



COUNCIL AGENDA: 06/07/2022
FILE: 22-848
ITEM: 6.2

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Kerrie Romanow

**SUBJECT: SEWER SERVICE AND USE
CHARGES AND STORM SEWER
SERVICE CHARGES**

DATE: May 27, 2022

Approved

Date

5/27/2022

RECOMMENDATION

- (a) Hold a public hearing on the City of San José's 2022-2023 Sewer Service and Use Charge rates.
- (b) Adopt a resolution increasing the Sewer Service and Use Charge rates for all customers to the rates identified in Attachment A to the staff memorandum, effective July 1, 2022, resulting in an overall fund increase of approximately nine percent.
- (c) Adopt a resolution maintaining the Storm Sewer Service Charge rates at 2021-2022 levels as identified in Attachment B to the staff memorandum, effective July 1, 2022.

OUTCOME

The approval of the recommendations contained in this memorandum would enable City Council to:

- Implement a rate increase for all customers for the Sewer Service and Use Charge (SSUC), resulting in residential rate increases of approximately nine percent as well as increases to commercial, industrial, and institutional customers as outlined in Attachment A; and
- Maintain rates at the same level as 2021-2022 for Storm Sewer Service Charges (SSSC) as outlined in Attachment B.

Approval of the proposed rates for SSUC and SSSC enables the City of San José (City) to recover costs in the operating and capital budgets for these programs, including compliance with the wastewater discharge permit and stormwater permit requirements; implement critical projects including sanitary and storm sewer system improvements; and continue work on the storm sewer system master plan.

BACKGROUND

Each year, City staff reviews the rates for SSUC and SSSC to determine whether adjustments are necessary to align revenue with program costs. SSUC are paid by residential, commercial, institutional, and industrial users of the sanitary sewer system. The SSUC covers costs associated with the San José-Santa Clara Regional Wastewater Facility (RWF) and the City's 2,200-mile sewage collection system, including operations and maintenance and capital and equipment improvements. San José Municipal Code section 15.12.450 restricts SSUC revenue to the "acquisition, construction, reconstruction, maintenance and operation of the sanitary sewer system of the City of San José, to repay principal and interest on any bonds which may hereafter be issued for the construction or reconstruction of sanitation or sewerage facilities, and to repay federal or state loans or advances which may hereafter be made to the city for the construction or reconstruction of sanitary or sewerage facilities."

SSSC revenue can only be used: "for the acquisition, repair, rehabilitation, construction, reconstruction, maintenance and operation of the storm sewer system of the City of San José." (San José Municipal Code section 15.16.1300)

The majority of property owners are billed for SSUC and SSSC as a single line-item amount on property tax assessments.

ANALYSIS

SEWER SERVICE AND USE CHARGE

SSUC rates are based on the volume of flow and the strength of the wastewater from residential, commercial, institutional, and industrial properties. Flow is measured as the annualized average winter water usage, and strength is measured in terms of biochemical oxygen demand, suspended solids, and ammonia. The rate structure was designed to apportion the cost of wastewater treatment services to properties in proportion to their relative contribution of flow and strength to the system. This structure is based on the State Revenue Guidelines and allows rates to reflect the costs of providing service to residential and non-residential properties. Rates are assigned by groupings, based on the type of use. Residential customers are assigned a flat rate based on an existing sanitary sewer flow and rate study. Non-residential customers are assigned a rate based on the volume of flow that is calculated by annualizing the average winter water usage in addition to their discharge strength. A small number of large industrial users or dischargers are billed on a monthly basis based on actual wastewater flow and discharge strength.

In 2021-2022 the City did not increase rates for SSUC customers as existing revenues were deemed sufficient to cover near-term operating and capital expenses and in consideration of the ongoing economic impacts of the COVID-19 pandemic. The single-family monthly rate in 2021-2022 remained unchanged at \$41.64.

Notices were mailed to over 230,000 SSUC customers, informing them of maximum proposed rate increases beginning July 1, 2022 to June 30, 2023. Rates recommended for the residential customer categories for 2022-2023 are as follows:

Category	2021-2022 Monthly Rate	2022-2023 Monthly Rate	Monthly Change	Percent Increase
Single-Family Residential	\$ 41.64	\$ 45.49	\$ 3.85	9.25 %
Multi-Family Residential (per unit)	\$ 27.90	\$ 30.48	\$ 2.58	9.25 %
Mobile Home (per unit)	\$ 31.43	\$ 34.34	\$ 2.91	9.26 %

The rate adjustments recommended for institutional, commercial, and industrial categories will range from a rate increase of 6.11 percent to 28.19 percent depending on the rate category (see Attachment A). Rate changes to specific unit cost categories of large, monitored industries that discharge more than 25,000 gallons of sewage per day and other customer groups are influenced by the additional cost to the capital program for sewage treatment process-related projects that treat for specific parameters such as flow or biochemical oxygen demand. For example, the 2022-2023 capital unit cost recovery rate for suspended solids removal capacity required is expected to increase by approximately 53 percent from the 2021-2022 rate, while the operations and maintenance cost recovery rate for flow is expected to decrease by approximately seven percent (see Attachment A).

SSUC Program Expenditures

RWF has served the community for over 60 years, working non-stop to protect our health, bay, and economy. An RWF master plan adopted by the City Council in November 2013 recommended over 120 capital improvement projects to be implemented over a 30-year planning period at an estimated investment level of approximately \$2.1 billion, with over \$1 billion to be invested in the first 10-15 years. Some of the objectives in the master plan include pursuing energy self-sufficiency through renewable energy generation and efficiency, biogas production and biosolids reuse, and rigorous review of new technologies. This is balanced with maintaining cost-effective operations, enhancing and/or restoring natural habitat, while increasing the reliability of the wastewater treatment system. Aging pipes, pumps, concrete, and electrical systems need immediate and long-range attention in order to continue those successful operations well in the future.

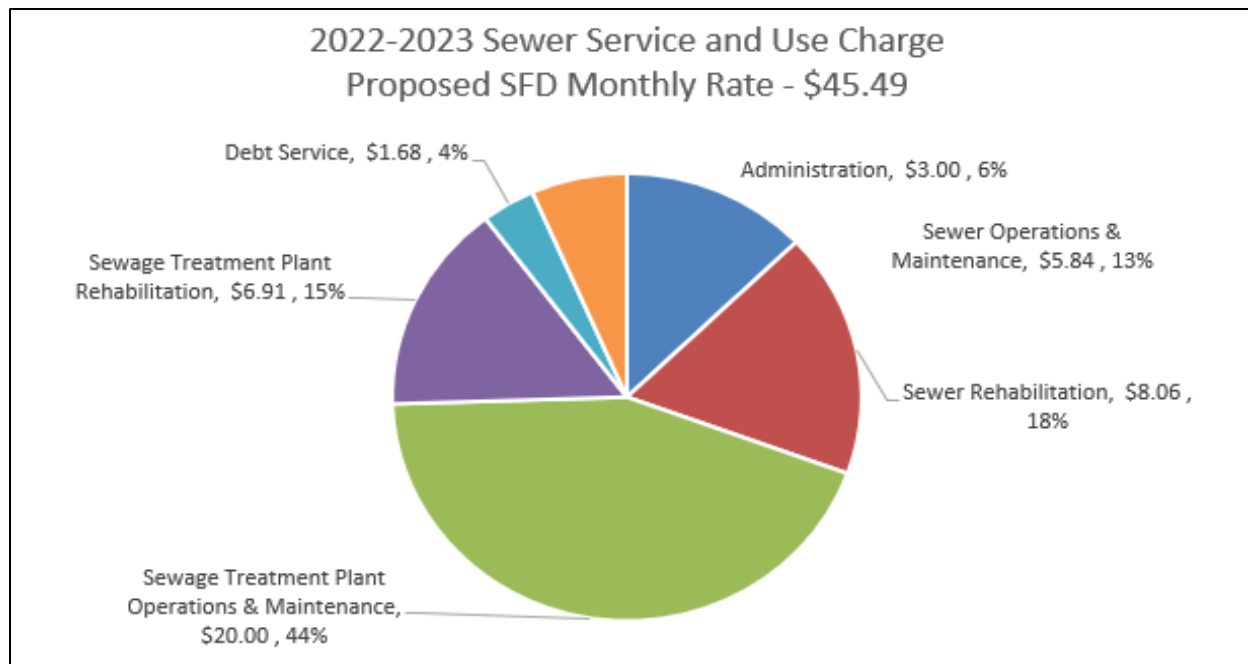
The sanitary sewer collection system, like the treatment RWF, also needs additional resources to operate and maintain the system in a manner that complies with new, stricter regulations. In addition, ensuring adequate capacity and maintaining system structural integrity continue to be key strategic priorities in reducing and preventing sanitary sewer overflows. In support of these key priorities, additional investments will be made to support the completion of sanitary sewer repair and rehabilitation projects throughout the City.

The SSUC program costs for 2022-2023 are detailed in the Sewer Service and Use Charge Fund in the 2022-2023 Proposed Operating Budget, pp. 930 to 931, and in the Water Pollution Control and Sanitary Sewer System Capital Programs in the 2022-2023 Proposed Capital Budget and the 2023-2027 Proposed Capital Improvement Program, pp. 143 to 150. The proposed 2022-2023 rates will increase funding levels to:

- Continue rehabilitation and replacement of critical infrastructure and equipment at the RWF and the sanitary sewer collection system;
- Add critical resources for RWF operations and maintenance to ensure continued effective treatment of wastewater influent;
- Maintain regulatory compliance requirements; and
- Keep pace with the inflationary costs associated with the operations and maintenance of both systems.

Previous years' rate increases supported short and long-term financing options to implement major rehabilitation and replacement projects at the RWF and building up the required reserves for eventual long-term bond financing. In 2021-2022, City staff recommended, and the City Council approved maintaining rates at 2020-2021 levels by offsetting the need for increased revenue by using ending fund balance, including funds originally appropriated to the Legacy Lagoon Remediation project that will commence in the near future. Additionally, costs of operation of the RWF are expected to significantly increase over the next several years as new processes such as mechanical dewatering come online. Additionally, increasing revenue in 2022-2023 through a modest rate increase will reduce the need for significant rate increases in 2023-2024 and 2024-2025 as costs are expected to continue to rise.

The chart below displays how the recommended \$45.49 monthly single-family residential fee would be spent.



STORM SEWER SERVICE CHARGE

SSSC rates are based on the relative quality and quantity of storm water runoff contributed by residential and non-residential properties (San José Municipal Code section 15.16.1400). The rate structure was designed to apportion the cost of storm sewer service to properties in proportion to their relative contribution of flow and pollution to the system (San José Municipal Code section 15.16.1370). This structure allows rates to proportionately reflect the costs of providing service to residential and non-residential properties.

Rates are assigned by groupings based on the type of use. Residential customers are assigned a flat rate (San José Municipal Code section 15.16.1400). Rates for all other uses are calculated individually (San José Municipal Code section 15.16.1400). Rates for non-residential properties include a charge based on acreage plus a flat charge reflecting runoff characteristics.

No rate increases were proposed from fiscal year 2012-2013 through fiscal year 2021-2022, and no increases are recommended for 2022-2023. The single-family monthly rate would remain at \$7.87, unchanged since 2011-2012. With no rate increases over the past decade and the resulting flat assessments, the need to maintain operations and maintenance costs for the storm sewer system are expected to result in reduced capacity to perform important capital rehabilitation projects in the Storm Sewer System. To prevent underinvestment, identifying additional funding for this capital program, including potentially from the General Fund, must be a priority within the next three years.

The Storm Sewer Master Plan is a comprehensive effort to identify and prioritize needed capacity-related improvements to the storm sewer system by analyzing current conditions and the anticipated future land use developments in the General Plan. The first phase of the Sewer Storm Master Plan was completed in 2017 and identified over 20 high priority projects with a cumulative estimated cost of \$215 million to address known flooding due to capacity concerns. The ongoing master plan will be used to develop future Storm capital improvement programs and will assist in determining future SSSC revenue requirements. Proposed SSSC rates for 2022-2023 are included in this memorandum as Attachment B.

SSSC Program Expenditures

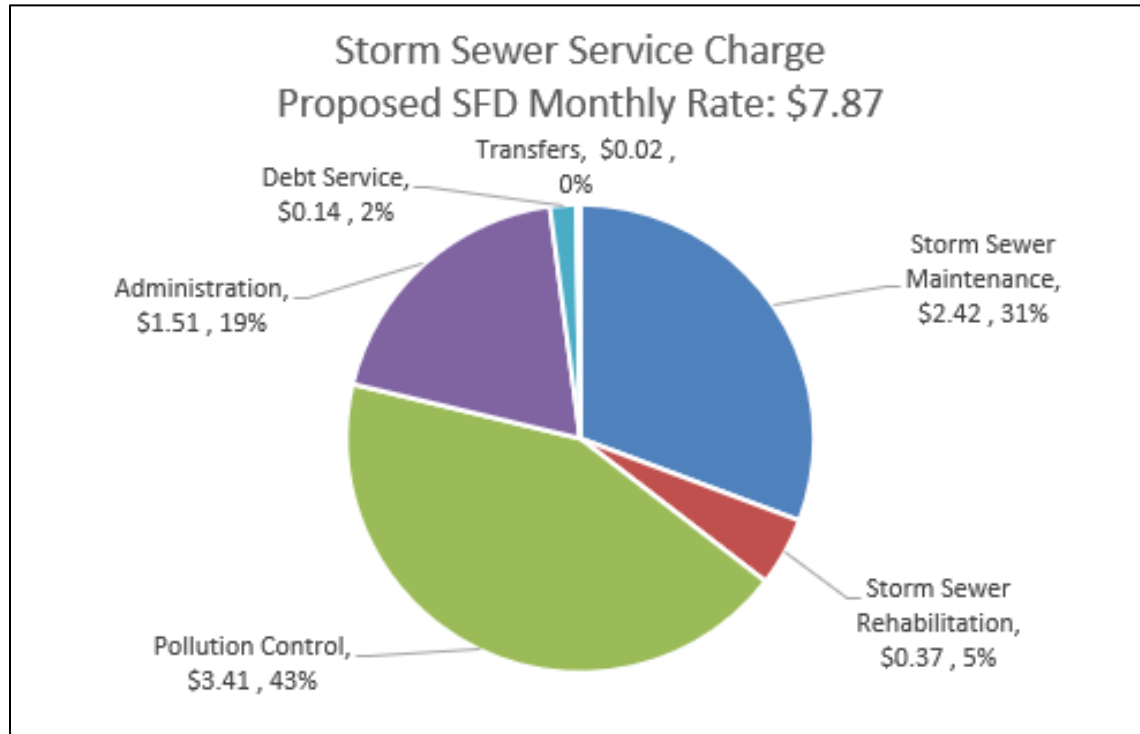
The SSSC program costs for 2022-2023 are detailed in the 2022-2023 Proposed Operating Budget, pp. 935 to 936, and in the Storm Sewer System Program in the 2022-2023 Proposed Capital Budget and the 2023-2027 Proposed Capital Improvement Program, pp. 143 to 150. Three major factors impact the costs of programs supported by this fund: 1) aggressive pollution control programs mandated by the City's National Pollution Discharge Elimination System (NPDES) Stormwater Permit; 2) the increasing age of the storm sewer system, which results in higher maintenance costs and a growing need for replacement and rehabilitation; and 3) future development and system maintenance required to reach storm management goals that will be established by the Storm Master Plan.

The City is operating under the San Francisco Regional Water Quality Control Board (Water Board) NPDES Stormwater Permit adopted in 2015 (Stormwater Permit). The Stormwater Permit regulates 76 municipalities in the San Francisco Bay Area and requires all permittees to take actions to prevent pollutants from entering the storm sewer collection system and ultimately entering waterways and the San Francisco Bay. The Water Board issued a Tentative Order with new NPDES permit conditions, which are expected to be adopted and become effective on July 1, 2022. This new permit has additional, more stringent regulations that the City is required to implement during the next five-year permit term.

The new Stormwater Permit will require new and expanded programs to protect local waterways from various sources of pollutants. To address requirements of the new Stormwater Permit, SSSC expenditures in 2022-2023 will focus on:

- Implementing local efforts to address pollutants and participating in regional monitoring and pollution prevention efforts through the Santa Clara Valley Urban Runoff Pollution Prevention Program;
- Administering the City's Stormwater Inspection Program, which inspects construction sites, stormwater treatment measures, and industrial and commercial facilities that could potentially contribute to stormwater pollution; and
- Continuing maintaining, rehabilitation, and investment in the storm sewer collection system.

The following chart displays how the recommended \$7.87 monthly single-family residential fee would be spent in 2022-2023:



Over the past five years, a total of \$50.5 million (\$13.2 million in 2017-2018, \$4 million in 2018-2019, \$12.8 million in 2019-2020, \$9 million in 2020-2021, and \$11.5 million in 2021-2022) has been transferred to the Storm Sewer Capital Fund to continue to address aging storm sewer infrastructure and development of a system master plan. In 2022-2023, a total of \$1.5 million is proposed to be transferred to the Storm Sewer Capital Fund.

Specific projects in the Storm Sewer Capital Fund for 2022-2023 include:

- Continuation of the multi-phase Storm Sewer Master Plan;
- Projects that repair aging storm drain outfall structures throughout the City.

CONCLUSION

Increases in rates for the SSUC and continuation of current rates for the SSSC enables the City to recover costs in the operating and capital budgets for these programs including compliance with the wastewater discharge permit and stormwater permit requirements; implement critical projects including sanitary and storm sewer system improvements; and continue work on the storm sewer system master plan.

EVALUATION AND FOLLOW-UP

Prior to the June 7, 2022 City Council meeting, staff will provide a supplemental memo with an updated count of rate increase protests. If approved, SSUC and SSSC rates will be billed to property owners for services effective July 1, 2022. Annually, staff will return to the City Council with recommendations for the following year's rates.

CLIMATE SMART SAN JOSE

The recommendation in this memo has no effect on Climate Smart San José energy, water, or mobility goals.

PUBLIC OUTREACH

As required under California law, the City's Environmental Services Department sent Public Notices directly to all SSUC customers in the first week of April 2022, advising them of the proposed rate changes to the SSUC and that a public hearing on the proposed rate change is scheduled for June 7, 2022. As of May 16, 2022, the City Clerk's Office had received 191 letters of protest to SSUC rates from customers in response to the public notices. Written protests have been received by mail, fax, and email. This memorandum will be posted on the City's website for the June 07, 2022 City Council meeting.

COORDINATION

This memorandum has been coordinated with the Public Works Department, the Transportation Department, the City Attorney's Office, and the City Manager's Budget Office.

COMMISSION RECOMMENDATION/INPUT

No commission recommendation or input is associated with this action.

FISCAL/POLICY ALIGNMENT

The additional revenue generated by the recommended rate increases aligns with City Council Policy that programs be self-supporting whenever possible.

COST SUMMARY/IMPLICATIONS

It is estimated the SSUC rate increases will generate approximately \$15.5 million (\$12.6 million from residential, \$2.4 million from commercial, and \$0.5 million from industrial) in additional revenue in the SSUC Fund in 2022-2023. The additional revenue, coupled with estimated savings from 2021-2022 in the Ending Fund Balance, will be used to offset necessary expenditure increases and ensure regulatory requirements continue to be met and to ensure effective operation and maintenance, as well as capital improvements and infrastructure rehabilitation of the sanitary sewer collection system and San Jose-Santa Clara Regional Wastewater Facility. The total revenue generated by SSUC rates in 2022-2023 is estimated at \$186.2 million, which is included in the SSUC Fund Statement of Source and Use of Funds within the 2022-2023 Proposed Operating Budget.

Maintaining SSSC rates at current levels is estimated to generate revenues in 2022-2023 totaling approximately \$34.1 million, which is included in the Storm Sewer Operating Fund Statement of Source and Use of Funds within the 2022-2023 Proposed Operating Budget. This revenue will be used to ensure regulatory requirements continue to be met and to ensure effective operation and maintenance, as well as capital improvement and infrastructure rehabilitation of the storm sewer collection system. It should be noted that resources available to the Storm Sewer Capital Program, while still sufficient for 2022-2023, continue to decline as the SSSC fee rate has remained flat over the past decade while costs have continued to increase; therefore, identifying a more sustainable funding source must be a top priority for the Storm Sewer Capital Program in the next three years.

CEQA

Statutorily Exempt, File No. PP17-005, CEQA Guidelines Section 15273, Rates, Tolls, Fares, and Charges, Adjustment to Fees, Rates and Fares without changes to or expansion of services.

/s/

KERRIE ROMANOW

Director of Environmental Services

For questions, please contact Nick Ajluni, Administrative Officer, at (408) 535-3503.

Attachments:

(A) Sewer Service and Use Charge Schedule of Proposed 2022-2023 Rates

(B) Storm Sewer Service Charge Schedule of Proposed 2022-2023 Rates

ATTACHMENT A

SEWER SERVICE AND USE CHARGES SCHEDULE OF PROPOSED RATES 2022-2023

I. RESIDENTIAL RATES

	2021-2022 CURRENT RATES		2022-2023 PROPOSED RATES		% CHANGE
	<u>Per Month</u>	<u>Per Year</u>	<u>Per Month</u>	<u>Per Year</u>	
Single-Family Residence	\$41.64	\$499.68	\$45.49	\$545.88	9.25%
Multiple-Family Residence (per unit)	\$27.90	\$334.80	\$30.48	\$365.76	9.25%
Mobile Home (per unit)	\$31.43	\$377.16	\$34.34	\$412.08	9.26%

II. INSTITUTIONAL, COMMERCIAL, AND INDUSTRIAL RATES (less than 25,000 gallons per day)

	2021-2022 CURRENT RATES	2022-2023 PROPOSED RATES	% CHANGE
	<u>Charge Per Hundred Cubic Feet of Sewage Discharged</u>	<u>Charge Per Hundred Cubic Feet of Sewage Discharged</u>	
Meat Packers	\$5.05	\$6.17	22.18%
Wholesale Bakeries	\$6.27	\$7.52	19.94%
Soft Drink Bottlers	\$6.06	\$7.58	25.08%
Wineries	\$11.50	\$13.08	13.74%
Paper Pulp Mills	\$8.47	\$9.31	9.92%
Plating Works	\$3.50	\$4.34	24.00%
Electrical Equipment	\$3.95	\$4.85	22.78%
Machinery Manufacturers	\$5.56	\$6.33	13.85%
Film Service Laboratories	\$4.04	\$4.77	18.07%
Soft Water Services	\$3.46	\$4.39	26.85%
Car Washes	\$3.78	\$4.67	23.54%
Automotive Steam Cleaners	\$7.77	\$8.45	8.75%
Printing Plants	\$5.32	\$6.09	14.47%
Restaurants/Delis	\$7.63	\$8.29	8.65%
Hotel-Motels	\$4.42	\$5.03	13.80%
Hospitals and Convalescent Homes	\$4.27	\$4.85	13.58%
Private Schools, Colleges & Universities	\$4.54	\$5.82	28.19%
Public Schools, Colleges & Universities	\$4.54	\$5.82	28.19%
Repair Shops & Service Stations	\$4.47	\$5.12	14.54%
Domestic Laundries	\$3.97	\$4.55	14.61%
Business Office/Condos	\$4.02	\$4.84	20.40%
Government Agencies	\$4.02	\$4.84	20.40%
Medical Center/Clinic	\$4.04	\$4.96	22.77%

ATTACHMENT A

SEWER SERVICE AND USE CHARGES SCHEDULE OF PROPOSED RATES 2022-2023

II. INSTITUTIONAL, COMMERCIAL, AND INDUSTRIAL RATES (less than 25,000 gallons per day) continued

	2021-2022 CURRENT RATES	2022-2023 PROPOSED RATES	% CHANGE
	<u>Charge Per Hundred Cubic Feet of Sewage Discharged</u>	<u>Charge Per Hundred Cubic Feet of Sewage Discharged</u>	
Beauty Salon	\$4.27	\$5.08	18.97%
Commercial & Department Stores	\$4.27	\$5.08	18.97%
Storage/Warehouse	\$4.19	\$4.74	13.13%
Health Care	\$4.29	\$4.88	13.75%
Theatre	\$4.45	\$4.98	11.91%
Association/ Communities Services	\$4.02	\$4.84	20.40%
Business Parks	\$4.05	\$4.99	23.21%
Building Construction/ Field Office	\$4.04	\$4.99	23.51%
Parking Lot	\$3.95	\$4.52	14.43%
Gas Service Station	\$4.42	\$4.96	12.22%
Auto Showroom, Body Shop, Detail, and Trucking	\$4.68	\$5.35	14.32%
Manufacturing Paint Products	\$4.04	\$4.99	23.51%
Concrete Company	\$4.05	\$4.99	23.21%
General Manufacturing Industries	\$4.04	\$4.99	23.51%
Chemical Manufacturing	\$4.04	\$4.99	23.51%
Pub	\$4.50	\$5.21	15.78%
Athletic Club, Fitness	\$4.19	\$4.74	13.13%
Cemetery	\$4.19	\$4.74	13.13%
Country Clubs (Golf)	\$4.44	\$4.98	12.16%
Lounges, Clubs, Billiards	\$4.44	\$4.99	12.39%
Convenience Store	\$4.19	\$4.74	13.13%
Boarding/Rooming	\$4.49	\$5.09	13.36%
Cleaners (Commercial Laundry)	\$5.21	\$6.00	15.16%
Plaza/Mall	\$4.79	\$5.35	11.69%
Nursery (Grower)	\$4.97	\$5.69	14.49%
Laboratories (Commercial & Industrial)	\$4.77	\$5.81	21.80%
Café & Ice Creams	\$7.72	\$8.99	16.45%
Donuts & Bakery	\$7.72	\$8.99	16.45%
Supermarket Groceries	\$7.53	\$7.99	6.11%
Mortuary (Embalming)	\$7.53	\$7.99	6.11%
Catering	\$7.56	\$8.44	11.64%
Miscellaneous Commercial, Institutional, and Industrial Premises	\$4.02	\$4.84	20.40%

ATTACHMENT A

SEWER SERVICE AND USE CHARGES SCHEDULE OF PROPOSED RATES 2022-2023

III. MONITORED INDUSTRIES (25,000 gallons per day and over)

	2021-2022 CURRENT RATES	2022-2023 PROPOSED RATES	% CHANGE
<u>A. Capital Cost Recovery:</u>			
Annual charge per million gallons per day of FLOW capacity required, plus	\$91,799.00	\$478,450.00	421.19%
Annual charge per thousand pounds per day of BOD removal capacity required, plus	\$15,037.00	\$58,508.00	289.09%
Annual charge per thousand pounds per day of SS removal capacity required, plus	\$23,381.00	\$35,665.00	52.54%
Annual charge per thousand pounds per day of NH ₃ removal capacity required.	\$2,203.00	\$108,324.00	4817.11%
<u>B. Operations & Maintenance Cost Recovery:</u>			
Charge per Hundred Cubic Feet of sewage discharged to the sanitary sewer, plus	\$3.028 (\$4,048/MG)	\$2,833 (\$3,787/MG)	-6.45%
Charge per thousand pounds of BOD discharged to the sanitary sewer, plus	\$340.00	\$260.00	-23.53%
Charge per thousand pounds of SS discharged to the sanitary sewer, plus	\$380.00	\$286.00	-24.74%
Charge per thousand pounds of NH ₃ discharged to the sanitary sewer.	\$2,821.00	\$2,116.00	-24.99%

FLOW - Sewage discharge FLOW
BOD - Biochemical Oxygen Demand
SS - Suspended Solids
NH₃ - Ammonia
MG - Million Gallons

ATTACHMENT B

**CITY OF SAN JOSE
Storm Sewer Service Charge
SCHEDULE OF PROPOSED RATES
2022-2023**

RESIDENTIAL RATES*

	2021-2022 CURRENT RATES		2022-2023 PROPOSED RATES		% CHANGE
	<u>Per Month</u>	<u>Per Year</u>	<u>Per Month</u>	<u>Per Year</u>	
A. Single-Family Residential and Duplex	\$7.87	\$94.44	\$7.87	\$94.44	0.00%
B. Mobile Home (per unit)	\$3.94	\$47.28	\$3.94	\$47.28	0.00%
C. Residential Condominium (per unit)	\$4.30	\$51.60	\$4.30	\$51.60	0.00%
D. Large Multiple Family Residential (5 or more units)	\$4.30	\$51.60	\$4.30	\$51.60	0.00%
E. Small Multiple Family Residential (3-4 Units)	\$14.95	\$179.40	\$14.95	\$179.40	0.00%

ATTACHMENT B

**CITY OF SAN JOSE
Storm Sewer Service Charge
SCHEDULE OF PROPOSED RATES
2022-2023**

INSTITUTIONAL, COMMERCIAL, INDUSTRIAL RATES*

	2021-2022 CURRENT RATES		2022-2023 PROPOSED RATES		% CHANGE
	<u>Per Month</u>	<u>Per Year</u>	<u>Per Month</u>	<u>Per Year</u>	
F. Open Space	\$13.86 plus \$7.67 per acre	\$166.32 plus \$92.04 per acre	\$13.86 plus \$7.67 per acre	\$166.32 plus \$92.04 per acre	0.00%
G. School	\$13.86 plus \$7.67 per acre	\$166.32 plus \$92.04 per acre	\$13.86 plus \$7.67 per acre	\$166.32 plus \$92.04 per acre	0.00%
H. Church	\$27.73 plus \$7.67 per acre	\$332.76 plus \$92.04 per acre	\$27.73 plus \$7.67 per acre	\$332.76 plus \$92.04 per acre	0.00%
I. College/University	\$27.73 plus \$7.67 per acre	\$332.76 plus \$92.04 per acre	\$27.73 plus \$7.67 per acre	\$332.76 plus \$92.04 per acre	0.00%
J. Commercial, Light Industrial and Miscellaneous Premises	\$55.45 plus \$13.04 per acre	\$665.40 plus \$156.48 per acre	\$55.45 plus \$13.04 per acre	\$665.40 plus \$156.48 per acre	0.00%
K. Small Commercial, Light Industrial and Miscellaneous Premises	\$27.73 plus \$7.67 per acre	\$332.76 plus \$92.04 per acre	\$27.73 plus \$7.67 per acre	\$332.76 plus \$92.04 per acre	0.00%
L. Heavy Industrial Premises	\$69.32 plus \$13.04 per acre	\$831.84 plus \$156.48	\$69.32 plus \$13.04 per acre	\$831.84 plus \$156.48 per acre	0.00%
M. Parking Facility	\$55.45 plus \$13.81 per acre	\$665.40 plus \$165.72 per acre	\$55.45 plus \$13.81 per acre	\$665.40 plus \$165.72 per acre	0.00%

*if connected to the system prior to July 1, 2022