



City of Richmond

Report to Committee

To: General Purposes Committee
From: Jim Bruce
General Manager,
Finance and Corporate Services


Jeff Day, P. Eng.
General Manager,
Engineering & Public Works

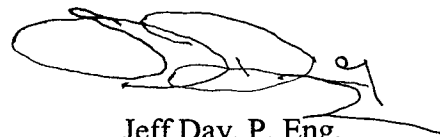
To General Purposes - Nov 18, 2002
Date: November 13, 2002
File: 8060-20-7551
8060-20-7552
8060-20-7553

Re: 2003 Utility Budgets and Rate Bylaws

Staff Recommendation

1. That the 2003 Utility Expenditure Budgets (as presented in the staff report dated November 13, 2002 from the Managers of Water, Sewer & Environmental Programs) be approved as the basis for establishing the 2003 Utility Rates.
2. That the following bylaws, which bring into effect the above 2003 Utility Rates, be introduced and given first, second and third readings:
 - (a) Waterworks and Water Rates Bylaw No. 5637, Amendment Bylaw No. 7552 (2003); and
 - (b) Sanitary Sewer System and Drainage System Bylaw No. 7551 (2003); and
 - (c) The Solid Waste and Recycling Regulation Bylaw 6803, Amendment Bylaw No. 7553 (2003);


Jim Bruce
General Manager,
Finance and Corporate Services


Jeff Day, P. Eng.
General Manager,
Engineering & Public Works

Staff Report

Origin

This report presents the 2003 utility budgets and rate bylaws for Water, Sewer, Drainage and Solid Waste & Recycling. The Drainage Utility is new in 2003, and has been added as a funding strategy to address needed infrastructure improvements in the City's storm sewer and dyking systems.

The utility rates must be established by December 31, 2002 to enable billing in 2003.

Analysis

The 2003 utility billing increase appears slightly more significant in 2003 due to the transfer of the drainage levy from the property tax to the utility bill. The following table shows the total utility rates by customer class for 2003, and provides a comparison to 2002 rates. The amount of the increase that is directly attributable to the drainage levy is shown separately for comparison purposes.

<i>2002/2003 Utility Rates Comparison</i>				
<i>Customer Class</i>	<i>2002 Actual</i>	<i>2003 – Recommended Rates</i>	<i>\$ Difference over 2002</i>	<i>Portion Related to New Drainage Levy</i>
Single-Occupant (Single-Family Dwelling)	\$530.36	\$591.44	\$61.08	\$11.15
Single-Family Dwelling	\$631.07	\$671.49	\$40.42	\$11.15
Larger Homes (1" water connection)	\$890.05	\$944.61	\$54.56	\$11.15
Single-Occupant Townhouse (on City garbage service)	\$491.96	\$553.04	\$61.08	\$11.15
Townhouse (on City garbage service)	\$546.16	\$577.82	\$31.66	\$11.15
Single-Occupant Townhouse (not on City garbage service)	\$396.17	\$457.25	\$61.08	\$11.15
Townhouse (not on City garbage service)	\$450.37	\$482.03	\$31.66	\$11.15
Single-Occupant (Apartment)	\$298.84	\$355.27	\$56.43	\$11.15
Apartment	\$323.02	\$347.47	\$24.45	\$11.15
Business: Water (\$/m ³)	\$0.5041	\$0.5398	\$0.0357	
Business: Sewer (\$/m ³)	\$0.4508	\$0.4783	\$0.0275	
Business: Garbage	\$16.57	\$16.87	\$.30	
Business: Drainage				\$11.15

The major cost drivers which are contributing to the increases in 2003 are:

- Increase in regional charges for water purchases, water filtration and sewer treatment.
- The move from a flat rate to a consumption-based charge results in higher than average increases for single-family and large dwellings for sewer services. This program commenced

in 1999 as an initiative designed to model the rates on a user-pay basis. These rates have been phased in, with 2003 being the final year.

- Increased infrastructure replacement needs, particularly in the dykes and drainage area.

An explanation of the budget differences and significant issues within each of the utility areas follows.

Water

The 2003 Water budget has increased \$1,596,143 over 2002:

Budget Items	2002	2003	\$ Difference
Operating Expenditures	\$5,108,200	\$5,541,800	\$433,600
Rate Stabilization Contribution	\$609,600	\$858,600	\$249,000
GVRD Water Purchases	\$8,603,057	\$9,298,700	\$695,643
Capital Program	\$2,800,000	\$3,267,000	\$467,000
Other Fiscal	\$1,881,400	\$1,632,300	-\$249,100
Total	\$19,002,257	\$20,598,400	\$1,596,143

These amounts reflect an overall increase of 8.4% in 2003. The principal increase is in capital replacement costs and GVRD Water purchase charges.

The operating expenditure increases relate to plant growth, SCADA system maintenance costs, increases in hourly equipment rentals, inflationary cost increases for supplier-provided services, and increased training costs to ensure conformance with water quality guidelines.

The increased amounts for GVRD Water purchases reflect a significant portion of the overall increase. GVRD charges reflect increased costs to the district associated with the construction of a new water filtration plant, scheduled for completion in 2007. This facility is required in order to meet the new water quality treatment guidelines, which were introduced in 2001. Specifically, the new filtration plant will address turbidity (cloudy water) issues in order to reduce the number of occurrences of discoloured water, which must have additional treatment before it is suitable for drinking by elderly and very young individuals. Other GVRD increases relate to the implementation of ozone disinfection and corrosion control at the Capilano and Coquitlam water reservoirs, and seismic upgrading of the Seymour Dam and existing pump stations. As construction is completed for these projects, Richmond will start paying for the additional operation and maintenance costs for these new facilities.

Also reflected in the GVRD Water purchases is an increase in the amount collected as part of the City's rate levelling strategy. This is in place to avoid major rate hikes, which would otherwise be necessary to meet the anticipated increases in regional costs over the next several years. GVRD rates are projected to rise 58% over the next 5 years. Council could reduce or eliminate the amount of the rate levelling contribution, which would translate to a reduction in the water rates. Staff does not recommend this action due to the significant anticipated increases in the GVWD Drinking Water Treatment Program. The continuation of the rate levelling strategy

allows the City to continue accumulating sufficient reserves, which can be reduced or drawn from later to adjust to the longer-term charges for regional water purchases.

The capital program is increased to accommodate infrastructure replacement needs. Previous reports to Council highlighted the need to accelerate capital funding levels to more closely align with ageing infrastructure replacement needs. Similarly, demand replacement costs have increased due to failures of system components which have exceeded their life expectancy.

The fiscal portion of the budget is reduced due to a partial pay-down of the City's debt .

This results in the following 2003 Recommended Rates for the Water Utility. A comparison of the 2002 and 2003 water rates is also provided. The chart details the amount of the change by customer class.

<i>2002/2003 Water Rates Comparison</i>			
<i>Customer Class</i>	<i>2002 Actual Rates</i>	<i>2003 Recommended Rates</i>	<i>\$ Difference 2003/2002</i>
Single Occupant	\$212.38	\$227.20	\$14.82
Single Family Dwelling	\$255.65	\$273.64	\$17.99
Larger Homes (1" connection)	\$403.25	\$432.09	\$28.84
Townhouse	\$214.93	\$229.93	\$15.00
Apartment	\$138.23	\$148.40	\$10.17
Metered Rate (\$/m ³)	\$0.5041	\$0.5398	\$0.03570

The water rate for schools is increased in 2003, as per the metered rate increase. Staff highlight this issue because there was no increase to the schools in 2002. This resulted in subsidization by the other customer classes. This situation has been corrected in the 2003 rates.

The Water Rates amendment bylaw presented with this report also reflects minor changes for miscellaneous user service charges. The bylaw provision relating to charges for emergency services has been modified to clarify charges that are applied associated with emergency calls. Charges for service box location or repair and the deposit fee for use of the curb stop key have been added as user pay services. These charges correspond with the intent of the 1998 Utility Rate Review and have been added for clarification purposes.

Sewer

The 2003 Sewer budget has increased \$879,100 over 2002:

Budget Items	2002	2003	\$ Difference
Operating Expenditures	\$2,853,700	\$3,209,900	\$356,200
GVS&DD O&M	\$7,396,500	\$7,566,400	\$169,900
GVS&DD DD Debt	\$5,883,800	\$6,001,500	\$117,700
Rate Stabilization Contribution	\$0	\$290,000	\$290,000
Capital Program	\$550,000	\$800,000	\$250,000
Other Fiscal	\$1,536,000	\$1,349,000	(\$187,000)
Sub-Total	\$18,220,000	\$19,216,800	\$996,800
Investment Income	(\$150,000)	(\$150,000)	\$0
Property Tax Levy for DD Debt	(\$5,883,800)	(\$6,001,500)	(\$117,700)
Rate Stabilization	\$0	\$0	\$0
Sub Total	(\$6,033,800)	(\$6,151,500)	
Net Revenue Required from Rates	\$12,186,200	\$13,065,300	\$879,100

These amounts reflect an overall increase of 7.2% in 2003.

The operating expenditure increases relate to inflationary costs for materials and equipment, but are principally due to an increased frequency in the number of main breaks. Mainline repairs rose considerably in 2002 due to damage associated with an ageing infrastructure. Also in 2003, replacement programs for trunk mains and pumps has been added. The trunk main flushing program, which is proposed to be implemented as a new program in the 2003 Sewer Utility, provides the City the opportunity to realize efficiencies by coordinating this work with the GVRD's annual trunk main flushing program. The pump replacement program is also a new program proposed for 2003. This program will allow us to realize efficiencies by eliminating the need for staff to manufacture custom parts for pumps.

GVRD operating and debt charges are increased associated primarily with the future upgrades and expansion of the Lulu Island Sewage Treatment Plant. A rate stabilization fund has been established in 2003 to offset future anticipated GVRD increases for the treatment plan expansion and necessary works to accommodate the Gilbert foremain twinning project. The Capital Program is increased in order to develop a reserve to allow for future replacement of ageing sewer infrastructure. This will help to reduce, over time, demand maintenance costs.

A comparison of the 2002 and 2003 sewer rates is provided below.

<i>2002/2003 Sewer Rates Comparison</i>			
<i>Customer Class</i>	<i>2002 Actual Rates</i>	<i>2003 Recommended Rates</i>	<i>\$ Difference 2003/2002</i>
Single Occupant	\$121.00	\$156.11	\$35.11
Single Family Dwelling	\$178.44	\$189.72	\$11.28
Larger Homes (1" connection)	\$289.82	\$304.39	\$14.57
Townhouse	\$172.65	\$178.16	\$5.51
Apartment	\$145.18	\$148.31	\$3.13
Metered Rate (\$/m ³)	\$0.4508	\$0.4783	\$0.0275

The chart below provides a breakdown of the rate increase by customer class for each of Richmond's and GVRD cost increases.

<i>Percentage Breakdown of 2003 Sewer Rates Change from 2002 Rates</i>				
Customer Class	2003 Rate Increase	Proportion of Rate Increase from Richmond Costs	Proportion of Rate Increase from GVRD Costs	Proportion of Rate Increase from Equity Adjustment/ Offset from Load Growth
Single Occupant	+29.0%	+6.2%	+1.3%	+21.5%
Single Family Dwelling	+6.3%	+6.2%	+1.3%	-1.2%
Larger Homes (1" connection)	+5.0%	+6.2%	+1.3%	-2.5%
Townhouse	+3.2%	+6.2%	+1.3%	-4.3%
Apartment	+2.2%	+6.2%	+1.3%	-5.3%
Metered Rate (\$/m ³)	+6.1%	+6.2%	+1.3%	-1.4%

Drainage

At the July 15, 2002 meeting, General Purposes Committee directed staff to prepare a new Sewerage & Drainage Rates Bylaw for the 2003 taxation year. The intent was that the new bylaw would include all drainage operating and reserve costs resulting in a reduction to the operating budget – that portion which was reflected as a drainage line item in last years property taxes – and a corresponding increase in the Utility Budget.

A true user pay drainage utility is based on the amount of drainage generated from an individual property. The amount of drainage generated from a property is directly related to the size of the property and the impervious area on property.

This drainage rate structure has the benefit of providing greater equity between the different categories and among different sized properties. However, the correlation between this rate model budget and property taxes is not direct, due to the cost allocation method moving from an assessment-based model to an area-based model. In addition, actual impervious area values for individual properties are not available at this time, so only average values for each property type could be applied to individual properties. In some cases the average value may be significantly different from the actual value. For example, a greenhouse operation may be 80% impervious but within the Agricultural category it would be assumed to be 7% impervious. Inversely, a property in the Industrial High Impervious category would be assumed to be 80% impervious when it may actually be unpaved and only 7% impervious. Upon review of the rates produced by this model (and several other models) it was found that there would be a significant impact on many land owners, thereby making it not feasible to shift the drainage operating and maintenance costs to the utility.

The original impetus behind creating a drainage utility was to develop dedicated funds for drainage infrastructure replacement, leverage outside funding sources such as the "green" federal-provincial infrastructure grants, provide clear accountability for drainage programs based on projected maintenance, operating and upgrading needs, and to set rates to build up financial reserves so that peaks and valleys of year to year infrastructure needs could be levelled out.

Since shifting the current drainage operating and maintenance costs to a utility is not viable, staff are recommending that these costs remain on the tax requisition and a \$11.15 per property drainage infrastructure replacement charge be included in the new Sanitary Sewer System and Drainage System Bylaw. The benefits of this strategy are as follows:

- The problems of moving from an assessment based model to an land area model will be avoided.
- The majority of the original objectives in moving to a drainage utility are realized
- The impact on seniors and the school board is minimized.

The drainage rate will appear as a new line item for "Drainage Infrastructure Replacement" on the utility billing.

The new Sanitary Sewer System and Drainage System Bylaw 7551 has also incorporated user fees for specific service requests dealing with drainage system connection charges and drainage system service calls.

Solid Waste & Recycling

The 2003 Solid Waste & Recycling budget has increased \$451,200 over 2002:

Budget Items	2002	2003	\$ Difference
Operating Expenditures	\$418,600	\$427,500	\$8,900
Rate Stabilization	\$171,600	\$767,300	\$595,700
Collection Contracts	\$3,152,800	\$2,852,400	(\$300,400)
Disposal Costs	\$1,964,700	\$1,988,500	\$23,800
Program Costs	\$954,400	\$983,000	\$28,600
Environmental Programs	\$223,100	\$317,700	\$94,600
Total	\$6,885,200	\$7,336,400	\$451,200

There are considerable savings in the contract portion of this budget in 2003, due to the lower collection rates achieved through the new garbage and recycling contract. The increases in disposal costs are the result of a \$4 per tonne increase in processing costs for yard waste, as tendered in the new contract. This budget reflects no change in the regional disposal rate for 2003, as an increase is not anticipated. The increases in program costs are the result of an additional cost associated with the transportation of bins from the Recycling Depot (also under a new contract). However, this increase is offset entirely by increased program revenues for the Recycling Depot material. The increase in Environmental Programs is to accommodate an initial purchase for spill response equipment, and is offset by 75% as part of an approved federal JEPP grant.

The overall increase in the budget for this program in 2003 is due to a considerable enhancement in the amount contributed toward the rate stabilization fund. This is proposed in order to maintain the garbage and recycling rates at the same level as 2002. It is further proposed that the rate stabilization increase (approximately \$600,000), be transferred at the end of 2003 to the Dykes and Drainage reserve, in order to help build a reserve for drainage infrastructure improvements in future years.

The net effect is no meaningful change in the 2003 rates. A summary of the rates by customer class is presented in the following table. The 2002 rates are also provided for comparison purposes.

<i>2003/2002 Solid Waste & Recycling Rates Comparison</i>			
<i>Customer Class</i>	<i>2002 Actual Rates</i>	<i>2003 Recommended Rates</i>	<i>\$ Difference 2003/2002</i>
Single Occupant	\$196.98	\$196.98	\$0
Single Family Dwelling	\$196.98	\$196.98	\$0
Larger Homes (1" connection)	\$196.98	\$196.98	\$0
Townhouse	\$158.58	\$158.58	\$0
Apartment	\$39.61	\$39.61	\$0
Business Rate	\$16.57	\$16.87	\$0.30

Amendment Bylaw 7553, which establishes the rates as outlined above, has also been amended to reflect Council's September 9, 2002 approval to increase the disposal fee for yard waste received at the Recycling Depot to \$15.00 per cubic yard (from \$12.00 per cubic yard). This increase will be effective January 1, 2003.

The main costs which are expected to impact the Solid Waste and Recycling budget in future years are the annual rate of inflation, due to this being the identified cost escalation factor in our solid waste and recycling contracts. Costs could also increase in the event additional materials are received for disposal, i.e. garbage/yard waste volumes, etc. In the event the GVRD disposal rate is increased in future years, there would be a direct corresponding impact on our budgets and rates.

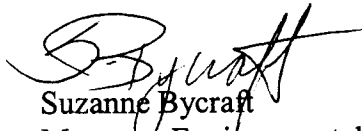
Council has the option to eliminate the amount recommended for contribution to the rate stabilization fund, which would reduce the garbage and recycling rate by approximately \$12.00.

Financial Impact

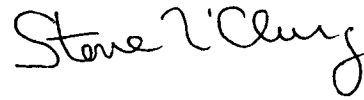
The 2003 utility budgets and the rates outlined in this report, represent full cost recovery for each respective area. These rates maintain the existing practices of reserve funding and rate stabilization. The utility rate bylaws reflect the rates as outlined in this report.

Conclusion

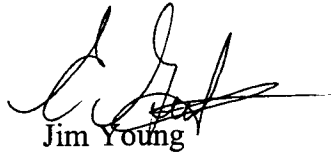
The 2003 utility rates and associated bylaws are presented with this report. The strategy in developing these rates represents a sound approach to addressing significant pending increases in regional charges for water purchases, water filtration and sewer treatment in future years. In addition, they reflect a move toward gradually increasing the amounts that will be required to maintain an ageing City infrastructure. This corresponds with the direction to develop a comprehensive plan for infrastructure replacement over the longer term.



Suzanne Bycraft
Manager, Environmental Programs



Steve McClurg
Manager, Water Services & Acting



Jim Young
Manager, Sewerage & Drainage

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CITY OF RICHMOND

SANITARY SEWER SYSTEM AND DRAINAGE SYSTEM

BYLAW NO. 7551

EFFECTIVE DATE –

CITY OF RICHMOND
BYLAW NO. 7551

**SANITARY SEWER SYSTEM AND DRAINAGE SYSTEM
BYLAW NO. 7551**

The Council of the City of Richmond enacts as follows:

PART ONE: SEWER AND DRAINAGE CONNECTIONS

1.1 Requirement to Connect to City Sanitary Sewer and Drainage System

1.1.1 Unless specifically exempted in this bylaw, every property owner must:

- (a) ensure that all **sewage** originating from any **building** located on such owner's property is discharged into the **City sanitary sewer** system, when such system is available to the property;
- (b) ensure that all surface water originating from such owner's property is discharged into the **City drainage system**; and
- (c) pay the connection charges specified in:
 - (i) Schedule A, which is attached and forms a part of this bylaw, for connection to the **City sanitary sewer** system; and
 - (ii) Schedule B, which is attached and forms a part of this bylaw, for connection to the **City drainage system**.

1.1.2 Where the owner of a property does not connect such property to the **City sanitary sewer** system and the **City drainage system**, as required in subsection 1.1.1, the **General Manager, Engineering & Public Works** may direct that the **City** undertake such connections at the expense of the owner.

1.1.3 Any costs incurred by the **City** under the provisions of subsection 1.1.2 if not paid by December 31st in the year in which they were incurred are considered to be taxes in arrears on the property in question.

1.2 Imposition of Connection Charges

1.2.1 Subject to subsection 1.2.2, every owner wishing to connect a property to the **City sanitary sewer** system or **City drainage system** must apply to the **City** to make such a connection and pay to the **City**, prior to the installation:

- (a) the connection charges specified in Schedule A or B, whichever is applicable, both of which are attached and form part of this bylaw; and

- (b) where requested to do so by the **General Manager, Engineering & Public Works**, submit drawings, prepared by a professional engineer, of each of the proposed connections.
- 1.2.2 Notwithstanding the provisions of clause (a) of subsection 1.2.1, every owner must pay the actual cost, as determined by the **General Manager, Engineering & Public Works**, of any type of connection not specified in Schedule A or B.
- 1.2.3 Where access required for the purpose of connecting to the **City sanitary sewer system** or **City drainage system** is, in the opinion of the **General Manager, Engineering & Public Works**, blocked or impeded, the owner of the property must immediately remove the blockage or impediment to the extent determined necessary by the **General Manager, Engineering & Public Works**.
- 1.2.4 Where the owner of the property does not remove the blockage or impediment, the **General Manager, Engineering & Public Works** may direct that the **City** undertake the work at the expense of the owner.
- 1.2.5 No connection to the **City sanitary sewer system** or **City drainage system** will be made until all required connection charges and any other related costs have been paid in full.

1.3 Requirements Prior to Demolition

- 1.3.1 An owner wishing to demolish a **building** which is connected to the **City sanitary sewer system** or the **City drainage system** must not do so until connections to the **sanitary sewer system** and the **drainage system** have been disconnected and capped in a manner satisfactory to the **General Manager, Engineering & Public Works**.
- 1.3.2 Where an owner chooses not to disconnect and cap the connection to either the **City sanitary sewer system** or the **City drainage system**, or both, the **General Manager, Engineering & Public Works** may direct that the **City** undertake such disconnections and capping at the expense of the owner.
- 1.3.3 Where an owner fails to disconnect the connection from such owner's property to the **City sanitary sewer system** or the **City drainage system**, or both, in accordance with this bylaw and such failure results in damage to the **City sanitary sewer system** or the **City drainage system**, the owner must pay the actual costs incurred by the **City** in repairing the resulting damage.
- 1.3.4 Any costs incurred by the **City** under the provisions of subsection 1.3.2 or 1.3.3 if not paid by December 31st of the year in which they were incurred are considered to be taxes in arrears on the property in question.

PART TWO: USER AND INFRASTRUCTURE REPLACEMENT FEES

2.1 Imposition of User and Infrastructure Replacement Fees

2.1.1 Every owner of a property which has been connected:

- (a) to the **City sanitary sewer** system must pay annual user fees for the period from January 1 to December 31, as follows:
 - (i) for properties which are not **metered properties**, the flat-rate **sanitary sewer** user fees specified in Part 1 of Schedule C, which is attached and forms part of this bylaw; and
 - (ii) for **metered properties**, the **sanitary sewer** metered rate specified in Part 2 of Schedule C; and
- (b) to the **City drainage system** must pay the **drainage system** infrastructure replacement fee of \$11.15 per property, for the period January 1 to December 31.

2.2 Construction Period Sanitary Sewer User Fees

2.2.1 Where an owner applies for a building permit for a **one-family dwelling**, a **two family dwelling**, or a **multiple-family dwelling**, such owner is required to pay the construction period **sanitary sewer** user fee specified in Part 3 of Schedule C.

2.2.2 The construction period sewer user fees specified in subsection 2.2.1 apply for the following periods of time:

- (a) 6 months for **one-family dwellings** and **two-family dwellings**;
- (b) 12 months for **multiple-family dwellings** of less than 4 storeys in **building** height; and
- (c) 18 months for **multiple-family dwellings** of 4 or more storeys in **building** height.

2.3 Single Owner-Occupier Sanitary Sewer User Fee

2.3.1 Notwithstanding the provisions of clause (a) of subsection 2.1.1, where a **dwelling unit** is occupied solely by the owner of the unit, such owner may apply to the **General Manager, Finance and Corporate Services** for entitlement to pay the **sanitary sewer** user fee specified under the "single owner-occupier **dwelling unit**" category in Part 1(a)(i) of Schedule C, and in such circumstances must make a solemn declaration attesting to their ownership and single occupancy of the dwelling unit.

2.3.2 Where in the opinion of the **General Manager, Finance and Corporate Services** an owner ceases to qualify for the "single owner-occupier **dwelling unit**" rate, such owner must pay the applicable **City sanitary sewer** system user fee specified in clause (a) of subsection 2.1.1.

2.4 Application for Sanitary Sewer User Fee Reduction

- 2.4.1 An owner of a **metered property** who feels the volume of **sewage** output from the **building** in question is significantly less than the volume of water delivered to the **building**, may apply in writing to the **General Manager, Engineering & Public Works** for a reduction of the **sanitary sewer** user fee, and must:
- (a) provide a report by a professional engineer which includes information regarding the actual volume of **sewage** output from the property; and
 - (b) pay an application fee of \$300,
- for such application to be considered.
- 2.4.2 Where, upon receipt of an application pursuant to subsection 2.4.1, the **General Manager, Engineering & Public Works** is satisfied that the **sewage** output differs by a factor of 30% or more from the volume of water delivered to such **building**, the **General Manager, Engineering & Public Works** will establish the basis on which the **sanitary sewer** user fees for that property will be charged.

2.5 Date of User and Infrastructure Replacement Fee Payments

- 2.5.1 All **sanitary sewer** system user fees calculated on a flat-rate basis and all **drainage system** infrastructure replacement fees must be paid on or before March 31st of each year, provided however, if the date falls on a Saturday, Sunday or statutory holiday, the date is extended to 5:00 p.m. of the next business day:
- 2.5.2 **Sanitary sewer** system user fees for **metered properties** are invoiced quarterly and are due and payable within 30 days of being invoiced.

2.6 Discounts

- 2.6.1 All **sanitary sewer** system user fees and **drainage system** infrastructure replacement fees which are paid on or before the due dates specified in section 2.5 will be subject to a 10% discount.

2.7 Private Property Service Requests

- 2.7.1 Where the **City** responds to a request for maintenance or emergency service to the **sanitary sewer** system or **drainage system** and the **City** determines that the problem originates on private property, the property owner must pay the fees specified in Part 2 of Schedule A or Part 2 of Schedule B, whichever is applicable.

PART THREE: AUTHORITY TO ENTER ONTO PROPERTY

3.1 Authority to Enter Onto Property

- 3.1.1 The **General Manager, Engineering & Public Works** is authorized to enter, at all reasonable times, onto any property within the **City** to determine whether the provisions of this bylaw are being complied with.

PART FOUR: INTERPRETATION

- 4.1 In this bylaw, unless the context requires otherwise:

BUILDING	means a structure or portion of a structure, including foundations and supporting structures for equipment or machinery or both, which is used or intended to be used for supporting or sheltering a use, occupancy, persons, animals, or property.
CITY	means the City of Richmond.
COUNCIL	means the current Council of the City .
DRAINAGE SYSTEM	means all storm sewer works and appurtenances owned, controlled, maintained and operated by the City , including storm sewers, storm service connections, ditches, channels, detention facilities, pumping stations and outfalls laid within any highway, City right-of-way or easement or City-owned property.
DWELLING UNIT	means a room or suite of two or more rooms designed for or occupied by one family only as a single housekeeping unit providing cooking, sanitary and sleeping facilities.
GENERAL MANAGER OF ENGINEERING & PUBLIC WORKS	means the person appointed to the position of General Manager of Engineering & Public Works, and includes a person designated as an alternate.
METERED PROPERTY	means a property which is equipped with a water meter which measures the quantity of water delivered to such property.
MULTIPLE-FAMILY DWELLING	means a detached, multi-floor building containing three or more residential dwelling units .
ONE-FAMILY DWELLING	means a detached building used exclusively for residential purposes, containing one dwelling unit only.
REGULAR WORKING HOURS	means the time between 7:30 a.m. and 4:00 p.m. Monday to Friday (excluding statutory holidays).

SANITARY SEWER

means a pipe or conduit for conveying **sewage**.

SEWAGE

means human excretion or the water-carried wastes from drinking, culinary purposes, ablutions, laundering, food processing or ice producing.

TWO-FAMILY DWELLING

means a detached building used exclusively for residential purposes containing two **dwelling units** only, which building is not readily convertible into additional **dwelling units** and the plans for which have been filed with the Building Inspector showing all areas of the building finished, and the design of the building showing each **dwelling unit** consisting of:

- (a) one storey only, not set upon another storey or upon a basement; or
- (b) two storeys only, the upper storey not containing a kitchen; not set upon another storey or upon a basement; or
- (c) a split level arrangement of two storeys only, the upper storey not containing a kitchen; not set upon another storey or upon a basement.

ZONING & DEVELOPMENT BYLAW

means the current Zoning & Development Bylaw of the **City**.

PART FIVE: PREVIOUS BYLAW REPEAL

- 5.1 Sanitary Sewer Connection Bylaw No. 4648 (adopted July 21st, 1986) is repealed.
- 5.2 City of Richmond Sanitary Sewer Rates Bylaw No. 5681 (adopted February 25, 1991) and the following amendment bylaws are repealed:

<u>AMENDMENT BYLAW</u>	<u>EFFECTIVE DATE</u>
No. 5820	December 16, 1991
No. 6005	December 21, 1992
No. 6237	December 20, 1993
No. 6405	December 12, 1994
No. 6404	February 13, 1995
No. 6574	December 11, 1995
No. 6704	December 16, 1996
No. 6850	December 17, 1997
No. 6975	December 14, 1998
No. 7066	December 20, 1999
No. 7194	December 18, 2000
No. 7301	January 1, 2002.

PART SIX: SEVERABILITY AND CITATION

- 6.1 If any part, section, sub-section, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 6.2 This bylaw is cited as “**Sanitary Sewer System and Drainage System Bylaw No. 7551**”, and is effective January 1st, 2003.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CITY CLERK

SCHEDULE A to BYLAW NO. 7551

1. SANITARY SEWER CONNECTION CHARGES

(a) Installation of 450 or 600 mm diameter inspection chamber:	
(i) and connection to lateral	\$ 2,300
(ii) and connection to sanitary sewer up to 2 metres deep	\$ 3,200
(iii) and connection to sanitary sewer between 2 and 3 metres deep	\$ 5,800
(iv) and connection to sanitary sewer more than 3 metres deep	\$ 9,300
(v) complete with inside backdrop to manhole	\$ 3,800
(b) Installation of manhole up to 1200 mm diameter:	
(i) up to 2 metres deep	\$ 4,700
(ii) more than 2 metres deep	\$13,000
(c) Installation of 100 or 150 mm diameter connection:	
(i) complete with inside backdrop to manhole (no inspection chamber)	\$ 1,600
(ii) from inspection chamber	\$ 700
(iii) more than 3 metres deep	by estimate
(d) Installation of 150 or 200 mm diameter connection from manhole:	
(i) up to 2 metres deep	\$ 2,400
(ii) between 2 to 3 metres deep	\$ 4,800
(iii) more than 3 metres deep	by estimate
(e) In addition to the rates set out in subsections (a), (c) and (d), where more than 4.5 metres of pipe from the centre line of the manhole or the inspection chamber is required to make the connection, then the following rates apply:	
(i) up to 2 metres deep (price per metre)	\$ 300
(ii) between 2 to 3 metres deep (price per metre)	\$ 500
(iii) more than 3 metres deep	by estimate
(f) Adjustment to top elevation of manhole or inspection chamber	\$ 500
(g) Abandonment of existing inspection chamber and cap lateral	\$ 700

2. SANITARY SEWER SERVICE REQUESTS

(a) outside regular working hours	\$ 300
(b) during regular working hours	\$ 50

SCHEDULE B to BYLAW NO. 7551

1. DRAINAGE SYSTEM CONNECTION CHARGES

- | | |
|---|-------------|
| (a) Adjustment to top elevation of inspection chamber or manhole | \$ 500 |
| (b) Repair of inspection chamber | \$ 1,000 |
| (c) Removal of 375, 450 or 600 mm diameter inspection chamber and cap lead | \$ 500 |
| (d) Installation of 150, 200 or 250 mm diameter connection to a maximum of 5 metres in length: | |
| (i) from main or manhole | \$ 2,200 |
| (ii) from box culvert or concrete u-shape | \$ 3,000 |
| (iii) more than 3 metres deep | by estimate |
| (e) Installation of 300, 375 or 450 mm diameter connection from main, manhole, box culvert or concrete u-shape to a maximum of 5 metres in length (includes 1,050 mm diameter manhole if required): | |
| (i) up to 2 meters deep | \$ 5,000 |
| (ii) from 2 to 3 metres to invert | \$ 7,000 |
| (iii) more than 3 metres deep | by estimate |
| (f) Installation of 525, 675 or 750 mm diameter connection from main, manhole, box culvert or concrete u-shape to a maximum of 5 metres in length (includes 1,050 mm diameter manhole if required): | |
| (i) up to 2 meters deep | \$ 7,000 |
| (ii) from 2 to 3 metres deep to invert | \$ 8,500 |
| (iii) more than 3 metres deep | by estimate |
| (g) Installation of greater than 750 mm diameter connection from main, manhole, box culvert or concrete u-shape (includes 1,050 mm diameter manhole if required): | by estimate |
| (h) In addition to the rates set out in subsections (e) and (f), where more than 5 metres of pipe from the centre line of the manhole or the inspection chamber is required to make a 375, 450 or 525 mm diameter connection, then the following rates apply: | |
| (i) up to 2 metres to invert (price per metre) | \$ 400 |
| (ii) from 2 to 3 metres to invert (price per metre) | \$ 550 |
| (i) In addition to the rates set out in subsection (f), where more than 5 metres of pipe from the centre line of the manhole or the inspection chamber is required to make a 675 or 750 mm connection, then the following rates apply: | |
| (i) for depths not exceeding 2 metres to invert (price per metre) | \$ 500 |
| (ii) for depths between 2 to 3 metres to invert (price per metre) | \$ 650 |
| (j) 100 mm diameter connection from inspection chamber | \$ 500 |
| (k) Abandonment of inspection chamber and cap lateral | \$ 700 |
| (l) Perimeter drain or mainline flushing | by estimate |

2. DRAINAGE SYSTEM SERVICE CALLS

- | | |
|---|--------|
| (a) after regular working hours | \$ 300 |
| (b) during regular working hours | \$ 50 |

SCHEDULE C to BYLAW NO. 7551**SANITARY SEWER USER FEES****1. FLAT RATES FOR NON-METERED PROPERTIES**

(a) Residential Dwellings	Annual Fee Per Unit
(i) Single owner-occupier dwelling unit with ¾-inch, or 1-inch or greater, water service	\$ 156.11
(ii) One-Family Dwelling or Two-Family Dwelling with ¾-inch water service	\$ 189.72
(iii) One-Family Dwelling or Two-Family Dwelling with 1-inch or greater water service	\$ 304.39
(iv) Multiple-Family Dwellings of less than 4 storeys in height	\$ 178.16
(v) Multiple-Family Dwellings 4 or more storeys in height	\$ 148.31
(b) Public School (per classroom)	\$ 189.72
(c) Shops and Offices	\$ 156.11

2. RATES FOR METERED PROPERTIES

Rate per cubic metre of water delivered to the property:	\$ 0.4783
Minimum charge in any quarter of a year:	\$ 39.73

3. CONSTRUCTION PERIOD SANITARY SEWER USER FEES – PER DWELLING UNIT

Month (2003)	One-Family or Two-Family Dwelling	Year Regular Billing Starts	Multiple- Family Dwelling (less than 4 storeys in height)	Year Regular Billing Starts	Multiple-Family Dwelling (4 or more storeys in height)	Year Regular Billing Starts
	Rate per unit		Rate per unit		Rate per unit	
January	\$85	2004	\$0	2004	\$67	2005
February	\$71	2004	\$148	2005	\$56	2005
March	\$57	2004	\$134	2005	\$45	2005
April	\$43	2004	\$121	2005	\$33	2005
May	\$28	2004	\$107	2005	\$22	2005
June	\$14	2004	\$94	2005	\$11	2005
July	\$0	2004	\$80	2005	\$0	2005
August	\$157	2005	\$67	2005	\$127	2006
September	\$143	2005	\$54	2005	\$115	2006
October	\$129	2005	\$40	2005	\$104	2006
November	\$114	2005	\$27	2005	\$92	2006
December	\$100	2005	\$13	2005	\$81	2006



**Waterworks and Water Rates Bylaw No. 5637,
Amendment Bylaw No. 7552**

The Council of the City of Richmond enacts as follows:

1. Section 1 of Bylaw No. 5637 is amended by adding the following definitions:

REGULAR WORKING HOURS means the time between 7:30 a.m. and 11:30 p.m. Monday to Friday (excluding statutory holidays).

SERVICE BOX means the appurtenance which provides above-ground access to the curb stop.

2. Section 10 of Bylaw No. 5637 is amended by:

- (a) deleting the title and substituting "**Location of Service Pipe, Curb Stop, and Service Box**"; and

- (b) adding the following as clauses (b) and (c) and re-numbering clause (c) as clause (d):

- (b) Every owner shall locate the service box above ground and clear of any structure, driveway, curb or sidewalk.

- (c) The Engineer may, upon payment of all costs associated with the placement and raising of a service box, place the service box in a location requested by the owner.

3. The title of Section 11 of Bylaw No. 5637 is amended by deleting "Normal" and substituting "Regular".

4. Section 11 of Bylaw No. 5637 is amended by:

- (a) deleting the section entitled "Emergency Service Call" and substituting the following:

Emergency Service Calls

Every person requesting an emergency service call to turn water off or on must pay the turn off and turn on charges specified in Section 2 of Schedule F.;

- (b) amending the section entitled "Non-Emergency Service Call During Non-Working Hours" by inserting the words "Section 3 of" before "Schedule 'F'"; and

- (c) deleting all instances of “during non-working hours” and substituting “outside regular working hours”
- 5. Schedules A through F are deleted and substituted with the attached Schedules A through F inclusive.
- 6. This Bylaw is cited as **“Waterworks And Water Rates Bylaw No. 5637, Amendment Bylaw No. 7552”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CITY CLERK

SCHEDULE "A" to BYLAW NO. 5637

BYLAW YEAR - 2003

**FLAT RATES FOR DOMESTIC, BUSINESS, AND
INSTITUTIONAL PURPOSES ONLY**

A.	Residential Dwellings per unit	
	Single occupant with ¾ inch water service	\$227.20
	Dwellings with ¾ inch water service	\$273.64
	Dwellings with 1 inch water service	\$432.09
	Dwellings with larger water service	See Metered Rates – Schedule B
	Townhouse	\$229.93
	Apartment	\$148.40
B.	Stable or Barn per unit	\$63.90
C.	Field Supply – each trough or water receptacle or tap	\$39.94
D.	Public Schools for each pupil based on registration January 1 st	\$4.13

SCHEDULE "B" to BYLAW NO. 5637**BYLAW YEAR - 2003****METERED RATES FOR DOMESTIC, COMMERCIAL AND INDUSTRIAL ESTABLISHMENTS & FACILITIES**

All consumption per cubic metre:	\$0.5398
Minimum charge in any quarter of a year:	\$66.08

Meter rates as specified in this Schedule shall be charged in addition to the above rates.

METER RENTS FOR EACH METER

The following are the rents charged for a meter or meters supplied for use on any premise for each continuous period of 3 months or part thereof:

For a 16mm (5/8") meter	\$10.90
For a 20mm (3/4") meter	\$13.63
For a 25mm (1") meter	\$14.99
For a 32mm (1 1/4") meter	\$26.35
For a 40mm (1 1/2") meter	\$26.35
For a 50mm (2") meter	\$29.75

COMPOUND TYPE

75mm (3")	\$100.85
100mm (4")	\$154.00
150mm (6")	\$255.75

TURBINE TYPE

50mm (2")	\$59.05
75mm (3")	\$76.10
100mm (4")	\$110.16
150mm (6")	\$210.32
200mm (8")	\$272.56

FIRE LINE TYPE

100mm (4")	\$264.34
150mm (6")	\$347.74
200mm (8")	\$462.62
250mm (10")	\$617.12

SCHEDULE "C" to BYLAW NO. 5637**BYLAW YEAR - 2003****CLASSIFICATION – FARMS**

For each continuous period of 3 months or part thereof:

For 1 st quarter billing (January – March inclusive) for 90m ³ or less	\$66.08
For 2 nd quarter billing (April – June inclusive) for 95m ³ or less	\$66.08
For 3 rd quarter billing (July – September inclusive) for 140m ³ or less	\$66.08
For 4 th quarter billing (October - December inclusive) for 90m ³ or less	\$66.08

In calculating the charge to be made for water used for the farm, the consumption as shown by the meter or meters added together, less the minimum rate deducted for each quarter as laid down above, shall be calculated at \$0.5041 per m³. This minimum only to be charged where there is a farm dwelling on the property and the minimum charge shall be \$66.08 in any quarter year.

Where there is no dwelling on the property, the charge is \$0.5398 per m³ and no minimum charge applies.

Meter rates as specified in Schedule B of this bylaw shall be charged in addition to above rates.

Where there is a house on the property, no meter rent is charged for connection to one residence, regardless of the number of meters on the property.

Where there is no house on the property, meter rent for each meter used applies.

SCHEDULE "D" to BYLAW NO. 5637**BYLAW YEAR - 2003****WATER CONNECTION FEES***

Water Connection Size	Connection Fee
20mm (3/4") diameter	\$2,000
25mm (1") diameter	\$2,500
40mm (1 1/2") diameter	\$3,000
50mm (2") diameter	\$3,900
100mm (4") diameter	\$6,500
150mm (6") diameter	\$8,500
200mm (8") diameter	\$11,000
larger than 200mm (8") diameter	actual cost**

*Connection fees listed apply only where the connecting property is adjacent to City property or right-of-way in which the supply watermain is located. Otherwise the connection fee is the actual cost of installation.

**Actual cost shall include all appropriate administrative costs. Applicants shall pay a deposit prior to construction equal to the cost estimate provided by the Richmond Public Works Division.

SCHEDULE "E" to BYLAW NO. 5637**BYLAW YEAR - 2003**

Page 1 of 2

**CONNECTION CHARGES AND CONSTRUCTION USER RATES –
RESIDENTIAL**

The period of construction shall be fixed at:

- 6 months for single and two family residential dwellings;
- 1 year for townhouses and other multi-family dwellings of less than 4 storeys; and
- 18 months for multi-family dwellings of 4 storeys and greater,

and shall commence upon application for water service. Extensions to construction periods may be allowed upon written request to the City Collector.

Every owner making application for water service to any premises capable of connection to a watermain shall, at the time of making such application, pay to the City of Richmond, a connection charge as set out in Schedule D hereof, and user rates as set out below.

Regular billings for water service shall commence in the year as specified below.

2002 WATER RATES FOR NEW CONSTRUCTION

MONTH	REGULAR FAMILY DWELLING (rate per unit)	START BILL YEAR	MULTI-FAMILY APARTMENT LESS THAN 4 STOREYS (rate per unit)	START BILL YEAR	MULTI- FAMILY APARTMENT 4 STOREYS & UP (rate per unit)	START BILL YEAR
January 2002	\$246	2003	\$207	2003	\$275	2004
February 2002	\$226	2003	\$407	2004	\$264	2004
March 2002	\$205	2003	\$390	2004	\$253	2004
April 2002	\$185	2003	\$372	2004	\$242	2004
May 2002	\$164	2003	\$355	2004	\$230	2004
June 2002	\$144	2003	\$338	2004	\$219	2004
July 2002	\$123	2003	\$321	2004	\$208	2004
August 2002	\$360	2004	\$303	2004	\$197	2005
September 2002	\$339	2004	\$286	2004	\$186	2005
October 2002	\$317	2004	\$269	2004	\$175	2005
November 2002	\$296	2004	\$252	2004	\$164	2005
December 2002	\$274	2004	\$234	2004	\$153	2005

SCHEDULE E to BYLAW 7065**BYLAW YEAR - 2002****Page 2 of 2****CONNECTION CHARGES AND CONSTRUCTION USER RATES –
COMMERCIAL AND INDUSTRIAL**

Every owner applying for water service to any premises capable of connection to a watermain shall, at the time of making such application, pay to the City of Richmond a connection charge as follows:

20mm (3/4") diameter connection	\$120
25mm (1") diameter connection	\$240
40mm (1 1/2") diameter connection	\$600
50mm (2") diameter connection	\$1,510

The period of construction shall be fixed at 180 days commencing upon application for water service.

If a meter is installed prior to completion of the 180 day period, then a pro-rated sum shall be credited to the appropriate account. If a meter is not installed within the 180 day period, then rates and credits shall continue as above for each successive 180 day period until the meter is installed.

SCHEDULE "F" to BYLAW NO. 5637**BYLAW YEAR - 2003****MISCELLANEOUS CHARGES**

1.	For an inaccessible meter as set out in Section 7	\$25 per month
2.	For each turn on or turn off	\$35
3.	For each non-emergency service call outside regular hours	\$400
4.	Deposit for testing a meter as set out in Section 26	\$350
5.	Water Service Disconnections:	
	(a) when the service pipe is temporarily disconnected at the property line for later use as service to a new building	\$80
	(b) when the service pipe is not needed for a future development and must be permanently disconnected at the watermain, up to and including 50mm	\$750
	(c) if the service pipe is larger than 50mm	Actual Cost
6.	Trouble Shooting on Private Property	Actual Cost
7.	Fire flow tests of a watermain:	
	First test	\$250
	Subsequent test	\$100
8.	Locate or repair of curb stop service box	Actual Cost
9.	Deposit on curb stop turn-off key	\$50



**Solid Waste & Recycling Regulation Bylaw No. 6803
Amendment Bylaw No. 7553**

The Council of the City of Richmond enacts as follows:

1. Solid Waste and Recycling Regulation Bylaw No. 6803 is amended by deleting Schedule A, Schedule B, Schedule C and Schedule D, and by substituting Schedule A, Schedule B, Schedule C and Schedule D attached and forming part of this bylaw.
2. This bylaw is cited as "**Solid Waste and Recycling Regulation Bylaw No. 6803, Amendment Bylaw No. 7553**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CITY CLERK

City of Richmond
Solid Waste and Recycling Regulation Bylaw

BYLAW YEAR:

2003

SCHEDULE A to BYLAW NO. 7553

FEES FOR CITY GARBAGE COLLECTION SERVICE	
Annual City garbage collection service fee for each single-family dwelling, each unit in a duplex dwelling, and each unit in a townhouse development	\$ 95.78
Fee for each excess garbage container tag	\$ 2.00

SCHEDULE B to BYLAW NO. 7553

FEES FOR CITY RECYCLING SERVICE	
Annual City recycling service fee:	
(a) for residential properties, which receive blue box service (per unit)	\$ 47.06
(b) for multi-family dwellings or townhouse developments which receive centralized collection service (per unit)	\$ 24.91
Annual recycling service fee for yard and garden trimmings from single-family dwellings and from each unit in a duplex dwelling	\$ 39.43
City recycling service fee for the Recycling Depot:	
	\$15.00 per cubic yard for the second and each subsequent cubic yard
(a) (i) for yard and garden trimmings from residential properties	\$0
(ii) for recyclable material from residential properties	\$0
(b) for yard and garden trimmings from non-residential properties	\$15.00 per cubic yard
(c) for recycling materials from non-residential properties	\$0
Annual City recycling service fee for non-residential properties	\$ 2.18

SCHEDULE C to BYLAW 7553

FEES FOR CITY LITTER COLLECTION SERVICE	
Annual City litter collection service fee for both residential properties and non-residential properties	\$ 14.69

City of Richmond
Solid Waste and Recycling Regulation Bylaw

SCHEDULE D to BYLAW NO. 7553

BYLAW YEAR: 2003

NEW RESIDENTIAL PROPERTY PAYMENT FEE SCHEDULE												
RECYCLING & LITTER COLLECTION FEE PER STRATA LOT												
Month in Current Year in which Building Permit is Issued	GARBAGE, RECYCLING & LITTER COLLECITON FEE						RECYCLING & LITTER COLLECTION FEE PER STRATA LOT					
	Single-Family Dwellings & Each Unit in a Duplex Dwelling			Townhouse Development			Townhouse Development			Multi-Family Development		
	Prorated Fee Per Unit	Year in which Annual Fee Commences	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences	Year in which Annual Fee Commences	Prorated Fee Per Unit	Year in which Annual Fee Commences	Year in which Annual Fee Commences
January	\$ 89	2004	2004	\$ -	2004	2004	\$ -	2004	\$ 15	2005	2005	
February	\$ 74	2004	2004	\$ 118	2005	2005	\$ 43	2005	\$ 12	2005	2005	
March	\$ 59	2004	2004	\$ 107	2005	2005	\$ 39	2005	\$ 10	2005	2005	
April	\$ 44	2004	2004	\$ 97	2005	2005	\$ 35	2005	\$ 7	2005	2005	
May	\$ 30	2004	2004	\$ 86	2005	2005	\$ 31	2005	\$ 5	2005	2005	
June	\$ 15	2004	2004	\$ 75	2005	2005	\$ 27	2005	\$ 2	2005	2005	
July	\$ -	2004	2004	\$ 64	2005	2005	\$ 24	2005	\$ -	2005	2005	
August	\$ 152	2005	2005	\$ 54	2005	2005	\$ 20	2005	\$ 31	2006	2006	
September	\$ 138	2005	2005	\$ 43	2005	2005	\$ 16	2005	\$ 29	2006	2006	
October	\$ 124	2005	2005	\$ 32	2005	2005	\$ 12	2005	\$ 26	2006	2006	
November	\$ 110	2005	2005	\$ 21	2005	2005	\$ 8	2005	\$ 23	2006	2006	
December	\$ 96	2005	2005	\$ 11	2005	2005	\$ 4	2005	\$ 20	2006	2006	