



**Finance Committee of Council Agenda
October 24, 2023 - 5:30 PM
233 South Main Street, Monroe, Ohio**

1. September 2023 Finance Reports
2. Storm Water Rates Discussion
3. Discussion, questions, and requests for future meetings.
4. Adjournment

CITY OF MONROE

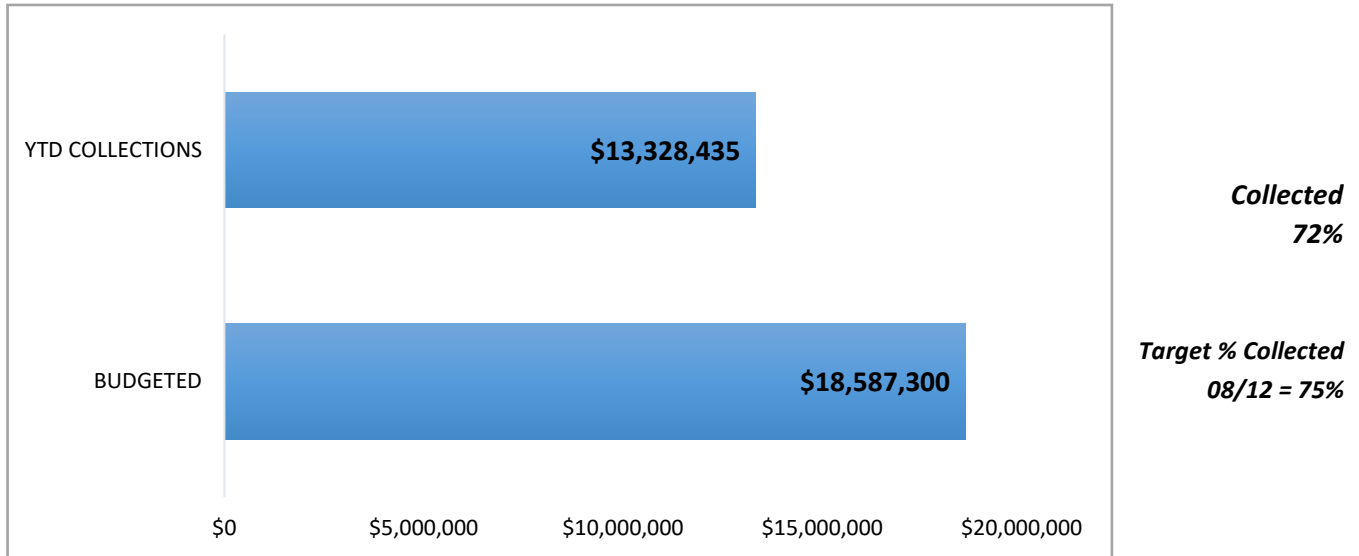
FINANCIAL REPORTS

FOR THE PERIOD ENDING

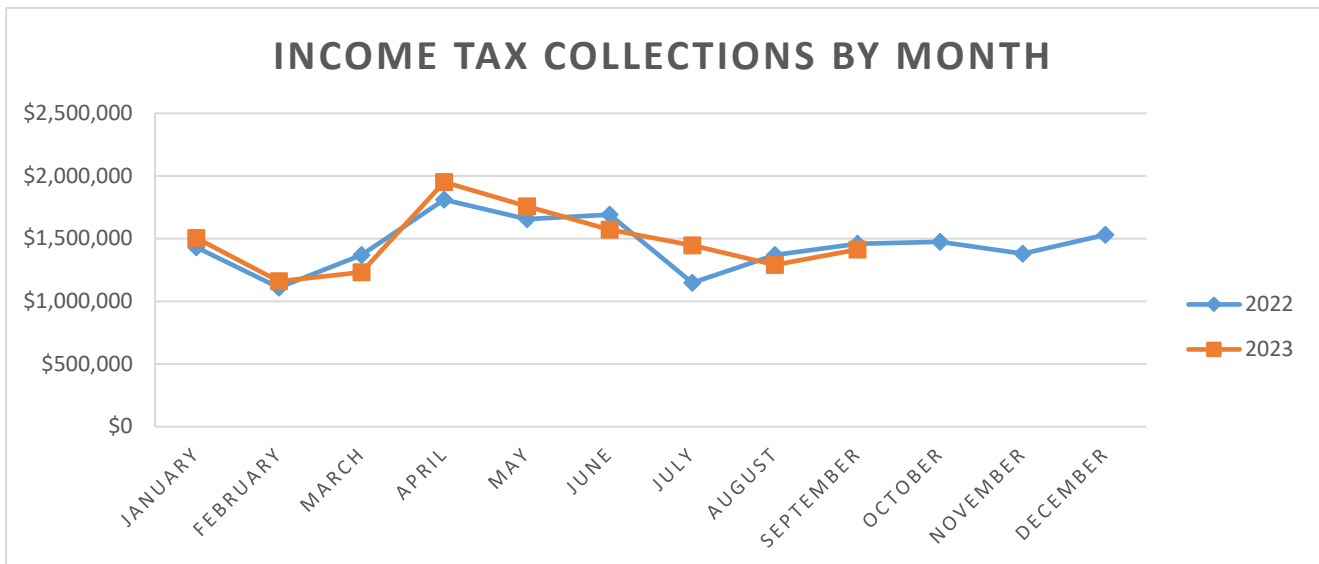
September 30, 2023

MUNICIPAL INCOME TAX MONTHLY REPORT SEPTEMBER 2023

As of the end of September, we have collected (YTD) \$13,328,435 in income tax dollars.
This equals to approximately 72% of the budget estimate.

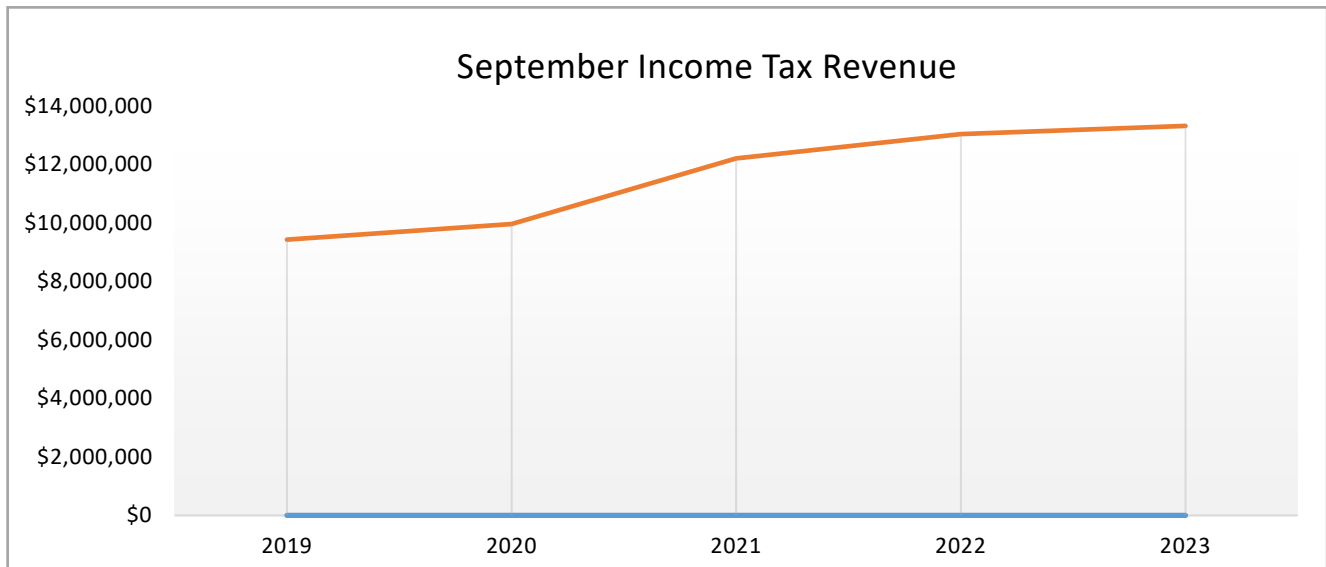


September income tax collections were **3% lower** in 2023 than at the same time last year. Overall, the City has collected a **difference of \$277,802** in 2023 than at the same time last year.



HISTORICAL COLLECTION OF TAX REVENUE OVER 5 YEARS

Over the last five years, income tax revenue in September has steadily increased.



City of Monroe
Statement of Cash Position
As of 9/2023

Fund	Fund Description	Beg Balance	YTD Receipts	YTD Expenses	Unexpended Balance
1110	GENERAL FUND	6,724,180.11	12,641,104.79	15,621,556.21	3,743,728.69
2101	INCOME TAX - PUBLIC SAFETY	757,961.88	2,328,823.86	813,000.00	2,273,785.74
2210	STREET FUND	1,676,779.93	992,032.92	1,665,599.36	1,003,213.49
2220	STATE HIGHWAY FUND	230,563.10	75,126.12	99,663.87	206,025.35
2230	MOTOR VEHICLE LICENSE TAX FUND	170,636.28	0.00	125,242.95	45,393.33
2310	FIRE - 1989 LEVY FUND	892,073.73	4,714,653.28	5,119,739.44	486,987.57
2320	FIRE - 2005 LEVY FUND	1,010.27	0.00	0.00	1,010.27
2330	FEMA FUND	8,615.41	766.38	5,000.00	4,381.79
2360	AMERICAN RESCUE PLAN ACT FUND	1,473,947.04	0.00	71,347.76	1,402,599.28
2370	ONEOHIO OPIOID SETTLEMENT FUND	10,357.03	43,640.23	0.00	53,997.26
2410	POLICE LAW ENFORCEMENT FUND	444,105.53	3,536,558.82	3,921,959.08	58,705.27
2420	DARE GRANT FUND	7,554.15	4,470.57	0.00	12,024.72
2430	ENFORCEMENT AND EDUCATION FUND	4,973.34	204.38	0.00	5,177.72
2440	FEDERAL ASSET FORFEITURE FUND	13,735.42	0.00	0.00	13,735.42
2450	OHIO PEACE OFFICER TRAINING	38,628.96	0.00	0.00	38,628.96
2510	COURT TECHNOLOGY IMPROVEMENT	3,724.52	9,678.70	6,645.95	6,757.27
2621	MONROE CROSSINGS (C1)	731.44	2,548.12	1,719.06	1,560.50
2622	PARK 63/SUMMIT (C2)	186,677.09	186,748.56	126,036.12	247,389.53
2623	MONROE COMMERCE CENTER (C3)	885,704.99	1,145,404.32	772,736.32	1,258,372.99
2626	MIAMI VALLEY INDUSTRIAL (C6)	156,428.99	205,354.61	174,963.90	186,819.70
2627	YANKEE ROAD (C7)	7,395.58	25,762.36	17,380.33	15,777.61
2628	BERNS/DOUGLAS (C8)	18,053.75	19,538.16	13,199.39	24,392.52
2629	FRICK GREENTREE (C9)	159.15	522.36	352.89	328.62
2630	OSBOURNE (C10)	65.57	215.64	145.69	135.52
2631	SATELLITE FARMS (C11)	76,937.14	130,052.54	87,859.98	119,129.70
2632	CORRIDOR 75/MILLEN (C12)	0.00	54.50	36.84	17.66
2633	CORRIDOR 75 #1 (C13)	644,287.20	1,022,452.50	1,022,452.50	644,287.20
2634	CORRIDOR 75 #2 (C14)	1,307.00	124,090.60	123,074.91	2,322.69
2721	ARBOR ACRES (R1)	0.00	103,735.80	74,131.33	29,604.47
2722	HERITAGE GREEN (R2)	92,945.73	281,190.36	201,085.22	173,050.87
2723	WYANDOT WOODS (R3)	823,606.16	956,951.85	790,683.61	989,874.40
2724	GILMAR MEADOWS (R4)	31,698.67	125,667.49	89,833.45	67,532.71
2725	MT PLEASANT (R5)	30,805.43	121,048.44	146,504.90	5,348.97
2726	BRITTONY WOODS (R6)	278,184.48	595,429.40	425,788.07	447,825.81
2727	TODD'S GLEN RESERVE (R7)	38,875.73	151,371.36	108,184.97	82,062.12
2728	MAJESTIC OAKS (R8)	529.70	2,140.50	1,529.66	1,140.54
2729	TRIMBLE FARM (R9)	22,967.83	90,696.38	64,818.53	48,845.68
2732	MONROE CROSSINGS #1 (R12)	576,905.90	839,670.01	600,072.85	816,503.06
2733	MONROE CROSSINGS #2 (R13)	423,920.58	505,550.49	364,970.41	564,500.66
2734	MONROE CROSSINGS #3 (R14)	417,221.68	440,643.58	311,349.03	546,516.23

Fund	Fund Description	Beg Balance	YTD Receipts	YTD Expenses	Unexpended Balance
2735	RESERVES OF MONROE XINGS (R15)	206,734.69	202,765.00	145,120.64	264,379.05
3101	INCOME TAX - CAPITAL PROJECTS	1,912,831.78	998,067.35	47,363.19	2,863,535.94
3110	PARK IMPROVEMENT FUND	727,442.93	25,084.44	389,910.24	362,617.13
3120	CAPITAL IMPROVEMENT FUND	3,216,943.34	169,247.57	557,231.55	2,828,959.36
3620	CPO TIF - CAPITAL FUND	24,880.23	0.00	0.00	24,880.23
4110	G.O. BOND RETIREMENT FUND	354,506.30	0.00	79,018.40	275,487.90
4210	WATER BOND RETIREMENT FUND	240,658.69	0.00	21,384.00	219,274.69
4310	S.A. BOND RETIREMENT FUND	614.68	1,350,125.53	1,350,125.53	614.68
4410	INCOME TAX BOND RETIREMENT FUN	339,606.68	0.00	186,931.25	152,675.43
4610	CORRIDOR 75 PARK LTD TIF FUND	126,651.27	0.00	0.00	126,651.27
5110	S.A. STREET LIGHTING FUND	6,177.00	2.75	3,468.58	2,711.17
6110	WATER FUND	1,130,835.00	2,665,680.68	2,195,725.17	1,600,790.51
6115	WATER GUARANTEE DEPOSIT	46,775.00	4,975.00	0.00	51,750.00
6120	WATER CAPITAL IMPROVEMENTS	639,755.76	548,526.93	1,183,046.07	5,236.62
6125	WATER METER& READ SYSTEM REPL	444,963.00	173,373.97	47,616.65	570,720.32
6210	SEWER FUND	37,985.94	947,015.02	970,022.30	14,978.66
6310	STORM WATER FUND	678,414.70	266,164.70	635,716.65	308,862.75
6315	STORMWATER DEPOSIT FUND	553,925.75	-475,425.75	0.00	78,500.00
6410	GARBAGE FUND	206,296.61	934,269.59	853,710.76	286,855.44
6510	CEMETERY FUND	136,445.88	41,206.45	85,407.12	92,245.21
6610	STREET LIGHTING UTILITY	77,812.87	76,876.24	143,980.10	10,709.01
7100	CEMETERY MAINTENANCE TRUST	67,623.09	2,016.52	0.00	69,639.61
7110	MOUND CEMETERY TRUST FUND	70,637.27	2,729.24	0.00	73,366.51
7120	LONG STREET TRUST FUND	2,546.78	2,631.85	0.00	5,178.63
7310	FIRE HISTORIC PRESERVATION FUN	1,470.54	0.00	0.00	1,470.54
7320	FIRE LOSS SECURITY FUND	21,371.33	0.00	0.00	21,371.33
7410	DRUG LAW ENFORCEMENT TRUST	87,308.74	19,605.42	10,108.76	96,805.40
		28,535,472.34	39,378,838.48	41,874,551.54	26,039,759.28

YTD BUDGET REPORT - REVENUE SEPTEMBER 2023

FUND	ACCOUNT DESCRIPTION	ORIGINAL ESTIM REV	REVISED ESTIM REV	ACTUAL YTD REVENUE	REMAINING REVENUE
1110	1110 GENERAL FUND	17,558,041	17,558,041	12,641,104.79	4,916,936
2101	2101 INCOME TAX - PUBLIC SAFETY FUND	3,180,000	3,180,000	2,328,823.86	851,176
2210	2210 STREET FUND	2,282,750	2,282,750	992,032.92	1,290,717
2310	2310 FIRE - 1989 LEVY FUND	4,803,169	4,803,169	4,714,653.28	88,516
2370	2370 ONEOHIO OPIOID SETTLEMENT FUND	10,564	10,564	43,640.23	-33,076
2410	2410 POLICE LAW ENFORCEMENT FUND	3,652,872	3,652,872	3,536,558.82	116,313
2600	2600 TIF FUNDS	3,593,065	3,593,065	2,862,744	730,321
2700	2700 RID FUNDS	4,187,576	4,187,576	4,416,861	-229,285
6110	6110 WATER FUND	2,795,514	2,795,514	2,665,880.68	129,633
6120	6120 WATER CAPITAL IMPROVEMENT FUNI	711,576	711,576	548,526.93	163,049
6210	6210 SEWER FUND	1,085,930	1,085,930	947,015.02	138,915
6310	6310 STORM WATER FUND	1,044,027	1,044,027	266,164.70	777,862
6410	6410 GARBAGE FUND	1,174,065	1,174,065	934,269.59	239,795
TOTALS		46,079,149	46,079,149	36,898,276	9,180,873

YTD BUDGET REPORT - EXPENSE SEPTEMBER 2023

FUND	ACCOUNT DESCRIPTION	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET
1110	1110 GENERAL FUND	18,986,643	19,042,361	14,886,760.78	559,949.93	3,595,650
2101	2101 INCOME TAX - PUBLIC SAFETY FUND	2,748,700	3,037,700	813,000.00	0.00	2,224,700
2210	2210 STREET FUND	3,109,492	3,115,790	1,481,555.42	88,722.10	1,545,512
2310	2310 FIRE - 1989 LEVY FUND	6,098,551	6,150,551	5,037,991.33	126,993.45	985,566
2360	2360 AMERICAN RESCUE PLAN ACT FUND	855,000	855,000	71,347.76	10,086.00	773,566
2410	2410 POLICE LAW ENFORCEMENT FUND	4,513,517	4,802,517	3,855,332.83	130,767.52	816,417
2600	2600 TIF FUNDS	3,364,860	3,364,860	2,303,843	0	1,061,017
2700	2700 RID FUNDS	5,405,032	5,405,032	3,217,291	0	2,187,741
6110	6110 WATER FUND	3,541,118	3,541,118	2,199,858.56	69,106.61	1,272,153
6120	6120 WATER CAPITAL IMPROVEMENT FUND	1,392,538	1,392,538	892,556.55	137,864.88	362,117
6210	6210 SEWER FUND	1,306,181	1,306,181	981,609.26	0.00	324,572
6310	6310 STORM WATER FUND	1,337,732	1,337,732	183,947.82	572,656.62	581,128
6410	6410 GARBAGE FUND	1,203,457	1,203,457	862,513.62	0.00	340,943
	TOTALS	53,862,821	54,554,837	36,787,608	1,696,147	16,071,081

Checks over \$15,000 September 2023

NAME	INVOICE NET	INVOICE DESCRIPTION
BUTLER COUNTY WATER & SEWER DEPT	45,922.94	ACCT # 3048687-2055515
BUTLER COUNTY WATER & SEWER DEPT	97,775.99	AUGUST 2023 WASTE WATER
CDW GOVERNMENT, INC	28,350.40	NETWORK SWITCHES FOR CITY BUILDING
HUNTINGTON NATIONAL BANK	281,091.38	2ND HALF TRUSTEE PAYMENT - MALL
HUNTINGTON NATIONAL BANK	624,007.50	2ND HALF TRUSTEE PAYMENT - VHMON
HUNTINGTON NATIONAL BANK	112,681.47	2ND HALF TRUSTEE PAYMENT - 17 AC EAST
JACOB REEK	44,447.31	Administrative Conference Room A/V Upgrade
KENDIG KEAST COLLABORATIVE	18,658.75	PLANNING AND ZONING CODE UPDATE
MONROE LOCAL SCHOOL DISTRICT	2,216,688.88	SCHOOL REIMBURSEMENT
NATIONAL INSPECTION CORPORATION	29,416.91	BUILDING SERVICES FOR 2022
PUBLIC ENTITIES POOL OF OHIO	30,536.00	PROPERTY & LIABILITY COVERAGE 2023.
RUMPKE OF OHIO, INC	88,525.95	CUSTOMER # 6300108176
ALAN SCHMIDT	470,593.18	BOND RELEASE FOR MONROE XINGS SECTION 5A
MARVIN J SMITH	96,906.04	SOUTH UNION ROAD IMPROVEMENT PROJECT
WEX INC	28,436.20	FUEL FOR AUGUST 2023



STORMWATER UTILITY

Chapter 1028 of Codified Ordinances – Comprehensive Storm Water Management (Updated with Ord. No. 2022-04 on June 14, 2022)

- The purpose of this Chapter is to establish technically feasible and economically reasonable stormwater management standards to achieve a level of stormwater quality and quantity control that will minimize damage to property and degradation of water resources, and will promote and maintain the health, safety, and welfare of the citizens of Monroe.
- This update was required by the EPA.

Chapter 1048 of Codified Ordinances – Stormwater Utility

- Rates have been in place since 2006 (Ord. No. 2006-17)
- Monthly Rate Table is below:

This is a mandated charge by the EPA for storm drains, ditches, and impervious surfaces. CHARGED FOR EACH PARCEL, MONTHLY.

Type	Impervious Surface SF	Monthly Fee
Residential	ALL	\$3.00
Commercial / Industrial	< 9,999	\$5.00
Commercial / Industrial	10,000 - 24,999	\$12.17
Commercial / Industrial	25,000 - 49,999	\$26.00
Commercial / Industrial	50,000 - 99,999	\$52.00
Commercial / Industrial	100,000 - 249,999	\$121.25
Commercial / Industrial	> 250,000	\$173.25

STORM WATER FUND (6310) HISTORY

Year	Revenues	Operating Exp	Capital Exp	Surplus (Deficit)	GF Trf
2023 (Est.)	325,000	582,732	755,000	(1,012,732)	755,000
2022	323,437	454,863	102,544	(233,970)	689,000
2021	324,425	398,244	180,651	(254,470)	200,000
2020	317,415	255,793	185,765	(124,143)	160,000
2019	316,334	241,721	42,705	31,908	0
2018	308,642	269,475	41,860	(2,693)	0
2017	318,388	280,073	16,155	22,160	75,000
2016	291,182	290,681	57,578	(57,077)	0
2015	289,481	332,204	103,921	(146,644)	80,000
2014	297,253	315,345	753	(18,845)	0
TOTAL	3,111,557	3,421,131	1,486,932	(1,796,506)	1,959,000

Storm Water Fund is an Enterprise Fund – “charges to customers for sales & services are the **primary source of revenue for these funds and designed to generate sufficient revenues to pay for its cost**”

2024 budget assumes Storm Water Rate increase to cover operating expense deficit at minimum so General Fund transfer not required.

The General Fund has transferred \$1,959,000 to the Storm Water Fund over the last 10 years. There have also been Storm Water expenses paid directly from the General Fund & Capital Fund during this period that are not included in this number.

Revenues have increased slightly over the last 10 years due to new commercial and residential development (these developments also add strain to maintaining stormwater system).

Capital projects need and expense continue to escalate – **2024 Capital Budget includes one project (Todhunter Culvert Replacement) that is \$950,000.**

COMPS TO OTHER MUNICIPALITIES

City	Monthly (Residential)	Annual Income Collected	Population	Total Sq. Miles
Monroe	3.00	323,651	16,120	15.9
Forest Park	3.00	550,116	19,971	6.5
Franklin	5.25	833,928	11,636	9.3
Hamilton	5.00	2,971,517	62,947	21.6
Lebanon	3.90	998,979	20,841	13.0
Mason	4.70	1,640,468	34,337	18.7
Middletown	4.75	2,451,870	50,987	26.4
Milford	5.50	882,171	6,582	3.7
Springboro	3.00	500,059	19,263	9.4
Trenton	3.40	262,000	13,305	4.6
Vandalia	2.88	289,406	15,090	12.3
Average (Excluding Monroe)	4.14	1,138,051	25,496	12.5

COMMERCIAL CHARGE COMPARISONS

- We charged based upon Impervious Surface SF (shown on prior page) in 6 different tiers.

- Other examples include:

Franklin - \$5.25/2,611 Sq. Ft. of impervious surface

Hamilton - \$5 per ERU

Lebanon - Charge based on the amount of impervious surface

Mason - Total impervious surface divided by 1 ERU x \$4.70

Middletown - Total impervious surface divided by 2,814 (1 ERU) x \$4.75

Trenton - \$17 minimum or 5 ERUs per 3,000 Sq. Ft. lot size

CURRENT RATES

Generates approximately \$325,000 annually

# of Accts	CURRENT	Impervious Surf. SF	Monthly	Annual
4,793	Residential	ALL	3.00	36.00
201	Commercial/Industrial	< 9,999	5.00	60.00
49	Commercial/Industrial	10,000 - 24,999	12.17	146.04
59	Commercial/Industrial	25,000 - 49,999	26.00	312.00
44	Commercial/Industrial	50,000 - 99,999	52.00	624.00
21	Commercial/Industrial	100,000 - 249,999	121.25	1,455.00
34	Commercial/Industrial	> 250,000	173.25	2,079.00
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5,201				

Current rate amounts and rate structure have been in place since 2006.

There are many options to consider as we look to ensure revenues are adequate to cover operating and capital expenses related to the Stormwater system. The next several pages show options with estimated tiers and revenues to allow for discussion & consideration of how to move forward in 2024 and in the future.

Estimated annual revenues needed for all operating & capital expenditures totals \$2.6 Million.

Option 1 – keep current tiered system

Option 2 – keep current tiered system with additional tiers at top-end

Option 3 – add multiple tiers for residential & additional tiers at top-end

Option 4 – keep flat rate for residential or multiple tiers for residential & square footage for commercial/industrial

Option 5 – square footage for all accounts

RATE INCREASE SCENARIO # 1

FISHBECK PROPOSAL – keeps current tiered structure generating \$1.1 Million per year in revenues (approximately \$830,000 annual increase)

NEW MONTHLY & ANNUAL CHARGES

# of Accts	FISHBECK PROPOSAL	Impervious Surf. SF	Monthly	Annual
4,793	Residential	ALL	5.00	60.00
201	Commercial/Industrial	< 9,999	26.53	318.36
49	Commercial/Industrial	10,000 - 24,999	64.57	774.84
59	Commercial/Industrial	25,000 - 49,999	137.94	1,655.28
44	Commercial/Industrial	50,000 - 99,999	275.89	3,310.68
21	Commercial/Industrial	100,000 - 249,999	643.30	7,719.60
34	Commercial/Industrial	250,000 - 499,999	919.19	11,030.28

MONTHLY & ANNUAL INCREASE FOR EACH TIER

# of Accts	FISHBECK PROPOSAL	Impervious Surf. SF	Monthly	Annual
4,793	Residential	ALL	2.00	24.00
201	Commercial/Industrial	< 9,999	21.53	258.36
49	Commercial/Industrial	10,000 - 24,999	52.40	628.80
59	Commercial/Industrial	25,000 - 49,999	111.94	1,343.28
44	Commercial/Industrial	50,000 - 99,999	223.89	2,686.68
21	Commercial/Industrial	100,000 - 249,999	522.05	6,264.60
34	Commercial/Industrial	250,000 - 499,999	745.94	8,951.28

RATE INCREASE SCENARIO # 2

TWO ADDITIONAL TIERS AT TOP-END – generating \$1.2 Million per year in revenues (approximately \$890,000 annual increase) – additional tiers could be added after further review of square footage

NEW MONTHLY & ANNUAL CHARGES

# of Accts	PROPOSED	Impervious Surf. SF	Monthly	Annual
4,793	Residential	ALL	5.00	60.00
201	Commercial/Industrial	< 9,999	11.65	139.80
49	Commercial/Industrial	10,000 - 24,999	27.14	325.73
59	Commercial/Industrial	25,000 - 49,999	63.25	758.96
44	Commercial/Industrial	50,000 - 99,999	147.36	1,768.38
21	Commercial/Industrial	100,000 - 249,999	343.36	4,120.32
8	Commercial/Industrial	250,000 - 499,999	800.03	9,600.34
25	Commercial/Industrial	500,000 - 1,000,000	1,864.07	22,368.80
1	Commercial/Industrial	> 1,000,000	4,343.28	52,119.31

MONTHLY & ANNUAL INCREASE FOR EACH TIER

# of Accts	INCREASE	Impervious Surf. SF	Monthly	Annual
4,793	Residential	ALL	2.00	24.00
201	Commercial/Industrial	< 9,999	6.65	79.80
49	Commercial/Industrial	10,000 - 24,999	14.97	179.69
59	Commercial/Industrial	25,000 - 49,999	37.25	446.96
44	Commercial/Industrial	50,000 - 99,999	95.36	1,144.38
21	Commercial/Industrial	100,000 - 249,999	222.11	2,665.32
8	Commercial/Industrial	250,000 - 499,999	626.78	7,521.34
25	Commercial/Industrial	500,000 - 1,000,000	1,690.82	20,289.80
1	Commercial/Industrial	> 1,000,000	4,170.03	50,040.31

RATE INCREASE SCENARIO # 3

TWO ADDITIONAL TIERS AT TOP-END – generating \$2.6 Million per year in revenues (approximately \$2,200,000 annual increase) to meet annual operating & capital needs moving forward

NEW MONTHLY & ANNUAL CHARGES

# of Accts	PROPOSED	Impervious Surf. SF	Monthly	Annual
4,793	Residential	ALL	5.00	60.00
201	Commercial/Industrial	< 9,999	27.96	335.52
49	Commercial/Industrial	10,000 - 24,999	65.14	781.68
59	Commercial/Industrial	25,000 - 49,999	151.80	1,821.60
44	Commercial/Industrial	50,000 - 99,999	353.66	4,243.92
21	Commercial/Industrial	100,000 - 249,999	824.06	9,888.72
34	Commercial/Industrial	250,000 - 499,999	1,920.07	23,040.84
25	Commercial/Industrial	500,000 - 1,000,000	4,473.77	53,685.24
1	Commercial/Industrial	> 1,000,000	10,423.87	125,086.44

MONTHLY & ANNUAL INCREASE FOR EACH TIER

# of Accts	INCREASE	Impervious Surf. SF	Monthly	Annual
4,793	Residential	ALL	2.00	24.00
201	Commercial/Industrial	< 9,999	22.96	275.52
49	Commercial/Industrial	10,000 - 24,999	52.97	635.64
59	Commercial/Industrial	25,000 - 49,999	125.80	1,509.60
44	Commercial/Industrial	50,000 - 99,999	301.66	3,619.92
21	Commercial/Industrial	100,000 - 249,999	702.81	8,433.72
34	Commercial/Industrial	250,000 - 499,999	1,746.82	20,961.84
25	Commercial/Industrial	500,000 - 1,000,000	4,300.52	51,606.24
1	Commercial/Industrial	> 1,000,000	10,250.62	123,007.44

RATE INCREASE SCENARIO # 4

TWO ADDITIONAL TIERS AT TOP-END – generating \$660,000 per year in revenues (approximately \$330,000 annual increase) to prevent 2024 General Fund Transfer for operations only

NEW MONTHLY & ANNUAL CHARGES

# of Accts	PROPOSED	Impervious Surf. SF	Monthly	Annual
4,793	Residential	ALL	5.00	60.00
201	Commercial/Industrial	< 9,999	10.00	120.00
49	Commercial/Industrial	10,000 - 24,999	24.34	292.08
59	Commercial/Industrial	25,000 - 49,999	52.00	624.00
44	Commercial/Industrial	50,000 - 99,999	104.00	1,248.00
21	Commercial/Industrial	100,000 - 249,999	242.50	2,910.00
8	Commercial/Industrial	250,000 - 499,999	346.50	4,158.00
25	Commercial/Industrial	500,000 - 1,000,000	495.50	5,945.94
1	Commercial/Industrial	> 1,000,000	708.56	8,502.69

MONTHLY & ANNUAL INCREASE FOR EACH TIER

# of Accts	INCREASE	Impervious Surf. SF	Monthly	Annual
4,793	Residential	ALL	2.00	24.00
201	Commercial/Industrial	< 9,999	5.00	60.00
49	Commercial/Industrial	10,000 - 24,999	12.17	146.04
59	Commercial/Industrial	25,000 - 49,999	26.00	312.00
44	Commercial/Industrial	50,000 - 99,999	52.00	624.00
21	Commercial/Industrial	100,000 - 249,999	121.25	1,455.00
8	Commercial/Industrial	250,000 - 499,999	173.25	2,079.00
25	Commercial/Industrial	500,000 - 1,000,000	322.25	3,866.94
1	Commercial/Industrial	> 1,000,000	535.31	6,423.69