



To: Lisa Henty, Budget and Management Services
From: Martha Zeigler, Department of Water Management
Date: January 27, 2015
RE: Montessori School of Raleigh Proposed Annexation

OVERALL IMPACT:

The Department of Water Management sets rates and fees to recover operational costs and to provide current and future infrastructure necessary to supply water and wastewater for the City and surrounding service area. Any revenues not expended on operations and maintenance are accumulated to provide funding, including debt service, required to repair, rehabilitate, replace, and/or expand capacity of infrastructure.

Below is a table of net contribution of revenues over expenditures to the CIP program. Being an Enterprise Fund, any excess revenues from water and sewer services do not impact the General Fund or tax rates. If the property is annexed, the column for “inside rates” will apply. If the parcel is NOT annexed, but the developer is allowed to connect to water and sewer services, the “outside rates” column shows the amounts projected to be contributed to water and sewer capital funding.

The operational expenditures may be considered short term operating. The long-term or life-cycle expenditures for this and any other project may be reasonably determined by contributions to capital improvement projects from both rates and one-time capital facility fees which cover not only repair and maintenance for the pipe in the ground contributed by the developer, but also include all the other connecting infrastructure as well as the treatment plants that provide water and sewer treatment services.

Any changes in short and long-term life cycle costs will be managed by adjusting rates and facility fees based on actual performance data. Therefore, there is no anticipated impact on the Department from this annexation as the quantity of anticipated new customers is not material enough to impact the level of service in any material way. There is also no anticipated impact on compliance issues, regulatory requirements, master plans, or other overarching concern.

NET CONTRIBUTION TO WATER AND WASTEWATER CIP

YEAR	INSIDE	OUTSIDE
FY2014-15	\$ -0-	\$ -0-
FY2015-16	\$ -0-	\$ -0-
FY2016-17	\$ 13,250	\$ 13,250
FY2017-18	\$ 1,026	\$ 4,181
FY2018-19	\$ 2,113	\$ 8,613
FY2019-20	\$ 2,176	\$ 8,871
FY2020-21	\$ 2,241	\$ 9,138
FY2021-22	\$ 2,309	\$ 9,412
FY2022-23	\$ 2,378	\$ 9,694
FY2023-24	\$ 2,449	\$ 9,985

ADDITIONAL REVENUE:

As evidenced by the table above, the Department of Water Management would realize additional revenue from outside City rates if the property were not annexed but allowed to tie into water and sewer. These funds would be used for capital projects and debt service.

In addition, the City would receive one-time revenues from Capital Facility Fees paid to connect to the City Water and Sewer System. These fees would be deposited into the CIP program.

COSTS BEYOND THE BUILDOUT TIMEFRAME:

There are no anticipated significant cost, revenue, or regulatory issues associated with this particular development or area.

METHODOLOGY AND DATA SOURCES:

To calculate revenues, average consumption of 15 gallons per day for a student in a school equipped with a cafeteria and gym per the NC Administrative Code Wastewater Design Flow Rates was used, along with the assumption of one 1 1/2" meter. Rates include the assumption that a 3% annual rate increase will be ongoing.

Further assumptions include capital facility fees will be paid in early 2016 and the school opened in August of 2017 for a full contingent of 200 students.

The percentage of operational costs versus capital costs was estimated based on factors in the rate model used by the Department.

Preliminary plans show the sewer flow going to the Lick Creek basin and net contribution amounts to CIP are based on the assumption that the City will be providing water and sewer services.

IMPACTS ON EFFICIENCY AND EFFECTIVENESS:

As new infrastructure, the initial impact will be an increase in efficiency as there will be little repair and maintenance cost. However, this will change as the infrastructure ages. The annual recalibration of water and sewer rates based on anticipated operational and capital needs is anticipated to be able to accommodate this project without noticeable adverse impact on level of service or rates.

OTHER RELEVANT CONCERN:

This annexation is located in the Lick Creek Basin in which there are a number of pending development projects that are projected to require an additional ten or so lift stations along with a larger regional lift station. Therefore, while existing infrastructure can absorb these new homes at this time, this development along with others in the area will have an impact on overall planning for the basin now in process.