

RIGHT OF WAY FEE CALCULATION

The estimation is based on the following data:

Water System	
Right of Way Length - Mains Only	380 miles
Right of Way Length - Laterals in Street	114 miles
Total Length of Pipes in Right-of-Way	494 miles
	2,608,320 Linear-Feet
for a 5 ft wide easement, Total Area	13,041,600.00 sq ft

Base Valuation @

\$5 / sq ft	\$65,208,000
--------------------	---------------------

Easement Value for Buried Pipeline

10%	\$6,520,800
------------	--------------------

Rental Value of 5% rate of return 5%

Total Fair Rental Value \$326,040

Pavement Obligations (Main Replacements)

Length of Pipelines in City	380 miles
Average Replacement Cycle	100 years
Annual Main Replacement	3.8 miles/yr
Annual Main Replacement	20,064 feet/year
Full Cost of Street Repaving (Main only)	\$36 per foot
Cost Portion to Water Utility (Main only)*	\$10 per foot
Annual Cost to Water (Main only)	\$199,837

Pavement Obligations (Lateral Replacements)

Number of Water Meters/Services (citiwide)	28,679
Street Width (Average)	42 feet
Average Length of Laterals	21 feet
Total Feet of Laterals	602,259 feet
	114 miles
Effective Length (overlapping areas removed)	430,185 feet
Average Replacement Cycle	100 years
Annual Lateral Replacement	4,302 feet/year
Full Cost of Street Repaving (from Lateral Work)	\$18 per foot
Cost Portion to Water Utility (Lateral only)*	\$5 per foot
Annual Cost to Water (Lateral only)	\$21,423

Pavement Obligations (Main and Lateral Breaks)

Number of Repairs per Year (requiring asphalt cuts)	30
Average length of trench	10 feet
Total feet of trench per year	300 feet
Full Cost of Street Repaving (Mains and Laterals)	\$36 per foot
Cost Portion to Wastewater Utility (Mains and Laterals)*	\$10 per foot
Annual Cost to Water	\$2,988

Total Pavement Obligation \$224,249

*Note: Pavement obligations account for damage/degradation to surrounding pavement areas outside of the resurfaced trench at 50 cents per sq. ft. for affected areas

Annual Revenue Estimate (2013) \$23,000,000

Rental Value % 1.42%

Pavement Obligations % 0.97%

Total % of Revenue (Proposed Rate) 2.39%

Current Rental Fee **1.50%** \$345,000

Rental Fee at Proposed Rate \$550,289

Increase (Decrease) \$205,289

RIGHT OF WAY FEE CALCULATION

The estimation is based on the following data:

Sewer System		
Right of Way Length - Mains Only	300	miles
Right of Way Length - Laterals in Street	0	miles
Total Length of Pipes in Right-of-Way	300	miles
	1,584,000	Linear-Feet
for a 5 ft wide easement, Total Area	7,920,000.00	sq ft

Base Valuation @

	\$5 / sq ft	\$39,600,000
--	-------------	--------------

Easement Value for Buried Pipeline

	10%	\$3,960,000
--	-----	-------------

Rental Value of 5% rate of return	5%
Total Fair Rental Value	\$198,000

Pavement Obligations (Main Replacements)

Length of Pipelines in City *	300	miles
Average Replacement Cycle	100	years
Annual Main Replacement	3.0	miles/yr
Annual Main Replacement	15,840	feet/year
Full Cost of Street Repaving (Main only)	\$54	per foot
Cost Portion to Wastewater Utility (Main only)*	\$15	per foot
Annual Cost to Wastewater (Main only)	\$236,650	

Pavement Obligations (Lateral Replacements)

Sewer laterals are customer responsibility

Pavement Obligations (Main Breaks)

Number of Repairs per Year (requiring asphalt cuts)	15
Average length of trench	10 feet
Total feet of trench per year	150 feet
Full Cost of Street Repaving	\$54 per foot
Cost to Wastewater Utility*	\$15 per foot
Annual Cost to Wastewater	\$2,241

Total Pavement Obligation	\$238,891
----------------------------------	------------------

*Note: Pavement obligations account for damage/degradation to surrounding pavement areas outside of the resurfaced trench at 50 cents per sq. ft. for affected areas

Annual Revenue Estimate (2013)	\$16,200,000	
Rental Value %	1.22%	
Pavement Obligations %	1.47%	
Total % of Revenue (Proposed Rate)	2.70%	
Current Rental Fee		
	1.50%	\$243,000
Rental Fee at Proposed Rate		\$436,891
Increase (Decrease)		\$193,891