



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: John Stufflebean

SUBJECT: SEE BELOW

DATE: 03-19-10

Approved

Date

3/26/10

SUBJECT: PROPOSITION 218 PUBLIC NOTICES FOR SEWER SERVICE AND USE CHARGE AND STORM SEWER SERVICE CHARGE

RECOMMENDATION

Direct staff to send notices, in accordance with Proposition 218 requirements, to San José property owners for receipt no later than April 30, 2010, concerning the following proposed Sewer Service and Use Charge and Storm Sewer Service Charge rates increases for the next three years:

1. Sewer Service and Use Charge - It is proposed that the residential rate notice provide for an increase of up to 6% for fiscal years 2010-11, 2011-12, and 2012-13 and that the commercial rate notice provide for proposed increases for fiscal years 2010-11, 2011-12, and 2012-13 of approximately 3% to 11% for commercial services, depending on the nature of the sewage discharge.
2. Storm Sewer Service Charge - It is proposed that the residential rate notice provide for an increase of up to 4% for fiscal years 2010-11 and 2011-12, and up to 5% in 2012-13 and that the commercial rate notice provide for an increase of up to 5% for fiscal years 2010-11 and 2011-12, and up to 6% in 2012-13.

OUTCOME

Directing staff as recommended will ensure adequate time to meet Proposition 218 requirements for public noticing and will enable Council to consider rate increases for the Sewer Service and Use Charge and for the Storm Sewer Service Charge as part of the budget process; it will also provide San José property owners the opportunity to protest the proposed rate increases. Upon Council approval, mailing of rate increase notices will begin in late April, thus providing the required 45-day protest period before the public hearings in June. This timeline also ensures that the necessary changes within the Integrated Billing System can be made so that Sewer Service and Use Charge and Storm Sewer Service Charge rate increases can be effective on July 1, 2010.

BACKGROUND

Each year, Council reviews the rates for Sewer Service and Use Charges (SSUC) and Storm Sewer Service Charges (SSSC) to determine whether adjustments are necessary to align revenue with program costs. The uses for which SSUC revenue can be allocated are restricted by Municipal Code Section 15.12.450 to “the acquisition, construction, reconstruction, maintenance, and operation of the sanitary sewer system of the City of San José; as well as the principal and interest on any bonds, loans, and advances for the construction of the system.” The purposes of the SSSC, as stated in Municipal Code Section 15.16.1250 are: “for the acquisition, construction, reconstruction, maintenance, and operation of the storm drainage system of the City of San José, to repay principal and interest on any bonds, loans and advances and for any other purposes set forth in Section 15.16.1430.”

For the majority of users, these two charges are billed as a single line amount on property tax assessments. However, sanitary sewer charges for monitored industrial users (in excess of 25,000 gallons per day) are individually calculated and are billed on a monthly basis. In addition, other users that do not pay property taxes, such as governmental agencies, are also directly billed. The revenue received by the City is deposited into the SSUC and SSSC funds based on the rates established for the respective charges. This memorandum presents descriptions of the proposed rate increases for SSUC and SSSC.

Proposition 218, passed by the voters in 1996, requires that local governments notify all affected property owners regarding proposed increases in taxes and fees and hold a public hearing at least 45 days after the notices are mailed. If written protests to the fees are received from the majority of the affected property-owners, the government may not impose the new fees.

ANALYSIS

Fiscal Year 2010-11 Sewer Service and Use Charge and Storm Sewer Service Charge rate increases are being recommended to provide revenue for increased costs related to:

- Critical infrastructure needs at the sewage treatment plant;
- Needed improvements on the sanitary sewer and storm sewer systems;
- Mandatory permit and regulatory compliance;
- Rising maintenance and operations costs.

The revenue will also maintain cash reserves at fiscally prudent levels. Staff anticipate that increases in these charges will be again be needed in fiscal years 2011-12 and 2012-13 to keep pace with rising costs and fund program objectives.

For the Sewer Service and Use Charge, staff proposes a residential rate increase of up to 6% for 2010-11 and a commercial rate increase of approximately 3% to 11%, with the actual increase depending on the nature of the sewage discharge.

For the Storm Sewer Service Charge, staff proposes a residential rate increase of up to 4% for 2010-11 and a commercial rate increase of up to 5%.

Drafts of the notices are included as Attachments A (residential) and B (commercial). Regarding the commercial Sewer Service and Use Charge, please note that rate calculations require prior year usage data be included in the rate model. At the time of this writing this data is not yet available, and therefore the draft Prop 218 notice reflects the best current estimates. The information will become available in time to insert complete and accurate data in the commercial rate notices before they are mailed to property owners in late April. In addition to sending notices to property owners, commercial rate notices will also be sent to the users that are directly billed.

The notices describe how property owners can officially protest the proposed increases by submitting a written protest to the City during the required 45-day protest period. The notice also informs property owners that they may make comments at the public hearing scheduled in June. The notice includes instructions in Vietnamese and Spanish on how the full notice can be obtained in those languages. Proposition 218 requires that a rate increase not be imposed if written protests are submitted from a majority of affected property owners.

In order to comply with the Proposition 218 requirements, a public hearing must be held prior to the adoption of the budget, currently scheduled for June 15. To provide the mandatory 45-day protest period, the mail house must be notified by April 15 so that notices can be printed, mailed and delivered by April 30. Due to the timeline needed for Proposition 218 compliance, this memorandum is being brought forward for Council approval prior to the Budget Study Sessions.

Consistent with past budget processes, more detailed information regarding the purpose of the proposed rate increase will be provided during the May Budget Study Sessions and when staff returns to Council in June, with the final rate recommendations for FY 2010-11.

EVALUATION AND FOLLOW-UP

A public hearing will be held on Tuesday, June 15, at which time staff will provide a full report on the number and type of official protests received by the City Clerk's Office. In addition, staff tracks and reports to Council the number/volume of telephone calls and other customer feedback received regarding proposed rate increases; however, these can not be included as official protests based on Proposition 218 "official protest" requirements, but rather serve as additional information. After the public hearing, Council will vote on whether to adopt the proposed rate increases.

POLICY ALTERNATIVES

Alternative #1: Instead of noticing for rate increases for the next three years, the City Council

may elect to provide only a one-year rate proposal in the Proposition 218 notification. This proposed alternative would direct staff to send notices to San José property owners for receipt no later than April 30, 2010, concerning the following proposed sewer service and use charge and storm sewer service charge rates increases:

1. Sewer Service and Use Charge proposed residential rate increase of up to 6% for fiscal year 2010-11, and commercial proposed rate increase for fiscal year 2010-11 of approximately 3% to 11%, depending on the nature of the user's sewage discharge;
2. Storm Sewer Service Charge proposed residential rate increase of up to 4% for fiscal year 2010-11, and commercial proposed rate increase for fiscal year 2010-11 of up to 5%.

Pros: Annual noticing allows a member of the public to formally protest, according to Proposition 218 provisions, rate increases each year; however, an individual can also protest as part of the budget deliberation process and, particularly, during the Rate & Fee Schedule Public Hearing each year.

Cons: Costs for mailing the Proposition 218 rate notice are estimated at \$160,000 per year. Mailing separate notices each year would cost \$320,000 more than sending a single three-year notice this year. Past rate increase notifications for the sewer and storm fees have included three-year rate proposals. Therefore, direction to notice rate increases for three fiscal years would be consistent with past practice.

Reason for not recommending: The additional costs of noticing one-year Proposition 218 rate proposals versus noticing three-year rate proposals have a significant impact to the budgets of the Sewer Service and Use Charge and Storm Sewer Service Charge Funds.

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

The recommendations contained in this memorandum do not apply to any of the above criteria. Upon approval of the recommended actions, a public notice will be sent to all San José property owners advising them of proposed Sewer Service and Use Charge and Storm Sewer Service Charge rate increases, with an opportunity to protest proposed increases through the Proposition 218 public comment process.

COORDINATION

This memorandum was coordinated with the City Manager's Budget Office and the City Attorney's Office.

COST IMPLICATIONS

Costs for the mailing of the Proposition 218 rate notice are estimated to be approximately \$160,000. Existing funds are available for this mailing.

BUDGET REFERENCE

Not Applicable

CEQA

Not a project.

/s/

JOHN STUFFLEBEAN

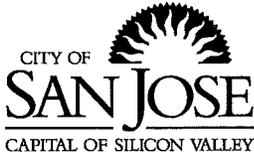
Director, Environmental Services

For questions, please contact Kate Drayson, Administrative Officer, Administrative Services Division, at (408) 535-8553.

Attachments:

- (A) Draft Proposition 218 Rate Notice – Sewer Service & Use Charge Residential
- (B) Draft Proposition 218 Rate Notice – Storm Sewer Service Charge Residential
- (C) Draft Proposition 218 Rate Notice – Sewer Service & Use Charge Commercial
- (D) Draft Proposition 218 Rate Notice – Storm Sewer Service Charge Commercial

ATTACHMENT A



Environmental Services Department

**NOTICE OF PUBLIC HEARING:
PROPOSED SEWER SERVICE AND USE CHARGE INCREASES**

On June 15, 2010, at 1:30 p.m., or as soon thereafter as the matter may be heard, the San José City Council is scheduled to conduct a public hearing on proposed increases to the Sewer Service and Use Charges. These charges are paid by residential, institutional, commercial, and industrial users of the sanitary sewer system.

At the hearing, the Department of Environmental Services will be proposing residential rate increases of up to 6% for fiscal year 2010-2011 (July 1, 2010 to June 30, 2011). If the City Council adopts these proposed increases, the monthly impacts to residential households would be as follows:

PROPERTY TYPE	2009-2010 Current Rates Per Month	Proposed Monthly Increase	2010-2011 Proposed Rates Per Month
Single-Family Residence	\$31.00	\$1.86	\$32.86
Multiple-Family Residence (per unit)	\$17.73	\$1.06	\$18.79
Mobile Home (per unit)	\$17.77	\$1.07	\$18.84

This notice also covers possible Sewer Service and Use Charge rate increases of up to 6% in fiscal year 2011-2012 effective July 1, 2011, and up to 6% in fiscal year 2012-2013 effective July 1, 2012. The City Council will set the exact rates closer to time in each case, based on refinements in the calculations — but they cannot be higher than the estimate specified without re-noticing.

Reason for the Proposed Increases

Sewer Service and Use Charges cover costs associated with the City’s wastewater collection and treatment systems which include the San José/Santa Clara Water Pollution Control Plant (Plant) and the City’s 2,200-mile sewage collection system. Many elements comprising the system are 30 to nearly 55 years old and have reached the end of their useful life.

Plant Funding Needs – Since 1956, the Plant has worked non-stop to protect our health, bay, and economy; it performs at an advanced (tertiary) level as it cleans an average of 100 million gallons of wastewater per day and treats and dries about 40,000 tons of biosolids per year. Aging infrastructure combined with the harsh wastewater environment have resulted in systemwide vulnerabilities for possible failures that could result in Plant down time, sanitary sewer overflows, and regulatory permit violations. A 2007 Infrastructure Condition Report estimated \$1 billion in costs for repairing and rebuilding equipment and facilities for treating wastewater; of this, \$250 million in critical needs were identified, including repairs to digester tanks, replacing the outdated electrical system, replacing engines that power the Plant, and replacing worn concrete. A separate analysis projects that \$.5 billion may also be needed to change to new technologies for drying biosolids. The City is now developing a master plan (Plant Master Plan) to determine the best technologies and most sustainable approach to rebuilding the Plant. Proposed rate increases will help fund these needed improvements to ensure the Plant continues to perform its vital role while complying with current and future regulatory requirements.

Sanitary Sewer System Funding Needs – The sanitary sewer system, like the treatment Plant, is also aging, and outdated sewer maintenance equipment is resulting in insufficient cleaning and maintenance of several miles of sewers, mostly in residential areas, heightening concerns about potential sanitary sewer overflows. The system also needs additional resources to operate and maintain the system in a manner that complies with new, stricter

ATTACHMENT A

regulations. Critical projects on the sewer system that will be funded by this rate increase include rehabilitation of 34,000 feet of trunk sewers and rehabilitation of nine sewer pump stations. Additional staffing will be hired to address ongoing maintenance issues, and new equipment will be purchased to improve the effectiveness of sewer line cleaning.

The proposed increases will enable the City to address the aging infrastructure repair and replacement needs in San José to ensure reliable utility services and protect public health and safety. San José sewer rates are among the lowest nationwide for cities with comparable advanced treatment.

Property Tax Statements

For most properties, the Sewer Service and Use Charge is combined with the Storm Sewer Charge on the annual property tax bill and collected by the County of Santa Clara. ***Included in this packet is a second Public Notice informing property owners of proposed rate increases for the City's Storm Sewer Charge.***

If the City Council approves the proposed charges, and your charges are included on your property tax bill, the new Sewer Service and Use Charge for services beginning July 1, 2010 will appear on your fiscal year 2010-2011 Property Tax Bill due November 1, 2010. If the Council does not approve the proposed charges, current charges will remain in effect. If you need assistance in determining the impact of the proposed rate adjustments on the charge against your property, or have other questions, please call our Customer Contact Center at (408) 535-3500.

Deadline for Protests: June 15

If you wish to file a protest of the proposed increases to the Sewer Service and Use charges, you must follow these rules for your protest to be included in the official tally presented to the City Council:

- Protests must be in writing and received by the City prior to the close of the public hearing on June 15, 2010.
- ***You must indicate the Assessor's Parcel Number(s)*** of the property(ies) you own that are subject to the proposed rate adjustment. The parcel number is printed at the top of the enclosed cover letter in this packet.
- Submit ***written*** protests to the Office of the City Clerk in the form of a letter, fax, or e-mail as shown below:

Mail (or hand-deliver)	Fax	E-mail
Sewer Services Rate Increase City of San José – Office of the City Clerk 200 E. Santa Clara St., 2 nd Fl. Wing San José, California 95113-1905	(408) 292-6207 Sewer Services Rate Increase	SewerRateProtest@sanjoseca.gov

Requesting this Notice in Other Languages

Este paquete contiene dos (2) avisos públicos que describen los aumentos propuestos en la tarifa para el fondo del servicio y uso del alcantarillado y para el fondo del servicio de drenaje de aguas lluvias. Para obtener una copia en español de este aviso de tarifas, visite www.sanjoseca.gov/esd/rates-notice.asp o llame al (408) 535-3500. El 19 de junio de 2007 es la fecha límite para recibir objeciones enviadas por correo; así que no se demore en solicitar esta información. Gracias.

Taáp saùch nõu naøy coù hai (2) Thoâng Baøu Coâng Coâng trong ñoù coù caùc chi tieát veà ñeà nghò taêng giaù cho Dòch Vui Coáng vaø Ngaân Quyõ veà Phí Sõu Duing laãn Ngaân Quyõ veà Phí Dòch Vui Coáng Thoàùt Nõòuc Mõa (Sewer Service and Use Charge rates and Storm Sewer Service Charge rates). Neà coù baùn sao cuõa thoâng baøu veà giaù bieàu naøy baèng tieáng Vieät, xin ñeán www.sanjoseca.gov/esd/rates-notice.asp hoaèc goõi (408) 535-3500. Ngaøy 19 thaùng Saùu, 2007, laø haïn choùt ñeà nhaãn caùc khaùng nghò goõi qua böu ñieãn, vì theá xin ñõøng chaãm treã trong vieác yeâu caàu thoâng tin naøy. Caùm õn quyù vò.

Requesting this Notice in Other Formats

In accordance with the Americans with Disabilities Act, this letter can be made available upon request in alternative formats such as Braille, large print, audiotape, or computer disk. Requests can be made by calling (408) 535-3500 (voice) or (800) 735-2929 (California Relay System).



**NOTICE OF PUBLIC HEARING:
PROPOSED STORM SEWER SERVICE CHARGE INCREASES**

On June 15, 2010, at 1:30 p.m., or as soon thereafter as the matter may be heard, the San José City Council is scheduled to conduct a public hearing on proposed increases to Storm Sewer Service Charges. These charges are paid by residential, commercial, industrial, and institutional users of the storm sewer system.

At the hearing, the Department of Environmental Services will be proposing residential rate increases of up to 4% for fiscal year 2010-2011 (July 1, 2010 to June 30, 2011). If the City Council adopts these proposed increases, the monthly impacts to residential households would be as follows:

PROPERTY TYPE	2009-2010 Current Rates Per Month	Proposed Monthly Increase	2010-2011 Proposed Rates Per Month
Single-Family Residential and Duplex	\$7.64	\$0.31	\$7.95
Small Multiple Family Residential (3-4 units),	\$14.51	\$0.58	\$15.09
Large Multiple Family Residential (5 or more units), per unit)	\$4.18	\$0.17	\$4.35
Residential Condominium, per unit	\$4.18	\$0.17	\$4.35
Mobil Home, per unit	\$3.83	\$0.15	\$3.98

This Notice also covers possible Storm Sewer Service Charge rate increases of up to 4% for fiscal year 2011-2012 beginning July 1, 2011 and up to 5% for fiscal year 2012-2013 beginning July 1, 2012. The City Council will set the exact rates closer to time in each case, based on refinements in the calculations — but they cannot be higher than the estimate specified without re-noticing.

Reason for the Proposed Increases

Storm Sewer Service Charges pay for the operation, maintenance, and improvement of the storm sewer system, which includes the pipelines that convey rainfall away from your property as well as the associated pump stations and outfalls into the creeks. Significant portions of this system are over 40 years old and are in need of repair or replacement.

Over the next several years, the City is anticipating the need to undertake replacement or significant repairs to these pipelines, pump stations, and outfalls due to their age and likelihood of failure. These proposed increases also support environmental protection programs as required by federal and state water quality permits for protecting the South San Francisco Bay and local streams that flow into the Guadalupe River and Coyote Creek before entering the Bay.

Critical projects that will be funded by this rate increase include pump station rehabilitation and infrastructure rehabilitation along heavily-utilized pedestrian corridors. In addition to the current infrastructure condition, increasing regulatory requirements require additional staffing to perform inspections and, develop and manage pollution prevention programs.

The proposed increases will enable the City to address the aging infrastructure repair and replacement needs in San José to ensure reliable utility services and protect public health and safety. San José storm rates are among the lowest in the Bay Area and nationwide for large cities.

ATTACHMENT B

Property Tax Statements

For most properties, the Storm Sewer Service Charge is combined with the Sewer Service and Use Charge on the annual property tax bill and collected by the County of Santa Clara. *Included in this packet is a second Public Notice informing property owners of proposed rate increase for the City's Sewer Service and Use Charge.*

If the City Council approves the proposed charges, and your charge is included on your property tax bill, the new Storm Sewer Service Charge for services beginning July 1, 2010 will appear on your fiscal year 2010-2011 Property Tax Bill due November 1, 2010. If the Council does not approve the proposed charges, current charges will remain in effect. If you need assistance in determining the impact of the proposed rate adjustments on the charge against your property, or have other questions, please call our Customer Contact Center at (408) 535-3500.

Deadline for Protests: June 15

If you wish to file a protest of the proposed increases to the Storm Sewer Service charge, you must follow these rules for your protest to be included in the official tally presented to the City Council:

- Protests must be in writing and received by the City prior to the close of the public hearing on June 15, 2010.
- **You must indicate the Assessor's Parcel Number(s)** of the property(ies) you own that are subject to the proposed rate adjustment. The parcel number is printed at the top of the enclosed cover letter in this packet.
- Submit **written** protests to the Office of the City Clerk in the form of a letter, fax, or e-mail as shown on the table below:

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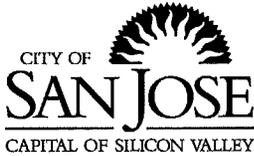
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**NOTICE OF PUBLIC HEARING:
PROPOSED STORM SEWER SERVICE CHARGE CHANGES**

On June 15, 2010, at 1:30 p.m., or as soon thereafter as the matter may be heard, the San José City Council is scheduled to conduct a public hearing on proposed increases to Storm Sewer Service Charges. These charges are paid by residential, commercial, industrial, and institutional users of the storm sewer system.

At the hearing, the Department of Environmental Services will be proposing commercial, institutional, and industrial rate increases of up to 5% for fiscal year 2010-2011 (July 1, 2010 to June 30, 2011). Please refer to the attached schedule for more detailed information.

This Notice also covers possible Storm Sewer Service Charge rate increases of up to 5% for fiscal year 2011-2012 beginning July 1, 2011 and up to 6% for fiscal year 2012-2013 beginning July 1, 2012. The City Council will set the exact rates closer to time in each case, based on refinements in the calculations — but they cannot be higher than the estimate specified without re-noticing.

Storm Sewer Service Charges are paid by residential, commercial, industrial, and institutional users of the storm sewer system. These charges pay for the operation, maintenance and improvement of the storm sewer system, which includes the pipelines that convey rainfall away from your property as well as the associated pump stations and outfalls into the creeks. They also support environmental protection programs required to meet federal and state water quality permits for protection of the South San Francisco Bay and local streams.

For most properties, the Storm Sewer Service Charge is combined with the Sewer Service and Use Charge on the annual Property Tax Bill and collected by the County. ***This notice only relates to the Storm Sewer Service Charge, and the proposed rate increases are separate and apart from the Sewer Service and Use Charge.***

Billing Impacts

If the City Council approves the proposed charges, and your charge is included on your property tax bill, the new Storm Sewer Service Charge for services beginning July 1, 2010, will appear on your fiscal year 2010-2011 Property Tax Bill due November 1, 2010. If the Council does not approve the proposed charges, current charges will remain in effect. The Council may approve any amount of increase up to the maximum stated in this notice.

If you need assistance in determining the impact of the proposed rate adjustments on the charge against your property, or have questions, please call our Customer Contact Center at (408) 535-3500.

Reason for the Proposed Increases

Storm Sewer Service Charges pay for the operation, maintenance, and improvement of the storm sewer system, which includes the pipelines that convey rainfall away from your property as well as the associated pump stations and outfalls into the creeks. Significant portions of this system are over 40 years old and are in need of repair or replacement.

Over the next several years, the City is anticipating the need to undertake replacement or significant repairs to these pipelines, pump stations, and outfalls due to their age and likelihood of failure. These proposed increases also support environmental protection programs as required by federal and state water quality permits for protecting the South San Francisco Bay and local streams that flow into the Guadalupe River and Coyote Creek before entering the Bay.

Critical projects that will be funded by this rate increase include pump station rehabilitation and infrastructure rehabilitation along heavily-utilized pedestrian corridors. In addition to the current infrastructure condition, increasing regulatory requirements require additional staffing to perform inspections and, develop and manage pollution prevention programs.

ATTACHMENT D

The proposed increases will enable the City to address the aging infrastructure repair and replacement needs in San José to ensure reliable utility services and protect public health and safety. San José storm rates are among the lowest in the Bay Area and nationwide for large cities.

Deadline for Protests: June 19

If you wish to file a protest of the proposed increases to the Storm Sewer Service charge, you must follow these rules for your protest to be included in the official tally presented to the City Council:

- Protests must be in writing and received by the City prior to the close of the public hearing on June 15, 2010.
- ***You must indicate the Assessor's Parcel Number(s)*** of the property(ies) you own that are subject to the proposed rate adjustment. The parcel number is printed at the top of the enclosed cover letter in this packet.
- Submit ***written*** protests to the Office of the City Clerk in the form of a letter, fax, or e-mail as shown on the table below:

Mail (or hand-deliver)	Fax	E-mail
Sewer Services Rate Increase City of San José – Office of the City Clerk 200 E. Santa Clara St., 2 nd Fl. Wing San José, California 95113-1905	(408) 292-6207 Sewer Services Rate Increase	SewerRateProtest@sanjoseca.gov

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ATTACHMENT D

**SCHEDULE OF PROPOSED STORM SEWER SERVICE CHARGES
FISCAL YEAR 2010-2011
COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL RATES**

Storm Sewer Service Charges for all non-residential property types are computed by acreage-based formulas by property type. To determine the annual charge imposed on your property:

1. Find the type of property that you own in column (A);
2. Multiply the acreage of your parcel by amount (B) and then add amount (C).

(A) PROPERTY TYPE	2009-2010 Current Rates Per Month	2010-2011 Proposed Monthly Increase	2010-2011 Proposed Rates Per Month
Open Space	(B) \$ 7.44 per acre -PLUS- (C) \$13.46	(B) \$0.37 per acre -PLUS- (C) \$0.67	(B) \$7.81 per acre -PLUS- (C) \$14.13
School	(B) \$ 3.70 per acre -PLUS- (C) \$13.46	(B) \$0.19 per acre -PLUS- (C) \$0.67	(B) \$3.89 per acre -PLUS- (C) \$14.13
Church	(B) \$ 7.44 per acre -PLUS- (C) \$26.91	(B) \$0.37 per acre -PLUS- (C) \$1.35	(B) \$7.81 per acre -PLUS- (C) \$28.26
College/University	(B) \$ 7.44 per acre -PLUS- (C) \$26.91	(B) \$0.37 per acre -PLUS- (C) \$1.35	(B) \$7.81 per acre -PLUS- (C) \$28.26
Commercial, Light Industrial and Miscellaneous Premises	(B) \$12.65 per acre -PLUS- (C) \$53.81	(B) \$0.63 per acre -PLUS- (C) \$2.69	(B) \$13.28 per acre -PLUS- (C) \$56.50
Small Commercial, Light Industrial and Miscellaneous Premises, (under .2 acre)	(B) \$12.65 per acre -PLUS- (C) \$26.91	(B) \$0.63 per acre -PLUS- (C) \$1.35	(B) \$13.28 per acre -PLUS- (C) \$28.26
Heavy Industrial Premises	(B) \$12.65 per acre -PLUS- (C) \$67.27	(B) \$0.63 per acre -PLUS- (C) \$3.36	(B) \$13.28 per acre -PLUS- (C) \$70.63
Parking Facility	(B) \$13.40 per acre -PLUS- (C) \$53.82	(B) \$0.67 per acre -PLUS- (C) \$2.69	(B) \$14.07 per acre -PLUS- (C) \$56.51