

Town of Wayland

***Interim Water Rate Study
Report***

The Abrahams Group

January 2011

THE ABRAHAMS GROUP
YOUR PARTNER IN PERFORMANCE

January 7, 2011

Mr. Donald Ouellette
Director, Department of Public Works
Town Hall
41 Cochituate Road
Wayland, MA 01778-2614

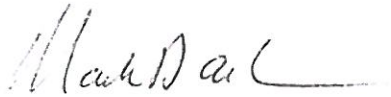
Dear Mr. Ouellette:

I am pleased to submit this Interim Water Rate Study Report. The purpose of this report is to provide account, usage and billing data, present study findings and seek input from you and the Board.

I look forward to discussing this report with the Board on Monday evening, January 10, 2011.

I am pleased to provide assistance to the Town of Wayland on this important and challenging project. I will be pleased to discuss this letter with you at your earliest convenience.

Sincerely yours,



Mark D. Abrahams, CPA
President

Attachment

**Town of Wayland
Water Rate Study
Table of Contents**

Background and Objectives	1
Base Data	
Big Picture	2
Usage	2
Billings by Tier by Class	2
Capital Assessment	3
Meters	3
Fund Balance	3
Issues	
Large Multi Users	4
Capital Assessment	4
Minimum Bill and Service Charge	5
High End Users and Tiers	5
Low end Users	6
41C Exemptions	6
FY 2012 Revenue Requirements/Rate Implications	6
Five Year Projection	7
Summary	7
Tables	
1-Big Picture	8
2-Usage by Tier and Class	9
3-Use Billing by Tier and Class	10
4-Use Billing by Tier and Class (with Capital Assessment)	11
5-Meters	12
6-Debt Service	13
7-Equivalent Meters	15
8-Top Users	16
9-Rate Comparisons	17
10-41C Properties	18
11-FY 2012 Budget Revised	19
12-Five Year Projection	20

WAYLAND WATER RATE STUDY

January 10, 2011 Update

January 7, 2011 Draft

BACKGROUND AND OBJECTIVES

The Town of Wayland provides water services to about 4,850 customers. The Town operates the water fund as a special revenue fund and accounts for capital improvements in a water capital projects fund. The water operating budget is about \$3.4 million. The Town recently constructed a \$10 million water treatment plant.

The Town is under consistent pressure to reduce consumption. The Department of Environmental Protection (DEP) sets forth the terms and conditions for non-MWRA water department's Groundwater Withdrawal Permits. These permits are monitored and enforced by the DEP's Drinking Water Division. Wayland's permit places a restriction on the withdrawal of ground water at 1.77 million gallons per day (MGD). Wayland's usage tends to be lower in the fall and winter months (1.3MGD) and higher in the spring and summer months (2.0+ MGD), exceeding the withdrawal limit.

In addition, as a result of a 2002 DEP Administrative Consent Order to further reduce water consumption, the Town is restricted to a daily usage requirement of 65 per person gallons, per day. In order to comply with DEP's consent order, the Town has been implementing and monitoring a number of measures to meet the usage requirements. These measures include: water audits, leak detection surveys, water conservation education, water conservation kits, rain water collection barrels, limitations on the size of lawn irrigation systems and additional water saving requirements on new lawn irrigation systems and issuance of summer watering bans. These measures have reduced consumption by 20 gallons per person, per day.

In June and July, 2010, the Town issued stages 1 and 2 water bans as a way to reduce consumption. In addition, the Town has an inclining water user charge system to further influence reduced water consumption, billable on a quarterly (commercial) or semi-annual (residential) basis.

Many of the existing large commercial users have begun to use irrigation wells, which has reduced usage as well as billable revenues. Nonetheless, the Town's consumption is currently at 70 gallons per person, per day which remains above the stated DEP goal of 65 gallons per person, per day.

On January 6, 2009, the Wayland Water Department adopted an annual capital improvement surcharge of \$236 per meter to pay the debt service on the \$10 million water treatment plant. The surcharge amount are to be adjusted annually to reflect the principle and interest payments for capital improvements divided by the number of active water accounts.

Thus, the objectives of this study are to:

1. Update the water cost of service study
2. Update the water rate for FY 2012 (July 1, 2011 through June 30, 2012) within the current tier and billing structure
3. Adjust the capital improvement surcharge for the FY 2012 period
4. Develop a five-year water pro forma to forecast operating and capital expenditures and a corresponding plan to finance water costs for the period FY 2012 through FY 2016.

This report provides an update on all four objectives.

BASE DATA

For the past several months we have been working with VADAR to compile base data on water use and billings by customer class, meter size, tiers and other variables. Each commercial account was then reviewed individually resulting in about a 1.2 million downward adjustment to consumption and a downward adjustment of \$159,000 in billings. Thus the numbers presented herein are post adjustment. Numbers may be off by these adjustments and rounding. This section presents those data. This report references various tables which are located in the accompanying workbook. The reader should print out all tables (using the "print entire workbook" feature of Excel) as references.

Big Picture

The Town serves about 4,850 accounts, mostly all residential, which generates over \$3.5 million annually. Based on the most recent billing analysis, the number of accounts is 4,823. This number fluctuates based on turn ons/turn offs, final reads and the like. User charges generate about \$2.4 million or 68% of total annual billings with the capital assessment generating 32% (Table 1). Residential accounts comprise 96% of the customers, 89% of the consumption and 86% of the revenues. Commercial and commercial/indoors comprise 4% of the customers, 11% of the consumption and 14% of the revenues.

Usage

Table 2 presents the 44,286,890 units of consumption by tier and by class. The current tier structure is presented on the following table.

	Residential	Commercial
Minimum	<1,500	<750
1	1,501 - 3,000	751 - 1,500
2	3,001 - 6,000	1,501 - 3,000
3	6,001 - 10,000	3,001 - 5,000
4	> 10,001	5,001 - 99,999
5		> 100,000

Billings By Tier By Class

Table 3 presents the \$2.5 million user charge billing by customer class and by tier. Highlights follow:

- The minimum is up to 31% of the consumption and 18% of the revenue
- Tier 1 produces 24% of the consumption and 12% of the revenue
- Tier 2 produces 23% of the consumption and 23% of the revenue
- Tier 3 produces 9% of the consumption and 14% of the revenue
- Tier 4 produces 13% of the consumption and 33% of the revenue
- Tier 5 produces .3% of the consumption and .4% of the revenue

The tiered structure is geared to encourage conservation by charging the high end user more than the lower tier users. Thus tiers 3 – 5 provide 22% of the consumption and 48 % of the revenue. The lower tiers include 78% of the consumption and 52% of the revenue.

Capital Assessment

The capital assessment constitutes 32% of the total revenues and is assessed as a capital improvement surcharge of \$118 per billing cycle for residential accounts and \$59 per billing cycle for commercial accounts to pay the debt service on the \$10 million water treatment plant. The capital assessment is billed as part of the minimum. When added to the minimum, the capital assessment and the minimum constitute 45% of all revenue, as shown on Table 4. Tier 1 provides 8% of all revenue, tier 2 at 16%, tier 3 at 11% and tiers 4 and 5 at 20%. To place 45% of all revenue on the minimum places too much of the revenue burden on the minimum tier.

Meters

Table 5 presents the approximate 4,850 accounts by meter size. 82% of the Town's meters are 5/8 inch meters. The Town will be converting the 5/8 inch meters to ¾ inch meters over the next few years.

Fund Balance

The Water Special Revenue fund has a \$2.5 million undesignated fund balance at June 30, 2010. This is available to appropriate to reimburse the general fund for costs incurred on behalf of the water fund, to pay for related debt service, to finance capital, or to reduce rates. Best practices suggest an operating reserve equal to 25% of the operating budget (around \$825,000) and a capital reserve equal to the most costly capital asset that might be replaced on an emergency basis (\$400,000 for a well replacement).

ISSUES

This study has identified several issues, including:

- Large multi users
- Capital assessment
- Minimum charge
- Higher tier users
- Low tier users
- 41C exemptions
- FY 2012 revenue requirement and rate options

Each is discussed below. These issues are presented in order to receive input from the board.

Large Multi User Customers

There are a number of last multi user condominium or apartment customers that have single meters and thus reach the top tiers quickly. These are residential users. Some, not all are billed based on the "average" method, and others are not included in this category are:

- 106 Main Street, 56 units, billed on the average method
- 4 Bent Avenue, 10 units, billed on the average method (Wayland Housing Authority)
- 6 Dent Avenue, 10 units, billed on the average method (Wayland Housing Authority)
- 8 Bent Avenue, 10 units, billed on the average method (Wayland Housing Authority)
- 10 Bent Avenue, 10 units, billed on the average method (Wayland Housing Authority)
- Sunrise, not billed on the average method
- Residents at Traditions, not billed on the average method.

The average method takes the total consumption for the building, divides the consumption by the number of residential units to determine the average. The average is then analyzed by tier, charged that tier rate, to determine the total bill.

The policy issue is to affirm this practice as policy, and to apply this policy equitably to all multi unit complexes.

Capital Assessment

The capital assessment was approved in 2009 to recover the amount of maturing principal and interest on the \$10 million water treatment plant. Each account annually pays a \$236 assessment. The assessment is added to the minimum charge.

This would be adjusted each year for declining debt service and the number of accounts annually. Opponents have argued that the capital assessment, as currently billed, is regressive, burdening those who can least afford to pay the assessment. Thus several alternatives may be analyzed.

- Distribute the capital assessment to each tier, thus reducing the allocation of the assessment to the minimum only, and spreading the burden to all tiers
- Reduce the capital fee from \$236 to \$100, thus reducing the burden to on the minimum users. The difference would be made up in the rates.

The current capital assessment computation is summarized below.

Capital Assessment Calculated on total debt service	
Description	FY 2010
Principal	\$ 732,750.00
Interest	\$ 411,253.11
Total	\$ 1,144,003.11
Accounts	4,850
Assessment	\$ 236

However, this computation appears to be based on total FY 2010 debt service, not the FY 2010 debt on the new treatment plant. If the capital assessment was calculated based on the FY 2010 debt for the new treatment plant, the capital assessment would be \$168. The FY 2012 capital assessment would be \$251 per meter based on total debt service or \$179 per meter based on the treatment plant debt. Refer to Table 6 for the debt service schedule through FY 2016 and the capital assessment calculations.

Minimum Bill and Service Charge

The Town currently charges a minimum \$50.00 flat bill for water up to 1,500 units per billing cycle for residential accounts and up to 750 units per billing cycle for commercial accounts, whether or not these units were actually consumed. A minimum bill charges a customer a fixed volume of water delivered to the customer. Often a minimum bill is recognized as unfair in that the minimum charges a customer for consumption that the customer may not have used. A minimum bill generally encourages more water use if a customer is to be billed for a set amount and thus it is generally considered to work counter to conservation goals.

This study recommends the Town replace the minimum charge with a service charge. The service charge would replace the minimum charge and would be set to recover the administrative, billing, customer service and meter costs of the water system equally from each customer or per account. This charge is not a function of flow, but a function of recovering service costs for the administrative, billing, customer service and meter costs. The service fee is a fixed fee that increases with meter size. Meter size is a function of meter equivalents, as recommended by the American Water Works Association (AWWA) as shown on Table 7.

Or the Town can recover the service fee based on the number of accounts, considering that the Town plans to change its 5/8 inch meters to ¾ inch meters in the near future. Nonetheless, the Town should review the nine non defined meters and reclassify these.

High End Users and Tiers

1. The tiered structure is geared to encourage conservation by charging the high end user more than the lower tier users. Tiers 3 – 5 provide 22% of the consumption and 48% of the revenue. The lower tiers include 78% of the consumption and 52% of the revenue. The Town has seen a reduction in the number of tier 4 and 5 users over recent years as more commercial accounts are drilling wells or are instituting conservation measures.
2. There are nine municipal accounts in the top 28 users. These include the Claypit and Happy Hollow elementary schools, the middle and high schools, three recreation meters, the Town office building, and one Wayland Housing Authority account. The Town is considering

constructing wells for a number of these accounts as a sound business practice. If this materializes, the Town will cause a further reduction in consumption and billings, especially tiers 4 and 5, the higher tiers. Refer to Table 8 for a listing of the top 28 users.

3. The tiers may need restructuring. The base data show the following.

- The minimum is up to 31% of the consumption
- Tier 1 produces 24% of the consumption
- Tier 2 produces 23% of the consumption
- Tier 3 produces 9% of the consumption
- Tier 4 produces 13% of the consumption
- Tier 5 produces .3% of the consumption

By eliminating the minimum, should that happen, the Town has the opportunity to restructure the tiers. The service charge would replace the minimum. Flow charges would begin at the use of the first unit of consumption. The Town may consider consolidating tiers 3 - 5 into two top tiers as tier 3 consists of 9% of the consumption.

The Low End User

It was mentioned earlier that the minimum tier with the capital assessment is burdening the low end users. Table 9 presents annual water bills for neighboring towns and Wayland based on different levels of consumption (in units). Table 9 demonstrates that Wayland's water rates are higher than neighboring communities, particularly with lower usage. The Town may want to consider setting one of the tiers at 65 gallons per day (the DEP target) for the average household size.

41C Exemptions

The Town currently has 16 registered 41C exemptions. These customers are eligible for property tax exemptions and could be eligible to receive abatements for water use should the Town wish to grant these customers a break on their water bill. Refer to Table 10 for a listing of these accounts.

FY 2012 Revenue Requirements and Rate Implications

The Water Department is requesting a FY 2012 budget as presented in Table 11. The water operating budget request is \$3.4 million for personal services, expenses and debt service including principal and interest on the \$10 million treatment plant and other debt. In addition, \$300,000 for capital and \$100,000 for pump station repair to meet a MDEP mandate are also requested, bringing the total FY 2012 budget request to just under \$4.0 million.

Current revenues based on the billing analysis are about \$3.5 million, resulting in a potential revenue shortfall of \$432,000 or 12% as shown on the following table, assuming the same level of consumption.

Potential Rate Impact	
FY12 Revenue Requirement	\$ 3,973,883
Current Revenue	\$ 3,541,304
Difference	\$ 432,579
Percent Difference	12.2%

The Town would need to:

- Increase rates to fund the difference
- Reduce the FY 2012 revenue requirement
- Use un designated fund balance to fund part or all of the difference
- Use a combination of the above

Five Year Projection

This study also looked the five year expenditure projection. Based on that analysis, It appears that the five years are essentially level funded through FY 2016, that is, FY 2016 is about the same as FY 2012 as requested. This is because the decrease in debt service is offset by the increase in projected fringe benefits (about 10% per year compounded). Refer to Table 12 for the five year analysis.

SUMMARY

This report provides a lot of account, class, meter size, consumption and billing data, raises a number of issues, and seeks Board input on policy matters. Ideally the Board can provide guidance so that we may be able to respond with specific recommendations and suggested rates by January 31, 2011. This would allow the Board to conduct a public hearing and set rates so that the Water Department can implement these changes for the next billing reads anticipated in February 2011. Specifically, does the Board wish to:

- Eliminate the minimum charge and institute a service charge to recover administration, billing and metering, with a flow based charge beginning with the first unit of use?
- If so, use the equivalent meter method or the number of accounts method to allocate the service charge to all customers recognizing the Town will be replacing the 5/8 inch meters with ¾ inch meters?
- Spread the capital assessment over all tiers rather than charging the assessment with the minimum bill? If the capital assessment should continue, the calculation should be based on the FY 2012 debt service related to the new treatment plant and not on total debt service.
- Institute abatements for the 41C accounts?
- Use the averaging technique for large condominium and apartment complexes?
- Consolidate the five usage tiers to four tiers?
- Minimize the impact on the top tier under the consolidated method or tiers 4 and 5 under the current structure?
- Fund a \$3.9+ million FY 2012 budget?
- Finance the FY 2012 budget revenue requirement increase through a rate increase or use the undesigned fund balance to minimize or eliminate any rate increase for FY 2012?

Town of Wayland
Water Rate Study

				Billings			
Class	Accounts		Consumption		Capital		Percent
	Accounts	%	Units	%	Usage	Assessment	
Residential	4,638	96.2%	39,562,400	89.3%	\$ 1,936,982	\$ 1,094,568	85.6%
Commercial	182	3.8%	4,509,590	10.2%	\$ 452,361	\$ 42,952	14.0%
Comm/Indoor	3	0.1%	214,900	0.5%	\$ 13,732	\$ 708	0.4%
Total	4,823	100.0%	44,286,890	100.0%	\$ 2,403,076	\$ 1,138,228	100.0%
					67.9%	32.1%	100.0%
Includes capital assessment, based on 4,850 accounts							
Numbers may be off due to rounding							

Town of Wayland
Water Rate Study

T2 Usage By Tier and Class

Accounts			Total Usage By Tier and Class (Units)						
Class	#	%	Minimum	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Total
Residential	4,638	96.2%	13,226,900	10,292,500	9,802,700	3,638,100	2,602,200		39,562,400
Commercial	182	3.8%	419,400	321,000	463,700	425,500	2,879,990		4,509,590
Comm/Ind	3	0.1%	9,750	9,750	19,100	18,300	45,000	113,000	214,900
Total	4,823	100.0%	13,656,050	10,623,250	10,285,500	4,081,900	5,527,190	113,000	44,286,890
			30.8%	24.0%	23.2%	9.2%	12.5%	0.3%	100.0%
Does not include capital assessment									
Numbers may be off due to rounding									

Accounts			Total Usage By Tier and Class (Units)								Total Billing By Tier and Class							
Class	#	%	Minimum	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Total	%	Minimum	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	8th Total	%
Residential	4,638	96.2%	13,226,900	10,292,500	9,802,700	3,638,100	2,602,200		39,562,400	89.3%	\$ 440,897	\$ 288,190	\$ 548,951	\$ 331,067	\$ 327,877		\$ 1,936,982	75.6%
Commercial	182	3.8%	419,400	321,000	463,700	425,500	2,879,990		4,509,590	10.2%	\$ 13,980	\$ 8,988	\$ 25,967	\$ 38,721	\$ 524,110		\$ 611,765	23.9%
Commi/Ind	3	0.1%	9,750	9,750	19,100	18,300	45,000		214,900	0.5%	\$ 325	\$ 273	\$ 669	\$ 769	\$ 2,205	\$ 9,492	\$ 13,732	0.5%
Total	4,823	100.0%	13,656,050	10,673,250	10,285,500	4,081,900	5,527,190	113,000	44,286,890	100.0%	\$ 455,202	\$ 297,451	\$ 575,587	\$ 370,556	\$ 854,192	\$ 9,492	\$ 2,562,479	100.0%
			30.8%	24.0%	23.2%	9.2%	12.5%	0.3%	100.0%		17.8%	11.6%	22.5%	14.5%	33.3%	0.4%	100.0%	
Does not include capital assessment																		
Numbers may be off due to rounding																		

Accounts		Total Usage By Tier and Class (Units)									Total Billing By Tier and Class Including Capital Assessment							
Class	#	%	Minimum	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Total	%	Minimum	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Bill Total	%
Residential	4,638	96.2%	13,226,900	10,292,500	9,802,700	3,638,100	2,602,200		39,562,400	89.3%	\$ 1,535,465	\$ 288,190	\$ 548,951	\$ 331,067	\$ 327,877		\$ 3,031,550	85.6%
Commercial	182	3.8%	419,400	321,000	463,700	425,500	2,879,990		4,509,590	10.2%	\$ 56,932	\$ 8,988	\$ 25,967	\$ 38,721	\$ 364,706		\$ 495,314	14.0%
Comm/Ind	3	0.1%	9,750	9,750	19,100	18,300	45,000		214,900	0.5%	\$ 1,033	\$ 273	\$ 669	\$ 769	\$ 2,205	\$ 9,492	\$ 14,440	0.4%
Total	4,823	100.0%	13,656,050	10,623,250	10,285,500	4,081,900	5,527,190		44,286,890	100.0%	\$ 1,593,430	\$ 297,451	\$ 575,587	\$ 370,556	\$ 694,788	\$ 9,492	\$ 3,541,304	100.0%
			30.8%	24.0%	23.2%	9.2%	12.5%	0.3%	100.0%		45.0%	8.4%	16.3%	10.5%	19.6%	0.3%	100.0%	
Includes capital assessment, based on 4,850 accounts																		
Numbers may be off due to rounding																		

Town of Wayland
Water Rate Study

Meters		
Size	#	%
0.63	3,951	81.9%
0.75	371	7.7%
1.00	420	8.7%
1.50	37	0.8%
2.00	32	0.7%
3.00	2	0.0%
6.00	1	0.0%
Ndef	9	0.2%
TOTALS	4,823	100.0%

Rate	Purpose	Orig. Amount	FY 10 Debt	FY 10 Inter	10 Balance	FY 11 Debt	FY 11 Inter	11 Balance	FY 12 Debt	FY 12 Inter	12 Balance	FY 13 Debt	FY 13 Inter	13 Balance
	SAAN 06/30/98	200,000												
	BANS 09/24/98	1,220,000												
	BANS 01/25/99	1,220,000												
	3.56% BANS/TANS 6/29/99	62,000												
	keep line blank -->>													
	Water - AFDD			26,800			10,000			10,000			10,000	
	Water - 1998	655,000												
	Water - 2/15/00	168,000	15,000	780										
	Water - 2/15/01	360,000	35,000	2,835	35,000	35,000	1,435	280,000	30,000		250,000	25,000	12,300	225,000
	4.54 Water - 2002	559,000	30,000	16,260	310,000	30,000	14,970	90,000	30,000		60,000	30,000	1,635	30,000
	Water - 2003	300,900	30,000	4,485	120,000	30,000	3,623	780,000	55,000		725,000	55,000	27,235	670,000
	Water - 2005	1,055,500	55,000	33,835	835,000	75,000	31,635	1,207,000	82,000		1,125,000	75,000	45,244	1,050,000
	Water - 2006	300,000	75,000	4,500	75,000	82,000	53,444	5,151,000	308,000		4,843,000	308,000	171,615	4,535,000
	Water - 2007	1,535,000	82,000	56,724	1,289,000	308,000	180,095	1,294,500	105,250		1,189,250	105,250	40,180	1,084,000
	Water - 2008	6,075,000	308,000	199,335	5,458,000	102,750	44,891	695,000	85,000		610,000	85,000	14,600	525,000
	Water - 2009	1,500,000	102,750	65,699	1,397,250	85,000	18,000	1,370,000	130,000		1,240,000	130,000	43,400	1,110,000
	Water - 2010	780,000			780,000									
	Water - 2011	1,370,000												
	keep line blank -->>													
	TOTAL WATER	14,958,400	732,750	411,253	10,300,250	802,750	308,593	10,887,500	825,250	393,011	10,042,250	813,250	386,209	9,229,000
	New Water Treatment Plant													
	Water - 2007	1,535,000	82,000	56,724	1,289,000	82,000	53,444	1,207,000	82,000		1,125,000	75,000	45,244	1,050,000
	Water - 2008	6,075,000	308,000	199,335	5,459,000	308,000	180,095	5,151,000	308,000		4,843,000	308,000	171,615	4,535,000
	Water - 2009	1,500,000	102,750	65,699	1,397,250	102,750	44,891	1,294,500	105,250		1,189,250	105,250	40,180	1,084,000
	Water - 2010	780,000			780,000	85,000	18,000	695,000	85,000		610,000	85,000	14,600	525,000
	P&I		492,750	321,758		577,750	306,430		580,250	289,310				
	Totals			814,508			884,180			869,560				
The yellow denotes the debt service on the \$10 m water treatment plant														
Capital Assessment Calculated on total debt service														
	Description			FY 2010			FY 2011			FY 2012				
	Principal			\$ 732,750			\$ 802,750			\$ 825,250				
	Interest			\$ 411,253			\$ 369,593			\$ 393,011				
	Total			\$ 1,144,003			\$ 1,172,343			\$ 1,218,261				
	Accounts			4,850			4,850			4,850				
	Assessment			\$ 236			\$ 242			\$ 251				
Capital Assessment Calculated on \$10 m water treatment plant debt service														
	Description			FY 2010			FY 2011			FY 2012				
	Principal			\$ 492,750			\$ 577,750			\$ 580,250				
	Interest			\$ 321,758			\$ 306,430			\$ 289,310				
	Total			\$ 814,508			\$ 884,180			\$ 869,560				
	Accounts			4,850			4,850			4,850				
	Assessment			\$ 168			\$ 182			\$ 179				

The yellow denotes the debt serv

Town of Wayland
Water Rate Study

Meters				EQM	
Size	#	%	Factor	EQM	
0.63	3,951	81.9%	1.0	3,951	
0.75	371	7.7%	1.1	408	
1.00	420	8.7%	1.4	588	
1.50	37	0.8%	1.8	67	
2.00	32	0.7%	2.9	93	
3.00	2	0.0%	11.0	22	
6.00	1	0.0%	14.0	14	
Ndef	9	0.2%	1.0	9	
TOTALS	4,823	100.0%		5,152	

Town of Wayland
Water Rate Study

T8 Top Users

AcctNo	RecordOwner	Top 28		Municipal	
		Consumption	Billing	Consumption	Billing
2600400	MIDDLE SCHOOL	304,300	\$ 36,565.80	304,300	\$ 36,565.80
2600102	SUNRISE WAYLAND BU754	300,300	\$ 32,659.80		
2600597	TRADITIONS OF WAYLAND	269,300	\$ 30,511.20		
0201125	WAYLAND HOUSING AUTHORITY	247,200	\$ 21,256.80	247,200	\$ 21,256.80
2601405	RUSSELLS GREENHOUSE	178,800	\$ 18,598.20		
2601430	MEHREZ HENRI	157,700	\$ 10,293.90		
2600845	COACH GRILL	147,100	\$ 16,557.00		
2600175	GUIDREY PHILIP	141,500	\$ 15,145.80		
2600595	RESIDENCES AT TRADITIONS OF WAYLAND	130,300	\$ 13,092.07		
0801435	BEKENSTEIN JOSHUA	109,100	\$ 12,134.40		
2600195	JJ MCKAYS RESTAURANT	106,400	\$ 11,734.20		
2601023	RECREATION DEPARTMENT	100,700	\$ 11,050.80	100,700	\$ 11,050.80
2600110	R W HOLMES REALTY CO INC	97,800	\$ 11,636.40		
2500300	CATLIN WILLIAM H	97,400	\$ 11,000.40		
2600210	COCHITUATE COMMONS	97,400	\$ 10,447.60		
2601020	WAYLAND SWIMMING TENNIS CLUB	89,600	\$ 9,400.20		
2600530	HAPPY HOLLOW SCHOOL	84,700	\$ 9,478.80	84,700	\$ 9,478.80
2601600	BEIT OLAM CEMETERY ASSN INC	82,800	\$ 8,921.40		
2600550	HIGH SCHOOL	80,900	\$ 8,845.80	80,900	\$ 8,845.80
2601005	CLAYPIT HILL SCHOOL	80,300	\$ 8,899.20	80,300	\$ 8,899.20
2601042	RECREATION DEPARTMENT	78,200	\$ 7,598.40	78,200	\$ 7,598.40
2600750	TOWN OFFICE BUILDING	70,400	\$ 7,598.40	70,400	\$ 7,598.40
1400245	SCHNEIER CRAIG E	69,900	\$ 7,283.40		
2600820	J-MARK REALTY TRUST	67,900	\$ 7,243.53		
2600830	MAHONEY'S GARDEN CENTER LLC	64,800	\$ 6,514.80		
1300591	TURKEY HILL	61,800	\$ 6,429.00		
1801840	YARLAGADDA VAMSI	61,500	\$ 6,694.20		
2600580	RECREATION DEPARTMENT	60,700	\$ 6,111.60	60,700	\$ 6,111.60
		3,438,800	\$ 363,703.10	1,107,400	\$ 117,405.60
		44,286,890	\$ 2,403,075.58		
		7.8%	15.1%		

9 of the top 28 accounts are municipal, generating 1.1 million units of consumption and \$117,406 of billings.
The top 28 accounts represent less than 1% of the customers, 8% of total consumption, and 16% of total billings

Town of Wayland
Water Rate Study

T9 Rate Comparisons

Town	RATE COMPARISONS									
	4,000	5,000	6,000	7,000	8,000	9,000	10,000	15,000	20,000	
Concord	\$ 166.32	\$ 190.08	\$ 237.60	\$ 285.12	\$ 308.88	\$ 356.40	\$ 403.92	\$ 594.00	\$ 784.08	
Framingham	\$ 180.40	\$ 225.50	\$ 327.18	\$ 379.38	\$ 431.58	\$ 483.78	\$ 535.98	\$ 842.58	\$ 1,151.08	
Lincoln	\$ 151.76	\$ 189.70	\$ 227.64	\$ 272.40	\$ 330.70	\$ 389.01	\$ 447.31	\$ 943.76	\$ 1,567.49	
Littleton	\$ 131.20	\$ 164.50	\$ 204.20	\$ 243.90	\$ 284.10	\$ 324.80	\$ 365.50	\$ 573.50	\$ 781.50	
Natick (water)	\$ 108.90	\$ 196.60	\$ 284.30	\$ 372.00	\$ 459.70	\$ 547.40	\$ 635.10	\$ 1,073.60	\$ 1,512.00	
Sudbury	\$ 139.50	\$ 184.38	\$ 253.20	\$ 325.30	\$ 407.80	\$ 524.90	\$ 621.10	\$ 1,115.10	\$ 1,609.10	
Wayland	\$ 364.00	\$ 392.00	\$ 420.00	\$ 476.00	\$ 532.00	\$ 588.00	\$ 644.00	\$ 1,029.00	\$ 1,484.00	
Wellesley	\$ 160.08	\$ 194.88	\$ 229.68	\$ 270.60	\$ 311.52	\$ 352.44	\$ 352.44	\$ 581.04	\$ 840.72	
Weston	\$ 51.60	\$ 64.50	\$ 273.00	\$ 318.50	\$ 364.00	\$ 409.50	\$ 455.00	\$ 682.50	\$ 910.00	

Town of Wayland
Water Rate Study

T10 41C Properties

	Service Address
1	32 Pemberton Road
2	10 South Street
3	65 Edgewood Road
4	27 Sunset Road
5	27 Oxbow Road
6	15 Old Tavern Road
7	8 Anthony Road
8	14 Shawmut Avenue
9	70 West Plain Street
10	28 Sunset Road
11	167 West Plain Street
12	20 Hampshire Road
13	19 Sherman Bridge Road
14	55 Woodland Road
15	17 Algonquin Path
16	20 Old Farm Road

Town of Wayland
Water Rate Study

ORG	OBJECT	ACCOUNT	DESCRIPTION	FY12 REQUEST
61451001	51001	61 -4-4510-85-00-01-0000-51001	Salaries	\$ 562,606
61451001	51140	61 -4-4510-85-00-01-0000-51140	Overtime	\$ 127,015
61451001	51918	61 -4-4510-85-00-01-0000-51918	Fringe Benefits-Indirects	\$ 272,000
61451002	52100	61 -4-4510-85-00-02-0000-52100	Contractual Services	\$ 75,000
61451002	52101	61 -4-4510-85-00-02-0000-52101	Professional Services	\$ 125,000
61451002	52103	61 -4-4510-85-00-02-0000-52103	Laboratory Testing Services	\$ 100,000
61451002	52107	61 -4-4510-85-00-02-0000-52107	Administrative Services	\$ 62,000
61451002	52112	61 -4-4510-85-00-02-0000-52112	Training & Education	\$ 20,000
61451002	52115	61 -4-4510-85-00-02-0000-52115	Building Repairs/Improvements	\$ 45,000
61451002	52116	61 -4-4510-85-00-02-0000-52116	Equipment Repairs & Maintenance	\$ 22,000
61451002	53102	61 -4-4510-85-00-02-0000-53102	Natural Gas	\$ 38,000
61451002	53103	61 -4-4510-85-00-02-0000-53103	Electricity	\$ 300,000
61451002	53104	61 -4-4510-85-00-02-0000-53104	Telephone	\$ 12,000
61451002	54100	61 -4-4510-85-00-02-0000-54100	Supplies	\$ 55,000
61451002	54111	61 -4-4510-85-00-02-0000-54111	Vehicle Gasoline	\$ 25,000
61451002	54112	61 -4-4510-85-00-02-0000-54112	Chemicals	\$ 210,000
61451002	54115	61 -4-4510-85-00-02-0000-54115	Uniforms	\$ 10,000
61451002	54121	61 -4-4510-85-00-02-0000-54121	Postage	\$ 15,000
61451002	54500	61 -4-4510-85-00-02-0000-54500	Small Equipment	\$ 25,000
61451002	54599	61 -4-4510-85-00-02-0000-54599	Contingency Fund	\$ 55,000
61451002	59100	61 -4-4510-85-00-02-0000-59100	Long Term Debt-Principal	\$ 825,250
61451002	59150	61 -4-4510-85-00-02-0000-59150	Long Term Debt-Interest	\$ 383,012
61451002	59160	61 -4-4510-85-00-02-0000-59160	Int On Temporary Loans	\$ 10,000
			Sub Total	\$ 3,373,883
			Capital	\$ 500,000
			Pump Station Repair	\$ 100,000
			TOTAL	\$ 3,973,883
Indirects were \$267,000, increased to \$272,000				
Administration was \$65,000, decreased to \$62,000				

Town of Wayland
Water Rate Study

T12 FY 2012 - 2016

ORG	OBJECT	ACCOUNT	DESCRIPTION	FY12 REQUEST	FY13	FY14	FY15	FY16	Comment
61451001	51001	61 4-4510-85-00-01-0000-51001	Salaries	\$ 562,606	\$ 573,858	\$ 585,335	\$ 597,042	\$ 608,983	2% step increases
61451001	51140	61 4-4510-85-00-01-0000-51140	Overtime	\$ 127,015	\$ 127,015	\$ 127,015	\$ 127,015	\$ 127,015	Level funded
61451001	51918	61 4-4510-85-00-01-0000-51918	Fringe Benefits-Indirects	\$ 272,000	\$ 299,200	\$ 329,120	\$ 362,032	\$ 398,235	10% annual increase
61451002	52100	61 4-4510-85-00-02-0000-52100	Contractual Services	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	Level funded
61451002	52101	61 4-4510-85-00-02-0000-52101	Professional Services	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	Level funded
61451002	52103	61 4-4510-85-00-02-0000-52103	Laboratory Testing Services	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	Level funded
61451002	52107	61 4-4510-85-00-02-0000-52107	Administrative Services	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	Level funded
61451002	52112	61 4-4510-85-00-02-0000-52112	Training & Education	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	Level funded
61451002	52115	61 4-4510-85-00-02-0000-52115	Building Repairs/Improvements	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	Level funded
61451002	52116	61 4-4510-85-00-02-0000-52116	Equipment Repairs & Maintenance	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	Level funded
61451002	53102	61 4-4510-85-00-02-0000-53102	Natural Gas	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000	Level funded
61451002	53103	61 4-4510-85-00-02-0000-53103	Electricity	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	Level funded
61451002	53104	61 4-4510-85-00-02-0000-53104	Telephone	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	Level funded
61451002	54100	61 4-4510-85-00-02-0000-54100	Supplies	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	Level funded
61451002	54111	61 4-4510-85-00-02-0000-54111	Vehicle Gasoline	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	Level funded
61451002	54112	61 4-4510-85-00-02-0000-54112	Chemicals	\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000	Level funded
61451002	54115	61 4-4510-85-00-02-0000-54115	Uniforms	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	Level funded
61451002	54121	61 4-4510-85-00-02-0000-54121	Postage	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	Level funded
61451002	54500	61 4-4510-85-00-02-0000-54500	Small Equipment	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	Level funded
61451002	54599	61 4-4510-85-00-02-0000-54599	Contingency Fund	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	Level funded
61451002	59100	61 4-4510-85-00-02-0000-59100	Long Term Debt-Principal	\$ 825,250	\$ 813,250	\$ 796,500	\$ 736,500	\$ 741,500	Per debt schedule
61451002	59150	61 4-4510-85-00-02-0000-59150	Long Term Debt-Interest	\$ 383,012	\$ 366,209	\$ 340,339	\$ 316,128	\$ 292,579	Per debt schedule
61451002	59160	61 4-4510-85-00-02-0000-59160	Int On Temporary Loans	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	Level funded
			Sub Total	\$ 3,373,883	\$ 3,383,532	\$ 3,382,310	\$ 3,342,717	\$ 3,372,312	
			Capital	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	Level funded
			Pump Station Repair	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	Level funded
			TOTAL	\$ 3,773,883	\$ 3,783,532	\$ 3,782,310	\$ 3,742,717	\$ 3,772,312	
Indirects were \$267,000, increased to \$272,000 Administration was \$65,000, decreased to \$62,000				The pump station repair is \$100,000 a year for six years.					
Note that the increase in benefits is offset by the decrease in debt service such that FY16 is projected to be level funded to FY12.									