

**City of Wimberley**  
 City Hall  
 221 Stillwater  
 Wimberley, Texas 78676  
**Minutes of Regular Meeting of City Council**  
 March 7, 2013 at 6:00 p.m.

City Council meeting called to order at 6:00 p.m. by Mayor Bob Flocke.

Mayor Flocke gave the Invocation and Councilmembers led the Pledge of Allegiance to the United States and Texas flags.

Councilmembers Present: Mayor Bob Flocke and Councilmembers Tom Talcott, Mac McCullough, Matt Meeks, Steve Thurber, and John White.

Staff Present: City Administrator Don Ferguson and City Secretary Cara McPartland

**Citizens Communications**

Flite Acres resident Gary Keil expressed concerns about traffic safety along Flite Acres Road and spoke in favor of striping. He requested information on reflectors placed on specific portion(s) of Flite Acres Road and stressed the need for striping as a much-needed safety enhancement. City Administrator Ferguson replied affirmatively to Mayor Flocke's request to place consideration of this issue on the next meeting agenda for the Wimberley Transportation Advisory Board.

Wimberley Central Improvement Area (WCIA) representative John David Carson read a letter from the WCIA Board of Directors, which presented the following recommendations:

- The City of Wimberley maintains its \$100,000 per year commitment to help fund capital costs
- Pledge a zero-rate ad valorem tax as collateral for low-interest financing through the Texas Water Development Board (TWDB)
- Create a public improvement district (PID) for the service area to produce revenue formerly to be provided by a municipal management district (MMD), with PID assessments structured to achieve the most equitable distribution of financial burden among property owners and system users

As stated in WCIA's letter, Mr. Carson expressed appreciation for Council's "continued commitment to solving the growing environmental and economic crisis created by the dense concentration of septic lines lining our precious waterways and sitting atop our aquifer in central Wimberley." He urged Council "to seize the opportunity in front of it and secure financing for this project to protect the vitality of the City of Wimberley for the future."

Former Wimberley City Councilmember Marilee Wood spoke on the City's extensive efforts to date dealing with the issue of downtown wastewater service and felt that Council should take

action now, while there are a number of viable design and financing options available. She acknowledged difficult decisions faced by past and present Council members and hoped that the current Council will not miss the present opportunity to act on this issue, particularly in light of declining water quality and its negative impact on property owners. She asked that Council move forward “with a plan that is thoughtful, well-designed, fair, and affordable, and above all, fixes the problem, the whole problem, and not just a piece of the problem.”

## 1. Consent Agenda

- A. Approval of the minutes of the Regular City Council meeting of February 21, 2013
- B. Approval of minutes of the Special City Council meeting of February 20, 2013
- C. Approval of minutes of the Special City Council meeting of February 18, 2013
- D. Approval of the appointment of Tom Haley to the City of Wimberley Planning and Zoning Commission (*Mayor Pro-tem and Place Five Councilmember John White's nominee*)

Councilmember Talcott moved to approve all Consent Agenda items, as presented. Councilmember Meeks seconded. Motion carried on a vote of 5-0.

## 2. City Administrator Report

- Status report on the Ace Hardware store fire

City Administrator Ferguson reported on fire damages totaling approximately \$3,000,000, the opening of an Ace satellite location where customers may order merchandise, temporary storage facilities for more commonly purchased items, clean-up/demolition/rebuilding efforts, and timeframe for re-opening. He expressed appreciation to all first-responders and service organizations that assisted during and after the fire. Due to store's closure and resulting impact on the City's sales tax collections, City Administrator Ferguson noted that spending will be carefully monitored to accommodate the City's anticipated loss of revenue. He reported that the City's March sales tax check (representing January sales) was up twelve percent (12%) from the same time last year.

- Status report on central Wimberley water quality issues

City Administrator Ferguson reported that Council will be updated when results of enhanced water testing become available from the Lower Colorado River Authority (LCRA) lab. He advised that random dye testing will also be conducted Mondays following Market Day weekends.

- Status report on the development and operation of the Blue Hole Regional Park

City Administrator Ferguson reported on preparations for the upcoming summer season, reservations for special events, and an employment opportunity for a part-time maintenance worker. He noted that the Park's swimming area will be open weekends only, beginning the first

weekend in May, with the regular daily schedule to start Memorial Day weekend. After Labor Day, the Park will be open on weekends only through the end of September. Details were provided on concerts in the Park to be held every Friday night in April. He advised that the Park's design has won a statewide architectural award for open space to be presented in May.

- Status report on the operation of the Wimberley Municipal Wastewater Treatment Plant

City Administrator Ferguson noted drain field work and reported that the plant is operating well within permit limits.

- Status report on the Ranch Road 12/Old Kyle Road Improvement Project

City Administrator Ferguson anticipated project completion by the end of March. He reported on project-related sidewalk/traffic island installations, landscaping, and curbs.

- Status report on the Mariposa Ranch Road 12 LP senior housing development

City Administrator Ferguson reported that the developers have submitted their application to Texas Department of Housing and Community Affairs (TDHCA) and are awaiting notice of their application's ranking for tax credits.

City Administrator Ferguson added that Council's next agenda will contain an item relating to a request to the State to reconsider its oversized vehicle permitting process. He expressed concerns regarding recent problems with oversized vehicles striking trees, utility poles/lines, and signage.

### **3. Ordinance**

- A. Consider approval of an ordinance of the City of Wimberley, Texas, amending Chapter 154 (Subdivision Control), Section 154.059 (Streets and Alleys) of the Code of Ordinances of the City in order to clarify the width requirement for dedicated street right-of-way adjacent to an existing street; providing for an effective date; proper notice and meeting, severability and repealer. (*City Administrator*)

City Administrator Ferguson explained that current language implies that right-of-way shall be dedicated in subdivisions proposing to replat property adjacent to an existing street that does not comply with the City's width requirements for streets and alleys. To avoid the risk of confusion in the subdivision process, the City Attorney has recommended that the right-of-way requirement be more clearly stated by amending §154.059 to add Section C as follows:

“In the event of a replat of a tract located adjacent to an existing street that does not comply with the design standards for streets and alleys under this ordinance, the applicant shall dedicate sufficient right-of-way such that the street complies with the city's width requirements for street right-of-way.”

No public comments were heard.

City Administrator Ferguson provided an example using specific right-of-way figures to better illustrate the proposed ordinance amendment.

Discussion addressed the purpose of the proposed amendment as an effective planning tool and the simplification of language in the proposed amendment.

Councilmember Talcott moved to continue this item until Council's meeting of March 21, 2013, in order to simplify the language used in the proposed amendment. Councilmember White seconded. Motion carried on a vote of 5-0.

- B. Consider approval of an ordinance of the City of Wimberley, Texas, declaring unopposed candidates for City Council Places One, Three and Five of the City of Wimberley City Council; canceling the May 11, 2013 General Election; terminating related joint election agreement and election services contract with Hays County; repealing conflicting ordinances; and providing for findings of fact, severability, conflicting provisions, governing law, proper notice and open meeting, and an effective date. (*City Administrator*)

Because there are no opposed races for Places One, Three, and Five, City Administrator Ferguson recommended approval of the ordinance canceling the May 11, 2013 General Election and terminating associated joint election/election services agreements.

Councilmember Talcott moved to approve the item, as presented. Councilmember White seconded. Motion carried on a vote of 5-0.

Discussion clarified that the Wimberley Independent School District (WISD) will be holding its bond election on May 11, 2013 and that the City incurs no costs related to WISD's election.

#### **4. Discussion and Possible Action**

- A. Discuss and consider possible action regarding a request to operate a food service trailer at 14306 Ranch Road 12 in Wimberley, Texas. (*City Administrator*)

City Administrator Ferguson reviewed the request by Scott Duncan to operate a 28-foot mobile food trailer to be parked in a dirt area adjacent to the parking lot located on the south side of the subject property (known as the "Y" center). The applicant plans to use existing on-site restrooms and parking and expects to operate mainly on weekends, with limited weekday service.

Discussion addressed hours of operation, possible additional conditions, and food permitting regulations/procedures.

Councilmember Talcott moved to approve the item, as presented. Councilmember Meeks seconded. Motion carried on a vote of 5-0.

- B. Discuss and consider possible action regarding a request for a variance from the City of Wimberley sign regulations relating to sign color requirements for a business located at 711 FM 2325 in Wimberley, Texas. (*City Administrator*)

City Administrator Ferguson explained that the applicant is seeking permission to install a business sign on the existing free-standing sign with colors that differ from the other business signs. He noted that the current City of Wimberley Sign Ordinance requires each sign on a free-standing sign to be of the same construction, coloring, design, and style, and anticipated presentation of a draft ordinance to Council in April that would allow some varied colors on free-standing signs provided there is some consistency in background color/sign type. City Administrator Ferguson advised that Council has the ability to grant a sign variance if the following standards are met:

- The variance will not authorize a type of sign which is specifically prohibited this chapter
- The variance is not contrary to the goals and objectives outlined by the City of Wimberley Comprehensive Plan; Section VII, D-2
- The variance is not contrary to the public interest
- Due to special conditions, a literal enforcement of the chapter would result in unnecessary hardship. Ordinarily, hardship that is self-induced or that is common to other similarly classified properties will not satisfy this requirement. Financial or economic hardship alone will not ordinarily satisfy this requirement.
- The spirit and purpose of the chapter will be observed, and substantial justice will be done.

Applicant Amy Guynes of Hill Country Consignment distributed a visual depiction of the proposed sign, which will match the new updated color on the building's exterior.

Councilmember Talcott moved to approve the item, as presented, including affirmative findings on the aforementioned standards. Councilmember McCullough seconded. Motion carried on a vote of 5-0.

Councilmember White felt that unnecessary sign regulations pose a burden to business owners.

- C. Discuss and consider possible action approving the proposed route for the *Wimberley 4* on Saturday, April 27, 2013. (*City Administrator*)

City Administrator Ferguson recommended approval of the proposed route, which is the same as in previous years and includes FM 2325, River Road, Wayside Drive, and Green Acres Drive. The run and walk event will begin on Carney Lane, in front of Wimberley High School and end at the Wimberley High School football stadium. Because the proposed route involves use of City right-of-way, he advised that Council approval is needed.

Councilmember Thurber moved to approve the item, as presented. Councilmember Talcott seconded. Motion carried on a vote of 5-0.

- D. Discuss and consider possible action regarding designation of a preferred option for the provision of wastewater service to central Wimberley. (*City Administrator*)

Mayor Flocke recused himself from the meeting at this time.

Councilmember Meeks provided reasoning for his decision to not recuse himself from discussion and possible action on this item.

Mayor Pro-tem White assumed duties as presiding officer.

City Administrator Ferguson cautioned against discussion of Certificate of Convenience and Necessity (CCN) issues at this meeting and advised that legal counsel will brief Council at its March 21<sup>st</sup> meeting.

City Administrator Ferguson presented a Wastewater Management Life Cycle Cost Comparison (*attached to these minutes*) for Options 1, 2, 3, 4, 5, 5A, and 5B, including breakdowns of annual operations and maintenance (O & M) costs, Aqua Texas charges/fees, and number of Living Unit Equivalentents (LUEs) served. He highlighted key differences among Options 3, 4, 5, 5A, and 5B, which are summarized as follows:

<b>Option 3</b>	Expand existing plant to 75,000 Gallons Per Day, Wetlands, and Discharge
<b>Option 4</b>	Expand existing plant to 75,000 Gallons Per Day and Discharge
<b>Option 5</b>	Full service area, Connect to Aqua Texas
<b>Option 5A</b>	Limited service area, Connect to Aqua Texas
<b>Option 5B</b>	Limited service area (smaller than 5A), Connect to Aqua Texas

City Administrator Ferguson stressed the importance of taking into account the impact of annual Aqua Texas and O & M charges, as well as the effect of a smaller customer base on user costs. It was noted that under Options 5, 5A, and 5B, the use of effluent for parkland irrigation would be impractical and upgrades of the existing plant/drain field at Blue Hole Regional Park would be needed. The costs of upgrades to the existing plant/drain field are estimated to total approximately \$600,000 and are not included in the cost comparison handout.

Stephen Coonan of Alan Plummer Associates, Inc. explained the use of wetlands for treatment under Option 3 and provided general information on constructed wetlands, types of effluent, discharges, and storage capacity. He noted that the possible use of effluent for parkland irrigation may not allow for adequate effluent to be available for a wetlands area.

Discussion addressed:

- Service area boundaries
- Existing plant permit limits and capacity (in gallons per day)
- Amount/quality of effluent needed for irrigation of soccer fields at Blue Hole Regional Park
- Costs to upgrade existing plant and refurbish drain field to produce Type I effluent for Park irrigation

- Net Present Value (NPV) of annual costs and total NPV
- Additional capital costs associated with Options 5, 5A, and 5B, which are not recoverable through TWDB financing
- Survey results indicating customer dissatisfaction with Aqua Texas' services
- State regulations on discharge permits, service extensions, and granting/amending CCNs

Given the addition of Options 5A and 5B, WCIA Board member Bert Ray encouraged thoughtful deliberation by Council and stated that the main priority is to define the service area and determine the most economical choice for customers. He suggested creation of City-owned options to be titled 4A and 4B, with service areas identical to those proposed for Options 5A and 5B. He felt that effluent issues are confusing and urged Council to decide first on the fundamental issues of defining the service area and number of users. He asked that Council not rush into a decision until these fundamental issues are resolved.

Gail Pigg agreed with Mr. Ray's comments on additional options and questioned statements made earlier in this discussion regarding CCNs. She felt that it was unfair to conduct internet research on Aqua Texas' operations/customer relations and cited her own research on a Texas Commission on Environmental Quality (TCEQ) enforcement action against the City of Wimberley. As an alternative to ad valorem taxation, Ms. Pigg recommended giving Aqua Texas "the right to serve the CCN," which she stated would lower customer costs. She said "when you start looking at that plant, and putting \$600,000 in a new drain field and another \$200,000 to bring it up to the Type A effluent, you could look at bringing a line up to that plant or pumping the wastewater from Deer Creek the other way and pumping it into the Aqua Texas option, too." She felt the numbers are misleading and stressed the importance of looking at cost to the customer. Ms. Pigg said the focus should be on the fastest, least expensive way to solve the problem.

In response to Ms. Pigg's abovementioned statement regarding a TCEQ enforcement action against the City, City Administrator Ferguson explained that the City acquired an old Imhoff plant operated by Guadalupe Blanco River Authority (GBRA) that had a well-documented record of non-compliance before the City acquired it, which is why the City purchased a brand new plant to replace it. He added that all of the options presented contain collection system construction costs.

Mary Kate Brown asked "how we got from the point where people within the Wimberley CCN are responsible for upgrading and maintaining the wastewater facility that services the City-owned park." She felt it was not fair or equitable "to assess those charges onto people that are needing a service that's not provided to them."

Discussion addressed:

- Cost of soccer field irrigation to be treated as a City expense
- Feasibility of relinquishing the City of Wimberley/GBRA joint CCN to Aqua Texas
- PID versus MMD as financing mechanisms
- Impact of service area reduction on customer cost

- State Representative Jason Isaac’s reasoning for not introducing MMD legislation
- Conducting additional surveys of property owners
- Challenges associated with identification of sources of pollution
- Predicting pathways of underground versus surface water flows
- Projecting water usage
- Storage costs listed in Options 3 and 4

Councilmember Thurber moved to reaffirm Council’s decision to designate Option 4, which includes the updated storage, as the preferred option. Councilmember McCullough seconded.

Councilmember Talcott stated that quite a few people favor an Aqua Texas solution and that Aqua Texas customers on the other side of the creek have no complaints. Councilmember Thurber explained that his motion to designate Option 4 as the preferred option for provision of wastewater service to central Wimberley defines the service area as the formerly proposed MMD area, with connection to Aqua Texas to be considered as a separate issue.

Councilmember Talcott favored further discussion of definition of the service area and felt Option 4 would be forced upon those property owners who have expressed opposition to the MMD. Councilmember Talcott offered an amendment to Councilmember Thurber’s motion to request that Council hold a special meeting to further discuss all options. Councilmember Meeks seconded Councilmember Talcott’s amendment to Councilmember Thurber’s motion.

After discussion of Councilmember Talcott’s proposed amendment’s relevancy to Councilmember Thurber’s original motion and procedural questions on the amendment, Councilmember Talcott withdrew his amendment.

Mayor Pro-tem White called for a vote on Councilmember Thurber’s original motion as follows: Mayor Pro-tem White, aye; Councilmember Thurber, aye; Councilmember Meeks, nay; Councilmember McCullough, aye; Councilmember Talcott, nay. Motion carried on a vote of 3-2.

Beth Mitchell commended Councilmembers Talcott and Meeks and felt that their votes represented public sentiment on this issue.

Speaking from the audience, Clint Frankmann, who serves on the Wimberley Water Wastewater Advisory Board (scheduled to meet on March 13<sup>th</sup>), felt that Council should wait for the Board’s recommendation before taking action.

Mayor Flocke returned to the meeting at this time and assumed duties as presiding officer.

- E. Discuss and consider possible alternatives regarding funding development of a central Wimberley wastewater system. (*City Administrator*)

City Administrator Ferguson reviewed a handout (*attached to these minutes*) detailing construction costs, planning/“soft” costs, Aqua Texas CIAC impact fee, and annual debt service

scenarios, including allocation of various percentages of debt service amounts between the City and system users.

City Administrator Ferguson reminded that the costs of upgrading the existing plant and possible future connection to another system are not included in the cost-sharing options presentation.

Due to Council's action reaffirming Option 4 as the preferred designated option (see previous Agenda Item 4D), City Administrator Ferguson highlighted statistics pertinent to debt service cost-sharing for Option 4 and cited use of existing City revenues or a city-wide ad valorem tax as potential revenue sources to help the City pay its portion. Possible costs were reviewed for system users, which included information on monthly payments/impact fees, ad valorem taxes, and PID assessments. It was noted that for securing financing, the TWDB prefers the ad valorem tax option over PID assessments, due to the ability of the taxing authority to collect via foreclosure on delinquent properties, if needed.

Discussion addressed:

- Key differences between MMDs and PIDs
- Establishment of reserve funding in the event of PID formation
- How to share costs between users and the City and how to pay for those costs
- Various cost-sharing percentage splits, with discussion favoring the annual debt service percentage split closest to the City's commitment of \$100,000 per year (30%-City; 70%-User)

Mike Stevens cautioned against putting too much of a financial burden on the mainstream of the business community. He feared project cost overruns and favored a cap on the amount central businesses would pay. He cited other costly future capital needs such as street repairs/improvements and provision of law enforcement. He asked that Council carefully consider cost ramifications before making a decision.

Discussion resulted in consensus to wait until firmer costs are obtained further along in the planning process, before deciding on a specific cost-sharing split between the City and users. No vote was taken.

- F. Discuss and consider possible action relating to the annual performance review of the city administrator. (*Mayor Bob Flocke*)

Mayor Flocke adjourned Open Session and convened Executive Session at 8:17 p.m. pursuant to §551.074 of the Texas Government Code for discussion of personnel matters.

Mayor Flocke adjourned Executive Session and reconvened Open Session at 8:25 p.m.

No action was taken in Executive Session.

Councilmember Talcott moved to continue this item until Council's next meeting on March 21, 2013. Councilmember Thurber seconded. Motion carried on a vote of 5-0.

## 5. City Council Reports

- Announcements
- Future Agenda Items

City Administrator Ferguson announced there will be a special meeting scheduled immediately prior to Council's regular meeting on March 21, 2013 in order to hold an Executive Session with the City's legal counsel.

Hearing no further announcements or future agenda items, Mayor Flocke called the meeting adjourned.

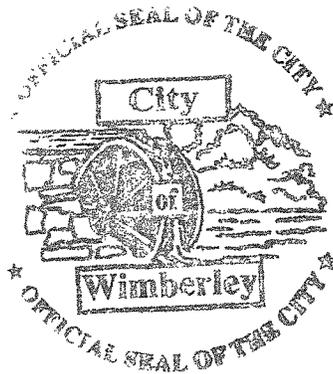
**Adjournment:** Council meeting adjourned at 8:27 p.m.

Recorded by:



Cara McPartland

These minutes approved on the 21<sup>st</sup> of March, 2013.



**APPROVED:**



**Bob Flocke, Mayor**

**City of Wimberley  
Wastewater Management Life Cycle Cost Comparison**

Option Number	1	2	3	4	5	5a	5b
Option Description	New 100,000 GPD Plant, Subsurface Irrigation	Expand to 75,000 GPD, Subsurface Irrigation	Expand to 75,000 GPD, Wetlands and Discharge	Expand to 75,000 GPD, Discharge	Full Service, Connect to Aqua Texas	Limited Service, Connect to Aqua Texas	Limited Service, Connect to Aqua Texas
Collection System	\$2,140,000	\$2,040,000	\$2,040,000	\$2,040,000	\$1,885,250	\$535,000	\$390,000
Treatment Plant Cost	\$1,050,000	\$640,000	\$640,000	\$640,000	\$0	\$0	\$0
Aqua Transmission Cost	\$0	\$0	\$0	\$0	\$425,000	\$425,000	\$425,000
Irrigation Cost	\$2,484,000	\$1,863,000	\$30,500	\$30,500	\$0	\$0	\$0
Storage Cost	\$180,000	\$135,000	\$300,000	\$300,000	\$0	\$0	\$0
Wetland Cost	\$0	\$0	\$225,000	\$0	\$0	\$0	\$0
Discharge Cost	\$0	\$0	\$18,750	\$18,750	\$0	\$0	\$0
<b>Subtotal Construction Cost</b>	<b>\$5,854,000</b>	<b>\$4,678,000</b>	<b>\$3,254,250</b>	<b>\$3,029,250</b>	<b>\$2,310,250</b>	<b>\$960,000</b>	<b>\$815,000</b>
Contingency (20%)	\$1,170,800	\$935,600	\$650,850	\$605,850	\$462,050	\$192,000	\$163,000
Planning and Design (15%)	\$878,100	\$701,700	\$488,138	\$454,388	\$346,538	\$144,000	\$122,250
Legal, Financial, Permitting	\$75,000	\$75,000	\$75,000	\$75,000	\$50,000	\$35,000	\$35,000
Debt Reserve	\$398,895	\$319,515	\$223,412	\$208,224	\$158,442	\$66,550	\$56,763
TWDB Loan Origination	\$154,971	\$124,132	\$86,796	\$80,895	\$61,555	\$25,855	\$22,052
<b>Total TWDB Loan</b>	<b>\$8,531,766</b>	<b>\$6,833,947</b>	<b>\$4,778,445</b>	<b>\$4,453,607</b>	<b>\$3,388,834</b>	<b>\$1,423,405</b>	<b>\$1,214,065</b>
Aqua CIAC	\$0	\$0	\$0	\$0	\$673,619	\$306,190	\$208,210
<b>Total Project Cost</b>	<b>\$8,531,766</b>	<b>\$6,833,947</b>	<b>\$4,778,445</b>	<b>\$4,453,607</b>	<b>\$4,062,453</b>	<b>\$1,729,595</b>	<b>\$1,422,274</b>
Annual O&M of new system	\$177,973	\$153,275	\$165,556	\$164,056	\$35,992	\$10,468	\$8,704
Annual O&M to maintain Deer Creek	\$0	\$0	\$0	\$0	\$60,000	\$60,000	\$60,000
Annual Aqua charges	\$0	\$0	\$0	\$0	\$276,408	\$125,640	\$85,435
<b>Total Annual Costs</b>	<b>\$177,973</b>	<b>\$153,275</b>	<b>\$165,556</b>	<b>\$164,056</b>	<b>\$372,400</b>	<b>\$196,108</b>	<b>\$154,139</b>
NPV of annual costs	\$2,863,875	\$2,466,446	\$2,664,076	\$2,639,939	\$5,702,967	\$3,024,080	\$2,390,852
<b>Total NPV</b>	<b>\$11,395,640</b>	<b>\$9,300,393</b>	<b>\$7,442,521</b>	<b>\$7,093,546</b>	<b>\$9,765,420</b>	<b>\$4,753,675</b>	<b>\$3,813,126</b>
<b>LUEs Served</b>	<b>215</b>	<b>215</b>	<b>215</b>	<b>215</b>	<b>182</b>	<b>82</b>	<b>57</b>
<b>NPV Cost per LUE</b>	<b>\$53,003</b>	<b>\$43,258</b>	<b>\$34,616</b>	<b>\$32,993</b>	<b>\$53,656</b>	<b>\$57,972</b>	<b>\$66,897</b>

Note: Wimberley annual O&M escalated at 2% per year, Aqua annual charges held constant for 5 years and then escalated 2% per year. Discount rate assumed to be 4%. Option 5a includes service to Oak Drive and RR 12. Option 5b excludes service to these areas.

	<i>Option #3</i>	<i>Option #4</i>	<i>Option #5</i>	<i>Option #5A</i>	<i>Option #5B</i>
Construction Cost	3,254,250.00	3,029,250.00	2,310,250.00	960,000.00	815,000.00
Planning & Soft Costs	1,524,196.00	1,424,357.00	1,078,565.00	463,405.00	399,065.00
Aqua CIAC Impact Fee	0.00	0.00	673,619.00	306,190.00	208,210.00
<b>Total Project Cost</b>	<b>4,778,446.00</b>	<b>4,453,607.00</b>	<b>4,062,434.00</b>	<b>1,729,595.00</b>	<b>1,422,274.00</b>
<b>Avg. Annual Debt Service</b>	<b>351,770.00</b>	<b>327,860.00</b>	<b>299,110.00</b>	<b>104,750.00</b>	<b>89,390.00</b>
<b>Total Project Cost</b>					
City (10%)	477,844.60	445,360.70	406,243.40	172,959.50	142,227.40
User (90%)	4,300,601.40	4,008,246.30	3,656,190.60	1,556,635.50	1,280,046.60
<b>Total</b>	<b>4,778,446.00</b>	<b>4,453,607.00</b>	<b>4,062,434.00</b>	<b>1,729,595.00</b>	<b>1,422,274.00</b>
<b>Annual Debt Service</b>					
City (10%)	35,177.00	32,786.00	29,911.00	10,475.00	8,939.00
User (90%)	316,593.00	295,074.00	269,199.00	94,275.00	80,451.00
<b>Total</b>	<b>351,770.00</b>	<b>327,860.00</b>	<b>299,110.00</b>	<b>104,750.00</b>	<b>89,390.00</b>
<b>Total Project Cost</b>					
City (20%)	955,689.20	890,721.40	812,486.80	345,919.00	284,454.80
User (80%)	3,822,756.80	3,562,885.60	3,249,947.20	1,383,676.00	1,137,819.20
<b>Total</b>	<b>4,778,446.00</b>	<b>4,453,607.00</b>	<b>4,062,434.00</b>	<b>1,729,595.00</b>	<b>1,422,274.00</b>
<b>Annual Debt Service</b>					
City (20%)	70,354.00	65,572.00	59,822.00	20,950.00	17,878.00
User (80%)	281,416.00	262,288.00	239,288.00	83,800.00	71,512.00
<b>Total</b>	<b>351,770.00</b>	<b>327,860.00</b>	<b>299,110.00</b>	<b>104,750.00</b>	<b>89,390.00</b>
<b>Total Project Cost</b>					
City (30%)	1,433,533.80	1,336,082.10	1,218,730.20	518,878.50	426,682.20
User (70%)	3,344,912.20	3,117,524.90	2,843,703.80	1,210,716.50	995,591.80
<b>Total</b>	<b>4,778,446.00</b>	<b>4,453,607.00</b>	<b>4,062,434.00</b>	<b>1,729,595.00</b>	<b>1,422,274.00</b>
<b>Annual Debt Service</b>					
City (30%)	105,531.00	98,358.00	89,733.00	31,425.00	26,817.00
User (70%)	246,239.00	229,502.00	209,377.00	73,325.00	62,573.00
<b>Total</b>	<b>351,770.00</b>	<b>327,860.00</b>	<b>299,110.00</b>	<b>104,750.00</b>	<b>89,390.00</b>
<b>Total Project Cost</b>					
City (40%)	1,911,378.40	1,781,442.80	1,624,973.60	691,838.00	568,909.60
Users (60%)	2,867,067.60	2,672,164.20	2,437,460.40	1,037,757.00	853,364.40
<b>Total</b>	<b>4,778,446.00</b>	<b>4,453,607.00</b>	<b>4,062,434.00</b>	<b>1,729,595.00</b>	<b>1,422,274.00</b>
<b>Annual Debt Service</b>					
City (40%)	140,708.00	131,144.00	119,644.00	41,900.00	35,756.00
Users (60%)	211,062.00	196,716.00	179,466.00	62,850.00	53,634.00
<b>Total</b>	<b>351,770.00</b>	<b>327,860.00</b>	<b>299,110.00</b>	<b>104,750.00</b>	<b>89,390.00</b>
<b>Total Project Cost</b>					
City (50%)	2,389,223.00	2,226,803.50	2,031,217.00	864,797.50	711,137.00
User (50%)	2,389,223.00	2,226,803.50	2,031,217.00	864,797.50	711,137.00
<b>Total</b>	<b>4,778,446.00</b>	<b>4,453,607.00</b>	<b>4,062,434.00</b>	<b>1,729,595.00</b>	<b>1,422,274.00</b>
<b>Annual Debt Service</b>					

City (50%)	175,885.00	163,930.00	149,555.00	52,375.00	44,695.00
User (50%)	175,885.00	163,930.00	149,555.00	52,375.00	44,695.00
<b>Total</b>	<b>351,770.00</b>	<b>327,860.00</b>	<b>299,110.00</b>	<b>104,750.00</b>	<b>89,390.00</b>

**Total Project Cost**

City (60%)	2,867,067.60	2,672,164.20	2,437,460.40	1,037,757.00	853,364.40
User (40%)	1,911,378.40	1,781,442.80	1,624,973.60	691,838.00	568,909.60
<b>Total</b>	<b>4,778,446.00</b>	<b>4,453,607.00</b>	<b>4,062,434.00</b>	<b>1,729,595.00</b>	<b>1,422,274.00</b>

**Annual Debt Service**

City (60%)	211,062.00	196,716.00	179,466.00	62,850.00	53,634.00
User (40%)	140,708.00	131,144.00	119,644.00	41,900.00	35,756.00
<b>Total</b>	<b>351,770.00</b>	<b>327,860.00</b>	<b>299,110.00</b>	<b>104,750.00</b>	<b>89,390.00</b>

**Total Project Cost**

City (70%)	3,344,912.20	3,117,524.90	2,843,703.80	1,210,716.50	995,591.80
User (30%)	1,433,533.80	1,336,082.10	1,218,730.20	518,878.50	426,682.20
<b>Total</b>	<b>4,778,446.00</b>	<b>4,453,607.00</b>	<b>4,062,434.00</b>	<b>1,729,595.00</b>	<b>1,422,274.00</b>

**Annual Debt Service**

City (70%)	246,239.00	229,502.00	209,377.00	73,325.00	62,573.00
User (30%)	105,531.00	98,358.00	89,733.00	31,425.00	26,817.00
<b>Total</b>	<b>351,770.00</b>	<b>327,860.00</b>	<b>299,110.00</b>	<b>104,750.00</b>	<b>89,390.00</b>

**Total Project Cost**

City (80%)	3,822,756.80	3,562,885.60	3,249,947.20	1,383,676.00	1,137,819.20
User (20%)	955,689.20	890,721.40	812,486.80	345,919.00	284,454.80
<b>Total</b>	<b>4,778,446.00</b>	<b>4,453,607.00</b>	<b>4,062,434.00</b>	<b>1,729,595.00</b>	<b>1,422,274.00</b>

**Annual Debt Service**

City (80%)	281,416.00	262,288.00	239,288.00	83,800.00	71,512.00
User (20%)	70,354.00	65,572.00	59,822.00	20,950.00	17,878.00
<b>Total</b>	<b>351,770.00</b>	<b>327,860.00</b>	<b>299,110.00</b>	<b>104,750.00</b>	<b>89,390.00</b>

**Total Project Cost**

City (90%)	4,300,601.40	4,008,246.30	3,656,190.60	1,556,635.50	1,280,046.60
User (10%)	477,844.60	445,360.70	406,243.40	172,959.50	142,227.40
<b>Total</b>	<b>4,778,446.00</b>	<b>4,453,607.00</b>	<b>4,062,434.00</b>	<b>1,729,595.00</b>	<b>1,422,274.00</b>

**Annual Debt Service**

City (90%)	316,593.00	295,074.00	269,199.00	94,275.00	80,451.00
User (10%)	35,177.00	32,786.00	29,911.00	10,475.00	8,939.00
<b>Total</b>	<b>351,770.00</b>	<b>327,860.00</b>	<b>299,110.00</b>	<b>104,750.00</b>	<b>89,390.00</b>