At the Wolcott Wastewater Committee meeting on May 7, 2024, the Committee reviewed potential options for the community wastewater system rate structure and tax impacts. These are still prospective scenarios as there are still unknowns around future funding that may be awarded, and as costs are refined as the system gets closer to construction. For the bond vote public informational session on June 4, it was recommended to provide a range of estimated costs to illustrate the potential tax impact while funding details develop.

J.B. Hinds of Birchline Planning lead the discussion, with input from other partners including the Department of Environmental Conservation, Stone Environmental, Vermont Rural Water Association, and Lamoille County Planning Commission. The Committee agreed that "Option 4" was the preferred option for all Wolcott residents. The following tables and bulleted lists summarize the potential user fees and tax impacts, based on future funding amounts that may or may not require a municipal bond.

Scenario 1: No Bond, 20% Contingency

Scenario 1: No Bond Amount	**Monthly sewer bill per Single Family in the Village**	**Monthly Commercial sewer bill (i.e., Wolcott Store)**	**Annual Tax Impact Per $100,000 of Assessed Value**
Committee Selected Option	$40	$164	$6

Scenario 1 Summary:

- The Committee Selected Option reflects a fixed residential rate of $40.00/month. All other users are responsible for their fees and a portion of the Operations and Maintenance costs.
- For the Committee Selected Option:
  - The monthly sewer bill for a single-family residence in the village is fixed at $40.00/month.
  - The monthly sewer bill for a commercial building in the village is $164.00/month
  - The annual tax impact per $100,000 of assessed value per year is $5.65, rounded up to $6.00/year.
- Town Reserve Fund: $4,000
- 20% Construction Contingency

Scenario 1.5: No Bond, 30% Contingency

Scenario 1.5: No Bond Amount	**Monthly sewer bill per Single Family, in Village**	**Monthly Commercial sewer bill (i.e., Wolcott Store)**	**Annual Tax Impact Per $100,000 of Assessed Value**
Committee Selected Option	$40	$164	$6

Scenario 1.5 Summary

- The Committee Selected Option reflects a fixed residential rate of $40.00/month. All other users are responsible for their fees and a portion of the Operations and Maintenance costs, and the Town is also responsible for the bond repayment for capital costs (at 2% for 30 years).
- A slightly larger construction contingency results in the same cost scenario as the 20% contingency.
- Town Reserve Fund: $4,000
- 30% Construction Contingency

Scenario 2: "Half" Bond, $500,000 Bond Amount

Scenario 2: $500,000 bond	**Monthly sewer bill per Single Family, in Village**	**Monthly Commercial sewer bill (i.e., Wolcott Store)**	**Annual Tax Impact Per $100,000 of Assessed Value**
Committee Selected Option	$40	$164	$19

Scenario 2 Summary:

- The Committee Selected Option reflects a fixed residential rate of $40.00/month. All other users are responsible for their fees and a portion of the Operations and Maintenance costs, and the Town is also responsible for the bond repayment for capital costs (at 2% for 30 years).
- For the Committee Selected Option:
  - The monthly sewer bill for a single-family residence in the village is fixed at $40.00/month.
  - The monthly sewer bill for a commercial building in the village is $164.00/month
  - The annual tax impact per $100,000 of assessed value per year is $19.33, rounded down to $19.00/year.
- Town Reserve Fund: $4,000
- 20% Construction Contingency

Scenario 3: Full Bond Amount, $1,124,000

Scenario 3: $1,124,000 bond	**Monthly sewer bill per Single Family, in Village**	**Monthly Commercial sewer bill (i.e., Wolcott Store)**	**Annual Tax Impact Per $100,000 of Assessed Value**
Committee Selected Option	$40	$164	$36

Scenario 3 Summary:

- The Committee Selected Option reflects a fixed residential rate of $40.00/month. All other users are responsible for their fees and a portion of the Operations and Maintenance costs, and the Town is also responsible for the bond repayment for capital costs (at 2% for 30 years).
- For the Committee Selected Option:
    - The monthly sewer bill for a single-family residence in the village is fixed at $40.00/month.
    - The monthly sewer bill for a commercial building in the village is $164.00/month
    - The annual tax impact per $100,000 of assessed value per year is $36.41, rounded down to $36.00/year.
- Town Reserve Fund: $4,000
- 20% Construction Contingency