



# System Development Fee

## TOWN OF WEAVERVILLE

MARCH 2018



WR-MARTIN  
38 ORANGE STREET, SUITE 2  
ASHEVILLE, NC 28805





## *Memorandum*

**TO:** *Selena Coffey*

**FROM:** *Steven Miller*

**DATE:** *March 30, 2018*

**SUBJECT:** *Weaverville System Development Fee Analysis*

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WR Martin was commissioned by the Town of Weaverville to analyze their Water System Development Fees (SDF) considering current events, so they comply with North Carolina House Bill 436 (HB 436). The bill was ratified to address fee inconsistencies among public providers including calculation methodologies and implementation. The new law provides specific guidelines that public water providers must follow to charge SDFs effective October 1, 2017. The law provides a grace period through July 1, 2018 for public providers to update fees in accordance with the new procedures and conditions.

This analysis focused on reviewing the latest available fixed asset information and debt service costs as of June 30, 2018 to determine the cost of capacity for the Town, and on developing other assumptions necessary to establish appropriate fee levels for different types of customers using the American Water Works Association (AWWA) System Buy In approach. This analysis documents the results of the various analyses and our recommendations for implementing SDFs to be charged to new customers connecting to the water systems.

SDFs are defined as one-time charges assessed against new development to recover a proportional share of the costs of capital facilities constructed to provide service capacity for new customers connecting to the water systems. Typically, the cost basis for setting capacity fees is based on the system components that are necessary to serve, and that provide benefit to, all customers. These components typically include land, tanks, treatment works, lines, and other equipment.

There are three approaches for calculating water SDFs outlined in HB 436. They include the following:

1. Buy In
2. Incremental Cost
3. Combination of the above

The Buy-In (Equity) Approach is used when a system has enough capacity to serve new development so developers buy in to existing infrastructure that the rate base has built and maintained. The Incremental Cost approach is used when new facilities must be built to serve new development. The Combination method is chosen when a system foresees a blend of existing and new infrastructure to serve anticipated development over the applicable planning horizon.

The System Buy-In Approach is consistent with the Town's status for it still has enough capacity to serve new development. This approach calculates a fee based upon the proportional cost of each user's share of existing capacity in core facilities. The cost of the facilities is based on fixed assets records and can include escalation of the depreciated value of those assets to current dollars. System assets include those listed in the Town depreciation report, County tax records, and staff records.

North Carolina law now provides that these fees are one-time charges imposed at one of the following times depending upon the type of development:

1. New development that involves subdivision of land
  - a. Time of plat recordation, or
  - b. When water service for development is committed by local government
2. All other development
  - a. Time of application for connection of individual unit to water service

They are designed to recover all or a portion of the capital investment made by the Town to provide sufficient capacity in its system to serve new users. It should be emphasized that SDFs are charged to only new customers and consequently save existing users substantial capital costs over time.

The following are notable SDF attributes according to the University of North Carolina Environmental Finance Center's latest survey:

- 39% of water and 44% of sewer rate structures in North Carolina charge SDFs.
- Nearly 78% of SDFs either vary by meter size or are fixed. Fees based upon usage, acreage, square footage, number of bedrooms, or line size are uncommon in North Carolina.
- Statewide average residential water and sewer SDFs are approximately \$1,000 and \$1,498 respectively.

After reviewing the alternative SDF methodologies, the consensus was to pursue the American Water Works Association (AWWA) System Buy In methodology because it was defensible, relatively easy to explain to customers, and generally easy to implement. Our approach and conclusions are as follows:

## **BUY IN METHODOLOGY**

SDFs using the Buy In methodology are derived from estimated values for the water system's assets. The calculation of the values uses a tabulation of water assets derived from the Town's depreciation report and other sources.

Because the Town's depreciation report lacks records for some water assets, we have analyzed the latest available GIS data for water lines and utilized County tax records for land values. This GIS data, showing the diameters and linear feet, was used to determine a value of the components using today's hard and soft costs for line installation. The age of the lines was estimated by Town staff since the detail was not available. After calculating a cost for replacing each line in today's dollars, we depreciated each cost according to the estimated age. Any line data from the depreciation report was replaced with the data derived from the GIS reports. Water line data and other valuation estimates are shown in the Appendix.

It is estimated that the water system's replacement value is approximately \$14.2 million, as shown in Table 1. Also included in the rightmost column of the table is the source for each estimate. However, to account for outstanding debt used to pay for the system, the principal balances of the Water Enterprise Fund's loans totaling \$2.149 million are deducted from the water system's values to determine the net system value. HB 436 also requires the deduction of three grant awards from 1997 and 2000 with a depreciated value of \$2.816 million. After debt and grant awards are removed, the net value of the water system is approximately \$9.242 million (see Table 3). These values have been reviewed by the Town manager and staff.

**TABLE 1**  
**WEAVERVILLE**  
**WATER SYSTEM VALUE**

	<b>BOOK VALUE</b>	<b>SOURCE</b>
<b>WATER</b>		
BUILDING	\$444,390.54	DEPRECIATION REPORT
LAND	\$1,363,700.00	TAX RECORDS
LINES	\$10,919,636.93	LINE DATA
RESERVOIR	\$75,890.33	DEPRECIATION REPORT
TANKS	\$389,590.60	DEPRECIATION REPORT
VEHICLES & EQUIPMENT	\$1,013,783.65	DEPRECIATION REPORT
WTP	\$1,637,316.20	DEPRECIATION REPORT
<b>TOTAL VALUE OF WATER SYSTEM</b>	<b>\$14,206,992.05</b>	

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To allocate the system value to users, an analysis of existing customer usage is necessary to determine the equivalent units of residential customers. First, residential users are separated from non-residential users. Then, the average monthly flow per residential user is calculated using historical flow data. For this study, user data as of December 31, 2017, was used as follows (see also Table 2)::

- 1,839 residential inside water users,
- 731 residential outside water users,
- 172 commercial inside water users and
- 41 commercial outside water users

The average monthly residential water flow of 4,744 gallons is reflected in Table 2.

<b>TABLE 2</b>						
<b>WEAVERVILLE</b>						
<b>USER EQUIVALENTS</b>						
		<b>Number of users</b>	<b>Monthly Consumption in gal</b>	<b>Annual Consumption in gal</b>	<b>Average Monthly Consumption per User * in gal</b>	<b>User Equivalents</b>
<b>WATER</b>	Residential In	1,839	9,201,202	110,414,424	5,003	1,940
	Residential Out	731	2,990,302	35,883,624	4,091	630
	Commercial In	172	4,377,143	52,525,716		923
	Commercial Out	41	1,112,452	13,349,424		235
	<b>TOTAL</b>	<b>2,783</b>	<b>17,681,099</b>	<b>212,173,188</b>	<b>4,744</b>	<b>3,727</b>

\* Average consumption figures taken from Town usage summary. Consumption divided by weighted average residential consumption to yield residential user equivalent.

Inside residential water customers use more water per month than the weighted average usage of all customers, 5,003 gallons vs 4,744 gallons. Therefore, when the count of 1,839 residential inside water users are applied to the weighted average of 4,744 gallons, the overall count of equivalent residential users (ERUs) is 1,940 or 1,839 customers multiplied by 5,003 gallons and divided by 4,744 gallons. The same application of residential outside customer counts and usage yields 630 ERUs.

Commercial customers are converted to ERUs using the same prorated methodology. Once the count within each customer class is converted to an ERU, the number of water ERUs are totaled to yield 3,727 water ERUs. The water system net values are further divided by the respective number of ERUs to yield maximum SDFs for a 5/8-inch meter of \$2,480, as shown in Table 3.



<b>TABLE 3</b>		
<b>WEAVERVILLE</b>		
<b>SYSTEM DEVELOPMENT FEES</b>		
<b>TOTAL VALUE OF WATER SYSTEM</b>	\$14,206,992	
<b>LESS GRANTS *</b>	\$2,816,000	
<b>LESS OUTSTANDING DEBT PRINCIPAL</b>	\$2,149,000	
<b>NET</b>	\$9,241,992	
<b>DIVIDED BY RESIDENTIAL USER EQUIVALENTS</b>	3,727	
<b>RECOVERY CHARGE FOR 5/8 INCH METERS</b>	\$2,480	<b>WATER</b>
* Source: Town staff.		

For non-residential customers with larger meters, the fees for the smallest residential meter are used and then scaled up by their meter flow ratios for each meter size, as specified by the AWWA. For example, a 1-inch meter has a maximum water flow of 50 gallons per minute, which is 2.5 times greater than the 5/8-inch meter maximum flow of 20 gpm. Therefore the 5/8-inch meter fee is multiplied by 2.5 to yield the 1-inch meter fee, as shown in Table 4. This method provides an approach that is simple to administer and equitable for most new customers.

<b>TABLE 4</b>		
<b>WEAVERVILLE</b>		
<b>MAXIMUM SYSTEM DEVELOPMENT FEES FOR VARIOUS METER SIZES</b>		
<i>Connection size</i> <i>(inches)</i>	<i>Max flow</i> <i>gpm</i>	<i>WATER</i>
5/8	20	\$2,480
1	50	\$6,200
1.5	100	\$12,400
2	160	\$19,840
3	320	\$39,680
4	500	\$62,000
6	1000	\$124,000
8	1600	\$198,400
10	2300	\$285,200
12	3100	\$384,400

## OTHER HB 436 CONSIDERATIONS

Upon receiving SDF calculations, the Town is required by HB 436 to adhere to the following procedures:

- PUBLIC COMMENT – The Town must allow for public comment on the Analysis. The public comment period must last for at least 45 days. The fee sent out for comment is as prepared by the professional, not the governing board. Likewise, the fee preparer of the analysis considers the public comment, not the governing board.
- PUBLIC HEARING – The Town must conduct a public hearing after the comment period. After the public hearing, the professional determines if any modifications are required.
- ADOPTION - After the consideration of comments, the fee must be adopted by the governing board at a later date. The fee must be adopted by resolution or ordinance and published in the Town's annual budget ordinance.
- USE - The new law prescribes specific uses for the funds collected through SDFs. They include:
  - Costs of previously completed capital improvements for which capacity exists and capital rehabilitation projects. Rehabilitation includes repairs, maintenance, modernization, upgrades, updates, replacement, or correction of deficiencies of any facility.
  - Expansion or other undertaking to increase the level of preexisting level of service for existing development.



## RECOMMENDATIONS

An alternative that helps manage the magnitude of SDFs is charging a fraction of the system values. The Town has the flexibility to discount the total valuation of its systems by a factor that the Town deems appropriate. For example, the Town may continue charging its current SDFs shown below since they are lower by 76% for 5/8-inch water meters and compute to \$600 for water users with 5/8-inch water meters. The fees for meter sizes larger than 5/8 inch are also calculated by prorating the meter size by the maximum flow factor of each meter, as shown in Table 5.

<b>TABLE 5</b>		
<b>WEAVERVILLE</b>		
<b>CURRENT SYSTEM DEVELOPMENT FEES FOR VARIOUS METER SIZES</b>		
<i>Connection size (inches)</i>	<i>Max flow gpm</i>	<i>WATER</i>
5/8	20	\$600
1	50	\$1,500
1.5	100	\$3,000
2	160	\$4,800
3	300	\$9,000
4	500	\$15,000
6	1000	\$30,000

## CONCLUSIONS

The Town's past SDFs have provided a diversification of the Town's water fund revenue stream and a revenue source that lessens future water rate increases. These fees should be viewed as important to ensure the equitable distribution of cost responsibilities between existing and future rate payers. Consequently, they must be reviewed at least every five years to account for changes in system usage and valuation and abide by SB 436.

# APPENDIX

1. Depreciation Report
2. Water Line Data
3. County Tax Records

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# DEPRECIATION REPORT

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<u>ASSET NO</u>	<u>DESCRIPTION</u>	<u>CATEGORY</u>	<u>COST</u>	<u>LIFE</u>	<u>N SERVICE DATI</u>	<u>PRIOR</u>	<u>CURRENT</u>	<u>TRANSFERS</u>	<u>DISPOSALS</u>	<u>BALANCE</u>
539	LAND - IVY RIVER	LAND	92,285.00	0	03/30/1998	0.00	0.00	0.00	0.00	92,285.00
623	LAND - CHILDS	LAND	53,750.00	0	07/30/2004	0.00	0.00	0.00	0.00	53,750.00
1314	WATER TREATMENT PLANT IMPVMTS	WTP	314,482.13	50	06/16/2016	258.48	6,289.64	0.00	0.00	6,548.12
425	NEW GARAGE	BUILDING	7,167.00	33	06/30/1972	7,167.00	0.00	0.00	0.00	7,167.00
429	MAINTENANCE GARAGE	BUILDING	12,927.00	33	06/30/1983	12,927.00	0.00	0.00	0.00	12,927.00
568	IVY RIVER TREATMENT PLANT	WTP	4,033,988.45	50	03/15/1998	1,492,796.81	80,679.78	0.00	0.00	1,573,476.59
571	PUBLIC WORKS BUILDING	BUILDING	446,932.00	33	07/01/1997	250,589.85	13,543.40	0.00	0.00	264,133.25
580	IVY RIVER TREATMENT PLANT	WTP	76,454.51	50	03/17/1999	26,380.99	1,529.09	0.00	0.00	27,910.08
585	HEAT TREATED SUN ROOM	BUILDING	25,946.84	50	02/15/2000	8,520.62	518.92	0.00	0.00	9,039.54
607	IVY RIVER TREATMENT PLANT	WTP	37,609.47	50	12/15/2000	11,661.01	752.19	0.00	0.00	12,413.20
608	MAINTENANCE GARAGE	BUILDING	84,767.73	30	01/29/2003	37,917.69	2,825.57	0.00	0.00	40,743.26
616	1/2 PW BUILDING ADDITION	BUILDING	266,632.08	30	02/03/2005	101,492.74	8,887.75	0.00	0.00	110,380.49
1084	PUBLIC WORKS COMPUTER CONTROL	VEHICLES & EQUIPMENT	47,158.90	10	05/31/2008	38,132.97	4,715.87	0.00	0.00	42,848.84
1094	2009 PICKUP TRUCK - WATER FUND	VEHICLES & EQUIPMENT	23,130.53	5	12/01/2008	23,130.53	0.00	0.00	0.00	23,130.53
1097	2009 SNOWPLOW - WATER FUND	VEHICLES & EQUIPMENT	5,500.00	5	03/01/2009	5,500.00	0.00	0.00	0.00	5,500.00
1099	MONITOR / SENSOR - WATER FUND	VEHICLES & EQUIPMENT	9,810.00	5	06/01/2009	9,810.00	0.00	0.00	0.00	9,810.00
1131	2010 F-150 PICK-UP TRUCK	VEHICLES & EQUIPMENT	10,000.00	6	08/12/2009	10,000.00	0.00	0.00	0.00	10,000.00
1132	DIGITAL PH SENSOR	VEHICLES & EQUIPMENT	3,923.75	5	06/10/2010	3,923.75	0.00	0.00	0.00	3,923.75
1133	RESERVOIR COMMUNICATION	VEHICLES & EQUIPMENT	28,672.00	5	06/24/2010	28,672.00	0.00	0.00	0.00	28,672.00
1262	INTERNATIONAL 4300 TANK TRUCK	VEHICLES & EQUIPMENT	59,006.00	5	08/27/2013	33,593.06	11,801.22	0.00	0.00	45,394.28
1263	WASTE MIXER	VEHICLES & EQUIPMENT	19,345.60	5	10/10/2013	10,547.30	3,869.11	0.00	0.00	14,416.41
1264	INSULATION	VEHICLES & EQUIPMENT	10,870.00	5	12/03/2013	5,604.78	2,174.01	0.00	0.00	7,778.79
1265	GALVANIZED FENCE	VEHICLES & EQUIPMENT	4,964.00	10	04/01/2014	1,117.92	496.40	0.00	0.00	1,614.32
1266	AUMA ACTUATOR	VEHICLES & EQUIPMENT	5,365.00	10	04/30/2014	1,165.62	536.51	0.00	0.00	1,702.13
1267	2013 CAM TRAILER	VEHICLES & EQUIPMENT	6,881.25	6	10/17/2013	3,104.40	1,146.87	0.00	0.00	4,251.27
1301	PROCESS TURBIDITY ANALYZER	VEHICLES & EQUIPMENT	7,954.09	5	04/29/2015	1,869.75	1,590.82	0.00	0.00	3,460.57
1302	TRAILER	VEHICLES & EQUIPMENT	5,380.00	6	04/16/2015	1,085.82	896.66	0.00	0.00	1,982.48
1303	2015 FORD F250	VEHICLES & EQUIPMENT	32,718.65	6	08/14/2014	10,263.78	5,453.10	0.00	0.00	15,716.88
1310	TRANE 4TTA AIR COND./FURNACE	VEHICLES & EQUIPMENT	5,498.00	10	11/12/2015	349.46	549.80	0.00	0.00	899.26
413	FYE 6-86	VEHICLES & EQUIPMENT	15,575.00	5	06/30/1986	15,575.00	0.00	0.00	0.00	15,575.00
432	FYE 6-87	VEHICLES & EQUIPMENT	6,310.00	5	06/30/1987	6,310.00	0.00	0.00	0.00	6,310.00
442	ACCUPUNCH	VEHICLES & EQUIPMENT	5,137.00	5	06/30/1989	5,137.00	0.00	0.00	0.00	5,137.00
454	AIR COMPRESSOR	VEHICLES & EQUIPMENT	9,999.00	5	06/30/1991	9,999.00	0.00	0.00	0.00	9,999.00
455	COAGULANT CHARGE ANALYZER	VEHICLES & EQUIPMENT	5,050.00	5	06/30/2005	5,050.00	0.00	0.00	0.00	5,050.00
457	6-81 SCHEDULE	VEHICLES & EQUIPMENT	15,559.00	10	06/30/1969	15,559.00	0.00	0.00	0.00	15,559.00
462	SHORING B	VEHICLES & EQUIPMENT	5,681.60	5	08/26/1991	5,681.60	0.00	0.00	0.00	5,681.60
472	RADIOS	VEHICLES & EQUIPMENT	6,231.70	5	02/25/1993	6,231.70	0.00	0.00	0.00	6,231.70
483	CHLORINE	VEHICLES & EQUIPMENT	5,865.00	5	08/26/1993	5,865.00	0.00	0.00	0.00	5,865.00
570	EQUIPMENT-IVY RIVER PLANT	VEHICLES & EQUIPMENT	71,487.08	10	03/15/1998	71,487.08	0.00	0.00	0.00	71,487.08
572	PUBLIC WORKS BUILDING FF&E	VEHICLES & EQUIPMENT	11,080.44	10	07/01/1997	11,080.44	0.00	0.00	0.00	11,080.44
574	NETWORK SERVER/WORKSTATIONS	VEHICLES & EQUIPMENT	5,113.00	5	09/28/1998	5,113.00	0.00	0.00	0.00	5,113.00
582	EQUIPMENT-PUBLIC WORKS BLDG	VEHICLES & EQUIPMENT	5,400.89	10	06/29/1999	5,400.89	0.00	0.00	0.00	5,400.89
583	NEW HOLLAND 555E (TRADE)	VEHICLES & EQUIPMENT	43,407.25	10	10/12/1999	43,407.25	0.00	0.00	0.00	43,407.25
587	REGAL TON MOUNTED REGULATORS	VEHICLES & EQUIPMENT	6,000.00	5	05/18/2000	6,000.00	0.00	0.00	0.00	6,000.00
591	30' TOWER, FLOOD LIGHT SYSTEM	VEHICLES & EQUIPMENT	7,900.00	10	11/08/1999	7,900.00	0.00	0.00	0.00	7,900.00
594	COMPUTER EQUIPMENT, SOFTWARE	VEHICLES & EQUIPMENT	63,354.70	5	12/31/1999	63,354.70	0.00	0.00	0.00	63,354.70
598	F350 2001 FORD CHASSIS	VEHICLES & EQUIPMENT	36,951.53	5	01/24/2001	36,951.53	0.00	0.00	0.00	36,951.53
612	CONTRACT D-GENERATOR	VEHICLES & EQUIPMENT	94,475.47	10	07/01/2002	94,475.47	0.00	0.00	0.00	94,475.47
614	2004 GMC SIERRA	VEHICLES & EQUIPMENT	31,472.50	6	03/22/2004	31,472.50	0.00	0.00	0.00	31,472.50
617	2005 FORD RANGER	VEHICLES & EQUIPMENT	15,948.34	6	03/11/2005	15,948.34	0.00	0.00	0.00	15,948.34
618	SECURITY SYSTEM	VEHICLES & EQUIPMENT	99,500.00	10	06/15/2005	99,500.00	0.00	0.00	0.00	99,500.00
626	FILTER VALVE	VEHICLES & EQUIPMENT	12,235.00	10	11/14/2005	12,235.00	0.00	0.00	0.00	12,235.00
627	SECURITY LIGHTING	VEHICLES & EQUIPMENT	6,583.51	10	12/27/2005	6,583.51	0.00	0.00	0.00	6,583.51
628	CHLORINATION SYSTEM AUTOMATION	VEHICLES & EQUIPMENT	11,382.00	10	02/10/2006	11,382.00	0.00	0.00	0.00	11,382.00
632	TB-135 EXCAVATOR	VEHICLES & EQUIPMENT	11,000.00	10	07/31/2007	9,811.34	1,100.00	0.00	0.00	10,911.34
634	2009 DUMP TRUCK	VEHICLES & EQUIPMENT	54,944.48	5	12/01/2008	54,944.48	0.00	0.00	0.00	54,944.48
637	TELEPHONE SYSTEM	VEHICLES & EQUIPMENT	10,000.00	833	03/31/1997	10,000.00	0.00	0.00	0.00	10,000.00
641	DELL POWER EDGE T410 SERVER	VEHICLES & EQUIPMENT	5,853.16	3	02/01/2012	5,853.16	0.00	0.00	0.00	5,853.16
642	COAGULANT CHARGE ANALYZER	VEHICLES & EQUIPMENT	6,825.00	5	04/01/2012	5,804.96	1,020.04	0.00	0.00	6,825.00
643	REHAB OF FILTER MEDIA WATER	VEHICLES & EQUIPMENT	16,898.28	10	11/01/2011	7,890.53	1,689.84	0.00	0.00	9,580.37

644	AUMA ACTUATOR	VEHICLES & EQUIPMENT	7,085.00	10	06/01/2012	2,894.98	708.50	0.00	0.00	3,603.48
645	2011 FORD F-150 PICKUP	VEHICLES & EQUIPMENT	19,427.15	6	09/01/2011	15,658.47	3,237.84	0.00	0.00	18,896.31
646	2011 FORD RANGER PICKUP	VEHICLES & EQUIPMENT	20,258.87	6	10/01/2011	16,047.50	3,376.47	0.00	0.00	19,423.97
647	XYLEM WATER PUMP	VEHICLES & EQUIPMENT	18,124.00	10	12/27/2012	6,348.39	1,812.41	0.00	0.00	8,160.80
648	HP PRINTER T1300PS 44 EPRINT	VEHICLES & EQUIPMENT	6,948.19	3	09/12/2012	6,948.19	0.00	0.00	0.00	6,948.19
649	GEO COLLECTOR FOR ARCPAD	VEHICLES & EQUIPMENT	11,041.00	3	08/23/2012	11,041.00	0.00	0.00	0.00	11,041.00
650	2013 CHEV TAHOE-VIN #74950	VEHICLES & EQUIPMENT	36,254.95	6	10/15/2012	22,675.93	6,042.50	0.00	0.00	28,718.43
1107	WATER SYSTEM IMPROVEMENTS	LINES	320,915.77	50	02/01/2009	47,620.09	6,418.31	0.00	0.00	54,038.40
1268	ROLLING ACRES WATER SYSTEM	LINES	2,822.71	50	12/09/2013	144.65	56.47	0.00	0.00	201.12
1269	LOT 7 WATERLINE RELOCATION	LINES	38,530.80	50	06/30/2014	1,545.47	770.62	0.00	0.00	2,316.09
1313	WATER LINE REPLACEMENT	LINES	219,393.67	50	11/12/2015	2,789.01	4,387.88	0.00	0.00	7,176.89
414	FYE 6-87	LINES	204,587.00	50	06/30/1987	204,587.00	0.00	0.00	0.00	204,587.00
415	FYE 6-74	LINES	236,257.00	50	06/30/1974	200,830.59	4,725.14	0.00	0.00	205,555.73
416	FYE 6-81	LINES	94,513.00	50	06/30/1981	67,276.94	1,890.26	0.00	0.00	69,167.20
417	FYE 6-83	LINES	5,457.00	50	06/30/1983	3,655.93	109.14	0.00	0.00	3,765.07
421	FYE 6-84	LINES	410,867.00	50	06/30/1984	267,085.39	8,217.35	0.00	0.00	275,302.74
422	FYE 6-85	LINES	8,269.00	50	06/30/1985	5,209.33	165.38	0.00	0.00	5,374.71
423	FYE 6-86	LINES	13,865.00	50	06/30/1986	8,458.53	277.29	0.00	0.00	8,735.82
433	FYE 6-87	LINES	457,966.00	50	06/30/1987	270,224.38	9,159.31	0.00	0.00	279,383.69
434	FYE 6-87	LINES	82,804.00	50	06/30/1987	48,858.62	1,656.08	0.00	0.00	50,514.70
435	FYE 6-88	LINES	10,121.00	50	06/30/1988	5,768.50	202.43	0.00	0.00	5,970.93
439	WATER MAIN	LINES	5,695.00	50	03/01/1988	3,246.77	113.92	0.00	0.00	3,360.69
440	FYE 6-89	LINES	8,191.00	50	06/30/1989	4,505.74	163.81	0.00	0.00	4,669.55
445	FYE 6-89	LINES	54,380.00	50	06/30/1989	29,912.55	1,087.59	0.00	0.00	31,000.14
446	FYE 6-89	LINES	49,182.00	50	06/30/1989	26,069.69	983.64	0.00	0.00	27,053.33
447	FYE 6-89	LINES	81,521.00	50	06/30/1989	44,840.39	1,630.42	0.00	0.00	46,470.81
449	FYE 6-90	LINES	221,610.00	50	06/30/1990	117,465.34	4,432.20	0.00	0.00	121,897.54
450	FYE 6-90	LINES	84,332.00	50	06/30/1990	44,700.23	1,686.63	0.00	0.00	46,386.86
456	WATER/SEWER	LINES	132,366.54	50	06/30/1991	67,514.23	2,647.35	0.00	0.00	70,161.58
475	DEBOSE RESERVIOR	RESERVOIR	75,890.33	10	10/29/1992	75,890.33	0.00	0.00	0.00	75,890.33
476	REGAN STREET WATER LINE	LINES	39,723.65	50	12/09/1992	18,672.20	794.46	0.00	0.00	19,466.66
477	SEWER LINE	LINES	362,807.49	50	06/29/1994	163,283.29	7,256.16	0.00	0.00	170,539.45
490	TANK REPAIR	TANK	33,992.36	10	11/21/1994	33,992.36	0.00	0.00	0.00	33,992.36
528	WATER DISTRIBUTION	LINES	49,810.48	50	06/29/1996	20,424.97	996.19	0.00	0.00	21,421.16
545	OX CREEK LINES	LINES	43,996.10	50	06/28/1996	18,040.74	879.91	0.00	0.00	18,920.65
569	TRANSMISSION LINES	LINES	1,448,116.44	50	03/15/1998	535,882.38	28,962.31	0.00	0.00	564,844.69
573	HERRON COVE WATER LINES	LINES	116,565.47	40	12/05/1997	54,162.36	2,914.12	0.00	0.00	57,076.48
584	WATER LINES-HAMBURG & HIGHLAND	LINES	66,405.61	40	03/17/1999	28,641.94	1,660.13	0.00	0.00	30,302.07
593	8" WATER LINE-DEVONSHIRE DRIVE	LINES	27,667.00	40	12/28/1999	11,414.61	691.68	0.00	0.00	12,106.29
609	CONTRACT A-WATERLINE	LINES	717,012.47	50	07/01/2002	200,802.84	14,340.27	0.00	0.00	215,143.11
610	CONTRACT B-WATERLINE	LINES	1,153,857.31	50	07/01/2002	323,143.36	23,077.16	0.00	0.00	346,220.52
611	CONTRACT C-STORAGE TANK	TANK	711,066.56	30	07/01/2002	331,896.02	23,702.22	0.00	0.00	355,598.24
613	CLARKS CHAPEL WATERLINE	LINES	149,267.96	50	05/01/2004	36,330.09	2,985.37	0.00	0.00	39,315.46
615	CONTRACT E-WATERLINE	LINES	158,761.97	50	04/01/2004	38,905.39	3,175.24	0.00	0.00	42,080.63
619	3880 IF WATER LINE-BROWN, GA	LINES	193,192.57	50	12/01/2004	44,766.85	3,863.85	0.00	0.00	48,630.70
624	WATER LINE-CONTRACT E-FINAL	LINES	7,089.68	50	07/15/2004	1,701.90	141.80	0.00	0.00	1,843.70
625	WATER LINE EXTENSION - HAMBURG	LINES	206,378.81	50	12/27/2005	43,350.86	4,127.57	0.00	0.00	47,478.43
631	WATER LINE IMPROVEMENT-BROWN	LINES	194,161.04	50	11/30/2007	33,341.66	3,883.24	0.00	0.00	37,224.90
651	WATER PLANT DECHLORINATION SYS	WTP	49,650.00	30	03/31/2007	15,313.23	1,654.98	0.00	0.00	16,968.21
1324	Personal Gym for Water Plant	VEHICLES & EQUIPMENT	5,999.00	5	06/08/2017	0.00	75.60	0.00	0.00	5,923.40

6,908,559.61

# WATER LINE DATA

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**WEAVERVILLE WATER SYSTEM  
ESTIMATED VALUE OF WATER LINES**

RECORD NO	INSTALL YEAR	DIAMETER	LENGTH	Unit cost	Total cost	Life	Age	Rounded			Current Value
								Remaining life	Remaining life	Remaining life	
1	1980	2	5,000	\$25.00	\$125,000.00	75	37	51%	38	40	\$63,333.33
2	1980	6	107,578	\$45.00	\$4,841,010.00	75	37	51%	38	40	\$2,452,778.40
3	1980	8	116,806	\$55.00	\$6,424,330.00	75	37	51%	38	40	\$3,254,993.87
5	1980	10	25,795	\$65.00	\$1,676,675.00	75	37	51%	38	40	\$849,515.33
6	1980	12	23,805	\$80.00	\$1,904,400.00	75	37	51%	38	40	\$964,896.00
7	1980	20	21,400	\$307.50	\$6,580,500.00	75	37	51%	38	40	\$3,334,120.00
<b>\$10,919,636.93</b>											

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# COUNTY TAX RECORDS

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PINNUM	OWNER	HOUSE NUMBER	STREETNAME	APPRAISED VALUE
'973285431600000'	TOWN OF WEAVERVILLE	15	QUARRY	\$ 747,300.00
'974249565500000'	TOWN OF WEAVERVILLE	99999	HAMBURG	\$ 32,000.00
'974249570900000'	TOWN OF WEAVERVILLE	99999	HAMBURG	\$ 25,800.00
'974249580300000'	TOWN OF WEAVERVILLE	99999	HAMBURG	\$ 26,100.00
'974249673300000'	TOWN OF WEAVERVILLE	56	HAMBURG	\$ 32,000.00
'974360331700000'	TOWN OF WEAVERVILLE	99	PERRION	\$ 110,800.00
'974557985100000'	TOWN OF WEAVERVILLE	50	SAMS	\$ 108,400.00
'974559419100000'	TOWN OF WEAVERVILLE	99999	SAMS	\$ 12,400.00
'974567155000000'	TOWN OF WEAVERVILLE	99999	LOCUST GROVE	\$ 13,200.00
'974567284100000'	TOWN OF WEAVERVILLE	99999	SAMS	\$ 34,000.00
'975248187300000'	TOWN OF WEAVERVILLE	23	HILLCREST	\$ 43,800.00
'975268158800000'	TOWN OF WEAVERVILLE	99999	COURSEVIEW	\$ 18,600.00
'975310226500000'	TOWN OF WEAVERVILLE	35	FLICKER	\$ 82,000.00
'975340137600000'	TOWN OF WEAVERVILLE	60	HIGH BLUFF	\$ 52,900.00
'976290129100000'	TOWN OF WEAVERVILLE	408	OX CREEK	\$ 24,400.00

\$ 1,363,700.00

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