

**MEETING NOTICE
MAIZE CITY COUNCIL
SPECIAL MEETING**

TIME: 6:00 P.M.
DATE: MONDAY, APRIL 8, 2019
PLACE: MAIZE CITY HALL
10100 W. GRADY AVENUE

**MAIZE CITY COUNCIL AGENDA
MAYOR DONNA CLASEN PRESIDING**

- 1) Call to Order
- 2) Roll Call
- 3) Approval of Agenda
- 4) New Business
 - A Small Cell Tower Ordinance
- 5) Adjournment

After adjournment Council will transition to the “Informal Workshop Format” provided under separate cover.

**MAIZE CITY COUNCIL
SPECIAL MEETING
MONDAY, APRIL 8, 2019**

AGENDA ITEM #4A

ITEM:

Ordinance adopting aesthetic review and application procedures for Small Cell Antenna structures.

BACKGROUND:

In October 2018, the Federal Communications Commission (FCC) issued Declaratory Ruling 18-133 that became effective January 14, 2019. The ruling establishes additional mandates regarding how local units of government can regulate wireless communication facilities as follows:

- 1) Requiring small wireless facilities up to a certain height and size to be permitted in the right-of-way and establishing “presumptively reasonable” fees that local governments can charge for the use of right-of-way.
- 2) Requiring that local aesthetic requirements be reasonable, non-discriminatory, objective, and published no later than April 14, 2019.** Such requirements may be amended at any time following publication.
- 3) Limiting the time to review of an application for small wireless facility for completeness to 10 days and establishing a procedure for written notification of application deficiencies.
- 4) Requiring that a single application be accepted for multiple locations.
- 5) Clarifying that the required review times are for all local permits not just zoning.

Staff has prepared a basic ordinance covering aesthetics and review procedures in order to meet the April 14, 2019 publication deadline. Staff will continue to monitor the legislative process and FCC requirements to determine if further amendments need to be made to the original ordinance.

FINANCIAL CONSIDERATIONS:

Approval will not create any financial obligations for the City.

LEGAL CONSIDERATIONS:

The ordinance adopting the associated aesthetic review and application procedures has been reviewed by the City Attorney and approved as to form.

RECOMMENDATION/ACTION:

Option #1 - Adopt the Small Cell ordinance and publish the in the Clarion.

or

Option #2 – Approve and adopt Chapter 29 of the City of Maize Code Book, defining Small Cell Towers requirements and restrictions.

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF MAIZE, KANSAS,
CREATING CHAPTER _____ OF THE CODE OF THE CITY
OF MAIZE, KANSAS, RELATING TO REGULATION OF
WIRELESS COMMUNICATION FACILITIES WITHIN THE
CORPORATE LIMITS OF THE CITY OF MAIZE, KANSAS.**

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MAIZE,
KANSAS:

Section 1: FINDINGS

The City of Maize hereby finds:

1.1 The wireless telecommunications industry has expressed interest in submitting applications to place antennas and associated equipment on new or existing structures in the City of Maize's public rights-of-way for deployment of "small cell" wireless telecommunications facilities (hereinafter "small cell installations").

1.2 The deployment of small cell installations may have both positive and negative impacts on our community. Multiple small cell installations within the public right-of-way can impact property values; pose a threat to the public health, safety and welfare; create traffic and pedestrian safety hazards; impact trees where proximity conflicts may require trimming of branches or require removal of roots; create visual and aesthetic blights and potential safety concerns from excessive size, height, weight, noise or lack of camouflaging which negatively impact the quality and character of the City of Maize.

1.3 The City of Maize currently regulates all wireless telecommunications facilities in the public right-of-way through a zoning and permit process. The City of Maize's existing code has not been updated to reflect current telecommunications trends or necessary legal requirements. Further, the existing code provisions were not specifically designed to address the unique legal and practical issues that arise in connection with multiple small cell installations deployed in the public rights-of-way.

1.4 Federal regulations have changed substantially since the City of Maize last updated its code regarding wireless telecommunications facilities. A recent FCC Order suggests that all local jurisdictions comply with various rules and recommendations on the exercise of local aesthetic, zoning, public works, and fee schedules when dealing with small cell installations. Thus the City of Maize is in clear need of its own updated regulations for small cell installations in the public right-of-way given the number of anticipated applications and new legal timelines during which the City of Maize must act.

1.5 The City of Maize recognizes its responsibilities under the federal Telecommunications Act of 1996 and state law, and believes that it is acting consistent with the current state of the law in ensuring that development activity does not endanger public health, safety, or welfare. The City of Maize intends this Ordinance to ensure that the installation, augmentation and relocation of small cell installations in the public rights-of-way are conducted in such a manner as to lawfully balance the legal rights of applicants under the federal Telecommunications Act and K.S.A. 66-2019 with the rights, safety, privacy, property and security of residents of the City of Maize.

1.6 This chapter is not intended to, nor shall it be interpreted or applied to: (1) prohibit or effectively prohibit any wireless telecommunications service provider's ability to provide wireless services; (2) prohibit or effectively prohibit any entity's ability to provide any interstate or intrastate telecommunications service; (3) unreasonably discriminate among providers of functionally equivalent services; (4) deny any request for authorization to place, construct or modify wireless telecommunications service facilities on the basis of environmental effects of radio frequency emissions so long as such wireless facilities comply with the FCC's regulations concerning such emissions; (5) prohibit any collocation or modification that the City of Maize may not deny under federal or state law; or (6) otherwise authorize the City of Maize to preempt any applicable federal or state law.

1.7 Based on the foregoing, the Maize City Council finds and determines that the preservation of public health, safety and welfare requires that this Ordinance be enacted and be effective immediately upon adoption.

NOW, THEREFORE, the City of Maize does ordain as follows:

Section 2: DEFINITIONS

"Co-Located Small Cell Installation" means a single telecommunication tower, pole, mast, cable, wire or other structure supporting multiple antennas, dishes, transmitters, repeaters, or similar devices owned or used by more than one public or private entity.

"Exempted Telecommunications Facility" includes, but is not limited to, the following unless located within a recognized Historic District:

- a. A single ground or building mounted receive-only radio or television antenna including any mast, for the sole use of the tenant occupying the residential parcel on which the radio or television antenna is located; with an antenna height not exceeding twenty-five feet;
- b. A ground or building mounted citizens band radio antenna, including any mast, if the height (post and antenna) does not exceed thirty-five feet;

c. A ground, building, or tower mounted antenna operated by a federally licensed amateur radio operator as part of the Amateur Radio Service, if the height (post and antenna) does not exceed thirty-five feet;

d. A ground or building mounted receive-only radio or television satellite dish antenna, which does not exceed thirty-six inches in diameter, for the sole use of the resident occupying a residential parcel on which the satellite dish is located; provided the height of said dish does not exceed the height of the ridgeline of the primary structure on said parcel.

e. Mobile services providing public information coverage of news events of a temporary nature.

f. Hand-held devices such as cell phones, business-band mobile radios, walkie-talkies, cordless telephones, garage door openers and similar personal-use devices.

g. Government-owned and operated receive and/or transmit telemetry station antennas for supervisory control and data acquisition (SCADA) systems for water, flood alert, traffic control devices and signals, storm water, pump stations and/or irrigation systems, with heights not exceeding thirty-five feet.

h. City of Maize-owned and operated antennae used for emergency response services, public utilities, operations and maintenance if the height does not exceed seventy feet.

i. Telecommunication facilities less than fifty feet in height, in compliance with the applicable sections of this chapter, located on a parcel owned by the City of Maize and utilized for public and/or quasi-public uses where it is found by the Maize City Council to be compatible with the existing uses of the property and serving the public interest.

j. Telecommunication facilities, including multiple antennas, in compliance with the applicable sections of this chapter, located on an industrial parcel and utilized for the sole use and purpose of a research and development tenant of said parcel, where it is found by the Planning Administrator to be aesthetically compatible with the existing and surrounding structures.

"Major Telecommunications Facility" means telecommunication towers, poles or similar structures greater than 50 feet in height, including accessory equipment such as transmitters, repeaters, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals, as well as support structures, equipment buildings and parking areas.

"Public Right of Way" means the area on, below, or above property that has been designated for use as or is used for a public roadway, highway, street, sidewalk, alley or similar purpose, and for purposes of this Chapter shall include Public Utility Easements, but only to the extent the City of Maize has the authority to permit use of the area for this

purpose. The term does not include a federal interstate highway or other areas that are not within the legal jurisdiction, ownership or control of the City of Maize.

"Small Cell Installation" means all equipment required for the operation and maintenance of so-called "small cell" wireless communications systems that transmit and/or receive signals but are not "Major Telecommunications Facilities," including antennas, microwave dishes, power supplies, transformers, electronics, and other types of equipment required for the transmission or receipt of such signals.

Section 3: PERMITTING PROCESS

3.1 Permit Required. No small cell installation shall be constructed, erected, modified, mounted, attached, operated or maintained within the City of Maize on or within any public right-of-way without the issuance of a permit. No approval granted under this chapter shall confer any exclusive right, privilege, license or franchise to occupy or use the public right-of-way of the City of Maize for delivery of telecommunications services or any other purpose.

3.2 Application Content. All permit applications must include:

A. Detailed site and engineering plans for each proposed small cell installation, including all associated equipment necessary for its operation;

B. A master plan showing the geographic service area for the proposed small cell installation(s), and all of applicant's existing, proposed and anticipated installations in the City of Maize;

C. Photographs of proposed facility equipment;

D. Visual impact analyses with photo simulations;

E. Certification by a certified radio-frequency engineer that the small cell installation will be in compliance with the FCC standards for RF emissions as they relate to the general public, including aggregate emissions for all co-located equipment;

F. Certification that the applicant has a right under state law to install wireless telecommunications facilities in the public right-of-way;

G. Documentation demonstrating a good faith effort to locate the small cell installation in accordance with the preferred provisions of this chapter;

H. Documentation that owners of all properties within 500 feet of the proposed small cell installation have been notified in writing of the proposed installation;

I. An executed indemnification agreement as set forth in section 3.6 hereof.

3.3 Application Fee. The City of Maize shall assess a per-installation fee of \$500 per application, which can include up to five small cell installations, with an additional \$100 per installation after five to cover the City of Maize's costs of processing, reviewing, evaluating, conducting a public hearing, and other activities involved in consideration of the application, and conducting oversight of the construction of the small cell installation to ensure compliance with zoning requirements.

3.4 Consultant Fee. The City of Maize shall have the right to retain an independent technical consultant to assist the City of Maize in its review of the application. The reasonable cost of the review shall be paid by the applicant.

3.5 Compliance Bond. Upon approval of the application, the Permittee shall be required to post a bond in the amount of \$50,000 for each small cell installation, such bond to be held and maintained during the entire period of Permittee's operation of each small cell installation in the City of Maize as a guarantee that no such installation, including any co-located equipment, exceeds or will exceed the allowable FCC limits for RF radiation exposure to the general public as determined by a qualified independent RF engineer under Section 3.7.2 hereof.

3.6 Indemnification. Permittee shall provide an executed agreement in the form provided by the City of Maize, pursuant to which Permittee agrees to defend, hold harmless and fully indemnify the City of Maize, its officers, employees, agents, attorneys, and volunteers, from (i) any claim, action or proceeding brought against the City of Maize or its officers, employees, agents, or attorneys to attack, set aside, void, or annul any such approval of the City of Maize or (ii) a successful legal action brought against the City of Maize for loss of property value or other harm caused by the placement or operation of a small cell installation. This indemnification agreement shall be in a form acceptable to the City of Maize Attorney and shall include, but not be limited to, damages, fees and/or costs awarded against the City of Maize, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the Permittee, the City of Maize and/or the parties initiating or bringing such proceeding. The agreement shall also include a provision obligating the Permittee to indemnify the City of Maize for all of the City of Maize's costs, fees and damages which the City of Maize incurs in enforcing the indemnification provisions of this Section.

3.7 Annual Re-certification.

3.7.1 Each year, commencing on the first anniversary of the issuance of the permit, the Permittee shall submit to the City of Maize an affidavit which shall list all active small cell wireless installations it owns within the City of Maize by location, certifying that (1) each active small cell installation is covered by liability insurance in the amount of \$2,000,000 per installation, naming the City of Maize as additional insured; and (2) each active installation has been inspected for safety and found to be in sound working condition and in compliance with all federal safety regulations concerning RF exposure limits. Annual recertification fee shall be \$270 per year for each small cell installation.

3.7.2 The City of Maize shall have the right to employ a qualified RF engineer to conduct an annual random and unannounced test of the Permittee's small cell wireless installations located within the City of Maize to certify their compliance with all FCC radio-frequency emission limits as they pertain to exposure to the general public. The reasonable cost of such tests shall be paid by the Permittee.

3.7.3 In the event that such independent tests reveal that any small cell installation or installations owned or operated by Permittee or its Lessees, singularly or in the aggregate, is emitting RF radiation in excess of FCC exposure guidelines as they pertain to the general public, the City of Maize shall notify the Permittee and all residents living within 1500 feet of the small cell installation(s) of the violation, and the Permittee shall have forty-eight (48) hours to bring the small cell installation(s) into compliance. Failure to bring the small cell installation(s) into compliance shall result in the forfeiture of all or part of the Compliance Bond, and the City of Maize shall have the right to require the removal of such installation(s), as the City of Maize in its sole discretion may determine is in the public interest.

3.7.4 Any small cell wireless installation which is no longer in use shall be removed by the Permittee within 30 days of being taken out of use.

3.7.5 Any small cell wireless installation which is not removed within 30 days after being listed as no longer in use in the annual re-certification affidavit shall be subject to a fine of \$100/day until such installation is removed.

3.7.6 Where such annual re-certification has not been properly or timely submitted, or equipment no longer in use has not been removed within the required 60-day period, no further applications for small cell wireless installations will be accepted by the City of Maize until such time as the annual re-certification has been submitted and all fees and fines paid.

3.8 Non-Permitted Installations Any small cell installation constructed, erected, modified or enhanced prior to the issuance of a site-specific permit from the City of Maize shall be removed prior to the submission of any other application. No application for a small cell installation shall be considered, and no so-called "shot clock" for approval shall commence, while such unauthorized installations remain.

Section 4: LOCATION AND CONFIGURATION PREFERENCES

4.1 Siting Guidelines. The purpose of this section is to provide guidelines to applicants and the reviewing authority regarding the preferred locations and configurations for small cell installations in the City of Maize, provided that nothing in this section shall be construed to permit a small cell installation in any location that is otherwise prohibited by this ordinance or any other section of the City of Maize code.

4.2 Order of preference - Location. The order of preference for the location of small cell installations in the City of Maize, from most preferred to least preferred, is:

1. Industrial zone
2. Commercial zone
3. Mixed commercial and residential zone
4. Residential zone

Configuration - Configuration preferences shall be:

- (1) Co-located with existing wireless facilities,
- (2) Mounted on existing utility poles,
- (3) Mounted on new poles or towers.

Section 5: INSTALLATION SPECIFICATIONS

5.1. The Permittee must construct, install and operate the small cell installation in strict compliance with the plans and specifications included in the application.

5.2. Where feasible, as new technology becomes available, the Permittee shall replace larger, more visually intrusive facilities with smaller, less visually intrusive facilities, after receiving all necessary permits and approval required by the City of Maize.

5.3. The Permittee shall submit and maintain current at all times basic contact and site information on a form to be supplied by the City of Maize. The Permittee shall notify the City of Maize of any changes to the information submitted within seven days of any change, including the name or legal status of the owner or operator.

5.4. At all times, all required notices and signs shall be posted on the site as required by the FCC and state law, and as approved by the City of Maize. The location and dimensions of a sign bearing the emergency contact name and telephone numbers shall be posted pursuant to the approved plans.

5.5. The Permittee shall maintain current at all times liability and property insurance for each small cell installation in the Public Right of Way in the amount of \$2,000,000 (Two Million dollars) naming the City of Maize as additional insureds.

5.6. The proposed small cell installation shall have an adequate fall zone to minimize the possibility of damage or injury resulting from pole collapse or failure, ice fall or debris fall, and to avoid or minimize all other impacts upon adjoining properties.

5.7. Every effort shall be made to locate small cell installations no less than 1000 feet away from the Permittee's or any Lessee's nearest other small cell installation, or within 200 feet of any permanent residential dwelling.

5.8. Single or co-located small cell installations must be mounted on an existing structure such as a utility or lighting pole that can support its weight and the weight of any existing co-located equipment. All new wires needed to service the small cell installation must be located within the width of the existing structure so as to not exceed the diameter and height of the existing utility pole.

5.9. All equipment not to be installed on or inside the pole must be located underground, flush to the ground, within three (3) feet of the utility pole. Each installation is to have its own dedicated power source to be installed and metered separately.

Section 6: APPLICABILITY

This chapter shall apply to all small cell installations and co-located small cell installations in the City of Maize, and shall not apply to any Exempted Telecommunications Facility or Major Telecommunications Facility.

SECTION 7. Effective Date. This Ordinance shall be in force and take effect from and after its passage, adoption and approval and publication one time in the City's official newspaper.

PASSED, ADOPTED AND APPROVED by the governing body of the City of Maize, Kansas, on this 8th day of April, 2019.

CITY OF MAIZE, KANSAS

By _____
DONNA CLASEN, Mayor

ATTEST:

By _____
JOCELYN REID, City Clerk



**CITY OF MAIZE
CITY COUNCIL WORKSHOP**

*** NOTE: Workshop to follow Special Council meeting (*separate agenda*)**

TIME: 6:00 – 8:00 PM (*Meal at 5:30pm*)
DATE: Monday, April 8, 2019
PLACE: Maize City Hall

INFORMAL WORKSHOP FORMAT

- 1. Goal and Purpose**
 - A. Overview of proposed “Utility Rates Revision”
 - B. No formal action will be taken.
- 2. Discussion Topics**
 - A. Utility Rates**
 - Historical Rates Review
 - Reason for review & revision
 - Time line
- 3. Utility rates options and recommendations**
 - Moving forward
 - Storm water fee
- 4. General Discussion**
 - Council & Staff
- 5. Direction**
 - Council
- 6. End of Meeting**



TO: City Council

FROM: Sue Villarreal
Deputy City Clerk

DATE: April 3, 2019

RE: Maize Utilities

We are in the fifth and final year of our current water and wastewater ordinances, which will expire December 31, 2019. During the past five years, we have seen consistent growth in our Residential, Commercial and Industrial areas. Throughout this time, revenues have continued to increase and expenditures remain within parameters.

Staff has reviewed our current ordinances and has tested rate structures in an effort to move toward a water in/water out billing system. Testing allowed us to create a fair and consistent rate structure for all users based on usage. Additionally these tests include changes in water and sewer billing for USD #266.

In June of 2018, USD #266 requested a review of their sewer and water rates. Their agreement had expired and original bond obligations had been met. Effective January 1, 2019, administrative adjustments were made to their water and sewer accounts based on student population, which have reduced their fees and our monthly revenues by \$1100.00 for water and \$2869.00 for sewer. With the expiration of the agreement they have requested to eliminate their current billing formula and bill them with the same formula as all other rate classes beginning in 2020.

To meet the criteria for new utility ordinances, staff set the following objectives:

- **Reduce base rates and create a tiered rate structure for wastewater based on usage with annual increases**
- **Create self-sustaining rate structures for water and sewer user fees**
- **Restructure USD #266 rates for water and sewer with annual increases**
 1. Eliminate "population based" billing formula for water
 - a. Establish 1 base rate per meter plus tiered rate for usage
 2. Eliminate flat fee for sewer
 - a. Establish 1 base rate per meter plus tiered rate for usage
- **Follow current rate structure for water with annual increases**
- **Maintain healthy reserve funds for future growth and development**

Analysis process

Under the current system, residential customers pay the same amount for sewer whether they use 1,000 gallons or 20,000 gallons. The objective was to formulate a fair and consistent billing structure charging customers based on their amount of usage rather than the current flat rate.

Staff began testing each sewer user group, beginning with Residential. Base rates were reduced and flat charges were applied in an effort to create revenue equal to current monthly revenues. Each group was tested individually with the same criteria. Additional testing continued, adjusting the tiers to generate enough sewer revenue that would equal current revenue and fill the deficit created by USD #266 adjustments. Once sewer testing was complete, water testing was conducted following the same annual increases as the current ordinance. Staff is recommending the following analysis testing for water and for sewer.

Sewer Revenue Projections

A sewer analysis spreadsheet is provided for your review. March 4, 2019 billing cycle was used for this analysis. **Columns on the left show the Original calculations for March 4th billing.** Revenues for each user group are on the top and current base fees for each user group are on the bottom. Revenues (column "B") are calculated by multiplying the number of users in each group by the base fee for that group.

Columns on the right show the Analysis results. Revenues (column "A") for each user group are on the top and adjusted base fees and rate tiers (based on water usage per 1000 gallons) for each user group are on the bottom. The analysis calculates revenue (column "A") by multiplying the adjusted base rates and tiers for each user group by the water usage for that group in the Original March 4th calculations.

Results are shown in column "C" on far right. This is the difference between analysis calculations (column "A") and original calculations (column "B")

Conclusion

- School sewer fees drop from 9731.00 to 1457.00, leaving a deficit of **\$8274.00**
- Revenue for most other user groups increase leaving a small deficit of **\$1416.62**
- Sewer revenue is steadily increasing at an average of \$550 per month generated by base fees alone
- Growth in the coming months will eliminate deficits and begin to show increases in revenue
- Transition into new rate structure for 2020 is expected to be smooth

Water Revenue Projections

A Water Analysis spreadsheet is provided for your review. March 4, 2019 billing cycle was used for this analysis. **Columns on the left show the Original calculations for March 4th billing.** Revenues for each user group are on the top and current base fees and rate tiers for each user group are on the bottom. Revenues (column "B") are calculated by multiplying the base rates and tiers for each user group by the water usage for that group.

Columns on the right show the analysis results. Revenues (column "A") for each user group are on the top and adjusted base fees and rate tiers (based on water usage per 1000 gallons) for each user group are on the bottom. The analysis calculates revenue (column "A") by multiplying the adjusted base rates and tiers for each user group by the water usage for that group in the Original March 4th calculations.

Results are shown in column "C" on far right. This is the difference between analysis calculations (column "A") and original calculations (column "B")

Conclusion

- School water fees drop in two rate groups leaving a total deficit of **\$3260.79**
- Revenue for all other user groups increase leaving a deficit of **\$1827.15**
- Water revenue has increased an average of 10% per year for the past 5 years
- Growth in the coming months will eliminate deficits and begin to show increases in revenue
- Transition into new rate structure for 2020 is expected to be smooth

WATER ANALYSIS

ORIGINAL 3-4-19					4/1/2019
WATER USER FEES					
CAT	CODE	TBL	DESCRIPTION	"B"	
WA	100	C01	COMM < 2"	4,868.37	
WA	100	C02	COMM >= 2" / < 4"	2,012.70	
WA	100	G01	CITY < 2"	123.01	
WA	100	G02	CITY >= 2" / < 4"	182.12	
WA	100	H01	HI EDUC < 2"	30.91	
WA	100	I01	INDUS < 2"	1,421.37	
WA	100	I02	INDUS >= 2" / < 4"	132.61	
WA	100	I03	INDUS >= 4" / < 6"	1,478.74	
WA	100	R01	RESIDENT < 2"	57,194.28	
WA	100	R02	RESIDENT >= 2" / < 4"	8,266.12	
WA	100	S01	SCHOOL < 2"	5,686.95	
WA	100	S02	SCHOOL >= 2" / < 4"	217.64	
WA	100	SSP	SCHOOL SPECIAL CALC	243.00	
WA					
				81,857.82	
BASE FEES					
	Base		UP TO 2-INCH METER	26.50	
			2-INCH UP TO 4-INCH METER	51.25	
			4-INCH UP TO 6-INCH METER	71.25	
			6-INCH METER AND ABOVE	81.50	
			SCHOOL < 2" x multiplier	25.25	
			SCHOOL >= 2" / < 4"	51.25	
			SCHOOL SP CALC X multiplier	243.00	
TIERS					
		2	INCLUDED IN BASE		
		3	4.41 per 1,000		
		65	7.57 per 1,000		
		150	4.41 per 1,000		
		999	4.00 per 1,000		

ANALYSIS CALCULATION 3-4-19					4/1/2019
WATER USER FEES					
CAT	CODE	TBL	DESCRIPTION	"A"	"C" = A - B
WA	100	C01	COMM < 2"	4,990.89	122.52
WA	100	C02	COMM >= 2" / < 4"	2,098.20	85.50
WA	100	G01	CITY < 2"	124.76	1.75
WA	100	G02	CITY >= 2" / < 4"	184.12	2.00
WA	100	H01	HI EDUC < 2"	31.16	0.25
WA	100	I01	INDUS < 2"	1,474.62	53.25
WA	100	I02	INDUS >= 2" / < 4"	135.86	3.25
WA	100	I03	INDUS >= 4" / < 6"	1,556.24	77.50
WA	100	R01	RESIDENT < 2"	58,048.90	854.62
WA	100	R02	RESIDENT >= 2" / < 4"	8,492.12	226.00
WA	100	S01	SCHOOL < 2"	2,608.34	-3,078.61
WA	100	S02	SCHOOL >= 2" / < 4"	224.64	7.00
WA	100	SSP	SCHOOL SPECIAL CALC	60.82	-182.18
					-1,827.15
				80,030.67	-1,827.15
BASE FEES					
	Base		UP TO 2-INCH METER	26.50	
			2-INCH UP TO 4-INCH METER	51.50	
			4-INCH UP TO 6-INCH METER	71.50	
			6-INCH METER AND ABOVE	81.50	
			SCHOOL < 2"	51.50	
			SCHOOL >= 2" / < 4"	51.50	
			SCHOOL SPECIAL CALC	51.50	
TIERS					
		2	INCLUDED IN BASE		
		3	4.66 per 1,000		
		65	7.82 per 1,000		
		999	4.66 per 1,000		