

CITY OF WINDSOR HEIGHTS, IOWA

STORM WATER UTILITY RATE ANALYSIS



DRAFT V.1 DATED
JULY 13, 2018

PREPARED BY:

UMB

TO: Honorable Mayor Dave Burgess and City Council Members
City Administrator Elizabeth Hansen; Public Works Director Dalton Jacobus
City of Windsor Heights, Iowa

FROM: Chip Schultz, Senior Vice President | Public Finance, UMB Bank, n.a.
Email: chip.schultz@umb.com; Telephone: 515.554.7266

DATE: Friday, July 13, 2018

RE: Summary of Analysis for Storm Water Public Infrastructure Funding

The purpose of this memorandum is to review an initial draft analysis pertaining to the City of Windsor Heights ("City") stated goal of generating additional annual revenue from its Storm Water Utility ("Utility") for the purpose of funding future Utility public infrastructure needs. This memo will also summarize the detailed analyses reflected in the attached planning models and provide an overview of the key factors which drive annual revenue of the City's Storm Water Utility.

Background. My understanding is that the City's Storm Water Utility was originally established in February of 2005 in order to generate funding for Storm Water infrastructure needs directly from a purpose-specific enterprise fund. The Storm Water Utility is a proven method of providing a reliable funding source for the management of storm water programs. This funding source is provided through a user fee, similar to fees collected for public water and wastewater services.

The City has updated its Storm Water user charges over time in order to generate adequate funding levels for the City's infrastructure needs, including recent fee ordinance adjustments in June of 2012, June of 2017 and January of 2018. In 2012, I understand the City worked with a consultant from a company named EOR which is a water resource-based engineering and environmental consulting firm. EOR staff worked on billing considerations with Des Moines Water Works' staff members in order to refine and implement the primary basis for billing the City's Storm Water Utility customers, the Equivalent Residential Unit, or ERU.

Factors Influencing Annual Revenue. The City currently charges a Storm Water Utility fee on all single family homes at the rate of \$5.50 per month or \$66 per year. For billing purposes, each single family home is considered "1" (one) Equivalent Residential Unit. I understand that EOR, the City's storm water consultant, worked with Des Moines Water Works and City staff to develop appropriate ERU billing units for each non-residential (commercial) customer, which information is listed in the attached Appendix A.

The fundamental factors driving the City's Storm Water Utility revenues are the dollar charges, based on the customer type and reflected in the City's ordinance, multiplied by the ERU for each particular customer.

As reflected in the attached Exhibit 1 and Exhibit 2, the City currently bills its customers at the follow levels on a monthly basis:

Category	Billing Rate (Monthly)
Residential	\$5.50 per ERU unit per month
Non-Residential, or Commercial	\$4.31 per ERU unit per month

For purposes of organizing the City's 2,073 Storm Water Utility *customers* into comprehensible segments, I have organized, purely for purposes of this analysis and not for billing purposes, the customers as shown in the following table.

Category	Number of Equivalent Residential Units (ERU) for Billing Purposes
Residential = 1 ERU per Single Family Home	1,977.000
Residential > 1 ERU per Account ⁽¹⁾	218.906
Residential Subtotal	2,195.906
Non-Residential, or Commercial	4,003.051
Aggregate Total ERUs (City Wide)	6,198.957

(1) Generally consists of apartments, multi-unit residences or larger single family lots.

Future Projects. In preparation for the City's two primary future Storm Water infrastructure projects, I have developed three initial scenarios for your review. All three scenarios are projected to provide adequate Storm Water Utility revenues - from now until the end of Fiscal Year 2021-22 - in order for the City to fully fund the 69th Street (Mott Avenue to School) and College Drive (73rd Street to Harbach) Storm Water Utility Projects as identified in the City's Capital Improvements Plan.

Exhibit 1 – Current Status Summary. This exhibit provides a general overview of the breakdown of customers, Equivalent Residential Units, current user rates and the calculated month and annual revenue figures, and the percentage allocation of current revenues between residential and commercial customers. This essential information provides the building blocks for the future planning model information used in Exhibit 2 and Appendix A.

Exhibit 2 - Recap of Current Rate Structure and Summary of Three Initial Scenarios. The City's current Storm Water user rate structure is provided in the medium-blue shaded area, including the billing rates, revenue per customer category, revenue percentage breakdown and certain select customer billing information. The information listed in the table is presented in a side-by-side format, relative to the proposed user rate scenarios, in order to allow efficient comparison of the potential scenarios.

Generally speaking, the City's overall Storm Water Utility revenue needs to approximately increase by 42% annually, or \$150,000 per year, in order to fund the future Storm Water Utility projects from cash on hand.

Scenario A The logic behind Scenario A is to provide an option for City Council review which maintains the same approximate revenue breakdown as currently exists, between residential and commercial. Specifically, Scenario A provides for residential customers covering 41.03% of annual Storm Water revenue, compared to current residential revenue at 41.18%. This scenario provides for commercial/non-residential customers to generate 58.97% of annual revenue, compared to 58.82% currently.

In Scenario A, a residential bill will move from its current level of \$5.50 per month to \$7.80 per month. The single largest Utility customer, Sam's Club would see their monthly bill move from \$2,265 to \$3,232.

Scenario B Scenario B is provided an option for City Council review in order to demonstrate a truly flat user rate structure for all Storm Water Utility customers, while generating \$150,000 in additional annual Utility revenue. A flat user charge of \$6.73 per ERU, applied exactly the same to all ERUs in the City would meet the additional revenue target.

Scenario C Scenario C is provided, in large part, as a hypothetical scenario in order to demonstrate the revenue increases needed which would be associated with a 50% residential / 50% commercial overall revenue breakdown. With this approach, a single family home would see their bill increase to \$9.53 per month which is a 73.24% increase over current rates. This scenario is instructive to contemplate but not likely to be acceptable.

Appendix A - Detailed Customer Billing and Revenue Information. Appendix A is provided in order to demonstrate the detail behind all of the calculations summarized in Exhibit 2. Please note that customer information for the 1,977 single family customers of the City are "hidden" so as to avoid this report printing out on 33 pages. The billing rates are the same for each of these customers so it is not material to see each row.

There are a significant set of numbers to review in this material and I look forward to having an initial discussion with the City Council regarding the content of our 'first draft' analyses. I also want to apologize for the amount of time this work has taken me to complete. Thank you for your patience and for the opportunity to serve the City of Windsor Heights.

CITY OF WINDSOR HEIGHTS, IOWA
Summary of Storm Water Utility Funding Model
Current Breakdown of Accounts, ERU, Revenue and Proposed Potential User Rate Adjustment Scenarios

CURRENT STATUS OF UTILITY

EXHIBIT 1

Date Prepared: 6/12/2018

A	B	C	D	E	F	G	H	I	J
1	SUMMARY OF CURRENT STORM WATER UTILITY RATES AND CUSTOMERS								
2	Prior Storm Water Utility rates were implemented or amended in June of 2012, June of 2017 and January of 2018 (current)								
3	ERU = Equivalent Residential Unit								
4	Description	Number of Accounts	Number of Equiv. Resid. Units (ERU)	ERUs as % of Total City-Wide ERU	Current User Rates per ERU	Calculated Revenue Using Current Rates (Monthly)	Calculated Revenue Using Current Rates (Annually)	% of Overall Revenue (\$)	Remarks / Notes
5	User Category								
6			(for billing #s)						
7	Residential								
8	Single Residential ERU (1)	1,977	1,977.0000	31.89%	\$5.50	\$10,874	\$130,482	37.07%	
9	Residential >1 ERU	21	218.9060	3.53%	\$5.50	\$1,204	\$14,448	4.10%	
10	Total Residential	1,998	2,195.9060	35.42%	\$5.50	\$12,077	\$144,930	41.18%	
11									
12	Commercial / Non-Residential	75	4,003.0510	64.58%	\$4.31	\$17,253	\$207,038	58.82%	
13									
14	AGGREGATE TOTAL	2,073	6,198.9570	100.00%		\$29,331	\$351,968	100.00%	
15									

CITY OF WINDSOR HEIGHTS, IOWA
Summary of Storm Water Utility Funding Model

*Goal: Increase Annual Storm Water Fund Revenue by
~\$150,000 from \$350,000 to ~\$500,000
** Overall Revenue Increase: ~42%

EXHIBIT 2
\$150,000 Annual Revenue Increase

ERU = Equivalent Residential Unit
Date Prepared: 7/12/2018

A B C D E F G H I J K

SUMMARY OF POTENTIAL USER ADJUSTMENT SCENARIOS

Description	CURRENT FEE STRUCTURE		A. Same Revenue Proportions as Current Fee Billing		B. Flat Rate ERU (Residential = Commercial)		C. 50% Res. / 50% Comm. (More Residential \$)		Remarks / Notes
	Monthly	Annually	Monthly	Annually	Monthly	Annually	Monthly	Annually	
Purpose of Scenario:	Demonstrate Existing User Rates Currently in Place		Reflect an increase in approximately the same proportion as existing user rates		Bill Residential and Commercial ERUs at Exactly the Same Rate		Provide a scenario which provides an equitable 50%/50% split of revenue between residential and commercial		
<u>Billing Rates per Unit</u>									
Residential (=1 ERU)	\$5.50	\$66.00	\$7.80	\$93.60	\$6.730	\$80.76	\$9.53	\$114.34	
Residential (>1 ERU)	\$5.50	Varies by ERU	\$7.80	Varies by ERU	\$6.730	Varies by ERU	\$9.53	Varies by ERU	
Non-Residential/Commercial	\$4.31	Varies by ERU	\$6.15	Varies by ERU	\$6.730	Varies by ERU	\$5.20	Varies by ERU	
<u>REVENUE (\$)</u>									
Residential (=1 ERU)	\$10,874	\$130,482	\$15,421	\$185,047	\$13,305	\$159,663	\$18,837	\$226,042	
Residential (>1 ERU)	\$1,204	\$14,448	\$1,707	\$20,490	\$1,473	\$17,679	\$2,086	\$25,029	
Non-Residential/Commercial	\$17,253	\$207,038	\$24,619	\$295,425	\$26,941	\$323,286	\$20,816	\$249,790	
TOTAL REVENUE	\$29,331	\$351,968	\$41,747	\$500,962	\$41,719	\$500,628	\$41,738	\$500,861	
<u>REVENUE (%) Breakdown</u>									
Residential (=1 ERU)	37.07%	37.07%	36.94%	36.94%	31.89%	31.89%	45.13%	45.13%	
Residential (>1 ERU)	4.10%	4.10%	4.09%	4.09%	3.53%	3.53%	5.00%	5.00%	
Residential, Total	41.18%	41.18%	41.03%	41.03%	35.42%	35.42%	50.13%	50.13%	
Non-Residential/Commercial	58.82%	58.82%	58.97%	58.97%	64.58%	64.58%	49.87%	49.87%	
TOTAL	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
<u>User Rate Adjustment (%)</u>									
Residential (=1 ERU)	0.00%	0.00%	41.82%	41.82%	22.36%	22.36%	73.24%	73.24%	
Residential (>1 ERU)	0.00%	0.00%	41.82%	41.82%	22.36%	22.36%	73.24%	73.24%	
Non-Residential/Commercial	0.00%	0.00%	42.69%	42.69%	56.15%	56.15%	20.65%	20.65%	
AVERAGE / AGGREGATE	0.00%	0.00%	42.33%	42.33%	42.24%	42.24%	42.30%	42.30%	
<u>Customer Billing Summary</u>									
Single Family Home = 1 ERU	\$5.50	\$66.00	\$7.80	\$93.60	\$6.73	\$80.76	\$9.53	\$114.34	
Windsor Chateau (>1 ERU)	\$265.70	\$3,188.39	\$376.81	\$4,521.72	\$325.12	\$3,901.43	\$460.29	\$5,523.46	
Windsor Woods Homes (>1 ERU)	\$179.83	\$2,157.94	\$255.03	\$3,060.35	\$220.04	\$2,640.53	\$311.53	\$3,738.33	
Wal-Mart Store (430 ERU)	\$1,853.69	\$22,244.31	\$2,645.06	\$31,740.72	\$2,894.51	\$34,734.15	\$2,236.47	\$26,837.68	1 of 2 Wal-Mart parcels
SAM'S CLUB (525 ERU)	\$2,265.35	\$27,184.19	\$3,232.46	\$38,789.50	\$3,537.31	\$42,447.70	\$2,733.14	\$32,797.63	1 of 2 Sam's Club parcels

WINDSOR HEIGHTS STORM WATER ANALYSIS - APPENDIX A

CITY OF WINDSOR HEIGHTS, IOWA -- Storm Water ERU Value Report Provided by Des Moines Water Works Date Provided by Des Moines Water Works: 4/3/2018 Account Group: Windsor Heights Billing Point Unit's >= 0: Active Accounts Only ERU = Equivalent Residential Units														
Class	Customer Name	Service Address	Property ERU's	District / Parcel #	Billing Point Units / ERU's	CURRENT FEE STRUCTURE		POTENTIAL NEW USER RATE SCENARIOS						
						Monthly	Annually	A. Same Revenue Propor- tions as Existing Billing Monthly	Annually	B. Revenue = Billing ERU (More Commercial \$) Monthly	Annually	C. 50% Res. / 50% Comm. (More Residential \$) Monthly	Annually	
						Residential per ERU Unit	Residential per Year	Residential per ERU Unit	Per Year	Residential per ERU Unit	Per Year	Residential per ERU Unit	Per Year	
	SINGLE FAMILY RESIDENCES WITH ERU EQUAL TO "1"						\$5.50 per mp.	\$10,874	\$130,482	\$15,421	\$185,047	\$6,730 per mp.	\$18,837	\$226,042
			SUBTOTAL	1,981.0000	1,977.0000									
	Residential = 1 ERO as % of Total City Billing ERU's: 31.89%						37.07%	Res = 1 ERU	36.94%	Res = 1 ERU	31.89%	Res = 1 ERU	45.13%	Res = 1 ERU
	Residential ERU = 1, Revenue Increase vs. Current:						0.00%	% of Revenue	41.82%	41.82%	% of Revenue	22.36%	73.24%	73.24%
	Single Family accounts are not printed as there are 1,977 total accounts in this category													
						Residential per ERU Unit	Per Year	Residential per ERU Unit	Per Year	Residential per ERU Unit	Per Year	Residential per ERU Unit	Per Year	
	RESIDENTIAL WITH ERU GREATER THAN 1						\$5.50 per mp.	\$11.00	\$132.00	\$15.60	\$187.20	\$6,730 per mp.	\$19.06	\$228.67
1	Individual	1064 63rd ST WINDSOR HEIGHTS IA 503	2.0000		2.0000	\$11.00	\$132.00	\$15.60	\$187.20	\$13.46	\$161.52	\$19.06	\$228.67	
2	Individual	1330 63rd ST WINDSOR HEIGHTS IA 503	2.0000		2.0000	\$11.00	\$132.00	\$15.60	\$187.20	\$13.46	\$161.52	\$19.06	\$228.67	
3	Individual	1610 63rd ST WINDSOR HEIGHTS IA 503	2.0000		2.0000	\$11.00	\$132.00	\$15.60	\$187.20	\$13.46	\$161.52	\$19.06	\$228.67	
4	Residential Investments LLC 1136	1136 68th ST WINDSOR HEIGHTS IA 503	2.0000		2.0000	\$11.00	\$132.00	\$15.60	\$187.20	\$13.46	\$161.52	\$19.06	\$228.67	
5	Individual	1372 72nd ST WINDSOR HEIGHTS IA 503	2.0000		2.0000	\$11.00	\$132.00	\$15.60	\$187.20	\$13.46	\$161.52	\$19.06	\$228.67	
6	Individual	1376 72nd ST WINDSOR HEIGHTS IA 503	2.0000		2.0000	\$11.00	\$132.00	\$15.60	\$187.20	\$13.46	\$161.52	\$19.06	\$228.67	
7	Individual	1415 73rd ST WINDSOR HEIGHTS IA 503	2.0000		2.0000	\$11.00	\$132.00	\$15.60	\$187.20	\$13.46	\$161.52	\$19.06	\$228.67	
8	Individual	7217 Del Matro AVE WINDSOR HEIGHTS	2.0000		2.0000	\$11.00	\$132.00	\$15.60	\$187.20	\$13.46	\$161.52	\$19.06	\$228.67	
9	Individual	1511 Del Matro CT Windsor Heights IA 5	2.0000		2.0000	\$11.00	\$132.00	\$15.60	\$187.20	\$13.46	\$161.52	\$19.06	\$228.67	
10	Hysel Boeland Properties, LLC	1519 Del Matro CT WINDSOR HEIGHTS IA	2.0000		2.0000	\$11.00	\$132.00	\$15.60	\$187.20	\$13.46	\$161.52	\$19.06	\$228.67	
11	Individual	7111 Forest Ct Windsor Heights IA 5031	2.0000		2.0000	\$11.00	\$132.00	\$15.60	\$187.20	\$13.46	\$161.52	\$19.06	\$228.67	
12	Individual	7117 Forest Ct Windsor Heights IA 5031	2.0000		2.0000	\$11.00	\$132.00	\$15.60	\$187.20	\$13.46	\$161.52	\$19.06	\$228.67	
13	Individual	6450 Washington AVE WINDSOR HEIGH	2.0000		2.0000	\$11.00	\$132.00	\$15.60	\$187.20	\$13.46	\$161.52	\$19.06	\$228.67	
14	SIL LLC	1145 69th ST WINDSOR HEIGHTS IA 503	5.2800		5.2830	\$29.06	\$348.68	\$41.21	\$494.49	\$35.55	\$426.66	\$50.34	\$604.04	
15	Individual	901 64th St Windsor Heights IA 50324IC	8.0000		8.0040	\$44.02	\$528.26	\$62.43	\$749.17	\$53.87	\$646.40	\$76.26	\$915.15	
16	Individual	930 63rd St Windsor Heights IA 50324	9.5400		9.5380	\$52.46	\$629.51	\$74.40	\$892.76	\$64.19	\$770.29	\$90.88	\$1,090.54	
17	Individual	1225 66th ST WINDSOR HEIGHTS IA 503	18.8600		18.8600	\$103.73	\$1,244.76	\$147.11	\$1,765.30	\$126.93	\$1,523.13	\$179.70	\$2,156.38	
18	Residential PLANTATION MANNER	2226 68th ST WINDSOR HEIGHTS IA 503	29.5500		29.5460	\$162.50	\$1,950.04	\$230.46	\$2,765.51	\$198.84	\$2,386.13	\$281.51	\$3,378.17	
19	Residential Windsor Woods Home	1235 66th ST WINDSOR HEIGHTS IA 503	32.7000		32.6960	\$179.83	\$2,157.94	\$255.03	\$3,060.35	\$220.04	\$2,640.53	\$311.53	\$3,738.33	
20	Residential AMERICAN HOMES SALES	6300 School ST WINDSOR HEIGHTS IA 50	40.6700		40.6700	\$223.69	\$2,684.22	\$317.23	\$3,806.71	\$273.71	\$3,284.51	\$387.50	\$4,650.05	
21	Residential WINDSOR CHATEAU	1250 73rd ST WINDSOR HEIGHTS IA 503	48.3100		48.3090	\$265.70	\$3,188.39	\$376.81	\$4,521.72	\$325.12	\$3,901.43	\$460.29	\$5,523.46	
		SUBTOTAL	218.9100		218.9060		\$1,203.98	\$14,447.80	\$1,707.47	\$20,489.60	\$1,473.24	\$2,085.74	\$25,028.84	
	Residential >1 ERU as % of Total City Billing ERU's: 3.53%						4.10%	Res >1 ERU	4.09%	Res >1 ERU	3.53%	Res >1 ERU	5.00%	Res >1 ERU
	Residential ERU (>1) Revenue Increase vs. Current:						0.00%	% of Revenue	41.82%	41.82%	% of Revenue	22.36%	73.24%	73.24%

WINDSOR HEIGHTS STORM WATER ANALYSIS - APPENDIX A

Class	Customer Name	Service Address	Property ERU's	District / Parcel #	Billing Point Units / ERU's	CURRENT/FEE STRUCTURE		A. Same Revenue Proportions as Existing Billing		B. Revenue = Billing ERU (More Commercial \$)		C. 50% Res. / 50% Comm. (More Residential \$)	
						Commercial Monthly	Commercial Annually	Commercial Monthly	Commercial Annually	Commercial Monthly	Commercial Annually	Commercial Monthly	Commercial Annually
COMMERCIAL PROPERTIES													
1	Com	BBT Rentals, LLC	6502 Hickman RD WINDSOR HEIGHTS IA	1.0000		\$4.31	\$51.72	\$6.15	\$73.80	\$6,730 per mo.	\$80.76	\$5.20	\$62.40
2	Com	COLBY (TRUST A) R.	6571 University Ave WINDSOR HEIGHTS	1.2400	29200372000000	\$8.33	\$64.03	\$9.36	\$91.36	\$8.33	\$99.98	\$6.44	\$77.25
3	Com	COLBY, R. TRUST	6573 University AVE WINDSOR HEIGHTS	1.8800	29200373000000	\$8.09	\$97.03	\$11.54	\$138.45	\$12.63	\$151.51	\$9.76	\$117.06
4	Com	C. CLARKE (TRUSTEE)	6583 University Ave Windsor Heights IA	2.0900		\$9.02	\$108.25	\$12.87	\$154.46	\$14.09	\$169.03	\$10.88	\$130.60
5	Com	COLBY INTEREST	6587 University AVE WINDSOR HEIGHTS	2.4700	29200371000000	\$10.64	\$127.64	\$15.18	\$182.14	\$16.61	\$199.32	\$12.83	\$154.00
6	Com	H.B Development LLC	6587 University AVE WINDSOR HEIGHTS	3.2700	29200376010000	\$14.11	\$169.28	\$20.13	\$241.55	\$22.03	\$264.33	\$17.02	\$204.24
7	Com	Zona Properties LLC	6555 University Ave Windsor Heights IA	3.3800	29200369000000	\$14.56	\$174.71	\$20.77	\$249.30	\$22.73	\$272.81	\$17.57	\$210.79
8	Com	Matt Gale State Farm Agency	6733 University Ave Windsor Heights IA	4.0400	29200382002000	\$17.43	\$209.16	\$24.87	\$298.45	\$27.22	\$326.59	\$21.03	\$252.35
9	Com	Premium Solutions	6735 University Ave Windsor Heights IA	4.0400	29200382002000	\$17.43	\$209.16	\$24.87	\$298.45	\$27.22	\$326.59	\$21.03	\$252.35
10	Com	Dubay, D.	6561 University Ave Windsor Heights IA	4.8000		\$20.68	\$248.15	\$29.51	\$354.09	\$32.29	\$387.49	\$24.95	\$299.40
11	Com	Community State Bank	7300 Hickman RD WINDSOR HEIGHTS IA	5.8500	29201617003002	\$25.20	\$302.41	\$35.96	\$431.51	\$39.35	\$472.20	\$30.40	\$364.85
12	Com	CLASSIC KIDS DEVINVT	1237 73rd ST WINDSOR HEIGHTS IA 503	7.0600	29200921001000	\$30.44	\$365.30	\$43.44	\$521.25	\$47.53	\$570.41	\$36.73	\$440.73
13	Com	SAMS CLUB #59-6344	1101 73rd St Windsor Heights IA 50311	0.0000	29200076601003	\$38.03	\$456.38	\$54.27	\$651.21	\$59.39	\$712.63	\$45.88	\$550.62
14	Com	GREAT CLIPS	6601 University AVE Unit 101 WINDSOR	9.4200		\$40.61	\$487.31	\$57.95	\$695.34	\$63.41	\$760.92	\$48.99	\$587.93
15	Com	FOUNDATIONS FOR CELEBRATION	6601 University AVE Unit 104 WINDSOR	9.4200		\$40.61	\$487.31	\$57.95	\$695.34	\$63.41	\$760.92	\$48.99	\$587.93
16	Com	CLASSIC TAN	6601 University AVE Unit 100 WINDSOR	9.4200		\$40.61	\$487.31	\$57.95	\$695.34	\$63.41	\$760.92	\$48.99	\$587.93
17	Com	Tran, N.	6601 University AVE Unit 102 WINDSOR	9.4200	29200378001000	\$40.61	\$487.31	\$57.95	\$695.34	\$63.41	\$760.92	\$48.99	\$587.93
18	Com	Skin & Body Zone	6601 University Ave Unit 103 Windsor H	9.4200		\$40.61	\$487.31	\$57.95	\$695.34	\$63.41	\$760.92	\$48.99	\$587.93
19	Com	Williams Turf Farms, INC	6601 University AVE WINDSOR HEIGHTS	9.4200	29200378001000	\$40.61	\$487.31	\$57.95	\$695.34	\$63.41	\$760.92	\$48.99	\$587.93
20	Com	Williams Turf Farms, INC	6611 University AVE Unit 102 WINDSOR	9.4200		\$40.61	\$487.31	\$57.95	\$695.34	\$63.41	\$760.92	\$48.99	\$587.93
21	Com	GATE HOUSE PICTURES	6611 University AVE Unit 104 WINDSOR	9.4200		\$40.61	\$487.31	\$57.95	\$695.34	\$63.41	\$760.92	\$48.99	\$587.93
22	Com	CB Management Group	6611 University AVE Unit 100 WINDSOR	9.4200		\$40.61	\$487.31	\$57.95	\$695.34	\$63.41	\$760.92	\$48.99	\$587.93
23	Com	Williams Turf Farms	6611 University AVE Unit 200 WINDSOR	9.4200		\$40.61	\$487.31	\$57.95	\$695.34	\$63.41	\$760.92	\$48.99	\$587.93
24	Com	CLAIR PROP INC	1145 66th St Ste 2 Windsor Heights IA 5	9.5100	29202137000000	\$40.98	\$491.75	\$58.47	\$701.69	\$63.99	\$767.87	\$49.44	\$593.30
25	Com	Windsor Heights City Hall	1145 66TH St Ste 1 Windsor Heights IA 5	9.5100	29202136000000	\$40.98	\$491.75	\$58.47	\$701.69	\$63.99	\$767.87	\$49.44	\$593.30
26	Com	McManus, N.	6842 University AVE WINDSOR HEIGHTS	9.6100	29200354001000	\$41.44	\$497.34	\$59.14	\$709.66	\$64.72	\$776.59	\$50.00	\$600.04
27	Com	West Side Group LLC	2110 63rd ST WINDSOR HEIGHTS IA 503	9.9300	29201622004000	\$42.79	\$513.48	\$61.06	\$732.69	\$66.82	\$801.79	\$51.63	\$619.51
28	Com	TONG, QUAN	6720 Hickman RD WINDSOR HEIGHTS IA	9.9500	29201640000000	\$42.86	\$514.36	\$61.16	\$733.94	\$66.93	\$803.16	\$51.71	\$620.57
29	Com	COLBY MANAGEMENT CO	6579 University AVE WINDSOR HEIGHTS	10.6570	29200374000000	\$45.89	\$550.66	\$65.48	\$785.75	\$71.65	\$859.85	\$55.36	\$664.37
30	Com	A TO Z RENTAL	1220 73rd St Windsor Heights IA 50324	11.3560	29200895000000	\$48.94	\$587.33	\$69.84	\$838.07	\$76.43	\$917.11	\$59.05	\$708.61
31	Com	Dr Hull,Langwith & Roush	7180 Hickman RD WINDSOR HEIGHTS IA	12.8900	29201885003004	\$55.54	\$666.52	\$79.26	\$951.06	\$86.73	\$1,040.75	\$67.01	\$804.15
32	Com	GIGI's Playhouse Des Moines	6507 University AVE WINDSOR HEIGHTS	14.2500	29200366001000	\$61.45	\$737.42	\$87.69	\$1,052.24	\$95.96	\$1,151.48	\$74.14	\$889.70
33	Com	NETWORK INC	2255 73rd ST WINDSOR HEIGHTS IA 503	14.2700	29202000101002	\$61.52	\$738.25	\$87.79	\$1,053.42	\$96.06	\$1,152.77	\$74.22	\$890.70
34	Com	ANDERSON, S.	980 73RD ST Windsor Heights IA 503121	16.4700	29201555002000	\$70.97	\$851.67	\$101.27	\$1,215.26	\$110.82	\$1,329.87	\$85.63	\$1,027.54
35	Com	Davidson Motoyama LLC	1251 73rd ST WINDSOR HEIGHTS IA 503	16.5600		\$71.38	\$859.59	\$101.86	\$1,222.28	\$111.46	\$1,337.55	\$86.12	\$1,033.47
36	Com	Westgate Adelphic Lodge 509	1141 69th ST WINDSOR HEIGHTS IA 503	16.8200	29200348000000	\$72.49	\$869.88	\$103.44	\$1,241.24	\$113.19	\$1,358.30	\$87.46	\$1,049.51
37	Com	FLOWERAMA OF AMER INC	7301 University AVE WINDSOR HEIGHTS	20.3600	29200894003000	\$87.74	\$1,052.86	\$125.20	\$1,502.35	\$137.00	\$1,644.03	\$105.86	\$1,270.28
38	Com	BETTY HILL DANCE STUDIO	1233 73rd St Windsor Heights IA 50324	20.6400	29200920001000	\$88.95	\$1,067.35	\$126.92	\$1,523.01	\$138.89	\$1,666.64	\$107.31	\$1,287.75
39	Com	B-OPS	1105 73rd St Windsor Heights IA 50324	24.8190	29200076606000	\$106.97	\$1,283.64	\$152.64	\$1,831.64	\$167.03	\$2,004.38	\$129.06	\$1,548.71
40	Com	KIK PROPERTIES	1239 73rd ST WINDSOR HEIGHTS IA 503	25.0700	29200935000000	\$108.05	\$1,296.62	\$154.18	\$1,850.17	\$168.72	\$2,024.65	\$130.36	\$1,564.37
41	Com	Pharmco Properties, LLC	6900 Hickman RD WINDSOR HEIGHTS IA	28.9500	29201646005000	\$124.78	\$1,497.40	\$178.05	\$2,136.66	\$194.85	\$2,338.16	\$150.55	\$1,806.60
42	Com	WINDSOR HEIGHTS LUTHERAN CHURCH	1240 66th ST WINDSOR HEIGHTS IA 503	32.6700	29200380003001	\$140.81	\$1,689.69	\$200.92	\$2,411.05	\$219.87	\$2,638.43	\$169.88	\$2,038.61
43	Com	NATIONAL DEVELOPMENT	6900 University AVE WINDSOR HEIGHTS	32.9800	29201819000000	\$142.13	\$1,705.52	\$202.80	\$2,433.63	\$221.93	\$2,663.14	\$171.48	\$2,057.70
44	Com	Windsor Crossing Sr. Apts. LLC	6336 Hickman RD WINDSOR HEIGHTS IA	33.2700	29201631000000	\$143.40	\$1,720.78	\$204.62	\$2,455.40	\$223.91	\$2,686.97	\$173.01	\$2,076.11
45	Com	WAL-MART STORE #011764	1003 73rd ST WINDSOR HEIGHTS IA 503	33.4900	29200076604000	\$144.36	\$1,732.36	\$205.99	\$2,471.93	\$225.42	\$2,705.65	\$174.17	\$2,090.09
46	Com	Windsor Heights City Hall	1133 66th ST WINDSOR HEIGHTS IA 503	33.8500	29200496000000	\$145.89	\$1,750.67	\$208.17	\$2,498.06	\$227.80	\$2,733.65	\$176.01	\$2,112.18
47	Com	KUM & GO #98	7229 University AVE WINDSOR HEIGHTS	36.2200	29200896001000	\$187.14	\$2,227.73	\$222.73	\$2,672.81	\$243.74	\$2,924.88	\$188.33	\$2,259.94
48	Com	EVY KING OF IOWA	1107 73rd St Windsor Heights IA 50311	36.7200	29200076605000	\$158.26	\$1,899.16	\$225.83	\$2,709.94	\$247.13	\$2,965.51	\$190.94	\$2,291.33
49	Com	Unity Point Northwest Family Practice	6400 Hickman RD WINDSOR HEIGHTS IA	40.0000	29201630001000	\$172.40	\$2,068.80	\$246.00	\$2,952.00	\$269.20	\$3,230.40	\$208.00	\$2,496.00
50	Com	Windsor Presbyterian	6301 University AVE WINDSOR HEIGHTS	41.3500	29200644000000	\$178.21	\$2,138.57	\$254.30	\$3,051.56	\$278.28	\$3,339.35	\$215.01	\$2,580.18
51	Com	Colby National Development Trust	6939 University AVE WINDSOR HEIGHTS	42.7100		\$184.09	\$2,209.06	\$262.68	\$3,152.15	\$287.45	\$3,449.42	\$222.10	\$2,665.23
52	Com	QUICK TRIP #503	7220 Hickman Rd Windsor Heights IA 50	45.6200	29200189000000	\$196.64	\$2,366.88	\$280.58	\$3,366.98	\$307.04	\$3,684.51	\$237.24	\$2,846.88
53	Com	REMAX UNIVERSITY LLC	6600 University Ave Windsor Heights IA	46.1400		\$198.88	\$2,386.57	\$283.79	\$3,405.43	\$310.55	\$3,726.59	\$239.95	\$2,879.39
54	Com	BBT Rentals, LLC	6500 Hickman RD WINDSOR HEIGHTS IA	50.5700	29201635003003	\$217.95	\$2,615.43	\$311.00	\$3,731.99	\$340.33	\$4,083.95	\$262.96	\$3,155.51
55	Com	Banks Trust	7000 University AVE WINDSOR HEIGHTS	50.7300	29200079003000	\$218.66	\$2,623.96	\$312.01	\$3,744.17	\$341.44	\$4,097.28	\$263.82	\$3,165.80
56	Com	Wainut Creek Community Church	900 64th St Windsor Heights IA 503241C	52.4200		\$225.93	\$2,711.16	\$322.38	\$3,868.60	\$352.79	\$4,233.44	\$272.58	\$3,271.01

WINDSOR HEIGHTS STORM WATER ANALYSIS - APPENDIX A

Class	Customer Name	Service Address	Property ERU's	District / Parcel #	Billing Point Units / ERU's	CURRENT FEE STRUCTURE		A. Same Revenue Proportions as Existing Billing		B. Revenue = Billing ERU (More Commercial \$)		C. 50% Res. / 50% Comm. (More Residential \$)	
						Monthly	Annually	Monthly	Annually	Monthly	Annually	Monthly	Annually
57	Com	Sherwood Forest Co	53.7400		53.7390	\$231.62	\$2,779.38	\$330.49	\$3,965.94	\$361.66	\$4,339.96	\$279.44	\$3,353.31
58	Com	J KOESTER PROPERTIES	55.1000	29200478002000	55.1030	\$237.49	\$2,849.93	\$338.88	\$4,066.60	\$370.84	\$4,450.12	\$286.54	\$3,438.43
59	Com	Immanuel Pathways Central Iowa	58.3200	29201097001000	58.3150	\$251.34	\$3,016.05	\$358.64	\$4,303.65	\$392.46	\$4,709.52	\$303.24	\$3,638.86
60	Com	CITYWIDE HTG & AIRCOND	71.4000	29200888001000	71.4020	\$307.74	\$3,692.91	\$439.12	\$5,269.47	\$480.54	\$5,766.43	\$371.29	\$4,455.48
61	Com	APPLE VALLEY	73.4000	29200079004000	73.4030	\$316.37	\$3,796.40	\$451.43	\$5,417.14	\$494.00	\$5,928.03	\$381.70	\$4,580.35
62	Com	COWLES SCHOOL	73.6600		73.6620	\$317.48	\$3,809.80	\$453.02	\$5,436.26	\$495.75	\$5,948.94	\$383.04	\$4,596.51
63	Com	IMCR INVESTMENTS I LLC	82.1100	29200086002000	82.1090	\$353.89	\$4,246.68	\$504.97	\$6,059.64	\$552.59	\$6,631.12	\$426.97	\$5,123.60
64	Com	APPLE VALLEY #2	88.6400		88.6420	\$382.05	\$4,584.56	\$545.15	\$6,541.78	\$596.56	\$7,158.73	\$460.94	\$5,531.26
65	Com	Sherwood Forest Co	89.9800	29201617002000	89.9790	\$387.81	\$4,653.71	\$553.37	\$6,640.45	\$605.56	\$7,266.70	\$467.89	\$5,614.69
66	Com	Windsor Square	93.3700	29202037001000	93.3720	\$402.43	\$4,829.20	\$574.24	\$6,890.85	\$628.39	\$7,540.72	\$485.53	\$5,826.41
67	Com	TKG IA STORAGE LLC W1060	111.4500	29202038001000	111.4530	\$480.36	\$5,764.35	\$685.44	\$8,225.23	\$750.08	\$9,000.94	\$579.56	\$6,954.67
68	Com	TKG IA STORAGE LLC W1051A	112.4700	29201636000000	112.4660	\$484.73	\$5,816.74	\$691.67	\$8,299.99	\$756.90	\$9,082.75	\$584.82	\$7,017.88
69	Com	WEST DES MOINES SCHOOL	145.6900	29200008000000	145.6880	\$627.92	\$7,534.98	\$895.98	\$10,751.77	\$980.48	\$11,765.76	\$757.58	\$9,090.93
70	Com	Sherwood Forest Co	154.1700		154.1740	\$664.49	\$7,973.88	\$948.17	\$11,378.04	\$1,037.59	\$12,451.09	\$801.70	\$9,620.46
71	Com	ELECTRICAL ENG & EQUIP	202.5800	29200808004000	202.5770	\$873.11	\$10,477.28	\$1,245.85	\$14,950.18	\$1,363.34	\$16,360.12	\$1,053.40	\$12,640.80
72	Com	HY-VEE FOOD STORE	239.2900	29200906003000	239.2880	\$1,031.33	\$12,375.98	\$1,471.62	\$17,659.45	\$1,610.41	\$19,324.90	\$1,244.30	\$14,931.57
73	Com	BP Hickman 79 LLC	307.4600	29201097002000	307.4600	\$1,325.15	\$15,901.83	\$1,890.88	\$22,690.55	\$2,069.21	\$24,830.47	\$1,598.79	\$19,185.50
74	Com	Wal-Mart Store #011764	430.0900	29200076602002	430.0910	\$1,853.69	\$22,244.31	\$2,645.06	\$31,740.72	\$2,894.51	\$34,734.15	\$2,236.47	\$26,837.68
75	Com	SAMI'S CLUB	0.0000	29200076601003	525.6030	\$2,265.35	\$27,184.19	\$3,232.46	\$38,789.50	\$3,597.31	\$42,447.70	\$2,733.14	\$32,797.63
SUBTOTAL						\$17,253	\$207,038	\$24,619	\$295,425	\$26,941	\$323,286	\$20,816	\$249,790
Commercial % of Total City Billing ERU's:						58.82%	(Commercial)	58.97%	(Commercial)	64.58%	(Commercial)	49.87%	(Commercial)
Commercial-Only Revenue Increase vs. Current:						0.00%	0.00%	42.69%	42.69%	56.15%	56.15%	20.65%	20.65%
OVERALL TOTAL:						\$29,331	\$351,968	\$41,747	\$500,962	\$41,719	\$500,628	\$41,738	\$500,861
Total Number of Property ERU's: 5,668.5300						Total Billing Point Unit's: 6,198.9570		Additional OVERALL Revenue:		\$12,388 per Month		\$148,660 per Year	
						\$0 per Month		\$0 per Year		\$12,416 per Month		\$148,994 per Year	
						0.00%		0.00%		42.33%		42.30%	
						OVERALL % Increase:		OVERALL % Increase:		42.24%		42.30%	



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Figure 1

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Floodplain Data

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5. End Structure

