

**CALLED MEETING OF THE BOARD OF WATER WORKS TRUSTEES
HELD AT THE OFFICE OF THE DES MOINES WATER WORKS
IN PURSUANCE TO NOTICE, TUESDAY,
August 26, 2014**

Present: Mr. Graham R. Gillette, presiding; Mr. David A. Carlson, Ms. Leslie A. Gearhart, Ms. Susan R. Huppert, and Mr. Marc R. Wallace. Staff members attending were: Pat Bernard, Bill Blubaugh, Pat Bruner, Ted Corrigan, Kyle Danley, Peggy Freese, Doug Garnett, Dan Klopfer, Jeanne Middleton, and Bill Stowe. Also in attendance were Rick Malm, legal counsel, and Greg Lewis, Iowa AFSCME.

Mr. Gillette called the meeting to order at 3:30 p.m.

Consent Agenda – A motion was made by Ms. Gearhart, seconded by Mr. Carlson, to approve Consent Items A, B, C, D, and E (approval of the minutes of the July 22, 2014, meeting of the Board of Water Works Trustees, minutes of the August 5, 2014, meeting of the Planning Committee, minutes of the August 12, 2014, meeting of the Finance and Audit Committee; filing of the financial statements for audit purposes; payments for July 2014; summary of CEO-Approved Expenditures in Excess of \$20,000; and approval of September 23, 2014, as the next meeting of the Board of Water Works Trustees). Upon vote, the motion was adopted, with each member of the Board, who is identified above as present, voting in favor of the motion.

Public Comment Period – No public comments were received.

Resolutions to Amend the Board Policy Manual and to Extend the Terms of the Chair and Vice Chair of the Board of Water Works Trustees – The Des Moines Water Works' Board Policy Manual specifies two-year terms for the Chairperson and Vice-Chairperson with a provision that prohibits a second consecutive two-year term. It has been proposed that the Board maintain continuity of leadership when current terms expire at the end of this year in view of pending recommendations from the consultant hired by the Central Iowa Regional Drinking Water Commission with respect to regionalization.

An amendment to Section 203.4 of the Board Policy Manual has been proposed in order to permit such continuity of leadership. A motion was made by Ms. Huppert, seconded by Ms. Gearhart, to approve an amendment to Section 204.3 of the Board Policy Manual as follows:

RESOLVED, that Section 204.3 of the Board Policy Manual be amended as follows, effective immediately:

The Board of Trustees shall elect Board of Trustees officers from among its members, including a Chairperson and a Vice-Chairperson who shall each be elected for a term of two years. Said election shall normally be conducted as the last item of business at the regular monthly Board of Trustees meeting held in December in the year the terms expire. Should the office of Chairperson become vacant between elections, the Vice Chairperson shall fill the vacancy. Should the office of Vice-Chairperson become vacant between elections, the Board of Trustees shall elect a Board of Trustees member to complete the unexpired term. ~~No~~ Unless the Board shall otherwise provide by resolution, no person shall be eligible for election to serve a second consecutive two-year term for either the

office of Chairperson or Vice-Chairperson. However, upon completion of an unexpired term, the Board of Trustees member in that office shall be eligible for election to serve one full two-year term.

FURTHER RESOLVED that the Board Policy Manual be re-stated to reflect such change.

A lengthy discussion followed. Mr. Wallace stated he could not support regionalization at this point because he doesn't have enough details, and questioned the need to extend the terms of the Board Chair and Vice-Chair. Mr. Wallace made a motion to defer this agenda item until January 2015. There was no second to the motion, and no vote was taken on it.

Upon vote, the motion to adopt the resolution amending Section 204.3 was adopted, with four votes in favor by Ms. Gearhart, Ms. Huppert, Mr. Carlson, and Mr. Gillette. Mr. Wallace voted against the motion.

A further motion was made by Ms. Huppert, seconded by Ms. Gearhart, to approve the following resolution:

WHEREAS, Graham Gillette currently serves as Chair of the Board and Leslie Gearhart serves as Vice Chair for terms expiring as of December 31, 2014; and

WHEREAS, such officers are not eligible to serve for two consecutive terms, unless the Board otherwise provides by resolution; and

WHEREAS, because of the importance of the pending recommendations of the CIRDWC Regionalization study, it is desired to maintain continuity of Board leadership as the Board reviews and considers the recommendations of the CIRDWC study, and likely conducts vital discussions with other communities and water boards in central Iowa; and

WHEREAS, to resolve any uncertainty as to future leadership at this time, it is desired to expressly permit the existing Board officers to serve additional two-year terms, and to elect Board officers for new two-year terms at this time rather than waiting until December of this year for elections, which is the usual practice.

IT IS THEREFOR RESOLVED that Graham Gillette, Chair and Leslie Gearhart, Vice Chair, shall each be eligible to serve a second consecutive two-year term in their current offices, commencing January 1, 2015; and

FURTHER RESOLVED that Graham Gillette is hereby elected as Chair and Leslie Gearhart as Vice Chair, for additional two-year terms to commence January 1, 2015 and expire December 31, 2016.

After discussion, upon vote, the motion was adopted, with four votes in favor by Ms. Gearhart, Ms. Huppert, Mr. Carlson, and Mr. Gillette. Mr. Wallace voted against the motion.

Unsolicited Proposals Policy – It is staff's recommendation to adopt a policy pertaining to vendors who approach DMWW to sell software, financial and computer services, etc. in the form presented to the meeting. The policy specifies the process to follow in submitting unsolicited proposals to DMWW and how DMWW will respond to them. Ultimately the intent is to reduce

the amount of staff time by requiring the vendor to provide information upfront. Similar policies have been adopted by Metro Waste Authority and Wastewater Reclamation Authority. Ms. Huppert wondered if this should have been adopted as an operational “procedure” instead of a policy that needs to come before the Board. A motion to approve the proposed Unsolicited Proposals Policy with an effective date of September 1, 2014 was made by Mr. Carlson, seconded by Ms. Gearhart. Upon vote, the motion was adopted, with four votes in favor by Ms. Gearhart, Ms. Huppert, Mr. Carlson, and Mr. Gillette. Mr. Wallace abstained from voting.

Second Amendment to General Manager and CEO’s Employment Agreement – It was stated that Board members have met individually with Mr. Stowe for his annual performance review. Chairperson Gillette recommended that the Board approve a Second Amendment to Mr. Stowe’s existing employment agreement which consists of two changes that would be effective January 1, 2015. The first change would be to increase the CEO’s monthly mileage stipend from \$500 to \$600. Secondly, the termination provisions have been rewritten to provide two years’ severance pay if the CEO terminates for a defined “good reason”. As approved last year by the Board, Mr. Stowe’s salary will increase by 3% for 2015, which is in line with negotiated bargaining unit increases. Mr. Lewis inquired about the definition of “good reason” and counsel read the definition which is contained in the First Amendment adopted last year. Mr. Lewis requested a copy of the employment agreement and it will be provided to him. Ms. Huppert moved to approve the Second Amendment to the Employment Agreement with William Stowe and to authorize the Chair or Vice-Chair to execute the Second Amendment on behalf of DMWW. Ms. Gearhart provided a second to the motion. Upon vote, the motion was adopted, with four votes in favor by Ms. Gearhart, Ms. Huppert, Mr. Carlson, and Mr. Gillette. Mr. Wallace voted against the motion.

Mr. Wallace left the meeting at 4:35 p.m.

2014 General Office Facility Parking Lot Paving – On August 21, 2014, three bids were opened for the General Office Facility Park Lot Paving project, all of which were significantly more than the amount budgeted. It was staff’s recommendation to reject all bids. Staff plans to reevaluate the design and will request new proposals next spring. A motion to reject the three bids submitted for the 2014 General Office Facility Parking Lot Paving was made by Mr. Carlson and seconded by Ms. Gearhart. Upon vote, the motion was adopted, with four votes in favor by Ms. Gearhart, Ms. Huppert, Mr. Carlson, and Mr. Gillette.

Request Authorization for CEO and General Manager to Execute Change Order No. 3 for 2014 Water System Improvements – Contract 2 – The 2014 Water System Improvements contract was awarded at the April 2014 Board meeting. In response to the issue that was raised at the July 2014 Board meeting respecting water service conditions on 43rd Street north of Aurora, one of the street segments previously identified in the contract for water main replacement was deleted and work on 43rd Street from Aurora Avenue north to the dead end has been substituted in its place. This allowed the work on 43rd Street to be commenced immediately. However, the deleted work remains a priority, and staff recommends that it be added back to the contract by Change Order. This Change Order will restore 835 feet of water main in Wakonda View Drive that had been removed. Ms. Gearhart moved to authorize the CEO and General Manager to execute Change Order No. 3 for the 2014 Water System Improvements – Contract 2 in the amount of \$167,907.80. Ms. Huppert provided a second to the motion. Upon vote, the motion was adopted, with four votes in favor by Ms. Gearhart, Ms. Huppert, Mr. Carlson, and Mr. Gillette.

Cancellation of 2012 Wilchinski Standpipe Exterior Painting – A contract with Champion Coatings to repaint the Wilchinski Standpipe was approved at the December 2012 Board meeting. Communication equipment on top of the Wilchinski Standpipe has not yet been relocated as anticipated and would interfere with application of the new exterior coating system. It is staff's recommendation to cancel this contract, and pay \$2,200 to Champion for its costs. Staff plans to rebid the project next year. By that time the communication equipment should be relocated to a monopole that is planned for the Wilchinski Standpipe site. A motion was made by Ms. Huppert, seconded by Mr. Carlson, to approve cancellation of the 2012 Wilchinski Standpipe Exterior Painting contract with Champion Coatings, Inc., and to approve Change Order No. 2 at a cost of \$2,200. Upon vote, the motion was adopted, with four votes in favor by Ms. Gearhart, Ms. Huppert, Mr. Carlson, and Mr. Gillette.

Board Committee Reports – Mr. Carlson mentioned that all of the topics discussed during the August 5 meeting of the Planning Committee have been discussed today. Referring to the August 12 Finance and Audit Committee meeting, Ms. Huppert complimented staff on hiring a consultant for a Total Compensation study and on implementation of the NEOGOV applicant tracking system. Mr. Gillette reported the Greater Des Moines Botanical Garden will be hosting a series of grand opening events in October related to the outdoor gardens. Mr. Stowe furnished an update regarding the Des Moines Water Works Park Foundation. The Foundation has received a grant and has entered into a contract with a local consultant, Renaissance Group, for assistance with private fundraising. Due to insurance issues, the Foundation was not able to negotiate agreements with mobile food vendors in Water Works Park this year. Thirdly, the Foundation Board will be speaking to local groups regarding the master plan in the next few weeks.

Mr. Gillette suggested discussing Board committee assignments including the Greater Des Moines Botanical Garden, CIRDWC and the Des Moines Water Works Park Foundation prior to the end of the year.

CEO and General Manager's Comments –

- Mr. Stowe reported a violation of the TTHM standard involving one of our wholesale customers, the city of Ankeny. Staff has been working with Ankeny staff on a series of customer communications, and is involved with consultants regarding the larger issue of preventing future risks of violating the TTHM standard.
- The 2015 budget process is progressing. Recommendations regarding water rates, capital and operating budgets will be presented to the Board as well as an encapsulation of existing issues as we move forward.

Meeting adjourned at 5:00 p.m.

Post Board Meeting Presentation – Fleur Drive Gallery Overview – Mr. Corrigan's presentation focused on the infiltration gallery which is our most important and cost-effective source of raw water. From a nitrate perspective, the gallery is our "saving grace" because the nitrate level of gallery water is consistently lower than direct river intake. A brief history of the infiltration gallery was provided. When the water company began in 1871, source water was provided by a perforated iron tank buried in the sand along the Raccoon River. In 1884 construction of a wooden gallery began; it was the first infiltration gallery built in the United States. Construction of a new gallery began in 1902, and by 1910 pre-cast concrete rings replaced wood in the gallery construction. In 1910 the utility started building ponds in the park to saturate the soil and provide additional capacity to the gallery. In 1924 the low-head dam was installed. When the dam gates

are up, it provides another 3-4 foot depth in the river, providing more capacity in the infiltration gallery.

Portions of the gallery have had to be abandoned over the years. In 1924 a section of the gallery north of the river was abandoned because of industrial contamination. In the 1980s there were traces of trichloroethylene (TCE) in the gallery water; it was determined it flowed under the river from the DICO site. At that point more of the gallery was abandoned and remedial actions were taken to prevent the TCE water from moving under the river. The Environmental Protection Agency has identified it as a Superfund contamination site. Most recently, the Valley Gardens area is another area that has been abandoned due to contamination in the groundwater. Significant monitoring is taking place, and the good news is that the plume doesn't seem to be moving. DMWW will keep that groundwater saturated so there will be no gradient to move contamination towards us.

One hundred years after construction of the infiltration gallery, it provides between 10-25 MGD daily, a third of our daily demand. An assessment of the gallery's condition has been budgeted for 2015 involving remotely operated cameras.

Presentation ended at 5:30 p.m.

**PLANNING COMMITTEE
OF THE BOARD OF WATER WORKS TRUSTEES
HELD AT THE OFFICE OF DES MOINES WATER WORKS
IN PURSUANCE TO NOTICE**

Tuesday, September 2, 2014
3:30 p.m.

Present:

Board Members: David Carlson, Marc Wallace

Staff Members: Pat Bernard, Ted Corrigan, Peggy Freese, Amy Kahler, Dan Klopfer,
Bill Stowe, Bryant Stump

1. Polk County - SE Rural Water Capacity Deficient Area – DMWW’s Board Policy specifies a goal of maintaining a minimum peak of 35 psi (pounds per square inch) in all service areas of the distribution system. The 2009 Water Distribution Long Range Plan identified three areas in the SE Polk Rural Water system where the minimum water pressure would be less than 35 psi by 2020. Referencing the memo and map provided, Mr. Klopfer reported the system constraint issue has been resolved in one of the areas. The demand in the second area has not yet reached a level that creates a problem. The third area is within the Bondurant and Alleman portions of the SE Polk System and arises from an overall capacity issue. Since 2009, 26 additional water services have been installed in this area, and the current capacity will not allow another connection to the SE Polk system. Staff’s recommendation to resolve the deficient area is to install 27,600 feet of 8-inch water main at an estimated cost of \$900,000. There are five individual customers who want to connect to this water main. Staff recently met with Polk County to discuss infrastructure improvements funding which the current rate structure does not include. Our recommendation was to collect \$1.4 million per year for the next five years for infrastructure improvements. Mr. Stowe mentioned the Polk County distribution system is very prone to main breaks, which compounds the need for system improvements to allow greater delivery of water to the Runnels area. A response is expected from Polk County this week, and the Board will be kept apprised.

2. Proposed Rules and Regulations Updates – Des Moines Water Works’ Rules and Regulations document has been in existence for many years, and revisions have typically been made annually with Board approval. Legal counsel has been involved in the changes proposed by staff. Referencing the document provided, Mr. Corrigan highlighted the more substantive proposed changes:

- Section 502 - A 5-year period will apply to billing errors for amounts due to or from customers.
- Section 505 - A series of changes have been made related to tracer wiring systems, and language revisions have been made regarding jointly owned private water mains.
- Section 511 - A 3-inch connection has been added to System Development Fees. Revisions have been made to fees for uniform taps and disconnects, damaged or lost meters, and miscellaneous charges. Charges for the use of hydrant meters have been revised to include a \$25.00 fee for a ¾” meter; historically the charge has been \$50 no matter the size. A trip charge has been added for plumbers and contractors who don’t meet the appointment without reasonable advance notice. The meter reading administration fee has been eliminated. The hourly labor rate has been adjusted from \$55 to \$56.
- Section 512 - Several figures have been updated.

- Sec 514 – The SE Polk Annexation Asset Transfer Policy has been added which documents calculation of the remaining value for existing infrastructure when that area is annexed.

3. CEO and General Manager’s Comments –

- Mr. Stowe spoke about flood operations. The western portion of the park has been closed because the Raccoon River is out of its banks and a number of events have had to be cancelled. Minor issues have occurred with water in a couple of DMWW’s buildings.
- Demand is down significantly, which will negatively impact revenue.
- Staff is finalizing the 2015 budget. A water rate recommendation will be presented to the Board in the next month or so. Mr. Stowe said staff is anticipating an increase of 5% for wholesale and 7% for City of Des Moines ratepayers.
- Mr. Wallace inquired about Ankeny’s recent TTHM issue and asked to be notified of such incidents.
- Additional notices will be sent soon regarding the previous TTHM issue involving SE Polk. Multiple notices are involved because the regulation requires averaging water samples over four quarters.

4. Public Comments – No public comments were received.

Meeting adjourned at 4:30 p.m.

**FINANCE AND AUDIT COMMITTEE
OF THE BOARD OF WATER WORKS TRUSTEES
HELD AT THE OFFICE OF DES MOINES WATER WORKS
IN PURSUANCE TO NOTICE**

Tuesday, September 9, 2014
3:30 p.m.

Present:

Board Members: Leslie Gearhart, Graham Gillette, Sue Huppert

Staff Members: Pat Bernard, Ted Corrigan, Peggy Freese, Dan Klopfer, Bill Stowe

1. 43rd Street Water Main Project – This topic was not on the agenda. Mr. Klopfer provided an update concerning progress on the 43rd Street project that commenced following the July 22, 2014, Board meeting when a number of residents raised concerns about water quality. At the August 26, 2014, Board meeting, it was reported that contractors had begun working on 43rd Street north of Aurora. Staff's concern was whether the 43rd Street water main was the problem or if it was part of a larger problem. Mr. Klopfer shared a visual – a “coupon” (sample) of the Aurora water main. He explained that we have a machine that drills a hole in the middle and a cutter that cuts out the side of the main under pressure. Nodules of corrosion were found on the 43rd Street coupon but not on the Aurora coupon, which indicates it was a localized problem. Both cast iron pipes were installed in the 1950s. Mortar lining had initially been applied to the Aurora main to prevent internal corrosion but not to the 43rd Street water main, for reasons unknown. The new 43rd Street water main has been turned on, and staff will begin taking samples tomorrow.

2. Preliminary 2015 Water Rates – At its October 28 meeting, the Board will take action on setting the water rates for 2015. Since our wholesale contracts require a six-month notice for rate increases, action taken in October will become effective April 1, 2015. It was noted that if we fail to set rates in October, it will upset DMWW's budget and planning timing and processes. Ms. Freese reviewed the Proposed 2015 Rate Increases spreadsheet which illustrates hypothetical increases in the amounts of 5%, 6% and 7%, a copy of which is attached and will be the basis of the rate recommendation at the October Board meeting. Mr. Stowe stated staff's recommendation is to increase rates 5% for wholesale customers, and 7% for Des Moines inside city and all other full service customers. In response to an inquiry regarding the reason for 5% and 7%, Ms. Freese explained there's quite a difference between the levels of service we provide to wholesale customers and Des Moines customers. Des Moines residents will see an increase that will put them below the actual cost of service, as costs have increased nearly 11%. It was explained that we have alternatives to fund capital improvement projects -- increase rates or bond (borrow). Mr. Stowe said he is opposed to incurring indebtedness for this purpose, and the water rate increases will keep us on a trajectory for improvements. He said 7% is substantial but we view it as fundamental for supporting operating and maintenance costs and necessary capital improvements. Responding to a question regarding the percentage of customers in each step for Inside City of Des Moines, Mr. Stowe estimated the following: residential, step 1, is 80%; commercial, step 2, is 15%; and industrial, step 3, is 5%. (As requested, Ms. Freese later followed-up with actual percentages for Inside City of Des Moines consumption breaks: Step 1 = 72%, Step 2 = 10%, Step 3 = 18%). Part of the 5% increase for wholesale and residential customers is due to last year's expenses related to denitrification and purchase of the Bishop Farms' ponds. As a

result of the lag effect, this year's TTHM expenses will affect the 2016 water rates. In regards to communicating with our customers, it was explained that staff will conduct a large group meeting with wholesale customers prior to the October Board meeting to advise them of the proposed rates. Wholesale customers will receive Cost of Service Study information, and will have the opportunity to provide feedback. Staff will meet individually with full service customers to discuss water rates.

As discussed during last week's Planning Committee meeting, staff recently met with Polk County representatives. The Polk County system has reached a constraint which doesn't allow further development until there's a significant capital infrastructure investment. Polk County has responded that in addition to the proposed 7% rate increase for next year, it supports the implementation of a Capital Improvement Fee of \$1.50 per thousand gallons to be added to Polk County's rates for a 10-year period.

Ms. Kahler was asked to think about how we can inform customers of DMWW's investment to the infrastructure and dealing with source waters, using dollar amounts instead of percentages.

3. CEO and General Manager's Comments –

- Staff is in the heart of the budget process which consists of “scrubbing” the operating and capital budgets, and doing some aggressive capital planning regarding TTHM remediation. The 2015 budget will be presented to the Board in October, and approval will be requested in November.
- Staff has participated recently in discussions with the City of West Des Moines and West Des Moines Water Works regarding Microsoft. DMWW is going to move forward with a number of improvements including construction of an aquifer storage and recovery facility (ASR) in the Army Post area.
- Mr. Stowe reported 2014 will be a tough year for DMWW from a revenue standpoint. Since April, we have been behind in our projections. Irrigation is very important to us, but it has not been a good year for irrigation. Daily pumpage should be averaging 48 mgd but has been averaging 42 mgd. The demand to date is approximately 400 million gallons less than what was projected.

4. Public Comments – No comments were received from the public.

Meeting adjourned at 4:50 p.m.

Attachments: Proposed 2015 Rate Increases
Letter from Robert Rice, Polk County Public Works Department



COUNTY OF POLK

Public Works Department

Robert Rice, Director
5885 NE 14 Street
Des Moines, Iowa 50313
Ph 515.286.3705
Fax 515.286.3437
Email: publicwrks@polkcountyiowa.gov
www.polkcountyiowa.gov

September 5, 2014

*PDF to:
Ted
Peggy
Dan
Amy*

Mr. Bill Stowe
Des Moines Water Works
2201 George Flagg Parkway
Des Moines, IA 50321

Dear Mr. Stowe:

Polk County has agreed to a \$1.50/1000 gallon Capital Improvement Fee to be charged to its customers on the Polk County Water system (Including both Saylor/Delaware and SE Polk System).

This rate shall be implemented at the same time that the proposed rate increase by Des Water Works will take effect for 2014. This fee will generate approximately an additional \$1,000,000 per year to fund the proposed \$6.6 Million needed for capital improvement projects in the next 5 years that will eliminate the water availability shortfall areas and slow the progression of the system deterioration.

We would propose that the fee be implemented for a period of 10 years with an evaluation of the fee after the current 5 year proposed capital improvement projects are completed.

Sincerely,

Robert Rice
Director of Public Works

cc: Tom Hockensmith, Polk County Board of Supervisors
Mark Wandro, County Administrator
Danny Klopfer, Engineering Services Manager, DMWW

received
9-9-14

**DES MOINES WATER WORKS
PROPOSED 2015 RATE INCREASES**

	# of Accts	2011 COS	2013 COS	Proj 14 COS	2014 Rate	5% Increase			6% Increase			7% Increase		
						5% Increase	Inc Amt	Rate/COS Diff	6% Increase	Inc Amt	Rate/COS Diff	7% Increase	Inc Amt	Rate/COS Diff
Des Moines Inside	66,600													
Residential (Step 1)		3.12	3.32	3.50	3.18	3.34	0.16	(0.16)	3.37	0.19	(0.13)	3.40	0.22	(0.10)
Commercial (Step 2)		2.04	2.18	2.30	2.13	2.24	0.11	(0.06)	2.26	0.13	(0.04)	2.28	0.15	(0.02)
Industrial (Step 3)		1.53	1.63	1.72	1.64	1.72	0.08	0.00	1.74	0.10	0.02	1.75	0.11	0.03
Wholesale	15													
Purchased Capacity		1.35	1.43	1.51	1.46	1.53	0.07	0.02	1.55	0.09	0.04	1.56	0.10	0.05
With Storage		2.94	3.03	3.20	3.17	3.33	0.16	0.13	3.36	0.19	0.16	3.39	0.22	0.19
Off Peak		1.52	1.60	1.69	1.64	1.72	0.08	0.03	1.74	0.10	0.05	1.75	0.11	0.06
Des Moines Outside	1,300													
Residential (Step 1)		3.33	3.53	3.72	3.45	3.62	0.17	(0.10)	3.66	0.21	(0.06)	3.69	0.24	(0.03)
Commercial (Step 2)		2.32	2.50	2.64	2.59	2.72	0.13	0.08	2.75	0.16	0.11	2.77	0.18	0.13
Industrial (Step 3)		1.68	1.79	1.89	1.85	1.94	0.09	0.05	1.96	0.11	0.07	1.98	0.13	0.09
Polk County	6,700													
Residential (Step 1)		5.70	5.85	6.17	6.25	6.56	0.31	0.39	6.63	0.38	0.46	6.69	0.44	0.52
Commercial (Step 2)		3.30	3.03	3.20	3.83	4.02	0.19	0.82	4.06	0.23	0.86	4.10	0.27	0.90
Industrial (Step 3)		2.61	2.59	2.73	2.99	3.14	0.15	0.41	3.17	0.18	0.44	3.20	0.21	0.47
Windsor Heights	2,000	3.05	3.38	3.57	3.23	3.39	0.16	(0.18)	3.42	0.19	(0.15)	3.46	0.23	(0.11)
Warren County	78													
Step 1		13.20	11.06	11.67	11.72	12.31	0.59	0.64	12.42	0.70	0.75	12.54	0.82	0.87
Step 2		11.25	9.42	9.94	8.61	9.04	0.43	(0.90)	9.13	0.52	(0.81)	9.21	0.60	(0.73)
Pleasant Hill	2,900													
Residential (Step 1)		5.47	5.40	5.70	5.82	6.11	0.29	0.41	6.17	0.35	0.47	6.23	0.41	0.53
Commercial (Step 2)		4.98	4.82	5.09	4.91	5.16	0.25	0.07	5.20	0.29	0.11	5.25	0.34	0.16
Runnells	184													
Water		4.35	5.21	5.50	5.52	5.80	0.28	0.30	5.85	0.33	0.35	5.91	0.39	0.41
Waste Water		3.60	5.22	5.51	5.99	6.29	0.30	0.78	6.35	0.36	0.84	6.41	0.42	0.90
Cumming	136	2.57	3.12	3.17	5.43	5.70	0.27	2.53	5.76	0.33	2.59	5.81	0.38	2.64
Alleman	151	5.23	6.95	7.05	6.16	6.47	0.31	(0.58)	6.53	0.37	(0.52)	6.59	0.43	(0.46)
PCRWD #1	467		3.33	3.51	4.00	4.00		0.49	4.00	-	0.49	4.00	-	0.49