

Georgetown Charter Township – Water & Sewer Fund Updates

May 6, 2025

Presented By:

Andy Campbell, CPA

Registered Municipal Advisor

517-580-0277

acampbell@bendzinski.com

Bendzinski & Co.

Municipal Finance Advisors



Bendzinski & Co.
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Overview

- Water Capital Improvement Assumption Changes
 - City of Wyoming Updates
- Sewer Capital Improvement Assumption Changes
 - Grandville Assumptions Unknown
- Water and Sewer Rate Increases
- Combined Water & Sewer Fund Cash Flow



Water Capital Improvement Assumptions – Georgetown – 2023 Study

TABLE 4-1A: WATER CAPITAL IMPROVEMENT PROJECTS FUNDING SUMMARY - SCENARIO ONE

Year	Cash Funded Capital Improvements	Cash Funded Lead Service Line	Total
2023	\$1,100,000	-	\$1,100,000
2024	4,505,000	\$250,000	4,755,000
2025	8,010,500	250,000	8,260,500
2026	8,463,000	250,000	8,713,000
2027	1,392,000	-	1,392,000
2028	486,000	-	486,000
2029	253,000	-	253,000
Total	\$24,209,500	\$750,000	\$24,959,500

TABLE 4-1B: WATER CAPITAL IMPROVEMENT PROJECTS FUNDING SUMMARY - SCENARIO TWO & THREE

Year	Cash Funded Capital Improvements	Cash Funded Lead Service Line	Total
2023	\$1,100,000	-	\$1,100,000
2024	4,505,000	\$250,000	4,755,000
2025	6,712,000	250,000	6,962,000
2026	8,463,000	250,000	8,713,000
2027	1,392,000	-	1,392,000
2028	486,000	-	486,000
2029	253,000	-	253,000
Total	\$22,911,000	\$750,000	\$23,661,000



Water Capital Improvement Assumptions – Georgetown - Current

Year	Township Cash-Funded Capital Improvements
2025	\$3,450,000
2026	7,379,750
2027	12,549,000
2028	1,242,000
2029	907,000
2030	882,000
Total	\$26,409,750



Water Capital Improvement Assumptions – Wyoming – Cash-Funded – Current & Prior

Fiscal Year Ending	Prior Estimates			Current Estimates					Difference
	Ottawa County Allocation (\$)	Georgetown Township Allocation (%)	Georgetown Township Allocation (\$)	Wyoming CIP	Ottawa County Allocation (%)	Ottawa County Allocation (\$)	Georgetown Township Allocation (%)	Georgetown Township Allocation (\$)	Georgetown Township Allocation (\$)
2025	\$372,982	39.89%	\$148,783						(\$148,783)
2026	3,148,460	39.89%	1,255,921	\$3,172,250	49.24%	\$1,562,079	41.24%	\$644,248	(611,672)
2027	885,370	39.89%	353,174	8,470,000	49.24%	4,170,797	41.24%	1,720,162	1,366,988
2028	2,318,990	39.89%	925,045	16,144,000	49.24%	7,949,628	41.24%	3,278,665	2,353,620
2029	2,712,010	39.89%	1,081,821	7,757,000	49.24%	3,819,702	41.24%	1,575,360	493,539
2030	4,300	39.89%	1,715	8,510,000	49.24%	4,190,494	41.24%	1,728,286	1,726,570
2031	26,660	39.89%	10,635	2,287,000	49.24%	1,126,165	41.24%	464,464	453,829
2032	2,500,000	39.89%	997,250	10,870,000	49.24%	5,352,605	41.24%	2,207,575	1,210,325
2033	2,550,000	39.89%	1,017,195	4,888,000	49.24%	2,406,949	41.24%	992,698	(24,497)
2034	2,601,000	39.89%	1,037,539	2,000,000	49.24%	984,840	41.24%	406,178	(631,361)
2035	2,653,020	39.89%	1,058,290	5,000,000	49.24%	2,462,100	41.24%	1,015,444	(42,846)
		Total	\$7,887,367				Totals	\$14,033,079	\$6,145,713

Note: Wyoming City is assuming an annual inflation rate of 4.0%.

Note: Project estimates are from the Wyoming City's Capital Improvement Plan.



Water Capital Improvement Assumptions – Wyoming – All Assets – Next 5 Years

Year	Wyoming City Cash-Funded Capital Improvements	Wyoming City Debt-Funded Capital Improvements	Total
2025	-	\$20,719,213	\$20,719,213
2026	\$644,248	-	644,248
2027	1,720,162	-	1,720,162
2028	3,278,665	-	3,278,665
2029	1,575,360	14,215,181	15,790,540
2030	1,728,286	-	1,728,286
Total	\$8,946,721	\$34,934,393	\$43,881,114



Water Rate Increases

One-time increase in July 2025 plus yearly inflationary increases to RTS and consumption charges thereafter

Rates:	2025			Inflationary Increases [1]	2026	
	Jan.-Jun.	One-Time Increase	Jul.-Dec.		Jan.-Jun.	Jul.-Dec.
Georgetown Township						
Meter Equivalents [2]	17,244		18,277		18,377	18,377
Ready-to-Serve Rate (quarterly)	\$13.70	\$16.30	\$30.00	5.00%	\$30.00	\$31.50
Billable Flow (1,000 gal.) [2]	1,005,024		1,005,024		1,011,024	1,011,024
Consumption Charge (per 1,000 gal.)	\$3.15	\$1.75	\$4.90	5.00%	\$4.90	\$5.15
Blendon Township						
Meter Equivalents	471		513		513	513
Ready-to-Serve Rate (quarterly)	\$27.40		\$60.00		\$60.00	\$63.00
Billable Flow (1,000 gal.)	20,557		20,557		20,557	20,557
Consumption Charge (per 1,000 gal.)	\$3.76		\$5.88		\$5.88	\$6.17
Typical Georgetown homeowner's quarterly water bill (assumes 15,000 gallons/quarter)	\$60.95		\$103.50		\$103.50	\$108.68

[1] Inflationary increases implemented every July 1.



Estimated Change in Assumptions – Water

- 2023 Assumptions
 - Georgetown O&M budget – \$976,285/year
 - Georgetown 5-year Capital Improvement Plan – \$23,859,500
 - Wyoming O, M and Capital budget – \$3,250,000/year
- 2025 Assumptions
 - Georgetown O&M budget – \$1,314,420/year
 - Georgetown 5-year Capital Improvement Plan – \$26,409,750
 - Wyoming O&M budget – \$3,796,560/year
 - Wyoming Cash-Funded 5-year Capital Improvement Plan – \$8,946,721
 - Wyoming Debt-Funded 5-year Capital Improvement Plan – \$34,934,393



Sewer Capital Improvement Assumptions – Georgetown – 2023 Study

TABLE 9-1A: SEWER CAPITAL IMPROVEMENT PROJECTS FUNDING SUMMARY - SCENARIO ONE

Year	Cash Funded Capital Improvements
2023	-
2024	\$106,000
2025	2,521,500
2026	140,000
2027	674,000
2028	1,625,000
2029	873,000
Total	\$5,939,500



Sewer Capital Improvement Assumptions – Georgetown – Current

Year	Township Cash-Funded Capital Improvements
2025	\$2,060,000
2026	255,000
2027	628,600
2028	1,767,000
2029	959,000
2030	335,000
Total	\$6,004,600



Sewer Rate Increases

One-time increase in July 2025 plus yearly inflationary increases to RTS and consumption charges thereafter

Rates:	2025			Inflationary Increases	2026	
	Jan.-Jun.	One-Time Increase	Jul.-Dec.		Jan.-Jun.	Jul.-Dec.
Georgetown Township						
Meter Equivalents	15,653		16,538		16,638	16,638
Ready-to-Serve Rate (quarterly)	\$13.50	\$16.50	\$30.00	5.00%	\$30.00	\$31.50
Billable Flow (1,000 gal.)	508,722		508,722		514,722	514,722
Consumption Charge (per 1,000 gal.)	\$5.00	\$0.05	\$5.05	5.00%	\$5.05	\$5.30
Blendon Township						
Meter Equivalents	272		272		308	308
Ready-to-Serve Rate (quarterly)	\$16.20		\$36.00		\$36.00	\$37.80
Billable Flow (1,000 gal.)	8,241		8,241		8,241	8,241
Consumption Charge (per 1,000 gal.)	\$6.00		\$6.06		\$6.06	\$6.36
<i>Typical Georgetown homeowner's quarterly sewer bill (assumes 15,000 gallons/quarter)</i>	\$88.50		\$105.75		\$105.75	\$111.04



Combined Water & Sewer Fund Cash Flow

	2025		2026		2027		2028		2029		2030	
	Jan.-Jun.	Jul.-Dec.	Jan.-Jun.	Jul.-Dec.	Jan.-Jun.	Jul.-Dec.	Jan.-Jun.	Jul.-Dec.	Jan.-Jun.	Jul.-Dec.	Jan.-Jun.	Jul.-Dec.
<i>Typical Georgetown homeowner's quarterly bill</i>												
Water Portion	\$60.95	\$103.50	\$103.50	\$108.68	\$108.68	\$114.11	\$114.11	\$119.81	\$119.81	\$125.80	\$125.80	\$132.10
Sewer Portion	88.50	105.75	105.75	111.04	111.04	116.59	116.59	122.42	122.42	128.54	128.54	134.97
Total typical homeowner's quarterly water & sewer bill (assumes 15,000 gallons/quarter)	\$149.45	\$209.25	\$209.25	\$219.71	\$219.71	\$230.70	\$230.70	\$242.23	\$242.23	\$254.34	\$254.34	\$267.06
Revenues:												
Water Fund	\$4,015,182	\$6,477,387	\$6,414,037	\$6,725,989	\$6,769,505	\$7,092,567	\$7,138,259	\$7,479,426	\$7,527,402	\$7,887,676	\$7,938,051	\$8,318,490
Sewer Fund	3,188,903	4,124,012	3,882,244	4,065,731	4,103,846	4,298,414	4,338,434	4,544,731	4,586,753	4,805,466	4,849,588	5,081,443
Total Revenues	7,204,085	10,601,399	10,296,282	10,791,721	10,873,351	11,390,981	11,476,693	12,024,157	12,114,155	12,693,141	12,787,639	13,399,933
Less: Total Operating Expenditures	(6,336,380)	(6,336,380)	(6,399,780)	(6,399,780)	(6,730,353)	(6,730,353)	(7,079,077)	(7,079,077)	(7,446,989)	(7,446,989)	(7,835,182)	(7,835,182)
Net Operating Revenue	867,705	4,265,019	3,896,502	4,391,941	4,142,998	4,660,628	4,397,616	4,945,079	4,667,166	5,246,153	4,952,457	5,564,751
Less: Estimated Georgetown Cash Funded Capital Improvements	(2,755,000)	(2,755,000)	(3,817,375)	(3,817,375)	(6,588,800)	(6,588,800)	(1,504,500)	(1,504,500)	(933,000)	(933,000)	(608,500)	(608,500)
Estimated Wyoming Cash Funded Capital Improvements	-	-	(322,124)	(322,124)	(860,081)	(860,081)	(1,639,333)	(1,639,333)	(787,680)	(787,680)	(864,143)	(864,143)
Estimated Debt Service #2 - Wyoming Capacity Purchase [1]	-	-	(190,000)	(190,000)	(190,000)	(190,000)	(190,000)	(190,000)	(190,000)	(190,000)	(190,000)	(190,000)
Estimated Debt Service #3 - Wyoming 3rd TM & Surge Supp. Sys. [2]	-	-	(650,000)	(650,000)	(650,000)	(650,000)	(650,000)	(650,000)	(650,000)	(650,000)	(650,000)	(650,000)
Estimated Debt Service #4 - Wyoming Second Intake [3]	-	-	-	-	-	-	-	-	-	-	(550,000)	(550,000)
Net Cash Flow	(\$1,887,295)	\$1,510,019	(\$1,082,997)	(\$587,558)	(\$4,145,882)	(\$3,628,253)	\$413,783	\$96,1247	\$2,106,486	\$2,685,473	\$2,089,814	\$2,702,108
Cash & Investments	\$16,961,136	\$15,073,841	\$16,583,860	\$15,500,863	\$14,913,304	\$10,767,422	\$7,139,169	\$7,552,952	\$8,514,198	\$10,620,684	\$13,306,157	\$15,395,971
												\$18,098,079

[1] Estimated debt service payments based on \$5,279,457 20-year open market bond issue at an estimated interest rate (4.00%). Total Ottawa County additional capacity purchase assumed to be \$12,801,788 with Georgetown Township's assumed project allocation on debt 41.24% of Ottawa County's allocation.

[2] Estimated debt service payments based on \$17,682,281 20-year open market bond issue at an estimated interest rate (4.00%). Total Wyoming City projects assumed to be \$87,066,944 with Ottawa County's assumed allocation of 43.00% and Georgetown Township debt service 41.24% of Ottawa County's allocation.

[3] Estimated debt service payments based on \$14,220,000 20-year open market bond issue at an estimated interest rate (4.50%). Total Wyoming City project assumed to be \$70,000,000 with Ottawa County's assumed allocation of 49.24% and Georgetown Township debt service 41.24% of Ottawa County's allocation.



General Fund Contributions

- Current scenarios (\$0 contribution)
 - Typical homeowner's bill changes:
 - Water – \$60.95 to \$103.50
 - Sewer – \$88.50 to \$105.75
 - Total - \$149.45 to \$209.25
- \$3 million contribution
 - Typical homeowner's bill changes:
 - Water – \$60.95 to \$95.50
 - Sewer – \$88.50 to \$99.75
 - Total - \$149.45 to \$195.25
- \$5 million contribution
 - Typical homeowner's bill changes:
 - Water – \$60.95 to \$90.50
 - Sewer – \$88.50 to \$95.75
 - Total - \$149.45 to \$186.25
- \$8 million contribution
 - Typical homeowner's bill changes:
 - Water – \$60.95 to \$85.75
 - Sewer – \$88.50 to \$88.50
 - Total - \$149.45 to \$174.25

Note: Inflationary increases will have to raise to at least 6% per year on all water and sewer user rates if a General Fund contribution is chosen by the Township.

General Fund contributions are not recommended by Bendzinski & Co. This is since enterprise utility funds are expected to be self-supporting and user rates should be charged to not require General Fund contributions. The Township should consult with their attorney as to the legalities and possibilities if a contribution is being considered.



\$5 Million Contribution Example User Rates

Water

Rates:	2025			Inflationary Increases [1]	2026	
	Jan.-Jun.	One-Time Increase	Jul.-Dec.		Jan.-Jun.	Jul.-Dec.
Georgetown Township						
Meter Equivalents [2]	17,244		18,277		18,377	18,377
Ready-to-Serve Rate (quarterly)	\$13.70	\$6.30	\$20.00	6.00%	\$20.00	\$21.20
Billable Flow (1,000 gal.) [2]	1,005,024		1,005,024		1,011,024	1,011,024
Consumption Charge (per 1,000 gal.)	\$3.15	\$1.55	\$4.70	6.00%	\$4.70	\$4.98
Blendon Township						
Meter Equivalents	471		513		513	513
Ready-to-Serve Rate (quarterly)	\$27.40		\$40.00		\$40.00	\$42.40
Billable Flow (1,000 gal.)	20,557		20,557		20,557	20,557
Consumption Charge (per 1,000 gal.)	\$3.76		\$5.64		\$5.64	\$5.98
<i>Typical Georgetown homeowner's quarterly water bill (assumes 15,000 gallons/quarter)</i>	\$60.95		\$90.50		\$90.50	\$95.93

Sewer

Rates:	2025			Inflationary Increases	2026	
	Jan.-Jun.	One-Time Increase	Jul.-Dec.		Jan.-Jun.	Jul.-Dec.
Georgetown Township						
Meter Equivalents	15,653		16,538		16,638	16,638
Ready-to-Serve Rate (quarterly)	\$13.50	\$6.50	\$20.00	6.00%	\$20.00	\$21.20
Billable Flow (1,000 gal.)	508,722		508,722		514,722	514,722
Consumption Charge (per 1,000 gal.)	\$5.00	\$0.05	\$5.05	6.00%	\$5.05	\$5.35
Blendon Township						
Meter Equivalents	272		272		308	308
Ready-to-Serve Rate (quarterly)	\$16.20		\$24.00		\$24.00	\$25.44
Billable Flow (1,000 gal.)	8,241		8,241		8,241	8,241
Consumption Charge (per 1,000 gal.)	\$6.00		\$6.06		\$6.06	\$6.42
<i>Typical Georgetown homeowner's quarterly sewer bill (assumes 15,000 gallons/quarter)</i>	\$88.50		\$95.75		\$95.75	\$101.50



Questions?



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