaking factors in water volumetric rates.

Maintain separate fire event methodology for the public fire charge.

Increase wastewater base charges to recover 75% of inflow and infiltration expenses.

Align Industrial Pretreatment Program expenses with class-specific customers.

Customer	Units	Meter size	Total Water Charge	Total Wastewater Charge	Stormwater Charge	Total Utility Charge	Monthly \$ Difference
<i>Average residential customer:</i>							
SFR - current	6	3/4"	\$ 22.04	\$ 29.78	\$ 6.27	\$ 58.09	
SFR - proposed	6	3/4"	\$ 25.00	\$ 30.87	\$ 6.27	\$ 62.14	\$ 4.05
<i>Small apartment complex (8 apartments):</i>							
MFR - current	30	1"	\$ 86.90	\$ 106.10	\$ 18.18	\$ 211.18	
MFR - proposed	30	1"	\$ 77.99	\$ 100.71	\$ 18.18	\$ 196.88	\$ (14.30)
<i>Large apartment complex (90 apartments):</i>							
MFR - current	175	3"	\$ 428.76	\$ 567.20	\$ 66.84	\$ 1,062.80	
MFR - proposed	175	3"	\$ 544.25	\$ 522.66	\$ 66.84	\$ 1,133.75	\$ 70.95
<i>Restaurant:</i>							
Commercial - current	60	1"	\$ 153.80	\$ 315.50	\$ 6.77	\$ 476.07	
Commercial - proposed	60	1"	\$ 103.79	\$ 301.97	\$ 6.77	\$ 412.53	\$ (63.54)
<i>Grocery store:</i>							
Commercial - current	300	2"	\$ 684.34	\$ 1,534.70	\$ 188.10	\$ 2,407.14	
Commercial - proposed	300	2"	\$ 429.62	\$ 1,439.57	\$ 188.10	\$ 2,057.29	\$ (349.85)
<i>Large retail store:</i>							
Commercial - current	35	1 1/2"	\$ 109.36	\$ 188.50	\$ 960.56	\$ 1,258.42	
Commercial - proposed	35	1 1/2"	\$ 83.35	\$ 183.47	\$ 960.56	\$ 1,227.38	\$ (31.04)
<i>Commercial business:</i>							
Commercial - current	2100	10"	\$ 4,894.90	\$ 10,678.70	\$ 1,098.75	\$ 16,672.35	
Commercial - proposed	2100	10"	\$ 4,326.74	\$ 10,585.66	\$ 1,098.75	\$ 16,011.15	\$ (661.20)
<i>Wastewater-only industrial business:</i>							
Industrial (SIU) - current	1100	10"	\$ -	\$ 5,598.70	\$ -	\$ 5,598.70	
Industrial (SIU) - proposed	1100	10"	\$ -	\$ 5,845.66	\$ -	\$ 5,845.66	\$ 246.96
<i>Large retail store irrigation meter:</i>							
Irrigation - current	30	1 1/2"	\$ 101.58	\$ -	\$ -	\$ 101.58	
Irrigation - proposed	30	1 1/2"	\$ 129.91	\$ -	\$ -	\$ 129.91	\$ 28.33
<i>Wastewater-only residential customer:</i>							
Wastewater only - current	6	3/4"	\$ -	\$ 28.88	\$ 6.27	\$ 35.15	
Wastewater only - proposed	6	3/4"	\$ -	\$ 30.87	\$ 6.27	\$ 37.14	\$ 1.99

## Sample Monthly Bills

### Combined Scenario 2:

Increase water fixed rates based on AWWA flow rate equivalencies.

Incorporate AWWA peaking factors in water volumetric rates.

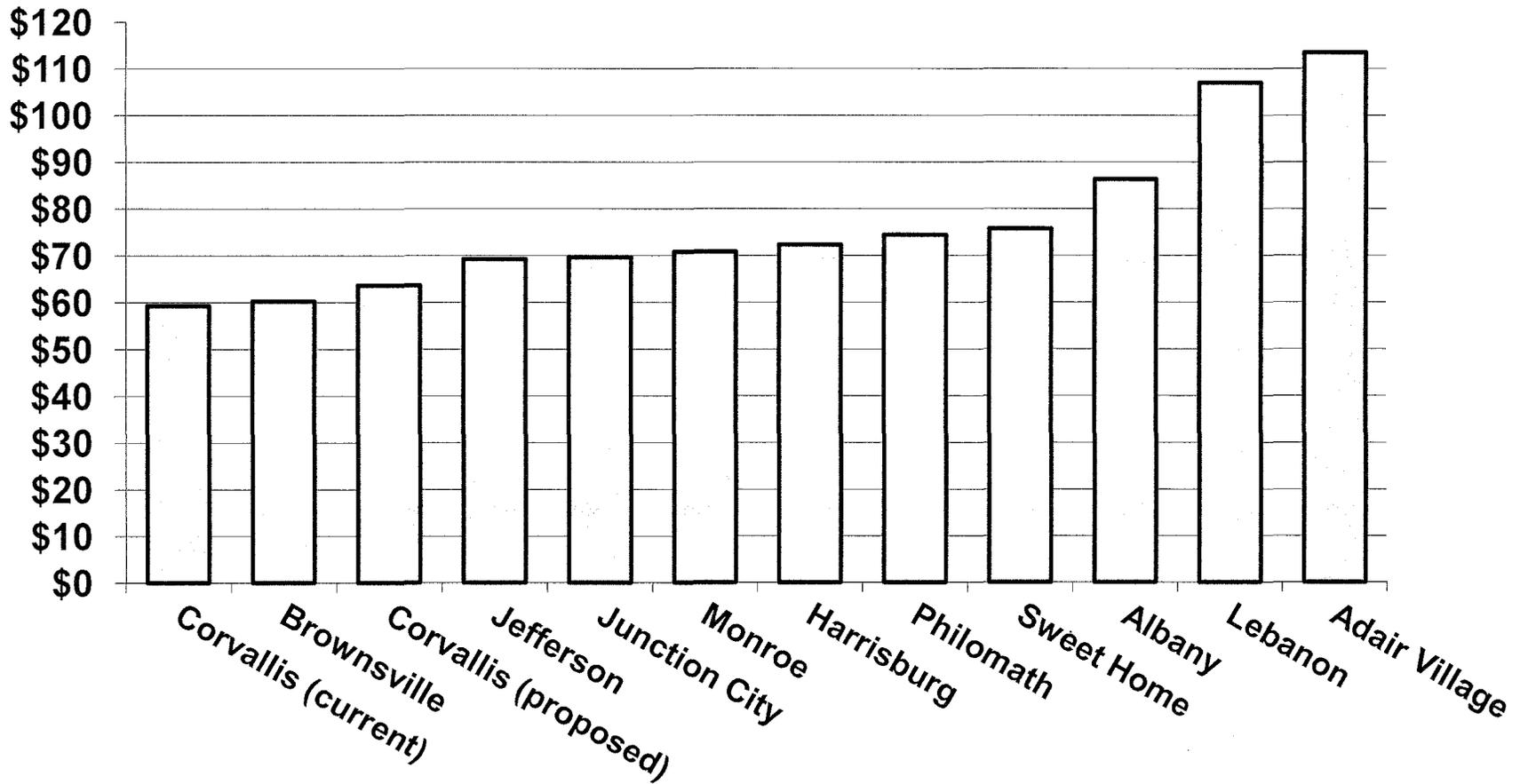
Maintain separate fire event methodology for the public fire charge.

Increase wastewater base charges to recover 100% of inflow and infiltration expenses.

Align Industrial Pretreatment Program expenses with class-specific customers.

Customer	Units	Meter size	Total Water Charge	Total Wastewater Charge	Stormwater Charge	Total Utility Charge	Monthly \$ Difference
<i>Average residential customer:</i>							
SFR - current	6	3/4"	\$ 22.04	\$ 29.78	\$ 6.27	\$ 58.09	
SFR - proposed	6	3/4"	\$ 25.00	\$ 32.36	\$ 6.27	\$ 63.63	\$ 5.54
<i>Small apartment complex (8 apartments):</i>							
MFR - current	30	1"	\$ 86.90	\$ 106.10	\$ 18.18	\$ 211.18	
MFR - proposed	30	1"	\$ 77.99	\$ 95.48	\$ 18.18	\$ 191.65	\$ (19.53)
<i>Large apartment complex (90 apartments):</i>							
MFR - current	175	3"	\$ 428.76	\$ 567.20	\$ 66.84	\$ 1,062.80	
MFR - proposed	175	3"	\$ 544.25	\$ 476.83	\$ 66.84	\$ 1,087.92	\$ 25.12
<i>Restaurant:</i>							
Commercial - current	60	1"	\$ 153.80	\$ 315.50	\$ 6.77	\$ 476.07	
Commercial - proposed	60	1"	\$ 103.79	\$ 288.34	\$ 6.77	\$ 398.90	\$ (77.17)
<i>Grocery store:</i>							
Commercial - current	300	2"	\$ 684.34	\$ 1,534.70	\$ 188.10	\$ 2,407.14	
Commercial - proposed	300	2"	\$ 429.62	\$ 1,358.74	\$ 188.10	\$ 1,976.46	\$ (430.68)
<i>Large retail store:</i>							
Commercial - current	35	1 1/2"	\$ 109.36	\$ 188.50	\$ 960.56	\$ 1,258.42	
Commercial - proposed	35	1 1/2"	\$ 83.35	\$ 176.84	\$ 960.56	\$ 1,220.75	\$ (37.67)
<i>Commercial business:</i>							
Commercial - current	2100	10"	\$ 4,894.90	\$ 10,678.70	\$ 1,098.75	\$ 16,672.35	
Commercial - proposed	2100	10"	\$ 4,326.74	\$ 10,000.83	\$ 1,098.75	\$ 15,426.32	\$ (1,246.03)
<i>Wastewater-only Industrial business:</i>							
Industrial (SIU) - current	1100	10"	\$ -	\$ 5,598.70	\$ -	\$ 5,598.70	
Industrial (SIU) - proposed	1100	10"	\$ -	\$ 5,540.83	\$ -	\$ 5,540.83	\$ (57.87)
<i>Large retail store irrigation meter:</i>							
Irrigation - current	30	1 1/2"	\$ 101.58	\$ -	\$ -	\$ 101.58	
Irrigation - proposed	30	1 1/2"	\$ 129.91	\$ -	\$ -	\$ 129.91	\$ 28.33
<i>Wastewater-only residential customer:</i>							
Wastewater only - current	6	3/4"	\$ -	\$ 28.88	\$ 6.27	\$ 35.15	
Wastewater only - proposed	6	3/4"	\$ -	\$ 32.36	\$ 6.27	\$ 38.63	\$ 3.48

# Comparison of Average Monthly Residential Utility Bill Oregon Cities Surrounding Corvallis (Based on 6 units of water consumption) April 2014



# Comparison of Average Monthly Residential Utility Bill Oregon Cities Similar in Size to Corvallis

(based on consumption of 600 cu.ft. of water [6 units])  
April 2014

