

WATER AND SEWER RATE STUDY

TOWN OF LYONS, COLORADO

JANUARY 2017

RGA Job No.: 1088.0001

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ATTACHMENTS*Attachment A: Rate Study Modeling Results**Attachment B: Surrounding Town Rate Information*

**DEFINITIONS, ACRONYMS, AND ABBREVIATIONS (NOT ALL MAY BE FOUND IN THIS REPORT)**

BOD ₅	5-Day Biochemical Oxygen Demand
CDPHE	Colorado Department of Public Health and Environment
CDPS	Colorado Discharge Permit System
cm/sec	Centimeters per second
CY	Cubic Yards
DOLA	Department of Local Affairs
EA	Each
EDU	Equivalent Dwelling Unit
ECHO	Enforcement and Compliance History Online
EPA	Environmental Protection Agency
ft	Feet
gal	gallons
gpcd	Gallons per capita-day
gpd	Gallons per day
gpm	Gallons per minute
hp	Horsepower
HVAC	Heating, Ventilating and Air Conditioning
I&I	Inflow and Infiltration
kW	Kilowatts
lb/ac-day	Pounds per acre-day
lb/day	Pounds per day
LF	Linear Feet
LS	Lump Sum
mg/L	Milligrams per Liter
MGD	Million Gallons per Day
N/A	Not available or applicable
O&M	Operations and Maintenance
OMB	Office of Management and Budget
PEL	Preliminary Effluent Limitations
PVC	Polyvinyl Chloride
PW	Present Worth
RAS	Return Activated Sludge
ref.	Reference
RGA	RG and Associates, LLC
RUS	Rural Utilities Services
SCADA	Supervisory Control and Data Acquisition
SFE	Single Family Equivalent
SF	Square Feet
SOG	Slab on Grade
TSS	Total Suspended Solids
USDA	United States Department of Agriculture
VFD	Variable Frequency Drives
WAS	Waste Activated Sludge
WWTP	Wastewater Treatment Plant
YR	Year



1 EXECUTIVE SUMMARY

Adequate fees including service fees and tap fees are necessary to pay for ongoing operation and maintenance, fund depreciation, and fund ongoing expansion and upgrades to the Town of Lyons' water and sewer systems. Some of the discussion in this section will be directed at general policy issues for fees and revenue sources. Our recommendations at this time will provide a broad overview of rates, tap fees, and regulations.

Mountain-based municipal water and sewer systems have developed trends and industry standards for water system accounting. Most municipal and special district systems allocate monthly service fees to pay for ongoing expenses for annual administration, operations, and maintenance. Service fees should pay for a percentage of depreciation that is maintained in a sinking fund account to pay for the capital replacement of infrastructure as it wears out and needs replacement. Most service fees cannot support full funding of depreciation.

Service fees should also pay for capital projects that serve the existing users and that are required to meet new regulatory requirements. An example would be an upgrade to a wastewater treatment plant because CDPHE regulations have changed and become stricter. Because all users benefit from these improvements and not just future new growth, all customers should pay for these types of improvements.

Tap fees should be accrued to pay for the investment the community has in new wholesale infrastructure. Wholesale infrastructure includes water rights, water supply, treatment, storage, transmission mains, etc. Wholesale infrastructure is used by the entire town, as opposed to retail facilities, which are water distribution lines and service lines that serve local areas and individual customers. Retail facilities are usually installed by the development community and then dedicated to the town. Tap fees should not only pay for the existing wholesale infrastructure but also future wholesale infrastructure that may be necessary to serve anticipated growth. Tap fees should also be used to pay for any bonded indebtedness for past water or wastewater system improvements.



2 WATER & WASTEWATER RATES ANALYSIS - SETUP

To determine if the town's current water and wastewater rates are sufficient to cover the proposed improvements, future needs, and provide a reasonable capital replacement fund, a proprietary computer spreadsheet model developed by RGA was used to identify water users, the growth in the number of these users over the next five (5) years, the historic amount of water used, and future water usage projections. Note the wastewater user revenue is generated based on water usage. This spreadsheet was used to examine current revenues and expenses and to project future costs in order to identify and suggest several rate structures that could be implemented to recover the costs of operating and improving the system. Finally, the model was used to determine what amount of surplus funds would be developed by each of the suggested rate structures. Printouts of the model data and results are attached to this plan.

To determine historic water usage, rather than use the entire database of the town's customers, one in ten of customer's data was selected from the database, and the 2015 water usage for these customers was tabulated on a monthly basis. The analyses were all done using this statistical base, then extrapolated to the entire user base. It is necessary to collate the water usage on a monthly basis to later determine how much revenue can be anticipated from surcharges over any established base amount and charges for each month.

In order to establish the validity of any rate structure, it is necessary to examine any water structure with consideration for the growth of the town. From town records, costs for 2016 were obtained for the water and sewer systems. Costs were separated into two (2) main categories: variable and fixed. Variable costs were considered to be repairs and maintenance, utilities, treatment, operations and engineering, while fixed costs were considered to include management, water rights, director fees, insurance, legal, audit, interest, administrative, and credit enhancement. Fixed costs are considered to be those costs that are not dependent on the number of customers in the town.

Typically, water rates are structured into a base fee with tiered attendant surcharge costs, usually a charge for each 1,000 gallons used over the base charge. Sewer rates are either a monthly base charge or a base fee plus a surcharge based on winter water use. The base fee is theoretically designed to cover the fixed costs, and the surcharges to cover the variable costs. That way, when water usage varies from month to month, the fixed costs are always covered, and the users who use more water than the base amount will pay more, in proportion to their usage.

Sometimes, the base fee is structured to cover fixed costs with no amount of water included in that amount, but usually the base fee allows some fixed amount of water to be used. Thus, a base fee of say, \$30 per month with no water included and a surcharge of \$1.50 per 1,000 gallons means that a user would be charged \$30 per month, even if he did not use any water, then pay \$1.50 for every 1,000 gallons used from 0 to the amount actually used. This structure is usually favored by people who are low water users, especially if, for example, they are away on vacation for extended periods of time and do not use any water in any given month.

On the other hand, a base fee of the same \$30 per month, which includes using 4,000 gallons, with a surcharge of \$1.50 per 1,000 gallons would mean that all users using up to 4,000 gallons per month would still pay the same base fee of \$30, whether or not they used 1,000 gallons per month or 4,000.

Budgeted expenses for 2016 for the town were input into the model. In total, the town's budget shows \$691,698 in expenses for the sanitation fund, and \$1,013,883 in expenses for the water fund. The model was calibrated to reflect equivalent revenues for both funds as projected in the 2016 budget. These were \$1,028,000 for the water fund and \$553,492 for the sewer fund. These totals include revenue from service charges, tap fees, and miscellaneous revenues.

The calibrated model reflected the 2016 budgeted revenue very closely, but there was a discrepancy in the budgeted versus modeled sewer revenue. Based on historic water usage, existing rates, and estimated growth, RGA's model predicted sewer revenue approximately \$67,179 lower than the town's 2016 budget. To account for this, this cost was split out and added to "Miscellaneous Revenues", assuming that this \$67,179 is coming as a subsidy from some other municipal fund, and all scenarios were run with and without this revenue. This way, the town will be able to appropriately increase rates if the 2016 budgeted revenue are actually obtained, or if the revenue is significantly lower, as projected by the RGA model.

Analysis of the existing water and sewer budgets showed that the water fund revenues and expenses are close to balancing, while the sewer fund expenses exceed revenues by almost \$140,000. This was taken into account during this rate study by increasing sewer rates by a greater amount as compared with water rates to bring the funds closer to balancing individually versus only balancing as a combined water and sanitation fund.



3 WATER & WASTEWATER RATES ANALYSIS - RESULTS

Three scenarios were modeled as part of this rate study. These scenarios included various amounts of capital improvements being completed over a one to seven year period. Full discussions of the capital improvement projects utilized in this rate study can be found in the Town of Lyons Water Distribution and Sanitary Sewer Collection System Capital Improvements Plan, dated January 2017. As discussed in the previous section, all scenarios were run with and without the additional projected sewer revenue of \$67,179 annually that the 2016 budget projects. Rates were increased until the total accumulated surplus revenue in 2020 was at least \$110,000, or approximately 10% of the existing water and sanitation budgets. The following sections detail the suggested water and sewer rates for the next five (5) years based on the town's decisions regarding completing capital improvements projects. Note that the total accumulated surplus revenue in the tables below does not take into account the existing balance of the water and sanitation fund.

3.1 SCENARIO 1 – ONLY COMPLETE 2017 IMMEDIATE CONCERN

The Town of Lyons has listed four projects as immediate concerns that need to be completed in 2017. These are: Upsize 4" Line in Stickney Street, rebuild 2nd Avenue PRV, replace water main from Railroad Ave to Evans Street, and replace pumps and appurtenances in Eagle Canyon Lift Station. This scenario assumes that only the referenced 2017 immediate concern project are completed, and that no other capital improvements projects are addressed. Scenario 1A refers to the inclusion of the \$67,179 annually in question, and Scenario 1B removes this revenue. Table 1, Table 2, Table 3, and Table 4 present the proposed rates and effect on revenue over the next five years for both Scenario 1A and 1B.

Table 1 – Scenario 1A – Proposed Water & Sewer Rates

Table 7-1: Summary of Water Rate Schedules (Year 2016 through 2020)

Year	Per year increase	Base	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6
2016	0%	\$29.10	\$5.07	\$6.35	\$0.00	\$0.00	\$0.00	\$8.25
2017	15%	\$33.47	\$5.83	\$7.30	\$0.00	\$0.00	\$0.00	\$9.49
2018	0%	\$33.47	\$5.83	\$7.30	\$0.00	\$0.00	\$0.00	\$9.49
2019	0%	\$33.47	\$5.83	\$7.30	\$0.00	\$0.00	\$0.00	\$9.49
2020	0%	\$33.47	\$5.83	\$7.30	\$0.00	\$0.00	\$0.00	\$9.49

Table 7-2: Summary of Sewer Rate Schedules (Year 2016 through 2020)

Year	Per year increase	Base	Service Fee (per 1,000 gal)
2016	0%	\$22.65	\$5.65
2017	20%	\$27.18	\$6.78
2018	0%	\$27.18	\$6.78
2019	0%	\$27.18	\$6.78
2020	0%	\$27.18	\$6.78

Table 2 – Scenario 1A – Effect on Revenue

Table 3-1D: Yearly Rate Increase Effects on Revenue

Year	Metered Revenue	Connection Revenue (Tap Fee)	Miscellaneous Revenue	Total Revenue	Expenses	Net Revenue	Accumulated Net Revenue	Total Accumulated Revenue
Potable								
2016	\$ 880,007.27	\$ 122,500.00	\$ 25,500.00	\$ 1,028,007.27	\$ 1,013,883.95	\$ 14,123.31	\$ 14,123.31	\$ (124,083.70)
2017	\$ 1,018,628.54	\$ 122,500.00	\$ 25,500.00	\$ 1,166,628.54	\$ 1,194,980.38	\$ (28,351.85)	\$ (14,228.53)	\$ (236,239.05)
2018	\$ 1,025,248.72	\$ 122,500.00	\$ 25,500.00	\$ 1,173,248.72	\$ 1,017,400.74	\$ 155,847.97	\$ 141,619.44	\$ (125,053.67)
2019	\$ 1,031,868.90	\$ 122,500.00	\$ 25,500.00	\$ 1,179,868.90	\$ 1,019,159.14	\$ 160,709.76	\$ 302,329.20	\$ (4,865.58)
2020	\$ 1,038,489.08	\$ 122,500.00	\$ 25,500.00	\$ 1,186,489.08	\$ 1,020,917.53	\$ 165,571.54	\$ 467,900.74	\$ 124,325.20
Sewer								
2016	\$ 426,312.98	\$ 59,500.00	\$ 67,679.00	\$ 553,491.98	\$ 691,698.99	\$ (138,207.01)	\$ (138,207.01)	
2017	\$ 515,716.49	\$ 59,500.00	\$ 67,679.00	\$ 642,895.49	\$ 726,698.99	\$ (83,803.50)	\$ (222,010.52)	
2018	\$ 519,857.40	\$ 59,500.00	\$ 67,679.00	\$ 647,036.40	\$ 691,698.99	\$ (44,662.59)	\$ (266,673.10)	
2019	\$ 523,998.32	\$ 59,500.00	\$ 67,679.00	\$ 651,177.32	\$ 691,698.99	\$ (40,521.67)	\$ (307,194.78)	
2020	\$ 528,139.23	\$ 59,500.00	\$ 67,679.00	\$ 665,318.23	\$ 691,698.99	\$ (36,380.76)	\$ (343,575.54)	

Table 3 - Scenario 1B – Proposed Water & Sewer Rates

Table 7-1: Summary of Water Rate Schedules (Year 2016 through 2020)

Year	Per year increase	Base	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6
2016	0%	\$29.10	\$5.07	\$6.35	\$0.00	\$0.00	\$0.00	\$8.25
2017	10%	\$32.01	\$5.58	\$6.99	\$0.00	\$0.00	\$0.00	\$9.08
2018	10%	\$35.21	\$6.13	\$7.68	\$0.00	\$0.00	\$0.00	\$9.08
2019	0%	\$35.21	\$6.13	\$7.68	\$0.00	\$0.00	\$0.00	\$9.98
2020	0%	\$35.21	\$6.13	\$7.68	\$0.00	\$0.00	\$0.00	\$9.98

Table 7-2: Summary of Sewer Rate Schedules (Year 2016 through 2020)

Year	Per year increase	Base	Service Fee (per 1,000 gal)
2016	0%	\$22.65	\$5.65
2017	20%	\$27.18	\$6.78
2018	15%	\$31.26	\$7.80
2019	0%	\$31.26	\$7.80
2020	0%	\$31.26	\$7.80

Table 4 - Scenario 1B – Effect on Revenue

Table 3-1D: Yearly Rate Increase Effects on Revenue

Year	Metered Revenue	Connection Revenue (Tap Fee)	Miscellaneous Revenue	Total Revenue	Expenses	Net Revenue	Accumulated Net Revenue	Total Accumulated Revenue
Potable								
2016	\$ 880,007.27	\$ 122,500.00	\$ 25,500.00	\$ 1,028,007.27	\$ 1,013,883.95	\$ 14,123.31	\$ 14,123.31	\$ (191,262.70)
2017	\$ 974,340.34	\$ 122,500.00	\$ 25,500.00	\$ 1,122,340.34	\$ 1,194,980.38	\$ (72,640.04)	\$ (58,516.73)	\$ (414,885.25)
2018	\$ 1,078,739.95	\$ 122,500.00	\$ 25,500.00	\$ 1,226,739.95	\$ 1,017,400.74	\$ 209,339.21	\$ 150,822.48	\$ (239,409.02)
2019	\$ 1,085,705.53	\$ 122,500.00	\$ 25,500.00	\$ 1,233,705.53	\$ 1,019,159.14	\$ 214,546.40	\$ 365,368.87	\$ (53,963.55)
2020	\$ 1,092,671.12	\$ 122,500.00	\$ 25,500.00	\$ 1,240,671.12	\$ 1,020,917.53	\$ 219,753.58	\$ 585,122.46	\$ 141,451.16
Sewer								
2016	\$ 426,312.98	\$ 59,500.00	\$ 500.00	\$ 486,312.98	\$ 691,698.99	\$ (205,386.01)	\$ (205,386.01)	
2017	\$ 515,716.49	\$ 59,500.00	\$ 500.00	\$ 575,716.49	\$ 726,698.99	\$ (150,982.50)	\$ (356,368.52)	
2018	\$ 597,836.01	\$ 59,500.00	\$ 500.00	\$ 657,836.01	\$ 691,698.99	\$ (33,862.98)	\$ (390,231.49)	
2019	\$ 602,598.06	\$ 59,500.00	\$ 500.00	\$ 662,598.06	\$ 691,698.99	\$ (29,100.93)	\$ (419,332.42)	
2020	\$ 607,360.12	\$ 59,500.00	\$ 500.00	\$ 667,360.12	\$ 691,698.99	\$ (24,338.87)	\$ (443,671.29)	

3.2 SCENARIO 2 –COMPLETE PARTIAL CIP PROJECTS IN NEXT FIVE YEARS

This scenario includes the completion of projects listed in Scenario 1 as well as some of the projects listed in the 2017 Town of Lyons Water and Sewer CIP. RGA determined a priority order of CIP projects based off of the available information in the need for the project. After examining the cost of the projects, it was decided that funding a project using cash-in-hand would not be feasible without drastically increasing user rates, with the exception of the 2017 immediate repairs. Therefore it was assumed that the CIP projects would be financed using a 20 year loan at an assumed 4% interest rate. Full descriptions of projects and costs estimates can be found in the 2017 Water and Sewer Town of Lyons CIP. This scenario assumes the following projects and completion years:

2017

- Immediate Concerns Listed in Scenario 1 (Paid with Cash-in-Hand)

2018

- Upsize 4" Water Mains (Financed)
- Eagle Canyon Lift Station (Financed)
- Meiley Street, Ewald Avenue to 5th Avenue (Financed)
- Longs Peak Drive Loop – Wastewater (Financed)

2019

- North Old Town Alleys, 4th Avenue to 5th Avenue (Financed)

2020

- High Street, 4th Avenue to 5th Avenue (Financed)
- Vasquez Court/Horizon Drive Loop (Financed)
- North 5th Avenue – Seward Street to Steamboat Valley Road (Financed)
- Broadway, Park Street to 2nd Avenue (Financed)
- Park Drive, 4th Avenue to 5th Avenue (Financed)

This scenario would not include the completion of the following CIP projects, which would need to be completed in future years:

- Longs Peak Drive Loop - Water
- St. Vrain Creek
- High Street, 4th Avenue to 5th Avenue
- 4th Avenue, Evans Street to Main Street
- Broadway, 3rd Avenue to 5th Avenue

Scenario 2A refers to the inclusion of the \$67,179 annually in question, and Scenario 2B removes this revenue. Table 5, Table 6, Table 7, and Table 8 present the proposed rates and effect on revenue over the next five years for both Scenario 2A and 2B.

Table 5 – Scenario 2A – Proposed Water & Sewer Rates

Table 7-1: Summary of Water Rate Schedules (Year 2016 through 2020)

Year	Per year increase	Base	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6
2016	0%	\$29.10	\$5.07	\$6.35	\$0.00	\$0.00	\$0.00	\$8.25
2017	15%	\$33.47	\$5.83	\$7.30	\$0.00	\$0.00	\$0.00	\$9.49
2018	10%	\$36.81	\$6.41	\$8.03	\$0.00	\$0.00	\$0.00	\$9.49
2019	0%	\$36.81	\$6.41	\$8.03	\$0.00	\$0.00	\$0.00	\$10.44
2020	0%	\$36.81	\$6.41	\$8.03	\$0.00	\$0.00	\$0.00	\$10.44

Table 7-2: Summary of Sewer Rate Schedules (Year 2016 through 2020)

Year	Per year increase	Base	Service Fee (per 1,000 gal)
2016	0%	\$22.65	\$5.65
2017	20%	\$27.18	\$6.78
2018	10%	\$29.90	\$7.46
2019	0%	\$29.90	\$7.46
2020	0%	\$29.90	\$7.46

Table 6 – Scenario 2A – Effect on Revenue

Table 3-1D: Yearly Rate Increase Effects on Revenue

Year	Metered Revenue	Connection Revenue (Tap Fee)	Miscellaneous Revenue	Total Revenue	Expenses	Net Revenue	Accumulated Net Revenue	Total Accumulated Revenue
Potable								
2016	\$ 880,007.27	\$ 122,500.00	\$ 25,500.00	\$ 1,028,007.27	\$ 1,013,883.95	\$ 14,123.31	\$ 14,123.31	\$ (124,083.70)
2017	\$ 1,018,628.54	\$ 122,500.00	\$ 25,500.00	\$ 1,166,628.54	\$ 1,194,980.38	\$ (28,351.85)	\$ (14,228.53)	\$ (236,239.05)
2018	\$ 1,127,773.59	\$ 122,500.00	\$ 25,500.00	\$ 1,275,773.59	\$ 1,077,998.98	\$ 197,774.61	\$ 183,546.07	\$ (81,554.08)
2019	\$ 1,135,055.79	\$ 122,500.00	\$ 25,500.00	\$ 1,283,055.79	\$ 1,079,757.38	\$ 203,298.41	\$ 386,844.48	\$ 44,946.22
2020	\$ 1,142,337.98	\$ 122,500.00	\$ 25,500.00	\$ 1,290,337.98	\$ 1,139,432.62	\$ 150,905.37	\$ 537,749.85	\$ 112,493.96
Sewer								
2016	\$ 426,312.98	\$ 59,500.00	\$ 67,679.00	\$ 553,491.98	\$ 691,698.99	\$ (138,207.01)	\$ (138,207.01)	
2017	\$ 515,716.49	\$ 59,500.00	\$ 67,679.00	\$ 642,895.49	\$ 726,698.99	\$ (83,803.50)	\$ (222,010.52)	
2018	\$ 571,843.14	\$ 59,500.00	\$ 67,679.00	\$ 699,022.14	\$ 742,111.77	\$ (43,089.63)	\$ (265,100.15)	
2019	\$ 576,398.15	\$ 59,500.00	\$ 67,679.00	\$ 703,577.15	\$ 780,375.26	\$ (76,798.11)	\$ (341,898.26)	
2020	\$ 580,953.15	\$ 59,500.00	\$ 67,679.00	\$ 708,132.15	\$ 791,489.79	\$ (83,357.63)	\$ (425,255.89)	

Table 7 - Scenario 2B – Proposed Water & Sewer Rates

Table 7-1: Summary of Water Rate Schedules (Year 2016 through 2020)

Year	Per year increase	Base	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6
2016	0%	\$29.10	\$5.07	\$6.35	\$0.00	\$0.00	\$0.00	\$8.25
2017	15%	\$33.47	\$5.83	\$7.30	\$0.00	\$0.00	\$0.00	\$9.49
2018	15%	\$38.48	\$6.71	\$8.40	\$0.00	\$0.00	\$0.00	\$9.49
2019	0%	\$38.48	\$6.71	\$8.40	\$0.00	\$0.00	\$0.00	\$10.91
2020	0%	\$38.48	\$6.71	\$8.40	\$0.00	\$0.00	\$0.00	\$10.91

Table 7-2: Summary of Sewer Rate Schedules (Year 2016 through 2020)

Year	Per year increase	Base	Service Fee (per 1,000 gal)
2016	0%	\$22.65	\$5.65
2017	20%	\$27.18	\$6.78
2018	15%	\$31.26	\$7.80
2019	10%	\$34.38	\$8.58
2020	0%	\$34.38	\$8.58

Table 8 - Scenario 2B – Effect on Revenue

Table 3-1D: Yearly Rate Increase Effects on Revenue

Year	Metered Revenue	Connection Revenue (Tap Fee)	Miscellaneous Revenue	Total Revenue	Expenses	Net Revenue	Accumulated Net Revenue	Total Accumulated Revenue
Potable								
2016	\$ 880,007.27	\$ 122,500.00	\$ 25,500.00	\$ 1,028,007.27	\$ 1,013,883.95	\$ 14,123.31	\$ 14,123.31	\$ (191,262.70)
2017	\$ 1,018,628.54	\$ 122,500.00	\$ 25,500.00	\$ 1,166,628.54	\$ 1,194,980.38	\$ (28,351.85)	\$ (14,228.53)	\$ (370,597.05)
2018	\$ 1,179,036.02	\$ 122,500.00	\$ 25,500.00	\$ 1,327,036.02	\$ 1,077,998.98	\$ 249,037.04	\$ 234,808.51	\$ (205,835.77)
2019	\$ 1,186,649.23	\$ 122,500.00	\$ 25,500.00	\$ 1,334,649.23	\$ 1,079,757.38	\$ 254,891.85	\$ 489,700.36	\$ (8,461.31)
2020	\$ 1,194,262.44	\$ 122,500.00	\$ 25,500.00	\$ 1,342,262.44	\$ 1,139,432.62	\$ 202,829.82	\$ 692,530.18	\$ 130,974.86
Sewer								
2016	\$ 426,312.98	\$ 59,500.00	\$ 500.00	\$ 486,312.98	\$ 691,698.99	\$ (205,386.01)	\$ (205,386.01)	
2017	\$ 515,716.49	\$ 59,500.00	\$ 500.00	\$ 575,716.49	\$ 726,698.99	\$ (150,982.50)	\$ (356,368.52)	
2018	\$ 597,836.01	\$ 59,500.00	\$ 500.00	\$ 657,836.01	\$ 742,111.77	\$ (84,275.76)	\$ (440,644.28)	
2019	\$ 662,857.87	\$ 59,500.00	\$ 500.00	\$ 722,857.87	\$ 780,375.26	\$ (57,517.39)	\$ (498,161.67)	
2020	\$ 668,096.13	\$ 59,500.00	\$ 500.00	\$ 728,096.13	\$ 791,489.79	\$ (63,393.66)	\$ (561,555.33)	

3.3 SCENARIO 3 –COMPLETE ALL CIP PROJECTS IN NEXT FIVE YEARS

This scenario includes the completion of all projects listed in the 2017 Town of Lyons Water and Sewer CIP within the next five (5) years. RGA determined a priority order of CIP projects based off of the available information in the need for the project. After examining the cost of the projects, it was decided that funding a project using cash-in-hand would not be feasible without drastically increasing user rates, with the exception of the 2017 immediate repairs. Therefore it was assumed that the CIP projects would be financed using a 20 year loan at an assumed 4% interest rate. Full descriptions of projects and costs estimates can be found in the 2017 Water and Sewer Town of Lyons CIP. This scenario assumes the following projects and completion years:

2017

- Immediate Concerns Listed in Scenario 1 (Paid with Cash in Hand)

2018

- Upsize 4" Water Mains (Financed)
- Eagle Canyon Lift Station (Financed)
- Meiley Street, Ewald Avenue to 5th Avenue (Financed)
- Longs Peak Drive Loop – Wastewater (Financed)

2019

- High Street, 4th Avenue to 5th Avenue (Financed)
- Vasquez Court/Horizon Drive Loop (Financed)

- North Old Town Alleys, 4th Avenue to 5th Avenue (Financed)
- Broadway, Park Street to 2nd Avenue (Financed)

2020

- North 5th Avenue – Seward Street to Steamboat Valley Road (Financed)
- Longs Peak Drive Loop – Water (Financed)
- St. Vrain Creek (Financed)
- Park Drive, 4th Avenue to 5th Avenue (Financed)
- High Street, 4th Avenue to 5th Avenue
- 4th Avenue, Evans Street to Main Street
- Broadway, 3rd Avenue to 5th Avenue

Scenario 3A refers to the inclusion of the \$67,179 annually in question, and Scenario 3B removes this revenue. Table 9, Table 10, Table 11, and Table 12 present the proposed rates and effect on revenue over the next five years for both Scenario 3A and 3B.

Table 9 – Scenario 3A – Proposed Water & Sewer Rates

Table 7-1: Summary of Water Rate Schedules (Year 2016 through 2020)

Year	Per year increase	Base	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6
2016	0%	\$29.10	\$5.07	\$6.35	\$0.00	\$0.00	\$0.00	\$8.25
2017	15%	\$33.47	\$5.83	\$7.30	\$0.00	\$0.00	\$0.00	\$9.49
2018	10%	\$36.81	\$6.41	\$8.03	\$0.00	\$0.00	\$0.00	\$9.49
2019	5%	\$38.65	\$6.73	\$8.43	\$0.00	\$0.00	\$0.00	\$10.96
2020	0%	\$38.65	\$6.73	\$8.43	\$0.00	\$0.00	\$0.00	\$10.96

Table 7-2: Summary of Sewer Rate Schedules (Year 2016 through 2020)

Year	Per year increase	Base	Service Fee (per 1,000 gal)
2016	0%	\$22.65	\$5.65
2017	20%	\$27.18	\$6.78
2018	10%	\$29.90	\$7.46
2019	0%	\$29.90	\$7.46
2020	0%	\$29.90	\$7.46

Table 10 – Scenario 3A – Effect on Revenue

Table 3-1D: Yearly Rate Increase Effects on Revenue

Year	Metered Revenue	Connection Revenue (Tap Fee)	Miscellaneous Revenue	Total Revenue	Expenses	Net Revenue	Accumulated Net Revenue	Total Accumulated Revenue
Potable								
2016	\$ 880,007.27	\$ 122,500.00	\$ 25,500.00	\$ 1,028,007.27	\$ 1,013,883.95	\$ 14,123.31	\$ 14,123.31	\$ (124,083.70)
2017	\$ 1,018,628.54	\$ 122,500.00	\$ 25,500.00	\$ 1,166,628.54	\$ 1,194,980.38	\$ (28,351.85)	\$ (14,228.53)	\$ (236,239.05)
2018	\$ 1,127,773.59	\$ 122,500.00	\$ 25,500.00	\$ 1,275,773.59	\$ 1,077,998.98	\$ 197,774.61	\$ 183,546.07	\$ (81,554.08)
2019	\$ 1,191,808.58	\$ 122,500.00	\$ 25,500.00	\$ 1,339,808.58	\$ 1,116,937.94	\$ 222,870.63	\$ 406,416.71	\$ 61,118.97
2020	\$ 1,199,454.88	\$ 122,500.00	\$ 25,500.00	\$ 1,347,454.88	\$ 1,170,557.48	\$ 176,897.40	\$ 583,314.11	\$ 144,062.96
Sewer								
2016	\$ 426,312.98	\$ 59,500.00	\$ 67,679.00	\$ 553,491.98	\$ 691,698.99	\$ (138,207.01)	\$ (138,207.01)	
2017	\$ 515,716.49	\$ 59,500.00	\$ 67,679.00	\$ 642,895.49	\$ 726,698.99	\$ (83,803.50)	\$ (222,010.52)	
2018	\$ 571,843.14	\$ 59,500.00	\$ 67,679.00	\$ 699,022.14	\$ 742,111.77	\$ (43,089.63)	\$ (265,100.15)	
2019	\$ 576,398.15	\$ 59,500.00	\$ 67,679.00	\$ 703,577.15	\$ 783,774.74	\$ (80,197.59)	\$ (345,297.74)	
2020	\$ 580,953.15	\$ 59,500.00	\$ 67,679.00	\$ 708,132.15	\$ 802,085.56	\$ (93,953.40)	\$ (439,251.14)	

Table 11 - Scenario 3B – Proposed Water & Sewer Rates

Table 7-1: Summary of Water Rate Schedules (Year 2016 through 2020)

Year	Per year increase	Base	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6
2016	0%	\$29.10	\$5.07	\$6.35	\$0.00	\$0.00	\$0.00	\$8.25
2017	15%	\$33.47	\$5.83	\$7.30	\$0.00	\$0.00	\$0.00	\$9.49
2018	10%	\$36.81	\$6.41	\$8.03	\$0.00	\$0.00	\$0.00	\$9.49
2019	5%	\$38.65	\$6.73	\$8.43	\$0.00	\$0.00	\$0.00	\$10.96
2020	0%	\$38.65	\$6.73	\$8.43	\$0.00	\$0.00	\$0.00	\$10.96

Table 7-2: Summary of Sewer Rate Schedules (Year 2016 through 2020)

Year	Per year increase	Base	Service Fee (per 1,000 gal)
2016	0%	\$22.65	\$5.65
2017	25%	\$28.31	\$7.06
2018	15%	\$32.56	\$8.12
2019	10%	\$35.82	\$8.93
2020	5%	\$37.61	\$9.38

Table 12 - Scenario 3B – Effect on Revenue

Table 3-1D: Yearly Rate Increase Effects on Revenue

Year	Metered Revenue	Connection Revenue (Tap Fee)	Miscellaneous Revenue	Total Revenue	Expenses	Net Revenue	Accumulated Net Revenue	Total Accumulated Revenue
Potable								
2016	\$ 880,007.27	\$ 122,500.00	\$ 25,500.00	\$ 1,028,007.27	\$ 1,013,883.95	\$ 14,123.31	\$ 14,123.31	\$ (191,262.70)
2017	\$ 1,018,628.54	\$ 122,500.00	\$ 25,500.00	\$ 1,166,628.54	\$ 1,194,980.38	\$ (28,351.85)	\$ (14,228.53)	\$ (349,108.86)
2018	\$ 1,127,773.59	\$ 122,500.00	\$ 25,500.00	\$ 1,275,773.59	\$ 1,077,998.98	\$ 197,774.61	\$ 183,546.07	\$ (210,700.19)
2019	\$ 1,191,808.58	\$ 122,500.00	\$ 25,500.00	\$ 1,339,808.58	\$ 1,116,937.94	\$ 222,870.63	\$ 406,416.71	\$ (21,127.34)
2020	\$ 1,199,454.88	\$ 122,500.00	\$ 25,500.00	\$ 1,347,454.88	\$ 1,170,557.48	\$ 176,897.40	\$ 583,314.11	\$ 144,414.64
Sewer								
2016	\$ 426,312.98	\$ 59,500.00	\$ 500.00	\$ 486,312.98	\$ 691,698.99	\$ (205,386.01)	\$ (205,386.01)	\$ (205,386.01)
2017	\$ 537,204.67	\$ 59,500.00	\$ 500.00	\$ 597,204.67	\$ 726,698.99	\$ (129,494.32)	\$ (334,880.33)	\$ (334,880.33)
2018	\$ 622,745.85	\$ 59,500.00	\$ 500.00	\$ 682,745.85	\$ 742,111.77	\$ (59,365.93)	\$ (394,246.26)	\$ (394,246.26)
2019	\$ 690,476.95	\$ 59,500.00	\$ 500.00	\$ 750,476.95	\$ 783,774.74	\$ (33,297.79)	\$ (427,544.05)	\$ (427,544.05)
2020	\$ 730,730.14	\$ 59,500.00	\$ 500.00	\$ 790,730.14	\$ 802,085.56	\$ (11,355.42)	\$ (438,899.47)	\$ (438,899.47)

Table 13 presents a summary of the proposed in-town base fees for all scenarios. Depending on the rate at which the town wishes to complete CIP projects and if the town collects the projected sewer revenue in the 2016 budget, RGA suggests increasing monthly base water rates by 2020 between \$33.47 and \$38.65, and monthly base sewer rates by 2020 between \$27.18 and \$37.61.

Table 13 – Proposed Base Fee Rate Summary

Year	Scenario 1A		Scenario 1B		Scenario 2A		Scenario 2B		Scenario 3A		Scenario 3B	
	Water	Sewer										
2016	\$29.10	\$22.65	\$29.10	\$22.65	\$29.10	\$22.65	\$29.10	\$22.65	\$29.10	\$22.65	\$29.10	\$22.65
2017	\$33.47	\$27.18	\$32.01	\$27.18	\$33.47	\$27.18	\$33.47	\$27.18	\$33.47	\$27.18	\$33.47	\$28.31
2018	\$33.47	\$27.18	\$35.21	\$31.26	\$36.81	\$29.90	\$38.48	\$31.26	\$36.81	\$29.90	\$36.81	\$32.56
2019	\$33.47	\$27.18	\$35.21	\$31.26	\$36.81	\$29.90	\$38.48	\$34.38	\$38.65	\$29.90	\$38.65	\$35.82
2020	\$33.47	\$27.18	\$35.21	\$31.26	\$36.81	\$29.90	\$38.48	\$34.38	\$38.65	\$29.90	\$38.65	\$37.61

3.4 TAP FEES

The tap fees adopted by the town are consistent with small growing mountain communities that do require significant capital improvements to the water system. This rate study does not suggest any increases to water or sewer tap fees, as the tap fees are already on the high side in comparison to existing communities around Lyons. To lower the tap fee would only serve to increase the user fees, which, as can be seen, already include a high suggested percentage increase.

3.5 WATER RIGHT DEDICATION FEES

Most municipalities require a water rights dedication or cash-in-lieu fee for new development. A water right dedication ordinance requires a new developer to dedicate to the town sufficient senior water rights to offset the consumptive use from the potable water system. If a development does not have sufficient water rights to dedicate, the town can require cash-in-lieu fees. We recommend working with the town and the town's water attorney to ensure the cash in lieu requirement is sufficient to offset the costs the town occurs to obtain sufficient legal water rights to serve the new use. A similar discussion should be held to determine the water rights dedication fees for new developments outside of the town limits. Typically, the cash-in-lieu payment for water rights is based upon the towns ability to go out on the free market and obtain adequate water rights, either through a purchase of direct flow irrigation rights, storage rights,. In addition to the purchase cost, changing these water rights to municipal use and changing the location of diversion to the town diversion facilities will require preparation of augmentation plans and water court proceedings. These expenses should also be included in the cash-in-lieu of requirement.

3.6 SURROUNDING TAP FEES

Surrounding tap fees for water and sewer for Gunbarrel, Thornton, Brighton, Fort Lupton, Commerce City, Northglenn, Berthoud, Longmont, Estes Park, and Loveland are attached in Attachment B for reference and comparison to existing and proposed Town of Lyons Rates.

ATTACHMENT A

RATE STUDY MODELING RESULTS

Town of Lyons Water Rate Study**2016 Water Rates Model**

Anticipated SFE Growth

Friday, January 13, 2017

RGA Job No: 1088.0001

(1 SFE Each)

► Table 1-1 Assumptions:

Starting Number of Potable SFEs:

886 SFE in 2014

Starting Number of Commercial SFEs

180

Total Number of SFEs:

1,066

Potable SFE Growth in 2016:

7

Table 1-1: 2016 SFE Projections

SFE Breakdown	2016											
	January	February	March	April	May	June	July	August	Sept.	October	Nov.	Dec.
Potable SFEs	1,067	1,067	1,068	1,068	1,069	1,070	1,070	1,071	1,071	1,072	1,072	1,073
Total SFEs	1,067	1,067	1,068	1,068	1,069	1,070	1,070	1,071	1,071	1,072	1,072	1,073

► Table 1-2 Assumptions:

Potable SFE Growth in 2017:

7

Table 1-2: 2017 SFE Projections

SFE Breakdown	2017											
	January	February	March	April	May	June	July	August	Sept.	October	Nov.	Dec.
Potable SFEs	1,074	1,074	1,075	1,075	1,076	1,077	1,077	1,078	1,078	1,079	1,079	1,080
Total SFEs	1,074	1,074	1,075	1,075	1,076	1,077	1,077	1,078	1,078	1,079	1,079	1,080

► Table 1-3 Assumptions:

Potable SFE Growth in 2018:

7

Table 1-3: 2018 SFE Projections

SFE Breakdown	2018											
	January	February	March	April	May	June	July	August	Sept.	October	Nov.	Dec.
Potable SFEs	1,081	1,081	1,082	1,082	1,083	1,084	1,084	1,085	1,085	1,086	1,086	1,087
Total SFEs	1,081	1,081	1,082	1,082	1,083	1,084	1,084	1,085	1,085	1,086	1,086	1,087

► Table 1-4 Assumptions:

Potable SFE Growth in 2019:

7

Table 1-4: 2019 SFE Projections

SFE Breakdown	2019											
	January	February	March	April	May	June	July	August	Sept.	October	Nov.	Dec.
Potable SFEs	1,088	1,088	1,089	1,089	1,090	1,091	1,091	1,092	1,092	1,093	1,093	1,094
Total SFEs	1,088	1,088	1,089	1,089	1,090	1,091	1,091	1,092	1,092	1,093	1,093	1,094

► Table 1-5 Assumptions:

Potable SFE Growth in 2020:

7

Table 1-5: 2020 SFE Projections

SFE Breakdown	2020											
	January	February	March	April	May	June	July	August	Sept.	October	Nov.	Dec.
Potable SFEs	1,095	1,095	1,096	1,096	1,097	1,098	1,098	1,099	1,099	1,100	1,100	1,101
Total SFEs	1,095	1,095	1,096	1,096	1,097	1,098	1,098	1,099	1,099	1,100	1,100	1,101

Town of Lyons Water Rate Study**2016 Water Rates Model**

Potable and Irrigation System Expenses

Friday, January 13, 2017

RGA Job No: 1088.0001

Table 2-1A: Variable Costs

Variable Costs	Water
Electric Services (Treatment)	\$ 750.00
Telephone Service (Treatment)	\$ 150.00
Maintenance & Supplies (Treatment)	\$ 500.00
Chemicals, Lab & Lab Supplies (Treatment)	\$ 500.00
Miscelaneous Expenses (Treatment)	\$ 500.00
Longmont Water Services (Treatment)	\$ 146,880.00
Bacteria & Giardia (WTR) Tests (Treatment)	\$ 250.00
Natural Gas Service (Distribution)	\$ 1,200.00
Maintenance & Supplies (Distribution)	\$ 75,000.00
Chemicals, Lab & Lab Supplies (Distribution)	\$ 3,000.00
High Serv Pump Station Electric (Distribution)	\$ 40,000.00
Variable Costs Total	\$ 268,730.00

Table 2-1B: Total Administrative Costs (Fixed Costs)

Fixed Costs	Water
Full Time Salaries (Admin)	\$ 78,267.00
Part Time Salaries (Admin)	\$ 14,100.00
Outside Prof Service Fees (Admin)	\$ 8,000.00
Office Operations (Admin)	\$ 250.00
Equipment and Small Tools (Admin)	\$ 5,600.00
Dues and Subscibtions (Admin)	\$ 350.00
Seminars/Meetings (Admin)	\$ 2,000.00
Payroll Taxes - ER (Admin)	\$ 5,525.00
Employee Ins - ER (Admin)	\$ 9,500.00
Retirement Contribution - ER (Admin)	\$ 2,150.00
Attourney Fees (Admin)	\$ 3,000.00
Engineering Fees (Admin)	\$ 6,000.00
Miscellaneous Expense (Admin)	\$ 500.00
PC Technician Fees (Admin)	\$ 250.00
Longmont Tap Fee Expenditure	\$ 4,328.00
Outside Prof Service Fees (Treatment)	\$ 10,000.00
Distribution Salaries (Distribution)	\$ 98,000.00
Outside Prof Service Fees (Distribution)	\$ 5,000.00
Building Maintenance (Distribution)	\$ 1,000.00
Payroll Taxes - ER (Distribution)	\$ 7,500.00
Employee Ins - ER (Distribution)	\$ 13,000.00
Retirement Contribution - ER (Distribution)	\$ 2,950.00
Vehicle Maint Exp (Distribution)	\$ 1,000.00
Gasoline, Oil, Ect. (Distribution)	\$ 3,000.00
Uniforms Expense (Distribution)	\$ 400.00
PC Software & Printers	\$ 1,200.00
Road Base, Squeegee, Asphalt (Distribution)	\$ 2,000.00
Line and Valve Repairs (Distribution)	\$ 15,000.00
High Serv Pump Station Maint (Distribution)	\$ 200.00
Pipe & Pipe Bedding (Distribution)	\$ 10,000.00
Hydrant Repairs (Distribution)	\$ 7,000.00
Water Assessments & Storage (Distribution)	\$ 20,000.00
Water Meters & Meter Parts (Distribution)	\$ 22,000.00
Debt Service - Principal	\$ 229,283.00
Debt Service - Interest	\$ 76,098.00
Total Allocated Expenses	\$ 64,552.00
Total Capital Outlay	\$ 7,175.00
Anticipated Inflation	\$ 8,975.00
Fixed Costs Total	\$ 745,153.00

Town of Lyons Water Rate Study**2016 Water Rates Model**

Anticipated Potable Water System Operating Expenses

Friday, January 13, 2017

RGA Job No: 1088.0001

Notes:

1. These costs were taken from 2014 Audit.
2. The "Fixed Costs" are costs that are not as dependent on the number of customers in the District.
3. The "Variable Costs" will increase the more customers in the District.

Table 2-2A: Potable Fixed Cost Summary

Fixed Costs	January	February	March	April	May	June	July	August	September	October	November	December	Annual Budget
Full Time Salaries (Admin)	\$ 6,522.25	\$ 6,522.25	\$ 6,522.25	\$ 6,522.25	\$ 6,522.25	\$ 6,522.25	\$ 6,522.25	\$ 6,522.25	\$ 6,522.25	\$ 6,522.25	\$ 6,522.25	\$ 6,522.25	\$ 78,267.00
Part Time Salaries (Admin)	\$ 1,175.00	\$ 1,175.00	\$ 1,175.00	\$ 1,175.00	\$ 1,175.00	\$ 1,175.00	\$ 1,175.00	\$ 1,175.00	\$ 1,175.00	\$ 1,175.00	\$ 1,175.00	\$ 1,175.00	\$ 14,100.00
Outside Prof Service Fees (Admin)	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 666.67	\$ 8,000.00
Office Operations (Admin)	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 250.00
Equipment and Small Tools (Admin)	\$ 466.67	\$ 466.67	\$ 466.67	\$ 466.67	\$ 466.67	\$ 466.67	\$ 466.67	\$ 466.67	\$ 466.67	\$ 466.67	\$ 466.67	\$ 466.67	\$ 5,600.00
Dues and Subscriptions (Admin)	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 350.00
Seminars/Meetings (Admin)	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 2,000.00
Payroll Taxes - ER (Admin)	\$ 460.42	\$ 460.42	\$ 460.42	\$ 460.42	\$ 460.42	\$ 460.42	\$ 460.42	\$ 460.42	\$ 460.42	\$ 460.42	\$ 460.42	\$ 460.42	\$ 5,525.00
Employee Ins - ER (Admin)	\$ 791.67	\$ 791.67	\$ 791.67	\$ 791.67	\$ 791.67	\$ 791.67	\$ 791.67	\$ 791.67	\$ 791.67	\$ 791.67	\$ 791.67	\$ 791.67	\$ 9,500.00
Retirement Contribution - ER (Admin)	\$ 179.17	\$ 179.17	\$ 179.17	\$ 179.17	\$ 179.17	\$ 179.17	\$ 179.17	\$ 179.17	\$ 179.17	\$ 179.17	\$ 179.17	\$ 179.17	\$ 2,150.00
Attorney Fees (Admin)	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 3,000.00
Engineering Fees (Admin)	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 6,000.00
Miscellaneous Expense (Admin)	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 500.00
PC Technicians Fees (Admin)	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 20.83	\$ 250.00
Longmont Tax Fee Expenditure	\$ 360.67	\$ 360.67	\$ 360.67	\$ 360.67	\$ 360.67	\$ 360.67	\$ 360.67	\$ 360.67	\$ 360.67	\$ 360.67	\$ 360.67	\$ 360.67	\$ 4,328.00
Outside Prof Service Fees (Treatment)	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 10,000.00
Distribution Salaries (Distribution)	\$ 8,166.67	\$ 8,166.67	\$ 8,166.67	\$ 8,166.67	\$ 8,166.67	\$ 8,166.67	\$ 8,166.67	\$ 8,166.67	\$ 8,166.67	\$ 8,166.67	\$ 8,166.67	\$ 8,166.67	\$ 98,000.00
Outside Prof Service Fees (Distribution)	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 5,000.00
Building Maintenance (Distribution)	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 1,000.00
Payroll Taxes - ER (Distribution)	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 7,500.00
Employee Ins - ER (Distribution)	\$ 1,083.33	\$ 1,083.33	\$ 1,083.33	\$ 1,083.33	\$ 1,083.33	\$ 1,083.33	\$ 1,083.33	\$ 1,083.33	\$ 1,083.33	\$ 1,083.33	\$ 1,083.33	\$ 1,083.33	\$ 13,000.00
Retirement Contribution - ER (Distribution)	\$ 245.83	\$ 245.83	\$ 245.83	\$ 245.83	\$ 245.83	\$ 245.83	\$ 245.83	\$ 245.83	\$ 245.83	\$ 245.83	\$ 245.83	\$ 245.83	\$ 2,950.00
Vehicle Maint Exp (Distribution)	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 1,000.00
Gasoline, Oil, Etc. (Distribution)	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 3,000.00
Uniforms Expense (Distribution)	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 33.33	\$ 400.00
PC Software & Printers	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 1,200.00
Road Base, Squeegee, Asphalt (Distribution)	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 2,000.00
Line and Valve Repairs (Distribution)	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 15,000.00
High Serv Pump Station Maint (Distribution)	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 200.00
Pipe & Pipe Bedding (Distribution)	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 833.33	\$ 10,000.00
Hydrant Repairs (Distribution)	\$ 583.33	\$ 583.33	\$ 583.33	\$ 583.33	\$ 583.33	\$ 583.33	\$ 583.33	\$ 583.33	\$ 583.33	\$ 583.33	\$ 583.33	\$ 583.33	\$ 7,000.00
Water Assessments & Storage (Distribution)	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 20,000.00
Water Meters & Meter Parts (Distribution)	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 1,833.33	\$ 22,000.00
Debt Service - Principal	\$ 19,106.92	\$ 19,106.92	\$ 19,106.92	\$ 19,106.92	\$ 19,106.92	\$ 19,106.92	\$ 19,106.92	\$ 19,106.92	\$ 19,106.92	\$ 19,106.92	\$ 19,106.92	\$ 19,106.92	\$ 229,283.00
Debt Service - Interest	\$ 6,341.50	\$ 6,341.50	\$ 6,341.50	\$ 6,341.50	\$ 6,341.50	\$ 6,341.50	\$ 6,341.50	\$ 6,341.50	\$ 6,341.50	\$ 6,341.50	\$ 6,341.50	\$ 6,341.50	\$ 76,098.00
Total Allocated Expenses	\$ 5,379.33	\$ 5,379.33	\$ 5,379.33	\$ 5,379.33	\$ 5,379.33	\$ 5,379.33	\$ 5,379.33	\$ 5,379.33	\$ 5,379.33	\$ 5,379.33	\$ 5,379.33	\$ 5,379.33	\$ 64,652.00
Total Capital Outlay	\$ 597.92	\$ 597.92	\$ 597.92	\$ 597.92	\$ 597.92	\$ 597.92	\$ 597.92	\$ 597.92	\$ 597.92	\$ 597.92	\$ 597.92	\$ 597.92	\$ 7,175.00
Anticipated Inflation	\$ 747.92	\$ 747.92	\$ 747.92	\$ 747.92	\$ 747.92	\$ 747.92	\$ 747.92	\$ 747.92	\$ 747.92	\$ 747.92	\$ 747.92	\$ 747.92	\$ 8,975.00
Fixed Costs Total	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 745,153
2016 SFE's	1,067	1,067	1,068	1,068	1,069	1,070	1,070	1,071	1,071	1,072	1,072	1,073	
Fixed Cost per SFE per Month	\$ 58.22	\$ 58.19	\$ 58.16	\$ 58.12	\$ 58.09	\$ 58.06	\$ 58.03	\$ 58.00	\$ 57.97	\$ 57.93	\$ 57.90	\$ 57.87	

Table 2-2B: Potable Variable Cost Summary

Variable Costs	January	February	March	April	May	June	July	August	September	October	November	December	Annual Budget
Electric Services (Treatment)	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 750
Telephone Service (Treatment)	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 150
Maintenance & Supplies (Treatment)	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 500
Chemicals, Lab & Lab Supplies (Treatment)	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 500
Miscellaneous Expenses (Treatment)	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 500
Longmont Water Services (Treatment)	\$ 12,240	\$ 12,240	\$ 12,240	\$ 12,240	\$ 12,240	\$ 12,240	\$ 12,240	\$ 12,240	\$ 12,240	\$ 12,240	\$ 12,240	\$ 12,240	\$ 146,880
Bacteria & Giardia (WTR) Tests (Treatment)	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 250
Natural Gas Service (Distribution)	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Maintenance & Supplies (Distribution)	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 75,000
Chemicals, Lab & Lab Supplies (Distribution)	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000
High Serv Pump Station Electric (Distribution)	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 40,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Variable Costs Total	\$ 22,394.17	\$ 268,730											
2016 SFE's	1,067	1,067	1,068	1,068	1,069	1,070	1,070	1,071	1,071	1,072	1,072	1,073	
Variable Cost per SFE per Month	\$ 21.00	\$ 20.98	\$ 20.97	\$ 20.96	\$ 20.95	\$ 20.94	\$ 20.93	\$ 20.92	\$ 20.90	\$ 20.89	\$ 20.88	\$ 20.87	\$ 20.93

Ave variable cost per SFE per Mo

Table 2-2C: Total Potable Water System Costs

Total Monthly Costs	January	February	March	April	May	June	July	August	September	October	November	December
	\$ 84,490	\$ 84,490	\$ 84,490	\$ 84,490	\$ 84,490	\$ 84,490	\$ 84,490	\$ 84,490	\$ 84,490	\$ 84,490	\$ 84,490	\$ 84,490
Annual Cost	\$ 1,013,883											

Town of Lyons Water Rate Study**2016 Water Rates Model**

Potable and Irrigation System Expenses

Friday, January 13, 2017

RGA Job No: 1088.0001

Table 2-1A: Variable Costs

Variable Costs	Sewer
Electric Services (Treatment)	\$ 22,000.00
Natural Gas Service (Treatment)	\$ 1,500.00
Telephone Service (Treatment)	\$ 1,500.00
Maintenance & Supplies (Treatment)	\$ 15,000.00
Chemicals, Lab & Lab Supplies (Treatment)	\$ 10,660.00
Sludge Disposal (Treatment)	\$ 22,000.00
Maintenance & Supplies (Collection & Transmission)	\$ 6,500.00
Variable Costs Total	\$ 79,160.00

Table 2-1B: Total Administrative Costs (Fixed Costs)

Fixed Costs	Sewer
Full Time Salaries (Admin)	\$ 72,448.00
Part Time Salaries (Admin)	\$ 5,000.00
Outside Prof Service Fees (Admin)	\$ 5,000.00
Equipment and Small Tools (Admin)	\$ 4,600.00
Seminars/Meetings (Admin)	\$ -
Payroll Taxes - ER (Admin)	\$ 4,800.00
Employee Ins - ER (Admin)	\$ 8,250.00
Retirement Contribution - ER (Admin)	\$ 1,875.00
Attourney Fees (Admin)	\$ 6,000.00
Engineering Fees (Admin)	\$ 30,000.00
Miscellaneous Expense (Admin)	\$ 1,500.00
Outside Prof Service Fees (Treatment)	\$ 57,000.00
Building Maintenance (Treatment)	\$ 2,000.00
Vehicle Maint Exp (Treatment)	\$ 500.00
Gasoline, Oil, Ect. (Treatment)	\$ 50.00
Collect/Transmit Salaries (Collection & Transmission)	\$ 31,000.00
Outside Prof Service Fees (Collection & Transmission)	\$ 1,000.00
Payroll Taxes - ER (Collection & Transmission)	\$ 2,400.00
Employee Ins - ER (Collection & Transmission)	\$ 6,000.00
Retirement Contribution - ER (Collection & Transmission)	\$ 950.00
Vehicle Maint Exp (Collection & Transmission)	\$ 600.00
Gasoline, Oil, Ect. (Collection & Transmission)	\$ 2,500.00
Uniforms Expense (Collection & Transmission)	\$ 350.00
Equipment and Small Tools (Collection & Transmission)	\$ 1,000.00
Storm & Sewer Drainage (Collection & Transmission)	\$ 3,000.00
Discharge Permit (Collection & Transmission)	\$ 2,500.00
Line Repairs & Cleaning (Collection & Transmission)	\$ 20,000.00
Debt Service - Principal	\$ 238,687.37
Debt Service - Interest	\$ 61,757.19
Total Allocated Expenses	\$ 33,584.00
Total Capital Outlay	\$ 4,400.00
Anticipated Inflation	\$ 3,787.00
Fixed Costs Total	\$ 612,538.56

Town of Lyons Water Rate Study**2016 Water Rates Model**

Anticipated Potable Water System Operating Expenses

Friday, January 13, 2017

RGA Job No: 1088.001

Notes:

1. These costs were taken from 2014 Audit.
2. The "Fixed Costs" are costs that are not as dependent on the number of customers in the District.
3. The "Variable Costs" will increase the more customers in the District.

Table 2-2A: Potable Fixed Cost Summary

Fixed Costs	January	February	March	April	May	June	July	August	September	October	November	December	Annual Budget
Full Time Salaries (Admin)	\$ 6,037.33	\$ 6,037.33	\$ 6,037.33	\$ 6,037.33	\$ 6,037.33	\$ 6,037.33	\$ 6,037.33	\$ 6,037.33	\$ 6,037.33	\$ 6,037.33	\$ 6,037.33	\$ 6,037.33	\$ 72,448.00
Part Time Salaries (Admin)	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 5,000.00
Outside Prof Service Fees (Admin)	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 416.67	\$ 5,000.00
Equipment and Small Tools (Admin)	\$ 383.33	\$ 383.33	\$ 383.33	\$ 383.33	\$ 383.33	\$ 383.33	\$ 383.33	\$ 383.33	\$ 383.33	\$ 383.33	\$ 383.33	\$ 383.33	\$ 4,600.00
Seminars/Meetings (Admin)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payroll Taxes - ER (Admin)	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 4,800.00
Employee Ins - ER (Admin)	\$ 687.50	\$ 687.50	\$ 687.50	\$ 687.50	\$ 687.50	\$ 687.50	\$ 687.50	\$ 687.50	\$ 687.50	\$ 687.50	\$ 687.50	\$ 687.50	\$ 8,250.00
Retirement Contribution - ER (Admin)	\$ 156.25	\$ 156.25	\$ 156.25	\$ 156.25	\$ 156.25	\$ 156.25	\$ 156.25	\$ 156.25	\$ 156.25	\$ 156.25	\$ 156.25	\$ 156.25	\$ 1,875.00
Attorney Fees (Admin)	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 6,000.00
Engineering Fees (Admin)	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 30,000.00
Miscellaneous Expense (Admin)	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 1,500.00
Outside Prof Service Fees (Treatment)	\$ 4,750.00	\$ 4,750.00	\$ 4,750.00	\$ 4,750.00	\$ 4,750.00	\$ 4,750.00	\$ 4,750.00	\$ 4,750.00	\$ 4,750.00	\$ 4,750.00	\$ 4,750.00	\$ 4,750.00	\$ 57,000.00
Building Maintenance (Treatment)	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 166.67	\$ 2,000.00
Vehicle Maint Exp (Treatment)	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 500.00
Gasoline, Oil, Etc. (Treatment)	\$ 4.17	\$ 4.17	\$ 4.17	\$ 4.17	\$ 4.17	\$ 4.17	\$ 4.17	\$ 4.17	\$ 4.17	\$ 4.17	\$ 4.17	\$ 4.17	\$ 50.00
Collect/Transmit Salaries (Collection & Transmission)	\$ 2,583.33	\$ 2,583.33	\$ 2,583.33	\$ 2,583.33	\$ 2,583.33	\$ 2,583.33	\$ 2,583.33	\$ 2,583.33	\$ 2,583.33	\$ 2,583.33	\$ 2,583.33	\$ 2,583.33	\$ 31,000.00
Outside Prof Service Fees (Collection & Transmission)	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 1,000.00
Payroll Taxes - ER (Collection & Transmission)	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 2,400.00
Employee Ins - ER (Collection & Transmission)	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 6,000.00
Retirement Contribution - ER (Collection & Transmission)	\$ 79.17	\$ 79.17	\$ 79.17	\$ 79.17	\$ 79.17	\$ 79.17	\$ 79.17	\$ 79.17	\$ 79.17	\$ 79.17	\$ 79.17	\$ 79.17	\$ 950.00
Vehicle Maint Exp (Collection & Transmission)	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 600.00
Gasoline, Oil, Etc. (Collection & Transmission)	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 2,500.00
Uniforms Expense (Collection & Transmission)	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 29.17	\$ 350.00
Equipment and Small Tools (Collection & Transmission)	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 83.33	\$ 1,000.00
Storm & Sewer Drainage (Collection & Transmission)	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 3,000.00
Discharge Permit (Collection & Transmission)	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 208.33	\$ 2,500.00
Line Repairs & Cleaning (Collection & Transmission)	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 1,666.67	\$ 20,000.00
Debt Service - Principal	\$ 19,890.61	\$ 19,890.61	\$ 19,890.61	\$ 19,890.61	\$ 19,890.61	\$ 19,890.61	\$ 19,890.61	\$ 19,890.61	\$ 19,890.61	\$ 19,890.61	\$ 19,890.61	\$ 19,890.61	\$ 238,687.37
Debt Service - Interest	\$ 5,146.43	\$ 5,146.43	\$ 5,146.43	\$ 5,146.43	\$ 5,146.43	\$ 5,146.43	\$ 5,146.43	\$ 5,146.43	\$ 5,146.43	\$ 5,146.43	\$ 5,146.43	\$ 5,146.43	\$ 61,757.19
Total Allocated Expenses	\$ 2,798.67	\$ 2,798.67	\$ 2,798.67	\$ 2,798.67	\$ 2,798.67	\$ 2,798.67	\$ 2,798.67	\$ 2,798.67	\$ 2,798.67	\$ 2,798.67	\$ 2,798.67	\$ 2,798.67	\$ 33,584.00
Total Capital Outlay	\$ 366.67	\$ 366.67	\$ 366.67	\$ 366.67	\$ 366.67	\$ 366.67	\$ 366.67	\$ 366.67	\$ 366.67	\$ 366.67	\$ 366.67	\$ 366.67	\$ 4,400.00
Anticipated Inflation	\$ 315.58	\$ 315.58	\$ 315.58	\$ 315.58	\$ 315.58	\$ 315.58	\$ 315.58	\$ 315.58	\$ 315.58	\$ 315.58	\$ 315.58	\$ 315.58	\$ 3,787.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fixed Costs Total	\$ 51,044.88	\$ 612,539											
2014 SFE's	862	862	863	863	864	865	866	866	866	867	867	868	
Fixed Cost per SFE per Month	\$ 59.25	\$ 59.21	\$ 59.17	\$ 59.13	\$ 59.09	\$ 59.05	\$ 59.01	\$ 58.97	\$ 58.93	\$ 58.89	\$ 58.85	\$ 58.81	

Table 2-2B: Potable Variable Cost Summary

Variable Costs	January	February	March	April	May	June	July	August	September	October	November	December	Annual Budget
Electric Services (Treatment)	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 22,000
Natural Gas Service (Treatment)	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 1,500
Telephone Service (Treatment)	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 1,500
Maintenance & Supplies (Treatment)	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 15,000
Chemicals, Lab & Lab Supplies (Treatment)	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888	\$ 10,660
Sludge Disposal (Treatment)	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 22,000
Maintenance & Supplies (Collection & Transmission)	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 542	\$ 6,500
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Variable Costs Total	\$ 6,596.67	\$ 79,160											
2014 SFE's	862	862	863	863	864	865	866	866	866	867	867	868	
Variable Cost per SFE per Month	\$ 7.66	\$ 7.65	\$ 7.65	\$ 7.64	\$ 7.64	\$ 7.63	\$ 7.63	\$ 7.62	\$ 7.62	\$ 7.61	\$ 7.60	\$ 7.60	\$ 7.63

Ave variable cost per SFE per Mo

Table 2-2C: Total Potable Water System Costs

Total Monthly Costs	January	February	March	April	May	June	July	August	September	October	November	December
Annual Cost	\$ 691,699											

Town of Lyons Water Rate Study

2016 Water Rates Model
 Proposed Water Rates
 Friday, January 13, 2017
 RGA Job No: 1088.0001

Table 3-1A: Monthly Potable Water Rates

Rate Structure			
Base Fee	\$29.10	for first	0
Tier 1	\$5.07	up to	4,000
Tier 2	\$6.35	up to	15,000
Tier 3	\$0.00	up to	15,000
Tier 4	\$0.00	up to	15,000
Tier 5	\$0.00	up to	15,000
Tier 6	\$8.25	for all over	15,000

Table 3-1B: Monthly Sewer Rates

Rate Structure			
Base Fee	\$22.65	for first	0
Tier 1	\$5.65	per	1,000

Table 3-1C: Yearly Rate Increases

Year	Yearly SFE Increase	Water Rate Increase	Sewer Rate Increase	% SFE Increase	% Tap Fee Increase	Inflation Factor
2016	7	0%	0%	0.00%	0.00%	0.00%
2017	7	15%	20%	0.65%	0.00%	0.00%
2018	7	10%	10%	0.65%	0.00%	0.00%
2019	7	5%	0%	0.65%	0.00%	0.00%
2020	7	0%	0%	0.65%	0.00%	0.00%
Out of Town Multiplier	1.50	Percent Out of Town	3.80%			
Low Income Multiplier	0.80	Percent Low Income	1.30%			
3/4" Tap & Water Meter Fee	\$ 17,500.00					
Sewer Tap Fee	\$ 8,500					

Water	Sewer
Calibration Factor	105%

Table 3-1D: Yearly Rate Increase Effects on Revenue

Year	Metered Revenue	Connection Revenue (Tap Fee)	Miscellaneous Revenue	Total Revenue	Expenses	Net Revenue	Accumulated Net Revenue	Total Accumulated Revenue
Portable								
2016	\$ 880,007.27	\$ 122,500.00	\$ 25,500.00	\$ 1,028,007.27	\$ 1,013,883.95	\$ 14,123.31	\$ 14,123.31	\$ (124,083.70)
2017	\$ 1,018,628.54	\$ 122,500.00	\$ 25,500.00	\$ 1,166,628.54	\$ 1,194,980.38	\$ (28,351.85)	\$ (14,228.53)	\$ (236,239.65)
2018	\$ 1,127,773.59	\$ 122,500.00	\$ 25,500.00	\$ 1,275,773.59	\$ 1,077,998.98	\$ 197,774.61	\$ 183,546.07	\$ (81,554.08)
2019	\$ 1,191,806.58	\$ 122,500.00	\$ 25,500.00	\$ 1,339,806.58	\$ 1,116,937.94	\$ 222,870.63	\$ 406,416.71	\$ 61,118.97
2020	\$ 1,199,454.88	\$ 122,500.00	\$ 25,500.00	\$ 1,347,454.88	\$ 1,170,557.48	\$ 176,897.40	\$ 583,314.11	\$ 144,062.96
Sewer								
2016	\$ 426,312.98	\$ 59,500.00	\$ 67,679.00	\$ 553,491.98	\$ 691,698.99	\$ (138,207.01)	\$ (138,207.01)	
2017	\$ 515,716.49	\$ 59,500.00	\$ 67,679.00	\$ 642,895.49	\$ 726,698.99	\$ (83,803.50)	\$ (222,010.52)	
2018	\$ 571,843.14	\$ 59,500.00	\$ 67,679.00	\$ 699,022.14	\$ 742,111.77	\$ (43,089.63)	\$ (265,100.15)	
2019	\$ 576,398.15	\$ 59,500.00	\$ 67,679.00	\$ 703,577.15	\$ 783,774.74	\$ (80,197.59)	\$ (345,297.74)	
2020	\$ 580,953.15	\$ 59,500.00	\$ 67,679.00	\$ 708,132.15	\$ 802,085.56	\$ (93,953.40)	\$ (439,251.14)	

Town of Lyons Water Rate Study

2016 Water Rates Model

Estimated Potable Water Usage

Friday, January 13, 2017

RGA Job No: 1088.0001

Notes:

1. The following numbers are the usage patterns for a sample population from the Town for 2014.

Total SFEs in Sample Customers

716

Residential ONLY

Total Residential SFE

716

Table 4-1A: Sample Population Potable Usage Pattern

Table 4-1B: Sample Population Potable Usage Distribution

Table 4-1C: Total Projected Population per Usage Category

Tier	January	February	March	April	May	June	July	August	Sept.	October	November	December
0	79	78	65	61	53	34	27	25	17	14	18	46
1000	64	86	78	57	64	57	35	22	26	44	49	96
2000	120	154	158	115	120	116	45	52	56	93	101	209
3000	159	179	156	155	170	135	75	41	63	93	138	179
4000	119	99	127	124	131	117	70	49	47	64	149	96
5000	82	57	54	88	65	83	43	43	51	57	85	43
6000	41	30	36	34	44	51	45	45	43	61	62	21
7000	27	17	22	28	26	38	50	38	41	66	40	14
8000	11	5	12	18	13	18	36	23	44	41	24	5
9000	6	6	6	9	8	11	36	40	29	36	14	4
10000	4	1	1	10	4	11	43	27	35	29	14	1
11000	1	1	0	5	3	6	24	34	33	23	10	1
12000	1	1	0	2	3	11	24	32	37	11	1	0
13000	0	0	0	4	2	6	22	28	16	14	2	0
14000	0	1	0	1	3	5	17	19	32	17	2	0
15000	0	0	0	3	0	2	10	23	17	9	0	0
16000	0	0	1	0	0	1	11	16	20	3	2	0
17000	0	0	0	1	0	3	15	21	17	3	0	0
18000	1	1	0	1	1	3	14	18	8	3	2	0
19000	1	0	0	0	3	2	9	13	11	5	0	0
20000	0	0	0	0	0	1	7	15	9	4	0	0
21000	0	0	0	0	0	0	9	11	9	5	0	0
22000	0	0	0	0	0	0	10	10	7	2	0	0
23000	0	0	0	0	0	1	7	5	8	6	1	0
24000	0	0	0	0	0	1	5	3	10	1	0	0
25000	0	0	0	0	0	0	4	8	5	0	0	0
26000	0	0	0	0	1	0	2	11	3	2	0	0
27000	0	0	0	0	0	0	3	6	2	2	1	0
28000	0	0	0	0	0	0	3	7	1	1	0	0
29000	0	0	0	0	0	0	5	4	2	1	0	0
30000	0	0	0	0	0	0	2	4	3	0	0	0
31000	0	0	0	0	0	1	1	2	3	1	0	0
32000	0	0	0	0	0	1	0	2	1	0	0	1
33000	0	0	0	0	0	0	1	4	2	1	0	0
34000	0	0	0	0	0	0	1	1	0	0	0	0
35000	0	0	0	0	0	0	0	0	0	0	0	0
36000	0	0	0	0	1	0	0	0	0	0	0	0
37000	0	0	0	0	0	0	0	2	0	0	0	0
38000	0	0	0	0	0	0	1	2	0	1	0	0
39000	0	0	0	0	0	0	0	0	0	0	0	0
40000	0	0	0	0	0	0	0	1	0	0	0	0
41000	0	0	0	0	0	0	1	2	0	1	0	0
42000	0	0	0	0	1	0	0	2	0	0	0	0
43000	0	0	0	0	0	0	0	0	1	0	0	0
44000	0	0	0	0	0	1	0	0	0	0	0	0
45000	0	0	0	0	0	0	0	0	1	0	0	0
46000	0	0	0	0	0	0	1	0	0	0	0	0
47000	0	0	0	0	0	0	0	0	1	1	0	0
48000	0	0	0	0	0	0	0	0	0	0	0	0
49000	0	0	0	0	0	0	0	1	0	0	0	0
50000	0	0	0	0	0	0	0	0	1	1	0	0
51000	0	0	0	0	0	0	1	0	0	2	0	0
52000	0	0	0	0	0	0	0	1	2	0	0	0
53000	0	0	0	0	0	0	0	0	1	0	0	0
54000	0	0	0	0	0	0	0	0	0	0	0	0
55000	0	0	0	0	0	0	0	0	0	0	0	0
56000	0	0	0	0	0	0	0	0	0	0	0	0
57000	0	0	0	0	0	0	0	0	0	0	1	0
58000	0	0	0	0	0	0	0	0	0	1	0	0
59000	0	0	0	0	0	0	0	0	0	0	0	0
60000	0	0	0	0	0	0	0	2	1	0	0	0
61000	0	0	0	0	0	0	0	0	0	0	0	0
62000	0	0	0	0	0	0	1	0	0	0	0	0
63000	0	0	0	0	0	0	0	0	0	0	0	0
64000	0	0	0	0	0	0	0	0	0	0	0	0
65000	0	0	0	0	0	0	0	0	0	0	0	0
66000	0	0	0	0	0	0	0	0	1	0	0	0
67000	0	0	0	0	0	0	0	0	0	0	0	0
68000	0	0	0	0	0	0	0	0	0	0	0	0
69000	0	0	0	0	0	0	0	0	0	0	0	0
70000	0	0	0	0	0	0	0	0	0	0	0	0
Totals	716	716	716	716	716	716	716	716	716	716	716	716

► Table 4-1D: Calibration Factor:

100%

Table 4-1D: Adjusted Projected Sample Population Potable Usage

Tier	January	February	March	April	May	June	July	August	Sept.	October	November	December
0-4,000	79	78	65	61	53	34	27	25	17	14	18	46
5,000-8,000	64	86	78	57	64	57	35	22	26	44	49	96
9,000-12,000	120	154	158	115	120	116	45	52	56	93	101	209
13,000-16,000	159	179	156	155	170	135	75	41	63	93	138	179
17,000 and up	119	99	127	124	131	117	70	49	47	64	149	96

Table 4-1E: Potable Water Usage

Tier	January	February	March	April	May	June	July	August	Sept.	October	November	December
0	0	0	0	0	0	0	0	0	0	0	0	0
1000	67,370	90,528	82,107	60,001	67,370	60,001	36,843	23,158	27,369	46,317	51,580	101,054
2000	252,636	324,216	332,637	242,110	252,636	244,215	94,739	109,476	117,897	195,793	212,635	440,008
3000	502,114	565,273	492,640	489,482	536,852	426,323	236,846	129,476	198,951	293,689	435,797	565,273
4000	501,061	416,849	534,746	522,114	551,589	492,640	294,742	206,319	197,898	269,478	627,379	404,218
5000	431,587	300,005	284,216	463,166	342,111	436,851	226,320	226,320	268,426	300,005	447,376	226,320
6000	258,952	189,477	227,372	214,741	277,900	322,111	284,216	284,216	271,584	385,270	391,586	132,634
7000	198,951	125,265	162,108	206,319	191,582	280,005	368,428	280,005	302,111	486,324	294,742	103,160
8000	92,633	42,106	101,054	151,582	109,476	151,582	303,163	193,688	370,533	345,269	202,109	42,106
9000	56,843	56,843	56,843	85,265	75,791	104,212	341,059	378,954	274,742	341,059	132,634	37,895
10000	42,106	10,527	10,527	105,265	42,106	115,792	452,640	284,216	368,428	305,269	147,371	10,527
11000	11,579	11,579	0	57,896	34,737	69,475	277,900	393,691	382,112	266,320	115,792	11,579
12000	12,632	12,632	0	25,264	37,895	138,951	303,163	404,218	467,377	138,950	12,632	0
13000	0	0	0	54,738	27,369	82,107	301,058	383,165	218,951	191,582	27,369	0
14000	0	14,737	0	14,737	44,211	73,686	250,531	280,005	471,587	250,531	29,474	0
15000	0	0	0	47,369	0	31,580	157,898	363,164	268,426	142,108	0	0
16000	0	0	16,842	0	0	16,842	185,266	269,478	336,848	50,527	33,685	0
17000	0	0	0	17,895	0	53,685	268,426	375,796	304,216	53,685	0	0
18000	18,948	18,948	0	18,948	18,948	56,843	265,268	341,059	151,582	56,843	37,895	0
19000	20,000	0	0	0	60,001	40,001	180,003	260,005	220,004	100,002	0	0
20000	0	0	0	0	0	21,053	147,371	315,795	189,477	84,212	0	0
21000	0	0	0	0	0	0	198,951	243,162	198,951	110,528	0	0
22000	0	0	0	0	0	0	231,583	231,583	162,108	46,317	0	0
23000	0	0	0	0	0	0	24,211	169,477	121,055	193,688	145,266	24,211
24000	0	0	0	0	0	0	25,264	126,318	75,791	252,636	25,264	0
25000	0	0	0	0	0	0	0	105,265	210,530	131,581	0	0
26000	0	0	0	0	27,369	0	54,738	301,058	82,107	54,738	0	0
27000	0	0	0	0	0	0	85,265	170,529	56,843	56,843	28,422	0
28000	0	0	0	0	0	0	88,423	206,319	29,474	29,474	0	0
29000	0	0	0	0	0	0	0	152,634	122,107	61,054	30,527	0
30000	0	0	0	0	0	0	0	63,159	126,318	94,739	0	0
31000	0	0	0	0	0	0	32,632	32,632	65,264	97,896	32,632	0
32000	0	0	0	0	0	33,685	0	67,370	33,685	0	0	33,685
33000	0	0	0	0	0	0	34,737	138,950	69,475	34,737	0	0
34000	0	0	0	0	0	0	35,790	35,790	0	0	0	0
35000	0	0	0	0	0	0	0	0	0	0	0	0
36000	0	0	0	0	37,895	0	0	0	0	0	0	0
37000	0	0	0	0	0	0	0	0	77,896	0	0	0
38000	0	0	0	0	0	0	40,001	80,001	0	0	0	0
39000	0	0	0	0	0	0	0	0	0	0	0	0
40000	0	0	0	0	0	0	0	42,106	0	0	0	0
41000	0	0	0	0	0	0	43,159	86,317	0	43,159	0	0
42000	0	0	0	0	44,211	0	0	88,423	0	0	0	0
43000	0	0	0	0	0	0	0	0	45,264	0	0	0
44000	0	0	0	0	0	46,317	0	0	0	0	0	0
45000	0	0	0	0	0	0	0	0	47,369	0	0	0
46000	0	0	0	0	0	0	48,422	0	0	0	0	0
47000	0	0	0	0	0	0	0	0	49,475	49,475	0	0
48000	0	0	0	0	0	0	0	0	0	0	0	0
49000	0	0	0	0	0	0	0	0	51,580	0	0	0
50000	0	0	0	0	0	0	0	0	0	52,633	0	0
51000	0	0	0	0	0	0	53,685	0	0	107,370	0	0
52000	0	0	0	0	0	0	0	54,738	109,476	0	0	0
53000	0	0	0	0	0	0	0	55,790	0	0	0	0
54000	0	0	0	0	0	0	0	0	0	0	0	0
55000	0	0	0	0	0	0	0	0	0	0	0	0
56000	0	0	0	0	0	0	0	0	0	0	0	0
57000	0	0	0	0	0	0	0	0	0	0	60,001	0
58000	0	0	0	0	0	0	0	0	0	0	0	0
59000	0	0	0	0	0	0	0	0	0	0	0	0
60000	0	0	0	0	0	0	0	0	126,318	63,159	0	0
61000	0	0	0	0	0	0	0	0	0	0	0	0
62000	0	0	0	0	0	0	65,264	0	0	0	0	0
63000	0	0	0	0	0	0	0	0	0	0	0	0
64000	0	0	0	0	0	0	0	0	0	0	0	0
65000	0	0	0	0	0	0	0	0	0	0	0	0
66000	0	0	0	0	0	0	0	0	0	69,475	0	0
67000	0	0	0	0	0	0	0	0	0	0	0	0
68000	0	0	0	0	0	0	0	0	0	0	0	0
69000	0	0	0	0	0	0	0	0	0	0	0	0
70000	0	0	0	0	0	0	0	0	0	0	0	0
Total water per Month	2467412	2178986	2301093	2776891	2780049	3380059	6605379	8281198	7309602	5069562	3312690	2108458
1	2	3	4	5	6	7	8	9	10	11	12	13

Table 4-2 Average Potable Water Usage

Average Use per Tap
Average Winter Use

Town of Lyons Water Rate Study**2016 Water Rates Model**

2016 Anticipated Potable Revenue Summary

Friday, January 13, 2017

RGA Job No: 1088.0001

Percent Increase in Rates from Previous Year: **0.0%**
Inflation Factor:**Table 4-2A: Proposed Potable Water Rates**

		In Town	Out of Town	Low Income
Base Fee	for first	0	\$29.10	\$43.65
Tier 1	up to	4,000	\$5.07	\$7.61
Tier 2	up to	15,000	\$6.35	\$9.53
Tier 3	up to	15,000	\$0.00	\$0.00
Tier 4	up to	15,000	\$0.00	\$0.00
Tier 5	up to	15,000	\$0.00	\$0.00
Tier 6	for all over	15,000	\$8.25	\$12.38
	Percent of SFE	94.90%	3.80%	1.30%

Table 4-2B: 2016 Revenue

Revenue	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Number of Potable SFE's	1,067	1,067	1,068	1,068	1,069	1,070	1,070	1,071	1,071	1,072	1,072	1,073	
In Town													
0	\$ 29,454.66	\$ 29,470.77	\$ 29,486.88	\$ 29,502.99	\$ 29,519.10	\$ 29,535.21	\$ 29,551.31	\$ 29,567.42	\$ 29,583.53	\$ 29,599.64	\$ 29,615.75	\$ 29,631.86	\$ 354,519.12
4,000	\$ 9,483.64	\$ 10,555.58	\$ 10,903.58	\$ 9,938.03	\$ 10,660.53	\$ 9,263.30	\$ 5,025.01	\$ 3,551.35	\$ 4,112.23	\$ 6,111.78	\$ 10,079.93	\$ 11,477.06	\$ 101,162.02
15,000	\$ 9,921.90	\$ 7,222.96	\$ 7,974.51	\$ 13,514.21	\$ 11,216.44	\$ 17,133.37	\$ 30,998.74	\$ 32,964.74	\$ 34,812.85	\$ 29,968.76	\$ 17,130.04	\$ 5,369.20	\$ 218,227.71
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ 454.24	\$ 232.99	\$ 207.21	\$ 453.52	\$ 2,320.71	\$ 4,319.66	\$ 32,992.72	\$ 53,554.73	\$ 38,303.92	\$ 13,728.28	\$ 2,276.28	\$ 416.46	\$ 149,260.74
Low Income													
0	\$ 322.79	\$ 322.97	\$ 323.14	\$ 323.32	\$ 323.50	\$ 323.67	\$ 323.85	\$ 324.03	\$ 324.20	\$ 324.38	\$ 324.56	\$ 324.73	\$ 3,885.14
4,000	\$ 103.93	\$ 109.78	\$ 113.40	\$ 103.36	\$ 110.87	\$ 96.34	\$ 52.26	\$ 36.93	\$ 42.77	\$ 63.56	\$ 104.83	\$ 119.36	\$ 1,057.39
15,000	\$ 108.73	\$ 75.12	\$ 82.93	\$ 140.55	\$ 116.65	\$ 178.19	\$ 322.39	\$ 342.83	\$ 362.05	\$ 311.68	\$ 178.15	\$ 55.84	\$ 2,275.11
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ 4.98	\$ 2.42	\$ 2.16	\$ 4.72	\$ 24.14	\$ 44.92	\$ 343.12	\$ 556.97	\$ 398.36	\$ 142.77	\$ 23.67	\$ 4.33	\$ 1,552.57
Out of Town													
0	\$ 1,769.14	\$ 1,770.11	\$ 1,771.08	\$ 1,772.04	\$ 1,773.01	\$ 1,773.98	\$ 1,774.95	\$ 1,775.91	\$ 1,776.88	\$ 1,777.85	\$ 1,778.82	\$ 1,779.79	\$ 21,293.56
4,000	\$ 569.62	\$ 601.67	\$ 621.50	\$ 566.47	\$ 607.65	\$ 528.01	\$ 286.43	\$ 202.43	\$ 234.40	\$ 348.37	\$ 574.56	\$ 654.19	\$ 5,795.29
15,000	\$ 595.94	\$ 411.71	\$ 454.55	\$ 770.31	\$ 639.34	\$ 976.60	\$ 1,766.93	\$ 1,878.99	\$ 1,984.33	\$ 1,708.22	\$ 976.41	\$ 306.04	\$ 12,469.37
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ 27.28	\$ 13.28	\$ 11.81	\$ 25.85	\$ 132.28	\$ 246.22	\$ 1,880.58	\$ 3,052.62	\$ 2,183.32	\$ 782.51	\$ 129.75	\$ 23.74	\$ 8,509.25
Total Revenue	\$ 52,816.87	\$ 50,789.34	\$ 51,952.75	\$ 57,115.37	\$ 57,444.21	\$ 64,419.47	\$ 105,318.29	\$ 127,808.96	\$ 114,118.85	\$ 84,867.80	\$ 63,192.75	\$ 50,162.60	\$ 880,007.27

Table 4-2C: 2016 Expenses

Expenses	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Fixed Costs	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 745,153.00
Variable Costs	\$ 22,327.09	\$ 22,339.30	\$ 22,351.51	\$ 22,363.72	\$ 22,375.93	\$ 22,388.14	\$ 22,400.35	\$ 22,412.56	\$ 22,424.77	\$ 22,436.98	\$ 22,449.20	\$ 22,461.41	\$ 268,730.95
Upsize Stickney Street Line	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace Watermain Evans to Railroad & Rebuild 2nd Ave PRV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Upsize Four-inch Water Mains	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
High Street, 4th Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vasquez Court/Horizon Drive Loop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North 5th Avenue - Seward St to Steamboat Valley Road	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Longs Peak Drive Loop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
St. Vrain Creek	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 84,423.17	\$ 84,435.38	\$ 84,447.59	\$ 84,459.80	\$ 84,472.01	\$ 84,484.22	\$ 84,496.43	\$ 84,508.65	\$ 84,520.86	\$ 84,533.07	\$ 84,545.28	\$ 84,557.49	\$ 1,013,883.95

Annual Balance \$ (133,876.69)

Town of Lyons Water Rate Study**2016 Water Rates Model**

2017 Anticipated Potable Revenue Summary

Friday, January 13, 2017

RGA Job No: 1088.0001

Percent Increase in Rates from Previous Year: 15.0%
Inflation Factor:**Table 4-2A: Proposed Potable Water Rates**

		In Town	Out of Town	Low Income
Base Fee	for first	0	\$33.47	\$50.20
Tier 1	up to	4,000	\$5.83	\$8.75
Tier 2	up to	15,000	\$7.30	\$10.95
Tier 3	up to	15,000	\$0.00	\$0.00
Tier 4	up to	15,000	\$0.00	\$0.00
Tier 5	up to	15,000	\$0.00	\$0.00
Tier 6	for all over	15,000	\$9.49	\$14.23
	Percent of SFE	94.90%	3.80%	1.30%

Table 4-2B: 2017 Revenue

Revenue	January	February	March	April	May	June	July	August	September	October	November	December	Totals	
Number of Potable SFE's	1,074	1,074	1,075	1,075	1,076	1,077	1,077	1,078	1,078	1,079	1,079	1,080		
In Town														
0	\$ 34,095.17	\$ 34,113.69	\$ 34,132.22	\$ 34,150.74	\$ 34,169.27	\$ 34,187.79	\$ 34,206.32	\$ 34,224.85	\$ 34,243.37	\$ 34,261.90	\$ 34,280.42	\$ 34,298.95	\$ 410,364.68	
4,000	\$ 10,977.77	\$ 12,218.54	\$ 12,621.32	\$ 11,503.62	\$ 12,339.90	\$ 10,722.52	\$ 5,816.57	\$ 4,110.75	\$ 4,759.96	\$ 7,074.45	\$ 11,667.59	\$ 13,284.72	\$ 117,097.70	
15,000	\$ 11,485.07	\$ 8,360.88	\$ 9,230.81	\$ 15,643.18	\$ 12,983.37	\$ 19,832.34	\$ 35,881.75	\$ 38,157.30	\$ 40,296.38	\$ 34,689.16	\$ 19,828.13	\$ 6,214.86	\$ 252,603.22	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ 525.81	\$ 269.69	\$ 239.86	\$ 524.97	\$ 2,686.30	\$ 5,000.13	\$ 38,189.82	\$ 61,990.60	\$ 44,337.35	\$ 15,890.63	\$ 2,634.81	\$ 482.05	\$ 172,772.02	
Low Income														
0	\$ 373.65	\$ 373.85	\$ 374.05	\$ 374.25	\$ 374.46	\$ 374.66	\$ 374.86	\$ 375.07	\$ 375.27	\$ 375.47	\$ 375.68	\$ 375.88	\$ 4,497.15	
4,000	\$ 120.30	\$ 127.07	\$ 131.26	\$ 119.64	\$ 128.33	\$ 111.51	\$ 60.49	\$ 42.75	\$ 49.50	\$ 73.57	\$ 121.34	\$ 138.16	\$ 1,223.95	
15,000	\$ 125.86	\$ 86.95	\$ 96.00	\$ 162.69	\$ 135.03	\$ 206.26	\$ 373.17	\$ 396.84	\$ 419.08	\$ 360.77	\$ 206.21	\$ 64.63	\$ 2,633.49	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ -	\$ 5.76	\$ 2.80	\$ 2.49	\$ 5.46	\$ 27.94	\$ 52.00	\$ 397.17	\$ 644.70	\$ 461.11	\$ 165.26	\$ 27.40	\$ 5.01	\$ 1,797.12
Out of Town														
0	\$ 2,047.87	\$ 2,048.98	\$ 2,050.09	\$ 2,051.20	\$ 2,052.32	\$ 2,053.43	\$ 2,054.54	\$ 2,055.65	\$ 2,056.77	\$ 2,057.88	\$ 2,058.99	\$ 2,060.11	\$ 24,647.83	
4,000	\$ 659.36	\$ 696.46	\$ 719.42	\$ 655.71	\$ 703.37	\$ 611.18	\$ 331.54	\$ 234.31	\$ 271.32	\$ 403.24	\$ 665.05	\$ 757.23	\$ 6,708.20	
15,000	\$ 689.83	\$ 476.57	\$ 526.16	\$ 891.66	\$ 740.05	\$ 1,130.44	\$ 2,045.26	\$ 2,174.97	\$ 2,296.89	\$ 1,977.28	\$ 1,130.20	\$ 354.25	\$ 14,433.57	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ 31.58	\$ 15.37	\$ 13.67	\$ 29.92	\$ 153.12	\$ 285.01	\$ 2,176.82	\$ 3,533.46	\$ 2,527.23	\$ 905.77	\$ 150.18	\$ 27.48	\$ 9,849.62	
Total Revenue	\$ 61,138.03	\$ 58,790.87	\$ 60,137.35	\$ 66,113.04	\$ 66,493.45	\$ 74,567.27	\$ 121,908.32	\$ 147,941.26	\$ 132,094.23	\$ 98,235.37	\$ 73,146.01	\$ 58,063.33	\$ 1,018,626.54	

Table 4-2C: 2017 Expenses

Expenses	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Fixed Costs	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 745,153.00
Variable Costs	\$ 22,473.62	\$ 22,485.83	\$ 22,498.04	\$ 22,510.25	\$ 22,522.46	\$ 22,534.67	\$ 22,546.88	\$ 22,559.10	\$ 22,571.31	\$ 22,583.52	\$ 22,595.73	\$ 22,607.94	\$ 270,489.35
Upsize Stickney Street Line	\$ 6,646.20	\$ 6,646.20	\$ 6,646.20	\$ 6,646.20	\$ 6,646.20	\$ 6,646.20	\$ 6,646.20	\$ 6,646.20	\$ 6,646.20	\$ 6,646.20	\$ 6,646.20	\$ 6,646.20	\$ 79,754.36
Replace Watermain Evans to Railroad & Rebuild 2nd Ave PRV	\$ 8,298.64	\$ 8,298.64	\$ 8,298.64	\$ 8,298.64	\$ 8,298.64	\$ 8,298.64	\$ 8,298.64	\$ 8,298.64	\$ 8,298.64	\$ 8,298.64	\$ 8,298.64	\$ 8,298.64	\$ 99,583.68
Upsize Four-inch Water Mains	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
High Street, 4th Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vasquez Court/Horizon Drive Loop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North 5th Avenue - Seward St to Steamboat Valley Road	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Longs Peak Drive Loop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
St. Vrain Creek	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 99,514.54	\$ 99,526.75	\$ 99,538.96	\$ 99,551.17	\$ 99,563.38	\$ 99,575.59	\$ 99,587.80	\$ 99,600.02	\$ 99,612.23	\$ 99,624.44	\$ 99,636.65	\$ 99,648.86	\$ 1,194,980.38

Annual Balance \$ (176,351.85)

Town of Lyons Water Rate Study

2016 Water Rates Model
 2018 Anticipated Potable Revenue Summary
 Friday, January 13, 2017
 RGA Job No: 1088.0001

Percent Increase in Rates from Previous Year: **10.0%**
 Inflation Factor:

Table 4-2A: Proposed Potable Water Rates

			In Town	Out of Town	Low Income
Base Fee	for first	0	\$36.81	\$55.22	\$29.45
Tier 1	up to	4,000	\$6.41	\$9.62	\$5.13
Tier 2	up to	15,000	\$8.03	\$12.05	\$6.43
Tier 3	up to	15,000	\$0.00	\$0.00	\$0.00
Tier 4	up to	15,000	\$0.00	\$0.00	\$0.00
Tier 5	up to	15,000	\$0.00	\$0.00	\$0.00
Tier 6	for all over	15,000	\$10.44	\$15.65	\$8.35
	Percent of SFE		94.90%	3.80%	1.30%

Table 4-2B: 2018 Revenue

Revenue	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Number of Potable SFE's	1,081	1,081	1,082	1,082	1,083	1,084	1,084	1,085	1,085	1,086	1,086	1,087	
In Town													
0	\$ 37,749.22	\$ 37,769.60	\$ 37,789.98	\$ 37,810.36	\$ 37,830.73	\$ 37,851.11	\$ 37,871.49	\$ 37,891.87	\$ 37,912.25	\$ 37,932.62	\$ 37,953.00	\$ 37,973.38	\$ 454,335.61
4,000	\$ 12,154.28	\$ 13,527.98	\$ 13,973.88	\$ 12,736.35	\$ 13,662.20	\$ 11,871.47	\$ 6,439.80	\$ 4,551.20	\$ 5,269.95	\$ 7,832.39	\$ 12,917.57	\$ 14,707.91	\$ 129,644.98
15,000	\$ 12,715.96	\$ 9,256.91	\$ 10,220.03	\$ 17,319.51	\$ 14,374.63	\$ 21,957.43	\$ 39,726.44	\$ 42,245.67	\$ 44,613.78	\$ 38,405.66	\$ 21,952.38	\$ 6,880.65	\$ 279,669.03
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ 582.16	\$ 298.59	\$ 265.56	\$ 581.23	\$ 2,974.15	\$ 5,535.90	\$ 42,281.82	\$ 68,632.59	\$ 49,087.70	\$ 17,593.11	\$ 2,917.09	\$ 533.70	\$ 191,283.61
Low Income													
0	\$ 413.69	\$ 413.91	\$ 414.14	\$ 414.36	\$ 414.58	\$ 414.81	\$ 415.03	\$ 415.25	\$ 415.48	\$ 415.70	\$ 415.92	\$ 416.15	\$ 4,979.02
4,000	\$ 132.20	\$ 140.69	\$ 145.33	\$ 132.46	\$ 142.09	\$ 123.46	\$ 66.97	\$ 47.33	\$ 54.81	\$ 81.46	\$ 134.34	\$ 152.96	\$ 1,355.10
15,000	\$ 139.35	\$ 96.27	\$ 106.29	\$ 180.12	\$ 149.50	\$ 228.36	\$ 413.15	\$ 439.35	\$ 463.98	\$ 399.42	\$ 228.30	\$ 71.56	\$ 2,915.66
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ 6.38	\$ 3.11	\$ 2.76	\$ 6.04	\$ 30.93	\$ 57.57	\$ 439.73	\$ 713.78	\$ 510.51	\$ 182.97	\$ 30.34	\$ 5.55	\$ 1,989.67
Out of Town													
0	\$ 2,267.34	\$ 2,268.56	\$ 2,269.79	\$ 2,271.01	\$ 2,272.24	\$ 2,273.46	\$ 2,274.68	\$ 2,275.91	\$ 2,277.13	\$ 2,278.36	\$ 2,279.58	\$ 2,280.80	\$ 27,288.86
4,000	\$ 730.03	\$ 771.09	\$ 796.51	\$ 725.97	\$ 778.75	\$ 676.67	\$ 367.07	\$ 259.42	\$ 300.39	\$ 446.45	\$ 736.30	\$ 838.35	\$ 7,427.00
15,000	\$ 763.76	\$ 527.64	\$ 582.54	\$ 987.21	\$ 819.35	\$ 1,251.57	\$ 2,264.41	\$ 2,408.00	\$ 2,542.99	\$ 2,189.12	\$ 1,251.29	\$ 392.20	\$ 15,980.09
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ 34.97	\$ 17.02	\$ 15.14	\$ 33.13	\$ 169.53	\$ 315.55	\$ 2,410.06	\$ 3,912.06	\$ 2,798.00	\$ 1,002.81	\$ 166.27	\$ 30.42	\$ 10,904.95
Total Revenue	\$67,690.33	\$65,091.39	\$66,581.94	\$73,197.75	\$73,618.67	\$82,557.37	\$134,970.67	\$163,792.43	\$146,246.97	\$108,760.05	\$80,982.40	\$64,283.63	\$1,127,773.59

Table 4-2C: 2018 Expenses

Expenses	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Fixed Costs	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 745,153.00
Variable Costs	\$ 22,620.15	\$ 22,632.36	\$ 22,644.57	\$ 22,656.78	\$ 22,669.00	\$ 22,681.21	\$ 22,693.42	\$ 22,705.63	\$ 22,717.84	\$ 22,730.05	\$ 22,742.26	\$ 22,754.47	\$ 272,247.74
Upsize Stickney Street Line	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace Watermain Evans to Railroad & Rebuild 2nd Ave PRV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Upsize Four-inch Water Mains	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 60,598.24
High Street, 4th Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vasquez Court/Horizon Drive Loop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North 5th Avenue - Seward St to Steamboat Valley Road	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Longs Peak Drive Loop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
St. Vrain Creek	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 89,766.09	\$ 89,778.30	\$ 89,790.51	\$ 89,802.72	\$ 89,814.93	\$ 89,827.14	\$ 89,839.35	\$ 89,851.57	\$ 89,863.78	\$ 89,875.99	\$ 89,888.20	\$ 89,900.41	\$ 1,077,998.98

Annual Balance \$ 49,774.61

Town of Lyons Water Rate Study

2016 Water Rates Model
 2019 Anticipated Potable Revenue Summary
 Friday, January 13, 2017
 RGA Job No: 1088.0001

Percent Increase in Rates from Previous Year: 5.0%
 Inflation Factor:

Table 4-2A: Proposed Potable Water Rates

			Rate Structure	Out of Town	Low Income
Fee	for first	0	\$38.65	\$57.98	\$30.92
Tier 1	up to	4,000	\$6.73	\$10.10	\$5.39
Tier 2	up to	15,000	\$8.43	\$12.65	\$6.75
Tier 3	up to	15,000	\$0.00	\$0.00	\$0.00
Tier 4	up to	15,000	\$0.00	\$0.00	\$0.00
Tier 5	up to	15,000	\$0.00	\$0.00	\$0.00
Tier 6	for all over	15,000	\$10.96	\$16.44	\$8.77
	Percent of SFE		94.90%	3.80%	1.30%

Table 4-2B: 2019 Revenue

Revenue	January	February	March	April	May	June	July	August	September	October	November	December	Totals	
Number of Potable SFE's	1,088	1,088	1,089	1,089	1,090	1,091	1,091	1,092	1,092	1,093	1,093	1,094		
In Town														
0	\$ 39,893.45	\$ 39,914.84	\$ 39,936.24	\$ 39,957.64	\$ 39,979.04	\$ 40,000.43	\$ 40,021.83	\$ 40,043.23	\$ 40,064.62	\$ 40,086.02	\$ 40,107.42	\$ 40,128.82	\$ 480,133.58	
4,000	\$ 12,844.67	\$ 14,296.35	\$ 14,767.52	\$ 13,459.66	\$ 14,438.04	\$ 12,545.57	\$ 6,805.46	\$ 4,809.60	\$ 5,569.14	\$ 8,277.02	\$ 13,650.84	\$ 15,542.75	\$ 137,006.62	
15,000	\$ 13,438.25	\$ 9,782.68	\$ 10,800.47	\$ 18,303.10	\$ 15,190.92	\$ 23,204.25	\$ 41,982.11	\$ 44,644.22	\$ 47,146.62	\$ 40,585.91	\$ 23,198.52	\$ 7,271.21	\$ 295,548.25	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ 615.23	\$ 315.55	\$ 280.64	\$ 614.23	\$ 3,143.05	\$ 5,850.25	\$ 44,682.58	\$ 72,529.29	\$ 51,874.54	\$ 18,591.85	\$ 3,082.68	\$ 563.99	\$ 202,143.89	
Low Income														
0	\$ 437.19	\$ 437.42	\$ 437.66	\$ 437.89	\$ 438.13	\$ 438.36	\$ 438.60	\$ 438.83	\$ 439.06	\$ 439.30	\$ 439.53	\$ 439.77	\$ 5,261.74	
4,000	\$ 140.76	\$ 148.68	\$ 153.58	\$ 139.98	\$ 150.16	\$ 130.47	\$ 70.78	\$ 50.02	\$ 57.92	\$ 86.08	\$ 141.97	\$ 161.64	\$ 1,432.05	
15,000	\$ 147.27	\$ 101.74	\$ 112.32	\$ 190.35	\$ 157.99	\$ 241.32	\$ 436.61	\$ 464.30	\$ 490.32	\$ 422.09	\$ 241.26	\$ 75.62	\$ 3,081.21	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ 6.74	\$ 3.28	\$ 2.92	\$ 6.39	\$ 32.69	\$ 60.84	\$ 464.70	\$ 754.30	\$ 539.50	\$ 193.36	\$ 32.06	\$ 5.87	\$ 2,102.64	
Out of Town														
0	\$ 2,396.13	\$ 2,397.41	\$ 2,398.70	\$ 2,399.98	\$ 2,401.27	\$ 2,402.56	\$ 2,403.84	\$ 2,405.13	\$ 2,406.41	\$ 2,407.70	\$ 2,408.98	\$ 2,410.27	\$ 28,838.37	
4,000	\$ 771.49	\$ 814.89	\$ 841.75	\$ 767.20	\$ 822.97	\$ 715.10	\$ 387.91	\$ 274.15	\$ 317.44	\$ 471.79	\$ 778.10	\$ 885.94	\$ 7,848.72	
15,000	\$ 807.14	\$ 557.61	\$ 615.63	\$ 1,043.28	\$ 865.88	\$ 1,322.64	\$ 2,392.98	\$ 2,544.72	\$ 2,687.36	\$ 2,313.40	\$ 1,322.32	\$ 414.46	\$ 16,887.41	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15,000	\$ 36.95	\$ 17.99	\$ 16.00	\$ 35.01	\$ 179.15	\$ 333.46	\$ 2,546.91	\$ 4,134.17	\$ 2,956.85	\$ 1,059.74	\$ 175.71	\$ 32.15	\$ 11,524.09	
Total Revenue		\$ 71,535.27	\$ 68,788.46	\$ 70,363.43	\$ 77,354.72	\$ 77,799.27	\$ 87,245.27	\$ 142,634.29	\$ 173,091.96	\$ 154,549.79	\$ 114,934.25	\$ 85,579.40	\$ 67,932.48	\$ 1,191,808.58

Table 4-2C: 2019 Expenses

Expenses	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Fixed Costs	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 745,153.00
Variable Costs	\$ 22,766.68	\$ 22,778.89	\$ 22,791.11	\$ 22,803.32	\$ 22,815.53	\$ 22,827.74	\$ 22,839.95	\$ 22,852.16	\$ 22,864.37	\$ 22,876.58	\$ 22,888.79	\$ 22,901.01	\$ 274,006.14
Upsize Stickney Street Line	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace Watermain Evans to Railroad & Rebuild 2nd Ave PRV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Upsize Four-inch Water Mains	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 60,598.24
High Street, 4th Ave to 5th Ave	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 13,708.46
Vasquez Court/Horizon Drive Loop	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 23,472.11
North 5th Avenue - Seward St to Steamboat Valley Road	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Longs Peak Drive Loop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
St. Vrain Creek	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 93,011.00	\$ 93,023.21	\$ 93,035.42	\$ 93,047.63	\$ 93,059.85	\$ 93,072.06	\$ 93,084.27	\$ 93,096.48	\$ 93,108.69	\$ 93,120.90	\$ 93,133.11	\$ 93,145.32	\$ 1,116,937.94
Annual Balance													\$ 74,870.63

Town of Lyons Water Rate Study**2016 Water Rates Model**

2020 Anticipated Potable Revenue Summary

Friday, January 13, 2017

RGA Job No: 1088.0001

Percent Increase in Rates from Previous Year: 0.0%

Inflation Factor:

Table 4-2A: Proposed Potable Water Rates

Fee	for first	0	Rate Structure	Out of Town	Low Income
			\$38.65	\$57.98	\$30.92
Tier 1	up to	4,000	\$6.73	\$10.10	\$5.39
Tier 2	up to	15,000	\$8.43	\$12.65	\$6.75
Tier 3	up to	15,000	\$0.00	\$0.00	\$0.00
Tier 4	up to	15,000	\$0.00	\$0.00	\$0.00
Tier 5	up to	15,000	\$0.00	\$0.00	\$0.00
Tier 6	for all over	15,000	\$10.96	\$16.44	\$8.77
Percent of SFE			94.90%	3.80%	1.30%

Table 4-2B: 2020 Revenue

Revenue	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Number of Potable SFE's	1,095	1,095	1,096	1,096	1,097	1,098	1,098	1,099	1,099	1,100	1,100	1,101	
In Town													
0	\$ 40,150.21	\$ 40,171.61	\$ 40,193.01	\$ 40,214.40	\$ 40,235.80	\$ 40,257.20	\$ 40,278.60	\$ 40,299.99	\$ 40,321.39	\$ 40,342.79	\$ 40,364.18	\$ 40,385.58	\$ 483,214.77
4,000	\$ 12,927.34	\$ 14,388.31	\$ 14,862.46	\$ 13,546.15	\$ 14,530.77	\$ 12,626.11	\$ 6,849.12	\$ 4,840.44	\$ 5,604.83	\$ 8,330.04	\$ 13,738.24	\$ 15,642.21	\$ 137,886.01
15,000	\$ 13,524.74	\$ 9,845.61	\$ 10,869.91	\$ 18,420.71	\$ 15,288.49	\$ 23,353.20	\$ 42,251.45	\$ 44,930.49	\$ 47,448.78	\$ 40,845.88	\$ 23,347.03	\$ 7,317.73	\$ 297,444.01
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ 619.19	\$ 317.58	\$ 282.45	\$ 618.18	\$ 3,163.23	\$ 5,887.81	\$ 44,969.24	\$ 72,994.37	\$ 52,207.00	\$ 18,710.94	\$ 3,102.42	\$ 567.60	\$ 203,440.00
Low Income													
0	\$ 440.00	\$ 440.24	\$ 440.47	\$ 440.71	\$ 440.94	\$ 441.17	\$ 441.41	\$ 441.64	\$ 441.88	\$ 442.11	\$ 442.35	\$ 442.58	\$ 5,295.50
4,000	\$ 141.67	\$ 149.64	\$ 154.57	\$ 140.88	\$ 151.12	\$ 131.31	\$ 71.23	\$ 50.34	\$ 58.29	\$ 86.63	\$ 142.88	\$ 162.68	\$ 1,441.24
15,000	\$ 148.22	\$ 102.39	\$ 113.05	\$ 191.56	\$ 159.00	\$ 242.87	\$ 439.42	\$ 467.28	\$ 493.47	\$ 424.80	\$ 242.81	\$ 76.10	\$ 3,100.98
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ 6.79	\$ 3.30	\$ 2.94	\$ 6.43	\$ 32.90	\$ 61.23	\$ 467.68	\$ 759.14	\$ 542.95	\$ 194.59	\$ 32.27	\$ 5.90	\$ 2,116.12
Out of Town													
0	\$ 2,411.55	\$ 2,412.84	\$ 2,414.12	\$ 2,415.41	\$ 2,416.69	\$ 2,417.98	\$ 2,419.26	\$ 2,420.55	\$ 2,421.83	\$ 2,423.12	\$ 2,424.40	\$ 2,425.69	\$ 29,023.44
4,000	\$ 776.46	\$ 820.13	\$ 847.16	\$ 772.13	\$ 828.25	\$ 719.69	\$ 390.40	\$ 275.91	\$ 319.48	\$ 474.81	\$ 783.08	\$ 891.61	\$ 7,899.10
15,000	\$ 812.34	\$ 561.20	\$ 619.58	\$ 1,049.98	\$ 871.44	\$ 1,331.13	\$ 2,408.33	\$ 2,561.04	\$ 2,704.58	\$ 2,328.21	\$ 1,330.78	\$ 417.11	\$ 16,995.74
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15,000	\$ 37.19	\$ 18.10	\$ 16.10	\$ 35.24	\$ 180.30	\$ 335.60	\$ 2,563.25	\$ 4,160.68	\$ 2,975.80	\$ 1,066.52	\$ 176.84	\$ 32.35	\$ 11,597.98
Total Revenue	\$71,995.69	\$69,230.96	\$70,815.82	\$77,851.80	\$78,298.94	\$87,805.30	\$143,549.38	\$174,201.86	\$155,540.27	\$115,670.45	\$86,127.27	\$68,367.15	\$1,199,454.88

Table 4-2C: 2020 Expenses

Expenses	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Fixed Costs	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 62,096.08	\$ 745,153.00
Variable Costs	\$ 22,913.22	\$ 22,925.43	\$ 22,937.64	\$ 22,949.85	\$ 22,962.06	\$ 22,974.27	\$ 22,986.48	\$ 22,998.69	\$ 23,010.91	\$ 23,023.12	\$ 23,035.33	\$ 23,047.54	\$ 275,764.53
Upsize Stickney Street Line	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace Watermain Evans to Railroad & Rebuild 2nd Ave PRV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Upsize Four-inch Water Mains	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 5,049.85	\$ 60,598.24
High Street, 4th Ave to 5th Ave	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 1,142.37	\$ 13,708.46
Vasquez Court/Horizon Drive Loop	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 1,956.01	\$ 23,472.11
North 5th Avenue - Seward St to Steamboat Valley Road	\$ 1,728.02	\$ 1,728.02	\$ 1,728.02	\$ 1,728.02	\$ 1,728.02	\$ 1,728.02	\$ 1,728.02	\$ 1,728.02	\$ 1,728.02	\$ 1,728.02	\$ 1,728.02	\$ 1,728.02	\$ 20,736.28
Longs Peak Drive Loop	\$ 2,031.69	\$ 2,031.69	\$ 2,031.69	\$ 2,031.69	\$ 2,031.69	\$ 2,031.69	\$ 2,031.69	\$ 2,031.69	\$ 2,031.69	\$ 2,031.69	\$ 2,031.69	\$ 2,031.69	\$ 24,380.31
St. Vrain Creek	\$ 562.05	\$ 562.05	\$ 562.05	\$ 562.05	\$ 562.05	\$ 562.05	\$ 562.05	\$ 562.05	\$ 562.05	\$ 562.05	\$ 562.05	\$ 562.05	\$ 6,744.56
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 97,479.30	\$ 97,491.51	\$ 97,503.72	\$ 97,515.93	\$ 97,528.14	\$ 97,540.35	\$ 97,552.56	\$ 97,564.77	\$ 97,576.98	\$ 97,589.20	\$ 97,601.41	\$ 97,613.62	\$ 1,170,557.48

Annual Balance \$ 28,897.40

Town of Lyons Water Rate Study**2016 Water Rates Model**

2016 Anticipated Sewer Revenue Summary

Friday, January 13, 2017

RGA Job No: 1088.0001

Percent Increase in Rates from Previous Year: **0.0%**
Inflation Factor:**Table 4-2A: Proposed Sewer Rates**

	In town	Out of Town	Low Income
Base Fee	\$22.65	\$33.98	\$18.12
Service Fee (per 1,000 gal)	\$5.65	\$8.48	\$4.52
Percent of SFE	94.90%	3.80%	1.30%

Table 4-2B: 2016 Revenue

Revenue	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Number of Sewer Taps	862	862	863	863	864	865	865	866	866	867	867	868	
In Town													
Base Fees	\$18,519.60	\$18,532.14	\$18,544.68	\$18,557.22	\$18,569.76	\$18,582.30	\$18,594.84	\$18,607.38	\$18,619.91	\$18,632.45	\$18,644.99	\$18,657.53	\$223,062.81
Service Fees	\$14,527.59	\$14,537.43	\$14,547.27	\$14,557.10	\$14,566.94	\$14,576.77	\$14,586.61	\$14,596.45	\$14,606.28	\$14,616.12	\$14,625.95	\$14,635.79	\$174,980.30
Low Income													
Base Fees	\$202.95	\$203.09	\$203.23	\$203.37	\$203.50	\$203.64	\$203.78	\$203.92	\$204.05	\$204.19	\$204.33	\$204.47	\$2,444.52
Service Fees	\$159.21	\$159.31	\$159.42	\$159.53	\$159.64	\$159.75	\$159.85	\$159.96	\$160.07	\$160.18	\$160.28	\$160.39	\$1,917.59
Out of Town													
Base Fees	\$1,112.35	\$1,113.10	\$1,113.85	\$1,114.61	\$1,115.36	\$1,116.11	\$1,116.87	\$1,117.62	\$1,118.37	\$1,119.13	\$1,119.88	\$1,120.63	\$13,397.87
Service Fees	\$ 872.57	\$ 873.16	\$ 873.76	\$ 874.35	\$ 874.94	\$ 875.53	\$ 876.12	\$ 876.71	\$ 877.30	\$ 877.89	\$ 878.48	\$ 879.07	\$ 10,509.88
Total Revenue	\$35,394.28	\$35,418.24	\$35,442.21	\$35,466.17	\$35,490.14	\$35,514.10	\$35,538.06	\$35,562.03	\$35,585.99	\$35,609.95	\$35,633.92	\$35,657.88	\$426,312.98

Table 4-2C: 2016 Expenses

Expenses	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Fixed Costs	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 612,538.56
Variable Costs	\$ 6,572.23	\$ 6,576.68	\$ 6,581.13	\$ 6,585.58	\$ 6,590.03	\$ 6,594.48	\$ 6,598.93	\$ 6,603.38	\$ 6,607.83	\$ 6,612.28	\$ 6,616.73	\$ 6,621.18	\$ 79,160.43
Replace Eagle Canyon Lift Station Pumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eagle Canyon Lift Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Melley Street, Ewald Ave. to 5th Ave.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Longs Peak Drive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North Old Town Alleys, 4th Ave. to 5th Ave.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Broadway, Park St to 2nd Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Park Drive, 4th Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
High Street, 4th Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4th Avenue, Evans to Main Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Broadway, 3rd Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 57,617.11	\$ 57,621.56	\$ 57,626.01	\$ 57,630.46	\$ 57,634.91	\$ 57,639.36	\$ 57,643.81	\$ 57,648.26	\$ 57,652.71	\$ 57,657.16	\$ 57,661.61	\$ 57,666.06	\$ 691,698.99

Annual Balance (\$265,386.01)

Town of Lyons Water Rate Study**2016 Water Rates Model**

2017 Anticipated Sewer Revenue Summary

Friday, January 13, 2017

RGA Job No: 1088.0001

Percent Increase in Rates from Previous Year: **20.0%**
Inflation Factor:**Table 4-2A: Proposed Sewer Rates**

	In Town	Out of Town	Low Income
Base Fee	\$27.18	\$40.77	\$21.74
Service Fee (per 1,000 gal)	\$6.78	\$10.17	\$5.42
Percent of SFE	94.90%	3.80%	1.30%

Table 4-2B: 2017 Revenue

Revenue	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Number of Sewer Taps	869	869	870	870	871	872	872	873	873	874	874	875	
In Town													
Base Fees	\$ 22,404.08	\$ 22,419.13	\$ 22,434.17	\$ 22,449.22	\$ 22,464.27	\$ 22,479.31	\$ 22,494.36	\$ 22,509.41	\$ 22,524.45	\$ 22,539.50	\$ 22,554.55	\$ 22,569.59	\$ 269,842.05
Service Fees	\$ 17,574.75	\$ 17,586.55	\$ 17,598.36	\$ 17,610.16	\$ 17,621.96	\$ 17,633.77	\$ 17,645.57	\$ 17,657.37	\$ 17,669.17	\$ 17,680.98	\$ 17,692.78	\$ 17,704.58	\$ 211,676.00
Low Income													
Base Fees	\$ 245.52	\$ 245.69	\$ 245.85	\$ 246.02	\$ 246.18	\$ 246.35	\$ 246.51	\$ 246.68	\$ 246.84	\$ 247.01	\$ 247.17	\$ 247.34	\$ 2,957.17
Service Fees	\$ 192.60	\$ 192.73	\$ 192.86	\$ 192.99	\$ 193.12	\$ 193.25	\$ 193.38	\$ 193.51	\$ 193.63	\$ 193.76	\$ 193.89	\$ 194.02	\$ 2,319.74
Out of Town													
Base Fees	\$ 1,345.66	\$ 1,346.57	\$ 1,347.47	\$ 1,348.37	\$ 1,349.28	\$ 1,350.18	\$ 1,351.08	\$ 1,351.99	\$ 1,352.89	\$ 1,353.80	\$ 1,354.70	\$ 1,355.60	\$ 16,207.58
Service Fees	\$ 1,055.60	\$ 1,056.31	\$ 1,057.01	\$ 1,057.72	\$ 1,058.43	\$ 1,059.14	\$ 1,059.85	\$ 1,060.56	\$ 1,061.27	\$ 1,061.98	\$ 1,062.69	\$ 1,063.39	\$ 12,713.94
Total Revenue	\$42,818.21	\$42,846.97	\$42,875.73	\$42,904.48	\$42,933.24	\$42,962.00	\$42,990.75	\$43,019.51	\$43,048.26	\$43,077.02	\$43,105.78	\$43,134.53	\$515,716.49

Table 4-2C: 2016 Expenses

Expenses	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Fixed Costs	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 612,538.56
Variable Costs	\$ 6,572.23	\$ 6,576.68	\$ 6,581.13	\$ 6,585.58	\$ 6,590.03	\$ 6,594.48	\$ 6,598.93	\$ 6,603.38	\$ 6,607.83	\$ 6,612.28	\$ 6,616.73	\$ 6,621.18	\$ 79,160.43
Replace Eagle Canyon Lift Station Pumps	\$ 2,916.67	\$ 35,000.00											
Eagle Canyon Lift Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Melley Street, Ewald Ave. to 5th Ave.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Longs Peak Drive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North Old Town Alleys, 4th Ave. to 5th Ave.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Broadway, Park St to 2nd Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Park Drive, 4th Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
High Street, 4th Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4th Avenue, Evans to Main Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Broadway, 3rd Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 60,533.78	\$ 60,538.23	\$ 60,542.68	\$ 60,547.12	\$ 60,551.57	\$ 60,556.02	\$ 60,560.47	\$ 60,564.92	\$ 60,569.37	\$ 60,573.82	\$ 60,578.27	\$ 60,582.72	\$ 726,698.99

Annual Balance **(\$210,982.50)**

Town of Lyons Water Rate Study**2016 Water Rates Model**

2018 Anticipated Sewer Revenue Summary

Friday, January 13, 2017

RGA Job No: 1088.0001

Percent Increase in Rates from Previous Year: **10.0%**
Inflation Factor:**Table 4-2A: Proposed Sewer Rates**

	In Town	Out of Town	Low Income
Base Fee	\$29.90	\$44.85	\$23.92
Service Fee (per 1,000 gal)	\$7.46	\$11.19	\$5.97
Percent of SFE	94.90%	3.80%	1.30%

Table 4-2B: 2018 Revenue

Revenue	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Number of Sewer Taps	876	876	877	877	878	879	879	880	880	881	881	882	
In Town													
Base Fees	\$24,843.10	\$24,859.65	\$24,876.20	\$24,892.76	\$24,909.31	\$24,925.86	\$24,942.41	\$24,958.96	\$24,975.51	\$24,992.06	\$25,008.61	\$25,025.16	\$ 299,209.60
Service Fees	\$19,488.03	\$19,501.01	\$19,513.99	\$19,526.98	\$19,539.96	\$19,552.94	\$19,565.93	\$19,578.91	\$19,591.89	\$19,604.88	\$19,617.86	\$19,630.84	\$ 234,713.21
Low Income													
Base Fees	\$272.25	\$272.43	\$272.62	\$272.80	\$272.98	\$273.16	\$273.34	\$273.52	\$273.70	\$273.89	\$274.07	\$274.25	\$ 3,279.01
Service Fees	\$213.57	\$213.71	\$213.85	\$213.99	\$214.14	\$214.28	\$214.42	\$214.56	\$214.71	\$214.85	\$214.99	\$215.13	\$ 2,572.20
Out of Town													
Base Fees	\$ 1,492.16	\$ 1,493.15	\$ 1,494.15	\$ 1,495.14	\$ 1,496.13	\$ 1,497.13	\$ 1,498.12	\$ 1,499.12	\$ 1,500.11	\$ 1,501.10	\$ 1,502.10	\$ 1,503.09	\$ 17,971.49
Service Fees	\$ 1,170.51	\$ 1,171.29	\$ 1,172.07	\$ 1,172.85	\$ 1,173.63	\$ 1,174.41	\$ 1,175.19	\$ 1,175.97	\$ 1,176.75	\$ 1,177.53	\$ 1,178.31	\$ 1,179.09	\$ 14,097.63
Total Revenue	\$47,479.62	\$47,511.25	\$47,542.88	\$47,574.52	\$47,606.15	\$47,637.78	\$47,669.41	\$47,701.04	\$47,732.68	\$47,764.31	\$47,795.94	\$47,827.57	\$571,843.14

Table 4-2C: 2016 Expenses

Expenses	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Fixed Costs	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 612,538.56
Variable Costs	\$ 6,572.23	\$ 6,576.68	\$ 6,581.13	\$ 6,585.58	\$ 6,590.03	\$ 6,594.48	\$ 6,598.93	\$ 6,603.38	\$ 6,607.83	\$ 6,612.28	\$ 6,616.73	\$ 6,621.18	\$ 79,160.43
Replace Eagle Canyon Lift Station Pumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eagle Canyon Lift Station	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 11,590.74
Melley Street, Ewald Ave. to 5th Ave.	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 12,390.86
Longs Peak Drive	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 26,431.18
North Old Town Alleys, 4th Ave. to 5th Ave.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Broadway, Park St to 2nd Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Park Drive, 4th Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
High Street, 4th Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4th Avenue, Evans to Main Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Broadway, 3rd Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
 	\$ -												
Total Expenses	\$ 61,818.17	\$ 61,822.62	\$ 61,827.07	\$ 61,831.52	\$ 61,835.97	\$ 61,840.42	\$ 61,844.87	\$ 61,849.32	\$ 61,853.77	\$ 61,858.22	\$ 61,862.67	\$ 61,867.12	\$ 742,111.77

Annual Balance **(\$170,268.63)**

Town of Lyons Water Rate Study**2016 Water Rates Model**

2019 Anticipated Sewer Revenue Summary

Friday, January 13, 2017

RGA Job No: 1088.0001

Percent Increase in Rates from Previous Year: **0.0%**
Inflation Factor:**Table 4-2A: Proposed Sewer Rates**

	Rate Structure	Out of Town	Low Income
Base Fee	\$29.90	\$44.85	\$23.92
Service Fee (per 1,000 gal)	\$7.46	\$11.19	\$5.97
Percent of SFE	94.90%	3.80%	1.30%

Table 4-2B: 2019 Revenue

Revenue	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Number of Sewer Taps	883	883	884	884	885	886	886	887	887	888	888	889	
In Town													
Base Fees	\$25,041.72	\$25,058.27	\$25,074.82	\$25,091.37	\$25,107.92	\$25,124.47	\$25,141.02	\$25,157.57	\$25,174.12	\$25,190.67	\$25,207.23	\$25,223.78	\$ 301,592.95
Service Fees	\$19,643.83	\$19,656.81	\$19,669.79	\$19,682.78	\$19,695.76	\$19,708.74	\$19,721.73	\$19,734.71	\$19,747.69	\$19,760.68	\$19,773.66	\$19,786.64	\$ 236,582.81
Low Income													
Base Fees	\$274.43	\$274.61	\$274.79	\$274.97	\$275.16	\$275.34	\$275.52	\$275.70	\$275.88	\$276.06	\$276.24	\$276.42	\$ 3,305.13
Service Fees	\$215.27	\$215.42	\$215.56	\$215.70	\$215.84	\$215.99	\$216.13	\$216.27	\$216.41	\$216.56	\$216.70	\$216.84	\$ 2,592.69
Out of Town													
Base Fees	\$ 1,504.09	\$ 1,505.08	\$ 1,506.07	\$ 1,507.07	\$ 1,508.06	\$ 1,509.06	\$ 1,510.05	\$ 1,511.04	\$ 1,512.04	\$ 1,513.03	\$ 1,514.03	\$ 1,515.02	\$ 18,114.65
Service Fees	\$ 1,179.87	\$ 1,180.65	\$ 1,181.43	\$ 1,182.21	\$ 1,182.99	\$ 1,183.77	\$ 1,184.55	\$ 1,185.33	\$ 1,186.11	\$ 1,186.89	\$ 1,187.67	\$ 1,188.45	\$ 14,209.93
Total Revenue	\$47,859.20	\$47,890.84	\$47,922.47	\$47,954.10	\$47,985.73	\$48,017.36	\$48,049.00	\$48,080.63	\$48,112.26	\$48,143.89	\$48,175.52	\$48,207.15	\$576,398.15

Table 4-2C: 2016 Expenses

Expenses	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Fixed Costs	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 612,538.56
Variable Costs	\$ 6,572.23	\$ 6,576.68	\$ 6,581.13	\$ 6,585.58	\$ 6,590.03	\$ 6,594.48	\$ 6,598.93	\$ 6,603.38	\$ 6,607.83	\$ 6,612.28	\$ 6,616.73	\$ 6,621.18	\$ 79,160.43
Replace Eagle Canyon Lift Station Pumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eagle Canyon Lift Station	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 11,590.74
Meiley Street, Ewald Ave. to 5th Ave.	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 12,390.86
Longs Peak Drive	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 26,431.18
North Old Town Alleys, 4th Ave. to 5th Ave.	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 38,263.49
Broadway, Park St to 2nd Ave	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 3,399.48
Park Drive, 4th Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
High Street, 4th Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4th Avenue, Evans to Main Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Broadway, 3rd Ave to 5th Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
 	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 65,290.09	\$ 65,294.54	\$ 65,298.99	\$ 65,303.44	\$ 65,307.89	\$ 65,312.34	\$ 65,316.79	\$ 65,321.24	\$ 65,325.69	\$ 65,330.14	\$ 65,334.59	\$ 65,339.04	\$ 783,774.74

Annual Balance **(\$207,376.59)**

Town of Lyons Water Rate Study**2016 Water Rates Model**

2020 Anticipated Sewer Revenue Summary

Friday, January 13, 2017

RGA Job No: 1088.0001

Percent Increase in Rates from Previous Year: **0.0%**
 Inflation Factor:

Table 4-2A: Proposed Sewer Rates

	Rate Structure	Out of Town	Low Income
Base Fee	\$29.90	\$44.85	\$23.92
Service Fee (per 1,000 gal)	\$7.46	\$11.19	\$5.97
Percent of SFE	94.90%	3.80%	1.30%

Table 4-2B: 2020 Revenue

Revenue	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Number of Sewer Taps	890	890	891	891	892	893	893	894	894	895	895	896	
In Town													
Base Fees	\$25,240.33	\$25,256.88	\$25,273.43	\$25,289.98	\$25,306.53	\$25,323.08	\$25,339.63	\$25,356.18	\$25,372.74	\$25,389.29	\$25,405.84	\$25,422.39	\$303,976.30
Service Fees	\$19,799.63	\$19,812.61	\$19,825.59	\$19,838.58	\$19,851.56	\$19,864.54	\$19,877.53	\$19,890.51	\$19,903.49	\$19,916.48	\$19,929.46	\$19,942.44	\$238,452.41
Low Income													
Base Fees	\$276.61	\$276.79	\$276.97	\$277.15	\$277.33	\$277.51	\$277.69	\$277.88	\$278.06	\$278.24	\$278.42	\$278.60	\$3,331.25
Service Fees	\$216.98	\$217.12	\$217.27	\$217.41	\$217.55	\$217.69	\$217.84	\$217.98	\$218.12	\$218.26	\$218.41	\$218.55	\$2,613.18
Out of Town													
Base Fees	\$1,516.02	\$1,517.01	\$1,518.00	\$1,519.00	\$1,519.99	\$1,520.99	\$1,521.98	\$1,522.97	\$1,523.97	\$1,524.96	\$1,525.96	\$1,526.95	\$18,257.80
Service Fees	\$1,189.23	\$1,190.01	\$1,190.79	\$1,191.57	\$1,192.35	\$1,193.13	\$1,193.91	\$1,194.69	\$1,195.47	\$1,196.25	\$1,197.03	\$1,197.81	\$14,322.22
Total Revenue	\$48,238.79	\$48,270.42	\$48,302.05	\$48,333.68	\$48,365.31	\$48,396.95	\$48,428.58	\$48,460.21	\$48,491.84	\$48,523.47	\$48,555.11	\$48,586.74	\$580,953.15

Table 4-2C: 2016 Expenses

Expenses	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Fixed Costs	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 51,044.88	\$ 612,538.56
Variable Costs	\$ 6,572.23	\$ 6,576.68	\$ 6,581.13	\$ 6,585.58	\$ 6,590.03	\$ 6,594.48	\$ 6,598.93	\$ 6,603.38	\$ 6,607.83	\$ 6,612.28	\$ 6,616.73	\$ 6,621.18	\$ 79,160.43
Replace Eagle Canyon Lift Station Pumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eagle Canyon Lift Station	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 965.90	\$ 11,590.74
Meiley Street, Ewald Ave. to 5th Ave.	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 1,032.57	\$ 12,390.86
Longs Peak Drive	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 2,202.60	\$ 26,431.18
North Old Town Alleys, 4th Ave. to 5th Ave.	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 3,188.62	\$ 38,263.49
Broadway, Park St to 2nd Ave	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 283.29	\$ 3,399.48
Park Drive, 4th Ave to 5th Ave	\$ 642.92	\$ 642.92	\$ 642.92	\$ 642.92	\$ 642.92	\$ 642.92	\$ 642.92	\$ 642.92	\$ 642.92	\$ 642.92	\$ 642.92	\$ 642.92	\$ 7,715.05
High Street, 4th Ave to 5th Ave	\$ 198.67	\$ 198.67	\$ 198.67	\$ 198.67	\$ 198.67	\$ 198.67	\$ 198.67	\$ 198.67	\$ 198.67	\$ 198.67	\$ 198.67	\$ 198.67	\$ 2,384.05
4th Avenue, Evans to Main Street	\$ 294.33	\$ 294.33	\$ 294.33	\$ 294.33	\$ 294.33	\$ 294.33	\$ 294.33	\$ 294.33	\$ 294.33	\$ 294.33	\$ 294.33	\$ 294.33	\$ 3,531.92
Broadway, 3rd Ave to 5th Ave	\$ 389.98	\$ 389.98	\$ 389.98	\$ 389.98	\$ 389.98	\$ 389.98	\$ 389.98	\$ 389.98	\$ 389.98	\$ 389.98	\$ 389.98	\$ 389.98	\$ 4,679.80
Total Expenses	\$ 66,815.99	\$ 66,820.44	\$ 66,824.89	\$ 66,829.34	\$ 66,833.79	\$ 66,838.24	\$ 66,842.69	\$ 66,847.14	\$ 66,851.59	\$ 66,856.04	\$ 66,860.49	\$ 66,864.94	\$ 802,085.56

Annual Balance	(\$221,132.40)
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Town of Lyons Water Rate Study
2016 Water Rates Model

Annual Potable Summary

Friday, January 13, 2017

RGA Job No: 1088.0001

► Table 6-1A Assumptions:

Connection Fee:

	Tap Fee (3/4")	Yearly Percent Increase
2016	\$ 17,500.00	0.00%
2017	\$ 17,500.00	0.00%
2018	\$ 17,500.00	0.00%
2019	\$ 17,500.00	0.00%
2020	\$ 17,500.00	0.00%

Table 6-1A: Potable Year-to-Year Summary

Year	New Potable SFEs Sales	Metered Revenue	Connection Fee Revenue	Miscellaneous Revenue	Expenses
2016	7	\$ 880,007.27	\$ 122,500.00	\$ 25,500.00	\$ 1,013,883.95
2017	7	\$ 1,018,628.54	\$ 122,500.00	\$ 25,500.00	\$ 1,194,980.38
2018	7	\$ 1,127,773.59	\$ 122,500.00	\$ 25,500.00	\$ 1,077,998.98
2019	7	\$ 1,191,808.58	\$ 122,500.00	\$ 25,500.00	\$ 1,116,937.94
2020	7	\$ 1,199,454.88	\$ 122,500.00	\$ 25,500.00	\$ 1,170,557.48

Town of Lyons Water Rate Study
2016 Water Rates Model

Annual Potable Summary

Friday, January 13, 2017

RGA Job No: 1088.0001

► Table 6-1A Assumptions:

Connection Fee:

	Tap Fee (3/4")	Yearly Percent Increase
2016	\$ 8,500	0.00%
2017	\$ 8,500	0.00%
2018	\$ 8,500	0.00%
2019	\$ 8,500	0.00%
2020	\$ 8,500	0.00%

Table 6-1A: Potable Year-to-Year Summary

Year	New Potable SFEs Sales	Metered Revenue	Connection Fee Revenue	Miscellaneous Revenue	Expenses
2016	7	\$ 426,312.98	\$ 59,500.00	\$ 67,679.00	\$ 691,698.99
2017	7	\$ 515,716.49	\$ 59,500.00	\$ 67,679.00	\$ 726,698.99
2018	7	\$ 571,843.14	\$ 59,500.00	\$ 67,679.00	\$ 742,111.77
2019	7	\$ 576,398.15	\$ 59,500.00	\$ 67,679.00	\$ 783,774.74
2020	7	\$ 580,953.15	\$ 59,500.00	\$ 67,679.00	\$ 802,085.56

Town of Lyons Water Rate Study**2016 Water Rates Model**

Summary of Rate Schedules

Friday, January 13, 2017

RGA Job No: 1088.0001

Table 7-1: Summary of Water Rate Schedules (Year 2016 through 2020)

Year	Per year increase	Base	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6
2016	0%	\$29.10	\$5.07	\$6.35	\$0.00	\$0.00	\$0.00	\$8.25
2017	15%	\$33.47	\$5.83	\$7.30	\$0.00	\$0.00	\$0.00	\$9.49
2018	10%	\$36.81	\$6.41	\$8.03	\$0.00	\$0.00	\$0.00	\$9.49
2019	5%	\$38.65	\$6.73	\$8.43	\$0.00	\$0.00	\$0.00	\$10.96
2020	0%	\$38.65	\$6.73	\$8.43	\$0.00	\$0.00	\$0.00	\$10.96

Table 7-2: Summary of Sewer Rate Schedules (Year 2016 through 2020)

Year	Per year increase	Base	Service Fee (per 1,000 gal)
2016	0%	\$22.65	\$5.65
2017	20%	\$27.18	\$6.78
2018	10%	\$29.90	\$7.46
2019	0%	\$29.90	\$7.46
2020	0%	\$29.90	\$7.46

Town of Lyons Water Rate Study**2016 Water Rates Model**

Sample Potable Water and Sewer Bills

Friday, January 13, 2017

RGA Job No: 1088.0001

Table 8-1: Sample Water Bill

Year	Percentage Increase	Water Rates and Fees						Water Rate	Gallons per Tier Distribution						Rates for Various Gallons of Usage					
		Base Fee	Base Plus Conservation Fees						Base	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6	3,000	8,000	12,000	25,000	30,000
			Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6												
2016	0.00%	\$ 29.10	\$ 5.07	\$ 6.35	\$ -	\$ -	\$ -	\$ 8.25	0	4,000	15,000	15,000	15,000	15,000	15,000	\$ 44.31	\$ 74.78	\$ 100.18	\$ 201.73	\$ 242.98
2017	15.00%	\$ 33.47	\$ 5.83	\$ 7.30	\$ -	\$ -	\$ -	\$ 9.49	0	4,000	15,000	15,000	15,000	15,000	15,000	\$ 50.96	\$ 86.00	\$ 115.21	\$ 231.99	\$ 279.43
2018	10.00%	\$ 36.81	\$ 6.41	\$ 8.03	\$ -	\$ -	\$ -	\$ 9.49	0	4,000	15,000	15,000	15,000	15,000	15,000	\$ 56.05	\$ 94.60	\$ 126.73	\$ 245.70	\$ 293.14
2019	5.00%	\$ 38.65	\$ 6.73	\$ 8.43	\$ -	\$ -	\$ -	\$ 10.96	0	4,000	15,000	15,000	15,000	15,000	15,000	\$ 58.85	\$ 99.33	\$ 133.06	\$ 267.95	\$ 322.74
2020	0.00%	\$ 38.65	\$ 6.73	\$ 8.43	\$ -	\$ -	\$ -	\$ 10.96	0	4,000	15,000	15,000	15,000	15,000	15,000	\$ 58.85	\$ 99.33	\$ 133.06	\$ 267.95	\$ 322.74

Table 8-2: Sample Sewer Bill

Year	Percentage Increase	Sewer Rates and Fees		Rates for Various Gallons of Usage						
		Base Fee	Service Fee (per 1,000 gal)	3,000	8,000	12,000	25,000	30,000		
2016	0.00%	\$ 22.65	\$ 5.65	\$ 39.60	\$ 67.85	\$ 90.45	\$ 163.90	\$ 192.15		
2017	20.00%	\$ 27.18	\$ 6.78	\$ 47.52	\$ 81.42	\$ 108.54	\$ 196.68	\$ 230.58		
2018	10.00%	\$ 29.90	\$ 7.46	\$ 52.27	\$ 89.56	\$ 119.39	\$ 216.35	\$ 253.64		
2019	0.00%	\$ 29.90	\$ 7.46	\$ 52.27	\$ 89.56	\$ 119.39	\$ 216.35	\$ 253.64		
2020	0.00%	\$ 29.90	\$ 7.46	\$ 52.27	\$ 89.56	\$ 119.39	\$ 216.35	\$ 253.64		

No.	Project Description	Total Project Cost	Financed	Project Year	Year SFE	2016 1,073	2017 1,080	2018 1,087	2019 1,094	2020 1,101	2021 1108	2022 1115	2023 1123	2024 1130	2025 1137	2026 1145	2027 1152	2028 1160	2029 1167	2030 1175	2031 1182	2032 1190	2033 1198	2034 1206	2035 1213	2036 1221
1	Upsize Stickney Street Line	\$79,754		2017	\$	-	\$ 79,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2	Replace Watermain Evans to Railroad & Rebuild 2nd Ave PRV	\$99,584		2017	\$	-	\$ 99,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
3	Upsize Four-inch Water Mains	\$823,550	x	2018	\$	-	\$ -	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	\$ 60,598	
4	High Street, 4th Ave to 5th Ave	\$186,302	x	2019	\$	-	\$ -	\$ -	\$ -	\$ 13,708	\$ 13,708	\$ 13,708	\$ 13,708	\$ 13,708	\$ 13,708	\$ 13,708	\$ 13,708	\$ 13,708	\$ 13,708	\$ 13,708	\$ 13,708	\$ 13,708	\$ 13,708	\$ 13,708	\$ 13,708	
5	Vasquez Court/Horizon Drive Loop	\$318,994	x	2019	\$	-	\$ -	\$ -	\$ -	\$ 23,472	\$ 23,472	\$ 23,472	\$ 23,472	\$ 23,472	\$ 23,472	\$ 23,472	\$ 23,472	\$ 23,472	\$ 23,472	\$ 23,472	\$ 23,472	\$ 23,472	\$ 23,472	\$ 23,472	\$ 23,472	
6	North 5th Avenue - Seward St to Steamboat Valley Road	\$281,813	x	2020	\$	-	\$ -	\$ -	\$ -	\$ 20,736	\$ 20,736	\$ 20,736	\$ 20,736	\$ 20,736	\$ 20,736	\$ 20,736	\$ 20,736	\$ 20,736	\$ 20,736	\$ 20,736	\$ 20,736	\$ 20,736	\$ 20,736	\$ 20,736	\$ 20,736	
8	Longs Peak Drive Loop	\$331,336	x	2020	\$	-	\$ -	\$ -	\$ -	\$ 24,380	\$ 24,380	\$ 24,380	\$ 24,380	\$ 24,380	\$ 24,380	\$ 24,380	\$ 24,380	\$ 24,380	\$ 24,380	\$ 24,380	\$ 24,380	\$ 24,380	\$ 24,380	\$ 24,380	\$ 24,380	
9	St. Vrain Creek	\$91,661	x	2020	\$	-	\$ -	\$ -	\$ -	\$ 6,745	\$ 6,745	\$ 6,745	\$ 6,745	\$ 6,745	\$ 6,745	\$ 6,745	\$ 6,745	\$ 6,745	\$ 6,745	\$ 6,745	\$ 6,745	\$ 6,745	\$ 6,745	\$ 6,745	\$ 6,745	
10					\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11					\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12					\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13					\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
14					\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15					\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
16					\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Yearly Improvement Costs				\$	-	\$ 179,338	\$ 60,598	\$ 97,779	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640	\$ 149,640

Notes:

1. Project year indicates the selection of the time of construction. N/A indicates that the project construction year is dictated by other factors (population or demand).

Loan Interest Rate 0.04
Loan Term 20

No.	Project Description	Total Project Cost	Financed?	Project Year	Year SFE	2016 868	2017 875	2018 882	2019 889	2020 896	2021 902	2022 908	2023 914	2024 920	2025 926	2026 932	2027 938	2028 944	2029 950	2030 956	2031 962	2032 968	2033 975	2034 981	2035 987	2036 994	
1	Replace Eagle Canyon Lift Station Pumps	\$35,000		2017	\$	-	\$	35,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$		
2	Eagle Canyon Lift Station	\$157,522	x	2018	\$	-	\$	-	\$	11,591	\$	11,591	\$	11,591	\$	11,591	\$	11,591	\$	11,591	\$	11,591	\$	11,591	\$		
3	Meiley Street, Ewald Ave. to 5th Ave.	\$168,396	x	2018	\$	-	\$	-	\$	12,391	\$	12,391	\$	12,391	\$	12,391	\$	12,391	\$	12,391	\$	12,391	\$	12,391	\$		
4	Longs Peak Drive	\$359,208	x	2018	\$	-	\$	-	\$	26,431	\$	26,431	\$	26,431	\$	26,431	\$	26,431	\$	26,431	\$	26,431	\$	26,431	\$		
5	North Old Town Alleys, 4th Ave. to 5th Ave.	\$520,013	x	2019	\$	-	\$	-	\$	-	\$	38,263	\$	38,263	\$	38,263	\$	38,263	\$	38,263	\$	38,263	\$	38,263	\$		
6	Broadway, Park St to 2nd Ave	\$46,200	x	2019	\$	-	\$	-	\$	-	\$	3,399	\$	3,399	\$	3,399	\$	3,399	\$	3,399	\$	3,399	\$	3,399	\$		
7	Park Drive, 4th Ave to 5th Ave	\$104,850	x	2020	\$	-	\$	-	\$	-	\$	7,715	\$	7,715	\$	7,715	\$	7,715	\$	7,715	\$	7,715	\$	7,715	\$		
8	High Street, 4th Ave to 5th Ave	\$32,400	x	2020	\$	-	\$	-	\$	-	\$	2,384	\$	2,384	\$	2,384	\$	2,384	\$	2,384	\$	2,384	\$	2,384	\$		
9	4th Avenue, Evans to Main Street	\$48,000	x	2020	\$	-	\$	-	\$	-	\$	3,532	\$	3,532	\$	3,532	\$	3,532	\$	3,532	\$	3,532	\$	3,532	\$		
10	Broadway, 3rd Ave to 5th Ave	\$63,600	x	2020	\$	-	\$	-	\$	-	\$	4,680	\$	4,680	\$	4,680	\$	4,680	\$	4,680	\$	4,680	\$	4,680	\$		
11					\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$		
12					\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$		
13					\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$		
14					\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$		
15					\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$		
Total Yearly Improvement Costs					\$	-	\$	35,000	\$	50,413	\$	92,076	\$	110,387	\$	110,387	\$	110,387	\$	110,387	\$	110,387	\$	110,387	\$	110,387	\$

Notes:

1. Project year indicates the selection of the time of construction. N/A indicates that the project construction year is dictated by other factors (population or demand).

Loan Interest Rate 0.04
Loan Term 20

ATTACHMENT B

SURROUNDING TOWN RATE INFORMATION

Surrounding Town Sewer Rates

Sewer Rates								
Communities/Districts	Meter Size	Base Charge		Cost/1000 gal	Billing Cap	Sewer Connection	Inspection Fee	Plant Investment Fee
		Residential	Commercial					
Gunbarrel	5/8-inch	\$26.20		\$4.27	\$45.12			
	3/4-inch	\$38.23		\$4.27	\$90.24			
	3/4-inch		\$38.23		N/A			
	1-inch	\$62.29			N/A			
	1 1/2-inch	\$122.44			N/A			
	2-inch	\$194.62			N/A			
	3-inch	\$387.08			N/A			
	4-inch	\$603.62			N/A			
Lyons		\$98.50				All connections other than multi-dwelling	\$8,500.00	
						Multi-Dwelling:		
						First Unit	\$8,500.00	
						Each additional unit	\$6,375.00	
Thornton		Inside City	Outside City	Inside City	Outside City	Inside City	Outside City	35.00 for reinspection after initial installation inspection. Otherwise, based on value of work.
	5/8 x 3/4	\$6.56	\$9.84	\$6.56	\$9.84		Domestic 5/8" x 3/4"	
	3/4"	\$7.77	\$11.66	\$7.77	\$11.66		Single Family	\$1,603.00
	1-inch	\$9.26	\$13.89	\$9.26	\$13.89		Duplex	\$1,154.00
	1 1/2-inch	\$11.33	\$17.00	\$11.33	\$17.00		Manufacture Home	\$1,205.00
	2-inch	\$14.92	\$22.38	\$14.92	\$22.38		Multifamily	\$1,125.00
	3-inch	\$23.83	\$35.75	\$23.83	\$35.75		Multifamily (Master Meter)	
	4-inch	\$41.73	\$62.60	\$41.73	\$62.60		5/8 x 3/4	\$1,254.00
	6-inch	\$77.44	\$116.16	\$77.44	\$116.16		3/4"	\$1,254.00
	Quantity Charge	\$2.95	\$4.43	\$3.22	\$4.83		1-inch	\$1,254.00
							1 1/2-inch	\$1,254.00
							2-inch	\$1,254.00
							3-inch	\$1,254.00
							4-inch	\$1,254.00
							Commercial	
							5/8 x 3/4	\$3,045.00
							3/4"	\$3,045.00
							1-inch	\$7,212.00
							1 1/2-inch	\$17,630.00
							2-inch	\$32,054.00
							3-inch	\$67,314.00
							4-inch	\$121,807.00

Brighton		\$12.50			Single Family 3/4" \$2,175.00 1-inch \$3,695.00 1 1/2-inch \$7,175.00 2-inch \$11,520.00 3-inch \$23,255.00 4-inch \$39,555.00 Multi-family First Living Unit \$2,175.00 Each Additional Unit \$1,412.00 Single-family/Commercial 3/4" \$4,408.00 1-inch \$11,754.00 1 1/2-inch \$14,692.00 2-inch \$47,015.00 3-inch \$94,030.00 4-inch \$146,922.00	\$50.00/tap	Single-family	\$4220.00/unit									
	3/4"			\$21.50			Multi-family										
	1-inch			\$50.82			3/4"	\$8,440.00									
	1 1/2-inch			\$124.57			1-inch	\$20,256.00									
	2-inch			\$225.76			1 1/2-inch	\$46,420.00									
	3-inch			\$474.23			2-inch	\$84,400.00									
	4-inch			\$858.00			3-inch	\$181,460.00									
	6-inch			\$2,314.43			4-inch	\$362,920.00									
Fort Lupton		\$15.10		\$5.15		Based on type of dwelling connecting too.											
Commerce City (South Adams County Water and Sanitation District)	Gallons	Flat rate			Connection fees are based on area with the district.												
	up to 999	\$25.62															
	1000 - 1999	\$30.75															
	2000 - 2999	\$35.87															
	3000 and over	\$41.00															
	3/4"	\$44.30		\$4.03													
	1-inch	\$76.52															
	1 1/2-inch	\$132.90															
	2-inch	\$197.34															
	3-inch	\$390.65															
	4-inch	\$652.42															
	6-inch	\$1,429.69															
Northglenn	<p>The sewer charge is based upon the average water consumption billed on the December, January and February and March statements. This average consumption is multiplied by the sewer rate of \$4.12. The current city sewer average is \$20.60 (5,000 gallons). The new sewer average is then reflected on the April statement. A minimum sewer charge of \$12.36 per month applies to all accounts.</p>					Minimum inside diameter sizing for sanitary sewer taps shall be computed, and labor, materials, or other expenses shall be paid to the City at a cost of \$150.00 per four-inch tap.	Inspection fee based off of value of work. Inspection outside of normal hours, \$47.00; re-inspections, \$47.00; Inspection with no specifically indicated fee, \$47.00.										

Berthoud		\$27.06	\$6.53					\$6,255.00				
Longmont	Unmetered Residential	\$35.90/month		\$5.02			\$60.00	Assessed to each dwelling				
	Metered	10.70/month										
Estes Park	Single Family Dwelling	\$386.00/annual	Commercial			Minimum tap is \$3810, calculated		System Investment				
		\$96.50/quarterly						Rate/Fixed Unit \$254.00				
	Multi-Family Dwelling A	\$386.00/annual						Min. Tap Fee \$3,810.00				
		\$96.50/quarterly						Cost/2.5 Bath Home \$6,350.00				
	Multi-Family Dwelling B	\$259.00/annual										
Loveland		Inside City	Outside City	Inside City	Outside City							
	Single-family Residential	\$11.57	\$17.36	\$3.82	\$5.73		\$47.00/hr	N/A				
	Multi-family Residential per Unit	\$3.16	\$4.74	\$3.94	\$5.91							
	Commercial	\$11.57	\$17.36	\$4.00	\$6.00							
	Monthly Flat Rate											
	Single-family Residential	\$25.79	\$38.69									
	Multi-family Residential per Unit	\$15.18	\$22.77									
	Non-residential Property	\$143.78	\$215.67									

Surrounding Town Rates

Water Rates											
Communities/Districts	Meter Size	Base Charge			Cost/1000 gal		Billing Cap	Water Connection		Inspection Fee	Plant Investment Fee
		Residential	Commercial								
Lyons								3/4"	\$17,500.00		
Lyons								1"	\$35,000.00		
Lyons								1.5"	\$70,000.00		
Lyons								2"	\$105,000.00		
Thornton		Inside City	Outside City	Inside City	Outside City	Domestic	Inside City	Outside City	35.00 for reinspection after intitial installation inspection. Otherwise, based on value of work.		
	5/8 x 3/4	\$5.64	\$8.46	\$5.64	\$8.46	Tier 1	\$5.22	\$7.83			
	3/4"	\$8.76	\$13.14	\$8.76	\$13.14	Tier 2	\$5.22	\$7.83			
	1-inch	\$13.44	\$20.16	\$13.44	\$20.16	Tier 3	\$7.83	\$11.75			
	1 1/2-inch	\$16.56	\$24.84	\$16.56	\$24.84	Tier 4	\$15.66	\$23.49			
	2-inch	\$50.88	\$76.32	\$50.88	\$76.32	Commercial	Inside City	Outside City			
	3-inch	\$100.80	\$151.20	\$100.80	\$151.20	Tier 1	\$5.09	\$7.64			
	4-inch	\$156.96	\$235.44	\$156.96	\$235.44	Tier 2	\$5.09	\$7.64			
	6-inch	\$312.95	\$469.43	\$312.95	\$469.43	Tier 3	\$7.64	\$11.46			
						Tier 4	\$15.28	\$22.92			
Brighton		\$16.00					\$50.00/tap	Single Family		Single-family	
	3/4"				\$16.00			3/4"	\$9,610.00	3/4"	\$10,640.00
	1-inch				\$26.64			1-inch	\$16,017.00	1"	\$17,733.00
	1 1/2-inch				\$53.00			1 1/2-inch	Based on water demands and site review.	1.5"	\$35,465.00
	2-inch				\$85.07			2-inch		2"	\$57,743.00
	3-inch				\$160.00			3-inch		3"	\$106,393.00
	4-inch				\$266.43			4-inch		4"	\$177,321.00
	6-inch				\$529.65					6"	by review
								Multi-family		Multi-family	
								First Living Unit	\$9,610.00	First Unit	\$10,640.00
								Each Additional	\$5,461.00	Each Additional	\$6,384.00

Fort Lupton		\$31.50								
		Tier 1	\$4.08							
		Tier 2	\$4.71							
		Tier 3	\$6.27							
		Park/Non-Potable Rate	\$0.57							
Commerce City (South Adams County Water and Sanitation District)			Gallons			Connection fees are based on area with the district.				
	5/8 x 3/4	\$8.43	1000 - 11999	4.57						
	3/4"	\$23.20	12000 - 17999	4.82						
	1-inch	\$40.59	18000 - 29999	5.91						
	1 1/2-inch	\$81.18	30000 - 45999	8.9						
	2-inch	\$127.58	46000 and over	13.11						
	3-inch	\$173.97	Charge	5.8						
	4-inch	\$394.33								
	6-inch	\$579.89								
Northglenn			Tier			3/4"	\$250.00	Inspection fee based off of value of work. Inspection outside of normal hours, \$47.00; re-inspections, \$47.00; Inspection with no specifically indicated fee, \$47.00.		
			1	\$3.44		1-inch	\$300.00			
			2	\$4.30		1 1/2-inch	\$400.00			
			3	\$5.38		2-inch	\$800.00			
			4	\$8.06		3-inch	\$1,000.00			
	5/8 x 3/4	\$10.00				4-inch	\$1,200.00			
	3/4"	\$12.40				6-inch	\$1,800.00			
	1-inch	\$17.10								
	1 1/2-inch	\$29.00								
	2-inch	\$43.20								
	3-inch	\$81.10								
	4-inch	\$124.00								
	6-inch	\$242.00								
Left Hand Water District	No Meter	\$21.00	Gallons			Tap Request		\$50.00/each		
	5/8"	\$26.11	0 - 4000 (Res)	\$3.40		Residential, 5/8" 1-2 T.E.	\$50.00			
	3/4"	\$26.11	4001 - 16000 (Res)	\$4.45		Residential, 2-100 T.E.	\$25.00/T.E.			
	1-inch	\$27.36	16001 - 30000 (Res)	\$5.68		Residential, 100+ T.E.	\$2,500 max, subject to additional fees based on engineering			
	1 1/2-inch	\$37.95	30001 - 50000 (Res)	\$6.88		Commercial	\$200.00			
	2-inch	\$42.12	Dual System, first 4000	\$3.40						
	3-inch	\$133.15	Dual System, next 4000	\$4.45						
	4-inch	\$157.26	Dual System, over 8000	\$13.30						
	6-inch	\$182.07	Commercial	\$4.04						
			Multi-housing	\$4.57						

Pinewood Spring Water District	Basic tap fee per single family (1 FEQ) shall be calculated on January 1st of each year per the following formula: Current tap fee = Last Year's tap fee + (last year's base rate * 12) + (last year's system improvement fee * 12) + 5% of last year's tap fee.		Gallons									
			0 - 3000		\$0.60							
			3001 - 6000		\$0.95							
			6000+		\$4.00							
Berthoud	Inside Town Limits			Inside Town Limits					\$5,500.00			
	15.46			0 - 24000	\$3.93							
				24000+	\$7.86							
	Outside Town Limits			Outside Town Limits								
	23.19			0 - 24000	\$5.88							
				24000+	\$11.76							
Longmont		Inside City	Outside City	Residential (gal)	Inside City	Outside City		\$80.00	Assessed to each dwelling			
	5/8 x 3/4	\$5.43	\$8.15	0 - 5000	\$2.58	\$3.87						
	3/4"	\$7.04	\$10.56	5001 - 15000	\$3.69	\$5.54						
	1-inch	\$10.19	\$15.29	15001 - 35000	\$4.70	\$7.05						
	1 1/2-inch	\$18.38	\$27.57	35000+	\$6.53	\$9.80						
	2-inch	\$27.81	\$41.72	Non-Residential (gal)	Inside City	Outside City						
	3-inch	\$56.53	\$84.80	Multi-family	\$3.03	\$4.55						
	4-inch	\$85.81	\$128.72	Small Commercial/	\$3.20	\$4.80						
	6-inch	\$168.88	\$253.32	Mixed Use & Airport								
	8-inch	\$264.53	\$396.80	Irrigation	\$4.11	\$6.17						
	10-inch	\$581.32	\$872.43									
	12-inch	\$784.24	\$1,176.36									
Estes Park		Urban	Rural		Urban	Rural		\$250.00				
	5/8"	\$30.15	\$48.23	Residential	\$4.87	\$7.80						
	3/4"	\$30.15	\$48.23	Commercial	\$5.00	\$8.00						
	1"	\$50.34	\$80.55	Pumped Flow	\$6.82	\$10.92						
	1-1/2"	\$100.38	\$160.61	Bulk Water	\$5.46	\$10.55						
	2"	\$160.67	\$257.08									
	3"	\$301.45	\$482.32									
	4"	\$502.52	\$804.04									
	6"	\$553.20	\$885.12									
	8"	\$1,607.65	\$2,572.24									
	10"	\$2,311.24	\$2,697.98									
Loveland		Single-Family	Commercial		Inside City	Outside City	Non-residential	Inside City	Outside City	\$47.00/hr		
		Inside City	Outside City	Inside City	Outside City							
	3/4"	\$13.52	\$20.28	\$13.52	\$20.28	Single-Family	\$2.76	\$4.41	3/4"			
									\$7,520.00			
									\$11,280.00			
	1"	\$17.42	\$26.13	\$17.42	\$26.13	Commercial	\$2.64	\$3.96	1"			
									\$23,420.00			
									\$35,130.00			
	1-1/2"	\$21.29	\$31.94	\$21.29	\$31.94				1-1/2"			
									\$43,360.00			
									\$65,040.00			
	2"	\$32.00	\$48.00	\$32.00	\$48.00				Irrigation			
	3"	\$110.80	\$166.20	\$110.80	\$166.20				3/4"			
									\$15,070.00			
	4"	\$139.99	\$209.99	\$139.99	\$209.99				22,610.00			
	6"	\$208.09	\$312.14	\$208.09	\$312.14				1"			
									\$44,570.00			
									1-1/2"			
									\$115,350.00			
									2"			
									\$117,440.00			
									3"			
									\$355,550.00			
										N/A		