IMPACT FEES

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WATER – INVESTMENT / SFUE IN EXISTING DISTRIBUTION SYSTEM

EQUITY (BUY-IN) METHOD		
Equivalent Residential Units (ERU) (Total Design Capacity/Annual Usage/Residential Customer)		20,094
	FY 2019	
Distribution Plant Valuation	$	59,575,401
Less: Contributed Capital	$	19,918,384
Less: Distribution Bonds/Grants	$	2,639,704
Current Investment in Distribution Plant	$	37,017,313
Average Cost/ERU (Dist. Plant Investment/ERU)	**$**	**1,842**

WATER INCREMENTAL COST (WTP)

INCREMENTAL COST METHOD	
Capacity Investment	
Projected Treatment Capacity Investment	$ 2,545,582
Projected Additional Capacity (500,000/day)	182,500,000
Annual Usage/Customer (Gals)	127,750
Percentage of Capacity	0.070000%
Average Cost/ERU	**$ 1,782**

WATER HYBRID CALCULATION (EQUITY BUY-IN + INCREMENTAL COST)

- Equity Buy-In Method = $1,842
- Incremental Method = $1,782
- **PROPOSED TOTAL = $3,624 per SFUE – RECOMMEND FULL IMPLEMENTATION**
- Current Impact Fee = $2,089
- **Change = + $1,535**

SEWER – INVESTMENT / SFUE IN EXISTING COLLECTION SYSTEM

EQUITY (BUY-IN) METHOD		
Equivalent Residential Units (ERU)		30,434
(Total Design Capacity/Annual Usage/Residential Customer)		
	FY 2019	
Collection Plant Valuation	$ 156,078,134	
Less: Contributed Capital	$ 73,891,602	
Less: Collection Bonds/Grants	$ 9,413,088	
Current Investment in Collection Plant	$ 72,773,444	
Average Cost/ERU (Coll. Plant Investment/ERU)	**$**	**2,391**

SEWER – INCREMENTAL COST (CLAUDE YATES FACILITY)

- Additional capacity = 4 MGD
- Cost = $33 M plus interest costs @ 1.47% for 30 yrs

INCREMENTAL COST METHOD

Capacity - North Plant		
Projected Treatment Investment	$	40,829,262
Projected Additional Capacity (4 MGD)		1,460,000,000
Annual Usage/Customer (Gals)		127,750
Percentage of Capacity		0.008750%
Average Cost/SFUE	**$**	**3,573**

SEWER – INCREMENTAL COST (SE CLEAN WATER FACILITY)

- Cost include (8 MGD facility) – Total Investment:
  - Current Southeast Wastewater Capacity Evaluation PSA (engineering – Hazen, $4.3M)
  - Pilot plant construction cost (construction – Haren, $1.65M)
  - Preliminary Engineering Report/Permit Development (engineering – Hazen, $3M)
  - Anticipated Design Cost (engineering – TBD, $7M)
  - Anticipated construction inspection cost (inspection – TBD, $12M)
  - Anticipated construction cost (construction – TBD, $150M)
  - Anticipated interest cost for SE Clean Water Facility (bond – 3.5% for 30 years)

INCREMENTAL COST METHOD	
South Plant Capacity - 8 MGD	
Projected Treatment Investment	$286,795,281
Projected Additional Capacity (8 MGD)	2,920,000,000
Annual Usage/Customer (Gals)	127,750
Percentae of Capacity	0.004375%
Average Cost / SFUE	$10,755

SEWER – HYBRID RESULTS (TOTAL INVESTMENT)

- Equity (Buy-In) Method – Collection = $2,391
- Incremental Method – Claude Yates Facility = $3,573
- Incremental Method - Southeast Clean Water Facility = $10,755
- **IMPACT FEE (TOTAL INVESTMENT) = $16,719 per SFUE**

- Current Impact Fee = $3,544

- **Change = + $13,172**

- *Impact fees related to current treatment project and future treatment project total $16,247 (~86% of total fee)

SEWER IMPACT FEE

- **Recommend 4-year phased approach for full implementation:**
  - July 1, 2023 = Current Impact Fee + 25% of Proposed Impact Fee = **$6,837**

Future Phases – implementation to be determined:

- Phase 2 = Current Impact Fee + 50% of Proposed Impact Fee = **$10,130**
- Phase 3 = Current Impact Fee + 75% of Proposed Impact Fee = **$13,423**
- Phase 4 = Current Impact Fee + 100% of Proposed Impact Fee = **$16,719**