



# East Greenbush

SEWER DISTRICT ANALYSIS

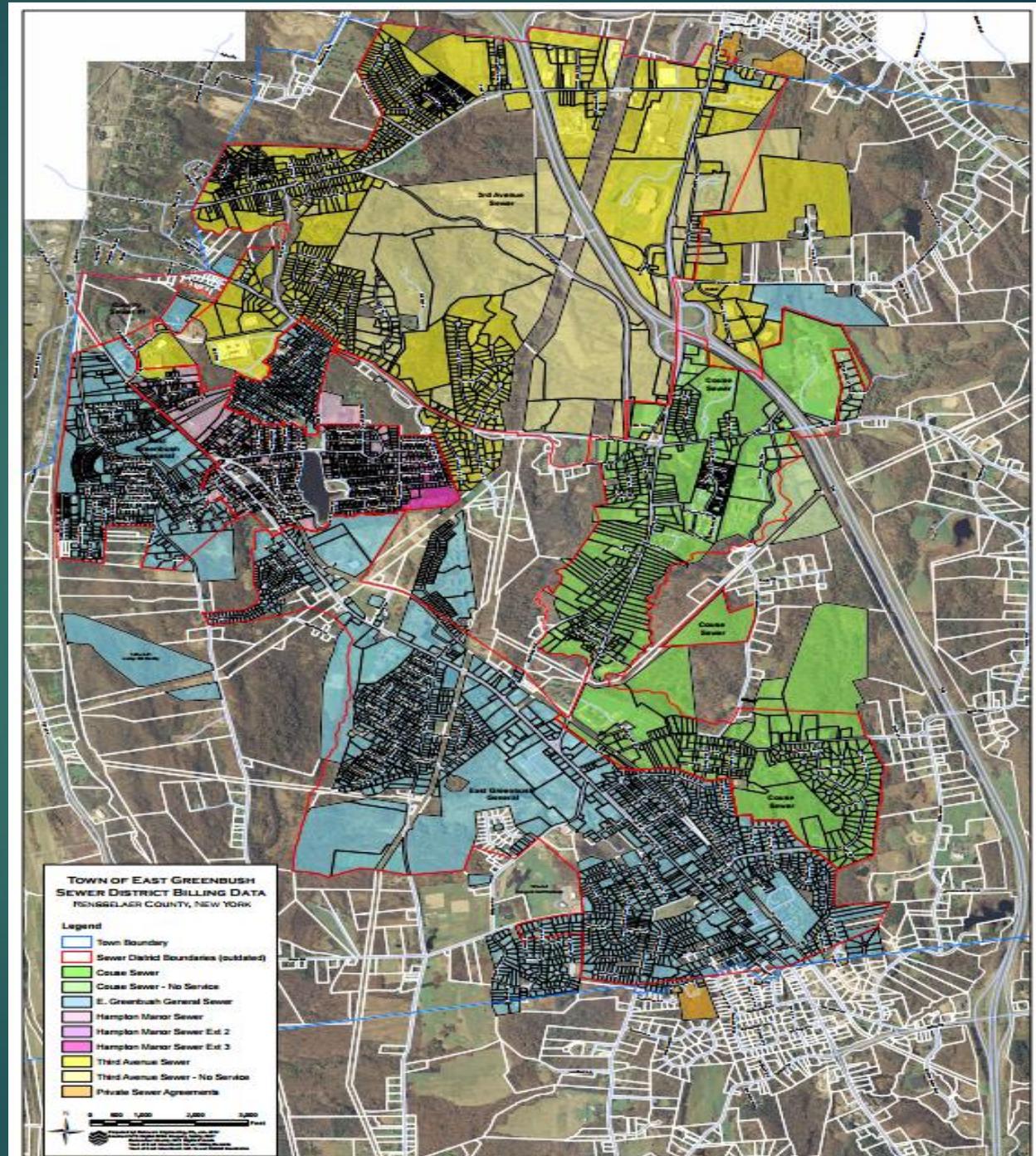
MARCH 9, 2016

PREPARED BY JACK CONWAY AND TINA TIERNEY

# East Greenbush Sewer Districts

- General
- Third Avenue
- Couse
- Hampton Manor

# District Map



# What impacts rates the most?

## 1. Operating and Maintenance

- ❑ Personnel costs
- ❑ Infrastructure
- ❑ Repair, maintenance, replacement
- ❑ Energy costs and materials
- ❑ Inflow and Infiltration

## 2. Capital Improvements and Debt Service



# How is Sewer Revenue Collected?

## Current Methods

1. Tax Levy

- ▶ Annual line item charge on property tax bill

2. User Fee

- ▶ Billed quarterly or semi-annually on Water and Sewer Bill

# How is Sewer Revenue Collected?

## Current Methods

### 1. Tax Levy

- ▶ Annual line item charge on property tax bill

**TOWN OF EAST GREENBUSH: TOWN & COUNTY 2016 TAXES**

MADE CHECK PAYABLE TO: TONI MURPHY, RECEIVER OF TAXES, 222 COLUMBIA TURNPIKE, RENNSLAER, NY 13141

PROPERTY OWNER: [REDACTED]

PROPERTY INFORMATION: [REDACTED]

SCHOOL: EAST GREENBUSH, FULL MARKET VALUE: 228000.00, UNIFORM % OF VALUE: 100.00, ASSESSMENT: 228000.

**RECEIPT**

If you feel the assessment on your property is too high, you have the right to file a grievance to lower it for future tax bills. For information, please contact your assessor for the booklet "How to File a Complaint on Your Assessment" and to inquire about exemptions. Any reduction in assessment will NOT be reflected on this bill.

LEVY DESCRIPTION	TAX LEVY	% Change From Prev. 12/15	RATE	TAXABLE VALUE	AMOUNT DUE
HOMESTEAD PART					0.00
NY MANDATES-COUNTY	62226676	1.8000	6.05178100	224000.00	1356.27
CHARGEBACKS-COUNTY	928417	14.6600	0.61364600	224000.00	137.46
TOWN OF E. GREENBUSH	4265572	-0.4000	2.84387900	224000.00	637.03
HIGHWAY-E. GREENBUSH	2295469	1.4000	1.53040100	224000.00	342.81
BRIEN RESCUE SQUAD	440163	0.0000	0.36787100	224000.00	82.40
EAST GREENBUSH FIRE	764440	0.0000	0.87039800	224000.00	194.97
E. GRN PUBLIC LIBRARY	1561480	0.9000	0.89725000	224000.00	200.98
EGRN SEWER GENERAL	19056100	0.0000	1.90561000	160.00 Units	304.58
EGRN WATER - OLD	0.0000	0.0000	0.79033800	160.00 Units	126.45

### 2. User Fee

- ▶ Billed quarterly or semi-annually on Water and Sewer Bill

**TOWN OF EAST GREENBUSH WATER & SEWER BILL**  
(518)-477-9367

Usage Period : 11/1/2015 to 1/31/2016  
Billing Date : 2/1/2016

Customer Number : [REDACTED]  
Bill Number : [REDACTED]

EAST GREENBUSH, NY 12061

**\*\*\* CURRENT USAGE SECTION \*\*\***

Svc Code	Description	Current Reading	Previous Reading	Multiplier	Consumption	Amount Charged
SE	GENERAL SEWER (cf)	162800R	161000	1	1800	\$16.73
WA	GENERAL WATER (cf)	162800R	161000	1	1800	\$42.94

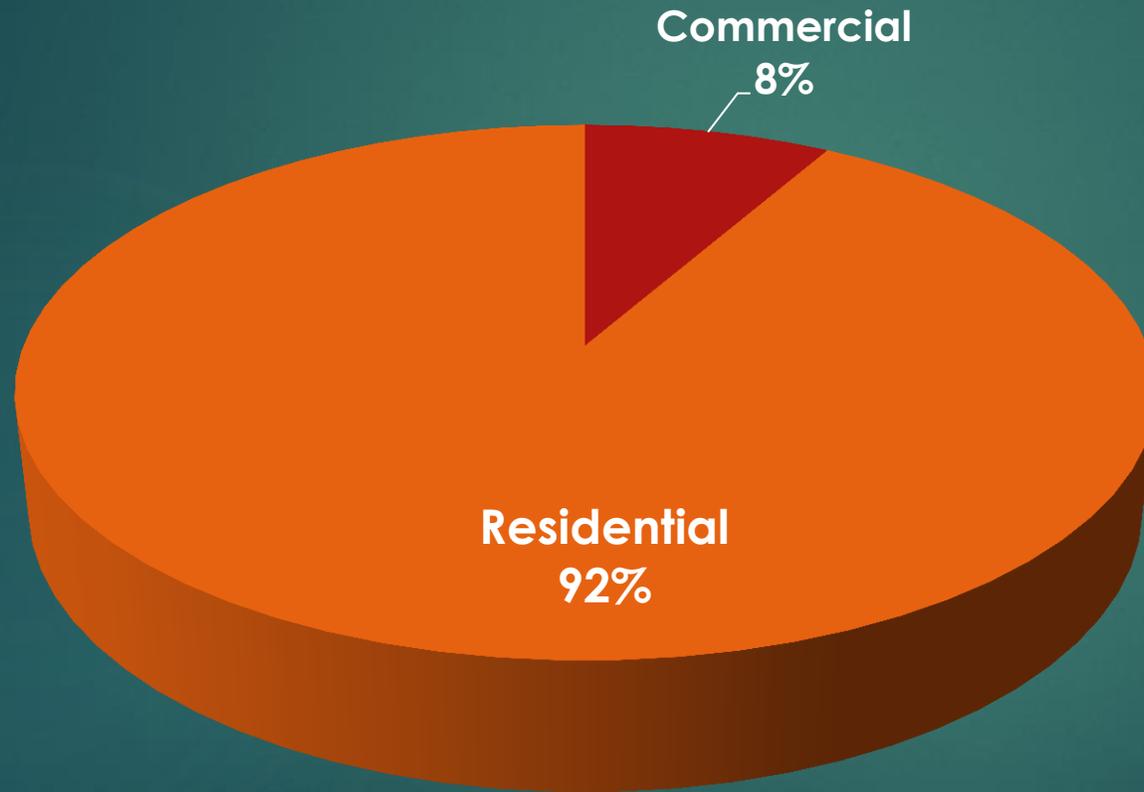
# 2016 Tax Levy Revenue



<b>District</b>	<b>2016 Tax Levy</b>
General	\$462,449.00
Third Avenue	\$379,687.00
Couse	\$142,131.00
Hampton Manor	\$268,687.00
	<b>\$1,252,954.00</b>

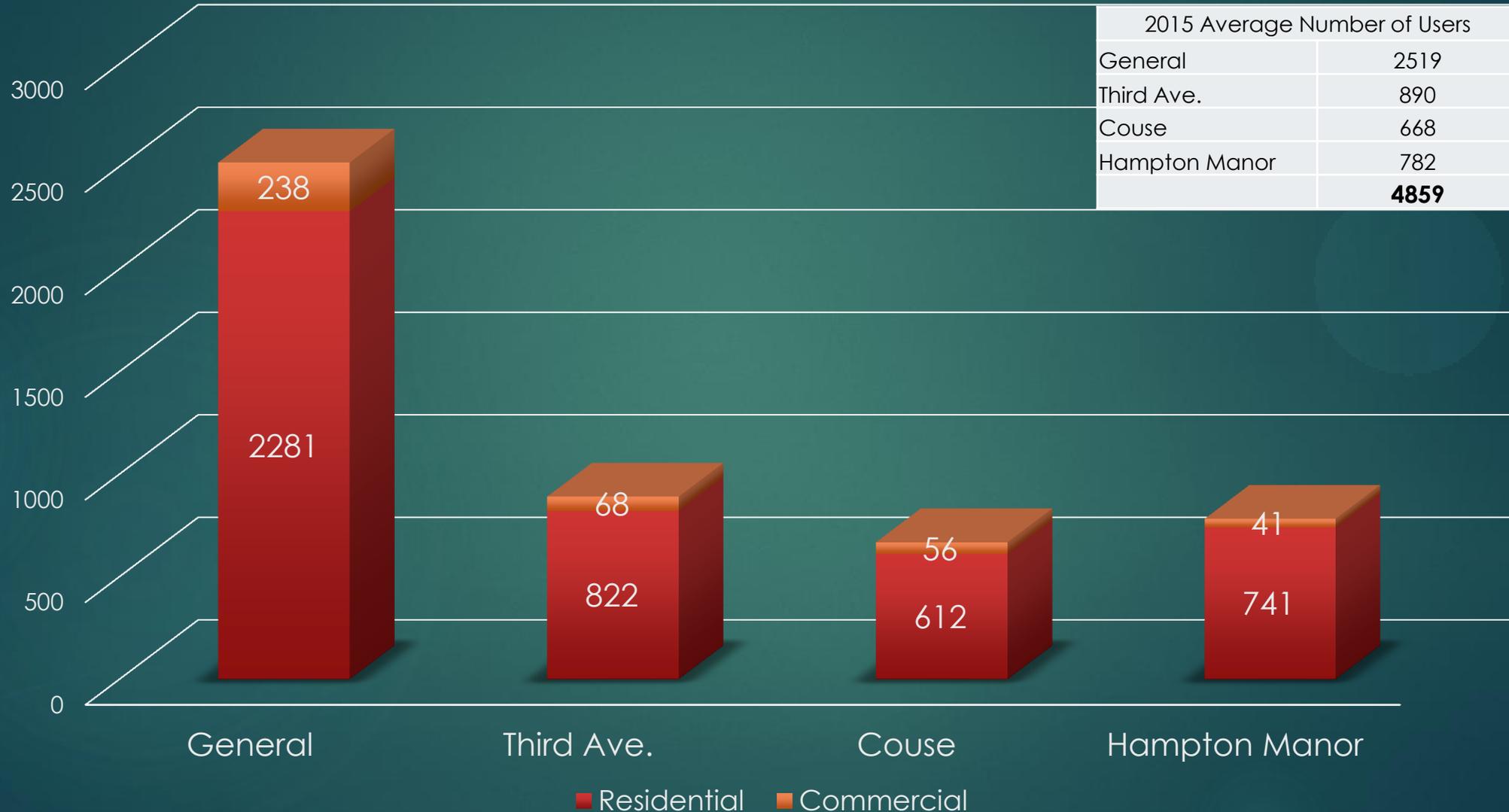
# How many users are there?

## 2015 Average



2015 Average Number of Users	
Commercial	403
Residential	4456
Total	4859

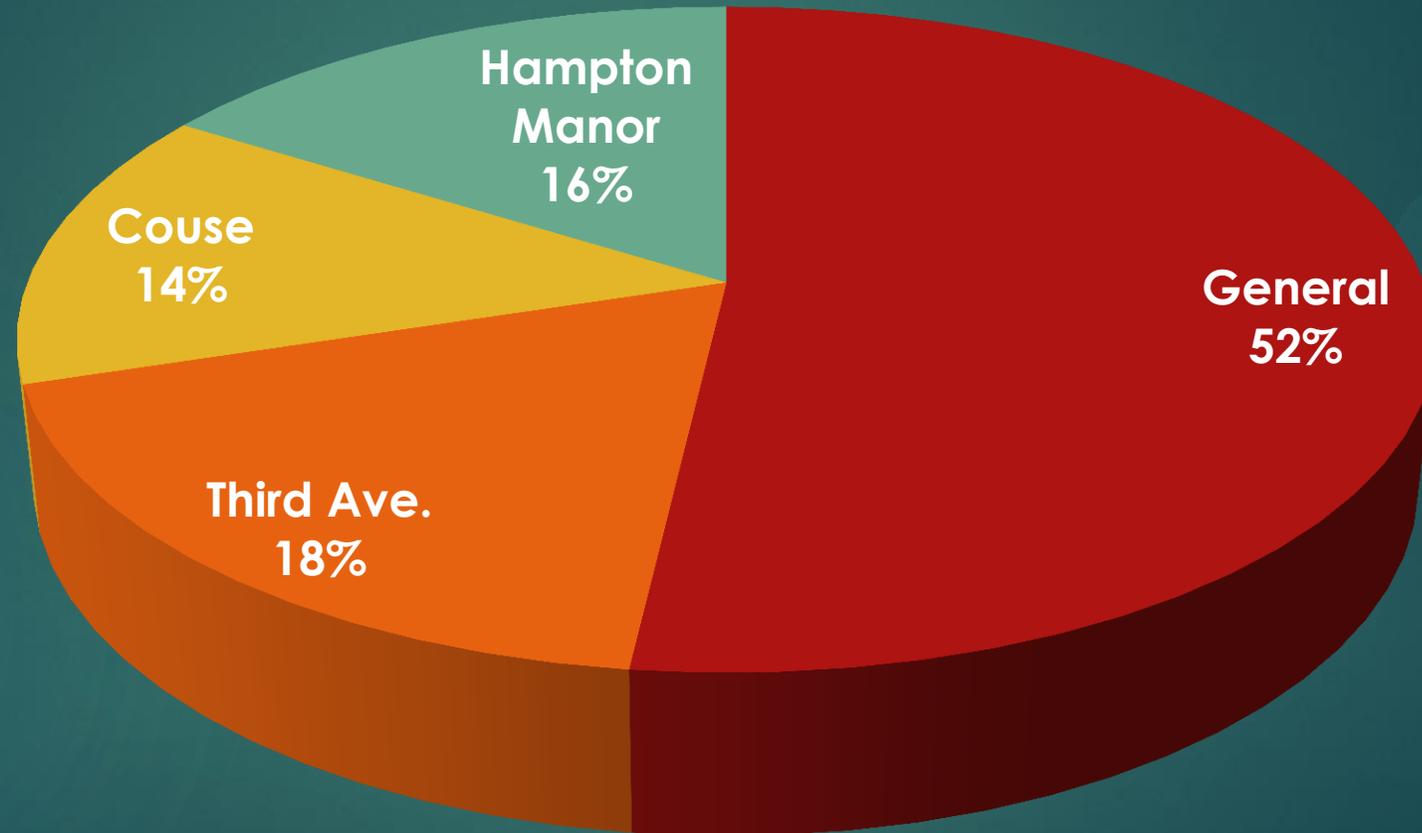
# 2015 Average Residential and Commercial Users by District



# 2015 Users by District

Residential and Commercial

2015 Average Number of Users	
General	2519
Third Ave.	890
Couse	668
Hampton Manor	782
	<b>4859</b>



# Gallons and Cubic Foot Conversion

1 Gallon = 0.133681 Cubic Feet

1 Cubic Foot = 7.48052 Gallons

All consumption data has been converted to gallons for the following analysis

# How are users billed?

General District	Single Family
	Multi Unit (2 Family, Duplex, 1 family with Apartment)
	Multi Unit (3 Units or more)
	Commercial/Business/ Non-Residential
Third Ave and Couse District	Single Family
	Multi Unit (2 Family, Duplex, 1 family with Apartment)
	Multi Unit (3 Units or more)
	Commercial/Business/ Non-Residential
Hampton Manor	Single Family
	Multi Unit (2 Family, Duplex, 1 family with Apartment)
	Multi Unit (3 Units)
	Multi Unit (4 Units or more)
	Commercial/Business/ Non-Residential
	(Hampton Manor or General District)

# How are users billed?

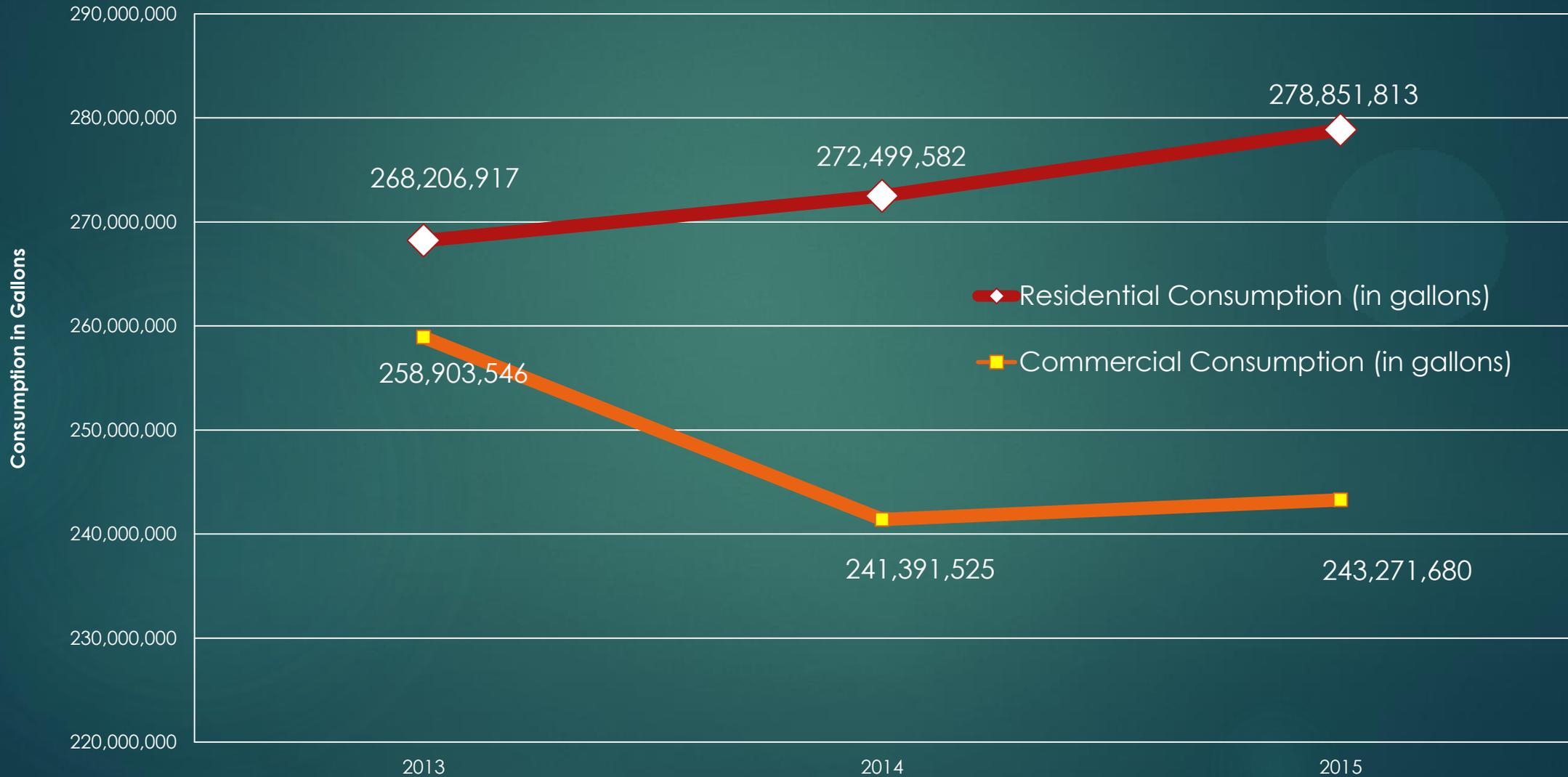
General District	Single Family	Gallons Cubic Feet No Meter Flat Rate
	Multi Unit (2 Family, Duplex, 1 family with Apartment)	Gallons Cubic Feet No Meter Flat Rate
	Multi Unit (3 Units or more)	Gallons Cubic Feet
	Commercial/Business/ Non-Residential	Gallons Cubic Feet
Third Ave and Couse District	Single Family	Gallons Cubic Feet No Meter Flat Rate
	Multi Unit (2 Family, Duplex, 1 family with Apartment)	Gallons Cubic Feet No Meter Flat Rate
	Multi Unit (3 Units or more)	Gallons Cubic Feet
	Commercial/Business/ Non-Residential	Gallons Cubic Feet
Hampton Manor	Single Family	No Meter Flat Rate
	Multi Unit (2 Family, Duplex, 1 family with Apartment)	No Meter Flat Rate
	Multi Unit (3 Units)	No Meter Flat Rate
	Multi Unit (4 Units or more)	No Meter Flat Rate
	Commercial/Business/ Non-Residential (Hampton Manor or General District)	Gallons Cubic Feet No Meter Flat Rate

Sewer Rates (3 month usage period)			Minimum Charge		Over	Conversion
<b>General District</b>	Single Family	Gallons	\$12.50	up to 10,500 gallons	\$1.42/1000 gallons	10,500 gallons = 1403.7 cf
		Cubic Feet	\$12.50	up to 1,400 cf	\$1.06/100 cf	1,400 cf = 10,472.7 gal
		No Meter Flat Rate	\$36		N/A	
	Multi Unit (2 Family, Duplex, 1 family with Apartment)	Gallons	\$15.63	up to 13,125 gallons	\$1.42/1000 gallons	13,125 gal = 1754.6 cf
		Cubic Feet	\$15.63	up to 1,750 cf	\$1.06/100 cf	1750 cf = 13090.9 gallons
		No Meter Flat Rate	\$54		N/A	
	Multi Unit (3 Units or more)	Gallons	\$6.25	up to 5,250 gals/ average per unit	\$1.42/1000 gallons	5,250 gallons = 701.8 cf
		Cubic Feet	\$6.25	up to 700 cf/ average per unit	\$1.06/100 cf	700 cf = 5236.36 gallons
	Commercial/ Business/ Non-Residential	Gallons	\$12.50	up to 10,500 gallons	\$1.48/1000 gallons	10,500 gallons = 1403.7 cf
		Cubic Feet	\$12.50	up to 1,400 cf	\$1.10/100 cf	1,400 cf = 10,472.7 gal

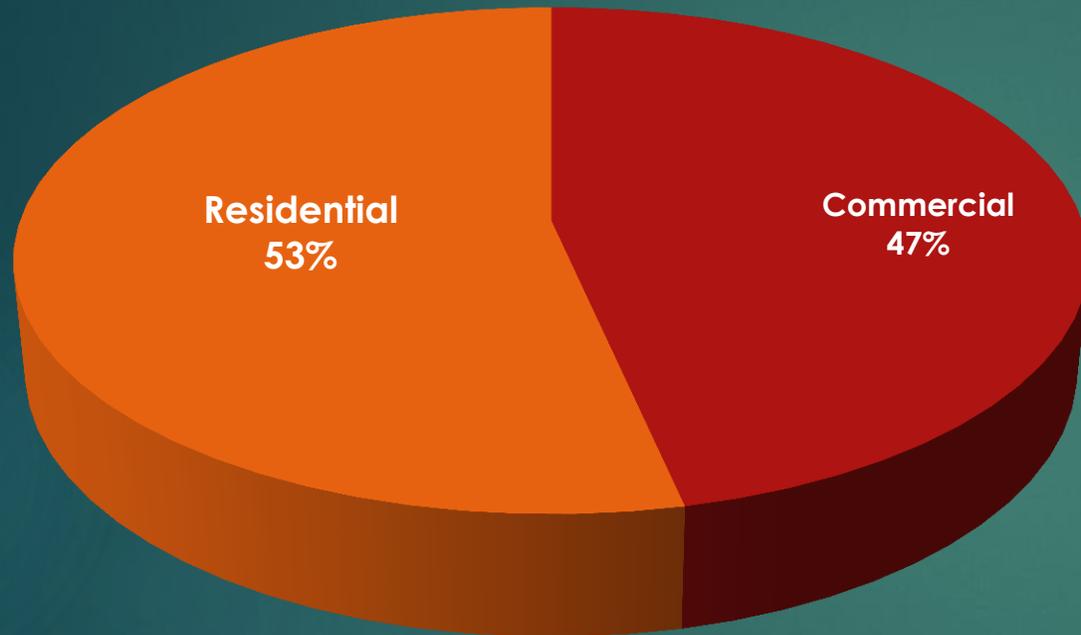
Sewer Rates (3 month usage period)			Minimum Charge		Over	Conversion
Third Ave and Couse District	Single Family	Gallons	\$22.50	up to 10,500 gals	\$2.59/1000 gals	10,500 gallons = 1403.7 cf
		Cubic Feet	\$22.50	up to 1,400 cf	\$1.94/100 cf	1,400 cf = 10,472.7 gal
		No Meter Flat Rate	\$48		N/A	
	Multi Unit (2 Family, Duplex, 1 family with Apartment)	Gallons	\$28.50	up to 13,125 gals	\$2.59/1000 gals	13,125 gal = 1754.6 cf
		Cubic Feet	\$28.50	up to 1,750 cf	\$1.94/100 cf	1,400 cf = 10,472.7 gal
		No Meter Flat Rate	\$72			
	Multi Unit (3 Units or more)	Gallons	\$11.33	up to 5,250 gals/ average per unit	\$2.59/1000 gals	5,250 gallons = 701.8 cf
		Cubic Feet	\$11.33	up to 700 cf/ average per unit	\$1.94/100 cf	700 cf = 5236.36 gallons
	Commercial/ Business/ Non-Residential	Gallons	\$22.50	up to 10,500 gallons	\$2.70/1000 gallons	10,500 gallons = 1403.7 cf
		Cubic Feet	\$22.50	up to 1,400 cf	\$2.04/100 cf	1,400 cf = 10,472.7 gal

Sewer Rates (3 month usage period)			Minimum Charge		Over	Conversion
<b>Hampton Manor</b>	Single Family	No Meter Flat Rate	\$26	billed \$52 for 6 months	N/A	
	Multi Unit (2 Family, Duplex, 1 family with Apartment)	No Meter Flat Rate	\$45	billed \$90 for 6 months	N/A	
	Multi Unit (3 Units)	No Meter Flat Rate	\$64	billed \$128 for 6 months	N/A	
	Multi Unit (4 Units or more)	No Meter Flat Rate	\$83	billed \$166 for 6 months	N/A	
	Commercial/ Business/ Non-Residential	Gallons	\$25	up to 21,000 gallons	\$1.48/1000 gals	21,000 gallons = 2,807.3 cf
		Cubic Feet	\$25	up to 2,800 cf	\$1.10/100 cf	2,800 cf = 20945.5 gallons
	(Hampton Manor or General District)	No Meter Flat Rate	\$26	billed \$54 for 6 months	N/A	

# Residential and Commercial Consumption 2013 – 2015



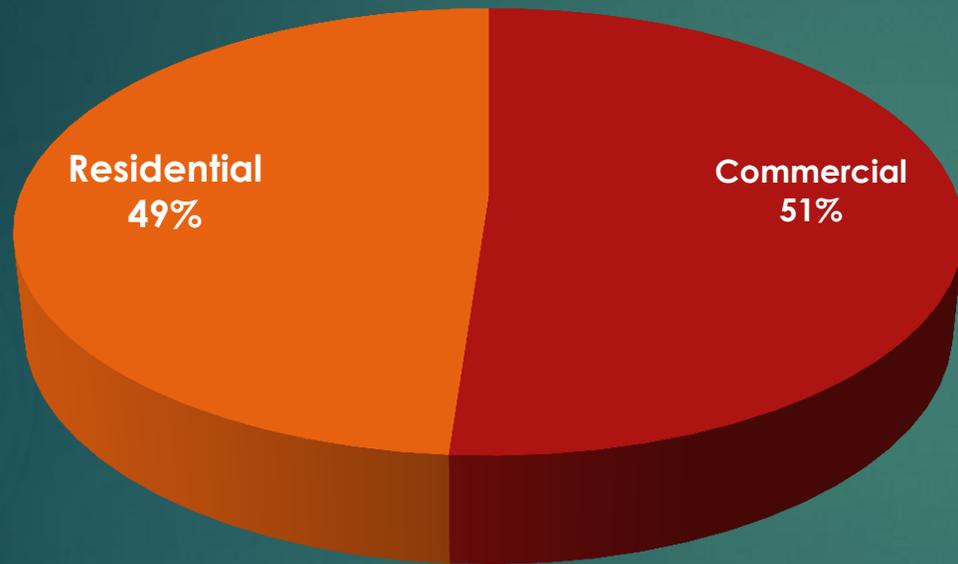
# 2015 Consumption Data



## Consumption in Gallons 2015

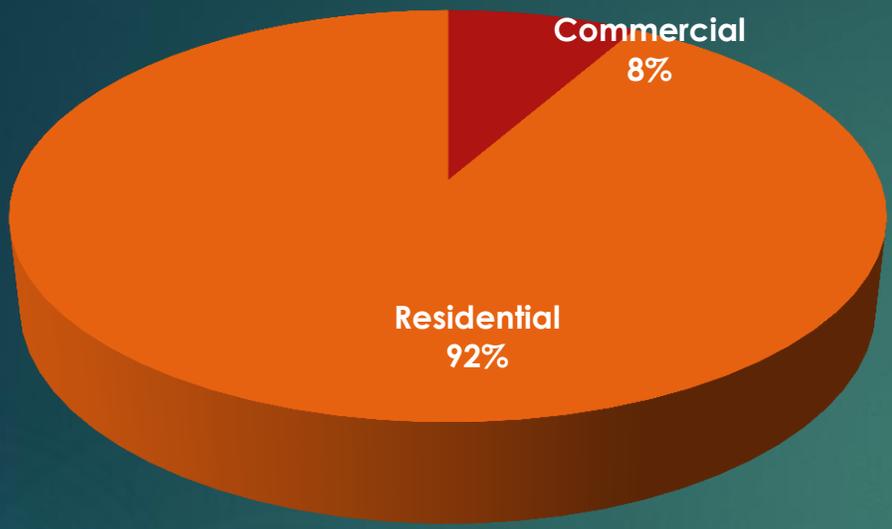
Residential	278,851,813
Commercial	243,271,680
Total	522,123,493

# 2015 Revenue

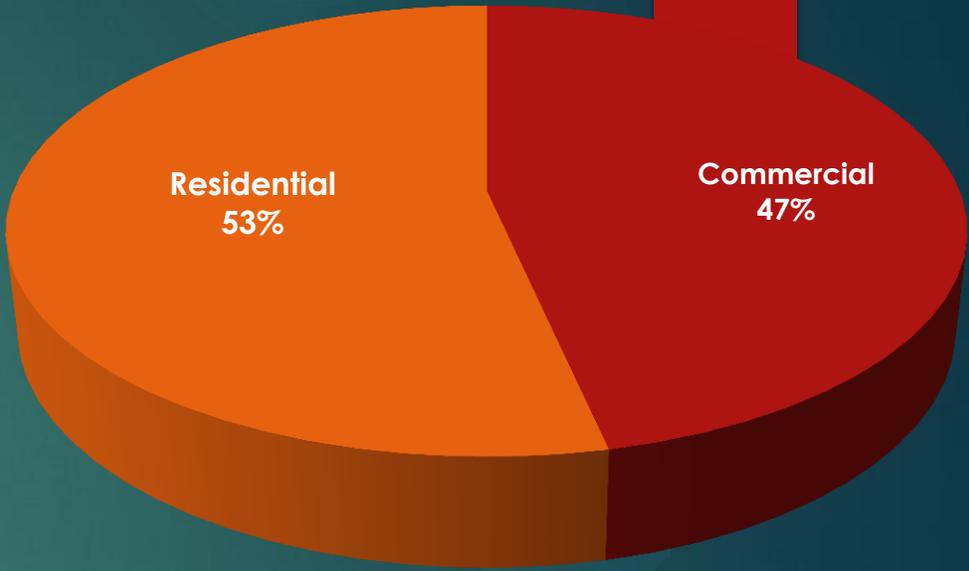


2015 Revenue	
Residential	\$473,294
Commercial	\$495,394
Total	\$968,688

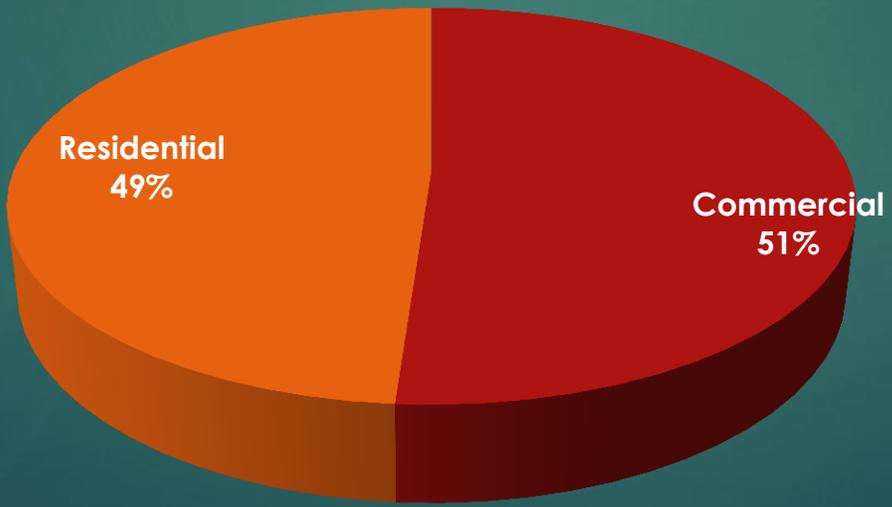
# 2015 Average Users



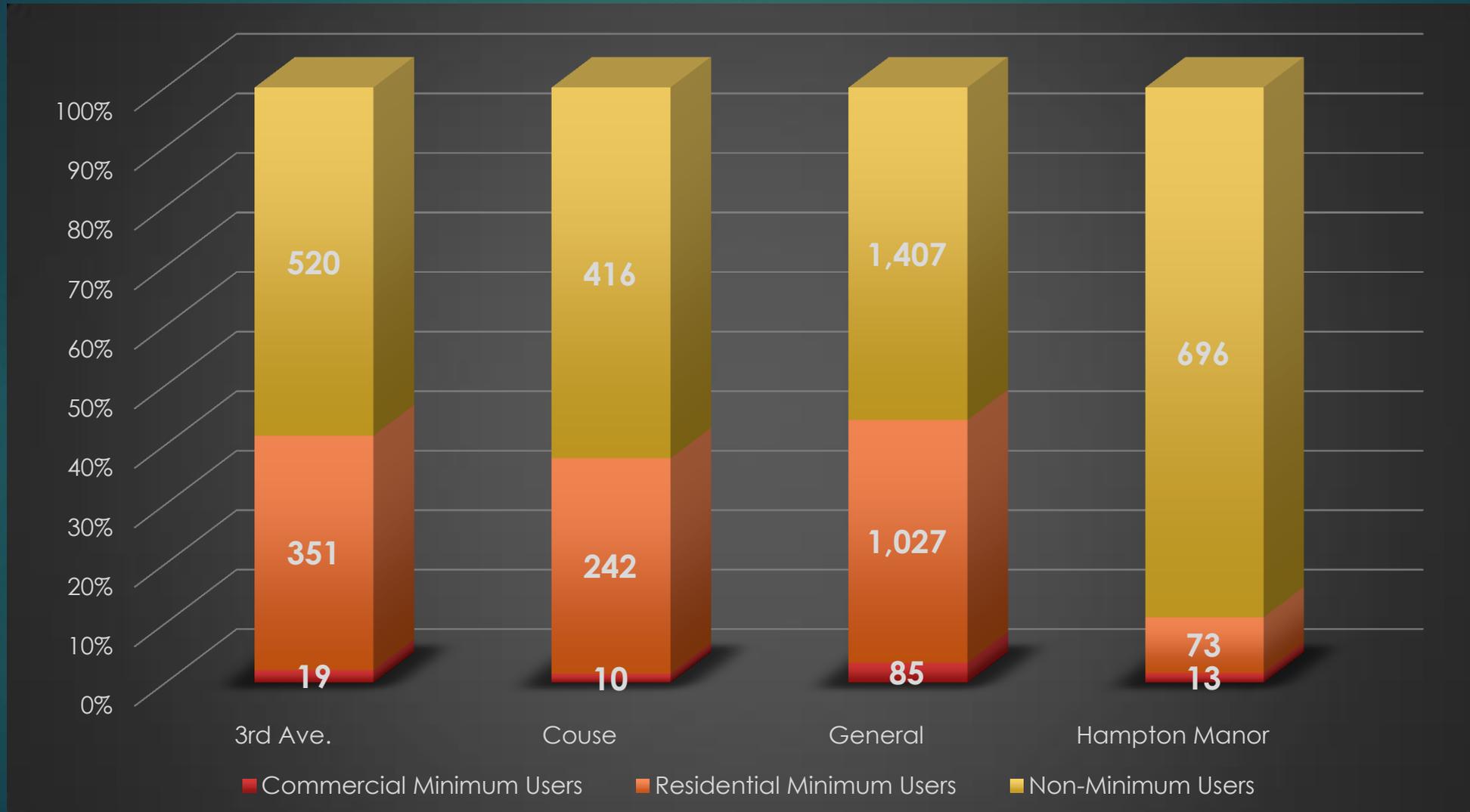
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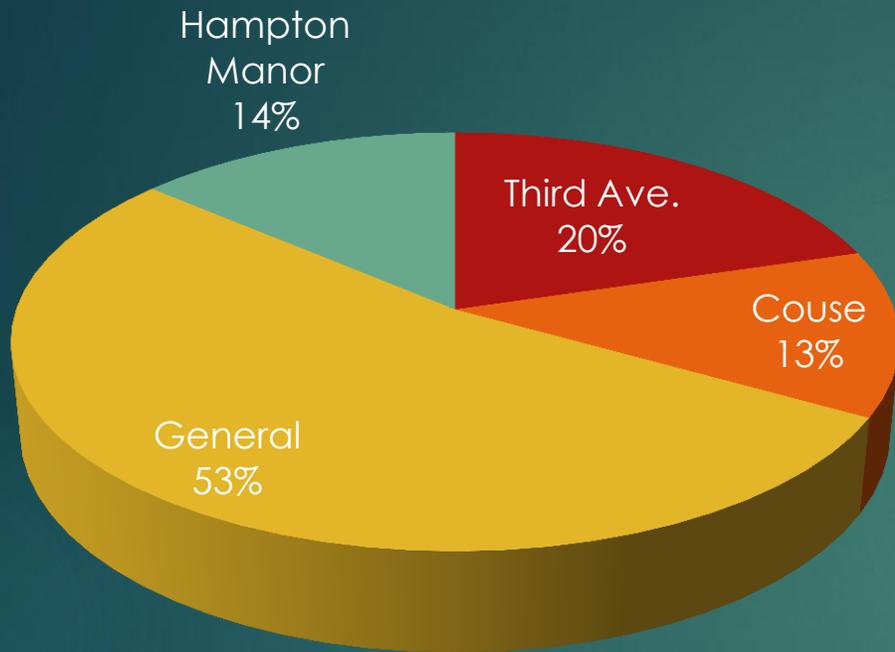
# 2015 Revenue



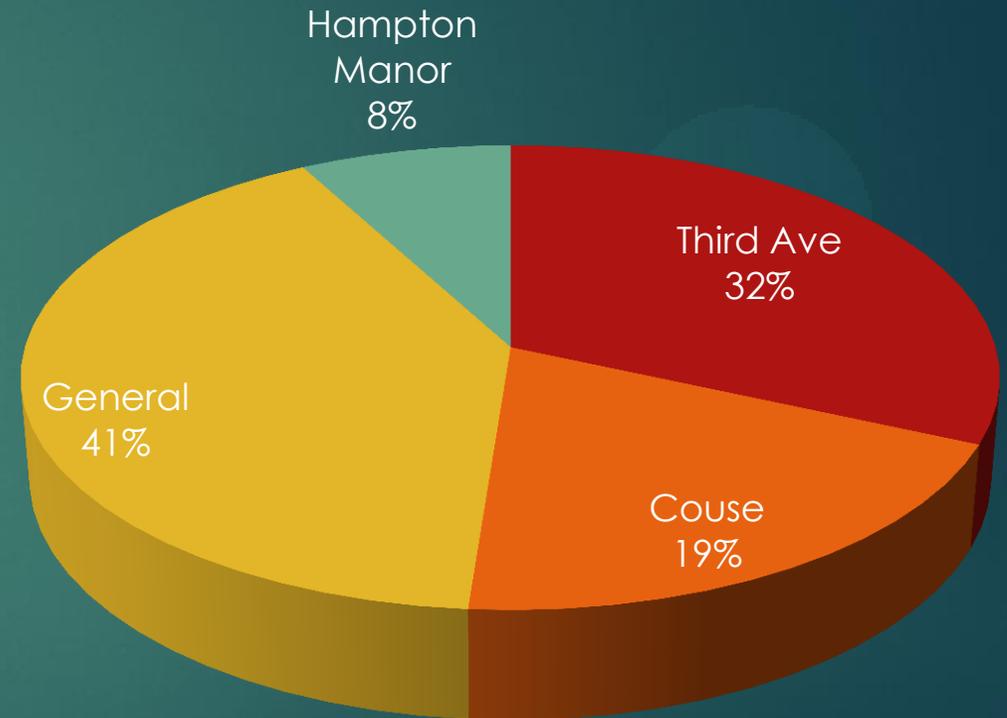
# 2015 Percentage of Users at the Minimum Charge



## 2015 Consumption by District



## 2015 Use Revenue by District



# Next Steps....

## Single-Family Residential Variables

District	Minimum charge per quarter	Minimum Usage	Over Charge
Third Ave.	\$22.50	10,500 gallons	\$2.59/1000 gals
Couse	\$22.50	10,500 gallons	\$2.59/1000 gals
General	\$12.50	10,500 gallons	\$1.42/1000 gals
Hampton Manor	\$26	N/A	N/A
For Comparison Rensselaer County	\$46.40	\$3.69/1000 gals	