

The Stormwater Management Utility's operational budget has remained relatively the same over the past three years. Although there is not a proposed increase in the 2008-2009 budget estimate, the cost of operating and maintaining the City's Stormwater Management System has increased due to higher labor and material costs. Due to this increased cost of operations there are insufficient funds remaining and available for new minor drainage improvements.

Typically, the Public Works Department allocates \$300,000 per year to be used for minor drainage applications such as the installation of auger holes, catch basins and the rehabilitation of french drains. Currently, the net available for capital projects after operational expenditures is estimated to be \$163,000. The proposed rate change will generate an additional \$168,000 for necessary (minor) drainage improvements which, when added to the \$16,000 derived from a reduction in the ERU square footage and \$20,000 from the adoption of mixed-use billing, will result in an estimated \$366,575 becoming available for capital projects.

Please note the following exhibits:

Exhibit A provides the impervious area calculations for each type of residential developed property in the City and provides the source of that data. It provides the impervious area, number of residential units, and average impervious area for each type of residential developed property as well as the average impervious area of all dwelling units within the City. Additionally, multifamily dwelling unit sample size is presented along with the sample's impervious area, number of residential units and average impervious area. Lastly, a summary of CDM's original calculations of average impervious area are presented for comparison.

Exhibit B provides the current estimated annual stormwater revenue generated at the current rate structure, the financial impact of the proposed changes, and the resultant amount available for capital projects.

Exhibit C depicts a ranking of each municipality's current stormwater rate as reported to the Florida Stormwater Association. You will note that the City of Coral Gables is currently at position number 92.

Exhibit D shows this same ranking after the proposed rate increase. You will note that the City of Coral Gables would now be in position number 99 of the 97 thru 106 (\$5.00) range.

Exhibit E shows the current stormwater charges as well as the impact of the proposed changes on various residential and non-residential structures. The 1st table demonstrates the monthly/quarterly billing per residential unit and per ERU for non-residential units both before and after the proposed changes. The 2nd table demonstrates the impact of the proposed changes on several non-residential structures. The 3rd table demonstrates the impact of the proposed changes on various mixed-use structures within the City.

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 30316

A RESOLUTION INCREASING RATES FOR STORMWATER SERVICE PROVIDED IN CONNECTION WITH CORAL GABLES STORMWATER MANAGEMENT UTILITY, CREATED PURSUANT TO ORDINANCE NO. 3032 TO \$4.50 PER MONTH FOR RESIDENTIAL SERVICE AND \$4.50 PER ERU (EQUIVALENT RESIDENTIAL UNIT: 2,428 SQUARE FEET) PER MONTH FOR NON-RESIDENTIAL SERVICE; REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH AND PROVIDING EFFECTIVE DATE OF JULY 1, 2002.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

1. That rates for Stormwater Service to be provided in connection with the Coral Gables Stormwater Management Utility, which was created pursuant to Ordinance No. 3032, have been reviewed and they are hereby increased.
2. That Residential Service shall be \$4.50 per month per resident.
3. That Non-Residential Service shall be \$4.50 per ERU (Equivalent Residential Unit) per month, with one ERU being equal to 2,428 square feet, which is the statistically developed average of all residentially developed property in the City of Coral Gables, and with the number of ERUs to be determined by dividing the total square footage of impervious area to each Non-Residential Property by 2,428 square feet (one ERU) rounded to the nearest one-tenth (0.1) of a unit.
4. That the rates herein established shall become effective on July 1, 2002 and shall be applied to all bills rendered after that date.

PASSED AND ADOPTED THIS TWENTY-EIGHTH DAY OF MAY, A.D., 2002.

DONALD D. SLESNICK II
MAYOR

ATTEST:

JASON A. PLEMMONS
ACTING CITY CLERK

APPROVED AS TO FORM:
ELIZABETH M. HERNANDEZ
CITY ATTORNEY

City of Coral Gables
Analysis of the
Average Impervious Area
Residential Developed Property

Exhibit A

Description	WASD's Active CG Folios	Miami-Dade's CG Parcels	Residential Impervious Area	% Imperv Area	WASD's Active CG Res. Units	Miami-Dade's CG Res. Units	% Res. Units	Average Impervious Area
Single Family Residence	10,736	10,733	38,009,445	82%	10,800	10,821	55%	3,513
Duplex	323	418	1,247,940	3%	530	834	4%	1,496
Multi-family: less than 10 units (excl. Duplex)	436	257	1,081,160	2%	1,704	1,251	6%	864
Multi-family: 10 units or more	206	116	1,546,119	3%	6,262	1,789	9%	864
Condominium & Cooperative Housing Units		5,000	4,321,182	9%		5,000	25%	864
Totals:	11,701	16,524	46,205,846	100%	19,296	19,695	100%	2,346

All single family residences include 300 sq. ft. added to Property Appraiser's database for driveways.
 All duplexes include 600 sq. ft. added to Property Appraiser's database for driveways.
 Property Appraiser's data was adjusted to include buildings' square footage less adjustment for additional floors plus extra features affecting impervious area.

Sample Data	WASD's Active CG Folios	No. Miami-Dade's CG Parcels	Measured Impervious Area	WASD's Active CG Res. Units	Miami-Dade's Multifamily CG Res. Units	Average Impervious Area
Sample Size (Multifamily):	122	122	4,590,824	5,312	5,312	864
Sample Size as a percentage of all Multifamily Units (excl. Duplex):	19%				66%	
Sample Size as a percentage of Multifamily Units of 10 or more:	59%				78%	

Note: Impervious area was calculated from the Property Appraiser's aerial photographs on all the City's multifamily dwellings with 13 or more residential units.

Previous Calculation of Average Impervious Area Residential Developed Property	No. Parcels	Residential Impervious Area	% Imperv Area	Residential Units	% Res. Units	Average Impervious Area
Single Family Residence:	10,055	32,365,080	72%	10,055	55%	3,219
Multi-family:	1,160	9,452,520	21%	6,416	35%	1,470
<i>Source of Data:</i>	1990 Prop. Appraiser's Database	Calc. Value = Est. from Dade Res. Sampling Study x Est. from City's 1989 Comp. Plan		Est. from Housing Element of City's 1989 Comp. Plan (CDM's Table 4-1 #3)		Est. from 1992 Dade Residential Sampling Study (CDM Table 4-1 #3)
Condominium	1,918	2,831,400	6%	1,918	10%	1,470
<i>Source of Data:</i>	1990 Prop. Appraiser's Database	Calc. Value = No. Parcels x Est. from Dade Res. Sampling Study		1990 Prop. Appraiser's Database		Est. from 1992 Dade Residential Sampling Study (CDM Table 4-1 #3)
Totals:	13,133	44,649,000	100%	18,389	100%	2,428

Note: Blue font denotes estimated values.

City of Coral Gables
Estimated Annual Stormwater Revenue
Estimated Amount Available for Capital Projects

Exhibit B

Description	WASD's		Monthly	Annually
	ERUs Billing	Rate		
Single Family Residences	10,800			
Duplexes	530			
Multi-family: less than 10 units (excl. Duplex)	1,704			
Multi-family: 10 units or more	6,262			
Total Residential ERUs:	19,296			
Non-Residential ERUs	8,415			
Total ERUs & Revenue:	27,711	\$ 4.50	\$ 124,700	\$ 1,496,394
Less Appropriation for Operating Expenditures			<u>\$ (111,144)</u>	<u>\$ (1,333,725)</u>
Net Available for Capital Projects:			\$ 13,556	\$ 162,669
Estimated Additional Revenue from Mixed-use Billing			\$ 1,667	\$ 20,000
Additional ERUs & Revenue from reduction of ERU's Sq. Ft.	294	4.50	\$ 1,323	\$ 15,876
Estimated Amount Available before Rate Increase:			\$ 16,545	\$ 198,545
Rate Increase of \$0.50/ERU added	28,005	\$ 0.50	\$ 14,003	\$ 168,030
Total Estimated Amount Available for Capital Projects:			\$ 30,548	\$ 366,575

Florida Stormwater Utility Rates
Updated April 2008

Exhibit C
Sorted by Current Rate

No.	Jurisdiction	Rate	ERU Sq. Ft.
1	Auburndale	\$ 0.75	N/A
2	Dundee	\$ 1.00	
3	Hillsborough County	\$ 1.00	1,800
4	Mulberry	\$ 1.00	N/A
5	Marion County	\$ 1.25	2,275
6	Melbourne Beach	\$ 1.50	
7	Leon County	\$ 1.67	2,723
8	Melbourne	\$ 1.80	2,500
9	OPA-LOCKA	\$ 1.90	1,548
10	Haines City	\$ 2.00	1,935
11	Hialeah Gardens	\$ 2.00	1,267
12	Lake Alfred	\$ 2.00	
13	Lakeland	\$ 2.00	5,000
14	Minneola	\$ 2.00	1,100
15	Apopka	\$ 2.08	N/A
16	North Bay Village	\$ 2.25	2,415
17	Sunrise	\$ 2.32	1,884
18	Aventura	\$ 2.50	1,548
19	Bradenton	\$ 2.50	1,700
20	Florida City	\$ 2.50	1,250
21	Hallandale Beach	\$ 2.50	958
22	Hialeah	\$ 2.50	1,664
23	Miramar	\$ 2.50	3,619
24	New Smyrna Beach	\$ 2.50	1,515
25	Sunny Isles Beach	\$ 2.50	1,548
26	Surfside	\$ 2.50	1,040
27	Sweetwater	\$ 2.50	1,579
28	West Miami	\$ 2.50	1,400
29	Niceville	\$ 2.65	7,500
30	Winter Haven	\$ 2.68	N/A
31	Hollywood	\$ 2.69	2,250
32	Margate	\$ 2.69	2,382
33	Gulfport	\$ 2.87	2,300
34	Boca Raton	\$ 2.90	2,873
35	Casselberry	\$ 2.90	2,304
36	Fort Lauderdale	\$ 2.90	N/A
37	Golden Beach	\$ 2.92	8,000
38	Brevard County	\$ 3.00	2,500
39	Cape Canaveral	\$ 3.00	2,074
40	Charlotte County	\$ 3.00	per acre
41	Clermont	\$ 3.00	3,154
42	Cocoa	\$ 3.00	2,166
43	El Portal	\$ 3.00	1,548
44	Eustis	\$ 3.00	2,187
45	Frostproof	\$ 3.00	
46	Holly Hill	\$ 3.00	2,050
47	Indian Harbour Beach	\$ 3.00	2,500
48	Lake Mary	\$ 3.00	4,576
49	Malabar	\$ 3.00	N/A
50	Medley	\$ 3.00	1,487
51	Neptune Beach	\$ 3.00	3,164
52	North Lauderdale	\$ 3.00	2,138
53	Oldsmar	\$ 3.00	2,550
54	Pinecrest	\$ 3.00	1,548
55	Pompano Beach	\$ 3.00	2,880
56	Rockledge	\$ 3.00	2,922
57	South Miami	\$ 3.00	1,865
58	Tampa	\$ 3.00	3,310
59	Tavares	\$ 3.00	3,000
60	West Melbourne	\$ 3.00	N/A
61	Homestead	\$ 3.18	2,000
62	Miami Beach	\$ 3.25	791
63	Miami Shores	\$ 3.25	1,435
64	Bay County	\$ 3.33	N/A
65	New Port Richey	\$ 3.36	2,629
66	Treasure Island	\$ 3.36	N/A
67	Lauderdale-By-The-Sea	\$ 3.50	4,472
68	Miami	\$ 3.50	1,191
69	Mount Dora	\$ 3.50	2,500
70	Safety Harbor	\$ 3.50	1,865
71	Satellite Beach	\$ 3.50	3,000
72	Wilton Manors	\$ 3.50	3,460
73	Largo	\$ 3.57	2,257

No.	Jurisdiction	Rate	ERU Sq. Ft.
74	Miami Springs	\$ 3.67	N/A
75	Palmetto	\$ 3.68	1,999
76	Bartow	\$ 3.75	Dwelling
77	Stuart	\$ 3.76	3,707
78	Pasco County	\$ 3.92	2,890
79	Atlantic Beach	\$ 4.00	1,790
80	Belle Isle	\$ 4.00	4,087
81	Doral	\$ 4.00	1,548
82	Eagle Lake	\$ 4.00	
83	Leesburg	\$ 4.00	2,000
84	Miami-Dade County	\$ 4.00	1,548
85	Naples	\$ 4.00	1,934
86	Ocala	\$ 4.00	1,948
87	Plant City	\$ 4.00	2,280
88	Winter Garden	\$ 4.00	4,077
89	Jupiter	\$ 4.10	2,651
90	Fort Meade	\$ 4.25	N/A
91	Pensacola	\$ 4.40	2,575
92	Coral Gables	\$ 4.50	2,428
93	Fort Pierce	\$ 4.50	2,186
94	North Miami Beach	\$ 4.50	1,800
95	Riviera Beach	\$ 4.50	1,920
96	Lauderdale Lakes	\$ 4.57	2,133
97	North Miami	\$ 4.65	1,760
98	Bay Harbor Islands	\$ 5.00	1,548
99	Boynton Beach	\$ 5.00	1,937
100	Deltona	\$ 5.00	2,495
101	Jacksonville Beach	\$ 5.00	1,541
102	Madeira Beach	\$ 5.00	EDU
103	Ormond Beach	\$ 5.00	3,000
104	South Daytona	\$ 5.00	N/A
105	St. Augustine	\$ 5.00	N/A
106	Venice	\$ 5.00	9,489
107	Sanford	\$ 5.20	2,126
108	Delray Beach	\$ 5.33	2,502
109	Ocoee	\$ 5.50	2,054
110	Winter Springs	\$ 5.50	2,123
111	Tarpon Springs	\$ 5.65	1,945
112	Pembroke Park	\$ 5.67	1,548
113	Titusville	\$ 5.71	3,300
114	Altamonte Springs	\$ 5.75	2,492
115	Lake Worth	\$ 5.80	1,748
116	DeLand	\$ 5.81	4,900
117	Cocoa Beach	\$ 6.00	2,900
118	Daytona Beach	\$ 6.00	1,661
119	Dunedin	\$ 6.00	1,708
120	Edgewater	\$ 6.00	2,027
121	Lauderhill	\$ 6.00	N/A
122	Longwood	\$ 6.00	2,898
123	Oakland Park	\$ 6.00	1,507
124	Oviedo	\$ 6.00	2,464
125	Palm Coast	\$ 6.00	3,432
126	Volusia County	\$ 6.00	2,775
127	Cape Coral	\$ 6.25	10,000
128	Port Orange	\$ 6.25	3,050
129	St. Petersburg	\$ 6.40	2,719
130	Tallahassee	\$ 6.93	1,990
131	Gainesville	\$ 6.95	2,300
132	West Palm Beach	\$ 6.95	2,171
133	DeBary	\$ 7.00	2,560
134	Key West	\$ 7.05	1,400
135	Tequesta	\$ 7.13	2,506
136	Sarasota County	\$ 7.24	3,153
137	Key Biscayne	\$ 7.50	Res.
138	Winter Park	\$ 7.80	2,324
139	Bradenton Beach	\$ 8.33	Single Family
140	Tamarac	\$ 8.35	1,830
141	Orlando	\$ 9.08	2,000
142	Clearwater	\$ 9.91	1,830
143	Port St. Lucie	\$ 10.25	2,280
144	Lake County	.5 mills	N/A
145	Indian Creek		Consumption
Average Rate & ERU Sq.Ft.:		\$ 4.08	2,509

Florida Stormwater Utility Rates
Updated April 2008

Exhibit D
After Proposed Rate Increase

No.	Jurisdiction	Rate	ERU Sq. Ft.
1	Auburndale	\$ 0.75	N/A
2	Dundee	\$ 1.00	
3	Hillsborough County	\$ 1.00	1,800
4	Mulberry	\$ 1.00	N/A
5	Marion County	\$ 1.25	2,275
6	Melbourne Beach	\$ 1.50	
7	Leon County	\$ 1.67	2,723
8	Melbourne	\$ 1.80	2,500
9	Opa-Locka	\$ 1.90	1,548
10	Haines City	\$ 2.00	1,935
11	Hialeah Gardens	\$ 2.00	1,267
12	Lake Alfred	\$ 2.00	
13	Lakeland	\$ 2.00	5,000
14	Minneola	\$ 2.00	1,100
15	Apopka	\$ 2.08	N/A
16	North Bay Village	\$ 2.25	2,415
17	Sunrise	\$ 2.32	1,884
18	Aventura	\$ 2.50	1,548
19	Bradenton	\$ 2.50	1,700
20	Florida City	\$ 2.50	1,250
21	Hallandale Beach	\$ 2.50	958
22	Hialeah	\$ 2.50	1,664
23	Miramar	\$ 2.50	3,619
24	New Smyrna Beach	\$ 2.50	1,515
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27	Sweetwater	\$ 2.50	1,579
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31	Hollywood	\$ 2.69	2,250
32	Margate	\$ 2.69	2,382
33	Gulfport	\$ 2.87	2,300
34	Boca Raton	\$ 2.90	2,873
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39	Cape Canaveral	\$ 3.00	2,074
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41	Clermont	\$ 3.00	3,154
42	Cocoa	\$ 3.00	2,166
43	El Portal	\$ 3.00	1,548
44	Eustis	\$ 3.00	2,187
45	Frostproof	\$ 3.00	
46	Holly Hill	\$ 3.00	2,050
47	Indian Harbour Beach	\$ 3.00	2,500
48	Lake Mary	\$ 3.00	4,576
49	Malabar	\$ 3.00	N/A
50	Medley	\$ 3.00	1,487
51	Neptune Beach	\$ 3.00	3,164
52	North Lauderdale	\$ 3.00	2,138
53	Oldsmar	\$ 3.00	2,550
54	Pinecrest	\$ 3.00	1,548
55	Pompano Beach	\$ 3.00	2,880
56	Rockledge	\$ 3.00	2,922
57	South Miami	\$ 3.00	1,865
58	Tampa	\$ 3.00	3,310
59	Tavares	\$ 3.00	3,000
60	West Melbourne	\$ 3.00	N/A
61	Homestead	\$ 3.18	2,000
62	Miami Beach	\$ 3.25	791
63	Miami Shores	\$ 3.25	1,435
64	Bay County	\$ 3.33	N/A
65	New Port Richey	\$ 3.36	2,629
66	Treasure Island	\$ 3.36	N/A
67	Lauderdale-By-The-Sea	\$ 3.50	4,472
68	Miami	\$ 3.50	1,191
69	Mount Dora	\$ 3.50	2,500
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71	Satellite Beach	\$ 3.50	3,000
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80	Belle Isle	\$ 4.00	4,087
81	Doral	\$ 4.00	1,548
82	Eagle Lake	\$ 4.00	
83	Leesburg	\$ 4.00	2,000
84	Miami-Dade County	\$ 4.00	1,548
85	Naples	\$ 4.00	1,934
86	Ocala	\$ 4.00	1,948
87	Plant City	\$ 4.00	2,280
88	Winter Garden	\$ 4.00	4,077
89	Jupiter	\$ 4.10	2,651
90	Fort Meade	\$ 4.25	N/A
91	Pensacola	\$ 4.40	2,575
92	Fort Pierce	\$ 4.50	2,186
93	North Miami Beach	\$ 4.50	1,800
94	Riviera Beach	\$ 4.50	1,920
95	Lauderdale Lakes	\$ 4.57	2,133
96	North Miami	\$ 4.65	1,760
97	Bay Harbor Islands	\$ 5.00	1,548
98	Boynton Beach	\$ 5.00	1,937
99	Coral Gables	\$ 5.00	2,346
100	Deltona	\$ 5.00	2,495
101	Jacksonville Beach	\$ 5.00	1,541
102	Madeira Beach	\$ 5.00	EDU
103	Ormond Beach	\$ 5.00	3,000
104	South Daytona	\$ 5.00	N/A
105	St. Augustine	\$ 5.00	N/A
106	Venice	\$ 5.00	9,489
107	Sanford	\$ 5.20	2,126
108	Delray Beach	\$ 5.33	2,502
109	Ocoee	\$ 5.50	2,054
110	Winter Springs	\$ 5.50	2,123
111	Tarpon Springs	\$ 5.65	1,945
112	Pembroke Park	\$ 5.67	1,548
113	Titusville	\$ 5.71	3,300
114	Altamonte Springs	\$ 5.75	2,492
115	Lake Worth	\$ 5.80	1,748
116	Deland	\$ 5.81	4,900
117	Cocoa Beach	\$ 6.00	2,900
118	Daytona Beach	\$ 6.00	1,661
119	Dunedin	\$ 6.00	1,708
120	Edgewater	\$ 6.00	2,027
121	Lauderhill	\$ 6.00	N/A
122	Longwood	\$ 6.00	2,898
123	Oakland Park	\$ 6.00	1,507
124	Oviedo	\$ 6.00	2,464
125	Palm Coast	\$ 6.00	3,432
126	Volusia County	\$ 6.00	2,775
127	Cape Coral	\$ 6.25	10,000
128	Port Orange	\$ 6.25	3,050
129	St. Petersburg	\$ 6.40	2,719
130	Tallahassee	\$ 6.93	1,990
131	Gainesville	\$ 6.95	2,300
132	West Palm Beach	\$ 6.95	2,171
133	DeBary	\$ 7.00	2,560
134	Key West	\$ 7.05	1,400
135	Tequesta	\$ 7.13	2,506
136	Sarasota County	\$ 7.24	3,153
137	Key Biscayne	\$ 7.50	Res.
138	Winter Park	\$ 7.80	2,324
139	Bradenton Beach	\$ 8.33	Single Family
140	Tamarac	\$ 8.35	1,830
141	Orlando	\$ 9.08	2,000
142	Cleanwater	\$ 9.91	1,830
143	Port St. Lucie	\$ 10.25	2,280
144	Lake County	.5 mills	N/A
145	Indian Creek		Consumption
Average Rate & ERU Sq.Ft.:		\$ 4.08	2,508

City of Coral Gables
Impact of Proposed Changes

Exhibit E

Residential & Non-residential Rates	Current		Proposed		
	Monthly Billing	Quarterly Billing	Monthly Billing	Quarterly Billing	Annual Billing
Single Family Residence Billing	\$ 4.50	\$ 13.50	\$ 5.00	\$ 15.00	\$ 60.00
Apartment Billing (ea. Unit)	\$ 4.50	\$ 13.50	\$ 5.00	\$ 15.00	\$ 60.00
Duplex Billing (ea. Unit)	\$ 4.50	\$ 13.50	\$ 5.00	\$ 15.00	\$ 60.00
Non-Residential Billing per ERU	\$ 4.50	\$ 13.50	\$ 5.00	\$ 15.00	\$ 60.00

Non-residential Billing	ERUs	Monthly Rate	Monthly Billing	Quarterly Billing	Total Annual Billing
Proposed billing for an office building with 7.0 ERUs (2,346'/ERU)	7.0	\$ 5.00	\$ 35.00	\$ 105.00	\$ 420.00
Current billing for the same office building at 6.8 ERUs (2,428'/ERU)	6.8	\$ 4.50	\$ (30.60)	\$ (91.80)	\$ (367.20)
Net Increase:			\$ 4.40	\$ 13.20	\$ 52.80
Proposed billing for an office building with 45.5 ERUs (2,346'/ERU)	45.5	\$ 5.00	\$ 227.50	\$ 682.50	\$ 2,730.00
Current billing for the same office building with 44 ERUs (2,428'/ERU)	44.0	\$ 4.50	\$ (198.00)	\$ (594.00)	\$ (2,376.00)
Net Increase:			\$ 29.50	\$ 88.50	\$ 354.00

Mixed-use Billing	ERUs	Monthly Rate	Monthly Billing	Quarterly Billing	Total Annual Billing
Proposed billing on a 50 unit mixed-use developed property:	50.0	\$ 5.00	\$ 250.00	\$ 750.00	\$ 3,000.00
Current non-residential billing on 24,930 sq.ft. of impervious area:	10.3	4.50	\$ (46.20)	\$ (138.61)	\$ (554.46)
Net Increase:			\$ 203.80	\$ 611.39	\$ 2,445.54
Proposed billing on a 14 unit mixed-use developed property:	14.0	\$ 5.00	\$ 70.00	\$ 210.00	\$ 840.00
Current non-residential billing on 2,625 sq.ft. of impervious area:	1.1	4.50	\$ (4.95)	\$ (14.85)	\$ (59.40)
Net Increase:			\$ 65.05	\$ 195.15	\$ 780.60
Proposed billing on a 5 unit mixed-use developed property:	5.0	\$ 5.00	\$ 25.00	\$ 75.00	\$ 300.00
Current non-residential billing on 2,775 sq.ft. of impervious area:	1.1	4.50	\$ (4.95)	\$ (14.85)	\$ (59.40)
Net Increase:			\$ 20.05	\$ 60.15	\$ 240.60

Note: The above examples depict the impact of the proposed changes on various residential, non-residential, and mixed-use buildings. When there are mixed-use structures with non-residential impervious areas in excess of the one ERU minimum of 2,346 sq. ft. for any one non-residential tenant, then additional ERUs would be billed to that non-residential tenant (i.e. 2,600 sq.ft./2,346 = 1.1 ERU x \$5.00 = \$5.50/mo. billing).