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Property Services

Three sections of the Minneapolis Public Works Department provide property services information. The Engineering Design section is the source of sewage discharge information; information on water comes from Water Works; and the Solid Waste Division furnishes the data on solid waste disposal and recycling. Reliant Energy Minnegasco and Excel Energy (formerly Northern States Power Company) provide energy data. The Minneapolis Budget Office compiles data on revenue from franchise fees.

This chapter can also be found on the city's web site at: www.ci.minneapolis.mn.us/planning

Water and Sewerage Infrastructure
Solid Waste
Energy

Water and Sewerage Infrastructure

The Minneapolis water system serves Minneapolis, Columbia Heights, Crystal, Edina-Morningside, Golden Valley, Hilltop, New Hope, Bloomington, and the Minneapolis-St. Paul International Airport.

The amount of water consumption in 2000 was consistent with consumption in 1999. The total volume of sewage discharged by the City of Minneapolis has remained virtually the same for several years. The rates for conveyance and treatment for 2001 were $1,180 per million gallons, a slight decrease from the previous year.

In 2000, water rates increased to $1.65 per 100 cubic feet, and in 2001 to $1.81 per 100 cubic feet. Sewer rates for 2001 were $3.04 per 100 cubic feet. Sewer rate increases have been steady as have water rate increases aside from the period between 1984 and 1991 when they did not increase.

Water Consumption and Quality

In 2000, 23.03 billion gallons of water were delivered to the Minneapolis distribution system and its suburban customers. About 17.29 billion gallons were used in Minneapolis. The following graph indicates the amount of water delivered to Minneapolis customers over the past 15 years.

The quality of the city's water remains excellent. Currently, Minneapolis' drinking water is tested and monitored for over 100 regulated and unregulated substances. Every year, nearly 200,000 lab tests are conducted on Minneapolis water at the treatment plant and the distribution system. Tests indicate that the water quality meets the standards set by the National Safe Drinking Water Act as well as all state and local requirements.

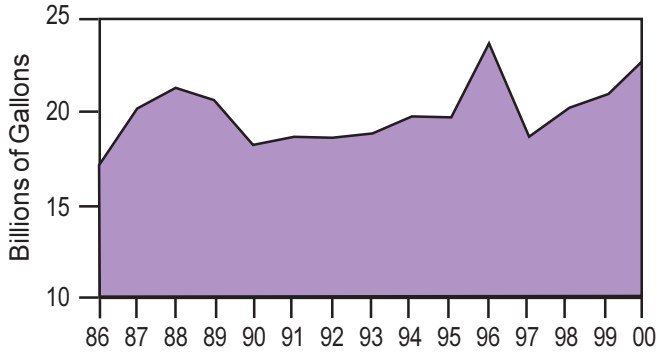
The city is committed to maintaining its excellent water quality standards. In 1994, Minneapolis Water Works initiated the development of the Mississippi River Defense Network (RDN) program which was successfully completed last year. RDN is a consortium of federal, state, and local governments that have established a community-based spills prevention and response effort. The goal of the RDN is to prevent spills and to protect the Mississippi River from contamination. With funding from the legislature, the RDN developed a spill response plan, acquired and distributed spill response equipment, and trained personnel. The spill response equipment has been used on several occasions including a fire and petroleum spill, thereby saving cleanup costs that may have exceeded the equipment training cost.

In 1998, a consortium of state agencies and water utilities (of which Minneapolis Water Works is one) was awarded a Clean Water Partnership grant to protect surface and ground water resources that are the source of water for communities along the Upper Mississippi River. This project is a collaborative approach to source water protection among approximately 30 community water suppliers who draw water from the Mississippi River. A source water protection report was completed in 2001; grant funds will be sought to support implementation of the report through activities such as monitoring, risk assessment, and community outreach.

Also in 2001, Minneapolis Water Works participated in an ad hoc committee to advise and assist the Minnesota Department of Health in formulating a process for developing source water protection plans for surface water suppliers.

Sewage Discharge and Treatment

BILLIONS OF GALLONS OF WATER DELIVERED TO MINNEAPOLIS, EXCLUDING SUBURBAN CUSTOMERS



Sewage discharge has remained under 71 million gallons per day since 1980. Average daily discharge for 2000 was 55.08 million gallons per day, a 4.97 percent decrease from the 1999 volume. This is within the 77.51 million gallons per day limitation allowed by the Metropolitan Council's system statement for Minneapolis.

The following table shows the annual and daily sewage discharge by the City of Minneapolis over the past 20 years:

Year	Million Gallons Per Year	Million Gallons Per Day
1980	23,508	64.405
1981	23,826	62.537
1982	23,101	63.290
1983	24,737	67.773
1984	25,328	69.391
1985	25,885	70.918
1986	25,225	69.110
1987	22,885	62.700
1988	23,700	65.000
1989	21,827	59.800
1990	22,495	61.630
1991	23,735	65.027
1992	23,189	63.532
1993	23,656	64.811
1994	21,871	59.921
1995	21,948	60.132
1996	20,453	56.036
1997	22,300	61.095
1998	20,700	56.715
1999	21,155	57.959
2000	20,103	55.080
2001 (est.)	21,600	59.180

Metropolitan Council Environmental Services sewage conveyance and treatment charges dropped from $1,200/million gallons in 2000 to $1,180/million gallons in 2001. This is the fifth time in 20 years that charges have dropped. Despite the drop, the cost to treat sewage in 2001 is still more than two times what it was in 1980. The Minneapolis City Council has a five-year goal of zero percent increase in rates charged to local communities. The table below shows the annual costs from 1980 to 2001.

Year	Cost/Million Gallons	Annual Cost (Millions)
1980	$500	$11.7
1981	580	13.2
1982	650	15.0
1983	728	18.0
1984	766	19.4
1985	786	20.3
1986	707	17.8
1987	877	20.1
1988	919	21.8
1989	936	20.4
1990	969	21.8
1991	1,060	25.2
1992	1,097	25.4
1993	1,103	26.1
1994	1,253	27.4
1995	1,277	28.0
1996	1,246	25.5
1997	1,318	29.9
1998	1,350	28.7
1999	1,257	25.6
2000	1,200	24.1
2001	1,180	25.5

The City of Minneapolis and the Metropolitan Council are joint permit holders for a permit issued by the Minnesota Pollution Control Agency that regulates combined sewer overflows (CSO) into the Mississippi River. Combined sewer overflows occur when there are heavy rains – typically in the summer. In certain areas of the city, runoff from buildings, parking lots, and streets drain directly to sanitary sewers filling up their capacity and overflowing into adjacent storm water pipes. This causes combined sewage and storm water discharges to the Mississippi River.

The City of Minneapolis has made great progress in reducing CSOs by completing a 10-year CSO sewer separation program in 1995, and disconnecting more than 2,500 commercial and residential roof rain leaders. The city began separating storm sewers from sanitary sewers in the 1930s. Today 99 percent of city acreage is separated with less than 70 acres remaining served by combined sewers. Discussions are continuing with Metropolitan Council Environmental Services regarding the best way to eliminate the few combined sewer overflow events that still occur in severe rainstorms. The Metropolitan Council and the City of Minneapolis, as a condition of the city's recently approved Comprehensive Plan, have jointly hired a consultant to help determine sources that are contributing to CSOs and possible solutions.

Storm Drainage System and Storm Water Management

Storm Water Management

In 1990, the United States Environmental Protection Agency issued regulations that required all storm water runoff from municipalities with populations greater than 100,000 be permitted under the National Pollutant Discharge Elimination System (NPDES) program. The Minnesota Pollution Control Agency issued the first NPDES Storm Water Runoff Permit to Minneapolis on December 1, 2000. The permit requires the implementation of approved storm water management activities designed to mitigate the pollution effects of urbanization on storm water runoff. Annual reporting requirements for this permit are submitted in the form of a storm water management program and annual report. This report presents the activities that will be implemented for the current year, and provides documentation and analysis of the activities conducted in the previous year. Activities include the installation and proper maintenance of water quality ponds and grit chambers, street sweeping, and educational efforts to raise people's awareness about storm water issues.

Flood Mitigation Program

In July of 1997, Minneapolis experienced torrential rainstorms which severely overburdened the existing storm sewer system. The rainstorms caused flooding at locations throughout the city resulting in physical damage to homes, businesses, and automobiles. In response to the flooding, Minneapolis Public Works established the Minneapolis Flood Mitigation Program. Under the program, potential solutions and a plan for implementation were developed for each of 39 areas of the city that experienced flooding and property damage as a result of the 1997 storms. The program began in 1998 and is currently scheduled to run through 2006.

Cost of Service

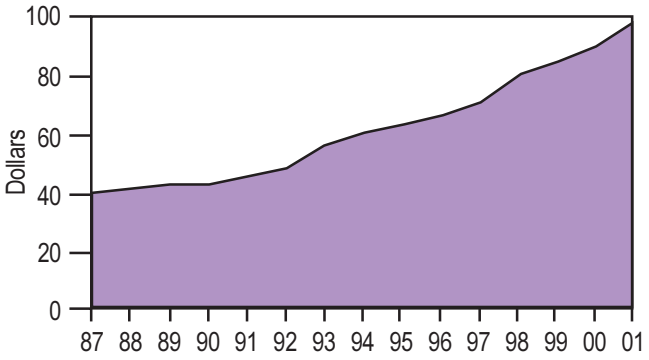
The city began replacing all residential water meters in the city with remote reading units in 1992. The new system allows for accurate water consumption figures for customer billing. At the end of 2001, the program was completed with 95 percent of the customers on automatic meters. Arrangements are being made to install automatic water meter readers on the majority of the remaining 5 percent. If the city's Utility Billing Department begins to charge a fee for manual meter reading, 98-99 percent of customers will be on automatic meters by 2002.

The cost per household of providing combined sewer and water service has generally continued to rise. Sewer rate increases have been steady. Sewer rates were $2.87 for 2000 and $3.04 for 2001. Aside from the period from 1984-1991, water rate increases have been steady as well. The rate in 2000 was $1.65; in 2001 the rate rose to $1.81.

Sewer rate increases are primarily a result of increased charges for sewer treatment levied by Metropolitan Council Environmental Services. Increases are also related to the Flood Mitigation Program and the Combined Sewer Overflow program (see previous section). Water rate increases reflect the cost of replacing water filtration reservoirs as well as the increased cost of providing water service to residents.

With the installation of automatic meters, the city began to convert from quarterly billing to monthly billing in 1995. As of August 1, 1999, 100 percent of households were billed monthly. The average monthly combined sewer and water bill for 2001 is estimated at $32.72 per household. For comparison purposes with previous years, the average quarterly bill for 2001 (approximately $98.16) is shown on the following graph.

AVERAGE QUARTERLY RESIDENTIAL SEWER AND WATER BILL



Condition of Systems

In addition to the municipal water supply, other sources of water in the city include several Park Board wells, springs and commercial wells. The State of Minnesota Health Department monitors the chemical and bacterial content of well water. If the water in any of these wells exceeds safety standards, appropriate action is taken to correct the hazard.

The condition of the approximately 1000-mile water distribution system is generally good given its age. Water main breaks occur relatively infrequently. There were 55 water main breaks in 2000 and as of the end of October 2001 there have been 50 water main breaks. Since the majority of the city's water mains are over 50 years old, with many over 100 years old, corrosion build-up on the walls of the water mains is a problem. In order to mitigate the restricted carrying capacity of these pipes and also to extend their service life, a program was implemented several years ago to clean and line water mains. In 2001, approximately 6,700 feet of small water mains and 4,500 feet of large water mains were cleaned and lined. The lining extends the expected service life of the pipes by about 50 years. Many of the system components (such as hydrants and manholes) that were installed with the water mains are also in need of repair or replacement. In 1998, a major repair and replacement program was implemented to address these infrastructure needs.

The overall condition of the sanitary sewers is generally good, although the age of the sewer infrastructure is a concern. Some areas in the system are over 100 years old. Often the need for repair exceeds the available resources. During 2000, fifteen segments of sanitary sewer were repaired. No segments of storm sewer required major repair. In addition, 13,437 feet of sewers were re-lined. The current goal of the lining program is to completely line all cement sewers within the city. There are a total of 25 miles of cement pipe, 16.9 miles of which have been lined. The next goal will be to line those segments of clay sewers that are leaking or crumbling. It is estimated that 30 percent of the 660 miles of clay sewers will need to be lined; to date 2.2 miles of lined clay pipe have been lined.

The following table indicates the number of miles of sanitary sewers, storm drains, sewer interceptor tunnels and storm drain tunnels.

	MILES OF			
Year	Sanitary Sewers	Storm Drains	Sewer Interceptor Tunnels	Storm Drain Tunnels
1982	826.7	400.7	25.0	21.5
1983	826.7	404.5	25.0	22.0
1984	827.3	410.5	25.0	22.2
1985	827.3	414.4	25.0	22.5
1986	827.6	420.3	25.0	22.2
1987	828.0	424.9	29.6	22.6
1988	827.5	435.9	29.6	22.6
1989	828.5	455.5	29.6	22.9
1990	828.5	463.4	31.3	22.9
1991	828.5	463.4	31.3	22.9
1992	828.5	470.6	31.3	22.9
1993	828.6	477.0	31.3	22.9
1994	828.9	483.4	31.3	23.1
1995	828.9	491.9	31.3	23.1
1996	829.0	498.1	31.3	23.1
1997	828.9	501.5	31.3	23.1
1998	829.4	504.6	31.3	23.2
1999	829.5	507.4	31.3	23.2
2000	829.5	507.4	31.3	23.2
2001	829.5	508.6	313	23.8

Solid Waste

The Division of Solid Waste and Recycling was created from Public Works General Services in 1991, when it served 118,818 dwelling units. That year, 139,749 tons of waste were collected. By the end of 2000, the Division provided service to 107,179 residential units, 239 municipal locations and 1,275 litter containers, collecting 158,485 tons of debris.

Solid waste services include collection of garbage, recyclable materials, large items, and yard waste from all single-family through four-unit dwellings. Larger residential dwellings and commercial establishments may be granted city service on a case-by-case basis. "Drop-off" programs are provided for used motor oil, tires, household batteries, construction and building debris and large amounts of waste from "spring cleaning" or "move-outs."

For collection purposes, the city is split roughly in half. City forces collect residences east of Interstate 35W and south of Broadway Avenue Northeast. A consortium of private haulers, Minneapolis Refuse, Inc. (MRI), collects the remaining half of the city. The type and level of services provided are identical for all city residents. However, the specific methods used by the city and MRI forces differ slightly. Splitting the city for collection purposes allows constant comparison and competition between operating methods, service levels, equipment types, and private and public enterprise, ensuring cost-effective services for Minneapolis residents.

In 1994, the Division became an enterprise operation, no longer being funded by the general fund of the City of Minneapolis. By reorganizing operations and reducing expenses, the Division has been able to provide service at increased levels from previous years without an increase in fees.

Garbage Collection

In 2000, the Division collected 113,580 tons of garbage which includes tonnage from the Dirty Collection Point (DCP) program and the Annual Neighborhood CleanSweeps. Up to two large burnable items are collected each garbage day from each serviced address.

The DCP program began on the city-serviced side of Minneapolis in June 1992 and was implemented citywide in July 1993. Garbage crews make note of properties with dirty or messy collection points on their routes. The crews then leave a tag on the garbage cart explaining the violation. Letters are sent to property owners, utility bill payers and property residents describing the violation and asking them to clean the area before the next collection day. If the site is not cleaned by the next collection day, city crews clean the area and the property owner is billed for the cost of the cleanup. Unpaid fees are added to the property tax assessment. The number of properties added to this program over the past eight years are as follows:

	Properties Warned	Properties Cleaned
1992	790	238
1993	3,711	721
1994	6,911	1,769
1995	3,491	1,028
1996	3,310	1,351
1997	4,330	1,329
1998	5,309	1,667
1999	6,635	2,159
2000	8,043	2,621

In 2001, a pilot project of the DCP Program was initiated in the Central Neighborhood. Entitled "Heritage Neighborhood Clean Alleys," this program allows for city cleanup of any unconfined litter, garbage, or debris found within 20 feet of an alley. This clean-up service is then billed to residents/utility bill payers. This program has been highly effective and has resulted in improved appearance and livability in this area.

Recycling

The Minneapolis Recycling Program continued to be one of the most extensive in the nation. The source-separated recycling stream consists of junk mail, newspapers, magazines and catalogs, clear, green, blue and brown glass bottles and jars, food and beverage cans, aluminum foil, household batteries, corrugated cardboard, mixed paperboard, plastic bottles and phone books, amounting to more than 23,054 tons in 2000. The collection of milk cartons and drink boxes ended in 1997 due to a weakened market.

Large Item Collection

Due to changes in Minnesota State law and requirements at the Hennepin County incinerator, a separate weekly collection for appliances and large items was initiated in 1990. Prior to this time, large items were collected with the garbage.

In June of 1992, large item collection was changed to every other week. Residents are now allowed to set out up to two appliances or large metal items on recycling day for pick-up the following work day. The direct advantage of every other week collection is cost savings and reduced vehicular traffic. In 2000, the Division collected 4,148 tons, a decrease of 12 tons from the previous year.

In addition, the recycling program was expanded in 1997 by instituting separate collection of televisions, computers and computer monitors for processing and recycling. In 2000, approximately 404 tons of these items were collected, an increase of 66 tons from the previous year.

Yard Trimmings
Collection of yard trimmings is seasonal and varies greatly with the weather. Spring and fall yard trimmings tonnage is usually higher than summer. In 2000, 17,704 tons of yard trimmings were collected and disposed of at private composting facilities. There, the materials are removed from the bag, composted and rendered into mulch or compost.

Hazardous Waste
The collection of unwanted garden and household hazardous wastes in Minneapolis is coordinated through the Hennepin County Department of Environmental Services. Hennepin County maintains two permanent collection sites and offers occasional mobile drop-off sites.

Other Solid Waste Efforts
The Division operates the annual Neighborhood CleanSweep Program. This program provides staff, vehicles and disposal to organized neighborhoods. Volunteers gather debris from basements, attics and garages and dispose of any amount of general household debris. Residents are encouraged to utilize vouchers to haul certain non-burnable materials to the transfer station for disposal.

In addition to Neighborhood CleanSweeps, Minneapolis residents can take up to 2,000 pounds of almost any material except household hazardous waste to the transfer station without additional charge. Over the past four years, use of the transfer station through the Voucher Program has been encouraged. Interest in the program is evident in the number of vouchers requested annually. In 1997, 8,771 vouchers were used. The number of general vouchers used jumped to 11,291 in 1998, and to 13,388 in 1999, largely due to the tremendous popularity of the program. In 2000, 14,586 vouchers were used.

Other efforts in 2000 included the collection of 6,236 tons of concrete and construction and paving materials (an increase of 1,782 tons from 1999) , 284 tons of tires and 25 tons of household batteries. Also, the Division continued to maintain 1,275 public litter containers with regular collection schedules. As of January 2000, Solid Waste and Recycling ceased to service most litter containers due to expense, increased demand for containers, and inequity of service (most litter containers were placed for the convenience of specific for-profit businesses, but were paid for by city residents). An "Adopt a Litter Container" program is now in place.

The tonnage collected through the Neighborhood CleanSweeps:

Year	Tons
1992	72.6
1993	73.6
1994	438.0
1995	577.0
1996	679.3
1997	671.2
1998	517.3
1999	382.7
2000	348.4

MINNEAPOLIS RECYCLING AND SANITATION TONNAGE AND TIPPING FEES
1982 - 2000

Year	Number of Customers	Recycling Tonnage	Large Items And Major Appliances Tonnage	Yard Waste Tonnage	Garbage Tonnage	Garbage Tipping Fees (Dollars/Ton)	Vouchers
1982	124,018	1,026			131,995	$21.48	
1983	124,018	2,901			131,049	22.06	
1984	122,754	7,152			135,412	22.51	
1985	123,694	6,265			138,814	25.70	
1986	124,206	6,579			147,793	26.21	
1987	N/A	7,851			144,246	28.49	
1988	N/A	10,036		5,249	130,064	38.12	
1989	N/A	14,540		7,914	131,790	75.00	N/A
1990	118,818	20,178	1,414	14,042	112,818	95.00	N/A
1991	118,818	20,490	3,322	15,144	101,793	95.00	3,143
1992	117,828	21,489	2,718	16,160	104,561	95.00	2,391
1993	115,382	22,250	2,250	17,127	104,700	95.00	3,932
1994	114,468	23,217	2,326	16,379	103,484	60.00	5,008*
1995	113,594	21,988	2,318	16,987	104,268	45.00	6,732
1996	112,710	21,733	2,622	17,935	103,454	45.00	7,543
1997	108,683	25,868	3,259	19,627	111,248	41.00	8,771
1998	107,919	21,871	3,680	20,537	109,531	39.00	11,291
1999	107,290	22,570	4,160	17,094	112,962	39.00	13,388
2000	180,693	23,054	4,148	17,704	113,580	39.00	14,586

*Construction and paving vouchers added in 1993.

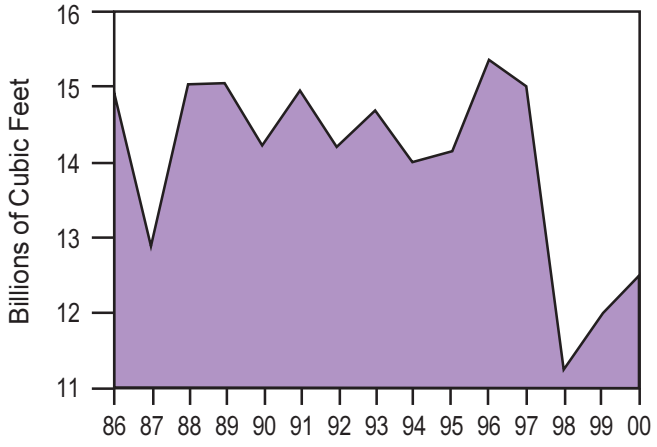
Natural gas and electricity are provided to residents by privately owned utilities. Residential natural gas consumption increased 5 percent in 2000 due to colder weather. Residential electricity consumption was 1,307 million kilowatt hours in 2000, an increase of 1.9 percent from 1999 consumption. Franchise fees paid to the city were estimated at $13 million for electricity and $5.7 million for natural gas in 2000.

Natural Gas Consumption

Residential natural gas consumption increased by 5 percent in 2000 compared to 1999 due to colder weather in 2000. For each of the past two years, the average billing rates for the residential heating class increased over 30 percent compared to the previous year due to record high wholesale natural gas costs during the winter of 2000-2001. Increased demand and decreased supply, coupled with very cold weather in November and December 2000 caused wholesale natural gas costs to reach an all time high of over $11 per million cubic feet (MCF) in January 2001. However, wholesale prices have decreased dramatically during the summer of 2001 and prices for the winter of 2001-2002 should be considerably less than last year. In fact, October 2001 prices are the lowest that they have been in the past three years.

Residential natural gas consumption is divided into space heating and non-space heating. Non-space heating includes ranges and water heaters. In 2000, residential space heating used 12.607 billion cubic feet of natural gas. Natural gas consumption for residential non-space heating was .063 billion cubic feet. Although 2000 was colder than 1999, it was still about 5 percent warmer than the latest 20 year average.

RESIDENTIAL NATURAL GAS CONSUMPTION
1986 - 2000



Natural Gas Rates

The rate per million cubic feet (MCF) for the first nine months of 2001 was $9.60, an increase from $7.30/MCF in 2000. Natural gas rates for the interruptible class in 1999 ranged from $4.57-$5.22/MCF. Average rates for the firm class ranged from $6.43-$7.57/MCF. The commercial-industrial rates varied greatly by consumption patterns and customer class.

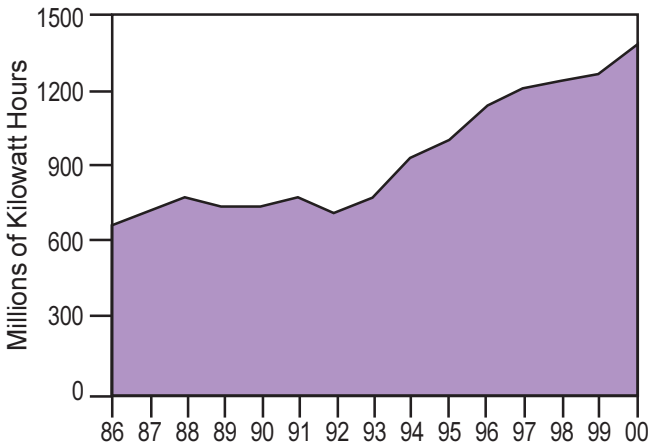
AVERAGE RESIDENTIAL NATURAL GAS RATES
PER MCF IN DOLLARS
1980-2001
(MCF = million cubic feet)

Year	Rate/MCF In Dollars	Percent Change
1980	3.18	9.6
1981	4.18	31.4
1982	5.01	19.9
1983	5.91	18.0
1984	6.00	1.5
1985	5.79	(3.5)
1986	5.05	(12.8)
1987	4.38	(13.3)
1988	4.50	2.7
1989	4.51	0.2
1990	4.51	0.0
1991	4.40	(2.4)
1992	4.69	6.6
1993	5.24	11.7
1994	5.26	0.4
1995	4.83	(8.2)
1996	5.35	10.8
1997	6.08	13.6
1998	5.48	(9.9)
1999	5.54	(1.1)
2000	7.3	31.8
2001 (Jan-Sept)	9.60	31.5

Electricity Consumption

In 2000, residential electricity consumption was 1,307 million kilowatt hours, an increase of 1.9 percent from 1999. During the first eight months of 2001, 952 million kilowatt hours were used. Since 1992, residential electrical consumption has increased by 410 million kilowatt hours, or 45.8 percent.

RESIDENTIAL ELECTRICITY CONSUMPTION
1986 - 2000



Revenue

Average Xcel Energy revenue for residential service has increased from $64.4 million in 1992 to $112.6 million in 2000. Revenue generated in residential sales per kilowatt hour has increased from 7.18 cents in 1992 to 8.62 cents in 2000. Revenues from commercial-industrial service have increased from $175.5 million in 1992 to $247.7 million in 2000, an increase of 41.1 percent. Average revenue per kilowatt hour (in cents) is shown in the table below.

EXCEL ENERGY REVENUE PER KILOWATT HOUR (IN CENTS) 1980-2001

Year	Res.	Percent Change	Comm'l. Ind.	Percent Change
1980	4.85	10.0	3.67	11.9
1981	5.25	8.3	3.94	7.4
1982	5.81	10.7	4.29	8.9
1983	5.98	2.9	4.28	0.0
1984	7.48	25.1	5.26	22.9
1985	6.15	(17.8)	4.39	(16.5)
1986	6.47	5.2	4.59	2.3
1987	6.26	(3.2)	4.41	(3.9)
1988	6.77	8.1	4.71	6.8
1989	6.69	(1.1)	4.60	(2.3)
1990	7.16	7.0	4.90	6.5
1991*	7.30	2.0	4.95	1.0
1992	7.18	(1.6)	4.80	(3.0)
1993*	7.69	7.0	5.12	6.7
1994	7.85	2.2	5.16	0.8
1995	8.10	3.1	5.25	1.7
1996	8.06	(0.5)	5.24	(0.2)
1997	8.14	1.0	5.33	1.7
1998	8.20	0.7	5.44	2.0
1999	8.33	1.6	5.64	3.7
2000	8.62	3.5	5.78	2.5
2001 (Jan-Aug)	8.43	(2.1)	5.88	1.9

*In 1996, Xcel Energy updated the 1991 and 1993 revenue per kilowatt-hour data. The chart reflects the updated information.

Franchise Fees

The city receives revenue in the form of franchise fees from Xcel Energy and Reliant Energy Minnegasco. Bus stop and parking ramp use and cable television franchise fees are also reported. The chart below shows the electricity and natural gas fee revenues over the last fourteen years.

Year	Electric NSP	Natural Gas Minnegasco	Other*	Total
1988	$5,482,110	$3,703,175	$834,557	$10,019,842
1989	5,268,307	3,740,515	851,977	9,860,799
1990	5,743,661	3,526,819	1,024,862	10,295,342
1991	9,021,522	4,007,531	1,163,985	14,193,038
1992	9,182,601	4,761,545	1,185,507	15,129,653
1993	10,089,068	5,819,102	1,306,021	17,214,191
1994	11,346,800	5,913,500	1,364,700	18,625,000
1995	11,685,773	4,908,736	1,420,926	18,015,435
1996	11,719,727	6,326,764	1,960,289	20,006,780
1997	12,008,608	6,700,132	1,543,058	20,251,798
1998	12,544,338	4,621,084	1,834,539	18,999,961
1999	12,652,226	5,136,278	1,938,641	19,727,145
2000	12,664,127	5,942,953	2,252,629	20,859,709
2001(est)	13,000,000	10,000,000**	2,070,000	25,070,000

*Bus-stop, parking ramp and cable television franchise fees.

**An increase in natural gas prices attributed to the estimated increase in 2001.