

Staff Contact:

Management Analyst Jen Della Valle

Jen.DellaValle@hillsboroughnc.org

919-732-1270 Ext. 81



DRAFT FISCAL IMPACT AND
WATER/SEWER CAPACITY ANALYSIS

PROPOSED COLLINS RIDGE DEVELOPMENT

Town of Hillsborough | September 2015

Executive Summary

This report is intended to inform the Board of Commissioners of the fiscal impacts of the Collins Ridge development, a proposed 125-acre residential development located between Interstate 85 and U.S. 70A. Only the anticipated revenues and expenditures generated by this development as well as water and sewer demands were measured in the report. Traffic, environmental, economic development and other quality of life impacts were not included in the analysis. Revenue and expenditure forecasts were compared using a cost-benefit form of analysis to determine whether the proposed development is expected to cause net losses for the town between FY2018 and FY2024.

Overall Methodology

As is the case with all forecasts, the accuracy of the results in this report is dependent on the assumptions used and the methodology chosen. While town staff took great care in performing the analysis, the board should recognize that these results are not certain. If the build-out schedule or the composition of the proposed development changes in any way, the expected impacts on town revenues and expenditures likely would alter. The assumptions that were made are based on the realities of today rather than the possibilities of the future.

Data Collection: Information for this analysis was collected from various sources: 1) the developer's proposed build-out schedule and request for data submission, 2) FY2016 Town Budget and 3) information provided by department heads.

The developer submitted a request for data form, which included a build-out schedule for the proposed development (later updated by developer); the expected tax values for the average dwelling unit, by type; feet of public street to be constructed; expected number of streetlights and the amount of acreage for the development. All revenue and expenditure data was developed using this schedule as the primary assumption. The town budget was used to determine tax and other revenue assumptions. The budget was also used to generate operational expenditure projections. The town's department heads were consulted as to their expected needs for servicing the development. Their input was especially important to determining departmental personnel and capital needs.

General Considerations for Revenues and Expenditures: In determining expenditures and revenues, staff sought to present the future impacts of the proposed development. To protect the town from a worst-case impact scenario, staff tried to underestimate revenues and overestimate expenditures.

Average versus Marginal Expenditures: There are two general methods to determine future expenditures, average expenditures and marginal expenditures. Average expenditures are calculated by taking the current budgeted expenditure for a particular line item and dividing that figure by the number of citizens or households. That rate is then multiplied by the anticipated number of new citizens or households from the proposed development. This method is used in

this analysis for non-personnel expenditures that change incrementally from year to year, such as supplies and gasoline.

The marginal expenditure method determines what resources are needed to provide additional service and assesses the full cost of those resources. This differs from the average expenditure method, because no average expenditure rate is calculated for a line item. Rather, the cost of additional resources is estimated. This method was used in this analysis for personnel and capital expenditures.

The method used in this study to project expenditures for the wastewater treatment plant, water plant, wastewater collection and water distribution is different from the marginal and average expenditure methods. The percentages of water and wastewater usage projected for the Collins Ridge development (of total usage) was used to project line-item expenditures.

Revenue Forecast

General Fund: A line item forecast of revenues for the General Fund was generated for FY2018 through FY2024. Most assumptions used to project revenues are included on the anticipated revenues worksheet. Property tax revenues were calculated based on the build-out schedule and assessed valuations provided by the developer. The timing between when an improved lot is on the tax rolls, at the beginning of the calendar year, and when the town receives tax revenues is critical for understanding the development's revenue impacts. The property tax rate was held flat at \$0.68 per \$100 of assessed value throughout the model.

Water & Sewer Fund: A line-item forecast of revenues for the Water & Sewer Fund was generated for FY2018 through FY2024. The build-out schedule was the primary source for determining water and sewer usage projections and revenues in the Water & Sewer Fund. Usage projections were made using daily usage assumptions for various land uses. As part of this analysis, the water capacity model was updated by the town manager, town engineer and planning director.

Regarding capital facility fees and meter fees, the revenues were forecasted but were not included in the cost-benefit analysis. While these revenues represent a critical resource for financing water and sewer capital projects, these funds are earmarked for special purposes and should therefore not be pooled with other general-purpose revenue streams.

By FY2024, the town is projected to have received a total of \$1.36 million in water capital facility fees and 1.8 million in sewer capital facility fees from the proposed development. It is important to note that these capital facility fees can be used to help cover debt service on the Wastewater Treatment Plant, Water Treatment Plant and the reservoir, thereby reducing the burden and rate pressure on current customers by leveraging available capacity to generate more efficient economies of scale.

Expenditure Forecast

Contingency was added to the general fund and the water and sewer fund, which is important to include because even though assumptions attempt to come as close as possible to the expected expenditures, there are naturally some costs that are not captured. In the town budget, contingency is designed to cover any unanticipated expenditures. The Local Government Budget and Fiscal Control Act limits a contingency appropriation to 5% of the total of all other appropriations in the same fund. This 5% limit was not used in this model because for this purpose, contingency is meant to mitigate the potential of underestimating expenditures, which includes unanticipated costs, indirect costs and future costs, such as the need for future facility expansion.

Overall, personnel costs make up a significant impact on expenditures by the proposed development. An assumption used in the model is that new personnel positions' salaries start at the 25th percentile of the respective position's salary band to account for employees starting at varying salaries based on education and experience. A 3.25 percent increase was applied to all personnel expenditures, which is the assumption applied in the town's annual budget and is intended to capture annual merit increases (no cost of living adjustments included).

At the far right column of each departmental line-item expenditure forecast are the "forecast highlights." This column identifies various pieces of information that may help the board to understand the basis for that line-item projection.

Anticipated expenditures are forecasted in two forms, line-item form for each department and in summary form. The expenditure forecast covers from FY2018 to FY2024. Personnel and capital costs were calculated using the marginal expenditure method, while the average expenditure or the usage method was generally used for non-personnel operating costs.

Operational Impacts – General Fund

Administration: It is anticipated that the proposed development would over capacitate the current administrative staff's workload. The main impact on the department will be the addition of a support position, such as a management analyst, in the department in FY2020. The other significant projected impact for the department is regarding insurance costs, which includes worker's compensation, property and liability, unemployment and cyber insurance for all departments.

Finance: All of the expenditure increases identified were non-personnel expenditures, with the projection that current staff will be able to absorb the additional workload associated with the development. The main impact to the Finance Department is regarding the contracted tax collection service provided by Orange County.

Planning: The Planning Department does not project expenditure increases related to the proposed development. Although there is no expected quantifiable monetary impact to the department, it is important that the board recognize that there will be an impact via demand on

time, potential need for additional staff in the future, and other indirect costs that are not captured in the model.

Police Department: The proposed development will affect the Police Department in terms of new personnel, vehicles, and equipment. The town will need to add five new personnel over the seven years studied, with the following breakdown: two patrol officers in FY2018, one investigator in FY2019, and two patrol officers in FY2020, in order to have one officer on each patrol squad.

Within the town's current fleet, two officers share one vehicle, so adding four patrol officers will necessitate the purchase of two additional patrol vehicles. Each patrol vehicle costs approximately \$50,000 due to the equipment costs needed for patrol vehicles (i.e. computer, radar, radios, lights, and cameras). The additional investigator position will also require a vehicle, estimated at \$30,000.

The board should recognize that while this proposed development is the trigger for expanding personnel and capital resources in the Police Department, these resources will be used to service a larger portion of the town than just the proposed development.

Fire Protection (contracted through Orange Rural Fire Department): Based on the build-out schedule, the fire chief projects the need to have one more engine company added in FY2021, or 9 firefighters, with the town paying half of the salaries. This would be enough to cover the Collins Ridge development and redevelopment of Daniel Boone, if that should occur. The department provides firefighters with new uniforms and turnout gear two years after a firefighter has been employed with the organization. This expenditure is included in FY2023. There would not be a need for another engine truck.

Fleet Maintenance: The number of vehicles and equipment projected to be added to the town's fleet will have an impact on the Fleet Maintenance Department. In addition, the growth in population will result in a higher usage of the town's current fleet, which will require the fleet department to conduct preventive maintenance and repairs more frequently on the existing fleet. Based on the projected vehicle additions and additional usage, there is a need to hire one fleet mechanic in FY2023.

Fire Inspections: Very minimal impact is projected for the Fire Marshal's Office, with the only expected expenditure increase being gasoline. No additional personnel is anticipated with current staff able to absorb the additional workload.

Streets: All impacts to the Streets Division expenditures are non-personnel operating expenditures. The increase in the number of streets and right-of-ways will not necessitate the addition of maintenance workers. The town will be responsible for electricity for the streetlights after three years, beginning in FY2021. Although the line item for patching and resurfacing may not be impacted in the first six years, plug figures were added to each year to capture the cost of patching and repaving 1.25 miles of public street, based on a 20-year replacement schedule.

Sanitation: The primary impact on the Sanitation Division is the addition of an equipment operator in FY2023. The impact on the division is contingent on the assumption that garbage,

bulk and brush collection is available only to single-family, detached residences and not townhomes or apartment complexes.

Operational Impacts – Water and Sewer Fund

Engineering: No personnel or capital impacts are projected for the Engineering Department, with minimal impact anticipated to non-personnel operating expenditures.

Billing and Collections: There are no projected personnel expenditures for the Billing and Collection Office. There is no anticipated change associated with the proposed development to the number of meter reader positions required to service the new water accounts. This projection is contingent on the assumption that the town will use an electronic meter-reading tower for analysis and billing purposes. The town would request this from the developer as a capital contribution. The estimated cost of the tower is \$15,000, but a quote has not yet been received.

Water Plant: The primary impact on Water Plant expenditures is the addition of a utility mechanic in FY2022. All capital facilities expenditures for the Water and Sewer Fund have been removed from the analysis, as the assumption is that the proposed development will pay the appropriate capital facilities fees to finance their proportional impact on the need for a Water Treatment Plant expansion. There is a minor projected impact to non-personnel expenditures.

Water Distribution/Wastewater Collection: The Utilities Director anticipates that the Distribution and Collection Division will need an additional utility maintenance technician in FY2019 and a utility mechanic in FY2020. Projected capital expenditures include two vehicles for the additional employees. All other expenditure impacts are associated with increases in non-personnel operating expenditures.

Wastewater Treatment Plant: The Wastewater Treatment Plant is operating at near capacity in terms of personnel. It is anticipated that a wastewater plant operator will be needed in FY2022 to accommodate increased demands to the wastewater plant. Sewer capital facilities fees should cover the proposed development's proportional impact on future upgrades. All other expenditure impacts are associated with increases in non-personnel operating expenditures.

Operational Impacts – Stormwater Fund

Stormwater: The primary impact to the Stormwater Division will be in contract services, which will offset the need to hire additional personnel, primarily for street sweeping. The Stormwater Program Manager has developed a draft Stormwater Utility Fee Analysis & Report that proposes a stormwater fee for residential and commercial properties in order to manage the town's stormwater program adequately and comply with requirements of National Pollutant Discharge Elimination System (NPDES) and the Falls Lake Water Supply Nutrient Strategy regulations. Although there are revenues and expenditures in the model related to stormwater, the intent is for the stormwater fee to cover the cost of the expenditures. The town board will consider the details of a proposed stormwater fee during the upcoming budget cycle.

Impacts to Water and Sewer Capacity

Water Capacity: The town's first water capacity model was created about 15 years ago and has been updated regularly since then to help the town board and advisory boards make decisions that affect the town's water capacity. The analysis has been a key tool used in the development review process. Staff prepared a draft update last August and presented preliminary findings to the board to get the topic of water capacity on the radar as the town began to receive development proposals.

Since last August, the town manager, town engineer, planning director and management analyst have updated the water capacity model, updating the model's assumptions and the projected build out schedules for potential development.

Hillsborough's water supply is a critical resource for the town and as with the budget, the intent is to slightly overestimate usage estimates and be slightly conservative on the water availability assumptions. For instance, the water availability included in the model is based on Stage 5 withdrawal restrictions and the projected yield from Phase II of the reservoir expansion subtracts 5% out of the yield due to internal use and an additional 5% as contingency. As a reference, the last time the town was in a Stage 5 restriction was in 2002.

Previous models included a tab for other daily water commitments, which included changes as a result of school enrollment as well as in-town infill estimates. This tab was deleted in this model because it makes the model overly conservative. The Adequate Public Facilities report does not project a new school at any level in its 10-year planning horizon. In addition, there are figures already built into the model that account for infill and increased density.

One significant change in the updated water capacity model relates to whether the town must enter a planning or moratorium phase based on usage. The assumption used in the previous version was that based on North Carolina Department for Environmental and Natural Resources regulations, the town is required to enter into an expansion planning phase when peak day usage reaches 80% of plant's capacity and a state moratorium on new water hookups when peak day usage reaches 90% of capacity. Staff came across a 2014 article, "Boone Cries Wolf Since 2004," that discusses how the Town of Boone has been citing an "80-90%" regulation that does not exist to justify the need for additional water.¹ In researching this further, no state regulation supporting this town's assumption was found, as stated in the article; however, this rule does apply for wastewater discharge.

Although it is not a state regulation, the water capacity model now focuses on the daily average usage rather than the peak day usage, as a trigger for when the town should start planning future expansion, using the same 80% and 90% triggers. In each of the buildout years (FY18-23), the average day capacity never exceeds 58.6%, indicating that even with potential development accounted for, the town appears to be in good condition regarding water supply.

¹ <http://www.hcpress.com/letters-to-the-editor/letters-boone-doggle-boone-cries-wolf-since-2004.html>

Additional detail can be found in the appendix, but below are a few highlights from the model.

How water capacity looks at the end of FY15:

Daily average usage: 1,190,963 gallons per day (41.8% of daily capacity)

How water capacity looks in FY20:

Daily average usage: 2,081,436 gallons per day (53% of daily capacity)

How water capacity looks in FY30:

Daily average usage: 2,455,021 gallons per day (62.5% of daily capacity)

Sewer Capacity: Although the wastewater treatment capacity is technically 3 million gallons per day (mgd), an additional upgrade will be required before the town can actually reach that average capacity. Additional treatment facilities will be needed at 1.7 mgd (average). The town’s current average is 0.895 mgd, with a factor of 70% of potable water used actually making it to the Wastewater Treatment Plant, accounting for inflow/infiltration and other sources of wastewater flow.

Although the town does not prepare a wastewater capacity model, wastewater usage was projected based on water consumption and an estimate for the amount of wastewater reaching the treatment plant. The wastewater treatment plant appears capable of absorbing additional demands that would result from the proposed development.

Findings

In the seven years forecasted, the General Fund impact is expected to have positive net revenues in each of the years. By FY2024, the town is projected to have received over \$5.5 million in property tax revenues.

FY2018:	\$11,865
FY2019:	\$401,893
FY2020:	\$515,584
FY2021:	\$655,521
FY2022:	\$950,466
FY2023:	\$1,034,934
FY2024:	\$1,121,404

Across the seven years forecasted, the Water and Sewer Fund impact is anticipated to have positive net revenues in every year.

FY2018:	\$165,017
FY2019:	\$233,728

FY2020:	\$197,239
FY2021:	\$296,554
FY2022:	\$228,933
FY2023:	\$195,183
FY2024:	\$164,282

Within the seven years forecasted, the Stormwater Fund impact is expected to have positive net revenues in each year except for the first.

FY2018:	(\$774)
FY2019:	\$2,426
FY2020:	\$6,026
FY2021:	\$9,626
FY2022:	\$13,226
FY2023:	\$15,066
FY2024:	\$15,066

It is important not to focus on the net gain or loss in one year but to consider the entire financial picture. Detailed data is provided at the end of the report, including model assumptions, revenue projection models, fund summaries, and departmental line-item budgets.

Conclusion

The model indicates that Collins Ridge appears to be a financial positive for the town, which could be used to cover unanticipated costs, to fund projects as the town grows or added to fund balance. Increasing the number of individuals served allows operations to benefit from economies of scale. This is especially the case for the Water and Sewer Fund, as costs do not increase substantially as usage increases. A growth in customers could help to stabilize the system's high water and sewer utility rates that help in financing and operating the Water Treatment Plant, Wastewater Treatment Plant and West Fork Eno Reservoir.

The water capacity model indicates that there is sufficient water capacity to serve Collins Ridge in addition to other development currently planned. Development on the Collins property has been included in the Water Capacity Model for over 15 years and has been fine-tuned throughout that time. There is also enough sewer capacity to accommodate the proposed development.

This analysis only considers the fiscal impacts of the proposed development and the impact to the town's water and sewer capacity. Many other issues should be addressed prior to making any decisions about this development, such as transportation, environmental and economic development impacts. It is through considering all of the impacts comprehensively that the board can anticipate the full effects of this proposed development.

COLLINS RIDGE FISCAL ANALYSIS

Introduction: Current Plan

Lot/Product	Projected Volume	Expected	
		Average Tax Value	Value Per Unit
Apartments (Market Value and Senior)	650	\$ 78,000,000	\$ 120,000
Towhomes (2 and 3 stories)	400	\$ 100,000,000	\$ 250,000
Single-family, Detached	100	\$ 35,000,000	\$ 350,000
Total	1,150	\$ 213,000,000	N/A

Anticipated Revenues for the General Fund and the Water Fund

General Fund Assumptions

Property Taxes	Currently \$.68/\$100 of assessed valuation (FY15).	\$0.68	96% Collection Rate
Motor Vehicle Property Taxes	\$9.170 per vehicle, 1.5 vehicles per residence.	\$0.68	96% Collection Rate
Motor Vehicle Value	Per Orange County Tax Records	\$9,170	\$62.36 per vehicle
Motor Vehicle License Fees	\$10.00/Vehicle	<u>\$10.00</u>	
Licenses, Permits, and Fees	Estimated Zoning Permits, CATV Franchise, & Fire Inspection Revenues/capita	\$22.21	
Local Options Sales Tax	Local Option Sales Tax Budget per Capita.	\$186.24	
Powell Bill	Based on street mileage, population increase & and current allocation for the Town of Hillsborough; adjusted for inflation	\$20.56 Per Capita \$1,643 Per Mile	
Other Revenues	Forecasted as a percentage of the combined sources of revenue	0.26%	
Stormwater	Residential	\$40 per residential unit (Draft Stormwater Utility Fee Report)	
	Apartment	\$1,000 Est. for Tier 3 projection (Draft Stormwater Utility Fee Report)	

Additional Assumptions

Population, 2014 Certified Population	6,326
Average household size, American Community Survey, 5 year	2.46
Households, 2009-2013 ACS	2,524
Current Daily Water Usage (CY)	1,165,000 gpd
Current Daily Sewer Usage (CY)	939,000 gpd

General Fund Revenues

	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Property Taxes	\$13,006	\$384,826	\$633,216	\$832,320	\$1,109,760	\$1,269,696	\$1,390,464
Motor Vehicle Property Taxes	\$40,766	\$56,929	\$73,989	\$91,050	\$99,131	\$103,262	\$103,262
Motor Vehicle License Fees	\$6,810	\$9,510	\$12,360	\$15,210	\$16,560	\$17,250	\$17,250
Licenses, Permits, and Fees	\$24,805	\$34,639	\$45,020	\$55,401	\$60,319	\$62,832	\$62,832
Local Options Sales Tax	\$208,000	\$290,466	\$377,515	\$464,563	\$505,796	\$526,871	\$526,871
Powell Bill	\$0	\$25,011	\$34,113	\$43,720	\$53,328	\$57,879	\$60,205
Other Revenues	\$763	\$2,084	\$3,058	\$3,906	\$4,797	\$5,298	\$5,618
Subtotal - General Fund	\$294,149	\$803,464	\$1,179,271	\$1,506,170	\$1,849,690	\$2,043,087	\$2,166,502

Water & Sewer Fund

	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Water Charges	\$124,779	\$176,409	\$231,373	\$286,337	\$314,791	\$329,312	\$329,312
Sewer Charges	\$187,556	\$265,160	\$347,776	\$430,392	\$473,162	\$494,989	\$494,989
Interest Income	\$312	\$442	\$579	\$717	\$788	\$824	\$824
Other Revenue	\$625	\$883	\$1,158	\$1,433	\$1,576	\$1,649	\$1,649
Subtotal - Water & Sewer Fund	\$313,272	\$442,894	\$580,887	\$718,880	\$790,316	\$826,774	\$826,774

Stormwater Fund

Stormwater Utility Fee	\$6,160	\$9,360	\$12,960	\$16,560	\$20,160	\$22,000	\$22,000
Subtotal - Stormwater Fund	\$6,160	\$9,360	\$12,960	\$16,560	\$20,160	\$22,000	\$22,000

Property Tax Revenue, Unimproved Land

Assumptions

Land Value, per acre	\$	15,939.00		
Land Proposed for Development		125 acres		
Unimproved Land Value	\$	1,992,374.83		
		FY16	FY17	FY18
Property Tax Revenue	\$	52,024.89	\$ 13,006.22	\$ 13,006.22

*The current property is in the "present use value program" under the forestry classification. When the property transfers to the developer, the property will be subject to disqualification from the PUV program and deferred taxes for the current year and three previous years will become due. The current market value is \$2,129,769 for the undeveloped land based on 2009 reappraisal.

Property Tax Revenue, Developed Properties

		<u>FY16</u>	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>
Apartments	\$	-	\$ -	\$ -	235,008	\$ 352,512	\$ 391,680	\$ 509,184	\$ 509,184	\$ 509,184
Townhomes	\$	-	\$ -	\$ -	122,400	\$ 223,584	\$ 337,824	\$ 452,064	\$ 566,304	\$ 652,800
Single Family, Detached	\$	-	\$ -	\$ -	27,418	\$ 57,120	\$ 102,816	\$ 148,512	\$ 194,208	\$ 228,480
Subtotal (incl. unimproved)	\$	52,024.89	\$ 13,006	\$ 13,006	\$ 384,826	\$ 633,216	\$ 832,320	\$ 1,109,760	\$ 1,269,696	\$ 1,390,464
Cumulative (incl. unimproved)	\$	52,024.89	\$ 65,031	\$ 78,037	\$ 462,863	\$ 1,096,079	\$ 1,928,399	\$ 3,038,159	\$ 4,307,855	\$ 5,698,319

Construction Schedule (Calendar Year)						
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Apartments	250	200	0	200	0	0
Townhomes	60	60	70	70	70	70
Single Family, Detached	10	10	20	20	20	20
Subtotal Units	320	270	90	290	90	90
Cumulative Apartments	250	450	450	650	650	650
Cumulative Townhomes	60	120	190	260	330	400
Cumulative SF Detached	10	20	40	60	80	100
Cumulative Total	320	590	680	970	1060	1150

Construction Schedule (Converted to Fiscal Year)							
	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>
Apartments	0	350	100	100	100	0	0
Townhomes	0	90	64	70	70	70	36
Single Family, Detached	0	14	16	20	20	20	10
Subtotal Units	0	454	180	190	190	90	46
Apartments, Cumulative	0	350	450	550	650	650	650
Townhomes, Cumulative	0	90	154	224	294	364	400
Detached, Cumulative	0	14	30	50	70	90	100
Cumulative Total	0	454	634	824	1,014	1,104	1,150
Number of Accounts	0	106	186	276	366	456	502
Apartments, people	0	861	1107	1353	1599	1599	1599
Townhomes, people	0	221	379	551	723	895	984
Detached, people	0	34	74	123	172	221	246
Number of People	0	1,117	1,560	2,027	2,494	2,716	2,829

Current Town Employment Assumptions, by FTE

	Personnel in FY16	FTE Added w/ Collins Rdg	Positions	Cost per position
Administration	6.3	1.0	Management Analyst	\$ 46,752
Finance	5.0			
Billing and Collection	7.0			
Fleet Maintenance	3.0	1.0	Fleet Mechanic	\$ 44,787
Planning	3.7			
Fire Inspections	1.38			
Police	29.0			
Patrol		4.0	Police Officers	\$ 40,857
Investigations & Community Services		1.0	Investigator	\$ 46,752
Public Works				
Sanitation	4.5	1.0	Equipment Operator	\$ 31,031
Street	3.5			
Parks and Rec	0.4			
Safety and Wellness	1.0			
Stormwater	1.0		Contract Services	
Public Utility				
Engineering	4.0			
Water and Wastewater Distribution	12.0	1.0	Utility Maintenance Tech (Dist.)	\$ 31,031
Wastewater Plant	6.0	1.0	Utility Mechanic (Collection)	\$ 38,891
Water Plant	6.0	1.0	Wastewater Plant Operator	\$ 34,961
Water Plant	6.0	1.0	Utility Mechanic/Backup Operator	\$ 38,891
Total	84.4	12.0		

*starting salary set to 25th quartile for new positions to account for individuals starting at variable salaries depending on education and/or experience

Land Use
 Apartments (650 units)
 Townhomes (400 units)
 Single Family, Detached (100 units)

Calendar Year, Cumulative						
2017	2018	2019	2020	2021	2022	
250	450	450	650	650	650	
60	120	190	260	330	400	
10	20	40	60	80	100	

Apartments
 Townhomes
 Single Family, Detached

Fiscal Year						
FY17	FY18	FY19	FY20	FY21	FY22	FY23
0	350	100	100	100	0	0
0	90	64	70	70	70	36
0	14	16	20	20	20	10

Apartments
 Townhomes
 Single Family, Detached
 Total

Fiscal Year, Cumulative						
FY17	FY18	FY19	FY20	FY21	FY22	FY23
0	350	450	550	650	650	650
0	90	154	224	294	364	400
0	14	30	50	70	90	100
0	454	634	824	1014	1104	1150

Anticipated Water Usage and Wastewater Treatment Flow

Water Usage Forecasting Assumptions

Multi-Family developments
 Apartments 90 gpd
 Town Homes 100 gpd
Single-Family developments
 133 gpd

Wastewater Treatment Forecasting Assumptions

Multi-Family developments
 Apartments 90 gpd
 Town Homes 100 gpd
 Single-Family developments 133 gpd
 Wastewater Treatment Capacity, pre-expansion 1,700,000 gpd

Revenue Projection Assumptions

Water Usage (gallons per day)

	FY17	FY18	FY19	FY20	FY21	FY22	FY23
Apartments	-	31,500	40,500	49,500	58,500	58,500	58,500
Townhomes	-	9,000	15,400	22,400	29,400	36,400	40,000
Single Family Homes	-	1,862	3,990	6,650	9,310	11,970	13,300
Total Water Usage	-	42,362	59,890	78,550	97,210	106,870	111,800

Wastewater Treated (gallons per day)

	FY17	FY18	FY19	FY20	FY21	FY22	FY23
Apartments	-	31,500	40,500	49,500	58,500	58,500	58,500
Townhomes	-	9,000	15,400	22,400	29,400	36,400	40,000
Single Family Homes	-	1,862	3,990	6,650	9,310	11,970	13,300
Total Wastewater Usage	-	42,362	59,890	78,550	97,210	106,870	111,800

Total Estimated Water Use

0	42,362	59,890	78,550	97,210	106,870	111,800
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Estimated % of Current Daily Water Usage

-	3.5%	4.9%	6.3%	7.7%	8.4%	8.8%
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Total Estimated Sewer Use

0	42,362	59,890	78,550	97,210	106,870	111,800
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Estimated % of Current Daily Sewer Usage

-	4.3%	6.0%	7.7%	9.4%	10.2%	10.6%
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Wastewater Usage

Wastewater Treated (gallons per day)

	FY17	FY18	FY19	FY20	FY21	FY22	FY23
Apartments	-	23,625	30,375	37,125	43,875	43,875	43,875
Townhomes	-	6,750	11,550	16,800	22,050	27,300	30,000
Single Family Homes	-	1,397	2,993	4,988	6,983	8,978	9,975
Development Usage	-	31,772	44,918	58,913	72,908	80,153	83,850

Capacity Remaining @ WWTP after Collins Ridge*

	773,229	760,083	746,088	732,093	724,848	721,150
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*Does not include other anticipated development

Anticipated Revenues from Water and Sewer Utility

Water Fund Assumptions

Water Charges \$8.07 per 1,000 gal. of water interest income 0.10%
 Sewer Charges \$12.13 per 1,000 gal. of treated water other revenues 0.2%

Water Charges

	FY17	FY18	FY19	FY20	FY21	FY22	FY23
Apartments	\$0.00	\$92,784.83	\$119,294.78	\$145,804.73	\$172,314.68	\$172,314.68	\$172,314.68
Townhomes	\$0.00	\$26,509.95	\$45,361.47	\$65,980.32	\$86,599.17	\$107,218.02	\$117,822.00
Single Family Homes	\$0.00	\$5,484.61	\$11,752.74	\$19,587.91	\$27,423.07	\$35,258.23	\$39,175.82
Subtotal	\$0.00	\$124,779.39	\$176,408.99	\$231,372.95	\$286,336.92	\$314,790.93	\$329,312.49

Sewer Charges

	FY17	FY18	FY19	FY20	FY21	FY22	FY23
Apartments	\$0.00	\$139,464.68	\$179,311.73	\$219,158.78	\$259,005.83	\$259,005.83	\$259,005.83
Townhomes	\$0.00	\$39,847.05	\$68,182.73	\$99,174.88	\$130,167.03	\$161,159.18	\$177,098.00
Single Family Homes	\$0.00	\$8,243.91	\$17,665.53	\$29,442.54	\$41,219.56	\$52,996.58	\$58,885.09
Subtotal	\$0.00	\$187,555.64	\$265,159.98	\$347,776.20	\$430,392.41	\$473,161.58	\$494,988.91

Total Water/Sewer Charges

\$0.00	\$312,335.03	\$441,568.97	\$579,149.15	\$716,729.33	\$787,952.51	\$824,301.40
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Anticipated Revenues from Water and Sewer Fees

Capital Facility Fees and Meter Fees are presented here for information purposes only. These fees are not included in the calculation of revenues for the Water/Sewer Fund Cash Flow portion of this analysis. The guiding assumption is that the developers will contribute in fees their fair share of Water/Sewer Fund Capital Facilities. As a result, neither these fees nor major capital facility expenditures are included in the Water/Sewer Fund's impact analysis. Full explanation is provided in the Report.

Capital Facility Fees

Water Meter Fees

Capital Facility Fees are based on current rates, but they are subject to change.

Single-Family (Detached and Townhomes)

Water Capital Facility Fees \$2,485 per residential unit
 Sewer Capital Facility Fees \$3,269 per residential unit
 Single/Multi-Family Residential \$310.00 5/8" water meter

Apartment

Water Capital Facilities Fee \$124,195 assuming a 6" meter
 Sewer Capital Facilities Fee \$163,467 assuming a 6" meter
 Apartment \$5,040.00 6" meter

Meter Fees

	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Townhomes	\$27,900.00	\$18,600.00	\$21,700.00	\$21,700.00	\$21,700.00	\$21,700.00	\$0.00
Apartments	\$5,040.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Single Family Homes	\$4,340.00	\$4,960.00	\$6,200.00	\$6,200.00	\$6,200.00	\$3,100.00	\$0.00
Subtotal	\$37,280.00	\$23,560.00	\$27,900.00	\$27,900.00	\$27,900.00	\$24,800.00	\$0.00
Water Capital Facility Fees	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Townhomes	\$0	\$223,650	\$159,040	\$173,950	\$173,950	\$173,950	\$89,460
Apartments	\$124,195	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family Homes	\$0	\$34,790	\$39,760	\$49,700	\$49,700	\$49,700	\$24,850
Subtotal	\$124,195	\$258,440	\$198,800	\$223,650	\$223,650	\$223,650	\$114,310
Cumulative Cap. Fees Received	\$124,195	\$382,635	\$581,435	\$805,085	\$1,028,735	\$1,252,385	\$1,366,695
Sewer Capital Facility Fees							
Townhomes	\$0	\$294,210	\$209,216	\$228,830	\$228,830	\$228,830	\$117,684
Apartments	\$163,467	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family Homes	\$0	\$45,766	\$52,304	\$65,380	\$65,380	\$65,380	\$32,690
Subtotal	\$163,467	\$339,976	\$261,520	\$294,210	\$294,210	\$294,210	\$150,374
Cumulative Cap. Fees Received	\$163,467	\$503,443	\$764,963	\$1,059,173	\$1,353,383	\$1,647,593	\$1,797,967

Anticipated Revenues from Stormwater Fees

Stormwater Utility Fee	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Townhomes	\$3,600.00	\$6,160.00	\$8,960.00	\$11,760.00	\$14,560.00	\$16,000.00	\$16,000.00
Apartments	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Single Family Homes	\$560.00	\$1,200.00	\$2,000.00	\$2,800.00	\$3,600.00	\$4,000.00	\$4,000.00
Subtotal	\$6,160.00	\$9,360.00	\$12,960.00	\$16,560.00	\$20,160.00	\$22,000.00	\$22,000.00

Stormwater Fund Cash Flow

<u>Stormwater Fund Revenues</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>
Stormwater Fee	\$6,160	\$9,360	\$12,960	\$16,560	\$20,160	\$22,000	\$22,000
Subtotal - General Fund	\$6,160	\$9,360	\$12,960	\$16,560	\$20,160	\$22,000	\$22,000
<u>Stormwater Fund Expenditures</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>
Stormwater	(\$6,934)	(\$6,934)	(\$6,934)	(\$6,934)	(\$6,934)	(\$6,934)	(\$6,934)
Subtotal - Stormwater Fund	(\$6,934)						
Total - Stormwater Fund	(\$774)	\$2,426	\$6,026	\$9,626	\$13,226	\$15,066	\$15,066

Stormwater (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>Forecast Highlights</u>
Personal Services								
Salaries & Wages	\$67,749.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$22,441.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses								
Maintenance- Infrastr.	\$55,000.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00	\$1,650.00
Fuel	\$850.00	\$8.50	\$8.50	\$8.50	\$8.50	\$8.50	\$8.50	\$8.50
Supplies - Office	\$300.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
Supplies - Departmental	\$250.00	\$2.50	\$2.50	\$2.50	\$2.50	\$2.50	\$2.50	\$2.50
Supplies - Data processing	\$0.00	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Data Processing Services	\$2,000.00	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Contracted Service	\$8,000.00	\$80	\$80	\$80	\$80	\$80	\$80	\$80
Storm Drain Cleaning	\$5,000.00	\$150	\$150	\$150	\$150	\$150	\$150	\$150
Contracted Services - Inspections	-	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Capital Outlay		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Expenses/Transfers		\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL		\$6,934.00						

General Fund Cash Flow

<u>General Fund Revenues</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>
Property Taxes	\$13,006	\$384,826	\$633,216	\$832,320	\$1,109,760	\$1,269,696	\$1,390,464
Motor Vehicle Property Taxes	\$40,766	\$56,929	\$73,989	\$91,050	\$99,131	\$103,262	\$103,262
Motor Vehicle License Fees	\$6,810	\$9,510	\$12,360	\$15,210	\$16,560	\$17,250	\$17,250
Licenses, Permits, and Fees	\$24,805	\$34,639	\$45,020	\$55,401	\$60,319	\$62,832	\$62,832
Local Options Sales Tax	\$208,000	\$290,466	\$377,515	\$464,563	\$505,796	\$526,871	\$526,871
Powell Bill	\$0	\$25,011	\$34,113	\$43,720	\$53,328	\$57,879	\$60,205
Other Revenues	\$763	\$2,084	\$3,058	\$3,906	\$4,797	\$5,298	\$5,618
Subtotal - General Fund	\$294,149	\$803,464	\$1,179,271	\$1,506,170	\$1,849,690	\$2,043,087	\$2,166,502
<u>General Fund Expenditures</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>
Governing Body	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration	(\$3,684)	(\$8,430)	(\$48,466)	(\$49,703)	(\$50,815)	(\$51,890)	(\$52,860)
Finance	\$4,175	\$5,831	\$7,578	\$9,326	\$10,153	\$10,576	\$10,576
Parks & Recreation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Hall	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Police	(\$184,293)	(\$216,607)	(\$359,961)	(\$310,986)	(\$321,566)	(\$332,406)	(\$341,401)
Fire Protection	\$0	\$0	\$0	(\$158,760)	(\$163,920)	(\$163,920)	(\$163,920)
Fire Inspection	\$618	(\$863)	(\$1,122)	(\$1,380)	(\$1,503)	(\$1,565)	(\$1,565)
Fleet Maintenance	\$11,658	(\$16,244)	\$8,855	(\$25,999)	(\$28,331)	(\$56,582)	(\$57,385)
Streets	(\$5,530)	(\$7,710)	(\$10,222)	(\$24,962)	(\$27,345)	(\$29,794)	(\$29,794)
Sanitation	(\$5,229)	(\$7,549)	(\$10,350)	(\$13,184)	(\$15,899)	(\$57,572)	(\$58,749)
Contingency	(\$100,000)	(\$150,000)	(\$250,000)	(\$275,000)	(\$300,000)	(\$325,000)	(\$350,000)
Subtotal - General Fund	(\$282,284)	(\$401,572)	(\$663,687)	(\$850,649)	(\$899,225)	(\$1,008,154)	(\$1,045,098)
Total - General Fund	\$11,865	\$401,893	\$515,584	\$655,521	\$950,466	\$1,034,934	\$1,121,404

Contingency - General Fund

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>Fy24</u>	<u>Comments</u>
Operations									
Contingency	-	\$100,000	\$150,000	\$250,000	\$275,000	\$300,000	\$325,000	\$350,000	
<i>Operations Subtotal</i>		\$100,000	\$150,000	\$250,000	\$275,000	\$300,000	\$325,000	\$350,000	

Administration (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24 Forecast Highlights</u>
Personal Services								
Salaries & Wages	\$455,782	\$0	\$0	\$46,752.00	\$48,271.44	\$49,840.26	\$51,460.07	\$53,132.52 FY21- Management Analyst
Fringe Benefits	\$148,792	\$0	\$0	\$12,623.04	\$12,875.50	\$13,133.01	\$13,395.67	\$13,663.58
Operating Expenses								
Training/Conference/Conv.	\$14,115	\$0	\$0	\$2,240	\$2,353	\$2,470	\$2,594	\$2,594
Postage	\$3,000	\$530	\$740	\$961	\$1,183	\$1,288	\$1,342	\$1,342
C.S. - Printing; Citizen Newsletter	\$5,000	\$883	\$1,233	\$1,602	\$1,972	\$2,147	\$2,236	\$2,236
Insurance	\$265,000	\$5,955	\$14,888	\$32,753	\$32,753	\$32,753	\$32,753	\$32,753 Worker's Comp, Property, Unemployment, Cyber
Charge to Water/Sewer Fund		(\$3,684)	(\$8,430)	(\$48,466)	(\$49,703)	(\$50,815)	(\$51,890)	(\$52,860) 50% allocated to Water & Sewer
Capital Outlay		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Expenses/Transfers		\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL		\$3,684	\$8,430	\$48,466	\$49,703	\$50,815	\$51,890	\$52,860

Fire Protection (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>Forecast Highlights</u>
Personal Services									
Salaries & Wages	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fringe Benefits	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Operating Expenses									
Personnel	\$75,000	\$0	\$0	\$0	\$151,200	\$156,114	\$161,188	\$161,188	50% of firefighter salary; one engine company projected (9 FF's)
Fire Operations		\$0	\$0	\$0	\$7,560	\$7,806	\$8,059	\$8,059	Msc. Operational expenses
Msc.	-	\$0	\$0	\$0	\$0	\$0	\$36,000	\$36,000	Uniforms and turnout gear 2 years after start
Capital Outlay	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Debt Expenses/Transfers									
TOTAL	-	\$0	\$0	\$0	\$158,760	\$163,920	\$163,920	\$163,920	

Finance (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>Forecast Highlights</u>
Personal Services									
Salaries & Wages	\$337,939	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$115,124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses									
Postage	\$2,500	\$441	\$616	\$801	\$986	\$1,073	\$1,118	\$1,118	
Supplies - Office	\$3,000	\$530	\$740	\$961	\$1,183	\$1,288	\$1,342	\$1,342	
Contracted Service - Tax Collection	\$40,000	\$7,062	\$9,862	\$12,817	\$15,773	\$17,173	\$17,888	\$17,888	
Contracted Services - Copier	\$1,800	\$318	\$444	\$577	\$710	\$773	\$805	\$805	computer & copier
Charge to Water/Sewer Fund		(\$4,175)	(\$5,831)	(\$7,578)	(\$9,326)	(\$10,153)	(\$10,576)	(\$10,576)	
Capital Outlay		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Debt Expenses/Transfers		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL		\$4,175	\$5,831	\$7,578	\$9,326	\$10,153	\$10,576	\$10,576	

Fire Marshal (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>Forecast Highlights</u>
Personal Services									
Salaries & Wages	\$89,703		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$26,627		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses									
Gasoline	\$3,500		\$618	\$863	\$1,122	\$1,380	\$1,503	\$1,565	\$1,565
Capital Outlay									
Capital Outlay	-		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Expenses/Transfers									
Debt Expenses/Transfers			\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL			\$618	\$863	\$1,122	\$1,380	\$1,503	\$1,565	\$1,565

*Assumption that retain inspection services with Orange County

Fleet Maintenance (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>Forecast Highlights</u>	
Personal Services										
Salaries & Wages	\$171,374		\$0	\$0	0	\$0	\$0	\$44,787	\$46,243	FY23 - Fleet Mechanic
Fringe Benefits	\$67,216		\$0	\$0	0	\$0	\$0	\$12,092	\$12,334	
Operating Expenses										
Training/Conferences/Coventions	\$1,000		\$0	\$0	0	\$0	\$0	\$333	\$333	
Police Vehicle Repair	\$18,966		\$3,348	\$4,676	\$6,077	\$7,479	\$8,142	\$8,482	\$8,482	
Street Vehicle Repair	\$17,700		\$3,125	\$4,364	\$5,672	\$6,979	\$7,599	\$7,915	\$7,915	
Solid Waste Vehicle Repair	\$37,429		\$6,608	\$9,228	\$11,993	\$14,759	\$16,069	\$16,738	\$16,738	
Fleet Maint. Vehicle Repair	\$1,063		\$188	\$262	\$341	\$419	\$456	\$475	\$475	
Water/Sewer Vehicle Repair	\$34,856		\$6,154	\$8,594	\$11,169	\$13,744	\$14,964	\$15,588	\$15,588	
Fire Marshal Vehicle	\$1,103		\$195	\$195	\$272	\$353	\$435	\$474	\$474	
Safety & Risk Mgmt Vehicle	\$2,968		\$524	\$732	\$951	\$1,170	\$1,274	\$1,327	\$1,327	
Gasoline	\$2,520		\$445	\$621	\$807	\$994	\$1,082	\$1,127	\$1,127	
Supplies - Departmental	\$23,000		\$4,061	\$5,671	\$7,370	\$9,069	\$9,874	\$10,286	\$10,286	Oil & Fluids, Filters, wiper blades, brake parts & bulbs
Charge to Water and Sewer Fund			(\$12,989)	(\$18,098)	(\$53,507)	(\$28,968)	(\$31,565)	(\$63,042)	(\$63,937)	52.7% of operating costs
Capital Outlay										
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Debt Expenses/Transfers										
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL			\$11,658	\$16,244	-\$8,855	\$25,999	\$28,331	\$56,582	\$57,385	

Police (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>Forecast Highlights</u>
Personal Services									
Salaries & Wages	\$995,960	\$81,714	\$131,122	\$217,097	\$224,153	\$231,438	\$238,960	\$246,726	FY18 -- 2 police officers; FY19 - 1 investigator
Fringe Benefits	\$404,605	\$22,063	\$35,127	\$57,892	\$59,050	\$60,231	\$61,436	\$62,665	FY20 -- 2 police officers
Operating Expenses									
Training	\$24,000	\$2,000	\$3,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
Gasoline-Patrol	\$40,000	\$4,978	\$9,177	\$10,577	\$15,088	\$16,488	\$17,888	\$17,888	
Gasoline-Invest.	\$14,000	\$1,742	\$3,212	\$3,702	\$5,281	\$5,771	\$6,261	\$6,261	
Gasoline - Admin	\$4,400	\$548	\$1,010	\$1,164	\$1,660	\$1,814	\$1,968	\$1,968	
Supplies -- Community Policing	\$2,000	\$249	\$459	\$529	\$754	\$824	\$894	\$894	
Supplies -- Departmental	\$16,200	\$14,000	\$0	\$7,000	\$0	\$0	\$0	\$0	Officer equipment for new officers incl. uniforms, body cameras, cameras, equipment, etc.
Hiring Selection Process	\$750	\$1,000	\$500	\$1,000	\$0	\$0	\$0	\$0	\$0 Selection process and emotional intelligence
Personnel Equipment	-	\$6,000	\$3,000	\$6,000	\$0	\$0	\$0	\$0	\$0 Equipment personally assigned to officer
Capital Outlay									
Vehicles		\$50,000	\$30,000	\$50,000	\$0	\$0	\$0	\$0	\$0 For new officers & invest. position
Debt Expenses/Transfers									
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL		\$184,293	\$216,607	\$359,961	\$310,986	\$321,566	\$332,406	\$341,401	

Planning (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>Forecast Highlights</u>
Personal Services									
Salaries & Wages	\$337,939	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$115,124	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses									
Postage	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gasoline	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C.S. Nuisance Abatement	\$8,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Charge to Water/Sewer Fund									
Capital Outlay		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Expenses/Transfers									
TOTAL		\$0							

Sanitation (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>Forecast Highlights</u>
Personal Services									
Salaries & Wages	\$181,300	\$0	0	\$0	\$0	\$0	\$31,031	\$32,039	FY23 - Additional Sanitation Position -- Equipment Operator
Fringe Benefits	\$74,995	\$0	0	\$0	\$0	\$0	\$8,378.24	\$8,545.80	
Operating Expenses									
Travel & Training	\$3,000	\$0	0	\$0	\$0	\$0	\$667	\$667	
Fuel	\$35,000	\$3,000	\$3,300	\$3,630	\$3,993	\$4,392	\$4,832	\$4,832	10% increase per year
Landfill Fees	\$75,000	\$416	\$891	\$1,486	\$2,080	\$2,674	\$2,971	\$2,971	SF homes
Landfill Fees - yard waste	\$14,300	\$79	\$170	\$283	\$397	\$510	\$567	\$567	SF homes
Cont. Services/Roll-Out Containers	\$12,000	\$980	\$2,100	\$3,500	\$4,900	\$6,300	\$7,000	\$7,000	SF homes
Bulk Item Containers	\$8,549	\$47	\$102	\$169	\$237	\$305	\$339	\$339	SF homes
Misc. Public Info Materials	\$4,000	\$706	\$986	\$1,282	\$1,577	\$1,717	\$1,789	\$1,789	All
Capital Outlay									
	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Debt Expenses/Transfers									
TOTAL		\$5,229	\$7,549	\$10,350	\$13,184	\$15,899	\$57,572	\$58,749	

Streets (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>Forecast Highlights</u>
Personal Services									
Salaries & Wages	\$181,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fringe Benefits	\$74,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Operating Expenses									
Utilities	\$134,200	\$0	\$0	\$0	\$12,240	\$12,240	\$12,240	\$12,240	Streetlight elec. after 3 years
Patch and resurfacing	-	\$5,000	\$7,500	\$10,000	\$12,500	\$15,000	\$17,500	\$17,500	Recurring road maintenance (amortized) - 1.25 miles
Contracted Services	\$3,000	\$530	\$210	\$222	\$222	\$105	\$54	\$54	Sidewalk maintenance
Capital Outlay		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Debt Expenses/Transfers		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL		\$5,530	\$7,710	\$10,222	\$24,962	\$27,345	\$29,794	\$29,794	

Water & Sewer Fund Cash Flow

<u>Water & Sewer Fund Revenues</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>
Water Charges	\$124,779	\$176,409	\$231,373	\$286,337	\$314,791	\$329,312	\$329,312
Sewer Charges	\$187,556	\$265,160	\$347,776	\$430,392	\$473,162	\$494,989	\$494,989
Interest Income	\$312	\$442	\$579	\$717	\$788	\$824	\$824
Other Revenue	\$625	\$883	\$1,158	\$1,433	\$1,576	\$1,649	\$1,649
Capital Contribution from Developer (Meter Tower)	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - General Fund	\$313,272	\$442,894	\$580,887	\$718,880	\$790,316	\$826,774	\$826,774
<u>Water & Sewer Fund Expend.</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>
Administration of Enterprise	(\$20,848)	(\$32,359)	(\$109,551)	(\$87,997)	(\$92,534)	(\$125,508)	(\$125,508)
Engineering	(\$4,820)	(\$6,731)	(\$8,748)	(\$10,765)	(\$11,720)	(\$12,209)	(\$12,209)
Billing & Collection	(\$16,386)	(\$2,432)	(\$3,609)	(\$4,785)	(\$5,962)	(\$6,564)	(\$6,564)
Water Plant	(\$13,849)	(\$19,299)	(\$24,932)	(\$30,398)	(\$77,565)	(\$80,286)	(\$81,652)
Water Distribution	(\$5,001)	(\$46,716)	(\$55,519)	(\$58,567)	(\$60,806)	(\$62,653)	(\$64,102)
Wastewater Collection	(\$13,537)	(\$18,552)	(\$63,701)	(\$78,056)	(\$82,030)	(\$84,808)	(\$86,374)
Wastewater Treatment	(\$23,815)	(\$33,078)	(\$42,589)	(\$51,757)	(\$105,766)	(\$109,564)	(\$111,083)
Contingency - WF	(\$50,000)	(\$50,000)	(\$75,000)	(\$100,000)	(\$125,000)	(\$150,000)	(\$175,000)
Subtotal - Water & Sewer Fund	(\$148,255)	(\$209,165)	(\$383,647)	(\$422,325)	(\$561,383)	(\$631,592)	(\$662,492)
Total - Water & Sewer Fund	\$165,017	\$233,728	\$197,239	\$296,554	\$228,933	\$195,183	\$164,282

Contingency - Water and Sewer Fund

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>Comments</u>
Operations								
Contingency	-	\$50,000	\$50,000	\$75,000	\$100,000	\$125,000	\$150,000	\$175,000
<i>Operations Subtotal</i>		\$50,000	\$50,000	\$75,000	\$100,000	\$125,000	\$150,000	\$175,000

Administration of Enterprise (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>Forecast Highlights</u>
Personal Services									
Salaries & Wages	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cost Allocations									
Cost Alloc - Administration	-	\$3,684	\$8,430	\$48,466	\$49,703	\$50,815	\$51,890	\$51,890	
Cost Alloc - Finance	-	\$4,175	\$5,831	\$7,578	\$9,326	\$10,153	\$10,576	\$10,576	
Cost Alloc - Fleet Maintenance	-	\$12,989	\$18,098	\$53,507	\$28,968	\$31,565	\$63,042	\$63,042	
Debt Expenses/Transfers	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL		\$20,848	\$32,359	\$109,551	\$87,997	\$92,534	\$125,508	\$125,508	

Billing & Collections (Expenditure Forecast)

	FY16 Budget	FY18	FY19	FY20	FY21	FY22	FY23	FY24	Forecast Highlights
Personal Services									
Salaries & Wages	\$337,939		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$115,124		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses									
Postage	\$350		\$6	\$11	\$16	\$21	\$27	\$29	\$29
Gasoline	\$6,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0 *Assumption of remote collection device
Supplies	\$11,900		\$210	\$369	\$547	\$726	\$904	\$996	\$996
C.S. Online Utility	\$3,200		\$57	\$99	\$147	\$195	\$243	\$268	\$268 Credit inquiries and collection costs
C.S. South Data/Billing Statements	\$36,000		\$636	\$1,116	\$1,656	\$2,196	\$2,736	\$3,012	\$3,012 Billing Statements
Msc.- Credit/Debit Card Fee	\$27,000		\$477	\$837	\$1,242	\$1,647	\$2,052	\$2,259	\$2,259
Capital Outlay									
Meter Reading Equipment	-		\$15,000	\$0	\$0	\$0	\$0	\$0	\$0 Electronic Tower Reader
Debt Expenses/Transfers									
TOTAL			\$16,386	\$2,432	\$3,609	\$4,785	\$5,962	\$6,564	\$6,564

Engineering (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>Forecast Highlights</u>
Personal Services									
Salaries & Wages	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses									
Gasoline	\$5,300	\$935.70	\$1,306.69	\$1,698.28	\$2,089.87	\$2,275.36	\$2,370.17	\$2,370.17	
Supplies - Departmental	\$4,000	\$706.19	\$986.18	\$1,281.72	\$1,577.26	\$1,717.26	\$1,788.81	\$1,788.81	
Upper Neuse River Dues	\$18,000	\$3,177.86	\$4,437.80	\$5,767.74	\$7,097.68	\$7,727.65	\$8,049.64	\$8,049.64	
Capital Outlay	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Expenses/Transfers									
TOTAL	-	\$4,820	\$6,731	\$8,748	\$10,765	\$11,720	\$12,209	\$12,209	

Water Plant (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>Forecast Highlights</u>
Personal Services									
Salaries & Wages		\$0	\$0	\$0	\$0	\$34,961	\$36,097.23	\$37,270.39	Utility Mechanic - FY22
Fringe Benefits		\$0	\$0	\$0	\$0	\$9,439.47	\$9,628.26	\$9,820.82	
Operating Expenses									
Utilities	\$80,150	\$2,812.18	\$3,918.87	\$5,062.75	\$6,172.81	\$6,734.67	\$7,018.15	\$7,018.15	
Plant & Equipment Maintenance	\$47,200	\$1,656.08	\$2,307.81	\$2,981.43	\$3,635.14	\$3,966.02	\$4,132.96	\$4,132.96	
Gasoline	\$6,000	\$210.52	\$293.37	\$379.00	\$462.09	\$504.16	\$525.38	\$525.38	
Chemicals	\$155,200	\$5,445.41	\$7,588.38	\$9,803.35	\$11,952.84	\$13,040.82	\$13,589.72	\$13,589.72	
Supplies -- Departmental	\$48,500	\$1,701.69	\$2,371.37	\$3,063.55	\$3,735.26	\$4,075.26	\$4,246.79	\$4,246.79	
Supplies -- Safety	\$2,000	\$70.17	\$97.79	\$126.33	\$154.03	\$168.05	\$175.13	\$175.13	
Outside Lab Services	\$28,000	\$982.42	\$1,369.04	\$1,768.65	\$2,156.44	\$2,352.72	\$2,451.75	\$2,451.75	
Contracted Services	\$10,650	\$373.67	\$520.72	\$672.72	\$820.22	\$894.88	\$932.54	\$932.54	Instrumentation Maintenance, Monitoring Mission Units, Generator Load Testing and Filtration Controls Testing
Sludge Removal	\$17,000	\$596.47	\$831.20	\$1,073.82	\$1,309.27	\$1,428.44	\$1,488.57	\$1,488.57	
Capital Outlay		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Debt Expenses/Transfers									
TOTAL		\$13,849	\$19,299	\$24,932	\$30,398	\$77,565	\$80,286	\$81,652	

Wastewater Plant (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>Forecast Highlights</u>
Personal Services									
Salaries & Wages	-	\$0	\$0	\$0	\$0	\$38,891	\$40,154.96	\$41,459.99	FY22 - Wastewater Plant Operator
Fringe Benefits	-	\$0	\$0	\$0	\$0	\$10,500.57	\$10,710.58	\$10,924.79	
Operating Expenses									
Utilities	\$212,060	\$9,154	\$12,714	\$16,370	\$19,894	\$21,669	\$22,562	\$22,562	
Maintenance- Equipment	\$71,580	\$3,090	\$4,292	\$5,526	\$6,715	\$7,314	\$7,616	\$7,616	
Maintenance- Infrastructure	\$35,100	\$1,515	\$2,104	\$2,710	\$3,293	\$3,587	\$3,734	\$3,734	
Gasoline	\$6,800	\$294	\$408	\$525	\$638	\$695	\$723	\$723	
Chemicals	\$87,740	\$3,787	\$5,261	\$6,773	\$8,231	\$8,966	\$9,335	\$9,335	
Supplies-Departmental	\$7,080	\$306	\$424	\$547	\$664	\$723	\$753	\$753	
Supplies- Safety	\$4,750	\$205	\$285	\$367	\$446	\$485	\$505	\$505	
Supplies-Lab	\$10,610	\$458	\$636	\$819	\$995	\$1,084	\$1,129	\$1,129	
Outside Lab Services	\$12,380	\$534	\$742	\$956	\$1,161	\$1,265	\$1,317	\$1,317	
C.S. DI Water Service Contract	\$2,810	\$121	\$168	\$217	\$264	\$287	\$299	\$299	
Maintenance Contracts	\$20,000	\$863	\$1,199	\$1,544	\$1,876	\$2,044	\$2,128	\$2,128	
Sludge Removal	\$80,790	\$3,487	\$4,844	\$6,237	\$7,579	\$8,255	\$8,596	\$8,596	
Capital Outlay									
	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Debt Expenses/Transfers									
TOTAL		\$23,814.98	\$33,078.03	\$42,588.60	\$51,756.65	\$105,765.86	\$109,563.73	\$111,082.98	

Wastewater Collection (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>Forecast Highlights</u>
Personal Services									
Salaries & Wages	-	\$0	\$0	\$0	\$38,891.00	\$40,154.96	\$41,459.99	\$42,807.44	FY21 - Utility Mechanic
Fringe Benefits	-	\$0	\$0	\$0	\$10,500.57	\$10,710.58	\$10,924.79	\$11,143.29	
Operating Expenses									
Training	\$4,500	\$643	\$643	\$643	\$643	\$643	\$643	\$643	
Utilities	\$51,000	\$2,201	\$3,058	\$3,937	\$4,784	\$5,211	\$5,426	\$5,426	
FOG Program Supplies	\$50,000	\$2,158	\$2,998	\$3,860	\$4,691	\$5,109	\$5,320	\$5,320	
Equipment Repair	\$7,200	\$311	\$432	\$556	\$675	\$736	\$766	\$766	
Maintenance- Infrastructure	\$10,000	\$432	\$600	\$772	\$938	\$1,022	\$1,064	\$1,064	
Gasoline	\$23,200	\$1,001	\$1,391	\$1,791	\$2,176	\$2,371	\$2,468	\$2,468	
Supplies- Chemicals	\$18,000	\$777	\$1,079	\$1,390	\$1,689	\$1,839	\$1,915	\$1,915	
Supplies- Lift Station pumps	\$32,000	\$1,381	\$1,919	\$2,470	\$3,002	\$3,270	\$3,405	\$3,405	
Supplies - Departmental	\$82,000	\$3,540	\$4,916	\$6,330	\$7,693	\$8,379	\$8,724	\$8,724	
Patching	\$12,000	\$518	\$719	\$926	\$1,126	\$1,226	\$1,277	\$1,277	
C.S. Root Control Service	\$13,300	\$574	\$797	\$1,027	\$1,248	\$1,359	\$1,415	\$1,415	
Capital Outlay									
	-	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0 Vehicle for Utility Mechanic
Debt Expenses/Transfers									
TOTAL		\$13,537	\$18,552	\$63,701	\$78,056	\$82,030	\$84,808	\$86,374	

Water Distribution (Expenditure Forecast)

	<u>FY16 Budget</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>Forecast Highlights</u>
Personal Services									
Salaries & Wages		\$0	0	\$31,031	\$32,039	\$33,080	\$34,155	\$35,265	FY20 - Utility Maintenance Technician
Fringe Benefits		\$0	0	\$16,000	\$16,320	\$16,646	\$16,979	\$17,319	
Operating Expenses									
Training	\$4,500	\$643	\$643	\$643	\$643	\$643	\$643	\$643	
Utilities	\$67,000	\$2,351	\$3,276	\$4,232	\$5,160	\$5,630	\$5,867	\$5,867	
Equipment Repair	\$7,000	\$246	\$342	\$442	\$539	\$588	\$613	\$613	
Maintenance- Infrastructure	\$7,000	\$246	\$342	\$442	\$539	\$588	\$613	\$613	
Gasoline	\$23,000	\$807	\$1,125	\$1,453	\$1,771	\$1,933	\$2,014	\$2,014	
Patching	\$18,000	\$632	\$880	\$1,137	\$1,386	\$1,512	\$1,576	\$1,576	
C.S. NC One Call Center	\$2,200	\$77	\$108	\$139	\$169	\$185	\$193	\$193	
Capital Outlay									
		\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0 Vehicle for Utility Maintenance Technician
Debt Expenses/Transfers									
TOTAL		\$5,001	\$46,716	\$55,519	\$58,567	\$60,806	\$62,653	\$64,102	



Hillsborough Water Capacity Model

	Description
Assumptions	Assumptions and Constants which drive the model
Summary	Water Usage Model Summary
Committed Res Dev	Residential developments with committed water service
Potential Res Dev	Residential developments that are not yet approved for water service
Committed Non-Res Dev	Non-residential developments with committed water service
Potential Non-Res Dev	Non-residential developments not yet approved for water service
Other Committed	Other water commitments

Water Use

[Return to Summary](#)

1	Current Average Use	1,165,000	gpd	
2	Peak Day	1,685,000	gpd	
3	Peaking Factor	49.0%		

Availability

4	Water Availability - Stage 5 Withdrawal Restrictions	2,850,000	gpd	2,850,000 gpd but see table below
5	Phase II Total Yield	1,200,000	gpd	
6	Internal Use ¹	5%		
7	Contingency ²	5%		
8	Phase II Safe Yield	1,080,000	gpd	

Other Factors

9	Water Loss	8.0%		
10	Planning Trigger ³	80%		
11	Growth Moratorium Trigger ⁴	90%		
11a	Current Town Population	6,584	people	
11b	Current Service Area Population	12,000	people	est. water customers both in and out of town

Cells in yellow are hot numbers which drive rest of spreadsheet

USAGE TABLE*

	Category	Code	Factor	Units	Population Multiplier
12	Hotels	H	108	gpd per room	0
13	Industrial	I	0.108	gpd/1000 sq ft	0
14	Multi-Family	MF	90	gallons per day	1.5 persons
15	Office/Institutional	OI	0.09	25 gpd per 250 sq ft	0
16	Retirement Residencies	RET	100	gallons per day	1.5 persons
17	Restaurant	RST	36	40 gpd per seat	0
18	Retail	RTL	0.108	120 gpd per 1000 sq ft	0
19	School - Elementary	SE	10.8	gpd per student	0
20	Single Family	SF	133	gallons per day (gpd)	2.48 persons
21	School - High	SH	13.5	gpd per student	0
22	School - Middle	SM	13.5	gpd per student	0
23	Townhomes	TH	100	gallons per day (gpd)	1.5 persons

*This table is used to look up usage factors. New entries can be added but must be unique and must be sorted in ascending order by "Code"

NOTES:

- Note #1: Engineers projected a safe yield at the Reservoir of 1.2 mgd, this forecast subtracts 5.0% or 60,000 gpd of capacity for backwashing filters backwashing
- Note #2: An additional 5.0% (60,000 gpd) to be conservative since the safe yield is projected and not yet confirmed with historical data. historical data
- Note #3: State of N.C. requires planning to start when a water plant reaches 80% of capacity.
- Note #4: State may impose growth moratorium at 90% of capacity. This could be averted/delayed with an agreement to purchase water from other systems.

	Water Source	Max Yield	Safe Yield	Water Supply Status (Eno Management Plan)		
				Stage 2	Stage 5	Stage 6
24	Eno Withdrawal	3,000,000	1,800,000	1,360,000	1,130,000	680,000
25	Phase I Reservoir	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
26	Subtotal Phase I	4,800,000	3,600,000	3,160,000	2,930,000	2,480,000
27	Phase II Reservoir	1,200,000	1,080,000	1,080,000	1,080,000	1,080,000
28	Total Phase II	6,000,000	4,680,000	4,240,000	4,010,000	3,560,000

Water Capacity Summary

		FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY30	FY40	
Residential Development														
	<u>Projects</u>													
1	Committed Projects	18	1,197	7,984	20,097	60,803	103,848	131,484	146,672	157,704	165,616	166,148	166,680	166,680
2	Additional Residential Usage	12	0	0	3,756	8,148	81,507	123,018	165,859	212,740	237,385	248,300	274,900	308,150
Non-Residential Development														
3	Committed Projects	21	7,650	15,516	79,980	102,822	122,019	136,554	314,747	328,400	333,260	334,340	405,160	405,160
4	Additional Non-Residential Usage	22	0	540	11,340	22,140	42,750	129,024	221,274	237,474	280,854	305,424	347,724	358,974
Adjustments to Usage														
	<u>Factors</u>													
6	Peaking Factor	49.0%	4,335	11,780	56,435	95,017	171,561	254,839	415,790	458,796	498,386	516,564	585,287	607,092
7	Water Loss	8.0%	708	1,923	9,214	15,513	28,010	41,606	67,884	74,905	81,369	84,337	95,557	99,117
8	Total Projected Additional Use		13,890	37,743	180,822	304,443	549,695	816,526	1,332,227	1,470,019	1,596,871	1,655,113	1,875,308	1,945,173
9	Projected Average Daily Usage (Current Avg. plus Projected Use less Peaking)		1,174,555	1,190,963	1,289,387	1,374,426	1,543,134	1,726,686	2,081,436	2,176,223	2,263,484	2,303,549	2,455,021	2,503,081
10	Projected Peak Day Usage (Current Max use plus Projected Use)		1,698,890	1,722,743	1,865,822	1,989,443	2,234,695	2,501,526	3,017,227	3,155,019	3,281,871	3,340,113	3,560,308	3,630,173
11	Water Capacity Surplus/(Deficit) - Phase I (Max Water Avail. less Projected Average Use)		1,675,445	1,659,037	1,560,613	1,475,574	1,306,866	1,123,314	768,564	673,777	586,516	546,451	394,979	346,919
12	Percent of Peak Day Capacity (Pre-expansion)		59.6%	60.4%	65.5%	69.8%	78.4%	87.8%	105.9%	110.7%	115.2%	117.2%	124.9%	127.4%
13	Percent of Average Daily Capacity (Pre-expansion)		41.2%	41.8%	45.2%	48.2%	54.1%	60.6%	73.0%	76.4%	79.4%	80.8%	86.1%	87.8%
Expansion														
14	Timing for Reservoir Expansion - Phase II (enter an "x" in year impler)	X												
15a	Additional Capacity from Reservoir Expansion		0	0	0	0	0	0	1,080,000	1,080,000	1,080,000	1,080,000	1,080,000	1,080,000
15b	Additional Capacity via OWASA/Durham Purchase		0	0	0	0	0	0	0	0	0	0	0	0
16	Total Available Capacity with Added Water		0	0	0	0	0	0	1,848,564	1,753,777	1,666,516	1,626,451	1,474,979	1,426,919
17	Percent of Peak Day Capacity w/ Expansion		59.6%	60.4%	65.5%	69.8%	78.4%	87.8%	76.8%	80.3%	83.5%	85.0%	90.6%	92.4%
18	Percent of Avg. Day Capacity w/ Expansion		41.2%	41.8%	45.2%	48.2%	54.1%	60.6%	53.0%	55.4%	57.6%	58.6%	62.5%	63.7%

<http://www>

Committed Residential Units

Number of Projects 18

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Project	Type	Units	Notes	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY30	FY40	FY50	FY60
intown lots	SF	48	4 new /yr	9	12	16	20	24	28	32	36	40	44	48	48	48	48
Bellevue Mill	MF	104		-	-	-	30	80	104	104	104	104	104	104	104	104	104
Corbin Creek Woods	SF	18		-	7	18	18	18	18	18	18	18	18	18	18	18	18
Corbinton (MAHS)	MF	142		-	-	-	-	30	60	90	120	142	142	142	142	142	142
Corbinton Commons	SF	69		-	-	-	25	50	69	69	69	69	69	69	69	69	69
Elfin's Pond	TH	104		-	-	10	34	68	104	104	104	104	104	104	104	104	104
Elfin's Pond 2	TH	14		-	-	-	7	14	14	14	14	14	14	14	14	14	14
Forest Ridge	TH	38		-	-	11	16	22	27	32	38	38	38	38	38	38	38
Forest Ridge	SF	52	cottage	-	3	15	40	52	52	52	52	52	52	52	52	52	52
Forest Ridge	SF	71		-	-	-	17	34	51	71	71	71	71	71	71	71	71
Forest Ridge	SF	72		-	5	15	37	50	60	72	72	72	72	72	72	72	72
Hampton Pointe Apt	MF	48		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Strouds Creek	SF	14	out of town	-	-	-	4	8	14	14	14	14	14	14	14	14	14
Waterstone	SF	136		-	21	45	80	120	136	136	136	136	136	136	136	136	136
Waterstone	TH	114		-	16	35	70	95	114	114	114	114	114	114	114	114	114
Waterstone	TH	24	affordable	-	-	-	12	24	24	24	24	24	24	24	24	24	24
Waterstone	MF	270		-	-	-	135	270	270	270	270	270	270	270	270	270	270
Waterstone	MF	300	optional	-	-	-	-	-	80	160	240	300	300	300	300	300	300

Total Committed

Units	1,638	9	64	165	545	959	1,225	1,376	1,496	1,582	1,586	1,590	1,590	1,590	1,590	1,590	1,590
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Cumulative Committed Units		9	64	165	545	959	1,225	1,376	1,496	1,582	1,586	1,590	1,590	1,590	1,590	1,590	1,590
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Water Usage

				FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY30	FY40	FY50	FY60
intown lots	SF			1,197	1,596	2,128	2,660	3,192	3,724	4,256	4,788	5,320	5,852	6,384	6,384	6,384	6,384
Bellevue Mill	MF			-	-	-	2,700	7,200	9,360	9,360	9,360	9,360	9,360	9,360	9,360	9,360	9,360
Corbin Creek Woods	SF			-	931	2,394	2,394	2,394	2,394	2,394	2,394	2,394	2,394	2,394	2,394	2,394	2,394
Corbinton (MAHS)	MF			-	-	-	-	2,700	5,400	8,100	10,800	12,780	12,780	12,780	12,780	12,780	12,780
Corbinton Commons	SF			-	-	-	3,325	6,650	9,177	9,177	9,177	9,177	9,177	9,177	9,177	9,177	9,177
Elfin's Pond	TH			-	-	1,000	3,400	6,800	10,400	10,400	10,400	10,400	10,400	10,400	10,400	10,400	10,400
Elfin's Pond 2	TH			-	-	-	700	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
Forest Ridge	TH			-	-	1,100	1,600	2,200	2,700	3,200	3,800	3,800	3,800	3,800	3,800	3,800	3,800
Forest Ridge	SF			-	399	1,995	5,320	6,916	6,916	6,916	6,916	6,916	6,916	6,916	6,916	6,916	6,916
Forest Ridge	SF			-	-	-	2,261	4,522	6,783	9,443	9,443	9,443	9,443	9,443	9,443	9,443	9,443
Forest Ridge	SF			-	665	1,995	4,921	6,650	7,980	9,576	9,576	9,576	9,576	9,576	9,576	9,576	9,576
Strouds Creek	SF	out of town		-	-	-	532	1,064	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862	1,862
Waterstone	SF			-	2,793	5,985	10,640	15,960	18,088	18,088	18,088	18,088	18,088	18,088	18,088	18,088	18,088
Waterstone	TH			-	1,600	3,500	7,000	9,500	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400	11,400
Waterstone	TH	affordable		-	-	-	1,200	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Waterstone	MF			-	-	-	12,150	24,300	24,300	24,300	24,300	24,300	24,300	24,300	24,300	24,300	24,300
Waterstone	MF	optional		-	-	-	-	-	7,200	14,400	21,600	27,000	27,000	27,000	27,000	27,000	27,000

Committed Residential Water Usage				1,197	7,984	20,097	60,803	103,848	131,484	146,672	157,704	165,616	166,148	166,680	166,680	166,680	166,680
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Potential Residential Units

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Project	Type	Max Units	Notes	ADD	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY30	FY40	FY50
Clayton property	SF	100	non res preferred	x	-	-	-	-	-	-	-	100	100	100	100	100	100
Collins - Apts	MF	650		x	-	-	-	-	350	450	550	650	650	650	650	650	650
Collins - Single Fam.	SF	100		x	-	-	-	-	14	30	50	70	90	100	100	100	100
Collins - Townhomes	TH	400		x	-	-	-	-	90	154	224	294	364	400	400	400	400
Moren	MF	220		x	-	-	-	-	140	220	220	220	220	220	220	220	220
Paliorous	MF	300		X	-	-	-	-	-	-	100	200	300	300	300	300	300
Peloquin Cottage	SF	50		x	-	-	12	24	36	50	50	50	50	50	50	50	50
Town train - Apts	MF	300		x	-	-	-	-	100	200	300	300	300	300	300	300	300
Infill - Higher Density	SF	200		x	-	-	-	12	24	36	48	60	80	100	200	200	200
Infill - Higher Density	TH	50		x	-	-	-	12	30	40	40	50	50	50	50	50	50
Infill - Higher Density	MF	50		x	-	-	24	24	36	36	50	50	50	50	50	50	50
Out of Town Dev.	SF	0			-	-	-	-	-	-	-	-	-	-	-	-	-
Out of Town Failed Septic Systems	SF	1075		x	-	-	-	-	25	50	75	100	125	150	250	500	750
Number of Projects		12															
Potential Residential Units		3495			0	0	36	72	845	1,266	1,707	2,144			2,670		
Units to Add					0	0	36	72	845	1,266	1,707	2,144			2,670		
Additional Water Usage					FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY30	FY40	FY50
Clayton property	SF	100		x	-	-	-	-	-	-	-	13,300	13,300	13,300	13,300	13,300	13,300
Collins - Apts	MF	650		x	-	-	-	-	31,500	40,500	49,500	58,500	58,500	58,500	58,500	58,500	58,500
Collins - Single Fam.	SF	100		x	-	-	-	-	1,862	3,990	6,650	9,310	11,970	13,300	13,300	13,300	13,300
Collins - Townhomes	TH	400		x	-	-	-	-	9,000	15,400	22,400	29,400	36,400	40,000	40,000	40,000	40,000
Moren	MF	220		x	-	-	-	-	12,600	19,800	19,800	19,800	19,800	19,800	19,800	19,800	19,800
Paliorous	MF	300		x	-	-	-	-	-	-	9,000	18,000	27,000	27,000	27,000	27,000	27,000
Peloquin Cottage	SF	50		x	-	-	1,596	3,192	4,788	6,650	6,650	6,650	6,650	6,650	6,650	6,650	6,650
Town train - Apt	MF	300		x	-	-	-	-	9,000	18,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000
Infill - Higher Density	SF	200		x	-	-	-	1,596	3,192	4,788	6,384	7,980	10,640	13,300	26,600	26,600	26,600
Infill - Higher Density	TH	50		x	-	-	-	1,200	3,000	4,000	4,000	5,000	5,000	5,000	5,000	5,000	5,000
Infill - Higher Density	MF	50		x	-	-	2,160	2,160	3,240	3,240	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Out of Town Dev.	SF	0		x													
Out of Town Failed Septic Systems	SF	1075		x	-	-	-	-	3,325	6,650	9,975	13,300	16,625	19,950	33,250	66,500	99,750
Additional Residential Water Usage					0	0	3,756	8,148	81,507	123,018	165,859	212,740	237,385	248,300	274,900	308,150	341,400

Committed Non-residential Square Footage

Number of Projects 21 [Return to Summary](#)

Project	Type	Units	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY30	FY40
Cornerstone	I	sf	0	0	45,000	58,000	84,000	97,000	110,000	130,000	130,000	130,000	130,000	130,000
Cornerstone	OI	sf	0	0	0	0	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Cornerstone	RTL	sf	0	14,000	14,000	44,000	44,000	44,000	44,000	44,000	44,000	44,000	44,000	44,000
Forest Ridge	OI	sf	0	0	0	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Forest Ridge	RTL	sf	0	0	0	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Hampton Pointe	RST	seats	0	0	250	250	250	250	250	250	250	250	250	250
Hampton Pointe	RTL	sf	0	10,000	16,000	22,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000
Hampton Pointe	OI	sf	0	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Meadowlands	I	sf	0	30,000	50,000	90,000	90,000	90,000	90,000	90,000	100,000	100,000	150,000	150,000
Meadowlands	OI	sf	0	0	0	10,000	20,000	30,000	40,000	60,000	60,000	60,000	60,000	60,000
Oakdale Drive	RST	seats	0	0	200	200	200	200	200	200	200	200	200	200
Oakdale Drive	OI	sf	0	0	0	0	2,500	5,000	7,500	10,000	10,000	10,000	10,000	10,000
Oakdale Drive	RTL	sf	0	8,000	8,000	19,000	27,000	35,000	44,000	44,000	44,000	44,000	44,000	44,000
Old Mill	I	sf	0	5,000	15,000	25,000	35,000	45,000	55,000	65,000	75,000	85,000	200,000	200,000
Old Mill	OI	sf	0	0	5,000	10,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Waterstone	OI	sf	0	0	0	50,000	100,000	150,000	200,000	232,000	232,000	232,000	232,000	232,000
Waterstone - DTCC			0	0	0	0	0	0	60,000	60,000	60,000	60,000	100,000	140,000
Waterstone	RTL	sf	0	0	40,000	80,000	120,000	160,000	200,000	240,000	265,000	265,000	265,000	265,000
Waterstone	RST	seats	0	0	250	250	250	250	250	250	250	250	250	250
Waterstone - UNC Hosp.	OI	sf	85,000	85,000	340,000	340,000	340,000	340,000	340,000	340,000	470,000	470,000	560,000	718,000
Wilkerson	I	sf	0	0	2,000	6,000	10,000	14,000	18,000	24,000	24,000	24,000	24,000	24,000
Thalle III	I	sf	0	0	0	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500

Water Usage			FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY30	FY40
Cornerstone	I		0	0	4,860	6,264	9,072	10,476	11,880	14,040	14,040	14,040	14,040	14,040
Cornerstone	OI		0	0	0	0	630	630	630	630	630	630	630	630
Cornerstone	RTL		0	1,512	1,512	4,752	4,752	4,752	4,752	4,752	4,752	4,752	4,752	4,752
Forest Ridge	OI		0	0	0	0	900	900	900	900	900	900	900	900
Forest Ridge	RTL		0	0	0	0	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080
Hampton Pointe	RST	Seats	0	0	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Hampton Pointe	RTL		0	1,080	1,728	2,376	3,024	3,024	3,024	3,024	3,024	3,024	3,024	3,024
Hampton Pointe	OI		0	630	630	630	630	630	630	630	630	630	630	630
Meadowlands	I		0	3,240	5,400	9,720	9,720	9,720	9,720	9,720	10,800	10,800	16,200	16,200
Meadowlands	OI		0	0	0	900	1,800	2,700	3,600	5,400	5,400	5,400	5,400	5,400
Oakdale Drive	RST	Seats	0	0	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200
Oakdale Drive	OI		0	0	0	0	225	450	675	900	900	900	900	900
Oakdale Drive	RTL		0	864	864	2,052	2,916	3,780	4,752	4,752	4,752	4,752	4,752	4,752
Old Mill	I		0	540	1,620	2,700	3,780	4,860	5,940	7,020	8,100	9,180	21,600	21,600
Old Mill	OI		0	0	450	900	1,350	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Waterstone	OI		0	0	0	4,500	9,000	13,500	18,000	20,880	20,880	20,880	20,880	20,880
Waterstone	RTL		0	0	4,320	8,640	12,960	17,280	21,600	25,920	28,620	28,620	28,620	28,620
Waterstone	RST	Seats	0	0	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Waterstone - UNC Hosp.	OI		7,650	7,650	33,000	33,000	33,000	33,000	197,000	197,000	197,000	197,000	250,000	250,000
Wilkerson	OI		0	0	180	540	900	1,260	1,620	2,160	2,160	2,160	2,160	2,160
Thalle III	I		0	0	216	648	1,080	1,512	1,944	2,592	2,592	2,592	2,592	2,592
Committed Non-Residential Water Usage			7,650	15,516	79,980	102,822	122,019	136,554	314,747	328,400	333,260	334,340	405,160	405,160

Direct input, no formulas FY30 is a guess for out parcels

Potential Non-residential Square Footage

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Project	Type	Size	Notes	ADD	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY30	FY40	FY50
Clayton property	I		3 parcels 180 ac	x	0	0	100,000	200,000	300,000	400,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Daniel Boone - Redev.	RST			x	0	0	0	0	0	100	100	200	300	400	400	400	400
Daniel Boone - Redev.	OI			x	0	0	0	0	0	20,000	40,000	60,000	80,000	100,000	100,000	100,000	100,000
Daniel Boone - Redev.	RTL			x	0	0	0	0	0	75,000	200,000	200,000	300,000	400,000	500,000	500,000	500,000
Owl's Wood	H			x	0	0	0	0	0	300	300	300	300	300	300	300	300
Owl's Wood	OI			x	0	0	0	0	0	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000
Owl's Wood	RTL			x	0	0	0	0	0	73,000	73,000	73,000	73,000	73,000	73,000	73,000	73,000
Owl's Wood	RST			x	0	0	0	0	0	200	200	200	200	200	200	200	200
Paliorous	RST			x	0	0	0	0	0	0	300	300	300	300	300	300	300
Paliorous	RTL			x	0	5,000	5,000	5,000	5,000	100,000	250,000	350,000	350,000	350,000	350,000	350,000	350,000
Moren	OI			x	0	0	0	0	25,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Moren	RTL			x	0	0	0	0	25,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Brown, etc.	OI			x	0	0	0	0	20,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Brown, etc.	RTL			x	0	0	0	0	20,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Addison	OI			x	0	0	0	0	0	0	0	0	50,000	100,000	400,000	400,000	400,000
Addison	RTL			x	0	0	0	0	0	0	0	0	10,000	25,000	25,000	25,000	25,000
Addison	H			x	0	0	0	0	0	0	0	0	200	200	200	200	200
Infill - Higher Density	OI			x	0	0	0	0	0	0	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Infill - Higher Density	RTL			x	0	0	0	0	0	0	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Infill - Higher Density	RST			x	0	0	0	0	0	0	400	400	400	400	400	400	400
Public Safety Station	OI		Waterstone	x	0	0	0	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
SE Quadrant I-40/Old NC8	OI			x	0	0	0	0	0	0	0	0	0	25,000	75,000	200,000	200,000

Number of Projects

22

Additional Water Usage

					FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY30	FY40	FY50
Clayton property	I			x	-	-	10,800	21,600	32,400	43,200	54,000	54,000	54,000	54,000	54,000	54,000	54,000
Daniel Boone - Redev.	RST			x	-	-	-	-	-	3,600	3,600	7,200	10,800	14,400	14,400	14,400	14,400
Daniel Boone - Redev.	OI			x	-	-	-	-	-	1,800	3,600	5,400	7,200	9,000	9,000	9,000	9,000
Daniel Boone - Redev.	RTL			x	-	-	-	-	-	8,100	21,600	21,600	32,400	43,200	54,000	54,000	54,000
Owl's Wood	H			x	-	-	-	-	-	32,400	32,400	32,400	32,400	32,400	32,400	32,400	32,400
Owl's Wood	OI			x	-	-	-	-	-	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520
Owl's Wood	RTL			x	-	-	-	-	-	7,884	7,884	7,884	7,884	7,884	7,884	7,884	7,884
Paliorous	RST			x	-	-	-	-	-	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800
Paliorous	RTL			x	-	540	540	540	540	10,800	27,000	37,800	37,800	37,800	37,800	37,800	37,800
Moren	OI			x	-	-	-	-	2,250	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Moren	RTL			x	-	-	-	-	2,700	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400
Brown, etc.	OI			x	-	-	-	-	1,800	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
Brown, etc.	RTL			x	-	-	-	-	2,160	4,320	4,320	4,320	4,320	4,320	4,320	4,320	4,320
Addison	OI			x	-	-	-	-	-	-	-	-	4,500	9,000	36,000	36,000	36,000
Addison	RTL			x	-	-	-	-	-	-	-	-	1,080	2,700	2,700	2,700	2,700
Addison	H			x	-	-	-	-	-	-	-	-	21,600	21,600	21,600	21,600	21,600
Infill - Higher Density	OI			x	-	-	-	-	-	-	11,250	11,250	11,250	11,250	11,250	11,250	11,250
Infill - Higher Density	RTL			x	-	-	-	-	-	-	13,500	13,500	13,500	13,500	13,500	13,500	13,500
Infill - Higher Density	RST			x	-	-	-	-	-	-	14,400	14,400	14,400	14,400	14,400	14,400	14,400
Public Safety Station	OI			x	-	-	-	-	900	900	900	900	900	900	900	900	900
SE Quadrant I-40/Old NC8	OI			x	-	-	-	-	-	-	-	-	-	2,250	6,750	18,000	18,000
Additional Non-Residential Water Usage					0	540	11,340	22,140	42,750	129,024	221,274	237,474	280,854	305,424	347,724	358,974	358,974