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Washington City Council
Workshop Meeting Agenda
July 26, 2023

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Workshop Meeting on **Wednesday, July 26, 2023 at 4:00 P.M.** hosted at the Washington City Office located at 111 North 100 East, Washington, Utah The meeting will be broadcast via Youtube Live linked online at https://washingtoncity.org/meetings

1. Approval of the Agenda
2. Water Utility and Impact Fees. Assistant Public Works Director Lester Dalton
3. RAP Tax Application Reviews.
4. Adjournment

POSTED on this 20th day of July 2023
Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

Existing Tier Structure - January

Tier	Customers Within	Gallons	% Custom. Within	Average Consumption	Total Consumption Within Tier	%Water Used
1	6150	0-5000	57.7%	2,493	15,329,000	25%
2	3242	5001-10000	30.4%	6,382	20,692,000	33%
3	633	10001-15000	5.9%	11,591	7,337,000	12%
4	256	15001-20000	2.4%	16,809	4,303,000	7%
5	125	20001-25000	1.2%	21,832	2,729,000	4%
6	65	25001-30000	0.6%	26,708	1,736,000	3%
7	49	30001-35000	0.5%	32,020	1,569,000	3%
8	22	35001-40000	0.2%	37,091	816,000	1%
9	111	40001-above	1.0%	67,559	7,499,000	12%

Existing Tier Structure - July

Tier	Customers Within	Gallons	% Custom. Within	Average Consumption	Total Consumption Within Tier	%Water Used
1	2686	0-5000	21.8%	2,488	6,684,000	3%
2	2033	5001-10000	16.5%	6,813	13,850,000	6%
3	1567	10001-15000	12.7%	11,962	18,744,000	8%
4	1345	15001-20000	10.9%	16,929	22,770,000	9%
5	1214	20001-25000	9.8%	21,931	26,624,000	11%
6	913	25001-30000	7.4%	26,875	24,537,000	10%
7	654	30001-35000	5.3%	31,887	20,854,000	9%
8	472	35001-40000	3.8%	36,983	17,456,000	7%
9	1465	40001-above	11.9%	63,650	93,247,000	38%

Tier Structure Option 1 - January

Tier	Customers Within	Gallons	% Custom. Within	Average Consumption	Total Consumption Within Tier	%Water Used
1	9727	0-12000	91.3%	4,063	39,523,000	64%
2	298	12001-15000	2.8%	12,869	3,835,000	6%
3	256	15001-20000	2.4%	16,809	4,303,000	7%
4	125	20001-25000	1.2%	21,832	2,729,000	4%
5	65	25001-30000	0.6%	26,708	1,736,000	3%
6	49	30001-35000	0.5%	32,020	1,569,000	3%
7	22	35001-40000	0.2%	37,091	816,000	1%
8	26	40001-45000	0.2%	42,000	1,092,000	2%
9	85	45001 & Up	0.8%	75,376	6,407,000	10%

Tier Structure Option 1 - July

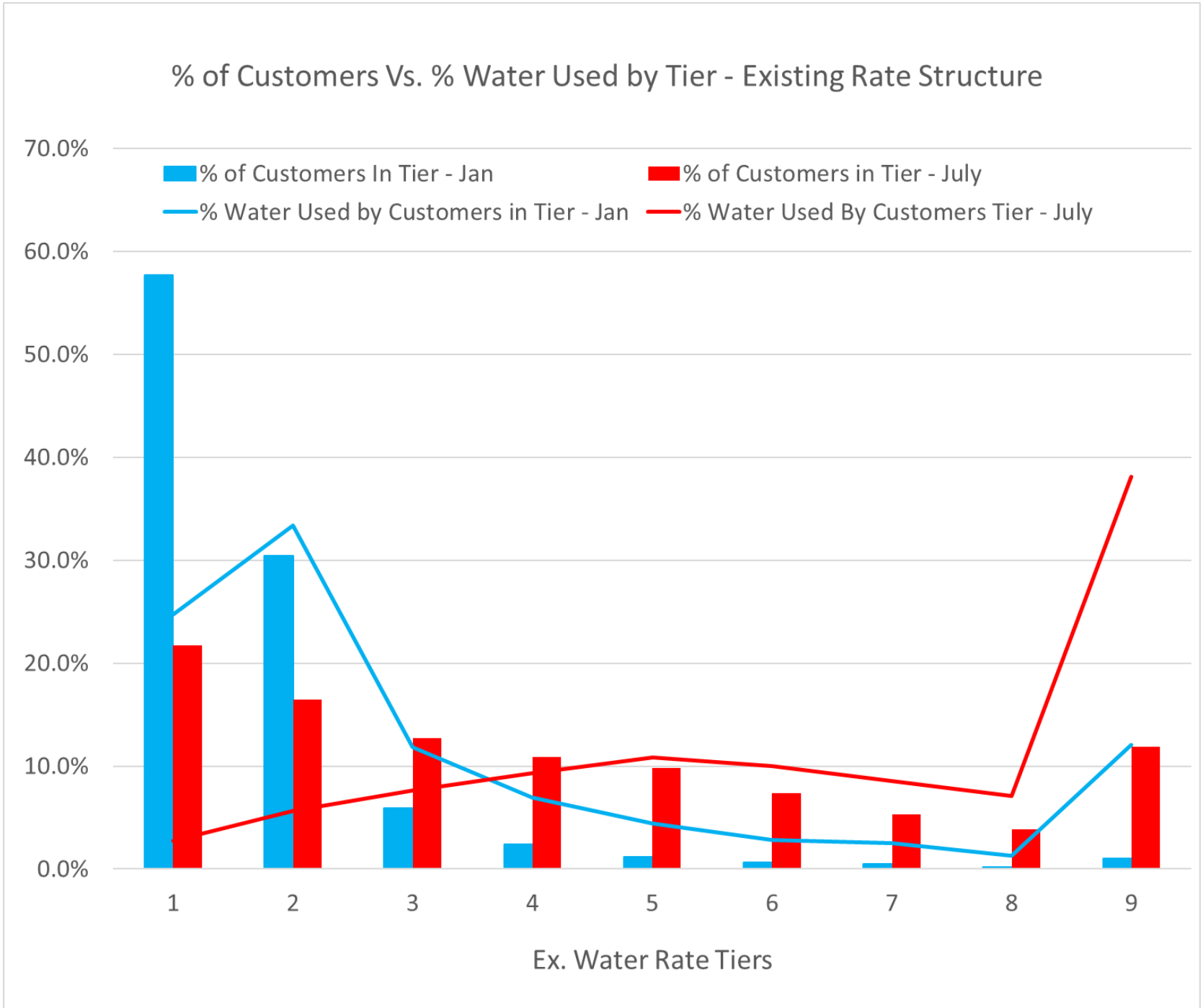
Tier	Customers Within	Gallons	% Custom. Within	Average Consumption	Total Consumption Within Tier	%Water Used
1	5377	0-12000	43.5%	5,102	27,434,000	11%
2	909	12001-15000	7.4%	13,030	11,844,000	5%
3	1345	15001-20000	10.9%	16,929	22,770,000	9%
4	1214	20001-25000	9.8%	21,931	26,624,000	11%
5	913	25001-30000	7.4%	26,875	24,537,000	10%
6	654	30001-35000	5.3%	31,887	20,854,000	9%
7	472	35001-40000	3.8%	36,983	17,456,000	7%
8	396	40001-45000	3.2%	42,025	16,642,000	7%
9	1069	45000 & Up	8.7%	71,660	76,605,000	31%

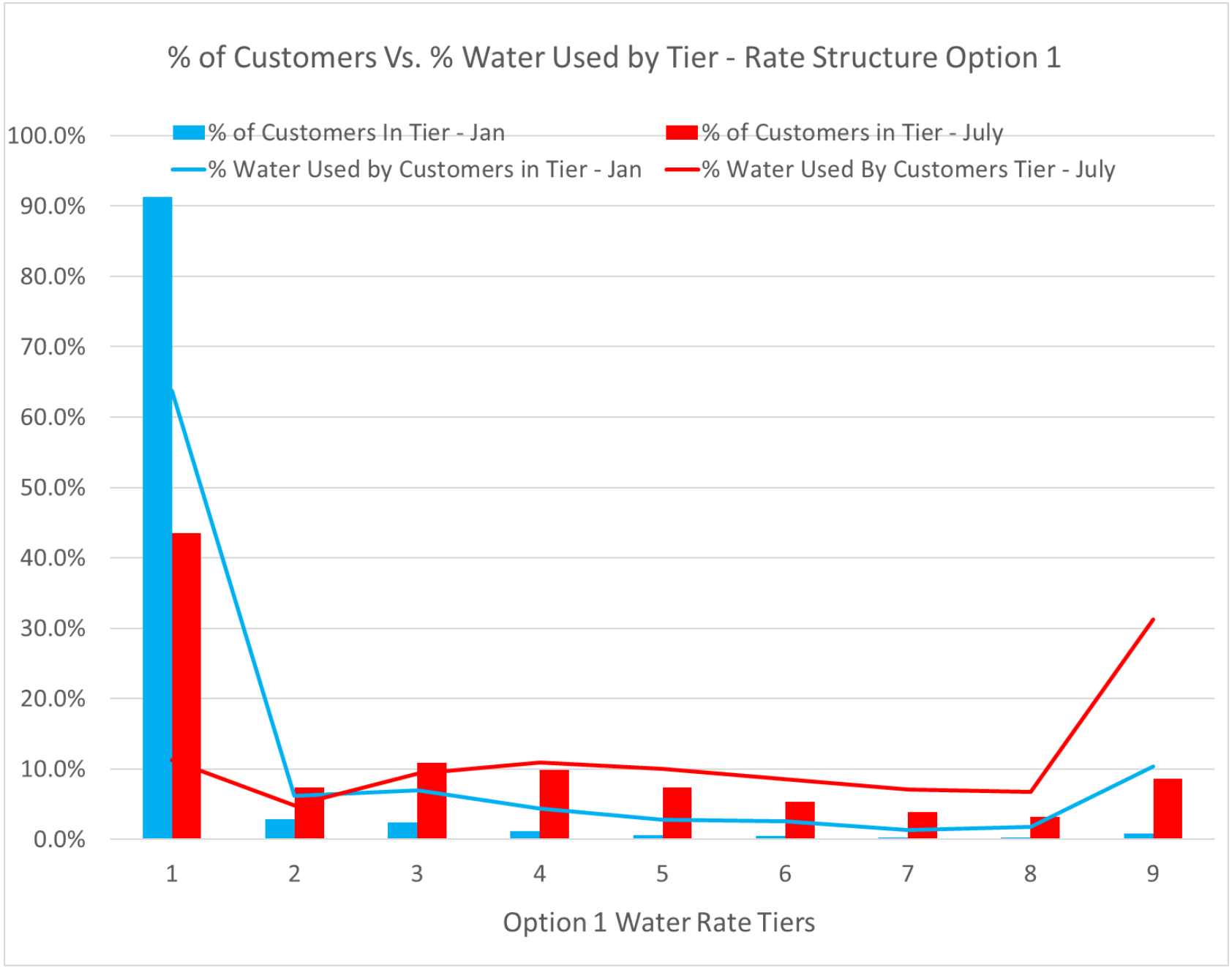
Tier Structure Options 2 & 3 - January

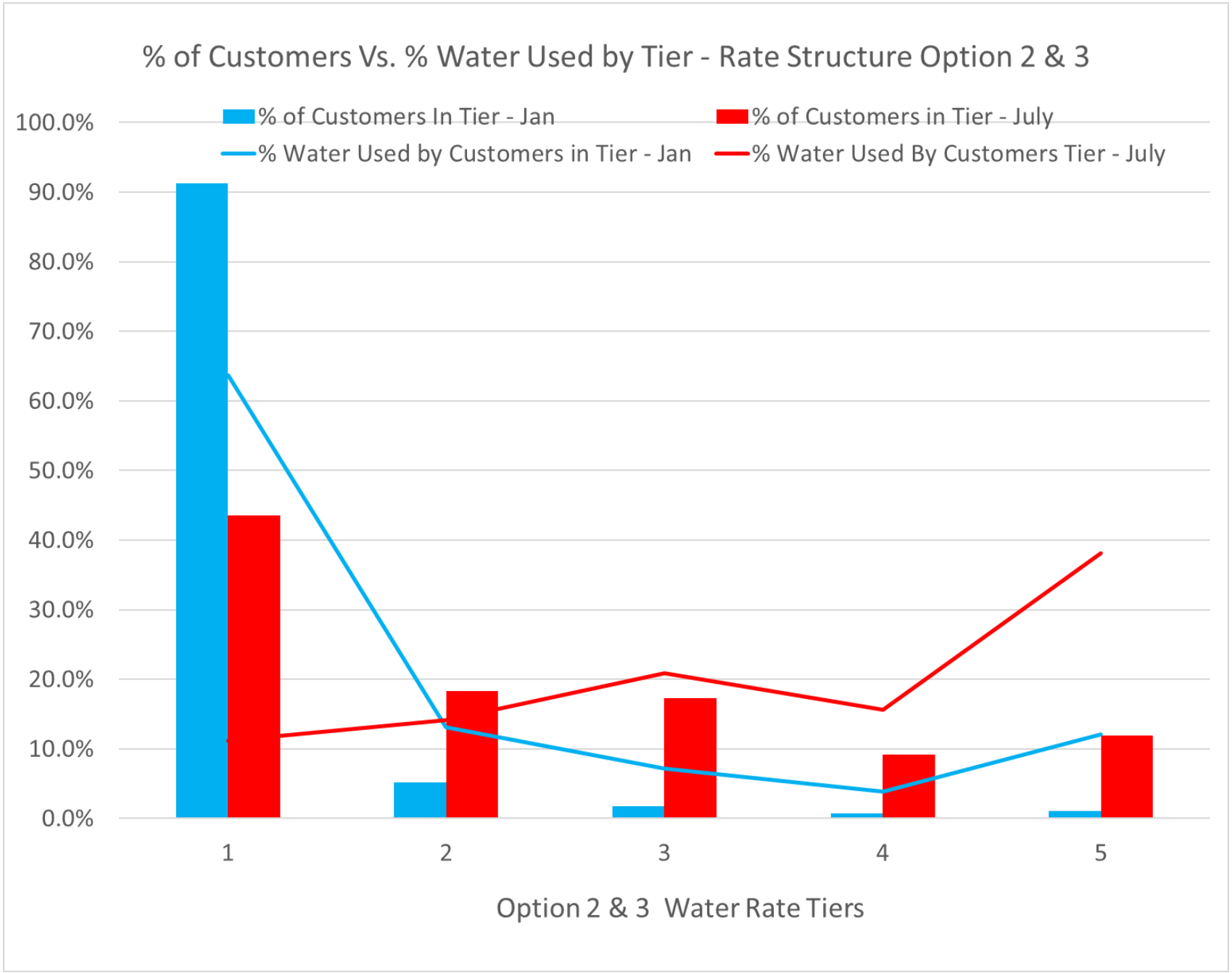
Tier	Customers Within	Gallons	% Custom. Within	Average Consumption	Total Consumption Within Tier	%Water Used
1	9727	0-12000	91.3%	2,820	39,523,000	64%
2	554	12001-20,000	5.2%	14,690	8,138,000	13%
3	190	20001-30000	1.8%	23,500	4,465,000	7%
4	71	30001-40000	0.7%	33,592	2,385,000	4%
5	111	45001 & Up	1.0%	26,708	7,499,000	12%

Tier Structure Options 2 & 3 - July

Tier	Customers Within	Gallons	% Custom. Within	Average Consumption	Total Consumption Within Tier	%Water Used
1	5377	0-12000	43.5%	5,102	27,434,000	11%
2	2254	12001-20,000	18.3%	15,357	34,614,000	14%
3	2127	20001-30000	17.2%	24,053	51,161,000	21%
4	1126	30001-40000	9.1%	34,023	38,310,000	16%
5	1465	45001 & Up	11.9%	63,650	93,247,000	38%


% of Customers Vs. % Water Used by Tier - Existing Rate Structure
% of Customers In Tier - Jan
% of Customers in Tier - July
% Water Used by Customers in Tier - Jan
% Water Used By Customers Tier - July
70.0%
60.0%
50.0%
40.0%
30.0%
20.0%
10.0%
0.0%
1
2
3
4
5
6
7
8
9
Ex. Water Rate Tiers


% of Customers Vs. % Water Used by Tier - Rate Structure Option 1
% of Customers In Tier - Jan
% of Customers in Tier - July
% Water Used by Customers in Tier - Jan
% Water Used By Customers Tier - July
100.0%
90.0%
80.0%
70.0%
60.0%
50.0%
40.0%
30.0%
20.0%
10.0%
0.0%
1
2
3
4
5
6
7
8
9
Option 1 Water Rate Tiers


% of Customers Vs. % Water Used by Tier - Rate Structure Option 2 & 3
% of Customers In Tier - Jan
% of Customers in Tier - July
% Water Used by Customers in Tier - Jan
% Water Used By Customers Tier - July
100.0%
90.0%
80.0%
70.0%
60.0%
50.0%
40.0%
30.0%
20.0%
10.0%
0.0%
1
2
3
4
5
Option 2 & 3 Water Rate Tiers

WASHINGTON CITY
CULINARY WATER MASTER PLAN UPDATE

JUNE 2023

PREPARED BY:

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DRAFT

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Appendix E – Cash Flow

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I. INTRODUCTION

Washington City is located in Washington County along Interstate 15 in southwestern Utah. The City is geographically split into three sections north-to-south by both I-15 and the Virgin River. Washington City has a long agricultural heritage that is still active in the Washington Fields area of the City. However, with rapid residential growth, much of the Washington Fields area is changing from a rural to a suburban community. Residential and commercial growth are impacting nearly every area of the City.

Washington City completed a Culinary Waster Master Plan update in 2017, which was an update to the 2012 Culinary Water Master Plan. The City has contracted with Sunrise Engineering to complete an update to the 2017 plan.

The culinary water system has been analyzed under the State of Utah Division of Drinking Water guidelines to determine the current system status and to evaluate possible system needs as the community grows during the next 20 years. As part of this plan, Sunrise Engineering, Inc. has recommended improvements to the culinary water system and has developed a potential financing plan that will help Washington City obtain the necessary funds for the recommended improvements. This report does not analyze water rights or water treatment.

This plan also serves as the City's Impact Facilities Plan and includes an Impact Fee Analysis.

II. SYSTEM USERS ANALYSIS

A. LENGTH OF PLANNING PERIOD

It is typical for a Master Plan to use a 10 or 20-year planning period. For example, the first year of a 10-year planning period would be the year 2023 with the 10th and final year being 2032. This plan will use fiscal years and will assume a 20-year (2023-2042) planning period for recommended improvements. This period will allow an adequate evaluation of the system for potential infrastructure improvements or other needs. Revenue sources should be carefully evaluated each year as budgets are set by the city council.

B. PROJECTED GROWTH RATE

An important element in the development of the water system and capacity analysis is the projection of the City's population growth rate on an annual basis. This projection gives the planner an idea of the potential future demands on the culinary water system for the length of the planning period. All planning for the future should be based on the expected population growth.

Projecting the number of future culinary water connections can be a subjective process. The most effective method of estimating the number of future connections is by analyzing historical numbers of connections, recent building permits, and census records. Figure II-1 below shows the historic population for the City.

Figure II-1: Historic Population

Calendar Year	Population	Est. Growth Rate
2016	26,099	-
2017	27,401	4.99%
2018	29,411	7.34%
2019	31,058	5.60%
2020	33,678	8.44%
2021	38,015	12.88%
2022	40,594	6.78%

In recent years, the growth rate in the community has varied widely. At the time of the previous plan, the City anticipated a moderate growth rate for the planning window. However, Washington City has experienced high growth rates during the past decade, much greater than was anticipated in the 2017 Master Plan Update. In addition, there are plans to expand the system and number of connections which will further increase the future population.

City staff looked at the upcoming developments in different stages of the approval process to determine a realistic number of anticipated new connections in future years. The number of anticipated new connections was used to determine a growth rate. In the discussions with City

staff, it was determined that the immediately foreseeable growth may not be sustainable over the 20-year planning period, and therefore a lesser growth rate was determined for the latter years of the planning period. The following growth rates were used for this study:

- 2023-2025 (first 3 years) – 6.9% per year
- 2026-2028 (second 3 years) –5.5% per year
- 2029-2032 (next 4 years) – 4.0% per year
- 2033-2042 (last 10 years) – 3.5% per year

C. PROJECTED POPULATION & NUMBER OF CONNECTIONS

Based on the forecasted growth rates referenced above, the number of connections the City will need to plan for can be calculated with the compound interest formula shown below:

$$F = P(1 + i)^N$$

F = Future Population P = Present Population
i = Projected Growth Rate N = Years

This equation was used to project the community population and number of connections for each year in the planning period. Figure II-2 shows a summary of the growth rate analysis. Appendix A shows the full analysis.

Figure II-2: Growth Rate Analysis Summary

Calendar Year	Population	Est. Growth rate	# of Conn.
2022	40,594	-	13,916
2023	43,395	6.9%	14,876
2024	46,389	6.9%	15,903
2025	49,590	6.9%	17,000
2026	52,318	5.5%	17,935
2027	55,195	5.5%	18,921
2028	58,231	5.5%	19,962
2029	60,560	4.0%	20,761
2030	62,982	4.0%	21,591
2031	65,502	4.0%	22,455
2032	68,122	4.0%	23,353
2033	70,506	3.5%	24,170
2034	72,974	3.5%	25,016
2035	75,528	3.5%	25,892
2036	78,171	3.5%	26,798
2037	80,907	3.5%	27,736
2038	83,739	3.5%	28,707
2039	86,670	3.5%	29,711
2040	89,703	3.5%	30,751
2041	92,843	3.5%	31,827
2042	96,092	3.5%	32,941

It is important to understand that projected growth rates are not the cornerstone of this plan. If the maximum number of system connections projected is reached earlier or later than anticipated, future improvements to support growth may come either earlier or later.

D. PROJECTED EQUIVALENT RESIDENTIAL UNITS (ERU)

The water system is made up of multiple connection types. Washington City reports their different connections to the state as either residential, commercial, industrial, or institutional. Figure II-3 shows a summary of the number of connections by type.

Figure II-3: Total Number of Units Per Connection Type

Calendar Year	Residential	Commercial	Industrial	Institutional	Total
2016	8,878	270	29	62	9,239
2017	9,599	291	30	100	10,020
2018	10,286	315	30	91	10,722
2019	10,919	346	28	93	11,386
2020	11,827	302	30	94	12,253
2021	12,674	394	46	99	13,213
2022	13,442	323	49	102	13,916

Each connection type uses different amounts of water at different rates. In order to properly analyze the system usage, the number of connections are converted to equivalent residential units (ERU). This is done by taking the average usage per connection of each connection type and dividing by the usage per connection of residential connections. Figure II-4 and Figure II-5 show the ERU per connection type and the total number of ERUs. This plan will use the number of ERUs instead of the number of connections to evaluate existing and future needs.

Figure II-4: ERUs Per Connection Type

Calendar Year	Residential	Commercial	Industrial	Institutional
2022	1.0	6.5	2.0	9.5

Figure II-5: Total Number of ERUs Per Connection Type

Calendar Year	Residential	Commercial	Industrial	Institutional	Total
2016	8,878	1,158	17	932	10,985
2017	9,599	1,248	18	1,502	12,368
2018	10,286	1,351	18	1,367	13,022
2019	10,919	1,484	16	1,397	13,817
2020	11,827	1,296	18	1,412	14,553
2021	12,674	1,690	27	1,487	15,879
2022	13,442	1,386	29	1,533	16,389

E. AVERAGE CULINARY WATER USAGE

The State of Utah Public Drinking Water regulations require public water systems to meet requirements based upon usage. These requirements are found in Rule R309 of the State Code.

The code provides a minimum standard usage based upon the types of connections serviced in a system. The code says to use a minimum average day usage of 400 gallons per day (gpd) per ERU for indoor use and an additional 13.6 gpd per irrigated acre in the system area. However, if available, systems can use actual usage date to calculate and project usage demands. The City has flow meters that are able to provide real time flow data. This study looked at both the state's minimum standard and the historical usage to determine the appropriate usage to use for this study.

The historical usage from the City was based on meter data over the past 4 years (2019-2022). The average usage per ERU was calculated from the historical usage. The total average usage over the past 4 years was divided by the average number of ERUs and then converted to gpd/ERU as shown in the calculations below.

2,647,998,000 gallons / 15,159 ERU = 174,677 gallon/ERU/year
174,677 gallon/ERU/year / 365 days/year = 478.9 gpd/ERU

Figure II-6 shows a summary of the average usage and historical data gathered by the City through water metering.

Figure II-6: Washington City Historical Usage Summary

Calendar Year	Total Usage (Thousand gallons)	Number of ERUs	Usage Per ERU (gpd/ERU)
2019	2,428,666	13,817	481.6
2020	2,626,927	14,553	494.6
2021	2,634,571	15,879	454.6
2022	2,901,830	16,389	485.1
4-Year Average:	2,647,998	15,159	478.9

The 478.9 gpd/ERU average usage calculated from the City's historical usage includes both indoor and outdoor water. This demand is lower than the states combined indoor and outdoor average day demand. This plan will determine usage demand from the historical usage instead of the numbers from the State Code. This method will result in a more realistic analysis.

One important note for this plan is that construction takes water from the culinary water system. This water isn't being used by Washington City connections, and therefore, should not be included in the required demand for source or storage. The amount of construction water has been counted by meters and tabulated over the last 3 years. The volume of water shown in the results above and that are used for this report do not include construction water. Construction water will be discussed in a later section.

The calculations in this report will be based on the historical average usage of 478.9 gpd/ERU (0.33 gpm/ERU). It is recommended that future improvements be sized based on this average usage.

F. PEAK DAY DEMAND CULINARY WATER USAGE

Peak Day Demand (PDD) is defined by the Utah Administrative Code as the "anticipated water demand on the day of the highest water consumption". The state minimum The state code uses double the average day demand to calculate the PDD. The code states that this can be used in lieu of actual meter data. Washington City has provided their meter data from 2019 to 2022 and the actual PDD was found. The water meters measured how much water was used every minute of every day. This total was summed up for every day of the year and the highest daily total volume used was determined to be the PDD. This was done for all 4 years of data provided. The PDD was divided by the number of ERUs to find the PDD in terms of gpd/ERU.

Figure II-7 below shows a summary of the PDD from 2019 to 2021.

Figure II-7: Washington City Historical PDD Summary

Calendar Year	Peak Day Demand (gal)	ERUs	PDD (gpd/ERU)
2019	13,330,000	13,817	964.7
2020	13,735,000	14,553	943.8
2021	13,718,000	15,879	863.9
2022	13,637,000	16,389	832.1
		AVG	901.1

The historical average PDD from the last 4 years was found to be 901 gpd. All further calculations with the PDD will use this number.

G. PEAK INSTANTANEOUS DEMAND CULINARY WATER USAGE

Peak Instantaneous Demand (PID) can be described as the highest demand on the system at any one instance. The Utah Administrative Code states that for systems with 240 connections or greater, the equation Q=1.6N, where N equals the number of connections, can be used to find the PID. If available, this can be determined based on meter readings. In the case of this study, usage data on a per minute basis is available from the last 4 years. Figure II-8 below shows the PID from the last 4 years of data.

Figure II-8: Washington City Historical PID Summary

Calendar Year	Peak Instant Date	Peak Instantaneous Demand (gal)	Peak Instantaneous Demand (gal)
2019	2-Sep	1,248,949	20,816
2020	13-Jul	1,571,003	26,183
2021	12-Jul	1,282,092	21,368
2022	18-Jul	1,186,019	19,767
	AVG	1,322,016	22,034

The PID that will be used for this study is 22,034 gpm.

H. USAGE REDUCTION - CONSERVATION

This plan assumes a conservation rate of 0.5% per year over the planning period (10% by the end of planning window). This conservation factor is used to represent conservation efforts from the City, existing customers, or new connections. The assumed conservation results in the following demands at the end of the planning window.

- ADD (2042) = 433 gpd/ERU
- PDD (2042) = 815 gpd/ERU

The conservation factor is not used for the PID. As mentioned above, the PID is the highest demand on the system at any given moment. Conservation efforts do not have a major impact on the amount of water that could be used at any given moment.

Conservation is a major focus for Washington City and the surrounding communities. The 0.5% conservation rate assumed in this plan is a relatively small reduction from conservation. The City has a conservation goal that is higher than 0.5% per year. The City's Water Conservation Plan established a goal that would have usage drop to 12,200 gal a month or 406 gpd/ERU. This is a reduction of 18% from current usage. If this was achieved in the planning window this would be a reduction of 0.9% per year or more.

III. WATER SOURCE CAPACITY ANALYSIS

A. EXISTING WATER SOURCE

To analyze source capacity, all available culinary water sources must first be identified. These sources are listed in Figure III-1. The flow capacity numbers were acquired from City staff.

Figure III-1: Washington City Existing Water Sources

Wells	Total Flow	
	CFS	gpm
No. 2	0.909	408
No. 3	0.245	110
No. 4	1.453	652
No. 5	1.689	758
No. 6	1.448	650
Grapevine Well No. 1	0.207	93
Grapevine Well No. 2	0.180	81
Grapevine Well No. 3	0.227	102
Grapevine Well No. 4	0.303	136
Grapevine Well No. 5	0.254	114
Grapevine Well No. 6	0.430	193
Subtotal Wells =	7.346	3,297
Microfiltration (Quail Lake)	4.345	1950
Washington Dam Booster	6.005	2695
Fields Road WCWCD Connection	8.913	4000
East Regional WCWCD Connection	8.913	4000
SHRP WCWCD Connection	3.342	1500
Grand Totals =	38.864	17,442

Most of the source capacity is currently coming from connections to the Washington County Water Conservancy District (WCWCD).

B. EXISTING REQUIRED WATER SOURCE CAPACITY

State of Utah Public Drinking Water Regulations, R309-510-7 states that a water system's source needs to meet "the anticipated water demands on the day of the highest water consumption, which is the Peak Day Demand". The PDD was determined previously as 930 gpd/ERU. The source capacity demand for the water system was calculated by multiplying the PDD from Section II-F by the total number of existing ERUs in the system. The results of the analysis are presented in gallons per minute and are shown in Figure III-2.

Figure III-2: Required Source Capacity (Existing Conditions)

Total Required Source Capacity	**10,256**	gpm
Total Existing Source Available	**17,442**	gpm
Existing Culinary System Source Capacity Surplus	**7,186**	gpm
Surplus Capacity can Serve	**11,483**	ERUs

PROJECTED REQUIRED WATER SOURCE CAPACITY

Projected required source capacity for the 10-year and 20-year planning periods uses the same calculations as above. These calculations reveal that the water system will have a deficit of source capacity. The projected required source capacity for the 10-year and 20-year planning periods are shown in Figure III-3 and Figure III-4.

Figure III-3: Required Source Capacity (10-Year Planning Period)

Total Required Source Capacity	16,370	gpm
Total Existing Source Available	17,442	gpm
Culinary System Source Capacity Deficit	1,072	gpm

Figure III-4: Required Source Capacity (20-Year Planning Period)

Total Required Source Capacity	21,962	gpm
Total Existing Source Available	17,442	gpm
Culinary System Source Capacity Deficit	-4,520	gpm

C. RECOMMENDED WATER SOURCE CAPACITY IMPROVEMENTS

The analysis above shows that the existing available source is sufficient to accommodate an existing peak day demand. However, based on the growth rates used in this plan the City will run out of available source by 2034.

At the current time, there are no other feasible new source improvements for the City to develop. New source capacity will most likely come from purchasing water from the WCWCD. One major drawback to this option is that the WCWCD does not guarantee that there is additional water available to be purchased. The City should work closely with WCWCD to plan for future needs.

The other major drawback to purchasing additional water from the WCWCD is cost. Currently the cost to purchase 1,000 gallons of culinary grade water is $1.54 and is anticipated to increase to $1.74 by 2025. The amount of water currently purchased will carry the city through the 10-year planning window. However, by the end of the 20-year window the additional water the city would need to purchase would amount to approximately $617,000 annually. Note that this cost is just the purchase cost to the district. This cost does not include costs to get water into the system such as pumping costs. This number also assumes the district rate does not increase after 2025.

Another option to increase source capacity is using secondary water for outdoor use. Implementing an irrigation system that uses secondary water will help alleviate the amount of culinary source required to meet the demands of the system. Every gallon of non-culinary water used for outdoor watering adds a gallon of water available for culinary use. Figure III-5 below shows a summary of average indoor versus outdoor usage in the City.

Figure III-5: Average Outdoor Vs. Indoor Water Use

Calendar Year	Avg Daily Usage (gal)	Avg Indoor Usage (gal)	Avg Outdoor Usage (gal)	% Outdoor Usage
2019	6,653,879	2,514,968	4,138,910	62%
2020	7,197,060	2,566,333	4,630,727	64%
2021	7,218,003	3,053,133	4,164,870	58%
2022	7,950,219	3,712,078	4,238,141	53%
Avg	7,254,790	2,961,628	4,293,162	59%

The following information was discovered while comparing indoor vs outdoor watering use in the City:

- Approx. 59% of culinary water is used for outdoor watering on a daily basis.
- In one year approximately 1.5 billion gallons of culinary water is used for outdoor watering.

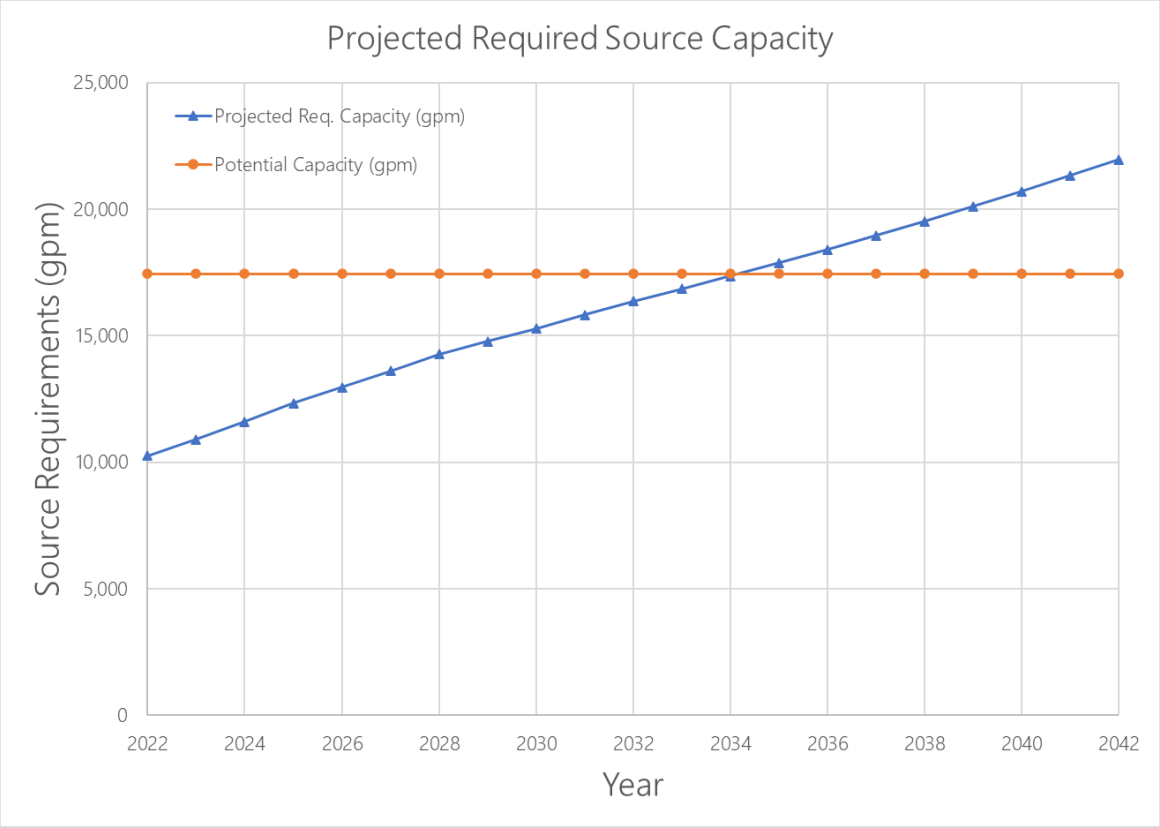
The major downside for a secondary water system is also cost. This cost is initially in the form of upfront capital cost to design and construct a pressurized irrigation system. The City does have some infrastructure already in place that could be used as a starting point to implement an irrigation system with a smaller amount of upfront costs than constructing a completely new system.

This plan assumes that future source water will come from purchasing additional water from the WCWCD. To deliver this water to the system, pump stations will need to be constructed and connections made to WCWCD lines. These pump station projects are included in the recommended distribution improvements.

D. SOURCE CAPACITY SUMMARY

Figure III-6 shows the comparison between the available source capacity and the projected required source capacity.

Figure III-6: Projected Source Capacity



IV. WATER STORAGE CAPACITY ANALYSIS

Water storage capacity requirements are found in the State of Utah Public Drinking Water Regulations, R309-510. These regulations require storage for the community's culinary water system to meet one full day's average use requirement for all connections in the system, in addition to fire flows, for a minimum of two hours, and emergency storage as deemed necessary.

A. EXISTING WATER STORAGE CAPACITY

There are currently seven culinary water storage tanks in Washington City. These tanks are identified in Figure IV-1 below:

Figure IV-1: Storage Capacity Summary

Existing Storage Capacity:	Available Storage (gal)
RED CLIFFS 2 MG TANK	2,110,000
RED CLIFFS 1 MG TANK	1,020,000
RED CLIFFS 2.3 MG TANK	2,320,000
GRAPE VINE 1 MG TANK	1,060,000
WARNER VALLEY TANK	1,030,000
WASHINGTON DAM ROAD TANK	2,270,000
WATER TREATMENT PLANT TANK	CT ONLY
Total Existing Storage Capacity	**9,810,000**

B. EXISTING REQUIRED WATER STORAGE CAPACITY

As shown in Section II-E, average water usage per ERU, also known as the Average Day Demand (ADD), in the water system is 478.9 gpd/ERU for both indoor and outdoor usage. In general, fire flow requirements are set by the local Fire Authority or are based on building size and type of construction. At the direction of the City, this plan uses 1,500 gpm, the same minimum fire flow as the previous plans.

The required storage capacity was calculated by multiplying the ADD by the total number of ERUs currently existing in the system. When compared with the system's total storage capacity summarized above, the calculation shows that the City has a small surplus of total storage capacity under current conditions. The results of this analysis are shown in Figure IV-2.

Figure IV-2: Required Storage Capacity (Existing Conditions)

Total Required Storage Capacity	8,029,456	gal
Total Existing Storage Capacity	9,810,000	gal
Existing Culinary System Storage Capacity Surplus	1,780,544	gal
Surplus Capacity can Serve	3,718	ERUs

C. PROJECTED REQUIRED WATER STORAGE CAPACITY

The projected culinary water storage capacity required at the end of the planning period is determined from the same factors explained in Section B above, but the projected number of ERUs are inserted into the calculations instead of the number of existing ERUs. The results of the analysis are shown below in Figure IV-3 and Figure IV-4.

Figure IV-3: Required Storage Capacity (10-Year Planning Window)

Total Required Storage Capacity	12,708,360	gal
Total Existing Storage Capacity	9,810,000	gal
Projected Culinary System Storage Capacity Deficit	-2,898,360	gal

Figure IV-4: Required Storage Capacity (20-Year Planning Window)

Total Required Storage Capacity	16,988,484	gal
Total Existing Storage Capacity	9,810,000	gal
Projected Culinary System Storage Capacity Deficit	-7,178,484	gal

D. RECOMMENDED WATER STORAGE CAPACITY IMPROVEMENTS

The analysis above shows that the City has adequate storage for their current needs. However, with the projected growth of this plan the required storage will surpass the storage that is currently available. This plan provides recommended improvements to provide the future required storage capacity.

An analysis was done to determine the number of buildout ERUs and where these ERUs will be located within the current city boundary. This was done by using the City's current zoning map and assuming the City would be built out to the max density allowed by the current zones. For this analysis the City was divided into thirds (north, central, and south). Storage to consider elevation requirements. The analysis resulted in the following number of additional ERUs per region to achieve buildout:

- North: 6,000 ERUs
- Central: 6,000 ERUs
- South: 16,000 ERUs

The additional ERUs to reach buildout will require approximately 14 million gallons of storage. With the City's existing storage surplus there is approximately 1 million gallons available in the north section of the City. This results in the need for an additional 13 million gallons of storage tanks to be constructed to achieve buildout. The following is the approximate storage needs for each section of the City based on the current ADD and storage requirements:

- North: 2 million gallons
- Central: 3 million gallons

- South: 8 million gallons

Based on the growth rate used for this plan it is anticipated that buildout will occur beyond the 20-year planning window. To accommodate the projected storage requirements this plan recommends six storage projects to be installed in the central and south areas of the City. The north section does not include any locations of suitable elevation and location for installing a storage structure. However, one of the six storage tanks is located to provide some storage to address the demand of the north section.

With the existing surplus and the storage from a portion of one of the proposed storage tanks there will be approximately 2.5 million gallons provided for the north towards build out growth. An additional 500 Thousand gallons of storage will be required in the north to handle build out ERU's. This additional storage is anticipated to happen outside the 20-year planning window.

The following are descriptions of the recommended improvements as well as their recommended size and installation window. It is important to note that the installation window is approximate based on today's data. Windows are subject to change based on development areas and the City's ability to obtain land to install tanks.

1. 0 to 5 YEAR IMPROVEMENTS

- Long Valley Tank – This tank is located in the vicinity of the Long Valley development that is currently under construction. It is recommended that this tank be a 2.5-million-gallon tank. This tank is currently in the design process and anticipated to be constructed in 2023.

- Airport Tank 1 – This tank will be located in the south end of the City near the airport. It is recommended that this tank be a 2.5-million-gallon tank. The primary purpose of this tank will be to serve the new developments near the airport. This tank is planned to be located on BLM property and will require working with BLM to obtain approval.

- Sunrise Valley Tank – This tank will be located south of the landfill and west of Sunrise Valley. This tank will serve the new Sunrise Valley development and surrounding area. This tank will also serve portions of Coral Canyon that are on a lower pressure zone. It is recommended that this tank be a 2.5-million-gallon tank.

2. 5 to 10 YEAR IMPROVEMENTS

- There are no recommended improvements for storage in the 5-10 year planning window, unless accelerated growth results in the need for sooner improvements.

3. 10 to 20 YEAR IMPROVEMENTS

- Airport Tank 2 – As the area around the airport develops further, additional storage will be required for the area. This tank is recommended to be 2.5 million gallons and to be located adjacent to the first Airport Tank.

- Majestic Tank – This tank will be located west of SR-7. This tank would serve the southern Washington Fields area and is recommended to be a 2.5-million-gallon tank.

- Stucki Farms Tank – This tank would be located west of the Stucki Farms Development, on the ridge between Stucki Farms and southern Washington Fields. This tank is recommended to be a 1-million-gallon tank and will serve the southern Washington Fields area.

These recommended storage improvements are summarized in Figure IV-5. Appendix D includes an exhibit showing the location of these improvements.

Figure IV-5: Summary of Recommended Storage Improvements

Proposed Tank	Approx. High Water Elevation (ft)	Available Storage (gal)	Est. Installation Date
Long Valley 2.5 MG Tank	3140	2,500,000	2023
Airport 1 2.5 MG Tank	3040	2,500,000	2024
Sunrise Valley 2.5 MG Tank	3000	2,500,000	2025
Airport 2 2.5 MG Tank	3040	2,500,000	2032
Majestic 2.5 MG Tank	3040	2,500,000	2036
Stucki Farms 1 MG Tank	2815	1,000,000	2038
Total Projected New Storage		**13,500,000**	

E. STORAGE CAPACITY SUMMARY

Figure IV-6 and Figure IV-7 both show the comparison between the available storage capacity and the projected required storage capacity. The available storage capacity in Figure IV-7 represents the storage capacity available with the implementation of the recommended improvements.

Figure IV-6: Projected Storage Capacity with Existing Conditions

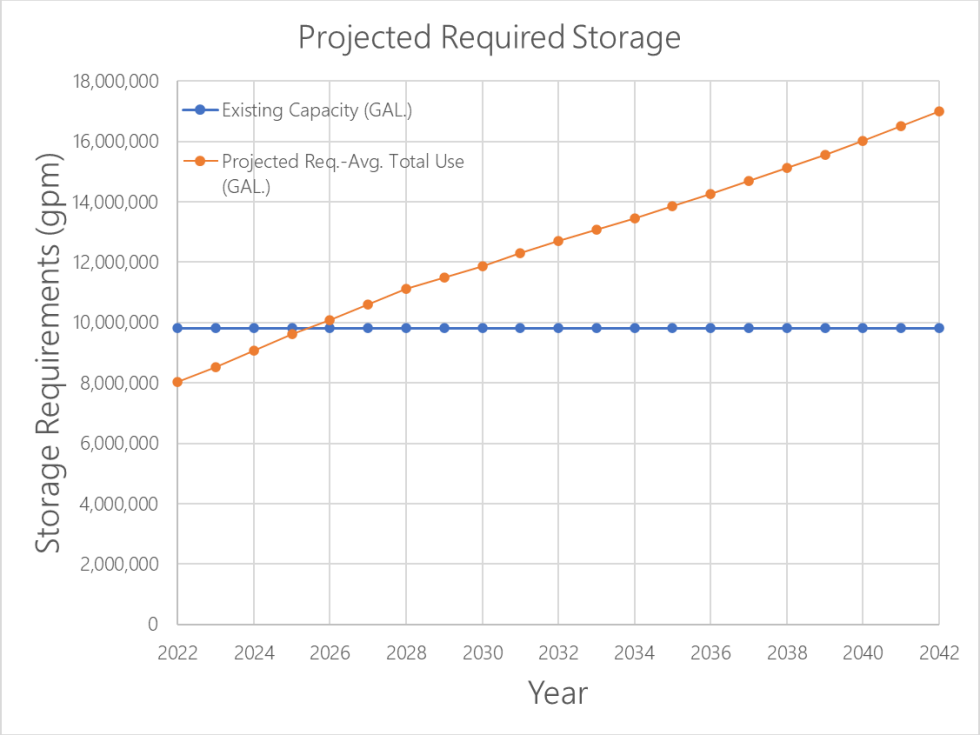
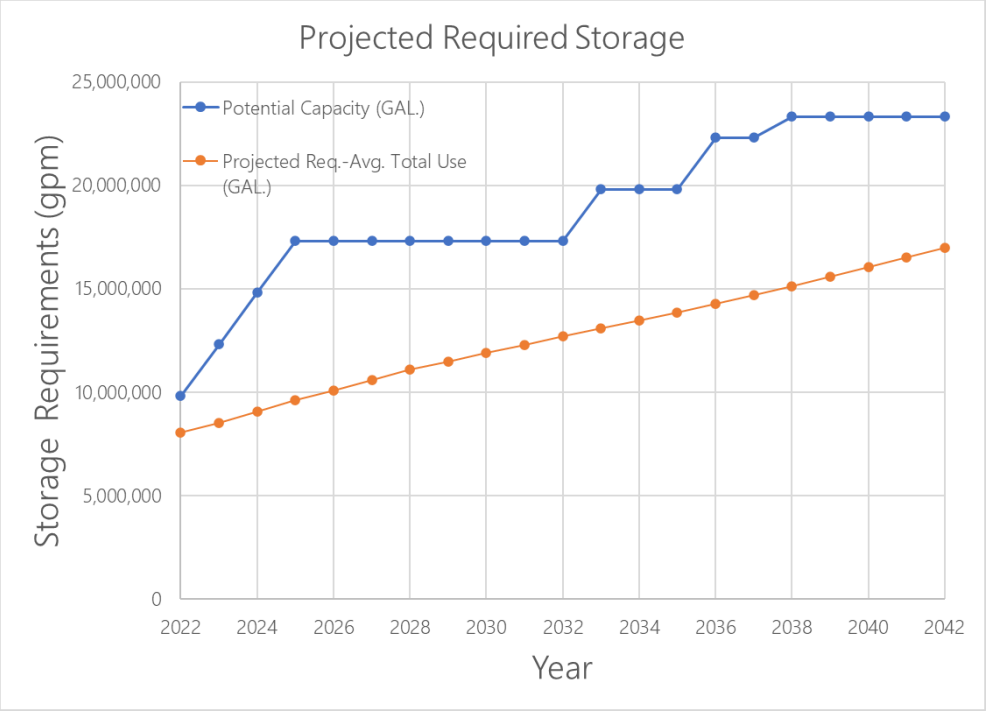


Figure IV-7: Projected Storage Capacity with Recommended Improvements



V. WATER DISTRIBUTION SYSTEM ANALYSIS

The State of Utah Public Drinking Water Regulations, R309-105-9, states three pressure conditions which must be met to demonstrate adequate service capacity of a system. These conditions are:

- At least 40 psi must be retained as residual pressure in the distribution system under a Peak Day Demand (PDD).
- At least 30 psi must be retained as residual pressure in the distribution system under Peak Instantaneous Demand (PID)
- At least 20 psi must be retained as residual pressure in the distribution system under PDD plus fire flow conditions.

The existing Washington City culinary water distribution system has been modeled using the computer program Water Gem by Bently. Historically, the distribution system was modeled in a static scenario to analyze Average Day, Peak Instantaneous, and Peak Day with fire flow demands. In addition to the static scenario, a dynamic model was created using the real time flow data available from the City's meters. The dynamic model provides a view of how the system's sources, storage, and distribution system, including pumps and valves, work together to provide the continuous demands to the system.

The main benefit to the dynamic water model is that it will provide a tool for City staff to evaluate and plan how the system will function based on adjustments such as turning on or off certain pumps or adjusting a setting on a PRV. This will also give the City staff the ability to come up with solutions for emergency scenarios and faster feedback than trying the solutions in the field first.

A. EXISTING DISTRIBUTION SYSTEM ANALYSIS

The existing PDD and PID were calculated in Section II. These flows are shown below:

- PDD – 901 gpd/ERU = 10,256 gpm with the existing number of ERUs
- PID – 22,034 gpm

As mentioned in Section IV, this report used a fire flow of 1,500 gpm.

The existing model scenarios for Peak Day Demand, Peak Day Demand with fire flow, and Peak Instantaneous Demand, show that the existing system is adequate to meet these demands with the exception of a couple small areas. These areas include:

- Perry's Landing - this is a development on the north edge of the city below the Red Cliff storage tanks. The development is on the top edge of the lower pressure zone and therefore experiences low pressures and fire flows.

- Shadow Ridge - this is a small area on the north side of Telegraph on the west side of town. Currently the main line into the area is a 6" line that does not provide adequate fire flow.

- Lion's Head Dr. - this is located in the Green Spring area. Lions Head Dr. is located on the edge of a pressure zone and the high end of the pressure zone shows low fire flows.

B. PROJECTED DISTRIBUTION SYSTEM ANALYSIS

The projected distribution system was modeled in a static scenario with the following future demands:

- PDD – 832 gpd/ERU = 21,962 gpm with the projected (2042) number of ERUs
- PID – 52,157 gpm
- Fire flow of 1,500 gpm

Most of the new growth will occur in newly developed areas. Because of this, the new developments will be required to install the needed distribution improvements for the development. The new demand on the system is not anticipated to have enough of an impact on the existing distribution system to cause areas to fall below the State's minimum pressure requirements or for pipe velocities to be above 5 feet per second.

The new growth areas do require transmission lines to deliver water to the development or the storage tanks that are serving the development. As discussed in the source capacity section these new developments will also require additional source which will need to come from WCWCD. To deliver this source capacity, new pump stations will be needed.

This section includes the recommended transmission lines, and booster pump stations.

C. RECOMMENDED DISTRIBUTION SYSTEM IMPROVEMENTS

The following are descriptions of the recommended improvements as well as their recommended size and installation window:

1. 0 to 5 YEAR IMPROVEMENTS

- Washington Fields Transmission Line – This project will extend the transmission line in Washington Fields Road south towards the airport for the future development in the area, and be used for getting water to the Airport Tank. This project is currently being designed and is planned to be constructed in 2023.

- Airport Connection Phase 1 – This is a booster pump station that will be constructed near the Washington Fields Transmission line. The booster pump will be used to take water from the WCWCD line to fill the Airport Tank using the Washington Fields Road transmission line. This is anticipated to be approximately a 1,500-gpm booster pump station and constructed in 2024

- Perry's Landing Pressure Zone Adjustment – This project will add piping and valving to the development to adjust the pressure zone and move the development into the higher-pressure zone. This project Is anticipated to be installed in 2024.

- Fields Road to Airport Tank Transmission – This project is a transmission line that connects the Fields Road Transmission line and the Airport Tank. It is anticipated that this project will be installed in 2024.

- Sunrise Valley Transmission Line – This transmission line will have two segments one will run from the proposed Sunrise Valley tank to Sunrise Valley. The second segment will tie into the Coral Canyon line in Telegraph Road. It is anticipated that this project will be constructed in 2025.

- Shadow Ridge 6" Line Replacement – This project replaces an existing 6" with an 8" line to increase pressures and fire flows in the area. This project is anticipated to be installed in 2025.

- Lions Head Dr. PRV – This project adds a connection between the two pressure zones in the area and adds a low flow PRV allowing for fire flows to cross between pressure zones to increase fire flow in the lower pressure zone area. This project is anticipated to be installed in 2025.

2. 5 to 10 YEAR IMPROVEMENTS

- This plan does not have any recommended distribution projects included in the 5-to-10-year window.

3. 10 to 20 YEAR IMPROVEMENTS

- East Regional Connection Phase 2 – This project will expand the existing East Regional pump station to double the flow that it can produce. The project will involve renovating the existing building, adding more pumps, and installing a parallel transmission line that follows the alignment of the first phase of the East Regional Connection Project. This project is anticipated to be constructed in 2033.

- Church Farm Road Transmission Line – This transmission line is anticipated to run from Warner Valley Road to the Airport Tanks via Church Road. This project is anticipated to be installed in 2033.

- Airport Connection Phase 2 – This project will expand the first phase pump station to increase the flow that it can produce. It is anticipated that the flow will need to be increased by 1,700 gpm. This project is anticipated to be constructed in 2034.

- Airport Connection Phase 3 – This project will add a second booster pump station and connection to the WCWCD line in Warner Valley Road. This pump station will deliver water to the Airport tanks. It is anticipated that this pump will need to produce 5,000 gpm. This pump station will deliver water to the tanks via the Church Road transmission line.

VI. SUMMARY OF RECOMMENDED IMPROVEMENTS

Figure IV-1 is a summary of all the recommendations for improvements to the storage and distribution systems. As mentioned before, there are no specific source recommendations, except as they relate to the distribution needs to deliver water from the WCWCD. Project installation years are estimated for planning purposes. Actual project time frames will be based on development locations, availability of funding, and availability of land to install project.

Figure VI-1: Summary of Recommended Improvements

Storage Improvements	Est. Installation Year	Est. Cost
Long Valley - 2.5 MG Tank	2023	$ 7,538,500
Airport 1 - 2.5 MG Tank	2024	$ 6,613,300
Sunrise Valley - 2.5 MG Tank	2025	$ 6,996,700
Airport 2 - 2.5 MG Tank	2033	$ 6,524,700
Majestic - 2.5 MG Tank	2036	$ 7,596,800
Stucki Farms - 1 MG Tank	2038	$ 5,504,300
	Storage Subtotal =	**$ 40,774,300**
Distribution Improvements	**Est. Installation Year**	**Est. Cost**
Washington Fields Rd. Transmission Line	2023	$ 2,716,800
Fields Road To Airport Tank Transmission Line	2024	$ 4,410,300
Airport Connection Phase 1	2024	$ 994,900
Perry's Landing Pressure Zone Adjustment	2024	$ 389,900
Sunrise Valley Transmission Line	2025	$ 2,186,700
Shadow Ridge 6" Line Replacement	2025	$ 264,000
Lion's Head Dr. PRV	2025	$ 164,400
Church Road Transmission Line	2033	$ 4,357,400
East Regional Connection Phase 2	2033	$ 8,587,800
Airport Connection Phase 2	2034	$ 3,217,200
Airport Connection Phase 3	2037	$ 3,811,500
	Distribution Subtotal =	**$ 31,100,900**
Grand Total of All Projects		**$ 71,875,200**

**This summary is estimated with 2023 prices*

A. ENGINEER'S OPINION OF PROBABLE COST

Opinions of probable cost for the recommended improvements have been prepared and are included in Appendix C. Opinions of probable cost for each of the capital projects are based on experience with similar projects, bid tabulations from past projects, and from information provided by the City through prior experience.

It is important to note that cost estimates from this update are significantly higher than the previous master plan. It is common for project costs to increase over time with inflation. Typically, it is expected to see an annual increase of approximately 3%. Due to the material and construction market changes that have happened from 2020 to now the market has experienced project cost increases between 50 to 100% from 2019 costs. This increase in project costs is

reflected in the opinions of cost for the recommended projects. These increased costs are also a factor in the increases to fees in later sections.

The opinions of probable project costs included in this report are planning-level cost only. As the City seeks to undertake specific projects, more detailed and updated costs should be prepared to guide project development though the preliminary engineering and budgeting acquisition phases.

VII. WATER CONSERVATION

The analyses above show that the City will have deficiencies in both source and storage capacities within the 10-year window. One way for the City to mitigate the need or timing of these improvements is through conservation.

The usage analysis in this plan is based on historic usage. If the per ERU usage is reduced, that would reduce the Average Day, Peak Day, and Peak Instantaneous Demands. A reduction in these demands could delay the need for some of these improvements.

A. SECONDARY WATER USE (IRRIGATION)

As mentioned in the source capacity analysis, most of the City's outdoor watering uses culinary water. This results in approximately 1.5 billion gallons of culinary water being used for outdoor purposes each year. There are no available source improvements the City could make to get culinary grade water but there are options to increase and implement secondary water sources. These potential options include the pursuit of rights for new wells, shares to get water from the Virgin River, improving existing spring and well irrigation sources, and in the near future, the WCWCD's Warner Valley Reservoir.

The City already has some existing infrastructure in place for a pressurized irrigation system. Connecting this existing system to an irrigation source would immediately begin to alleviate the existing required source capacity.

One of the challenges of implementing a secondary water system is the quality of water of the sources that are available. Many of the available sources such as the canal company and wells in the fields are high in Total Dissolved Solids (TDS) which is not good for plants. For a full functioning system, it is likely that the high TDS source would need to be blended with higher quality spring water or possible even culinary water before being utilized into a system.

B. CONSERVATION FOCUSED USER RATE STRUCTURE

One way to promote potential conservation is through the City's user rate structure. Washington City currently has a tiered user rate structure. This means that after a customer uses a specified amount of water the rate they are charged per thousand gallons goes up. For example, the current rate structure charges $0.74 per thousand gallons used for the first 5,000 gallon and then $0.86 per thousand gallons for the next 5,000 gallons.

This tier structure can be used to incentivize conservation from all customers by increasing the rates of their higher rate tiers. A higher gap in the fees for each tier will incentivize customers to use less water or pay a higher monthly water bill. A similar program has been introduced by the Washington County Water Conservancy District. Their program places a fee for all usage over a certain amount.

A user rate analysis is part of this plan and is shown in a later section. That analysis looks at a conservation focused tier structure as part of the recommended user rate.

C. WATER CONSERVANCY DISTRICT PROGRAMS

The Washington County Water Conservancy District has multiple programs that the City and residents could use to promote water conservation. The District's website has a list of programs and incentives that are currently available. Below is the website that contains a list of available programs.

https://www.wcwcd.org/conservation/programs/

D. CONSTRUCTION WATER

Currently the water used for construction projects in the City is culinary grade water. This is because there is no other option available in the city. As mentioned earlier, this water was not included in the sizing requirement for the water system as it is not being used by Washington City connections. However, when culinary water is being used for construction, that water is not available for the residents of the City. Construction water demands on the system could be mitigated by providing non-culinary grade water for construction. This could include secondary (irrigation water) or reuse water. Figure VII-1 shows the annual construction water use over the last 4 years.

Figure VII-1: Annual Construction Water Usage

Calendar Year	Total Construction Water Usage (gal)
2019	59,127,000
2020	131,619,000
2021	169,356,000
2022	139,832,000

VIII. POSSIBLE FINANCING PLAN

In discussions with Staff and looking at the water system financials, after the construction of the Long Valley Tank the impact fee and water fund balances will not have enough funds to construct the other remaining recommended projects in the recommended time frame. Based on current data the City may need to finance the first few projects in order for them to be constructed in the recommended time frame. This plan assumes that the City will seek financing options for the construction of the following projects:

- Airport Tank 1
- Fields Road to Airport Transmission Line
- Airport Connection Phase 1
- Sunrise Valley Tank
- Sunrise Valley Transmission Line

For culinary water projects typical sources of funding include Utah's Division of Drinking Water (DDW), the Utah Community Impact Board (CIB), or the open market. At this time, it is not anticipated that any grant money would be available for these projects. This plan assumes that any funding would come as a loan. This plan uses a loan term of 30 years at 2.5%. These terms are only for planning purposes.

The above five projects can realistically be combined into two projects, the Airport Tank and Sunrise Valley Tank projects. This is done to simplify the possible financing plan into two bonds, one for each project. Using the costs from Section VI, accounting for inflation, and using the terms mentioned above results in the following new debt services:

- Airport Tank Project - $591,442/year
- Sunrise Valley Tank – $465,482/year

These debt services will be used for the financial analyses in later sections.

IX. FINANCIAL ANALYSIS

A. EXISTING USER RATE

Water rates are a combination of base rates and overage (or variable) rates. The base rate is charged to all connections in the system whether or not water is used and should cover all fixed costs of the system. Overage rates are often set to encourage water conservation and should cover variable costs of the system. Washington City currently has the following rate structure:

Meter Size	Base Rate
5/8"	$18.17
3/4"	$18.17
1"	$33.00
1 1/2"	$73.00
2"	$130.00
3"	$291.00
4"	$517.00
6"	$1,163.00

Tier	Threshold Gallons	Washington City	WCWCD*	Rate/1000 gal
1	0 - 5,000	$0.74	$0.96	$1.70
2	5,001 - 10,000	$0.86	$0.96	$1.82
3	10,001 - 15,000	$0.98	$0.96	$1.94
4	15,001 - 20,000	$1.10	$0.96	$2.06
5	20,001 - 25,000	$1.20	$0.96	$2.16
6	25,001 - 30,000	$1.34	$0.96	$2.30
7	30,001 - 35,000	$1.51	$0.96	$2.47
8	35,001 - 40,000	$1.68	$0.96	$2.64
9	40,001 - Unlimited	$1.85	$0.96	$2.81

Increases in the base rate are correlated to connection size. The base rates are proportional to the surface area of the respective meter. For example, a 1 ½" water meter has four times the area of the ¾" water meter. Thus, the base rate for a 1 ½" water meter is four times the standard base rate.

B. WCWCD RATE

A large portion of the water source used in the City comes from the WCWCD. Currently the City is charged $1.54 per thousand gallons that it delivers to residents. WCWCD is increasing this rate by $0.10 every year through 2025.

The City provides in its rate structure a per thousand-gallon cost for water from the WCWCD. This is a weighted average that takes into account the amount of source that the City provides that is not from WCWCD. During the previous user rate adjustment, the City produced

approximately 60% of the water being used with the remaining 40% coming from the WCWCD. Taking into account the cost for the City to produce 1,000 gallons of water vs the cost to purchase 1,000 gallons of water it was calculated that the weighted average cost of water to residents was $0.96.

In 2022 the city only produced 40% of the water and the remaining 60% came from the WCWCD. As the City continues to grow this number will continue to grow further apart. By using the same method of a weighted average, the average cost for 1,000 gallons is $1.41. It is recommended that the city increase its WCWCD portion of the user rate to $1,41.

As stated previously, the WCWCD rate for water is increasing annually. It is recommended that the City increase this portion each year to match the increase of the WCWCD water cots.

In addition to the cost for purchasing water from the WCWCD, each user is also charged a $1.75 surcharge each month from the WCWCD.

C. AVERAGE RATE DETERMINATION

The study provides an average rate analysis to determine the average water rate per ERU needed to cover the expenses of the water system. The analysis uses recent fiscal year expenses and annual budgets to project the following year's expenses, and also uses new expenses associated with proposed improvements such as new debt services. This analysis considers projected expenses and income sources to determine the amount of revenue needed to be generated by user rates.

The target revenue needed from user rates is divided by the estimated number of ERUs serviced by the system and converted to an average monthly rate. This gives the average user rate needed per ERU to cover the expenses of the water system. The analysis results in an average user rate per ERU of $57.23 per month. The table below shows the user rate analysis.

Figure IX-1 User Rate Analysis

Average Water Rate Analysis Washington City						
FY 2024	%	Fixed	%	Variable	Total	
SalariesRegular	90%	$ 1,092,635	10%	$ 121,404	$ 1,214,038	
Employee Benefits	90%	$ 732,148	10%	$ 81,350	$ 813,497	
Overtime	0%	$ -	100%	$ 21,113	$ 21,113	
Uniforms	80%	$ 4,984	20%	$ 1,246	$ 6,230	
Dues And Memberships	0%	$ -	100%	$ 3,756	$ 3,756	
Software Subscriptions	0%	$ -	100%	$ 1,031	$ 1,031	
Training & Travel	0%	$ -	100%	$ 11,833	$ 11,833	
Office Equipment- Supplies & Maint.	25%	$ 5,102	75%	$ 15,307	$ 20,409	
Supplies & Materials	25%	$ 67,702	75%	$ 203,106	$ 270,808	
Fuel	0%	$ -	100%	$ 38,550	$ 38,550	
Fleet Charges	25%	$ 17,002	75%	$ 51,006	$ 68,008	
Small Tools & Minor Equipment	25%	$ 2,509	75%	$ 7,528	$ 10,037	
Building & Grounds	75%	$ 9,821	25%	$ 3,274	$ 13,095	
Utilities	10%	$ 124,490	90%	$ 1,120,413	$ 1,244,903	
Telephone	25%	$ 3,609	75%	$ 10,827	$ 14,436	
Professional & Technical	25%	$ 28,539	75%	$ 85,618	$ 114,158	
Water Purchase Sandhollow	0%	$ -	100%	$ 2,709,367	$ 2,709,367	
Water Purchase Quail Lake Raw	0%	$ -	100%	$ 988,914	$ 988,914	
Administrative Costs	50%	$ 189,283	50%	$ 189,283	$ 378,567	
District Surcharge	0%	$ -	100%	$ 400,273	$ 400,273	
Uncolectable accounts	100%	$ 5,931	0%	$ -	$ 5,931	
Fees & Charges	0%	$ -	100%	$ 5,410	$ 5,410	
Miscellaneous Service	0%	$ -	100%	$ 2,894	$ 2,894	
Other Projects	30%	$ 244,195	70%	$ 569,789	$ 813,984	
Funded Depreciation	100%	$ 1,500,000	0%	$ -	$ 1,500,000	
Total O&M Expenses					**$ 10,671,243**	
OTHER EXPENSES						
Capital Projects/ Replenish Enterprise Fund	0%	$ -	100%	$ 1,658,076	$ 1,658,076	
EXISTING DEBT SERVICE NOT IMPACT FEE ELIGIBLE						
Water Revenue Refunding Bonds 2016B	100%	$ 411,770	0%	$ -	$ 411,770	
NEW DEBT SERVICE						
Airport Tank and Transmission Line	100%	$ 591,442	0%		$ 591,442	
Sunrise Valley Tank and Tansmission Line	100%	$ 465,482	0%		$ 465,482	
TOTAL EXPENSES:		$ 5,496,645		$ 8,301,368	**$ 13,798,013**	
OTHER INCOME (BESIDES WATER SALES)						
Connection Fees	0%	$ -	100%	$ 453,326	$ 453,326	
Other Revenue (Hydrant Meters, etc.)	0%	$ -	100%	$ 665,939	$ 665,939	
Interest	30%	$ 59,904	70%	$ 139,777	$ 199,681	
Total Other Income:		$ 59,904		$ 1,259,042	**$ 1,318,946**	
Total Expenses - Total Other Income:		$ 5,436,741		$ 7,042,326	**$ 12,479,067**	
Total Project System Billed ERU's in FY 2024		18,729		18,729	**18,729**	
Monthly Cost Per Billed ERU in FY 2024		$ 24.19		$ 31.33	**$ 55.53**	
BASE AND OVERAGE RATE DETERMINATION						
Resident Base Cost (0 Gallons)		**$ 24.19**				
Non-Resident Base Cost (0 Gallons)		**$ 48.38**				
Resident Variable Cost (Avg Usage)				**$ 31.33**		
Non-Resident Variable Cost (Avg Usage)				**$ 62.67**		
Average Use/Billed ERU (Gal)				12,200		
Resident Cost/1000 Gallons				$ 2.57		
Total Average Monthly Resident Rate/Billed ERU					**$ 55.53**	
Total Average Monthly Non-Resident Rate/Billed ERU					**$ 111.05**	
WCWCD Surcharge (Surcharge is added on top of base rate)					**$ 1.75**	

D. BASE AND OVERAGE RATE DETERMINATION

All expenses and other income is separated into fixed and variable costs to calculate the base and overage rates. This splits the total average rate into an average base rate and an average overage rate. For an average residential user, the base rate was calculated as $24.19 per month and the average overage rate as $31.33 per month for a total of $55.53. These calculations are based on residents of Washington City. Non-residents base rates are double the resident rates at $48.38 and the average overage rate at $62.67. Figure IX-2 shows a summary of the calculated monthly base rate for each meter size. It should be noted that the WCWCD surcharge is not included in the $55.53 calculated above and the $1.75 surcharge would be added to the base rate.

Figure IX-2: Calculated Base Rate

Meter Size	Base Rate
5/8"	$24.19
3/4"	$24.19
1"	$44.00
1 1/2"	$97.00
2"	$173.00
3"	$388.00
4"	$689.00
6"	$1,549.00

The average rate determinations above are higher than what the City is currently collecting from users. This indicates that the City will not be able to cover the required project and ongoing expenses with the current user rate structure. It is recommended that the City establish a new rate structure so that the water system is collecting enough revenue to cover expenses. The figures below (Figures IX-3 to IX-5) show the recommended base rate structure based on this analysis.

While changing the overage rate structure it is recommended that the City creates a structure that promotes conservation. One of the main benefits of a tiered overage rate structure is that it promotes conservation by incentivizing users to use less water and those that choose not to are charged a higher rate. The City's current rate does provide this to an extent. However, as water availability and cost are becoming more of an issue, the City desires to increase its conservation efforts. One way to do this is to create a tier structure that is "more aggressive" and has further separation in costs between the tiers. This plan provides 3 options of what an increased tier rate could look like. These options are provided below.

Figure IX-3: Possible Overage Rate Structure Option 1

Tier	Threshold Gallons	Washington City	WCWCD*	Rate/1000 gal
1	0 - 12,000	$1.16	$1.41	$2.57
2	12,001 - 15,000	$1.28	$1.41	$2.68
3	15,001 - 20,000	$1.40	$1.41	$2.81
4	20,001 - 25,000	$1.54	$1.41	$2.95
5	25,001 - 30,000	$1.70	$1.41	$3.11
6	30,001 - 35,000	$1.87	$1.41	$3.28
7	35,001 - 40,000	$2.05	$1.41	$3.46
8	40,001 - 45,000	$2.26	$1.41	$3.67
9	45,001 & Up	$2.49	$1.41	$3.89
Average Water Use Cost Based On		12,200	gal	**$31.36**
			Base Rate	**$24.19**
Total Average Water Bill (Base Rate Plus Overage Plus $1.75 Surchage)				**$57.30**

Figure IX-4: Possible Overage Rate Structure Option 2

Tier	Threshold Gallons	Washington City	WCWCD*	Rate/1000 gal
1	0 - 12,000	$1.16	$1.41	$2.57
2	12,001 - 20,000	$1.45	$1.41	$2.86
3	20,001 - 30,000	$1.81	$1.41	$3.22
4	30,001 - 40,000	$2.26	$1.41	$3.67
5	40,001 & Up	$2.83	$1.41	$4.24
Average Water Use Cost Based On		12,200	gal	**$31.39**
			Base Rate	**$24.19**
Total Average Water Bill (Base Rate Plus Overage Plus $1.75 Surchage)				**$57.33**

Figure IX-5: Possible Overage Rate Structure Option 3

Tier	Threshold Gallons	Washington City	WCWCD*	Rate/1000 gal
1	0 - 12,000	$1.16	$1.41	$2.57
2	12,001 - 20,000	$1.28	$1.41	$2.68
3	20,001 - 30,000	$1.59	$1.41	$3.00
4	30,001 - 40,000	$2.39	$1.41	$3.80
5	40,001 & Up	$3.59	$1.41	$5.00
Average Water Use Cost Based On		12,200	gal	**$31.36**
			Base Rate	**$24.19**
Total Average Water Bill (Base Rate Plus Overage Plus $1.75 Surchage)				**$57.30**

Another factor to consider with conservation is that a reduction in water use is also a reduction in water sales and therefore a reduction in revenue. Historically the City's overage rate has been set up so that the historical average water use would cover the variable expenses. The historical usage typically would put a user into the third tier of the rate structure. It is possible that if this method continues, when the City hits its conservation goal the variable expenses would not be covered because more users would not fall into the second or third tier. Therefore, it is recommended that the rate structure be set so that the first tier would cover all variable expenses. The 3 options mentioned above incorporate this idea.

E. CASH FLOW

A 20-year cash flow analysis was prepared for this update. This cash flow shows several years of past revenues and expenses, along with twenty years of projected revenues and expenses for the water system. These projections are based on assumptions of inflation, growth, average rates, proposed, projects, etc. Calculations for average rates and impact fees have been carried over to the cash flow analysis. The cash flow analysis is shown in Appendix E

Water rates and fees should be reviewed by the City periodically to ensure that they keep up with inflation rates and increased costs in system maintenance. Washington City does not have to adopt the amounts shown in the rate analysis. However, the rates suggested are calculated to cover expenses and ensure that the water fund remains viable.

X. IMPACT FEES

This report constitutes an Impact Fee Facilities Plan to determine the public facilities requirement to serve growth resulting from new development activity. A community may charge an impact fee to provide funding for the projects required by this growth. The total cost that is eligible for the impact fee assessment is equal to the portion of any planned improvements project that will be constructed in the planning window. The combined costs for these projects are divided by the projected number of new ERUs that will be added to the system. Impact fees can also cover debt service that is incurred by projects that provide excess capacity to be used for growth.

A. EXISTING IMPACT FEES

Figure X-1 below shows the existing impact fees charged by Washington City. The existing impact fees are associated with meter size and ERU's per meter size.

Figure X-1: Existing Impact Fees

Meter Size	ERUs	Impact Fee
5/8" & 3/4"	1	$2,412.00
1"	1.78	$4,288.00
1 1/2"	4.00	$9,648.00
2"	7.11	$17,152.00
3"	16.00	$38,592.00
4"	28.44	$68,608.00
6"	64.00	$154,368.00

B. PROPOSED IMPACT FEES

This plan includes an Impact Fee Analysis to determine the updated fee that the City can assess for its culinary water impact fee. As stated above an impact fee covers the cost for a project falling within the planning window, which for this analysis is 10 years. The impact fee can also cover debt services for past projects that can be attributed to growth.

According to state impact fee laws, impact fees must be used within six years (6) of their receipt. This plan accounts for incoming fees to be used for eligible projects and debts in the continuous six-year window.

The max allowable impact fee is calculated to be $4,741.98 per ERU. This is $2,329.98 more than the existing impact fee. Figure X-2 shows the results of the impact fee analysis. This considerable increase is primarily due to increases in construction and material costs over the past 3 years.

Figure X-2: Impact Fee Analysis

Impact Fee Analysis Washington City					
Existing Debt Service	**Debt to be Paid FY2024-33**			**Impact Fee % Eligible**	**Eligible Costs**
Water Revenue Refunding Bonds 2016B	$ 5,244,791			34%	$ 1,783,229
Subtotal					**$ 1,783,229**
Proposed Improvement Projects (FY2024-34)	**Total Current Estimated Cost**	**Year of Improvement**		**Impact Fee % Eligible**	**Eligible Costs w/ Inflation**
Plans/Studies					
Culinary Water Master Plan	$ 60,000	2028		100%	$ 67,531
Subtotal					**$ 67,531**
Source Projects					
0	$ -	2030-2033		100%	$ -
Subtotal					**$ -**
Storage Projects (0-10 yr)					
0	$ 7,538,500	2024		100%	$ 7,538,500
0	$ 11,023,600	2025		100%	$ 11,354,308
0	$ 9,183,400	2026		100%	$ 9,742,669
0	$ 7,596,800	2032		100%	$ 9,623,399
Subtotal					**$ 38,258,876**
Distribution Projects (0-10 yr)					
Washington Fields Rd. Transmission Line	$ 2,716,800	2024		100%	$ 2,716,800
Airport Connection PH1	$ 994,900	2025		100%	$ 1,024,747
Perry's Landing Pressure Zone Adjustment	$ 389,900	2025		0%	$ -
Sunrise Valley Transmission Line	$ 2,186,650	2026		100%	$ 2,319,817
Shadow Ridge 6" Line Replacement	$ 264,000	2026		0%	$ -
Lion's Head Dr. PRV	$ 164,400	2027		0%	$ -
Subtotal					**$ 6,061,364**
Total Cost Eligible For Impact Fee					**$ 46,170,999**
Projected No. of Existing Culinary ERUs (beginning FY 2024)					18,729
Anticipated No. of Culinary ERUs (beginning FY 2033)					28,465
No. of New ERUs Due to Growth					**9,737**
Maximum Impact Fee = Total Eligible Cost / New ERU's					**$ 4,741.98**

Part of the impact fee analysis is to determine what percentage each project of the capital facilities plan is impact fee eligible. The impact fee eligible percentage of the existing debt service was determined in a previous master plan and should be carried over for the life of the debts. The majority of projects in the capital facilities plan are driven fully by growth, meaning that if growth were to suddenly stop in the City these projects would not be needed. Because these projects are driven fully by growth, they are considered 100% impact fee eligible. The projects not driven by growth are intended to address existing problems and therefore are not considered impact fee eligible.

It is important to note these impact fees are for the improvements shown in the 0 to 10-year planning window and do not provide for the City to design and build anything beyond the proposed projects. All new additions to the system will need to be considered in the impact fee calculations. Otherwise, developers should be required to make the improvements.

C. CONNECTION FEES

Currently the City charges a connection for any new water service that is connected to the system. These existing connection fees are shown below in

Figure X-3: Existing Connection Fees

Meter Size	Connection Fee
5/8" & 3/4"	$277
1"	$352
1 1/2"	$629
2"	$822
3"	$2,060
4"	$2,501
6"	$4,687

According to Utah State law, connection fees are to not be more than the actual cost of establishing the connection including a water meter and labor to connect the meter to the water main line. Figure X-4 shows proposed connection fees based on meter size. This includes the cost of the meter, and associated materials, and 2 hours of labor and equipment expense. These fees should be looked at periodically and adjusted as prices for materials and labor increase.

Figure X-4: Proposed Connection Fees

Meter Size	Connection Fee
5/8" & 3/4"	$375
1"	$980
1 1/2"	$2,600
2"	$2,770
3"	$8,500
4"	$12,100
6"	$15,100

D. IMPACT FEE RELATED ITEMS

In general, it is beneficial to update this impact fee facilities plan and analysis at least every five years, or more frequently if drastic growth or changes affect the assumptions and data in this plan. It is assumed that this plan will be updated as recommended.

There are a few items relating to impact fees that Washington City must consider when planning for, collecting, and expending impact fees in accordance with Utah Code 11-36a-101.

City staff must understand that impact fees can only be expended for a system improvement that is identified in the Impact Fee Facilities Plan and is for the specific facility type for which the fee was collected. Impact fees must be expended or encumbered for permissible use within six

years of their receipt unless 11-6a-602(2)(b) applies. Also, impact fees must have proper accounting (track each fee in and out) in accordance with Utah Code 11-36a-601.

In accordance with Utah Code 11-36a-306 a certification of impact fee analysis is located in Appendix E.

APPENDIX A
Growth Rate Analysis

Population & Growth Rate				
Calendar Year	Population	Est. Growth rate	# of Conn.	# of ERU
2022	40,594	-	13,916	16,389
2023	43,395	6.9%	14,876	17,520
2024	46,389	6.9%	15,903	18,729
2025	49,590	6.9%	17,000	20,021
2026	52,318	5.5%	17,935	21,122
2027	55,195	5.5%	18,921	22,284
2028	58,231	5.5%	19,962	23,509
2029	60,560	4.0%	20,761	24,450
2030	62,982	4.0%	21,591	25,428
2031	65,502	4.0%	22,455	26,445
2032	68,122	4.0%	23,353	27,503
2033	70,506	3.5%	24,170	28,465
2034	72,974	3.5%	25,016	29,462
2035	75,528	3.5%	25,892	30,493
2036	78,171	3.5%	26,798	31,560
2037	80,907	3.5%	27,736	32,665
2038	83,739	3.5%	28,707	33,808
2039	86,670	3.5%	29,711	34,991
2040	89,703	3.5%	30,751	36,216
2041	92,843	3.5%	31,827	37,483
2042	96,092	3.5%	32,941	38,795

APPENDIX B
Water Use Analysis

Historical Usage Table			
Year	Total Usage (Thousand gallons)	Number of ERUs	Usage Per ERU (gpd/ERU)
2019	2,428,666	13,817	481.6
2020	2,626,927	14,553	494.6
2021	2,634,571	15,879	454.6
2022	2,889,856	16,389	483.1
4-Year Average:	2,645,005	15,159	478.4

Peak Instantaneous Demand Table			
Calendar Year	Peak Instant Date	Peak Instantaneous Demand (gal)	Peak Instantaneous Demand (gal)
2019	2-Sep	1,248,949	20,816
2020	13-Jul	1,571,003	26,183
2021	12-Jul	1,282,092	21,368
	18-Jul	1,186,019	19,767
	AVG	1,322,016	22,034

**This data was provided by the City and uses real-time meter data*

$$Required\ Source\ Capacity = \#ERU\ X\ \frac{gpd}{\#ERU}\ X\ \frac{1\ Day}{24\ hr}\ X\ \frac{1\ hr}{60\ min}$$

$$Required\ Storage\ Capacity = \#ERU\ X\ \frac{gpd}{\#ERU} + Fire\ Flow\ (1{,}500gpm)\frac{60\ min}{1\ hr}\ X\ 2hr$$

Current & Projected Required Source Capacity						
Calendar Year	# of ERU	% Reduction in Usage Per ERU	Peak Day Usage (gpm/ERU)	Source Capacity Required (gpm)	Existing Source Available (gpm)	Source Capacity Surplus/Deficit (gpm)
2022	16,389	0.5%	901.14	10,256	17,442	7,186
2023	17,520	0.5%	896.64	10,909	17,442	6,533
2024	18,729	0.5%	892.15	11,603	17,442	5,839
2025	20,021	0.5%	887.69	12,342	17,442	5,100
2026	21,122	0.5%	883.25	12,956	17,442	4,486
2027	22,284	0.5%	878.84	13,600	17,442	3,842
2028	23,509	0.5%	874.44	14,276	17,442	3,166
2029	24,450	0.5%	870.07	14,773	17,442	2,669
2030	25,428	0.5%	865.72	15,287	17,442	2,155
2031	26,445	0.5%	861.39	15,819	17,442	1,623
2032	27,503	0.5%	857.09	16,370	17,442	1,072
2033	28,465	0.5%	852.80	16,858	17,442	584
2034	29,462	0.5%	848.54	17,361	17,442	81
2035	30,493	0.5%	844.29	17,878	17,442	(436)
2036	31,560	0.5%	840.07	18,412	17,442	(970)
2037	32,665	0.5%	835.87	18,961	17,442	(1,519)
2038	33,808	0.5%	831.69	19,526	17,442	(2,084)
2039	34,991	0.5%	827.53	20,109	17,442	(2,667)
2040	36,216	0.5%	823.40	20,708	17,442	(3,266)
2041	37,483	0.5%	819.28	21,326	17,442	(3,884)
2042	38,795	0.5%	815.18	21,962	17,442	(4,520)

Storage Capacity Analysis								
Calendar Year	# of ERU	% Reduction in Usage Per ERU	Average Day Usage (gpd/ERU)	Required Storage Capacity (gal)	Existing Storage Capacity (gal)	Storage Capacity Surplus/Deficit (gal)	Projected Storage Capacity (gal)	Projected Storage Capacity Surplus/Deficit (gal)
2022	16,389	0.5%	478.4	8,021,255	9,810,000	1,788,745	9,810,000	1,788,745
2023	17,520	0.5%	476.1	8,520,390	9,810,000	1,289,610	12,310,000	3,789,610
2024	18,729	0.5%	473.7	9,051,298	9,810,000	758,702	14,810,000	5,758,702
2025	20,021	0.5%	471.3	9,616,000	9,810,000	194,000	17,310,000	7,694,000
2026	21,122	0.5%	468.9	10,085,205	9,810,000	(275,205)	17,310,000	7,224,795
2027	22,284	0.5%	466.6	10,577,742	9,810,000	(767,742)	17,310,000	6,732,258
2028	23,509	0.5%	464.3	11,094,769	9,810,000	(1,284,769)	17,310,000	6,215,231
2029	24,450	0.5%	461.9	11,474,603	9,810,000	(1,664,603)	17,310,000	5,835,397
2030	25,428	0.5%	459.6	11,867,655	9,810,000	(2,057,655)	17,310,000	5,442,345
2031	26,445	0.5%	457.3	12,274,386	9,810,000	(2,464,386)	17,310,000	5,035,614
2032	27,503	0.5%	455.1	12,695,270	9,810,000	(2,885,270)	17,310,000	4,614,730
2033	28,465	0.5%	452.8	13,068,538	9,810,000	(3,258,538)	19,810,000	6,741,462
2034	29,462	0.5%	450.5	13,452,939	9,810,000	(3,642,939)	19,810,000	6,357,061
2035	30,493	0.5%	448.3	13,848,804	9,810,000	(4,038,804)	19,810,000	5,961,196
2036	31,560	0.5%	446.0	14,256,477	9,810,000	(4,446,477)	22,310,000	8,053,523
2037	32,665	0.5%	443.8	14,676,307	9,810,000	(4,866,307)	22,310,000	7,633,693
2038	33,808	0.5%	441.6	15,108,660	9,810,000	(5,298,660)	23,310,000	8,201,340
2039	34,991	0.5%	439.4	15,553,907	9,810,000	(5,743,907)	23,310,000	7,756,093
2040	36,216	0.5%	437.2	16,012,434	9,810,000	(6,202,434)	23,310,000	7,297,566
2041	37,483	0.5%	435.0	16,484,636	9,810,000	(6,674,636)	23,310,000	6,825,364
2042	38,795	0.5%	432.8	16,970,922	9,810,000	(7,160,922)	23,310,000	6,339,078

APPENDIX C
Engineers Opinion of Probable Cost

Recommended Improvements Project List

1. Long Valley Tank
2. Airport Tank 1
3. Sunrise Valley Tank
4. Airport Tank 2
5. Majestic Tank
6. Stucki Farms
7. Washington Fields Road Transmission Line
8. Fields Road to Airport Tank Transmission Line
9. Airport Connection Phase 1
10. Perry's Landing Pressure Zone Adjustment
11. Sunrise Valley Transmission Line
12. Shadow Ridge 6" Line Replacement
13. Lion's Head Drive PRV
14. Church Farm Road Transmission Line
15. East Regional Connection Phase 2
16. Airport Connection Phase 2
17. Airport Connection Phase 3

SUNRISE ENGINEERING

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Engineer's Opinion of Probable Cost

LONG VALLEY TANK
WASHINGTON CITY

13-Mar-23
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 282,700.00	$ 282,700.00
2	Traffic Control	1	LS	$ 2,000.00	$ 2,000.00
3	Pre-Construction DVD	1	LS	$ 1,000.00	$ 1,000.00
4	Dust Control & Watering	1	LS	$ 10,000.00	$ 10,000.00
5	Subsurface Investigation	30	HR	$ 250.00	$ 7,500.00
6	Restore Surface Improvements	1	LS	$ 10,000.00	$ 10,000.00
7	Construction Staking	1	LS	$ 12,000.00	$ 12,000.00
8	Earthwork for Tank	1	LS	$ 400,000.00	$ 400,000.00
9	Access Road (Road Base)	16,500	SF	$ 2.00	$ 33,000.00
10	2.5MG Concrete Storage Tank	1	LS	$ 3,500,000.00	$ 3,500,000.00
11	Tank Site Appurtenances	1	LS	$ 250,000.00	$ 250,000.00
12	16" PVC, Fittings, Installation, Bedding, and Backfill	4,330	LF	$ 130.00	$ 562,900.00
13	16" Butterfly Valve Assembly	6	EA	$ 8,000.00	$ 48,000.00
14	6" Combination Air Valve	2	EA	$ 12,500.00	$ 25,000.00
15	Bitimunous Surface Course	15,600	SF	$ 6.00	$ 93,600.00
16	Solid Rock Excavation	490	CY	$ 50.00	$ 24,500.00
17	Misc. Tie-Ins and Connections	1	LS	$ 40,000.00	$ 40,000.00
18	Wash Crossing	1	LS	$ 40,000.00	$ 40,000.00
19	Highway Crossing	1	LS	$ 100,000.00	$ 100,000.00
20	Booster Station Building	1	LS	$ 225,000.00	$ 225,000.00
21	Booster Pumps	1	LS	$ 100,000.00	$ 100,000.00
22	Misc Pump Piping/Connections	1	LS	$ 50,000.00	$ 50,000.00
23	Electrical Improvements	1	LS	$ 120,000.00	$ 120,000.00
			SUBTOTAL		**$ 5,937,200.00**
			CONTINGENCY	20%	**$ 1,187,440.00**
			CONSTRUCTION TOTAL		**$ 7,124,640.00**
INCIDENTALS					
1	Engineering Design	2.2%	LS	$ 167,500.00	$ 167,500.00
2	Bidding & Negotiating	0.1%	HR	$ 9,700.00	$ 9,700.00
3	Engineering Construction Services	1.8%	HR	$ 138,800.00	$ 138,800.00
4	Topographic & Property Survey	0.1%	EST	$ 10,000.00	$ 10,000.00
5	Geotechnical Report	0.2%	EST	$ 12,900.00	$ 12,900.00
6	SCADA Design & Improvements	0.7%	EST	$ 50,000.00	$ 50,000.00
7	Miscellaneous Professional Services	0.3%	EST	$ 25,000.00	$ 25,000.00
			SUBTOTAL		$ 413,900.00
			TOTAL PROJECT COST		**$ 7,538,540.00**

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SUNRISE ENGINEERING

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Engineer's Opinion of Probable Cost

AIRPORT TANK 1
WASHINGTON CITY

13-Mar-23
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 226,200.00	$ 226,200.00
2	Traffic Control	1	LS	$ 3,000.00	$ 3,000.00
3	Pre-Construction DVD	1	LS	$ 3,000.00	$ 3,000.00
4	Dust Control & Watering	1	LS	$ 15,000.00	$ 15,000.00
5	Subsurface Investigation	8	HR	$ 250.00	$ 2,000.00
6	Restore Surface Improvements	1	LS	$ 15,000.00	$ 15,000.00
7	Construction Staking	1	LS	$ 20,000.00	$ 20,000.00
8	Earthwork for Tank	1	LS	$ 400,000.00	$ 400,000.00
9	Tank Access Rd	55,000	SF	$ 3.25	$ 178,800.00
10	2.5MG Concrete Storage Tank	1	LS	$ 3,500,000.00	$ 3,500,000.00
11	Tank Site Appurtenances	1	LS	$ 240,000.00	$ 240,000.00
12	24" DIP, Fittings, Installation, Bedding, and Backfill	200	LF	$ 250.00	$ 50,000.00
13	24" Butterfly Valve Assembly	2	EA	$ 12,750.00	$ 25,500.00
14	Fencing and Gate	1	LS	$ 20,000.00	$ 20,000.00
15	Solid Rock Excavation	300	CY	$ 50.00	$ 15,000.00
16	Misc. Tie-Ins and Connections	1	LS	$ 25,000.00	$ 25,000.00
17	Surface Restoration Improvements	1	LS	$ 12,000.00	$ 12,000.00
			SUBTOTAL		**$ 4,750,500.00**
			CONTINGENCY	20%	**$ 950,100.00**
			CONSTRUCTION TOTAL		**$ 5,700,600.00**
INCIDENTALS					
1	Engineering Design	5.0%	LS	$ 331,700.00	$ 331,700.00
2	Bidding & Negotiating	0.2%	HR	$ 10,000.00	$ 10,000.00
3	Engineering Construction Services	5.7%	HR	$ 380,000.00	$ 380,000.00
4	Topographic & Property Survey	0.1%	EST	$ 6,000.00	$ 6,000.00
5	Geotechnical Report	0.1%	EST	$ 10,000.00	$ 10,000.00
6	SCADA Design & Improvements	0.8%	EST	$ 50,000.00	$ 50,000.00
7	BLM POD & EA	1.5%	EST	$ 100,000.00	$ 100,000.00
8	Miscellaneous Professional Services	0.4%	EST	$ 25,000.00	$ 25,000.00
			SUBTOTAL		$ 912,700.00
			TOTAL PROJECT COST		**$ 6,613,300.00**

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SUNRISE ENGINEERING

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Engineer's Opinion of Probable Cost

SUNRISE VALLEY TANK
WASHINGTON CITY

13-Mar-23
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 239,700.00	$ 239,700.00
2	Traffic Control	1	LS	$ 5,000.00	$ 5,000.00
3	Pre-Construction DVD	1	LS	$ 1,000.00	$ 1,000.00
4	Dust Control & Watering	1	LS	$ 15,000.00	$ 15,000.00
5	Subsurface Investigation	8	HR	$ 250.00	$ 2,000.00
6	Restore Surface Improvements	1	LS	$ 10,000.00	$ 10,000.00
7	Construction Staking	1	LS	$ 8,500.00	$ 8,500.00
8	Earthwork for Tank	1	LS	$ 400,000.00	$ 400,000.00
9	Access Road (Road Base)	20,000	SF	$ 2.00	$ 40,000.00
10	2.5MG Concrete Storage Tank	1	LS	$ 3,500,000.00	$ 3,500,000.00
11	Tank Site Appurtenances	1	LS	$ 250,000.00	$ 250,000.00
12	16" PVC, Fittings, & Installation	2,200	LF	$ 130.00	$ 286,000.00
13	16" Butterfly Valve Assembly	4	EA	$ 8,000.00	$ 32,000.00
14	Fencing and Gate	1	LS	$ 20,000.00	$ 20,000.00
15	Solid Rock Excavation	100	CY	$ 50.00	$ 5,000.00
16	Misc. Tie-Ins and connections	1	LS	$ 50,000.00	$ 50,000.00
17	Control valves, Flow Meter, and vault	1	LS	$ 150,000.00	$ 150,000.00
18	Electrical Improvements	1	LS	$ 20,000.00	$ 20,000.00
			SUBTOTAL		**$ 5,034,200.00**
			CONTINGENCY	20%	**$ 1,006,800.00**
			CONSTRUCTION TOTAL		**$ 6,041,000.00**
INCIDENTALS					
1	Engineering Design	5.0%	LS	$ 350,000.00	$ 350,000.00
2	Bidding & Negotiating	0.1%	HR	$ 10,000.00	$ 10,000.00
3	Engineering Construction Services	5.8%	HR	$ 402,700.00	$ 402,700.00
4	Topographic & Property Survey	0.1%	EST	$ 10,000.00	$ 10,000.00
5	Geotechnical Report	0.1%	EST	$ 8,000.00	$ 8,000.00
6	SCADA Design & Improvements	0.7%	EST	$ 50,000.00	$ 50,000.00
7	BLM POD & EA	1.4%	EST	$ 100,000.00	$ 100,000.00
8	Miscellaneous Professional Services	0.4%	EST	$ 25,000.00	$ 25,000.00
			SUBTOTAL		$ 955,700.00
			TOTAL PROJECT COST		**$ 6,996,700.00**

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SUNRISE ENGINEERING

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Engineer's Opinion of Probable Cost

AIRPORT TANK 2
WASHINGTON CITY

13-Mar-23
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 223,100.00	$ 223,100.00
2	Pre-Construction DVD	1	LS	$ 3,000.00	$ 3,000.00
3	Dust Control & Watering	1	LS	$ 15,000.00	$ 15,000.00
4	Subsurface Investigation	8	HR	$ 250.00	$ 2,000.00
5	Restore Surface Improvements	1	LS	$ 15,000.00	$ 15,000.00
6	Construction Staking	1	LS	$ 20,000.00	$ 20,000.00
7	Earthwork for Tank	1	LS	$ 400,000.00	$ 400,000.00
8	2.5MG Concrete Storage Tank	1	LS	$ 3,500,000.00	$ 3,500,000.00
9	Tank Site Appurtenances	1	LS	$ 250,000.00	$ 250,000.00
10	24" DIP, Fittings, Installation, Bedding, and Backfill	200	LF	$ 250.00	$ 50,000.00
11	24" Butterfly Valve Assembly	2	EA	$ 12,750.00	$ 25,500.00
12	Fencing and Gate	1	LS	$ 20,000.00	$ 20,000.00
13	Solid Rock Excavation	300	CY	$ 50.00	$ 15,000.00
14	Misc. Tie-Ins and Connections	1	LS	$ 25,000.00	$ 25,000.00
15	Surface Restoration Improvements	1	LS	$ 12,000.00	$ 12,000.00
16	Misc Pump Piping/Connections	1	LS	$ 9,000.00	$ 9,000.00
17	Electrical Improvements	1	LS	$ 100,000.00	$ 100,000.00
			SUBTOTAL		**$ 4,684,600.00**
			CONTINGENCY	20%	**$ 936,900.00**
			CONSTRUCTION TOTAL		**$ 5,621,500.00**
INCIDENTALS					
1	Engineering Design	5.0%	LS	$ 327,400.00	$ 327,400.00
2	Bidding & Negotiating	0.2%	HR	$ 10,000.00	$ 10,000.00
3	Engineering Construction Services	5.7%	HR	$ 374,800.00	$ 374,800.00
4	Topographic & Property Survey	0.1%	EST	$ 6,000.00	$ 6,000.00
5	Geotechnical Report	0.1%	EST	$ 10,000.00	$ 10,000.00
6	SCADA Design & Improvements	0.8%	EST	$ 50,000.00	$ 50,000.00
7	BLM POD & EA	1.5%	EST	$ 100,000.00	$ 100,000.00
8	Miscellaneous Professional Services	0.4%	EST	$ 25,000.00	$ 25,000.00
			SUBTOTAL		$ 903,200.00
			TOTAL PROJECT COST		**$ 6,524,700.00**

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SUNRISE ENGINEERING

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Engineer's Opinion of Probable Cost

MAJESTIC TANK
WASHINGTON CITY

13-Mar-23
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 264,500.00	$ 264,500.00
2	Traffic Control	1	LS	$ 3,000.00	$ 3,000.00
3	Pre-Construction DVD	1	LS	$ 3,000.00	$ 3,000.00
4	Dust Control & Watering	1	LS	$ 15,000.00	$ 15,000.00
5	Subsurface Investigation	40	HR	$ 250.00	$ 10,000.00
6	Restore Surface Improvements	1	LS	$ 15,000.00	$ 15,000.00
7	Construction Staking	1	LS	$ 20,000.00	$ 20,000.00
8	Earthwork for Tank	1	LS	$ 500,000.00	$ 500,000.00
9	Access Road (Road Base)	37,000	SF	$ 3.25	$ 120,250.00
10	2.5MG Concrete Storage Tank	1	LS	$ 3,500,000.00	$ 3,500,000.00
11	Tank Site Appurtenances	1	LS	$ 250,000.00	$ 250,000.00
12	16" PVC, Fittings, & Installation	2,200	LF	$ 130.00	$ 286,000.00
13	16" Butterfly Valve Assembly	6	EA	$ 8,000.00	$ 48,000.00
14	Fencing and Gate	1	LS	$ 20,000.00	$ 20,000.00
15	Bitimunous Surface Course	1,800	SF	$ 7.50	$ 13,500.00
16	Solid Rock Excavation	500	CY	$ 50.00	$ 25,000.00
17	Misc. Tie-Ins and Connections	1	LS	$ 25,000.00	$ 25,000.00
18	Surface Restoration Improvements	1	LS	$ 12,000.00	$ 12,000.00
19	Booster Station Building	1	LS	$ 225,000.00	$ 225,000.00
20	Booster Pumps	1	LS	$ 100,000.00	$ 100,000.00
21	Electrical Improvements	1	LS	$ 100,000.00	$ 100,000.00
			SUBTOTAL		**$ 5,555,250.00**
			CONTINGENCY	20%	**$ 1,111,050.00**
			CONSTRUCTION TOTAL		**$ 6,666,300.00**
INCIDENTALS					
1	Engineering Design	5.0%	LS	$ 383,100.00	$ 383,100.00
2	Bidding & Negotiating	0.1%	HR	$ 10,000.00	$ 10,000.00
3	Engineering Construction Services	5.8%	HR	$ 444,400.00	$ 444,400.00
4	Topographic & Property Survey	0.1%	EST	$ 10,000.00	$ 10,000.00
5	Geotechnical Report	0.1%	EST	$ 8,000.00	$ 8,000.00
21	SCADA Design & Improvements	0.7%	EST	$ 50,000.00	$ 50,000.00
39	Miscellaneous Engineering Services	0.3%	EST	$ 25,000.00	$ 25,000.00
			SUBTOTAL		$ 930,500.00
			TOTAL PROJECT COST		**$ 7,596,800.00**

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Engineer's Opinion of Probable Cost

STUCKI FARMS TANK
WASHINGTON CITY

13-Mar-23
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 190,400.00	$ 190,400.00
2	Traffic Control	1	LS	$ 3,000.00	$ 3,000.00
3	Pre-Construction DVD	1	LS	$ 3,000.00	$ 3,000.00
4	Dust Control & Watering	1	LS	$ 15,000.00	$ 15,000.00
5	Subsurface Investigation	40	HR	$ 250.00	$ 10,000.00
6	Restore Surface Improvements	1	LS	$ 15,000.00	$ 15,000.00
7	Construction Staking	1	LS	$ 20,000.00	$ 20,000.00
8	Earthwork for Tank	1	LS	$ 400,000.00	$ 400,000.00
9	Access Road (Road Base)	14,000	SF	$ 2.00	$ 28,000.00
10	1MG Concrete Storage Tank	1	LS	$ 1,553,000.00	$ 1,553,000.00
11	Tank Site Appurtenances	1	LS	$ 250,000.00	$ 250,000.00
12	8" PVC, Fittings, & Installation	3,300	LF	$ 130.00	$ 429,000.00
13	8" Butterfly Valve Assembly	4	EA	$ 8,000.00	$ 32,000.00
14	10" PVC, Fittings, & Installation	3,200	LF	$ 130.00	$ 416,000.00
15	10" Butterfly Valve Assembly	4	EA	$ 8,000.00	$ 32,000.00
16	Fencing and Gate	1	LS	$ 20,000.00	$ 20,000.00
17	Bitimunous Surface Course	17,600	SF	$ 6.00	$ 105,600.00
18	Solid Rock Excavation	300	CY	$ 50.00	$ 15,000.00
19	Misc. Tie-Ins and Connections	1	LS	$ 25,000.00	$ 25,000.00
20	Surface Restoration Improvements	1	LS	$ 12,000.00	$ 12,000.00
21	Booster Station Building	1	LS	$ 225,000.00	$ 225,000.00
22	Booster Pumps	1	LS	$ 100,000.00	$ 100,000.00
23	Electrical Improvements	1	LS	$ 100,000.00	$ 100,000.00
			SUBTOTAL		**$ 3,999,000.00**
			CONTINGENCY	20%	**$ 799,800.00**
			CONSTRUCTION TOTAL		**$ 4,798,800.00**
INCIDENTALS					
1	Engineering Design	5.1%	LS	$ 282,600.00	$ 282,600.00
2	Bidding & Negotiating	0.2%	HR	$ 10,000.00	$ 10,000.00
3	Engineering Construction Services	5.8%	HR	$ 319,900.00	$ 319,900.00
4	Topographic & Property Survey	0.2%	EST	$ 10,000.00	$ 10,000.00
5	Geotechnical Report	0.1%	EST	$ 8,000.00	$ 8,000.00
21	SCADA Design & Improvements	0.9%	EST	$ 50,000.00	$ 50,000.00
39	Miscellaneous Engineering Services	0.5%	EST	$ 25,000.00	$ 25,000.00
			SUBTOTAL		$ 705,500.00
			TOTAL PROJECT COST		**$ 5,504,300.00**

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SUNRISE ENGINEERING

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Engineer's Opinion of Probable Cost

WASHINGTON FIELDS RD. TRANSMISSION LINE
WASHINGTON CITY

3-Mar-23
BCW

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 94,000.00	$ 94,000.00
2	Traffic Control	1	LS	$ 5,000.00	$ 5,000.00
3	Pre-Construction DVD	1	LS	$ 1,000.00	$ 1,000.00
4	Dust Control & Watering	1	LS	$ 5,000.00	$ 5,000.00
5	Subsurface Investigation	4	HR	$ 250.00	$ 1,000.00
6	Restore Surface Improvements	1	LS	$ 2,500.00	$ 2,500.00
7	Construction Staking	1	LS	$ 2,000.00	$ 2,000.00
8	8" PVC Line, Fittings, Tracer wire, Bedding, Backfill & Installation (C900 DR-18)	150	LF	$ 80.00	$ 12,000.00
9	12" PVC Line, Fittings, Tracer wire, Bedding, Backfill & Installation (C900 DR-18)	50	EA	$ 110.00	$ 5,500.00
10	16" PVC Line, Fittings, Tracer wire, Bedding, Backfill & Installation (C900 DR-18)	11,880	SF	$ 130.00	$ 1,544,400.00
11	8" Gate Valve Assembly	4	EA	$ 4,000.00	$ 16,000.00
12	12" Gate Valve Assembly	2	EA	$ 7,500.00	$ 15,000.00
13	16" Butterfly Valve Assembly	14	EA	$ 9,000.00	$ 126,000.00
14	3" Air Valve Assembly	1	EA	$ 19,000.00	$ 19,000.00
15	4" Air Valve Assembly	1	EA	$ 25,000.00	$ 25,000.00
16	Fire Hydrant Assembly	9	EA	$ 10,000.00	$ 90,000.00
17	Misc. Water Connections, Fittings, Caps, Disconnects, Tee's & Tie-ins	1	LS	$ 11,500.00	$ 11,500.00
			SUBTOTAL		**$ 1,974,900.00**
			CONTINGENCY	20%	**$ 395,000.00**
			CONSTRUCTION TOTAL		**$ 2,369,900.00**
INCIDENTALS					
1	Engineering Design	5.4%	LS	$ 146,400.00	$ 146,400.00
2	Bidding & Negotiating	0.3%	HR	$ 7,500.00	$ 7,500.00
3	Engineering Construction Services	5.8%	HR	$ 158,000.00	$ 158,000.00
4	Topographic & Property Survey	0.1%	EST	$ 2,500.00	$ 2,500.00
5	SCADA Design & Improvements	1.1%	EST	$ 30,000.00	$ 30,000.00
6	Miscellaneous Professional Services	0.1%	EST	$ 2,500.00	$ 2,500.00
			SUBTOTAL		$ 346,900.00
			TOTAL PROJECT COST		**$ 2,716,800.00**

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SUNRISE ENGINEERING

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Engineer's Opinion of Probable Cost

FIELDS ROAD TO AIRPORT TANK TRANSMISSION LINE
WASHINGTON CITY

13-Mar-23
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 148,400.00	$ 148,400.00
2	Traffic Control	1	LS	$ 3,000.00	$ 3,000.00
3	Pre-Construction DVD	1	LS	$ 3,000.00	$ 3,000.00
4	Dust Control & Watering	1	LS	$ 15,000.00	$ 15,000.00
5	Subsurface Investigation	30	HR	$ 250.00	$ 7,500.00
6	Restore Surface Improvements	1	LS	$ 15,000.00	$ 15,000.00
7	Construction Staking	1	LS	$ 20,000.00	$ 20,000.00
8	20" DIP, Fittings, Installation, Bedding, and Backfill	4,100	LF	$ 190.00	$ 779,000.00
9	30" DIP, Fittings, Installation, Bedding, and Backfill	5,800	LF	$ 300.00	$ 1,740,000.00
10	20" Butterfly Valve Assembly	5	EA	$ 11,500.00	$ 57,500.00
11	30" Butterfly Valve Assembly	4	EA	$ 15,000.00	$ 60,000.00
12	Bitimunous Surface Course	11,200	SF	$ 7.00	$ 78,400.00
13	Solid Rock Excavation	100	CY	$ 50.00	$ 5,000.00
14	Misc. Tie-Ins and Connections	1	LS	$ 25,000.00	$ 25,000.00
15	Surface Restoration Improvements	1	LS	$ 10,000.00	$ 10,000.00
16	Highway Crossing	1	EA	$ 150,000.00	$ 150,000.00
			SUBTOTAL		**$ 3,116,800.00**
			CONTINGENCY	20%	**$ 623,400.00**
			CONSTRUCTION TOTAL		**$ 3,740,200.00**
INCIDENTALS					
1	Engineering Design	5.1%	LS	$ 223,800.00	$ 223,800.00
2	Bidding & Negotiating	0.2%	HR	$ 10,000.00	$ 10,000.00
3	Engineering Construction Services	5.7%	HR	$ 249,300.00	$ 249,300.00
4	Topographic & Property Survey	0.3%	EST	$ 12,000.00	$ 12,000.00
6	SCADA Design & Improvements	1.1%	EST	$ 50,000.00	$ 50,000.00
7	BLM POD & EA	2.3%	EST	$ 100,000.00	$ 100,000.00
8	Miscellaneous Professional Services	0.6%	EST	$ 25,000.00	$ 25,000.00
			SUBTOTAL		$ 670,100.00
			TOTAL PROJECT COST		**$ 4,410,300.00**

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Engineer's Opinion of Probable Cost

AIRPORT CONNECTION PHASE 1
Washington City

25-Apr-23
BCW/

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 31,650.00	$ 31,650.00
2	Pre-Construction DVD	1	LS	$ 1,000.00	$ 1,000.00
3	Traffic Control	1	LS	$ 7,500.00	$ 7,500.00
4	SWPPP Compliance and Erosion Control	1	LS	$ 10,000.00	$ 10,000.00
5	Dust Control & Watering	1	LS	$ 10,000.00	$ 10,000.00
6	Subsurface Investigation	20	HR	$ 250.00	$ 5,000.00
7	Construction Staking	1	LS	$ 5,000.00	$ 5,000.00
8	Clearing, Grubbing, Excavation, & Demolition	1	LS	$ 7,500.00	$ 7,500.00
9	16" PVC C900 Fittings, Installation, Bedding, and Backfill	100	LF	$ 130.00	$ 13,000.00
10	16" Butterfly Valve Assembly	4	EA	$ 8,000.00	$ 32,000.00
11	Misc. Connections, Fittings, & Tie-Ins	1	LS	$ 5,000.00	$ 5,000.00
12	Bitimunous Surface Course - Pipe Trench	1,000	SF	$ 7.00	$ 7,000.00
13	Bitimunous Surface Course - Building Pad	10,000	SF	$ 6.00	$ 60,000.00
14	6" Roadbase	10,000	SF	$ 2.00	$ 20,000.00
15	Booster Pump Station	1	LS	$ 300,000.00	$ 300,000.00
16	Booster Pump Station Electrical and Mechanical	1	LS	$ 80,000.00	$ 80,000.00
17	Booster Pump Station Site	1	LS	$ 25,000.00	$ 25,000.00
18	Generator and Hookup	1	EA	$ 25,000.00	$ 25,000.00
19	Fencing and Gate	1	LS	$ 20,000.00	$ 20,000.00
			SUBTOTAL		**$ 664,650.00**
			CONTINGENCY	20%	**$ 132,930.00**
			CONSTRUCTION TOTAL		**$ 797,580.00**
INCIDENTALS					
1	Engineering Design	5.7%	LS	$ 56,657.13	$ 56,657.13
1	Bidding & Negotiating	1.0%	HR	$ 10,000.00	$ 10,000.00
2	Engineering Construction Services	5.3%	HR	$ 53,200.00	$ 53,200.00
3	Topographic & Property Survey	0.8%	EST	$ 7,500.00	$ 7,500.00
4	Geotechnical Report	0.5%	EST	$ 5,000.00	$ 5,000.00
20	SCADA Design & Improvements	5.0%	EST	$ 50,000.00	$ 50,000.00
38	Miscellaneous Professional Services	1.5%	EST	$ 15,000.00	$ 15,000.00
39		0.0%	EST		
40		0.0%	EST		
			SUBTOTAL		$ 197,357.13
			TOTAL PROJECT COST		**$ 994,937.13**

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SUNRISE ENGINEERING

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Engineer's Opinion of Probable Cost

PERRY'S LANDING PRESSURE ZONE ADJUSTMENT
WASHINGTON CITY

3-Mar-23
BCW

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 11,900.00	$ 11,900.00
2	Traffic Control	1	LS	$ 5,000.00	$ 5,000.00
3	Pre-Construction DVD	1	LS	$ 1,000.00	$ 1,000.00
4	Dust Control & Watering	1	LS	$ 5,000.00	$ 5,000.00
5	Subsurface Investigation	8	HR	$ 250.00	$ 2,000.00
6	Restore Surface Improvements	1	LS	$ 7,500.00	$ 7,500.00
7	Construction Staking	1	LS	$ 5,000.00	$ 5,000.00
8	8" PVC, Fittings, Installation, Bedding, and Backfill	1,000	LF	$ 70.00	$ 70,000.00
9	8" Gate Valve	4	EA	$ 3,500.00	$ 14,000.00
10	6" PRV Station	2	EA	$ 50,000.00	$ 100,000.00
11	Asphalt Restoration	4,000	SF	$ 7.00	$ 28,000.00
			SUBTOTAL		**$ 249,400.00**
			CONTINGENCY	20%	**$ 49,900.00**
			CONSTRUCTION TOTAL		**$ 299,300.00**
INCIDENTALS					
1	Engineering Design	6.6%	LS	$ 25,600.00	$ 25,600.00
2	Bidding & Negotiating	1.9%	HR	$ 7,500.00	$ 7,500.00
3	Engineering Construction Services	5.1%	HR	$ 20,000.00	$ 20,000.00
4	Topographic & Property Survey	1.3%	EST	$ 5,000.00	$ 5,000.00
5	SCADA Design & Improvements	7.7%	EST	$ 30,000.00	$ 30,000.00
6	Miscellaneous Professional Services	0.6%	EST	$ 2,500.00	$ 2,500.00
			SUBTOTAL		$ 90,600.00
			TOTAL PROJECT COST		**$ 389,900.00**

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Engineer's Opinion of Probable Cost

SUNRISE VALLEY TRANSMISSION LINE
WASHINGTON CITY

13-Mar-23
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 73,200.00	$ 73,200.00
2	Traffic Control	1	LS	$ 20,000.00	$ 20,000.00
3	Pre-Construction DVD	1	LS	$ 1,500.00	$ 1,500.00
4	Dust Control & Watering	1	LS	$ 15,000.00	$ 15,000.00
5	Subsurface Investigation	16	HR	$ 250.00	$ 4,000.00
6	Restore Surface Improvements	1	LS	$ 10,000.00	$ 10,000.00
7	Construction Staking	1	LS	$ 15,000.00	$ 15,000.00
8	12" PVC, Fittings, Installation, Bedding and Backfill	4,000	LF	$ 110.00	$ 440,000.00
9	16" PVC, Fittings, & Installation	3,100	LF	$ 130.00	$ 403,000.00
10	12" Butterfly Valve Assembly	4	EA	$ 6,750.00	$ 27,000.00
11	16" Butterfly Valve Assembly	6	EA	$ 8,000.00	$ 48,000.00
12	Bitimunous Surface Course	56,000	SF	$ 6.00	$ 336,000.00
13	Solid Rock Excavation	75	CY	$ 50.00	$ 3,750.00
14	Misc. Tie-Ins and connections	1	LS	$ 50,000.00	$ 50,000.00
15	Combination Air Valve Assembly	1	LS	$ 20,000.00	$ 20,000.00
16	PRV Station	1	EA	$ 50,000.00	$ 50,000.00
17	Electrical Improvements	1	LS	$ 20,000.00	$ 20,000.00
			SUBTOTAL		**$ 1,536,450.00**
			CONTINGENCY	20%	**$ 307,300.00**
			CONSTRUCTION TOTAL		**$ 1,843,750.00**
INCIDENTALS					
1	Engineering Design	5.4%	LS	$ 117,000.00	$ 117,000.00
2	Bidding & Negotiating	0.5%	HR	$ 10,000.00	$ 10,000.00
3	Engineering Construction Services	5.6%	HR	$ 122,900.00	$ 122,900.00
4	Topographic & Property Survey	0.5%	EST	$ 10,000.00	$ 10,000.00
5	Geotechnical Report	0.4%	EST	$ 8,000.00	$ 8,000.00
6	SCADA Design & Improvements	2.3%	EST	$ 50,000.00	$ 50,000.00
7	Miscellaneous Professional Services	1.1%	EST	$ 25,000.00	$ 25,000.00
			SUBTOTAL		$ 342,900.00
			TOTAL PROJECT COST		**$ 2,186,650.00**

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SUNRISE ENGINEERING

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Engineer's Opinion of Probable Cost

SHADOW RIDGE 6" LINE REPLACEMENT 3-Mar-23
WASHINGTON CITY BCW

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 8,600.00	$ 8,600.00
2	Traffic Control	1	LS	$ 7,500.00	$ 7,500.00
3	Pre-Construction DVD	1	LS	$ 1,000.00	$ 1,000.00
4	Dust Control & Watering	1	LS	$ 5,000.00	$ 5,000.00
5	Subsurface Investigation	8	HR	$ 250.00	$ 2,000.00
6	Restore Surface Improvements	1	LS	$ 7,500.00	$ 7,500.00
7	Construction Staking	1	LS	$ 2,500.00	$ 2,500.00
8	8" PVC, Fittings, Installation, Bedding, and Backfill	1,150	LF	$ 70.00	$ 80,500.00
9	8" Gate Valve	5	EA	$ 3,500.00	$ 17,500.00
10	Asphalt Restoration	6,900	SF	$ 7.00	$ 48,300.00
			SUBTOTAL		**$ 180,400.00**
			CONTINGENCY	20%	**$ 36,100.00**
			CONSTRUCTION TOTAL		**$ 216,500.00**
INCIDENTALS					
1	Engineering Design	7.4%	LS	$ 19,600.00	$ 19,600.00
2	Bidding & Negotiating	2.8%	HR	$ 7,500.00	$ 7,500.00
3	Engineering Construction Services	5.5%	HR	$ 14,400.00	$ 14,400.00
4	Topographic & Property Survey	1.3%	EST	$ 3,500.00	$ 3,500.00
5	Miscellaneous Professional Services	0.9%	EST	$ 2,500.00	$ 2,500.00
			SUBTOTAL		$ 47,500.00
			TOTAL PROJECT COST		**$ 264,000.00**

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Engineer's Opinion of Probable Cost

LION'S HEAD DR. PRV
WASHINGTON CITY

3-Mar-23
BCW

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 4,100.00	$ 4,100.00
2	Traffic Control	1	LS	$ 5,000.00	$ 5,000.00
3	Pre-Construction DVD	1	LS	$ 1,000.00	$ 1,000.00
4	Dust Control & Watering	1	LS	$ 5,000.00	$ 5,000.00
5	Subsurface Investigation	8	HR	$ 250.00	$ 2,000.00
6	Restore Surface Improvements	1	LS	$ 2,500.00	$ 2,500.00
7	Construction Staking	1	LS	$ 2,000.00	$ 2,000.00
8	8" PVC, Fittings, Installation, Bedding, and Backfill	50	LF	$ 80.00	$ 4,000.00
9	6" PRV Station	1	EA	$ 50,000.00	$ 50,000.00
10	Asphalt Restoration	1,500	SF	$ 7.50	$ 11,250.00
			SUBTOTAL		**$ 86,850.00**
			CONTINGENCY	20%	**$ 17,400.00**
			CONSTRUCTION TOTAL		**$ 104,250.00**
INCIDENTALS					
1	Engineering Design	6.5%	LS	$ 10,700.00	$ 10,700.00
2	Bidding & Negotiating	4.6%	HR	$ 7,500.00	$ 7,500.00
3	Engineering Construction Services	4.2%	HR	$ 6,900.00	$ 6,900.00
4	Topographic & Property Survey	1.5%	EST	$ 2,500.00	$ 2,500.00
5	SCADA Design & Improvements	18.3%	EST	$ 30,000.00	$ 30,000.00
6	Miscellaneous Professional Services	1.5%	EST	$ 2,500.00	$ 2,500.00
			SUBTOTAL		$ 60,100.00
			TOTAL PROJECT COST		**$ 164,350.00**

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Engineer's Opinion of Probable Cost

CHURCH ROAD TRANSMISSION LINE
WASHINGTON CITY

13-Mar-23
BCW/tcd

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 146,200.00	$ 146,200.00
2	Traffic Control	1	LS	$ 7,500.00	$ 7,500.00
3	Pre-Construction DVD	1	LS	$ 1,000.00	$ 1,000.00
4	Dust Control & Watering	1	LS	$ 20,000.00	$ 20,000.00
5	Subsurface Investigation	16	HR	$ 250.00	$ 4,000.00
6	20" DIP, Fittings, Installation, Bedding, and Backfill	12,400	LF	$ 190.00	$ 2,356,000.00
7	20" Butterfly Valve Assembly	15	EA	$ 11,500.00	$ 172,500.00
8	Fire Hydrant Assembly	10	EA	$ 7,000.00	$ 70,000.00
9	Solid Rock Excavation	300	CY	$ 50.00	$ 15,000.00
10	Misc. Tie-Ins and Connections	1	LS	$ 30,000.00	$ 30,000.00
11	Roadway Restoration (Roadbase)	99,200	SF	$ 2.50	$ 248,000.00
			SUBTOTAL		**$ 3,070,200.00**
			CONTINGENCY	20%	**$ 614,000.00**
			CONSTRUCTION TOTAL		**$ 3,684,200.00**
INCIDENTALS					
1	Engineering Design	5.1%	LS	$ 220,600.00	$ 220,600.00
2	Bidding & Negotiating	0.2%	HR	$ 10,000.00	$ 10,000.00
3	Engineering Construction Services	5.6%	HR	$ 245,600.00	$ 245,600.00
4	Topographic & Property Survey	0.3%	EST	$ 12,000.00	$ 12,000.00
5	Geotechnical Report	0.3%	EST	$ 10,000.00	$ 10,000.00
6	SCADA Design & Improvements	1.1%	EST	$ 50,000.00	$ 50,000.00
7	BLM POD & EA	2.3%	EST	$ 100,000.00	$ 100,000.00
8	Miscellaneous Professional Services	0.6%	EST	$ 25,000.00	$ 25,000.00
			SUBTOTAL		$ 673,200.00
			TOTAL PROJECT COST		**$ 4,357,400.00**

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Engineer's Opinion of Probable Cost

EAST REGIONAL CONNECITON PHASE 2
Washington City

25-Apr-23
BCW/

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 297,490.00	$ 297,490.00
2	Pre-Construction DVD	1	LS	$ 1,000.00	$ 1,000.00
3	Traffic Control	1	LS	$ 25,000.00	$ 25,000.00
4	SWPPP Compliance and Erosion Control	1	LS	$ 12,500.00	$ 12,500.00
5	Dust Control & Watering	1	LS	$ 12,500.00	$ 12,500.00
6	Subsurface Investigation	20	HR	$ 250.00	$ 5,000.00
7	Construction Staking	1	LS	$ 10,000.00	$ 10,000.00
8	Clearing, Grubbing, Excavation, & Demolition	1	LS	$ 6,000.00	$ 6,000.00
9	16" PVC C900 Fittings, Installation, Bedding, and Backfill	9,700	LF	$ 130.00	$ 1,261,000.00
10	24" DIP Fittings, Installation, Bedding, and Backfill	6,100	LF	$ 250.00	$ 1,525,000.00
11	16" Butterfly Valve Assembly	10	EA	$ 8,000.00	$ 80,000.00
12	24" Butterfly Valve Assembly	8	EA	$ 12,750.00	$ 102,000.00
13	Combination Air Valve	5	EA	$ 20,000.00	$ 100,000.00
14	Control Valve Vault	1	EA	$ 200,000.00	$ 200,000.00
15	PRV Station	1	EA	$ 50,000.00	$ 50,000.00
16	Misc. Connections, Fittings, & Tie-Ins	1	LS	$ 25,000.00	$ 25,000.00
17	Bitimunous Surface Course - Pipe Trench	126,400	SF	$ 7.00	$ 884,800.00
18	Booster Pump Station	1	LS	$ 1,000,000.00	$ 1,000,000.00
19	Booster Pump Station Electrical and Mechanical	1	LS	$ 500,000.00	$ 500,000.00
20	Booster Pump Station Site	1	LS	$ 50,000.00	$ 50,000.00
21	Generator and Hookup	1	EA	$ 50,000.00	$ 50,000.00
22	Metering Station	1	LS	$ 50,000.00	$ 50,000.00
			SUBTOTAL		**$ 6,247,290.00**
			CONTINGENCY	20%	**$ 1,249,458.00**
			CONSTRUCTION TOTAL		**$ 7,496,748.00**
INCIDENTALS					
1	Engineering Design	5.0%	LS	$ 426,208.16	$ 426,208.16
1	Bidding & Negotiating	0.1%	HR	$ 10,000.00	$ 10,000.00
2	Engineering Construction Services	5.8%	HR	$ 499,800.00	$ 499,800.00
3	Topographic & Property Survey	0.2%	EST	$ 20,000.00	$ 20,000.00
4	Geotechnical Report	0.1%	EST	$ 10,000.00	$ 10,000.00
20	SCADA Design & Improvements	0.9%	EST	$ 75,000.00	$ 75,000.00
38	Miscellaneous Professional Services	0.6%	EST	$ 50,000.00	$ 50,000.00
39		0.0%	EST		
40		0.0%	EST		
			SUBTOTAL		$ 1,091,008.16
			TOTAL PROJECT COST		**$ 8,587,756.16**

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Engineer's Opinion of Probable Cost

AIRPORT CONNECTION PHASE 2
Washington City

25-Apr-23
BCW/

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 107,400.00	$ 107,400.00
2	Pre-Construction DVD	1	LS	$ 1,000.00	$ 1,000.00
3	Traffic Control	1	LS	$ 25,000.00	$ 25,000.00
4	SWPPP Compliance and Erosion Control	1	LS	$ 15,000.00	$ 15,000.00
5	Dust Control & Watering	1	LS	$ 15,000.00	$ 15,000.00
6	Subsurface Investigation	20	HR	$ 250.00	$ 5,000.00
7	Construction Staking	1	LS	$ 12,500.00	$ 12,500.00
8	Clearing, Grubbing, Excavation, & Demolition	1	LS	$ 7,500.00	$ 7,500.00
9	16" PVC C900 Fittings, Installation, Bedding, and Backfill	100	LF	$ 130.00	$ 13,000.00
10	16" Butterfly Valve Assembly	4	EA	$ 8,000.00	$ 32,000.00
11	Control Valve Vault	1	EA	$ 200,000.00	$ 200,000.00
12	Misc. Connections, Fittings, & Tie-Ins	1	LS	$ 5,000.00	$ 5,000.00
13	Bitimunous Surface Course - Pipe Trench	1,000	SF	$ 7.00	$ 7,000.00
14	Bitimunous Surface Course - Building Pad	15,000	SF	$ 6.00	$ 90,000.00
15	6" Roadbase	15,000	SF	$ 2.00	$ 30,000.00
16	Booster Pump Station	1	LS	$ 1,000,000.00	$ 1,000,000.00
17	Booster Pump Station Electrical and Mechanical	1	LS	$ 500,000.00	$ 500,000.00
18	Booster Pump Station Site	1	LS	$ 50,000.00	$ 50,000.00
19	Generator and Hookup	1	EA	$ 50,000.00	$ 50,000.00
20	Fencing and Gate	1	LS	$ 40,000.00	$ 40,000.00
21	Metering Station	1	LS	$ 50,000.00	$ 50,000.00
			SUBTOTAL		**$ 2,255,400.00**
			CONTINGENCY	20%	**$ 451,080.00**
			CONSTRUCTION TOTAL		**$ 2,706,480.00**
INCIDENTALS					
1	Engineering Design	5.1%	LS	$ 165,330.85	$ 165,330.85
1	Bidding & Negotiating	0.3%	HR	$ 10,000.00	$ 10,000.00
2	Engineering Construction Services	5.6%	HR	$ 180,400.00	$ 180,400.00
3	Topographic & Property Survey	0.6%	EST	$ 20,000.00	$ 20,000.00
4	Geotechnical Report	0.3%	EST	$ 10,000.00	$ 10,000.00
20	SCADA Design & Improvements	2.3%	EST	$ 75,000.00	$ 75,000.00
38	Miscellaneous Professional Services	1.6%	EST	$ 50,000.00	$ 50,000.00
39		0.0%	EST		
40		0.0%	EST		
			SUBTOTAL		$ 510,730.85
			TOTAL PROJECT COST		**$ 3,217,210.85**

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Engineer's Opinion of Probable Cost

AIRPORT CONNECTION PHASE 3
Washington City

25-Apr-23
BCW/

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	Mobilization	5%	LS	$ 128,402.50	$ 128,402.50
2	Pre-Construction DVD	1	LS	$ 1,000.00	$ 1,000.00
3	Traffic Control	1	LS	$ 25,000.00	$ 25,000.00
4	SWPPP Compliance and Erosion Control	1	LS	$ 15,000.00	$ 15,000.00
5	Dust Control & Watering	1	LS	$ 15,000.00	$ 15,000.00
6	Subsurface Investigation	20	HR	$ 250.00	$ 5,000.00
7	Construction Staking	1	LS	$ 12,500.00	$ 12,500.00
8	Clearing, Grubbing, Excavation, & Demolition	1	LS	$ 7,500.00	$ 7,500.00
9	16" PVC C900 Fittings, Installation, Bedding, and Backfill	50	LF	$ 130.00	$ 6,500.00
10	20" PVC C900 Fittings, Installation, Bedding, and Backfill	50	LF	$ 131.00	$ 6,550.00
11	16" Butterfly Valve Assembly	2	EA	$ 8,000.00	$ 16,000.00
12	20" Butterfly Valve Assembly	2	EA	$ 11,500.00	$ 23,000.00
13	Control Valve Vault	1	EA	$ 200,000.00	$ 200,000.00
14	Misc. Connections, Fittings, & Tie-Ins	1	LS	$ 5,000.00	$ 5,000.00
15	Bitimunous Surface Course - Building Pad	15,000	SF	$ 6.00	$ 90,000.00
16	6" Roadbase	15,000	SF	$ 2.00	$ 30,000.00
17	Booster Pump Station	1	LS	$ 1,250,000.00	$ 1,250,000.00
18	Booster Pump Station Electrical and Mechanical	1	LS	$ 600,000.00	$ 600,000.00
19	Booster Pump Station Site	1	LS	$ 75,000.00	$ 75,000.00
20	Generator and Hookup	1	EA	$ 75,000.00	$ 75,000.00
21	Fencing and Gate	1	LS	$ 60,000.00	$ 60,000.00
22	Metering Station	1	LS	$ 50,000.00	$ 50,000.00
			SUBTOTAL		**$ 2,696,452.50**
			CONTINGENCY	20%	**$ 539,290.50**
			CONSTRUCTION TOTAL		**$ 3,235,743.00**
INCIDENTALS					
1	Engineering Design	5.1%	LS	$ 195,075.93	$ 195,075.93
1	Bidding & Negotiating	0.3%	HR	$ 10,000.00	$ 10,000.00
2	Engineering Construction Services	5.7%	HR	$ 215,700.00	$ 215,700.00
3	Topographic & Property Survey	0.5%	EST	$ 20,000.00	$ 20,000.00
4	Geotechnical Report	0.3%	EST	$ 10,000.00	$ 10,000.00
20	SCADA Design & Improvements	2.0%	EST	$ 75,000.00	$ 75,000.00
38	Miscellaneous Professional Services	1.3%	EST	$ 50,000.00	$ 50,000.00
39		0.0%	EST		
40		0.0%	EST		
			SUBTOTAL		$ 575,775.93
			TOTAL PROJECT COST		**$ 3,811,518.93**

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.

APPENDIX D
System Maps

WASHINGTON CITY EXISTING WATER SYSTEM

MAP LEGEND

North

0 2,500 5,000

1 In = 5,000 Feet

Water Mains

- 1"
- 2"
- 3"
- 4"
- 6"
- 8"
- 10"
- 12"
- 14"
- 16"
- 20"
- 24"
- 30"
- 36"
- 48"
- 60"
- 72"
- Unknown

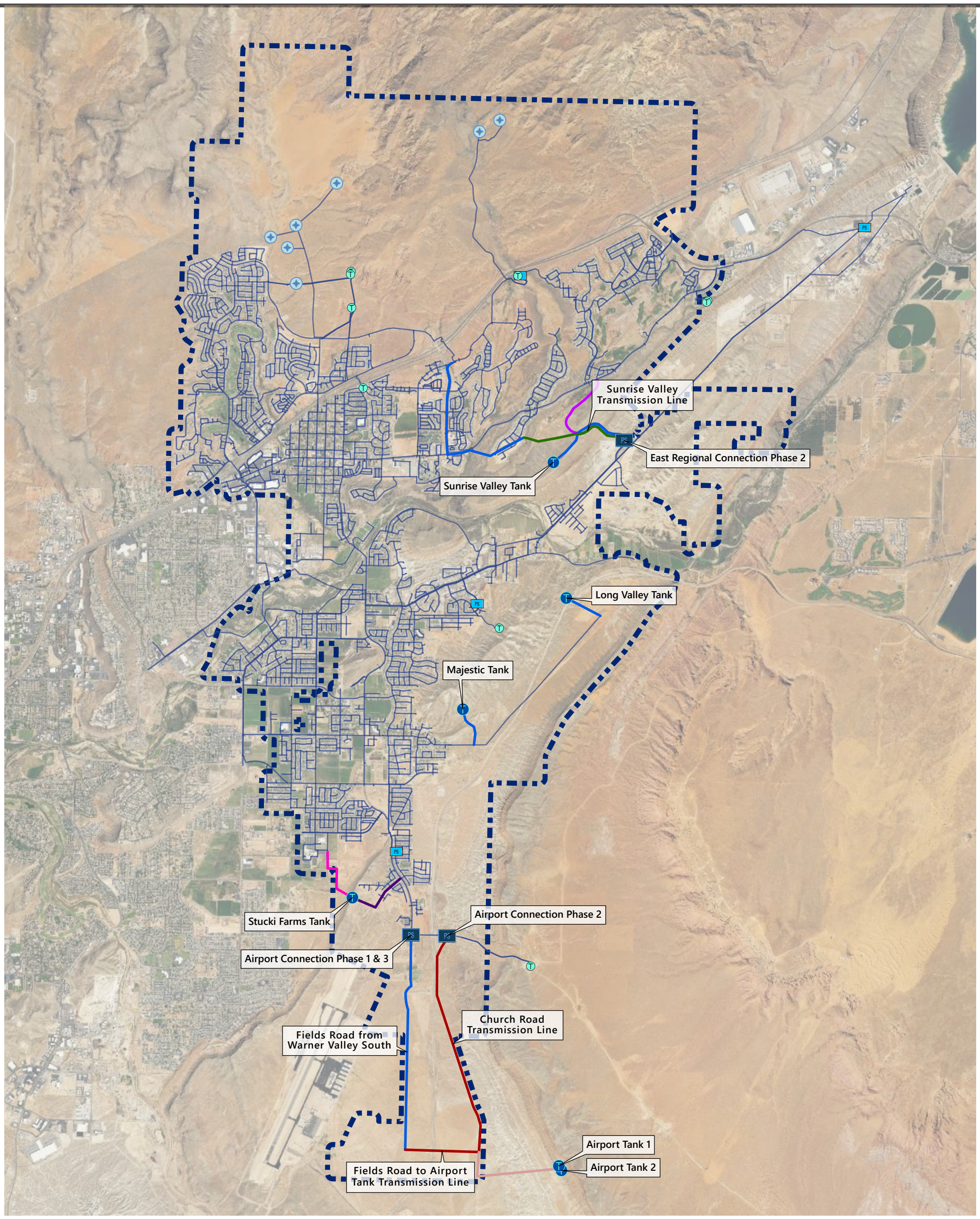
- Water Tank
- Production Well
- Water Pumps
- Washington City Boundary

Washington City
Where Dixie Begins

SUNRISE ENGINEERING

Map Date: 5/25/2023

WATER SYSTEM WITH FUTURE IMPROVEMENTS



MAP LEGEND

North

0 2,500 5,000

1 In = 5,000 Feet

Future Water Main
- 8"
- 10"
- 12"
- 16"
- 20"
- 24"
- 30"

Future Water Pump

Future Water Tank

Existing Water Mains

Production Well

Water Pumps

Water Tank

Washington City Boundary

Washington City
Where Dixie Begins

SUNRISE ENGINEERING

Map Date: 5/25/2023

APPENDIX E
Cash Flow

1	Cash Flow		Actual	Actual	Actual	Actual	Budgeted	Projected	Projected	Projected	Projected
3	Fiscal Year		2019	2020	2021	2022	2023	2024	2025	2026	2027
4	**WATER SYSTEM INFORMATION**										
5	Annual Population Growth Rate		-	-	-	-	6.9%	6.9%	6.9%	6.9%	5.5%
6	Annual Interest Rate (Inflation)		-	-	-	-	3.0%	3.0%	3.0%	3.0%	3.0%
7	Average Rate/ERU/Month (Annual Change =)		$ 33.37	$ 33.01	$ 35.79	$ 40.48	$ 36.14	$ 55.53	$ 55.53	$ 55.53	$ 55.53
8	Impact fee		$ 2,121	$ 2,121	$ 2,121	$ 2,121	$ 2,121	$ 4,742	$ 4,742	$ 4,742	$ 4,742
9	Connection Fee		$ 225	$ 225	$ 225	$ 225	$ 225	$ 375	$ 375	$ 375	$ 375
14	Total ERU's		13,817	14,553	15,879	16,389	17,520	18,729	20,021	21,402	22,580
15	New ERU's		-	735	1326	510	1131	1209	1292	1381	1177
16											
17	**WATER FUND ACCOUNTING**										
18	**Water Revenues**										
19	Water Sales		$ 5,532,490	$ 5,764,108	$ 6,820,455	$ 7,960,492	$ 7,597,284	$ 12,480,056	$ 12,910,617	$ 13,801,450	$ 14,653,918
20	Connection Fees		$ 170,907	$ 165,161	$ 204,439	$ 271,522	$ 182,950	$ 453,326	$ 484,605	$ 518,043	$ 441,425
21	Other Revenue (Hydrant Meters, etc.)		$ 298,820	$ 393,433	$ 492,566	$ 636,771	$ 656,315	$ 665,939	$ 680,961	$ 693,654	$ 707,927
22	Interest		$ 119,895	$ 181,285	$ 215,695	$ 120,587	$ 177,933	$ 199,681	$ 206,570	$ 220,823	$ 234,463
23	***TOTAL WATER FUND REVENUE***		**$ 6,122,112**	**$ 6,503,987**	**$ 7,733,155**	**$ 8,989,372**	**$ 8,614,482**	**$ 13,799,001**	**$ 14,282,753**	**$ 15,233,970**	**$ 16,037,732**
24											
25	**Water Expenses**										
26	SalariesRegular		$ 819,858	$ 820,047	$ 906,551	$ 957,730	$ 1,204,764	$ 1,214,038	$ 1,334,228	$ 1,466,317	$ 1,590,954
27	Employee Benefits		$ 546,621	$ 561,644	$ 629,189	$ 568,225	$ 847,950	$ 813,497	$ 894,034	$ 982,543	$ 1,066,059
28	Overtime		$ 6,530	$ 12,105	$ 16,286	$ 16,157	$ 17,000	$ 21,113	$ 22,475	$ 23,925	$ 25,300
29	Uniforms		$ 3,359	$ 3,557	$ 4,068	$ 2,984	$ 7,030	$ 6,230	$ 6,632	$ 7,060	$ 7,466
30	Dues And Memberships		$ 2,231	$ 2,375	$ 2,405	$ 2,410	$ 4,000	$ 3,756	$ 3,998	$ 4,256	$ 4,501
31	Software Subscriptions		$ 4,000	$ 100	$ -	$ 1,057	$ -	$ 1,031	$ 1,098	$ 1,169	$ 1,236
32	Training & Travel		$ 1,030	$ 9,219	$ 7,149	$ 5,299	$ 11,360	$ 11,833	$ 12,597	$ 13,409	$ 14,180
33	Office Equipment- Supplies & Maint.		$ 3,218	$ 93,216	$ 1,858	$ 1,050	$ 2,350	$ 20,409	$ 21,725	$ 23,127	$ 24,456
34	Supplies & Materials		$ 30,008	$ 15,555	$ 150,232	$ 142,720	$ 228,700	$ 270,808	$ 288,275	$ 306,869	$ 324,514
35	Fuel		$ 27,693	$ 38,389	$ 38,550	$ 24,313	$ 42,000	$ 38,550	$ 41,037	$ 43,684	$ 46,196
36	Fleet Charges		$ 7,019	$ 32,798	$ 44,375	$ 22,850	$ 67,244	$ 68,008	$ 72,394	$ 77,064	$ 81,495
37	Small Tools & Minor Equipment		$ 13,335	$ 10,779	$ 7,112	$ 5,894	$ 15,100	$ 10,037	$ 10,685	$ 11,374	$ 12,028
38	Building & Grounds		$ 452,100	$ 460,685	$ 12,712	$ 10,910	$ 13,450	$ 13,095	$ 13,940	$ 14,839	$ 15,692
39	Utilities		$ 9,562	$ 14,416	$ 469,082	$ 491,813	$ 693,450	$ 1,244,903	$ 1,325,199	$ 1,410,675	$ 1,491,788
40	Telephone		$ 64,260	$ 21,004	$ 11,331	$ 11,208	$ 13,690	$ 14,436	$ 15,367	$ 16,358	$ 17,298
41	Professional & Technical		$ 1,448,034	$ 1,117,901	$ 44,301	$ 36,612	$ 98,616	$ 114,158	$ 121,521	$ 129,359	$ 136,797
42	Water Purchase Sandhollow		$ 201,157	$ 341,317	$ 1,360,873	$ 1,840,660	$ 2,039,321	$ 2,709,367	$ 2,904,142	$ 3,091,459	$ 3,269,218
43	Water Purchase Quail Lake Raw		$ 54,031	$ 68,772	$ 430,588	$ 450,072	$ 882,813	$ 988,914	$ 1,052,699	$ 1,120,598	$ 1,185,033
44	Administrative Costs		$ 253,880	$ 300,672	$ 304,322	$ 401,160	$ 310,927	$ 378,567	$ 402,984	$ 428,977	$ 453,643
45	District Surcharge		$ 92,137	$ 269,129	$ 286,418	$ 307,294	$ 316,387	$ 400,273	$ 426,090	$ 453,573	$ 479,653
46	Uncolectable accounts		$ -	$ -	$ -	$ 9,742	$ 2,000	$ 5,931	$ 3,763	$ 4,005	$ 4,236
47	Fees & Charges		$ 4,250	$ 4,250	$ 4,250	$ 4,250	$ 5,700	$ 5,410	$ 5,759	$ 6,130	$ 6,483
48	Miscellaneous Service		$ 484,888	$ 213	$ 239	$ 4,400	$ 800	$ 2,894	$ 3,080	$ 3,279	$ 3,468
49	Other Projects		$ 566,332	$ 608,124	$ 794,439	$ 718,803	$ 728,800	$ 813,984	$ 866,486	$ 922,374	$ 975,411
50	Funded Depreciation		$ -	$ 1,418,225	$ 1,444,524	$ 1,506,939	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000
51	***Sub-Total Expenses***		**$ 5,095,533**	**$ 4,806,264**	**$ 5,526,328**	**$ 6,037,613**	**$ 7,553,452**	**$ 10,671,243**	**$ 11,350,209**	**$ 12,062,422**	**$ 12,737,105**
52	**Existing Debt Service**	**% Non-Impact Fee Eligible**									
53	Water Revenue Refunding Bonds 2016B	66%	$ 196,874	$ 196,874	$ 457,574	$ 410,846	$ 411,770	$ 382,598	$ 209,018	$ 157,538	$ 398,438
54	***Sub-Total Existing Non-Impact Fee Debt Service***		**$ 196,874**	**$ 196,874**	**$ 457,574**	**$ 410,846**	**$ 411,770**	**$ 382,598**	**$ 209,018**	**$ 157,538**	**$ 398,438**
55	**New Debt Service**										
56	N/A		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
57	***Sub-Total New Non-Impact Fee Debt Service***		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
58	***TOTAL WATER FUND EXPENSES***		**$ 5,292,407**	**$ 5,003,138**	**$ 5,983,902**	**$ 6,448,459**	**$ 7,965,222**	**$ 11,053,841**	**$ 11,559,226**	**$ 12,219,960**	**$ 13,135,543**
59											
60	***NET CASHFLOW WATER FUND***		**$ 829,705**	**$ 1,500,849**	**$ 1,749,253**	**$ 2,540,913**	**$ 649,260**	**$ 2,745,160**	**$ 2,723,527**	**$ 3,014,010**	**$ 2,902,189**
61											
62	**IMPACT FEE FUND ACCOUNTING**										
63	**Impact Fee Fund Revenues**										
64	Impact Fees		$ 1,658,873	$ 1,899,956	$ 2,058,147	$ 2,416,816	$ 1,567,800	$ 5,732,434	$ 6,127,972	$ 6,550,802	$ 5,581,948
65	Interest		$ 20,844	$ 25,755	$ 45,521	$ 16,405	$ -	$ 17,771	$ 18,997	$ 20,307	$ 17,304
66	***TOTAL IMPACT FEE FUND REVENUE***		**$ 1,679,717**	**$ 1,925,710**	**$ 2,103,667**	**$ 2,433,221**	**$ 1,567,800**	**$ 5,750,204**	**$ 6,146,968**	**$ 6,571,109**	**$ 5,599,252**
67											
68	**Existing Eligible Debt Service**	**% Impact Fee Eligible**									
69	Water Revenue Refunding Bonds 2016B	34%	$ 101,420	$ 101,420	$ 235,720	$ 211,648	$ 212,124	$ 197,096	$ 107,676	$ 81,156	$ 205,256
70	***Sub-Total Impact Fee Debt Service***		**$ 101,420**	**$ 101,420**	**$ 235,720**	**$ 211,648**	**$ 212,124**	**$ 197,096**	**$ 107,676**	**$ 81,156**	**$ 205,256**
71	**New Debt Service**										
72	Airport Tank	$ 12,379,055	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 591,442	$ 591,442
	Sunrise Valley Tank	$ 9,742,669	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 465,482
73	***Sub-Total New Impact Fee Debt Service***		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 591,442**	**$ 1,056,924**
74	Misc. Impact Fee Projects		$ 1,921,968	$ 125,780	$ 528,305	$ 195,115	$ 6,433,000	$ -	$ -	$ -	$ -
75											
76	***NET CASHFLOW IMPACT FEE FUND***		**$ (343,671)**	**$ 1,698,511**	**$ 1,339,642**	**$ 2,026,458**	**$ (5,077,324)**	**$ 5,553,108**	**$ 6,039,292**	**$ 5,898,511**	**$ 4,337,072**
77											
78	**CASH ON HAND**										
79	Water Fund Balance (FY Year End June 30)		$ (3,101,463)	$ (1,600,614)	$ 148,639	$ 2,689,552	$ 3,338,812	$ -	$ 2,321,930	$ 5,055,862	$ 7,958,052
	% of Expences (goal = 150%)								20%	41%	61%
80	Imapct Fee Fund Balance (FY Year End June 30)						$ 2,637,936	$ -	$ 5,637,695	$ (806,357)	$ 3,530,715
81	***TOTAL***		**$ (3,101,463)**	**$ (1,600,614)**	**$ 148,639**	**$ 2,689,552**	**$ 5,976,748**	**$ -**	**$ 7,959,626**	**$ 4,249,506**	**$ 11,488,767**
82											
	Renewal and Replacement Fund Balance		$ -	$ 1,418,225	$ 2,862,749	$ 4,369,688	$ 5,869,688	$ 7,369,688	$ 8,869,688	$ 10,369,688	$ 11,869,688
83	**PLAN FOR NEW PROJECTS**										
								Long Valley Tank	Airport 1 Tank	Sunrise Valley Tank	
84	Storage Project										
85	Impact Fee Eligible Cost							$ 7,538,500	$ 11,354,308	$ 9,742,669	
86	Non-Impact Fee Eligible Cost							$ -	$ -	$ -	$ -
87	Total Project Cost							$ 7,538,500	$ 11,354,308	$ 9,742,669	
	Booster Pumps/Transmission Lines							Washington Fields Rd. Transmission Line	Airport Connection PH1	Sunrise Valley Transmission Line	
	Impact Fee Eligible Cost							$ 2,716,800	$ 1,024,747	$ 2,319,817	
	Non-Impact Fee Eligible Cost							$ -	$ -	$ -	$ -
	Total Project Cost							$ 2,716,800	$ 1,024,747	$ 2,319,817	
88	Other Projects								Perry's Landing PZ Adjustment	Shaddow Ridge	
89	Impact Fee Eligible Cost							$ -	$ -	$ -	
90	Non-Impact Fee Eligible Cost							$ -	$ 401,597	$ 280,078	$ -
91	Total Project Cost							$ -	$ 401,597	$ 280,078	
92	**RENEWAL & REPLACEMENT PROJECTS**										
93	Project Cost (Paid by Water Fund)							$ 250,000	$ 266,125	$ 283,290	$ 299,579
94											

#	Cash Flow	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
3	Fiscal Year	2028	2029	2030	2031	2032	2033	2034	2035	2036
5	Annual Population Growth Rate	5.5%	5.5%	4.0%	4.0%	4.0%	4.0%	4.0%	3.5%	3.5%
6	Annual Interest Rate (Inflation)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
7	Average Rate/ERU/Month (Annual Change =)	$ 55.53	$ 55.53	$ 55.53	$ 55.53	$ 55.53	$ 55.53	$ 55.53	$ 55.53	$ 55.53
8	Impact fee	$ 4,742	$ 4,742	$ 4,742	$ 4,742	$ 4,742	$ 4,742	$ 4,742	$ 4,742	$ 4,742
9	Connection Fee	$ 375	$ 375	$ 375	$ 375	$ 375	$ 375	$ 375	$ 375	$ 375
14	Total ERU's	23,821	25,132	26,137	27,182	28,270	29,400	30,576	31,647	32,754
15	New ERU's	1242	1310	1005	1045	1087	1131	1176	1070	1108
19	Water Sales	$ 15,459,884	$ 16,310,177	$ 17,081,637	$ 17,764,902	$ 18,475,498	$ 19,214,518	$ 19,983,099	$ 20,731,486	$ 21,457,088
20	Connection Fees	$ 465,703	$ 491,317	$ 376,974	$ 392,053	$ 407,735	$ 424,045	$ 441,007	$ 401,316	$ 415,362
21	Other Revenue (Hydrant Meters, etc.)	$ 721,814	$ 736,316	$ 750,937	$ 765,935	$ 781,189	$ 796,769	$ 812,649	$ 828,850	$ 845,372
22	Interest	$ 247,358	$ 260,963	$ 273,306	$ 284,238	$ 295,608	$ 307,432	$ 319,730	$ 331,704	$ 343,313
23	***TOTAL WATER FUND REVENUE***	**$ 16,894,759**	**$ 17,798,773**	**$ 18,482,854**	**$ 19,207,129**	**$ 19,960,031**	**$ 20,742,764**	**$ 21,556,484**	**$ 22,293,355**	**$ 23,061,135**
26	SalariesRegular	$ 1,726,185	$ 1,872,911	$ 2,004,014	$ 2,144,295	$ 2,294,396	$ 2,455,004	$ 2,626,854	$ 2,797,599	$ 2,979,443
27	Employee Benefits	$ 1,156,674	$ 1,254,991	$ 1,342,841	$ 1,436,840	$ 1,537,419	$ 1,645,038	$ 1,760,190	$ 1,874,603	$ 1,996,452
28	Overtime	$ 26,755	$ 28,293	$ 29,708	$ 31,194	$ 32,753	$ 34,391	$ 36,110	$ 37,826	$ 39,622
29	Uniforms	$ 7,895	$ 8,349	$ 8,767	$ 9,205	$ 9,665	$ 10,149	$ 10,656	$ 11,162	$ 11,692
30	Dues And Memberships	$ 4,760	$ 5,033	$ 5,285	$ 5,549	$ 5,827	$ 6,118	$ 6,424	$ 6,729	$ 7,049
31	Software Subscriptions	$ 1,307	$ 1,382	$ 1,451	$ 1,524	$ 1,600	$ 1,680	$ 1,764	$ 1,848	$ 1,936
32	Training & Travel	$ 14,995	$ 15,858	$ 16,651	$ 17,483	$ 18,357	$ 19,275	$ 20,239	$ 21,200	$ 22,207
33	Office Equipment- Supplies & Maint.	$ 25,863	$ 27,350	$ 28,717	$ 30,153	$ 31,661	$ 33,244	$ 34,906	$ 36,564	$ 38,301
34	Supplies & Materials	$ 343,173	$ 362,906	$ 381,051	$ 400,103	$ 420,109	$ 441,114	$ 463,170	$ 485,170	$ 508,216
35	Fuel	$ 48,852	$ 51,661	$ 54,244	$ 56,956	$ 59,804	$ 62,794	$ 65,934	$ 69,066	$ 72,346
36	Fleet Charges	$ 86,181	$ 91,136	$ 95,693	$ 100,478	$ 105,502	$ 110,777	$ 116,316	$ 121,841	$ 127,628
37	Small Tools & Minor Equipment	$ 12,720	$ 13,451	$ 14,124	$ 14,830	$ 15,571	$ 16,350	$ 17,167	$ 17,983	$ 18,837
38	Building & Grounds	$ 16,594	$ 17,549	$ 18,426	$ 19,347	$ 20,315	$ 21,330	$ 22,397	$ 23,461	$ 24,575
39	Utilities	$ 1,577,566	$ 1,668,276	$ 1,751,690	$ 1,839,275	$ 1,931,238	$ 2,027,800	$ 2,129,190	$ 2,230,327	$ 2,336,267
40	Telephone	$ 18,293	$ 19,345	$ 20,312	$ 21,328	$ 22,394	$ 23,514	$ 24,689	$ 25,862	$ 27,091
41	Professional & Technical	$ 144,663	$ 152,981	$ 160,630	$ 168,662	$ 177,095	$ 185,950	$ 195,247	$ 204,521	$ 214,236
42	Water Purchase Sandhollow	$ 3,457,198	$ 3,655,987	$ 3,838,786	$ 4,030,726	$ 4,232,262	$ 4,443,875	$ 4,666,069	$ 4,887,707	$ 5,119,873
43	Water Purchase Quail Lake Raw	$ 1,253,172	$ 1,325,230	$ 1,391,491	$ 1,461,066	$ 1,534,119	$ 1,610,825	$ 1,691,366	$ 1,771,706	$ 1,855,862
44	Administrative Costs	$ 479,727	$ 507,312	$ 532,677	$ 559,311	$ 587,277	$ 616,641	$ 647,473	$ 678,228	$ 710,443
45	District Surcharge	$ 507,233	$ 536,399	$ 563,219	$ 591,380	$ 620,949	$ 651,997	$ 684,597	$ 717,115	$ 751,178
46	Uncolectable accounts	$ 4,479	$ 4,737	$ 4,973	$ 5,222	$ 5,483	$ 5,757	$ 6,045	$ 6,332	$ 6,633
47	Fees & Charges	$ 6,856	$ 7,250	$ 7,612	$ 7,993	$ 8,393	$ 8,812	$ 9,253	$ 9,692	$ 10,153
48	Miscellaneous Service	$ 3,667	$ 3,878	$ 4,072	$ 4,275	$ 4,489	$ 4,713	$ 4,949	$ 5,184	$ 5,430
49	Other Projects	$ 1,031,497	$ 1,090,808	$ 1,145,349	$ 1,202,616	$ 1,262,747	$ 1,325,884	$ 1,392,178	$ 1,458,307	$ 1,527,576
50	Funded Depreciation	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000
51	***Sub-Total Expenses***	**$ 13,456,306**	**$ 14,223,073**	**$ 14,921,784**	**$ 15,659,811**	**$ 16,439,424**	**$ 17,263,031**	**$ 18,133,184**	**$ 19,000,033**	**$ 19,913,048**
53	Water Revenue Refunding Bonds 2016B	$ 398,702	$ 398,570	$ 401,342	$ 400,286	$ 398,834	$ 400,286	$ 397,910	$ 395,138	$ 378,770
54	***Sub-Total Existing Non-Impact Fee Debt Service***	**$ 398,702**	**$ 398,570**	**$ 401,342**	**$ 400,286**	**$ 398,834**	**$ 400,286**	**$ 397,910**	**$ 395,138**	**$ 378,770**
56	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
57	***Sub-Total New Non-Impact Fee Debt Service***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
58	***TOTAL WATER FUND EXPENSES***	**$ 13,855,008**	**$ 14,621,642**	**$ 15,323,126**	**$ 16,060,096**	**$ 16,838,258**	**$ 17,663,317**	**$ 18,531,094**	**$ 19,395,171**	**$ 20,291,818**
60	***NET CASHFLOW WATER FUND***	**$ 3,039,751**	**$ 3,177,131**	**$ 3,159,728**	**$ 3,147,033**	**$ 3,121,773**	**$ 3,079,447**	**$ 3,025,390**	**$ 2,898,184**	**$ 2,769,317**
64	Impact Fees	$ 5,888,955	$ 6,212,847	$ 4,766,948	$ 4,957,626	$ 5,155,931	$ 5,362,168	$ 5,576,655	$ 5,074,756	$ 5,252,373
65	Interest	$ 18,256	$ 19,260	$ 14,778	$ 15,369	$ 15,983	$ 16,623	$ 17,288	$ 15,732	$ 16,282
66	***TOTAL IMPACT FEE FUND REVENUE***	**$ 5,907,210**	**$ 6,232,107**	**$ 4,781,726**	**$ 4,972,995**	**$ 5,171,915**	**$ 5,378,791**	**$ 5,593,943**	**$ 5,090,488**	**$ 5,268,655**
69	Water Revenue Refunding Bonds 2016B	$ 205,392	$ 205,324	$ 206,752	$ 206,208	$ 205,460	$ 206,208	$ 204,984	$ 203,556	$ 195,124
70	***Sub-Total Impact Fee Debt Service***	**$ 205,392**	**$ 205,324**	**$ 206,752**	**$ 206,208**	**$ 205,460**	**$ 206,208**	**$ 204,984**	**$ 203,556**	**$ 195,124**
72	Airport Tank	$ 591,442	$ 591,442	$ 591,442	$ 591,442	$ 591,442	$ 591,442	$ 591,442	$ 591,442	$ 591,442
	Sunrise Valley Tank	$ 465,482	$ 465,482	$ 465,482	$ 465,482	$ 465,482	$ 465,482	$ 465,482	$ 465,482	$ 465,482
73	***Sub-Total New Impact Fee Debt Service***	**$ 1,056,924**	**$ 1,056,924**	**$ 1,056,924**	**$ 1,056,924**	**$ 1,056,924**	**$ 1,056,924**	**$ 1,056,924**	**$ 1,056,924**	**$ 1,056,924**
74	Misc. Impact Fee Projects	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
76	***NET CASHFLOW IMPACT FEE FUND***	**$ 4,644,895**	**$ 4,969,859**	**$ 3,518,050**	**$ 3,709,863**	**$ 3,909,531**	**$ 4,115,659**	**$ 4,332,035**	**$ 3,830,008**	**$ 4,016,607**
79	Water Fund Balance (FY Year End June 30)	$ 10,997,802	$ 14,174,933	$ 17,334,661	$ 20,481,694	$ 23,603,467	$ 26,682,914	$ 29,708,304	$ 32,606,488	$ 35,375,805
	% of Expences (goal = 150%)	79%	97%	113%	128%	140%	151%	160%	168%	174%
80	Imapct Fee Fund Balance (FY Year End June 30)	$ 8,175,610	$ 13,077,939	$ 16,595,989	$ 20,305,852	$ 24,215,383	$ 28,922,484	$ 33,845,961	$ 38,267,412	$ 42,875,461
81	***TOTAL***	**$ 19,173,413**	**$ 27,252,873**	**$ 33,930,651**	**$ 40,787,547**	**$ 47,818,851**	**$ 55,605,400**	**$ 63,554,267**	**$ 70,873,902**	**$ 78,251,268**
	Renewal and Replacement Fund Balance	$ 13,369,688	$ 14,869,688	$ 16,369,688	$ 17,869,688	$ 19,369,688	$ 20,869,688	$ 22,369,688	$ 23,869,688	$ 25,369,688
								Airport Tank 2		
85	Impact Fee Eligible Cost					$ -				
86	Non-Impact Fee Eligible Cost	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Booster Pumps/Transmission Lines							East Regional Ph2	Airport Connection Ph2	
	Non-Impact Fee Eligible Cost	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
88	Other Projects		Culinary Water Master Plan							
89	Impact Fee Eligible Cost		$ 67,531			$ -				
90	Non-Impact Fee Eligible Cost	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
91	Total Project Cost		$ 67,531			$ -				
93	Project Cost (Paid by Water Fund)	$ 316,805	$ 335,021	$ 351,772	$ 369,361	$ 387,829	$ 407,221	$ 427,582	$ 447,892	$ 469,167

#	Cash Flow	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
3	Fiscal Year	2037	2038	2039	2040	2041	2042	2043	2044
5	Annual Population Growth Rate	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
6	Annual Interest Rate (Inflation)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
7	Average Rate/ERU/Month (Annual Change =)	$ 55.53	$ 55.53	$ 55.53	$ 55.53	$ 55.53	$ 55.53	$ 55.53	$ 55.53
8	Impact fee	$ 4,742	$ 4,742	$ 4,742	$ 4,742	$ 4,742	$ 4,742	$ 4,742	$ 4,742
9	Connection Fee	$ 375	$ 375	$ 375	$ 375	$ 375	$ 375	$ 375	$ 375
14	Total ERU's	33,901	35,087	36,315	37,586	38,902	40,263	41,673	43,131
15	New ERU's	1146	1187	1228	1271	1316	1362	1409	1459
19	Water Sales	$ 22,208,086	$ 22,985,369	$ 23,789,856	$ 24,622,501	$ 25,484,289	$ 26,376,239	$ 27,299,407	$ 28,254,887
20	Connection Fees	$ 429,900	$ 444,946	$ 460,519	$ 476,637	$ 493,320	$ 510,586	$ 528,456	$ 546,952
21	Other Revenue (Hydrant Meters, etc.)	$ 862,224	$ 879,412	$ 896,943	$ 914,823	$ 933,059	$ 951,659	$ 970,630	$ 989,979
22	Interest	$ 355,329	$ 367,766	$ 380,638	$ 393,960	$ 407,749	$ 422,020	$ 436,791	$ 452,078
23	***TOTAL WATER FUND REVENUE***	**$ 23,855,539**	**$ 24,677,493**	**$ 25,527,956**	**$ 26,407,922**	**$ 27,318,417**	**$ 28,260,504**	**$ 29,235,284**	**$ 30,243,896**
26	SalariesRegular	$ 3,173,107	$ 3,379,359	$ 3,599,017	$ 3,832,954	$ 4,082,096	$ 4,347,432	$ 4,630,015	$ 4,930,966
27	Employee Benefits	$ 2,126,221	$ 2,264,426	$ 2,411,614	$ 2,568,368	$ 2,735,312	$ 2,913,108	$ 3,102,460	$ 3,304,120
28	Overtime	$ 41,504	$ 43,476	$ 45,541	$ 47,704	$ 49,970	$ 52,344	$ 54,830	$ 57,434
29	Uniforms	$ 12,248	$ 12,829	$ 13,439	$ 14,077	$ 14,746	$ 15,446	$ 16,180	$ 16,949
30	Dues And Memberships	$ 7,384	$ 7,734	$ 8,102	$ 8,487	$ 8,890	$ 9,312	$ 9,754	$ 10,218
31	Software Subscriptions	$ 2,028	$ 2,124	$ 2,225	$ 2,330	$ 2,441	$ 2,557	$ 2,679	$ 2,806
32	Training & Travel	$ 23,262	$ 24,367	$ 25,524	$ 26,737	$ 28,007	$ 29,337	$ 30,731	$ 32,190
33	Office Equipment- Supplies & Maint.	$ 40,120	$ 42,026	$ 44,022	$ 46,113	$ 48,303	$ 50,598	$ 53,001	$ 55,519
34	Supplies & Materials	$ 532,356	$ 557,643	$ 584,131	$ 611,877	$ 640,941	$ 671,386	$ 703,277	$ 736,683
35	Fuel	$ 75,783	$ 79,383	$ 83,153	$ 87,103	$ 91,240	$ 95,574	$ 100,114	$ 104,870
36	Fleet Charges	$ 133,690	$ 140,041	$ 146,693	$ 153,660	$ 160,959	$ 168,605	$ 176,614	$ 185,003
37	Small Tools & Minor Equipment	$ 19,732	$ 20,669	$ 21,651	$ 22,679	$ 23,756	$ 24,885	$ 26,067	$ 27,305
38	Building & Grounds	$ 25,742	$ 26,965	$ 28,246	$ 29,588	$ 30,993	$ 32,465	$ 34,007	$ 35,623
39	Utilities	$ 2,447,240	$ 2,563,484	$ 2,685,249	$ 2,812,799	$ 2,946,407	$ 3,086,361	$ 3,232,963	$ 3,386,529
40	Telephone	$ 28,377	$ 29,725	$ 31,137	$ 32,616	$ 34,166	$ 35,788	$ 37,488	$ 39,269
41	Professional & Technical	$ 224,412	$ 235,072	$ 246,238	$ 257,934	$ 270,186	$ 283,020	$ 296,463	$ 310,546
42	Water Purchase Sandhollow	$ 5,363,067	$ 5,617,813	$ 5,884,659	$ 6,164,180	$ 6,456,979	$ 6,763,685	$ 7,084,960	$ 7,421,496
43	Water Purchase Quail Lake Raw	$ 1,944,016	$ 2,036,356	$ 2,133,083	$ 2,234,405	$ 2,340,539	$ 2,451,715	$ 2,568,171	$ 2,690,159
44	Administrative Costs	$ 744,190	$ 779,539	$ 816,567	$ 855,354	$ 895,983	$ 938,542	$ 983,123	$ 1,029,821
45	District Surcharge	$ 786,859	$ 824,235	$ 863,386	$ 904,397	$ 947,356	$ 992,355	$ 1,039,492	$ 1,088,868
46	Uncolectable accounts	$ 6,948	$ 7,278	$ 7,624	$ 7,986	$ 8,366	$ 8,763	$ 9,179	$ 9,615
47	Fees & Charges	$ 10,635	$ 11,140	$ 11,669	$ 12,224	$ 12,804	$ 13,412	$ 14,050	$ 14,717
48	Miscellaneous Service	$ 5,688	$ 5,959	$ 6,242	$ 6,538	$ 6,849	$ 7,174	$ 7,515	$ 7,872
49	Other Projects	$ 1,600,136	$ 1,676,143	$ 1,755,759	$ 1,839,158	$ 1,926,518	$ 2,018,028	$ 2,113,884	$ 2,214,293
50	Funded Depreciation	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000
51	***Sub-Total Expenses***	**$ 20,874,746**	**$ 21,887,785**	**$ 22,954,971**	**$ 24,079,268**	**$ 25,263,807**	**$ 26,511,892**	**$ 27,827,016**	**$ 29,212,868**
53	Water Revenue Refunding Bonds 2016B	$ 233,834	$ 214,892	$ 212,846	$ 214,001	$ 148,958	$ 171,497	$ 166,650	$ 112,303
54	***Sub-Total Existing Non-Impact Fee Debt Service***	**$ 233,834**	**$ 214,892**	**$ 212,846**	**$ 214,001**	**$ 148,958**	**$ 171,497**	**$ 166,650**	**$ 112,303**
56	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
57	***Sub-Total New Non-Impact Fee Debt Service***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
58	***TOTAL WATER FUND EXPENSES***	**$ 21,108,580**	**$ 22,102,677**	**$ 23,167,817**	**$ 24,293,269**	**$ 25,412,764**	**$ 26,683,389**	**$ 27,993,666**	**$ 29,325,171**
60	***NET CASHFLOW WATER FUND***	**$ 2,746,959**	**$ 2,574,816**	**$ 2,360,139**	**$ 2,114,653**	**$ 1,905,652**	**$ 1,577,115**	**$ 1,241,618**	**$ 918,725**
64	Impact Fees	$ 5,436,206	$ 5,626,473	$ 5,823,399	$ 6,027,218	$ 6,238,171	$ 6,456,507	$ 6,682,485	$ 6,916,372
65	Interest	$ 16,852	$ 17,442	$ 18,053	$ 18,684	$ 19,338	$ 20,015	$ 20,716	$ 21,441
66	***TOTAL IMPACT FEE FUND REVENUE***	**$ 5,453,058**	**$ 5,643,915**	**$ 5,841,452**	**$ 6,045,903**	**$ 6,257,509**	**$ 6,476,522**	**$ 6,703,201**	**$ 6,937,813**
69	Water Revenue Refunding Bonds 2016B	$ 120,460	$ 110,702	$ 109,648	$ 110,243	$ 76,736	$ 88,347	$ 85,850	$ 57,853
70	***Sub-Total Impact Fee Debt Service***	**$ 120,460**	**$ 110,702**	**$ 109,648**	**$ 110,243**	**$ 76,736**	**$ 88,347**	**$ 85,850**	**$ 57,853**
72	Airport Tank	$ 591,442	$ 591,442	$ 591,442	$ 591,442	$ 591,442	$ 591,442	$ 591,442	$ 591,442
	Sunrise Valley Tank	$ 465,482	$ 465,482	$ 465,482	$ 465,482	$ 465,482	$ 465,482	$ 465,482	$ 465,482
73	***Sub-Total New Impact Fee Debt Service***	**$ 1,056,924**	**$ 1,056,924**	**$ 1,056,924**	**$ 1,056,924**	**$ 1,056,924**	**$ 1,056,924**	**$ 1,056,924**	**$ 1,056,924**
74	Misc. Impact Fee Projects	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
76	***NET CASHFLOW IMPACT FEE FUND***	**$ 4,275,674**	**$ 4,476,289**	**$ 4,674,880**	**$ 4,878,736**	**$ 5,123,850**	**$ 5,331,252**	**$ 5,560,427**	**$ 5,823,036**
79	Water Fund Balance (FY Year End June 30)	$ 38,122,764	$ 40,697,580	$ 43,057,719	$ 45,172,371	$ 47,078,024	$ 48,655,139	$ 49,896,757	$ 50,815,482
	% of Expences (goal = 150%)	181%	184%	186%	186%	185%	182%	178%	173%
80	Imapct Fee Fund Balance (FY Year End June 30)	$ 47,742,577	$ 52,810,309	$ 58,076,631	$ 63,546,809	$ 69,262,101	$ 75,184,795	$ 81,336,664	$ 87,751,141
81	***TOTAL***	**$ 85,865,343**	**$ 93,507,890**	**$ 101,134,352**	**$ 108,719,183**	**$ 116,340,127**	**$ 123,839,935**	**$ 131,233,422**	**$ 138,566,625**
	Renewal and Replacement Fund Balance	$ 26,869,688	$ 28,369,688	$ 29,869,688	$ 31,369,688	$ 32,869,688	$ 34,369,688	$ 35,869,688	$ 37,369,688
		Majestic Tank		Stuki Farms Tank					
85	Impact Fee Eligible Cost	$ -							
86	Non-Impact Fee Eligible Cost	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Booster Pumps/Transmission Lines		Airport Connection Ph 3			East Regional Ph3			
	Non-Impact Fee Eligible Cost	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
90	Non-Impact Fee Eligible Cost	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
93	Project Cost (Paid by Water Fund)	$ 491,452	$ 514,796	$ 539,249	$ 564,863	$ 591,694	$ 619,799	$ 649,240	$ 680,079

APPENDIX F
Impact Fee Certification

Washington City
Where Dixie Begins

CULINARY WATER MASTER PLAN

SUNRISE ENGINEERING

INTRODUCTION

- UPDATE TO THE 2017 MASTER PLAN
- INCLUDES AN ANALYSIS ON THE SYSTEM'S SOURCE, STORAGE, AND DISTRIBUTION
- PROVIDES RECOMMENDED IMPROVEMENTS IN THE 20-YEAR WINDOW
- INCLUDES A USER RATE ANALYSIS
- THIS MASTER PLAN IS BEING USED AS THE IMPACT FEE FACILITIES PLAN AND INCLUDES AN IMPACT FEE ANALYSIS

GROWTH RATE ANALYSIS

Calendar Year	Population	Est. Growth rate	# of Conn.	# of ERU
2022	40,594	-	13,916	16,389
2023	43,395	6.9%	14,876	17,520
2024	46,389	6.9%	15,903	18,729
2025	49,590	6.9%	17,000	20,021
2026	52,318	5.5%	17,935	21,122
2027	55,195	5.5%	18,921	22,284
2028	58,231	5.5%	19,962	23,509
2029	60,560	4.0%	20,761	24,450
2030	62,982	4.0%	21,591	25,428
2031	65,502	4.0%	22,455	26,445
2032	68,122	4.0%	23,353	27,503
2033	70,506	3.5%	24,170	28,465
2034	72,974	3.5%	25,016	29,462
2035	75,528	3.5%	25,892	30,493
2036	78,171	3.5%	26,798	31,560
2037	80,907	3.5%	27,736	32,665
2038	83,739	3.5%	28,707	33,808
2039	86,670	3.5%	29,711	34,991
2040	89,703	3.5%	30,751	36,216
2041	92,843	3.5%	31,827	37,483
2042	96,092	3.5%	32,941	38,795

HISTORICAL USAGE

Calendar Year	Total Usage (Thousand gallons)	Number of ERUs	Usage Per ERU (gpd/ERU)
2019	2,428,666	13,817	481.6
2020	2,626,927	14,553	494.6
2021	2,634,571	15,879	454.6
2022	2,901,830	16,389	485.1
4-Year Average:	2,647,998	15,159	478.9

THE 4-YEAR AVERAGE USAGE PER DAY RESULTS IN:

- APPROXIMATELY 14,367 GALLONS A MONTH
- APPROXIMATELY 172,404 GALLONS A YEAR

SOURCE ANALYSIS

EXISTING SOURCE CAPACITY

Total Required Source Capacity	10,256	gpm
Total Existing Source Available	17,442	gpm
Existing Culinary System Source Capacity Surplus	7,186	gpm
Surplus Capacity can Serve	11,483	ERUs

PROJECTED CAPACITY (10-YEAR WINDOW)

Total Required Source Capacity	16,370	gpm
Total Existing Source Available	17,442	gpm
Culinary System Source Capacity Deficict	1,072	gpm

PROJECTED CAPACITY (20-YEAR WINDOW)

Total Required Source Capacity	21,962	gpm
Total Existing Source Available	17,442	gpm
Culinary System Source Capacity Deficit	-4,520	gpm

STORAGE ANALYSIS

EXISTING STORAGE CAPACITY

Total Required Storage Capacity	8,029,456	gal
Total Existing Storage Capacity	9,810,000	gal
Existing Culinary System Storage Capacity Surplus	1,780,544	gal
Surplus Capacity can Serve	3,718	ERUs

PROJECTED CAPACITY (10-YEAR WINDOW)

Total Required Storage Capacity	12,708,360	gal
Total Existing Storage Capacity	9,810,000	gal
Projected Culinary System Storage Capacity Deficit	-2,898,360	gal

PROJECTED CAPACITY (20-YEAR WINDOW)

Total Required Storage Capacity	16,988,484	gal
Total Existing Storage Capacity	9,810,000	gal
Projected Culinary System Storage Capacity Deficit	-7,178,484	gal

DISTRIBUTION ANALYSIS

WATER MODELING SOFTWARE WAS USED TO ANALYZE DISTRIBUTION SYSTEM UNDER THE FOLLOWING SCENARIOS:

- EXISTING AND PROJECTED AVERAGE DAY DEMAND
- EXISTING AND PROJECTED PEAK DAY DEMAND
- EXISTING AND PROJECTED PEAK INSTANTANEOUS DEMAND
- DYNAMIC MODEL DURING HIGH USAGE

RECOMMENDED IMPROVEMENTS

Storage Improvements	Est. Installation Year
Long Valley - 2.5 MG Tank	2023
Airport 1 - 2.5 MG Tank	2024
Sunrise Valley - 2.5 MG Tank	2025
Airport 2 - 2.5 MG Tank	2033
Majestic - 2.5 MG Tank	2036
Stucki Farms - 1 MG Tank	2038

Distribution Improvements	Est. Installation Year
Washington Fields Rd. Transmission Line	2023
Fields Road To Airport Tank Transmission Line	2024
Airport Connection Phase 1	2024
Perry's Landing Pressure Zone Adjustment	2024
Sunrise Valley Transmission Line	2025
Shadow Ridge 6" Line Replacement	2025
Lion's Head Dr. PRV	2025
Church Road Transmission Line	2033
East Regional Connection Phase 2	2033
Airport Connection Phase 2	2034
Airport Connection Phase 3	2037

Washington City
Where Dixie Begins

USER RATE DEVELOPMENT

SUNRISE ENGINEERING

EXISTING USER RATES

BASE RATE

Meter Size	Base Rate
5/8"	$18.17
3/4"	$18.17
1"	$33.00
1 1/2"	$73.00
2"	$130.00
3"	$291.00
4"	$517.00
6"	$1,163.00

TIER STRUCTURE

Tier	Threshold Gallons	Washington City	WCWCD*	Rate/1000 gal
1	0 - 5,000	$0.74	$0.96	$1.70
2	5,001 - 10,000	$0.86	$0.96	$1.82
3	10,001 - 15,000	$0.98	$0.96	$1.94
4	15,001 - 20,000	$1.10	$0.96	$2.06
5	20,001 - 25,000	$1.20	$0.96	$2.16
6	25,001 - 30,000	$1.34	$0.96	$2.30
7	30,001 - 35,000	$1.51	$0.96	$2.47
8	35,001 - 40,000	$1.68	$0.96	$2.64
9	40,001 - Unlimited	$1.85	$0.96	$2.81
Average Water Use Cost Based On		14,368	gal	**$26.07**
			Base Rate	**$18.17**
Total Average Water Bill (Base Rate Plus Overage Plus Surchage)				**$45.99**

*WCWCD rate will increase by $0.10 every year through 2026
**City average water usage = 14,368 gal/month
*** Surcharge is a $1.75 charge from the WCWCD

SUNRISE ENGINEERING

WCWCD CHARGES

- WASHINGTON CITY GETS A MAJORITY OF ITS SOURCE FROM THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT (WCWCD)
- THE WCWCD RATES INCREASE $0.10 PER THOUSAND GALLONS ON AN ANNUAL BASIS
- CITY'S EXISTING RATE STRUCTURE INCLUDES A PER THOUSAND GALLON COST FOR THE WCWCD. THIS IS A WEIGHTED AVERAGE BASED ON THE WATER PROVIDED BY THE CITY AND THE ASSOCIATED COST VERSUS PURCHASED FROM WCWCD AT THEIR RATE.
- REFLECTS THE ANNUAL COST INCREASE FROM THE WCWCD WITHOUT THE CITY NEEDING TO ADJUST ITS PORTION OF THE RATE ON AN ANNUAL BASIS.
- AN ADDITIONAL SURCHARGE OF $1.75 IS ALSO PAID TO DISTRICT PER USER EACH MONTH

USER RATE PHILOSOPHY

BASE RATE

- Revenue covers the system's fixed costs
- Fixed costs are the expenses the system has before producing and delivering any water

OVERAGE RATE

- Revenue covers the system's variable costs
- Variable costs are the costs for the system to produce and deliver water to customers
- Dependent upon the amount of water used

SUNRISE ENGINEERING

EXPENSES

- O&M EXPENSES: $10,671,243
- OTHER EXPENSES: $ 1,658,076
- EXISTING DEBT: $ 411,770
- NEW DEBT: $ 1,056,924
- TOTAL EXPENSES: $13,798,013
  - FIXED: $5,496,645
  - VARIABLE: $8,301,368

Average Water Rate Analysis
Washington City

FY 2024	%	Fixed	%	Variable	Total
SalariesRegular	90%	$ 1,092,635	10%	$ 121,404	$ 1,214,038
Employee Benefits	90%	$ 732,148	10%	$ 81,350	$ 813,497
Overtime	0%	$ -	100%	$ 21,113	$ 21,113
Uniforms	80%	$ 4,984	20%	$ 1,246	$ 6,230
Dues And Memberships	0%	$ -	100%	$ 3,756	$ 3,756
Software Subscriptions	0%	$ -	100%	$ 1,031	$ 1,031
Training & Travel	0%	$ -	100%	$ 11,833	$ 11,833
Office Equipment- Supplies & Maint.	25%	$ 5,102	75%	$ 15,307	$ 20,409
Supplies & Materials	25%	$ 67,702	75%	$ 203,106	$ 270,808
Fuel	0%	$ -	100%	$ 38,550	$ 38,550
Fleet Charges	25%	$ 17,002	75%	$ 51,006	$ 68,008
Small Tools & Minor Equipment	25%	$ 2,509	75%	$ 7,528	$ 10,037
Building & Grounds	75%	$ 9,821	25%	$ 3,274	$ 13,095
Utilities	10%	$ 124,490	90%	$ 1,120,413	$ 1,244,903
Telephone	25%	$ 3,609	75%	$ 10,827	$ 14,436
Professional & Technical	25%	$ 28,539	75%	$ 85,618	$ 114,158
Water Purchase Sandhollow	0%	$ -	100%	$ 2,709,367	$ 2,709,367
Water Purchase Quail Lake Raw	0%	$ -	100%	$ 988,914	$ 988,914
Administrative Costs	50%	$ 189,283	50%	$ 189,283	$ 378,567
District Surcharge	0%	$ -	100%	$ 400,273	$ 400,273
Uncolectable accounts	100%	$ 5,931	0%	$ -	$ 5,931
Fees & Charges	0%	$ -	100%	$ 5,410	$ 5,410
Miscellaneous Service	0%	$ -	100%	$ 2,894	$ 2,894
Other Projects	30%	$ 244,195	70%	$ 569,789	$ 813,984
Funded Depreciation	100%	$ 1,500,000	0%	$ -	$ 1,500,000
Total O&M Expenses					**$ 10,671,243**
OTHER EXPENSES					
Capital Projects/ Replenish Enterprise Fund	0%	$ -	100%	$ 1,658,076	$ 1,658,076
EXISTING DEBT SERVICE NOT IMPACT FEE ELIGIBLE					
Water Revenue Refunding Bonds 2016B	100%	$ 411,770	0%	$ -	$ 411,770
NEW DEBT SERVICE					
Airport Tank and Transmission Line	100%	$ 591,442	0%		$ 591,442
Sunrise Valley Tank and Tansmission Line	100%	$ 465,482	0%		$ 465,482
TOTAL EXPENSES:		$ 5,496,645		$ 8,301,368	**$ 13,798,013**

SUNRISE ENGINEERING

RATE CALCULATION – BASE RATE

- $\frac{FIXED\ COSTS - NON\ WATER\ SALES\ INCOME}{Number\ of\ ER\ 's} = \underline{\textbf{\$/ERU}}$
- $\frac{\$5,436,741 - \$59,904}{18,729\ ERU} = \underline{\textbf{\$24.19/ERU/Month}}$

SUNRISE ENGINEERING

RATE CALCULATION – OVERAGE RATE

- $\frac{VARIABLE\ COSTS - NON\ WATER\ SALES\ INCOME}{Number\ of\ ER\ 's} = \underline{\textbf{\$/ERU}}$
- $\frac{\$8{,}301{,}368 - \$1{,}259{,}042}{18{,}729\ ERU} = \underline{\textbf{\$31.33/ERU/Month}}$

SUNRISE ENGINEERING

USER RATE

- USER RATES ARE A COMBINATION OF A BASE RATE AND OVERAGE RATES
- OVERAGE RATES ARE CHARGED BASED ON USAGE, TYPICALLY PER THOUSAND GALLONS USED
- USER RATE CALCULATION SHOWS THE AVERAGE MONTHLY USER RATE SHOULD BE **$55.52** TO COVER WATER SYSTEM'S EXPENSES

REQUIRED USER RATE (ERU/MONTH)	
BASE RATE	$24.19
OVERAGE RATE	$31.33
TOTAL AVERAGE RATE	$55.52
INCREASE FROM EX.	$9.55

SUNRISE ENGINEERING

OVERAGE RATE STRUCTURE PHILOSOPHY

- AN OVERAGE RATE STRUCTURE ESTABLISHES A PER THOUSAND GALLON COST TO USE WATER
- TYPICALLY, INCREASE THE PER THOUSAND GALLON COST AS MORE WATER IS USED
- INCENTIVIZE CUSTOMERS TO USE LESS WATER
- HISTORICALLY, IF OVERALL CUSTOMERS HIT THE CITY'S AVERAGE USE, THEN THE RATE STRUCTURE GENERATES ENOUGH REVENUE TO COVER EXPENSES

CONSERVATION

- CONSERVATION IS CRITICAL TO LOCAL COMMUNITIES, INCLUDING WASHINGTON CITY
- CONSERVATION HAS AN UNINTENDED CONSEQUENCE FOR USER RATES AND THE WATER SYSTEM BUDGET
- CONSERVATION REDUCES USE AND THEREFORE REDUCES REVENUE, AND POTENTIALLY NOT COVER EXPENSES
- ASSUMING CONSERVATION WILL OCCUR, A NEW APPROACH IS NEEDED TO ENSURE THE USER RATE STRUCTURE WILL PROVIDE SUFFICIENT REVENUE TO OPERATE THE SYSTEM

PROPOSED RATE STRUCTURE OPTIONS

RECOMMENDATIONS

- NEW RATE STRUCTURE SHOULD BE BASED ON THE CITY'S CONSERVATION TARGET USE INSTEAD OF EXISTING AVERAGE USE
- NEW RATE STRUCTURES SHOULD BE "AGGRESSIVE" IN PROMOTING CONSERVATION

	USAGE (GAL/MONTH)
CURRENT AVERAGE USAGE	14,368
CITY'S CONSERVATION TARGET	12,200

PROPOSED RATE STRUCTURE OPTION 1

Tier	Threshold Gallons	Washington City	WCWCD*	Rate/1000 gal
1	0 - 12,000	$1.16	$1.41	$2.57
2	12,001 - 15,000	$1.28	$1.41	$2.68
3	15,001 - 20,000	$1.40	$1.41	$2.81
4	20,001 - 25,000	$1.54	$1.41	$2.95
5	25,001 - 30,000	$1.70	$1.41	$3.11
6	30,001 - 35,000	$1.87	$1.41	$3.28
7	35,001 - 40,000	$2.05	$1.41	$3.46
8	40,001 - 45,000	$2.26	$1.41	$3.67
9	45,001 & Up	$2.49	$1.41	$3.89
Average Water Use Cost Based On		12,200	gal	**$31.36**
			Base Rate	**$24.19**
Total Average Water Bill (Base Rate Plus Overage Plus $1.75 Surchage)				**$57.30**

- SIMILAR TIER BREAKS AS EXISTING. 10% INCREASE PER TIER

SUNRISE ENGINEERING

PROPOSED RATE STRUCTURE OPTION 2

Tier	Threshold Gallons	Washington City	WCWCD*	Rate/1000 gal
1	0 - 12,000	$1.16	$1.41	$2.57
2	12,001 - 20,000	$1.45	$1.41	$2.86
3	20,001 - 30,000	$1.81	$1.41	$3.22
4	30,001 - 40,000	$2.26	$1.41	$3.67
5	40,001 & Up	$2.83	$1.41	$4.24
Average Water Use Cost Based On		12,200 gal		**$31.39**
			Base Rate	**$24.19**
Total Average Water Bill (Base Rate Plus Overage Plus $1.75 Surchage)				**$57.33**

- REDUCED NUMBER OF TIERS. 25% INCREASE PER TIER

SUNRISE ENGINEERING

PROPOSED RATE STRUCTURE OPTION 2

Tier	Threshold Gallons	Washington City	WCWCD*	Rate/1000 gal
1	0 - 12,000	$1.16	$1.41	$2.57
2	12,001 - 20,000	$1.28	$1.41	$2.68
3	20,001 - 30,000	$1.59	$1.41	$3.00
4	30,001 - 40,000	$2.39	$1.41	$3.80
5	40,001 & Up	$3.59	$1.41	$5.00
Average Water Use Cost Based On		12,200	gal	**$31.36**
			Base Rate	**$24.19**
Total Average Water Bill (Base Rate Plus Overage Plus $1.75 Surchage)				**$57.30**

- REDUCED NUMBER OF TIERS WITH VARIED TIER INCREASES
- 2ND TIER INCREASE BY 10%
- 3RD TIER INCREASE BY 25%
- 4TH AND 5TH TIER INCREASE BY 50%

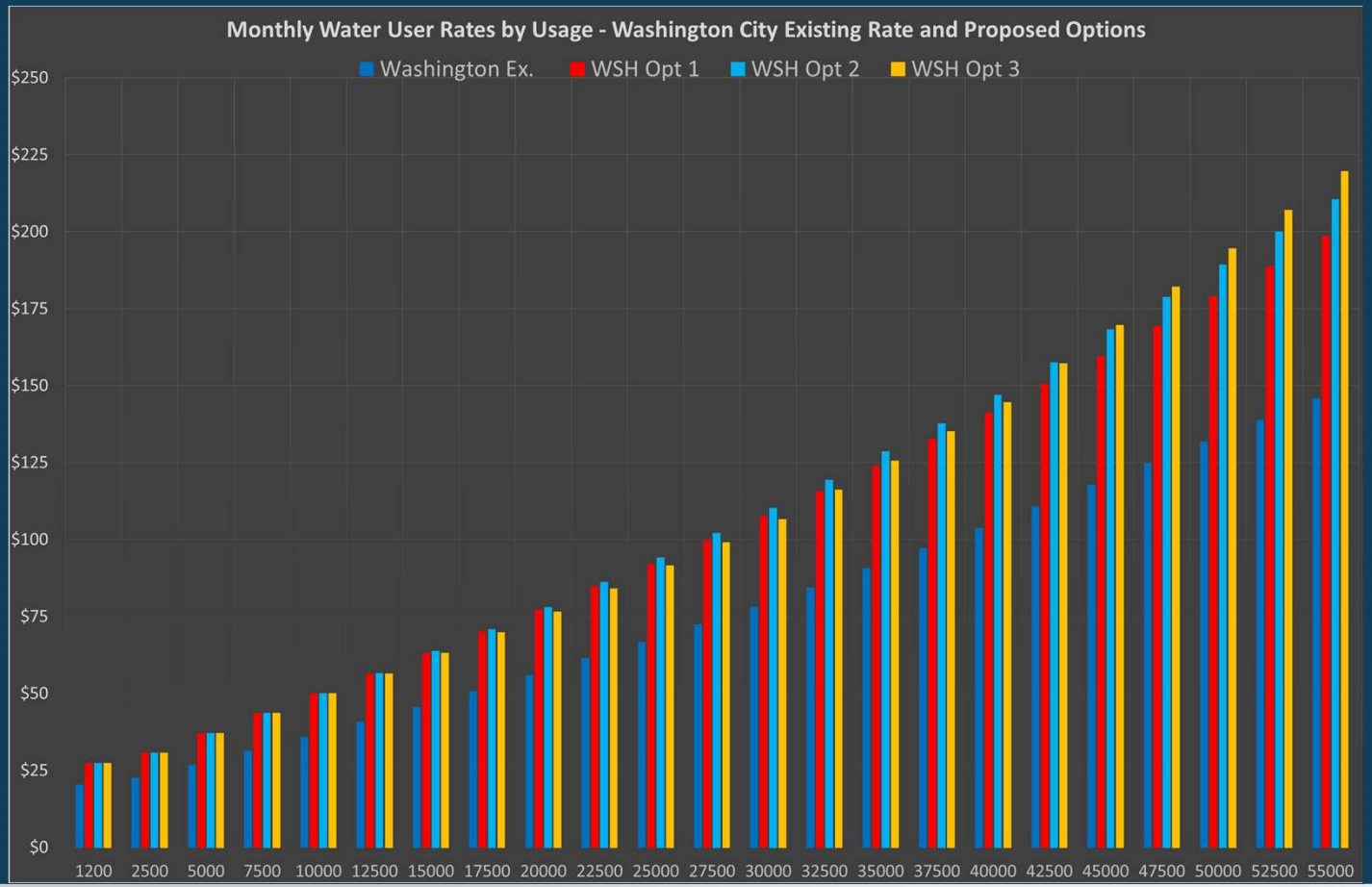
SUNRISE ENGINEERING

WATER BILL SNAP SHOTS

- THIS TABLE SHOWS 4 SNAP SHOTS OF WHAT AN AVERAGE MONTHLY WATER BILL WOULD BE FOR FOUR DIFFERENT LEVELS OF WATER USERS UNDER THE EXISTING RATES AND PROPOSED OPTIONS

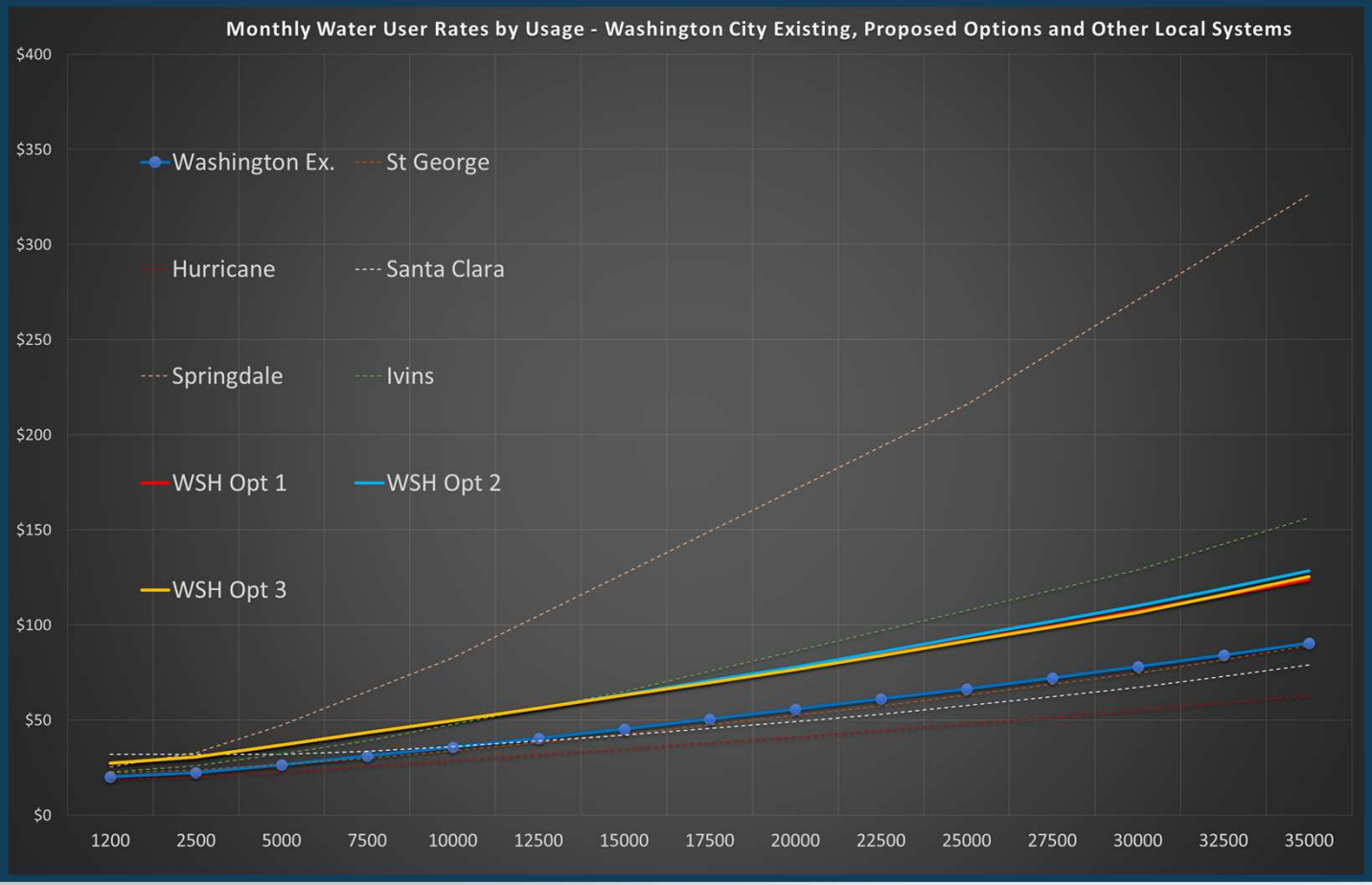
Scenario	Usage	Existing	Option 1	Option 2	Option 3
Low Use/Fixed Income	5,000	$26.67	$37.03	$37.03	$37.03
Average Use w/ Conservation Goal	12,200	$40.04	$55.55	$55.58	$55.55
Current Average Use	14,368	$44.97	$62.61	$63.43	$62.61
High Water User	36,000	$93.06	$127.26	$132.13	$129.32

TIER OPTION COMPARISONS



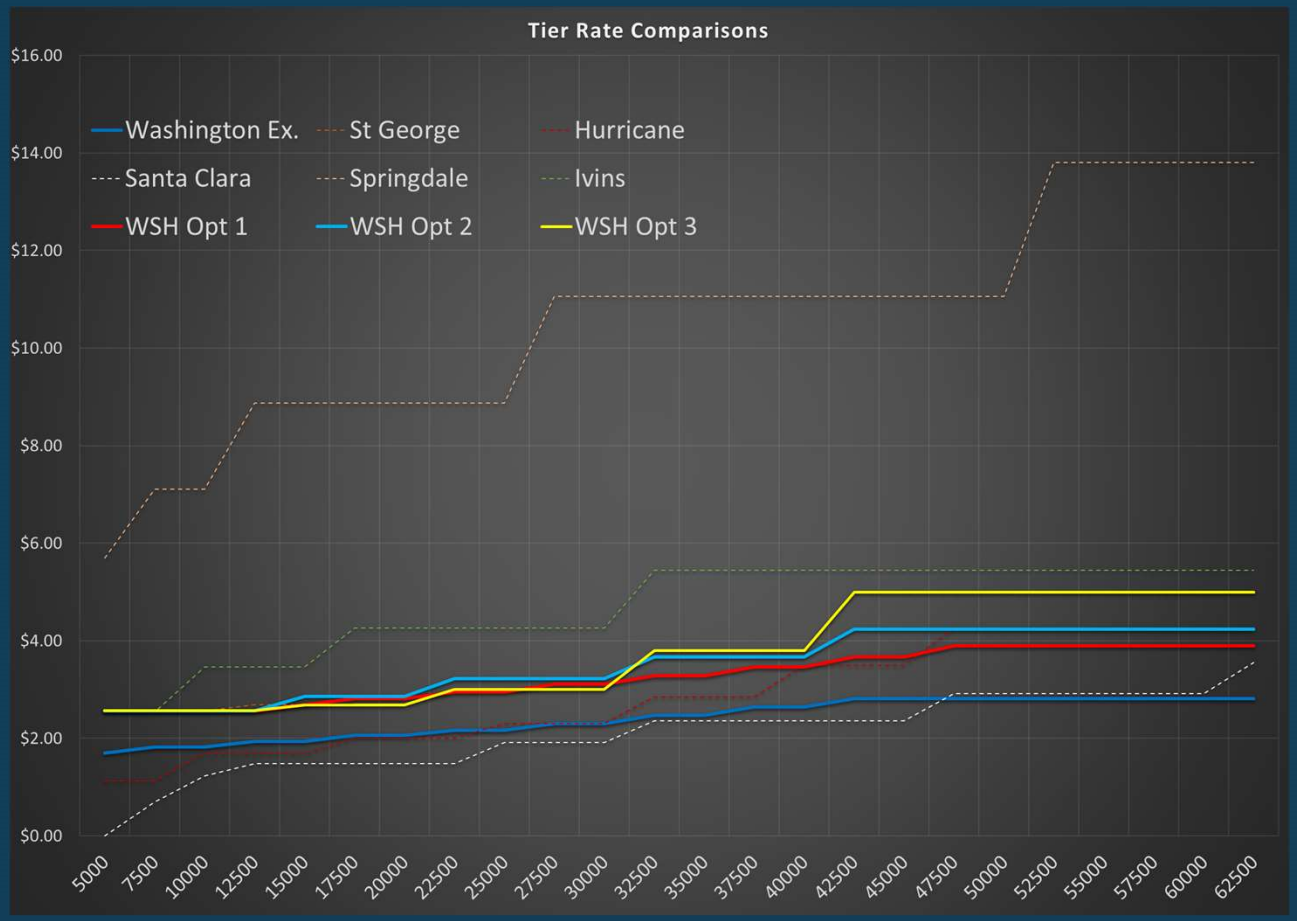
SUNRISE ENGINEERING

USER RATE COMPARISON TO OTHER LOCAL COMMUNITIES



SUNRISE ENGINEERING

OVERAGE TIER COMPARISON TO OTHER LOCAL COMMUNITIES



SUNRISE ENGINEERING

Washington City
Where Dixie Begins

IMPACT FEE DEVELOPMENT

SUNRISE ENGINEERING

EXISTING WATER IMPACT FEES

Meter Size	ERUs	Impact Fee
5/8" & 3/4"	1	$2,412.00
1"	1.78	$4,288.00
1 1/2"	4.00	$9,648.00
2"	7.11	$17,152.00
3"	16.00	$38,592.00
4"	28.44	$68,608.00
6"	64.00	$154,368.00

CAPITAL FACILITY PLAN 0-10 YEAR PROJECTS

SUMMARY OF 0-10 YEAR IMPROVEMENTS (COSTS IN 2023 DOLLARS)

Source Improvements	Year of Improvement (FY)	Cost
Storage Improvements		**Cost**
Long Valley 2.5 MG Tank	2024	$ 7,538,500
Airport 1 2.5 MG Tank	2025	$ 11,023,600
Sunrise Valley 2.5 MG Tank	2026	$ 9,183,400
Airport 2 2.5 MG Tank	2032	$ 7,596,800
Total		**$ 35,342,300**
Distribution Improvements		**Cost**
Washington Fields Rd. Transmission Line	2024	$ 2,716,800
Airport Connection Phase 1	2025	$ 994,900
Perry's Landing Pressure Zone Adjustment	2025	$ 389,900
Sunrise Valley Transmission Line	2026	$ 2,186,650
Shadow Ridge 6" Line Replacement	2026	$ 264,000
Lion's Head Dr. PRV	2027	$ 164,400
Total		**$ 6,716,650**
Grand Total of All Projects		**$ 42,058,950**

SUNRISE ENGINEERING

IMPACT FEE ANALYSIS

- MAXIMUM IMPACT FEE = $4,741.98
- $2,329.98 INCREASE FROM EXISTING IMPACT FEE

Impact Fee Analysis
Washington City

Existing Debt Service	Debt to be Paid FY2024-33	Impact Fee % Eligible	Eligible Costs
Water Revenue Refunding Bonds 2016B	$ 5,244,791	34%	$ 1,783,229
Subtotal			**$ 1,783,229**

Proposed Improvement Projects (FY2024-34)	Total Current Estimated Cost	Year of Improvement	Impact Fee % Eligible	Eligible Costs w/ Inflation
Plans/Studies				
Culinary Water Master Plan	$ 60,000	2028	100%	$ 67,531
Subtotal				**$ 67,531**
Source Projects				
	$ -			$ -
Subtotal				**$ -**
Storage Projects (0-10 yr)				
Long Valley 2.5 MG Tank	$ 7,538,500	2024	100%	$ 7,538,500
Airport 1 2.5 MG Tank	$ 11,023,600	2025	100%	$ 11,354,308
Sunrise Valley 2.5 MG Tank	$ 9,183,400	2026	100%	$ 9,742,669
Airport 2 2.5 MG Tank	$ 7,596,800	2032	100%	$ 9,623,399
Subtotal				**$ 38,258,876**
Distribution Projects (0-10 yr)				
Washington Fields Rd. Transmission Line	$ 2,716,800	2024	100%	$ 2,716,800
Airport Connection PH1	$ 994,900	2025	100%	$ 1,024,747
Perry's Landing Pressure Zone Adjustment	$ 389,900	2025	0%	$ -
Sunrise Valley Transmission Line	$ 2,186,650	2026	100%	$ 2,319,817
Shadow Ridge 6" Line Replacement	$ 264,000	2026	0%	$ -
Lion's Head Dr. PRV	$ 164,400	2027	0%	$ -
Subtotal				**$ 6,061,364**
Total Cost Eligible For Impact Fee				**$ 46,170,999**
Projected No. of Existing Culinary ERUs (beginning FY 2024)				18,729
Anticipated No. of Culinary ERUs (beginning FY 2033)				28,465
No. of New ERUs Due to Growth				**9,737**
Maximum Impact Fee = Total Eligible Cost / New ERU's				**$ 4,741.98**

SUNRISE ENGINEERING

COMPARISON TO OTHER LOCAL COMMUNITIES

- WASHINGTON CITY MAXIMUM IMPACT FEE (2023) = **$4,741.98**
- WASHINGTON CITY IS THE FIRST TO LOOK AT NEW IMPACT FEES AFTER RECENT SPIKES IN COSTS.
- CONSTRUCTION COSTS ARE 50% TO 100% HIGHER THAN THEY WERE 2-3 YEARS AGO.

OTHER LOCAL COMMUNITY IMPACT FEES

Community	Impact Fee	Year Adopted
St. George	$ 1,996.00	2020
Hurricane	$ 2,058.00	2019
Santa Clara	$ 1,973.00	2021
Springdale	$ 6,060.00	2015
Ivins	$ 3,331.85	2019

Briefing Document

Description: RAP Tax Applications

Presenter: Jeremy Redd

Submitted By: Jeremy Redd

Recommendation: Determine which RAP tax applications to fund.

Background Information:

The City currently has $2,158,213 in available RAP tax funds. Of that amount, $893,000 has been committed by the Council for Cultural Facilities & Arts, leaving $1,265,213 uncommitted and available. Below is a table containing the requests we received for funding this cycle. **Applicants have been asked to give a brief outline of their request in 2 minutes or less.**

Name	Desc	Amount Requested	Previous Awards
Te Fano O Te Ra Inc 293 E Telegraph Washington, UT 84780	Support & operational costs - performance opportunities	**$5,000**	First application
Red Rock Music Association 1216 W. Wickham Drive St. George UT 84790	Ongoing support & operational costs	**$6,000**	$3,500 in 2021; $6,000 in 2022; Total $9,500
Washington City Concert Band 153 E Sugar Plum Ln Washington, UT 84780	Operating funds	**$3,500**	$1,000 in 2017; $2,000 in 2019; $2,500 in 2021; $4,000 in 2022; Total $9,500
Tuacahn Center for the Arts 1100 Tuacahn Drive Ivins, UT 84738	Additional seating and improvements	**$25,000**	$20,000 in 2016; $25,000 in 2019; Total $45,000
Broadway Bound Washington 25 N 300 W Bldg C Washington, UT 84780	Sound board mixer, cargo trailer, and rental assistance	**$21,200**	$23,150 in 2021
Washington City Youth Council 111 N 100 E Washington, UT 84780	Eric Dowdle folk art painting, puzzles, and wall puzzle	**$150,000**	$40,000 in 2022 (Statue)
TOTAL		**$210,700**	

Budgeted RAP Tax Funds by Entity (2023):

- Washington City - $540,000
- St. George City - $3,040,000
- Hurricane City - $460,000
- Santa Clara City - $160,000
- Ivins City - $164,000

Fiscal Impact: RAP tax funds are budgeted to allocate by the City according to community needs.

Impacted Fund: General Fund

Washington City Recorders Office

Printed: 07/17/2023

Broadway Bound Washington City Center for Music and Theater

RAP 23-003

06/12/2023 - 12/31/2023

9b362b70-097b-11ee-a6f1-214011be0875

RAP Tax Application

Active

Under Review

Application Review Status

Pre-Review	Approved	06/12/2023
City Council	Not Reviewed	
City Manager	Approved	
Final-Review	Not Reviewed	

Fees

There are no fees

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Name of Entity
Broadway Bound Washington City Center for Music and Theater

Address
25 N 300 W. Bldg C

City
Washington

State
UT

Zip Code
84780

Website
www.broadwayboundcmt.org

Email Address
iliaarmour@gmail.com

Type of Entity

Private Non-Profit with 501(c)(3) letter

501 c3 Paperwork

504c3 - Broadway Bound.pdf

Contact Person

Ilia Armour

Primary Phone

(435) 979-7538

Secondary Phone

(435) 216-2776

Project Title

Sound Board Mixer, Cargo Trailer, and Rental Assistance

Project Start Date

07/01/2023

Project End Date

06/30/2024

Total Project Budget

84800

RAP Funds Requested

21200

Describe in general terms the concept and objectives of the project:

We are using a sound mixer that is old and analog. It is getting difficult to find products that work still with modern technology. We would like to update to a digital sound mixer. Also, we store much of our scenery, set, props, and costumes in storage units. We would like to purchase a cargo trailer to transport these items to and from the storage units. This would stop repeated shuttling back and forth with small units. Lastly, since we secured our premises, the rent has increased $1,200 per month due to inflation. We have not raised our prices sufficiently to counter this increase.

What is the artistic or cultural rationale for this project? How will the project contribute to artistic/cultural development within Washington City?

We offer opportunities for youth to perform at our facility. We provided 15-18 productions yearly with forty to seventy youth in each production. We offer the, over 1000 youth, music, dance, and acting instruction and performance opportunities. Many of our youth have gone on to perform at more elite levels. We have had youth perform at Tuacahn and receive full scholarships to performing arts colleges. In addition, we provide instructional training weekly that is provided to over 130 students weekly.

Who are the potential beneficiaries of this project? Please specify numbers and ages, etc.

We work with youth ages 4 to 18, who are given the opportunity to grow and shine. We provide a scholarship program for those who cannot financially afford to pay the registration fees, we have not yet declined to offer a scholarship where needed. We also provide entertainment to the many parents, siblings, grandparents and other family and friends with the numerous performances offered. The

1000+ youth provide entertainment for over 7,500 people per year. The youth are provided a skill and recreation that is more productive that sitting at home.

How specifically will this project contribute to overall Washington City growth and economic development?

The product we provide brings in thousands of people to the city of Washington and the arts instills in the youth a more cultured attitude towards life and civic wellbeing. The commerce is beneficial however, we feel the growth and maturity that is gained by the products we provide to be far more important.

How will this project enable a demonstrable incremental increase of new/expanded entity offerings as opposed to helping fund already existing offerings?

This can be seen by the progression of confidence and talent increase, show to show. We have about an 85% return rate with our youth, and they show repeatedly improved confidence and stage presence. We have youth go from being too insecure to even audition to being a lead role. It is truly amazing to watch. We have already increased the number of production and sessions we offer, have increase the number of spaces available, and the number of performances offered.

How will the applicant entity promote and attribute the project as having been enabled by RAP Tax funding? What project promotional materials will contain the Washington City RAP Tax logo. How can elements of a project be promoted at being "made possible through RAP Tax funding"?

Everything the audience will hear will be better because of the equipment the RAP tax has helped us to obtain. We also plan to put the Washington City RAP Tax logo on the trailer we will be purchasing. During the following year, the Washington City RAP Tax Logo is prominent on all programs and on our website, and the RAP Tax committee is thanked in our introductions prior to each show.

Upload the Completed Summary Financials Worksheet and Any Additional Documentation

RAP Tax Financials Worksheet 2023.pdf

Use space below to provide explanatory context for the operating budget information provided on the attached Summary financials Worksheet. Applications containing a clear and concise, but reasonably complete description of the project and underlying budget will receive priority consideration from the City Council.

Explanations are listed in the Financial Worksheet

Describe the timeline for completing this project including the starting date as well as various phases or stages throughout the project until its completion.

This is for July 2023 to June 2024

Signature

By signature below the Entity Representative confirms understanding and acceptance of the following additional administrative provisions:

1. Although applicant entities may receive advance written indications of funds to support cultural activities; and
2. Upon receipt of written advance notification that a project award has been approved, and prior to funds being disbursed, applicant entity will respond in writing to confirm that the project will be executed per the application as submitted, or specifying any intervening planned changes; and
3. Any funds awarded during any fiscal year that remain unused as of June 30, 2022 will be returned to Washington City; and
4. Upon completion of this project with a RAP Tax funding award, entity will submit a written analysis of how effectively the project accomplished the objectives stated in this application. Answers to follow-up questions and/or financial audit of the project may be required by the Washington City RAP Advisory Board/City Council; and
5. Copy of 501(c)(3) letter for Entity or Fiscal Sponsor of Entity as applicable based upon Type of Entity checked above has been mailed to Washington City Recorder, 111 N. 100 East, Washington, Utah 84780

Terry DeMille - 06/12/2023 5:48 pm

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: OCT 13 2015

CHILDRENS MUSICAL THEATER ST GEORGE
3635 ALPINE DR
SANTA CLARA, UT 84765-0000

Employer Identification Number:
47-4978526
DLN:
26053675002255
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
509(a)(2)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
August 10, 2015
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Children's Musical Theater St. George

EXHIBIT A

Article 2.

The purpose of the corporation is to engage in any lawful act or activity for which corporations may be organized under the Utah Revised Business Corporation Act.

Said organization is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of section 501(c)(3) purposes. No substantial part of the activities of the corporation shall be carrying on of propaganda, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170 (c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Upon dissolution of the Corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not disposed of shall be disposed of by a Court of Competent Jurisdiction of the County in which the principal office of the Corporation is then located, exclusively for such purposes or to such organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

Article 9.

4. *Delanie DeMille – Director*
3635 Alpine Drive, Santa Clara, UT 84765

RECEIVED
AUG 10 2015
Utah Div. Of Corp. & Comm. Code

CHILDRENS MUSICAL THEATER ST GEORGE

Sincerely,



Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements

Washington City RAP Tax Cultural Funding Project Appplication

Summary Financials Worksheet

Entity Applying for RAP Tax Funding:

☐ Application Request for Entity Budget for upcoming fiscal year 2022-2023

(or)

☐ Application Request RAP Tax Cultural Funding for standalone project to be completed by: **Completion Date _____**

	Applicant Entity Projected Budget			
	Annual Entity Budget	or	Standalone Project Budget	Explanations
Project Cash Income				
Ticket Sales/Admissions	$73,500			
Program fees (tuition, etc.)	$142,236			
RAP Tax Funds Requested	$21,200			
Other Public Support Grants (specify)	$13,500			Washington County RAP Tax
Private Individual Contributions	$5,750			
Foundation Contributions	$0			
Corporate Contributions	$0			
Fundraising Events (specify)	$5,366			
Total Cash Income:	$261,552			
Project Cash Expenses				
Administrative Salaries/Benefits	$36,000			
Artistic/Creative Salaries/Benefits	$70,752			
Artistic/Creative Contrator Fees	$10,200			
Exhibition Production Expenses	$18,200			
Exhibition Materials & Supplies	$2,500			
Royalties/Licensing Fees	$14,000			Mostly covered by Washington County RAP Tax
Other Artistic/Creative Expense	$12,000			

Other Expenses & Supplies	$1,750			
Travel/Housing	$3,000			
Advertising & Promotion	$2,500			
Financial Sponsor Fee (if any)				
Other Acct/Legal Fees	$5,500			
Fundraising Expenses	$2,415			
Facility Rent/Utilities	$64,800			
Insurance	$2,460			
Capital Construction Expenses	$12,000			Exterior door repair, seating repairs, electrical repairs
Project Cash Expenses Cont	$2,400			Carpet replacement
Total Cash Expenses:	$247,877 0			

In-Kind Services	0			
Donated/Volunteer Services	4,278			
Donated Goods	$1,000			
Total In-Kind:	$1,000			

Signature of Authorized Representative	Date
Terry DeMille	06/12/2023
Title	

Washington City Recorders Office

Printed: 07/17/2023

Red Rock Music Association

06/19/2023 - 12/31/2023

RAP Tax Application

3386586

94b7c3a0-0ed8-11ee-b915-6f7af03f45a5

Under Review

Active

Application Review Status

Pre-Review	Approved	06/19/2023
City Council	Not Reviewed	
City Manager	Approved	
Final-Review	Not Reviewed	

Fees

There are no fees

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Name of Entity
Red Rock Music Association

Address
1216 W. Wickham Dr

City
St George

State
UT

Zip Code
84790

Website
www.redrockjazz.com

Email Address
redrockmusicassoc@gmail.com

Type of Entity
Private Non-Profit with 501(c)(3) letter

501 c3 Paperwork

RRMA IRS Exemption Letter.pdf

Contact Person

Robert Fox

Primary Phone

(562) 347-8233

Project Title

Red Rock Music Association

Project Start Date

08/01/2023

Project End Date

07/31/2024

Total Project Budget

6000

RAP Funds Requested

6000

Describe in general terms the concept and objectives of the project:

On-going support and operational costs for the Red Rock Music Association (RRMA), liability insurance, music, equipment repairs and replacement, promotional expenses. Build a professional quality web site for the RRMA to provide information to the public with links to supported projects and bands. Create a summer "reading band" project for an adult swing band and a youth swing band. Reading bands are rehearsal based bands (no performance) in which musicians sight read music compositions. The purpose is to develop sight reading skills, become familiar with that genre of music, maintain music playing skills during off season periods of time.

What is the artistic or cultural rationale for this project? How will the project contribute to artistic/cultural development within Washington City?

The purpose of the Red Rock Music Association (RRMA) is 1) to provide education and support for bands, as approved by the RRMA executive board, to include the Red Rock Jazz Orchestra (RRJO), of various genres, to include jazz, rock, rhythm and blues, etc, 2) to provide an opportunity for adult musicians in the Washington City Community to work together to educate and perform for the public a variety of musical genres, 3) to provide education, exposure, and musical entertainment for local public venues, and 4) to increase community awareness and education of and appreciation for various genres of jazz, rock, and rhythm and blues band music.

Who are the potential beneficiaries of this project? Please specify numbers and ages, etc.

Beneficiaries of the efforts of the RRMA include musicians who perform with music organizations supported by RRMA and their audiences of all ages, to include those who participated in the Washington City Community Center Sweet Heart Dance, performed by the Red Rock Jazz orchestra. In total, approximately 1,200 people this last year have enjoyed the performance of groups supported by the RRMA. In addition, the RRMA has loaned sound equipment to the Washington City Concert Band

for their performance, and provided music for their use, free of charge. The two "reading bands" proposed will benefit musicians who are adults, as well as high school age youth.

How specifically will this project contribute to overall Washington City growth and economic development?

As Washington City continues to grow, groups, organizations and individuals will be looking for quality music entertainment and performance groups to provide entertainment at their events. Individuals who are musicians moving to the area will also be looking for music program and performance groups to join. Having quality music programs and groups tied to the city will be an enticement for individuals and organizations to Washington City, helping to increase property values and growing the tax base.

How will this project enable a demonstrable incremental increase of new/expanded entity offerings as opposed to helping fund already existing offerings?

As the RRMA continues from year-to-year, new opportunities to perform and provide services to the community continue to present themselves, like playing for the Washington City Community Center Sweetheart Dance. The RRMA is considering providing Swing Band summer programs (reading bands) for adults and youth (high school age) in 2024.

How will the applicant entity promote and attribute the project as having been enabled by RAP Tax funding? What project promotional materials will contain the Washington City RAP Tax logo. How can elements of a project be promoted at being "made possible through RAP Tax funding"?

All bands that are supported by the RRMA announce during all performances that they are supported by Washington City RAP Tax, and all social media sites by those groups advertise the same as well. Publications announcing programs, i.e., the "reading bands", will advise participants the program is sponsored by Washington City RAP Tax.

Upload the Completed Summary Financials Worksheet and Any Additional Documentation

2023 RAP Tax Financials Worksheet.pdf

Use space below to provide explanatory context for the operating budget information provided on the attached Summary financials Worksheet. Applications containing a clear and concise, but reasonably complete description of the project and underlying budget will receive priority consideration from the City Council.

-Artistic/Creative Contractor Fee - to hire an existing High School Music Teacher to manage and direct the Summer High School "Reading" band. Hiring an existing teacher provides expertise in teaching and directing high school students, and ensures proper background checks have been completed to interact with minors. -Other Expenses & Supplies - sound equipment requires repairs and replacement on an ongoing basis as equipment is used. However, a majority of this expense will be to purchase music for the adult and youth reading bands, as well as for the Red Rock Jazz Orchestra. -Advertising & Promotion - the RRMA requires a professional web site be developed and managed. The President of the RRMA has attempted to design and manage a web site for the Red Rock Jazz Orchestra. It has proven to be time consuming and beyond his level of expertise. The RRMA web site must be able to link all supported group web sites to properly promote the groups. -Insurance - ongoing yearly premiums.

Describe the timeline for completing this project including the starting date as well as various phases or stages throughout the project until its completion.

The budget year for the RRMA is 8/1/23 through 7/31/24. The reading bands will be for the summer of 2024. Planning, music purchases and identifying and contracting a music teacher will take place before 4/1/24.

Signature

By signature below the Entity Representative confirms understanding and acceptance of the following additional administrative provisions:

1. Although applicant entities may receive advance written indications of funds to support cultural activities; and
2. Upon receipt of written advance notification that a project award has been approved, and prior to funds being disbursed, applicant entity will respond in writing to confirm that the project will be executed per the application as submitted, or specifying any intervening planned changes; and
3. Any funds awarded during any fiscal year that remain unused as of June 30, 2022 will be returned to Washington City; and
4. Upon completion of this project with a RAP Tax funding award, entity will submit a written analysis of how effectively the project accomplished the objectives stated in this application. Answers to follow-up questions and/or financial audit of the project may be required by the Washington City RAP Advisory Board/City Council; and
5. Copy of 501(c)(3) letter for Entity or Fiscal Sponsor of Entity as applicable based upon Type of Entity checked above has been mailed to Washington City Recorder, 111 N. 100 East, Washington, Utah 84780

Robert V. Fox - 06/19/2023 1:36 pm

Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

RED ROCK MUSIC ASSOCIATION
C/O ROBERT FOX
1216 W WICKHAM DRIVE
ST GEORGE, UT 84790

Date:
07/14/2021
Employer ID number:
86-2515995
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: 877-829-5500
Accounting period ending:
July 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
January 6, 2021
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053478003031

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

Washington City RAP Tax Cultural Funding Project Appplication

Summary Financials Worksheet

Entity Applying for RAP Tax Funding:

☐ Application Request for Entity Budget for upcoming fiscal year 2022-2023

(or)

☐ Application Request RAP Tax Cultural Funding for standalone project to be completed by: **Completion Date _____**

	Applicant Entity Projected Budget			
	Annual Entity Budget	or	Standalone Project Budget	Explanations
Project Cash Income				
Ticket Sales/Admissions				
Program fees (tuition, etc.)				
RAP Tax Funds Requested				
Other Public Support Grants (specify)				
Private Individual Contributions				
Foundation Contributions				
Corporate Contributions				
Fundraising Events (specify)				
Total Cash Income:				
Project Cash Expenses				
Administrative Salaries/Benefits				
Artistic/Creative Salaries/Benefits				
Artistic/Creative Contrator Fees				
Exhibition Production Expenses				
Exhibition Materials & Supplies				
Royalties/Licensing Fees				
Other Artistic/Creative Expense				

Other Expenses & Supplies			
Travel/Housing			
Advertising & Promotion			
Financial Sponsor Fee (if any)			
Other Acct/Legal Fees			
Fundraising Expenses			
Facility Rent/Utilities			
Insurance			
Capital Construction Expenses			
Project Cash Expenses Cont			
Total Cash Expenses:	0		

In-Kind Services			
Donated/Volunteer Services			
Donated Goods			
Total In-Kind:			



Signature of Authorized Representative

Date

Title

Washington City Recorders Office

Printed: 07/17/2023

Te Fano O Te Ra Inc

02/28/2023 - 08/31/2023

RAP Tax Application

RAP 23-001

1e7a93c0-b780-11ed-83c2-5dc1ad75f2b1

Under Review

Active

Application Review Status

Pre-Review	Approved	02/28/2023
City Council	Not Reviewed	
City Manager	Approved	
Final-Review	Not Reviewed	

Fees

There are no fees

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Name of Entity

Te Fano O Te Ra Inc

Address

293 E Telegraph Road

City

Washington

State

UT

Zip Code

84780

Website

https://www.tefano.org/

Email Address

tefanostg@gmail.com

Type of Entity

Private Non-Profit with 501(c)(3) letter

501 c3 Paperwork

Tax Exempt letter.pdf

Contact Person

Malia Tafua

Primary Phone

(435) 922-9299

Secondary Phone

(435) 922-9131

Project Title

Cultural and Performing Arts

Project Start Date

01/03/2023

Project End Date

12/20/2023

Total Project Budget

5000

RAP Funds Requested

5000

Describe in general terms the concept and objectives of the project:

Te Fano O Te Ra is a 501(c)3 organization committed to nurturing the dance community by providing affordable classes and performance opportunities regardless of financial or social status. Our goal is to perpetuate the songs, dances, and beauty of Polynesia through cultural and performing arts. Founded in January 2017, Te Fano O Te Ra INC was established to provide a safe space for individuals of all backgrounds to engage in life-long learning through creative expression while building confidence, sustaining a healthy lifestyle, and forging meaningful community partnerships. Under the Artistic Direction of Malia Tafua, Te Fano O Te Ra started as a team of 15 and has now grown to a company of 60+.

What is the artistic or cultural rationale for this project? How will the project contribute to artistic/cultural development within Washington City?

I grew up in a home that celebrated the music, drumming, dancing, and language of Tahiti and Hawaii. My father was born and raised in Papeete, Tahiti and my mother was born and raised in O'ahu, Hawai'i. I and my siblings were raised in Santa Ana, California; far from the sounds of Tahitian drumming and Polynesian dancing. There were only 2 Polynesian families on my block and we just happened to be related to them! Going to school, especially elementary and Jr. High, there weren't many students or Faculty that looked like me. When I entered High School I was introduced to more Pacific Islanders and became actively involved in the Pacific Islander Student Club. My father, an immigrant of the USA, decided he wanted to share his culture and started teaching dance and drumming classes in his garage. What started as a small garage dance class turned into an award-winning dance studio - Hitia O Te Ra. He was my inspiration, but I learned that not too many women in my community owned dance studios. My motivation comes in 3 parts - to honor my family, to remember my ancestral roots, and to

remind young Polynesians [women] that our voices and talents need to be shared. My goal is to continue to share my culture with Washington City, provide affordable classes and performance opportunities to community and celebrate diversity through cultural education.

Who are the potential beneficiaries of this project? Please specify numbers and ages, etc.

Te Fano O Te Ra is located at 293 E Telegraph St, Suite #205, Washington, UT 84780. We offer classes Tuesday, Wednesday, Thursdays and Saturdays for dancers of all ages. Moana Girls - Ages 3 - 4 years old Moana Boys - Ages 3 - 5 years old Feti'a Girls - Ages 5 - 9 years old Tamaroa Boys - Ages 6 - 12 years old Marama Youth - Ages 10 - 15 years old Mahana Ladies - Ages 16 + (Beginner/Intermediate Class & workout class) Black Pearl Men - Inter/Advance ages 16+ Black Pearl Ladies - Inter/Advance ages 16+ Drumming Level 1 - Ages 8+ Drumming Level 2 - Ages 10+ Upcoming classes are: Ukulele Level 1 Guitar Level 1 & 2 Our youngest dancer is 3 and our most seasoned performer is 72. We currently have 69 students with 12 who currently have a tuition waiver due to low income or family situations.

How specifically will this project contribute to overall Washington City growth and economic development?

Te Fano O Te Ra Inc will be Washington City's first certified 501(c)3 cultural and performing arts organization. We've hosted numerous workshops from Master teachers who have traveled from California, Northern Utah, Tahiti and Hawaii. In all those cases we've hosted the workshops in St George, but hope to keep the guests close to our studio in Washington. Our goal is to celebrate our community by utilizing more of our community resources and venues.

How will this project enable a demonstrable incremental increase of new/expanded entity offerings as opposed to helping fund already existing offerings?

Te Fano O Te Ra is a unique organization where we not only share the beauty of performing arts, but we also promote social, physical, and mental health. Mental and physical health has become a growing issue in our culture and society. Through the pandemic, individuals have expressed their concern regarding the pressure of social interaction and how it relates to their physical insecurities. Our goal is to keep people active, thriving, and happy while working on building self-esteem and confidence. We've learned that physical activity can improve mental health by decreasing and preventing conditions such as anxiety and depression, as well as improving mood and other aspects of well-being. By participating in cultural learning and being exposed to different forms of art, individuals broaden the ways in which they can express themselves. It frees and opens up your way of thinking so even if you're not actively creating art, your ability to convey information and communicate with others is enriched.

How will the applicant entity promote and attribute the project as having been enabled by RAP Tax funding? What project promotional materials will contain the Washington City RAP Tax logo. How can elements of a project be promoted at being "made possible through RAP Tax funding"?

We have 4 social media handles (2 Instagram, 1 Facebook, 1 *new* Tiktok) as well as our website. Instagram: @tefano_utah Instagram: @huratahiti Facebook: @TeFanoUtah TikTok: @tefano_dance Website: tefano.org We participate in numerous community events such as St George Art Festival, Marathon, and Ironman. We would love to do the same for Washington City. For all of our sponsors and events that we host we promote through our social media platforms and in our studio.

Upload the Completed Summary Financials Worksheet and Any Additional Documentation

RAP Tax Financials Worksheet - TE FANO O TE RA INC.pdf

Use space below to provide explanatory context for the operating budget information provided on the attached Summary financials Worksheet. Applications containing a clear and concise, but reasonably complete description of the project and underlying budget will receive priority consideration from the City Council.

We hope to generate revenue through grants, fundraisers, and donations. Some of the struggles we received a few years ago and continue to feel the effects of it today dealt solely with the pandemic and the fear of meeting in person. Although I offered online classes, many students felt that virtual classes were harder to commit to than in-person classes. Our attendance was not as high as I hoped it would be but in the first few months of last year, our enrollment increased by 35%. The RAP TAX will go directly to the general operating expenses of our organization: - Class curriculum supplies - Travel expenses for workshops - Advertising & Promotion of the organization, fundraising events, and performances - Fundraising expenses such as programs, music, & costumes - Rental fee and Utilities - Overall insurance for equipment and venue Many students rely on grants to help cover costume fees and monthly tuition fees for the semester. Te Fano O Te Ra meets semi-annual to discuss the needs of our students and we can best utilize the grants to help families in need.

Describe the timeline for completing this project including the starting date as well as various phases or stages throughout the project until its completion.

Te Fano O Te Ra INC fiscal year starts in July and ends in June. Our end-of-year production is held at the end of May of each year to celebrate the hard work and commitment of our students. The grant will allow us to work towards numerous events we schedule for our students: September - Polynesian Days Festival in Lehi, UT October - St George Marathon November - Service Shows for Beehive Homes and VA Homes December - Dickens Festival (2 nights) January - Semi-Annual studio showcase February - Workshops (specialized in two cultures from the Pacific Islands) April - St George Art Festival and Washington County Fair May - End of Year Production (Main Fundraiser) June - Summer programs

Signature

By signature below the Entity Representative confirms understanding and acceptance of the following additional administrative provisions:

1. Although applicant entities may receive advance written indications of funds to support cultural activities; and
2. Upon receipt of written advance notification that a project award has been approved, and prior to funds being disbursed, applicant entity will respond in writing to confirm that the project will be executed per the application as submitted, or specifying any intervening planned changes; and
3. Any funds awarded during any fiscal year that remain unused as of June 30, 2022 will be returned to Washington City; and
4. Upon completion of this project with a RAP Tax funding award, entity will submit a written analysis of how effectively the project accomplished the objectives stated in this application. Answers to follow-up questions and/or financial audit of the project may be required by the Washington City RAP Advisory Board/City Council; and
5. Copy of 501(c)(3) letter for Entity or Fiscal Sponsor of Entity as applicable based upon Type of Entity checked above has been mailed to Washington City Recorder, 111 N. 100 East, Washington, Utah 84780

Malia Erena Tafua - 02/28/2023 8:54 am

Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

TE FANO O TE RA
C/O MALIA ERENA TAFUA
1116 OXFORD PLACE
ST GEORGE, UT 84790-0000

Date:
08/26/2020
Employer ID number:
85-2094194
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: (877) 829-5500
Accounting period ending:
December 31
Public charity status:
509(a)(2)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
July 22, 2020
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053606001330

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen a. Martin

Director, Exempt Organizations
Rulings and Agreements

Washington City RAP Tax Cultural Funding Project Appplication

Summary Financials Worksheet

Entity Applying for RAP Tax Funding: TE FANO O TE RA INC

[x] Application Request for Entity Budget for upcoming fiscal year 2022-2023

(or)

[ ] Application Request RAP Tax Cultural Funding for standalone project to be completed by: **Completion Date** _____

	Applicant Entity Projected Budget			
	Annual Entity Budget	or	Standalone Project Budget	Explanations
Project Cash Income				
Ticket Sales/Admissions				
Program fees (tuition, etc.)	$18,900/year			
RAP Tax Funds Requested	$5000			
Other Public Support Grants (specify)	Walmart Grant $500 - $1000			
Private Individual Contributions				
Foundation Contributions				
Corporate Contributions				
Fundraising Events (specify)	End of Year Recital $4,500			
Total Cash Income:	$29,400			
Project Cash Expenses				
Administrative Salaries/Benefits				
Artistic/Creative Salaries/Benefits				
Artistic/Creative Contrator Fees				
Exhibition Production Expenses				
Exhibition Materials & Supplies				
Royalties/Licensing Fees				
Other Artistic/Creative Expense				

Other Expenses & Supplies	$1500			
Travel/Housing	$900			
Advertising & Promotion	$1000			
Financial Sponsor Fee (if any)				
Other Acct/Legal Fees	$250			
Fundraising Expenses	$400			
Facility Rent/Utilities	$25,000			
Insurance	$350			
Capital Construction Expenses				
Project Cash Expenses Cont				
Total Cash Expenses:	$29,400 0			

In-Kind Services				
Donated/Volunteer Services	Volunteer Service $5,760			
Donated Goods				
Total In-Kind:	$5,760			

Signature of Authorized Representative	Date
Title	

Washington City Recorders Office

Printed: 07/05/2023

Tuacahn Center for the Arts

06/30/2023 - 12/31/2023

RAP Tax Application

9761394

50865d20-178b-11ee-9507-4f919ab1550f

New

Active

Application Review Status

Pre-Review	Not Reviewed	06/30/2023
Final-Review	Not Reviewed	

Fees

There are no fees

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Name of Entity
Tuacahn Center for the Arts

Address
1100 Tuacahn Dr.

City
Ivins

State
UT

Zip Code
84738

Website
www.tuacahn.org

Email Address
lgarfias@tuacahn.org

Type of Entity
Private Non-Profit with 501(c)(3) letter

501 c3 Paperwork
501(c)3 letter.pdf

Contact Person

Lindsay Garfias

Primary Phone

(435) 229-3841

Secondary Phone

(435) 652-3210

Project Title

Development Manager

Project Start Date

11/15/2023

Project End Date

05/01/2024

Total Project Budget

1860000

RAP Funds Requested

25000

Describe in general terms the concept and objectives of the project:

Tuacahn Center for the Arts has been operating in Southern Utah for more than 25 years. After almost three decades of success, Tuacahn's audiences have grown. This growth provides the opportunity to increase seating capacity in the Amphitheatre and do front and back of house improvements to enhance the customer experience. These important capital funds for increased seating and improvements will ensure Tuacahn successfully thrives as a valued tourist destination and community asset for years to come.

What is the artistic or cultural rationale for this project? How will the project contribute to artistic/cultural development within Washington City?

Since the start of the pandemic, we have realized how important the arts are to us, both as individuals and communities as a whole. Tuacahn serves as a haven, where anyone can visit and enjoy quality, family friendly musical entertainment under the night sky that matches the majesty of our red rock canyon. Removing the grass seating and adding actual seats to the amphitheatre along with the necessary improvements for that seating will greatly impact our patrons' experiences, increase their loyalty, and will match the magic that Tuacahn offers.

Who are the potential beneficiaries of this project? Please specify numbers and ages, etc.

During our 2022 Broadway in the Canyon season, Tuacahn served over 335,000 patrons, and we anticipate even more for our 2023 season. Support from the Washington City RAP Tax funds for these crucial additions and improvements will be felt by visitors from all walks of life, from children to grandparents, families and couples, veterans, and many others.

How specifically will this project contribute to overall Washington City growth and economic development?

Tuacahn Center for the Arts is a regional anchor in Utah's $10 billion tourism economy, infusing more than $110 million annually into Southern Utah's communities and businesses. Tuacahn is the largest

professional theatre in Utah. Each year we welcome more than 335,000 patrons to one or more of our professional Broadway performances or concerts. Tuacahn is a destination for many visitors, who stay in our local hotels, dine at our local restaurants, and shop at our local retail stores. During the day, patrons enjoy the many varieties of recreation southern Utah has to offer before seeing a Tuacahn show in the evening.

How will this project enable a demonstrable incremental increase of new/expanded entity offerings as opposed to helping fund already existing offerings?

Adding this additional seating in the amphitheatre and making the necessary improvements that accommodate this project will enable Tuacahn to sell almost 300 additional tickets for each performance, greatly increasing ticket sales and allowing TCA to meet and exceed our goals. In addition, the chance to sit in an actual seat instead of watching a performance in grass seating will make a huge impact on our patrons' experience, and greatly increase patron loyalty.

How will the applicant entity promote and attribute the project as having been enabled by RAP Tax funding? What project promotional materials will contain the Washington City RAP Tax logo. How can elements of a project be promoted at being "made possible through RAP Tax funding"?

As an important contributor to Tuacahn, we recognize Washington City and the RAP Tax fund by promoting them on our website, on banners displayed in the outdoor amphitheatre, as well as in all of our playbills (both Broadway in the Canyon playbills as well as concert playbills throughout the year). Approximately 1 million visitors view our website annually, and at minimum 350,000 playbills will be printed throughout the season as well over 300,000 patrons visit Tuacahn each year. We are grateful to Washington City's continued support of Tuacahn and for all you do for our community!

Upload the Completed Summary Financials Worksheet and Any Additional Documentation

Wash City Rap Tax 2023 app - Amph seating budget.pdf

Use space below to provide explanatory context for the operating budget information provided on the attached Summary financials Worksheet. Applications containing a clear and concise, but reasonably complete description of the project and underlying budget will receive priority consideration from the City Council.

Additional Seating in Amphitheatre - Increase seating by 280 seats by installing regular seats on both sides of the Amphitheatre improving sightlines from the existing temporary seats and grass areas. This added capacity will help attract more renowned concert acts and provide additional seating for our concerts and Broadway in the Canyon theatre season. It will also increase ticket revenue in perpetuity. Related Back of House Improvements - Lights for general stage wash, LED walls, new and refurbished projectors and moving lights for Amphitheatre to cover side seating area sightlines. PA speakers for new side seating areas. Receivers, microphones, stage monitors, speakers, amplifiers and subwoofers for Amphitheatre for improved sound coverage and to cover side seating areas, enhancing customer experience. Related Front of House Improvements - Finish needed overflow parking areas to accommodate increased seating capacity. Improve east Amphitheatre exit and install safety fence since emergency exit would be used as regular exit and to increase social spacing. Patio awning at entrance to Amphitheatre adjacent to left side seating area with misters, dimmable lighting, and screens to create privacy for rehearsals and sound checks.

Describe the timeline for completing this project including the starting date as well as various phases or stages throughout the project until its completion.

This project will begin on November 15, 2023, and completion is planned for May 01, 2024, before the 2024 Broadway in the Canyon season begins.

Signature

By signature below the Entity Representative confirms understanding and acceptance of the following additional administrative provisions:

1. Although applicant entities may receive advance written indications of funds to support cultural activities; and
2. Upon receipt of written advance notification that a project award has been approved, and prior to funds being disbursed, applicant entity will respond in writing to confirm that the project will be executed per the application as submitted, or specifying any intervening planned changes; and
3. Any funds awarded during any fiscal year that remain unused as of June 30, 2022 will be returned to Washington City; and
4. Upon completion of this project with a RAP Tax funding award, entity will submit a written analysis of how effectively the project accomplished the objectives stated in this application. Answers to follow-up questions and/or financial audit of the project may be required by the Washington City RAP Advisory Board/City Council; and
5. Copy of 501(c)(3) letter for Entity or Fiscal Sponsor of Entity as applicable based upon Type of Entity checked above has been mailed to Washington City Recorder, 111 N. 100 East, Washington, Utah 84780

Lindsay Garfias - 06/30/2023 3:16 pm

Internal Revenue Service

Date: October 20, 2006

TUACAHN CENTER FOR THE ARTS
% TINA WILDE
1100 TUACAHN
VINS UT 84738-6088

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:
Yvette Davis 31-07751
Customer Service Representative
Toll Free Telephone Number:
877-829-5500
Federal Identification Number:
87-0487695

Dear Sir or Madam:

This is in response to your request of October 20, 2006, regarding your organization's tax-exempt status.

In March 1992 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,

Janna K. Skufca

Janna K. Skufca, Director, TE/GE
Customer Account Services

Washington City RAP Tax Cultural Funding Project Appplication

Summary Financials Worksheet

Entity Applying for RAP Tax Funding: Tuacahn Center for the Arts

☐ Application Request for Entity Budget for upcoming fiscal year 2022-2023

(or)

☒ Application Request RAP Tax Cultural Funding for standalone project to be completed by: **Completion Date** _____

	Applicant Entity Projected Budget			Amphitheatre Seating Expansion
	Annual Entity Budget	or	Standalone Project Budget	Explanations
Project Cash Income				
Ticket Sales/Admissions				
Program fees (tuition, etc.)				
RAP Tax Funds Requested			25,000	
Other Public Support Grants (specify)			1,480,000	State of Ut 980K, Wash Co. 500K
Private Individual Contributions			155,000	Stephen made 50K, TBD on remaining
Foundation Contributions			200,000	Eccles, Millers, Sorenson
Corporate Contributions				
Fundraising Events (specify)				
Total Cash Income:			1,860,000	

Project Cash Expenses			
Administrative Salaries/Benefits			
Artistic/Creative Salaries/Benefits			
Artistic/Creative Contrator Fees			
Exhibition Production Expenses			
Exhibition Materials & Supplies			
Royalties/Licensing Fees			
Other Artistic/Creative Expense			

Other Expenses & Supplies			
Travel/Housing			
Advertising & Promotion			
Financial Sponsor Fee (if any)			
Other Acct/Legal Fees			
Fundraising Expenses			
Facility Rent/Utilities			
Insurance			
Capital Construction Expenses		1,300,000	
Project Cash Expenses Cont			
Other Support Assets		560,000	
Total Cash Expenses:	0	1,860,000	

In-Kind Services			
Donated/Volunteer Services			
Donated Goods			
Total In-Kind:			

Signature of Authorized Representative

CFO

Title

6-29-23

Date

TUACAHN
CENTER FOR THE ARTS
1100 Tuacahn Drive • Ivins, Utah • 84738

Tuacahn Center for the Arts is a regional anchor in Utah's $10 billion tourism economy, infusing more than $100 million annually into Southern Utah communities and businesses. After operating for more than 25 years, Tuacahn's audiences have grown. This growth provides the opportunity to increase seating capacity in the Amphitheatre and do front and back of house improvements to enhance the customer experience. These important capital funds for increased seating and improvements will ensure Tuacahn successfully thrives as a valued tourist destination and community asset for years to come.

2023 Capital Fund Drive for Amphitheatre Seating And Improvements





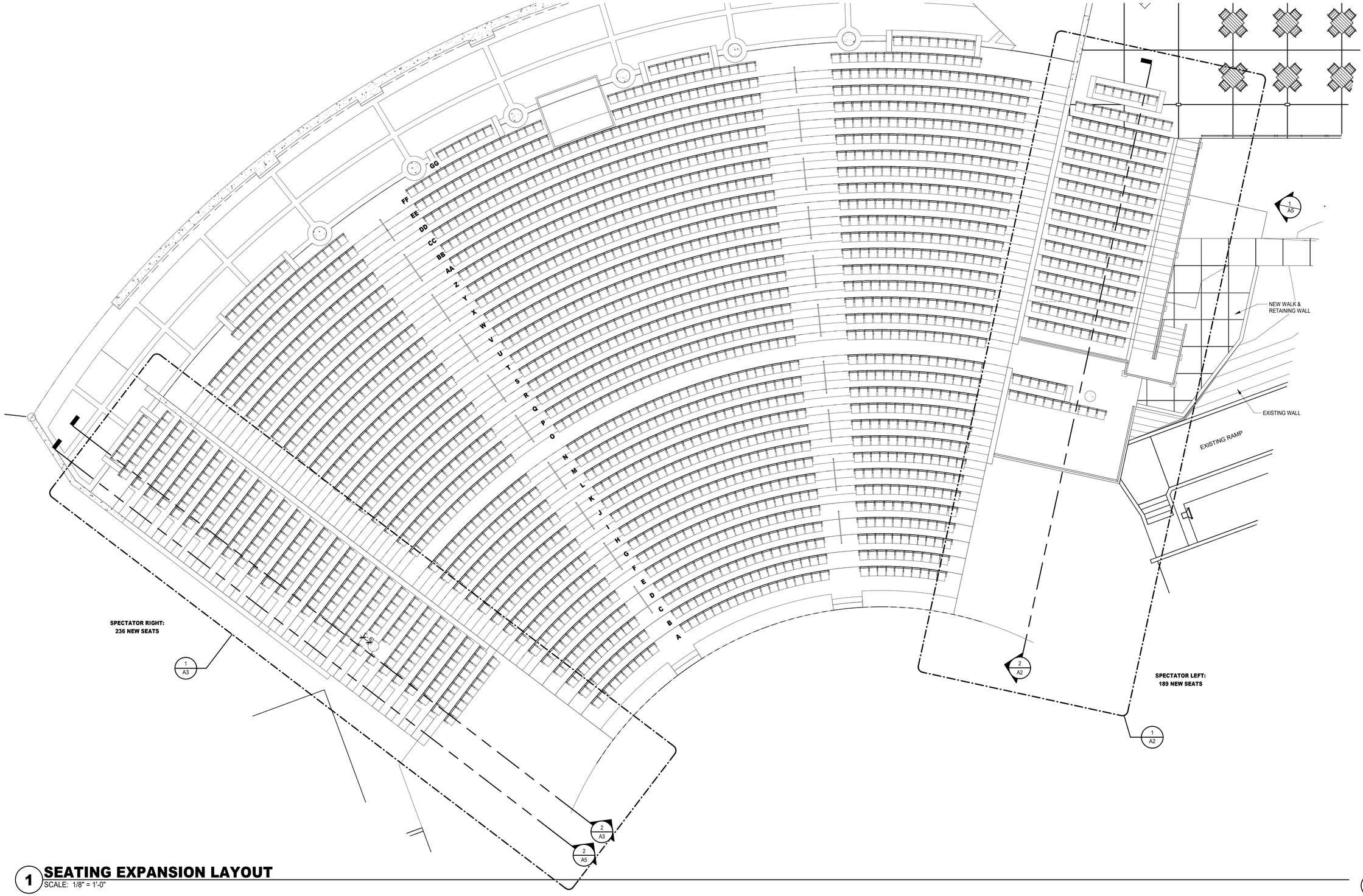
Additional Seating in Amphitheatre
Increase seating by 280 seats by installing regular seats on both sides of the Amphitheatre improving sightlines from the existing temporary seats and grass areas. This added capacity will help attract more renowned concert acts and provide additional seating for our concerts and Broadway in the Canyon theatre season. It will also increase ticket revenue in perpetuity.

Related Back of House Improvements
Lights for general stage wash, LED walls, new and refurbished projectors and moving lights for Amphitheatre to cover side seating area sightlines. PA speakers for new side seating areas. Receivers, microphones, stage monitors, speakers, amplifiers and subwoofers for Amphitheatre for improved sound coverage and to cover side seating areas, enhancing customer experience.

Related Front of House Improvements
Finish needed overflow parking areas to accommodate increased seating capacity. Improve east Amphitheatre exit and install safety fence since emergency exit would be used as regular exit and to increase social spacing. Patio awning at entrance to Amphitheatre adjacent to left side seating area with misters, dimmable lighting, and screens to create privacy for rehearsals and sound checks.

Total Additional Seating & Improvement Costs $1,860,000
(State, County, City and Private Funds already Raised is $1,546,000)

Total Additional Private Funds needed $314,000



1 SEATING EXPANSION LAYOUT

SCALE: 1/8" = 1'-0"

0 4' - 0" 8' - 0" 16' - 0" 32' - 0"

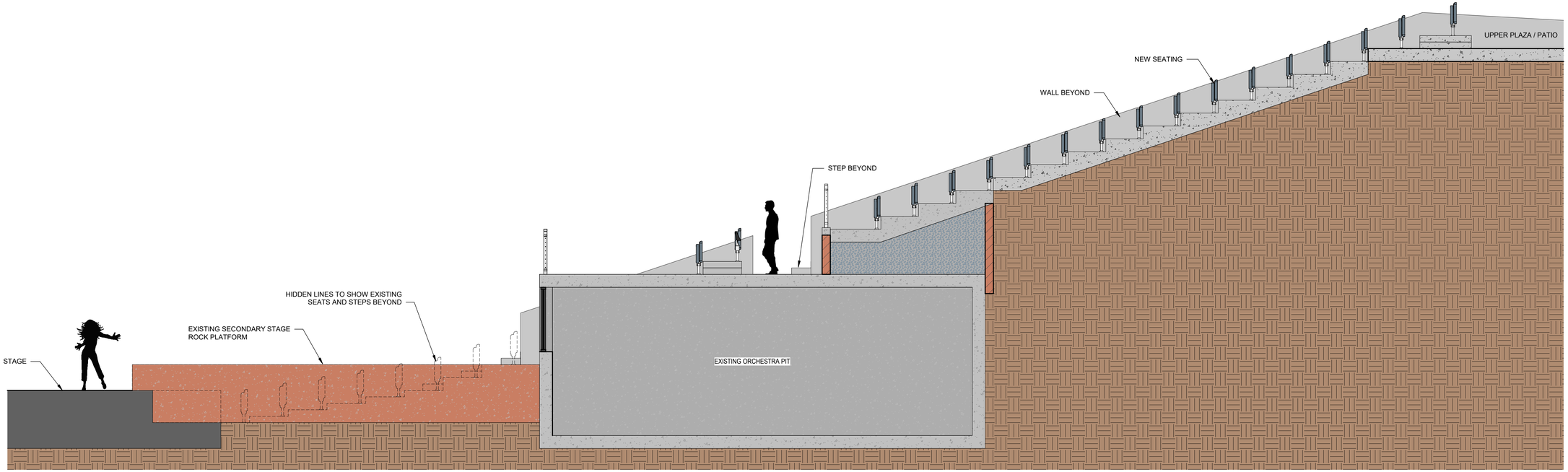
DATE: 05/31/23

Simpson Coulter | STUDIO
PLANNING • ARCHITECTURE • INTERIOR DESIGN

TUACAHN AMPITHEATER SEATING EXPANSION



1 SPECTATOR LEFT
SCALE: 1/4" = 1'-0"

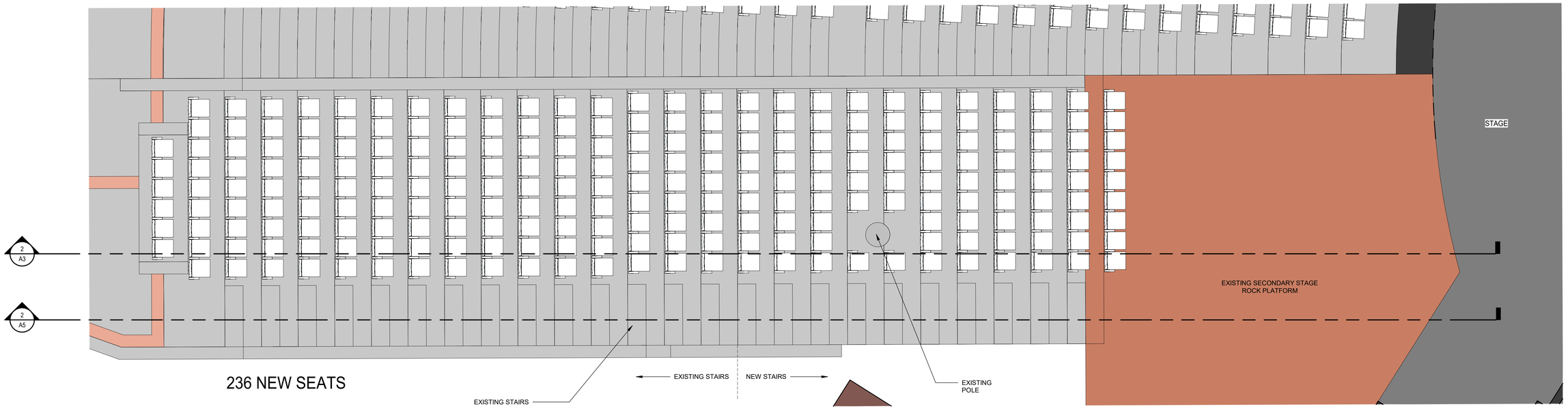


2 SPECTATOR LEFT
SCALE: 1/4" = 1'-0"

Simpson Coulter | STUDIO
PLANNING • ARCHITECTURE • INTERIOR DESIGN

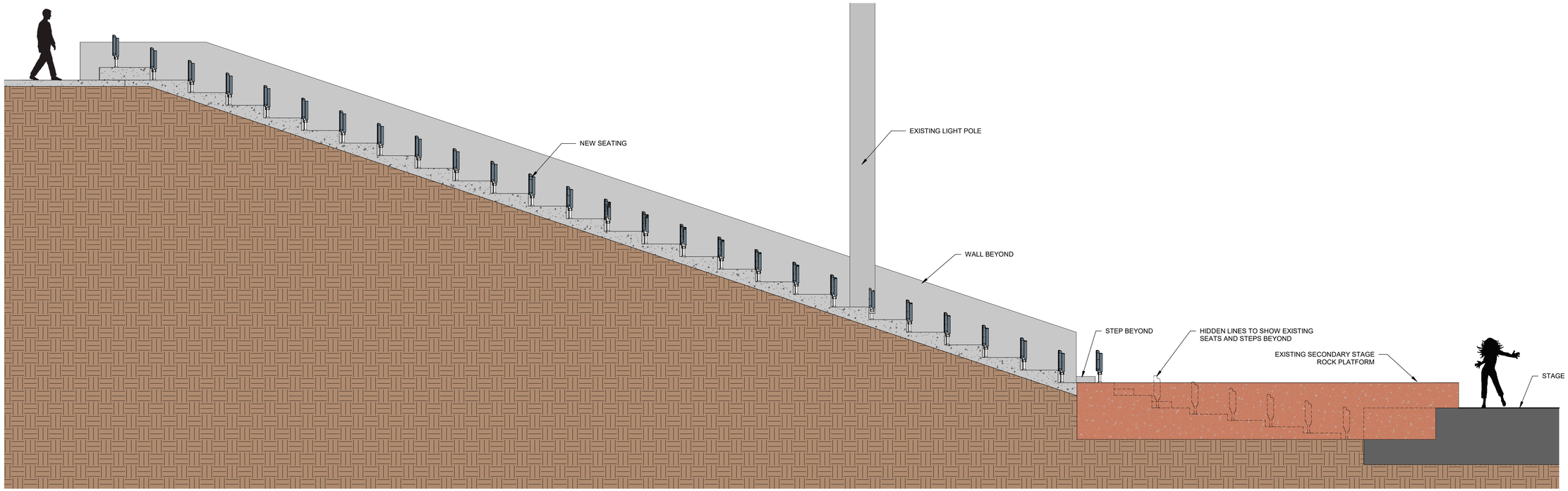
TUACAHN AMPITHEATER SEATING EXPANSION

DATE: 05/31/23



1 SPECTATOR RIGHT

SCALE: 1/4" = 1'-0"



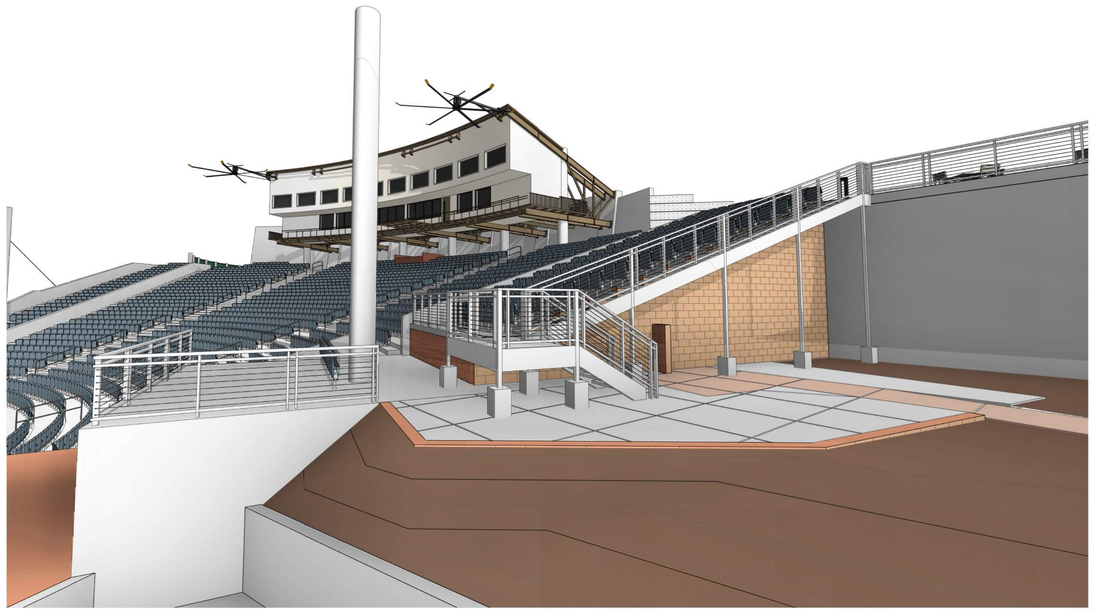
2 SPECTATOR RIGHT

SCALE: 1/4" = 1'-0"

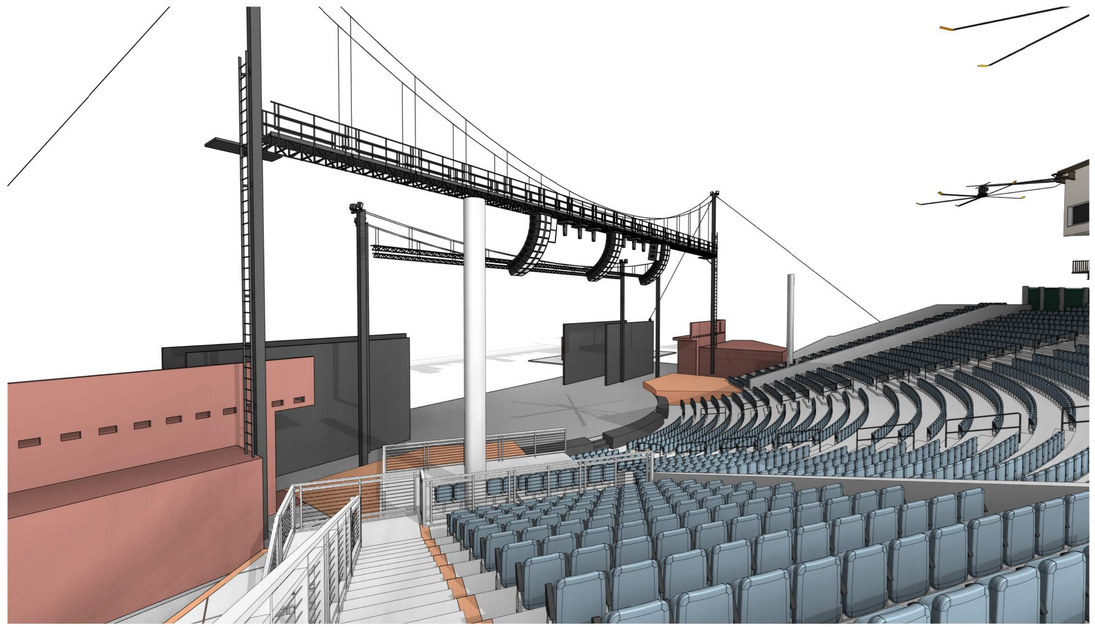
Simpson Coulter | STUDIO
PLANNING • ARCHITECTURE • INTERIOR DESIGN

TUACAHN AMPITHEATER SEATING EXPANSION

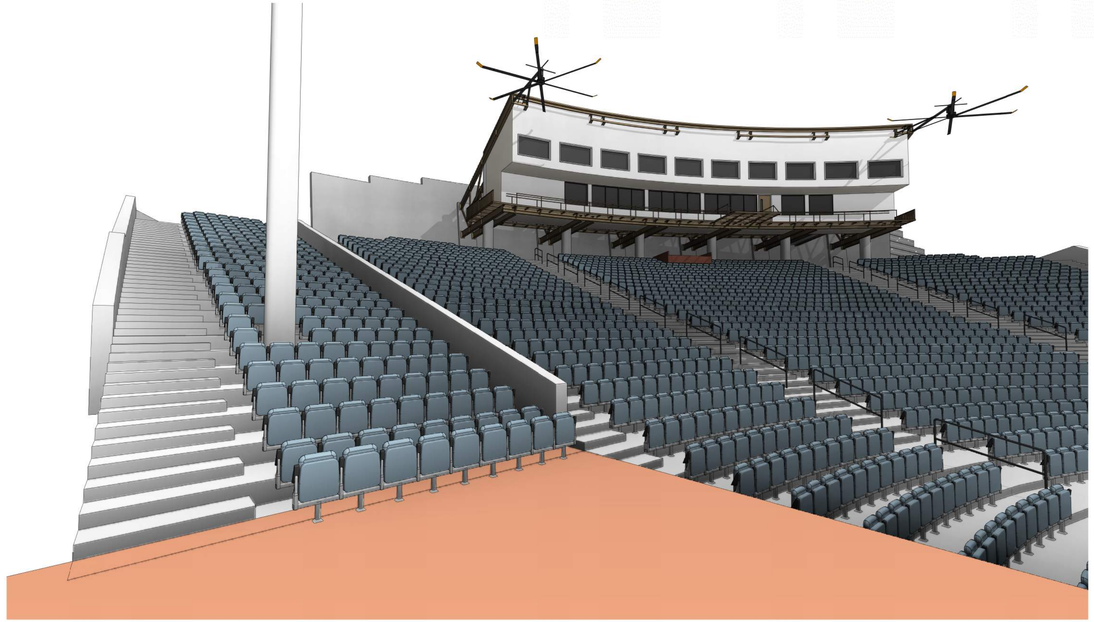
DATE: 05/31/2023



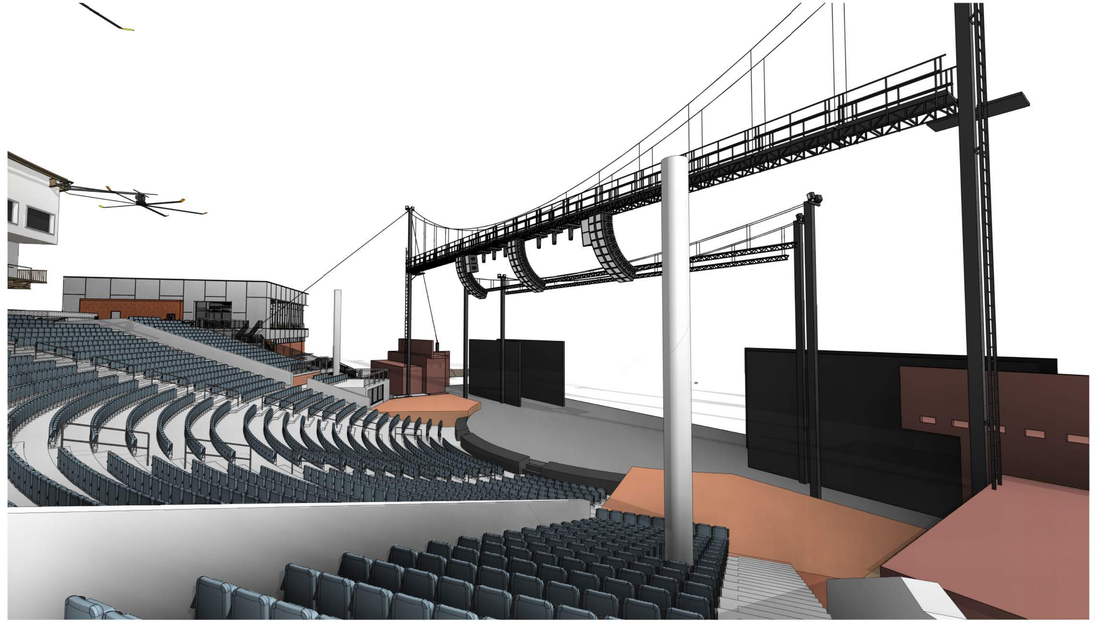
Spectator Left Approach



Spectator Left to Stage



Stage to Spectator Right

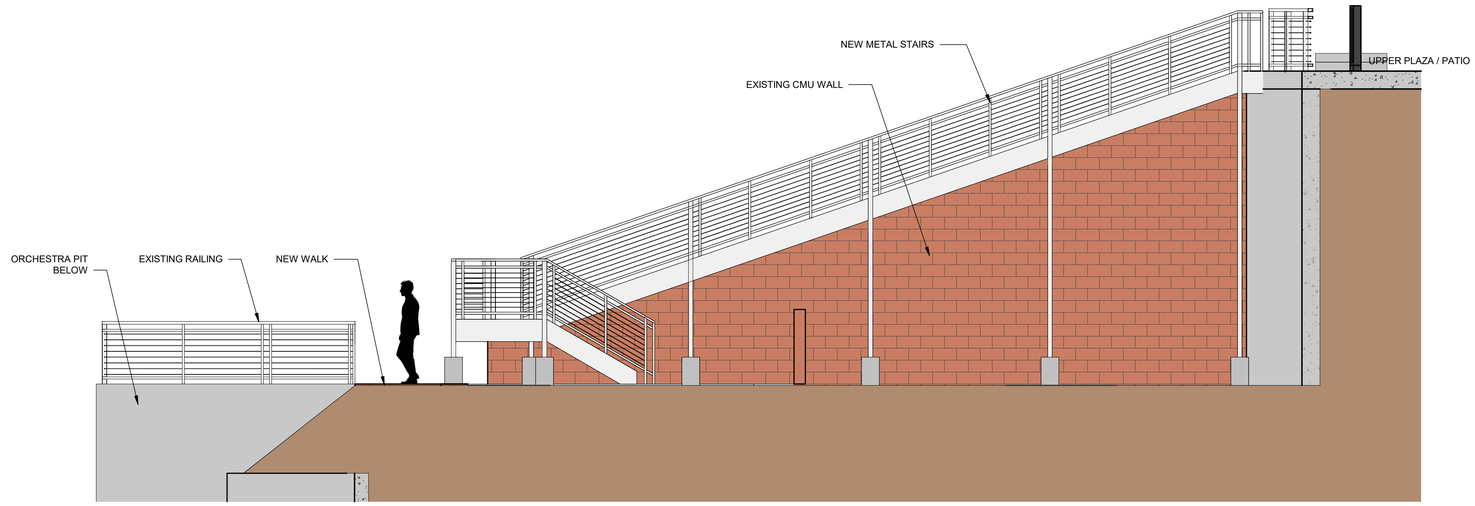


Spectator Right to Stage

Simpson Coulter | STUDIO
PLANNING • ARCHITECTURE • INTERIOR DESIGN

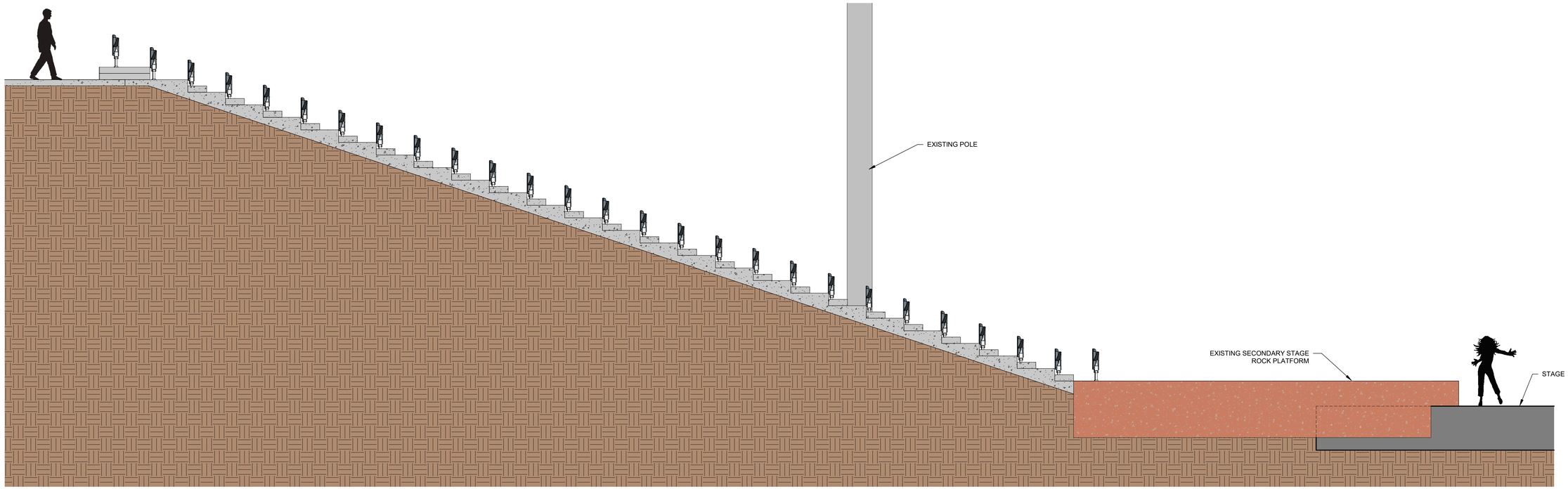
TUACAHN AMPITHEATER SEATING EXPANSION

DATE: 05/31/23



1 SPECTATOR LEFT - STAIRS ELEVATION

SCALE: 1/4" = 1'-0"



2 SPECTATOR RIGHT - STAIRS SECTION

SCALE: 1/4" = 1'-0"

Simpson Coulter | STUDIO
PLANNING • ARCHITECTURE • INTERIOR DESIGN

TUACAHN AMPITHEATER SEATING EXPANSION

DATE: 05/31/23

Washington City Recorders Office

Printed: 07/17/2023

Washington City Concert Band

06/12/2023 - 12/31/2023

RAP Tax Application

RAP 23-002

5e9a5180-0941-11ee-a6f1-214011be0875

Under Review

Active

Application Review Status

Pre-Review	Approved	06/12/2023
City Council	Not Reviewed	
City Manager	Approved	
Final-Review	Not Reviewed	

Fees

There are no fees

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Name of Entity
Washington City Concert Band

Address
153 E Sugar Plumb Lane

City
Washington City

State
UT

Zip Code
84780

Website
washingtoncity.org/band

Email Address
washingtoncityband@gmail.com

Type of Entity
Private Non-Profit with 501(c)(3) letter

501 c3 Paperwork

Washington City Concert Band IRS-1.pdf

Contact Person

Linda Parker

Primary Phone

(616) 566-0655

Project Title

Operating Funds

Project Start Date

09/04/2023

Project End Date

04/30/2024

Total Project Budget

3500.00

RAP Funds Requested

3500.00

Describe in general terms the concept and objectives of the project:

The WCCB provides an organized group for adult members to rehearse and perform music at concerts and events in the community. The band helps members improve their musical skills, enjoy friendships, and bring culture and enjoyment to the community. We are enriching, educating, and entertaining the people of Washington City. We also bring a sense of pride to the area with a high-quality city concert band. Having music for all levels of adult players, helps include some player's, while keeping others engaged, and entertains audiences of all ages. WCCB would use the funds this year to rent an environmentally controlled storage space for our music library, technical equipment used for concerts, as well as some percussion equipment. Currently, our music library is located in 3 different members homes, and quite often the equipment is in the back of vehicles as a storage spot. Along with rental payment, we would purchase a large file cabinet, shelving, and a work surface for the storage space.

What is the artistic or cultural rationale for this project? How will the project contribute to artistic/cultural development within Washington City?

Live music speaks to people in many ways, and can be a source of happiness, relaxation, bring pleasure and an improved quality of life to people. Victor Hugo once said "Music expresses that which cannot be put into words and that which cannot remain silent.” Live music simply fills the soul for listeners and performers. For many of our members, a community band is the only place for them to play their instruments. "Music making is linked to a number of health benefits for older adults. Research shows that making music can lower blood pressure, decrease the heart rate, reduce stress, and lessen anxiety and depression. There is also increasing evidence that making music enhances the immunological response, which enables us to fight viruses." writes Suzanne Hanser, chair of the music therapy department at Berklee College of Music in Boston. We perform free concerts at Pineview Hight School, as well as community events such as Veteran's Day, Cotton Days, and the dedication for Sunrise Park. With the funds from the Washington City, we will be able to have our music library and equipment more organized, secure, and located in one central spot.

Who are the potential beneficiaries of this project? Please specify numbers and ages, etc.

Our band membership ranges from 50-60 members, from high school age to retirees. Life time residents of Washington City as well as newcomers to SW Utah are welcome to join the WCCB. Giving them a place to play and perform, benefits every member of the band. Each year our band has new members joining as we become know in the area as a quality concert band. Beyond our members, our audience numbers are between 200-300 each concert, and continues to grow with each season. We see families of all ages attending, along with empty nesters, and seniors. With additional funding, we can expand the music library, and have more percussion equipment as needed. Members are continually challenged with new music. If we would continue to repeat our music selections, our membership would dwindle.

How specifically will this project contribute to overall Washington City growth and economic development?

As WCCB expands, the band needs to be organized, and our equipment secure, allowing us to grow as an organization. Currently, with music and equipment scattered throughout members homes, we find it difficult to have everything organized and secure. We can concentrate more on band growth, performance opportunities, and continue to be a quality, professional concert band. Our band is becoming known and respected in the community, and there fore we see an increase in the concert attendance. As people move into the SW Utah area, having the WCCB performing on a regular basis is truly a benefit to the city and the entire SW area. This RAP tax allows us to that opportunity to continue that tradition.

How will this project enable a demonstrable incremental increase of new/expanded entity offerings as opposed to helping fund already existing offerings?

As WCCB grows in numbers, we would like to expand our music library, so we always keep our concerts new and interesting. We would like to expand our concerts to more city events, outdoor concerts, and small groups performing in area senior care facilities. Having more music available and organized is key to this. The space available for storage now, limits the amount of music we can have, as well as no place to store equipment. We have started streaming our concerts, and we could get to the point where we stream our rehearsals, monthly with new music for people to enjoy.

How will the applicant entity promote and attribute the project as having been enabled by RAP Tax funding? What project promotional materials will contain the Washington City RAP Tax logo. How can elements of a project be promoted at being “made possible through RAP Tax funding”?

The City RAP Tax support will be published on all signage and programs for our concerts, In addition, at all our performances, our conductor announces "the WCCB is made possible in part through the Washington City RAP Tax" . We do a marketing campaign to area businesses for financial support, and sponsorship of the band. The City RAP Tax support is listed on that as well.

Upload the Completed Summary Financials Worksheet and Any Additional Documentation

2023 City RAP Tax Financials Worksheet 6-23.pdf

Use space below to provide explanatory context for the operating budget information provided on the attached Summary financials Worksheet. Applications containing a clear and concise, but reasonably complete description of the project and underlying budget will receive priority consideration from the City Council.

WCCB is totally funded thru membership dues, city & county grants, and foundation grants. We try to maintain our expenses from year to year, and not outspend our income. We spend minimal amounts on marketing, printing, or equipment, because we do not have a steady source of income. Because we do not have a dedicated space to the band, each member must provide their own music stand, and be responsible for their own music. The band president and others, use their own homes and vehicles for storage and transportation of items the band needs weekly. We do not spend money on more needed

equipment, as just do not have adequate storage space. Quite often, we borrow percussion equipment from Pineview High School for the concerts. For rehearsals, we go without certain instruments. With money from this RAP Tax grant, we will be able to rent storage space, be more organized, and grow our membership numbers.

Describe the timeline for completing this project including the starting date as well as various phases or stages throughout the project until its completion.

Our year runs Sept.- May. We would like to rent the storage space late this summer so we have time to organize our music, relocate performance equipment, and organize musical equipment. We would rent the unit on a yearly basis. That space would also become our "work" space in sorting and choosing music for the upcoming seasons.

Signature

By signature below the Entity Representative confirms understanding and acceptance of the following additional administrative provisions:

1. Although applicant entities may receive advance written indications of funds to support cultural activities; and
2. Upon receipt of written advance notification that a project award has been approved, and prior to funds being disbursed, applicant entity will respond in writing to confirm that the project will be executed per the application as submitted, or specifying any intervening planned changes; and
3. Any funds awarded during any fiscal year that remain unused as of June 30, 2022 will be returned to Washington City; and
4. Upon completion of this project with a RAP Tax funding award, entity will submit a written analysis of how effectively the project accomplished the objectives stated in this application. Answers to follow-up questions and/or financial audit of the project may be required by the Washington City RAP Advisory Board/City Council; and
5. Copy of 501(c)(3) letter for Entity or Fiscal Sponsor of Entity as applicable based upon Type of Entity checked above has been mailed to Washington City Recorder, 111 N. 100 East, Washington, Utah 84780

Linda Parker - 06/12/2023 10:51 am

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: AUG 11 2016

WASHINGTON CITY CONCERT BAND
[redacted]
WASHINGTON, UT 84780-0000

Employer Identification Number:
81-2788999
DLN:
26053623001016
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
August 31
Public Charity Status:
509(a)(2)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
December 24, 2015
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 5436

WASHINGTON CITY CONCERT BAND

Sincerely,

Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements

Washington City RAP Tax Cultural Funding Project Appplication

Summary Financials Worksheet

Entity Applying for RAP Tax Funding:

[X] Application Request for Entity Budget for upcoming fiscal year 2022-2023

(or)

[ ] Application Request RAP Tax Cultural Funding for standalone project to be completed by: **Completion Date** _____

	Applicant Entity Projected Budget			
	Annual Entity Budget	or	Standalone Project Budget	Explanations
Project Cash Income				
Ticket Sales/Admissions				
Program fees (tuition, etc.)	1000			Member dues
RAP Tax Funds Requested	3500			
Other Public Support Grants (specify)	3500			Wash. County RAP Tax
Private Individual Contributions	550			Audience & member donations
Foundation Contributions	1700			Ironman Foundation
Corporate Contributions				
Fundraising Events (specify)				
Total Cash Income:	10,250			
Project Cash Expenses				
Administrative Salaries/Benefits				
Artistic/Creative Salaries/Benefits	400			Conductor Fund
Artistic/Creative Contrator Fees	500			Website redesign
Exhibition Production Expenses				
Exhibition Materials & Supplies	1000			Signage, advertising
Royalties/Licensing Fees	10			UT State License
Other Artistic/Creative Expense	1000			Music

Other Expenses & Supplies	300		Printing costs, Member recognition
Travel/Housing			
Advertising & Promotion	1500		Marketing, Promos
Financial Sponsor Fee (if any)			
Other Acct/Legal Fees			
Fundraising Expenses	150		Concessions
Facility Rent/Utilities	2600		Storage Space Fees
Insurance	300		
Capital Construction Expenses			
Project Cash Expenses Cont	890		Shelving, file cabinet & work surface for storage unit.
Total Cash Expenses:	8650 0		

In-Kind Services			
Donated/Volunteer Services	150		Members donated hours
Donated Goods			
Total In-Kind:	150		

Linda Parker

Signature of Authorized Representative

6-12-23

Date

Secretary

Title

Washington City Recorders Office

Printed: 06/30/2023

Washington City Youth Council

4731815

06/30/2023 - 12/31/2023

RAP Tax Application

09bbb370-1751-11ee-9507-4f919ab1550f

Under Review

Active

Application Review Status

Pre-Review	Approved	06/30/2023
City Council	Not Reviewed	
City Manager	Not Reviewed	
Final-Review	Not Reviewed	

Fees

There are no fees

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Name of Entity
Washington City Youth Council

Address
111 North 100 East

City
Washington

State
UT

Zip Code
84780

Email Address
carmensnow55@gmail.com

Type of Entity
Private Non-Profit with 501(c)(3) letter

Contact Person

Carmen Snow

Primary Phone
(435) 632-4809

Project Title
Eric Dowdle Folk Art painting, puzzles and wall puzzle

Project Start Date
08/28/2023

Project End Date
04/22/2024

Total Project Budget
160000

RAP Funds Requested
150000

Describe in general terms the concept and objectives of the project:
The funds will be used to commission renowned artist, Eric Dowdle, Artist who turns paintings into puzzles; which will tell the story of Washingtons humble beginnings, history, traditions, and future of the city.

What is the artistic or cultural rationale for this project? How will the project contribute to artistic/cultural development within Washington City?
It will tell the story of the city from its humbling beginnings, History, and future. It will show the community they are a big piece of the puzzle and give them pride and knowledge of Washington city. A picture is like a 1000 words. With the growth of the city and those moving in it will be a visual of where they live and pride of Washington.

Who are the potential beneficiaries of this project? Please specify numbers and ages, etc.
WCYC Represents Washington and the painting and Puzzles will give them pride knowing that the community knew they had a part in making this happen, through all their service and volunteering and love of the city. This will open doors for others to get involved.

How specifically will this project contribute to overall Washington City growth and economic development?
There is a lot of printed material of our history, but a visual for our community to see, touch and create, will honor our humble beginnings, what the city has become, and what the future has in store. It will tell the story of Washington.Our city is growing and we need to let those moving in know who we are and how we began. We need to give them the since of our traditions and allow them to feel the pride of where Dixie began. St. George isn't just Southern Utah, many outlining towns is what makes it great and Washington City is one of them. People and businesses moving in will recognize the pride, Heritage, traditions and hospitality of the community and want to be a part of it. It will be recognized as the Heart of Dixie, in Southern Utah.

How will the applicant entity promote and attribute the project as having been enabled by RAP Tax funding? What project promotional materials will contain the Washington City RAP Tax logo. How can elements of a project be promoted at being "made possible through RAP Tax funding"?

Every painting or puzzle is shared or sold the story will be told that it was able to come about because of the rap Tax money.

Use space below to provide explanatory context for the operating budget information provided on the attached Summary financials Worksheet. Applications containing a clear and concise, but reasonably complete description of the project and underlying budget will receive priority consideration from the City Council.

We will pay $75.000 down and the balance upon unveiling in April, 2023.

Describe the timeline for completing this project including the starting date as well as various phases or stages throughout the project until its completion.

We would like to begin as soon as funding is received and unveil the paining and puzzles at Cottondays in 2024.

Signature

By signature below the Entity Representative confirms understanding and acceptance of the following additional administrative provisions:

1. Although applicant entities may receive advance written indications of funds to support cultural activities; and
2. Upon receipt of written advance notification that a project award has been approved, and prior to funds being disbursed, applicant entity will respond in writing to confirm that the project will be executed per the application as submitted, or specifying any intervening planned changes; and
3. Any funds awarded during any fiscal year that remain unused as of June 30, 2022 will be returned to Washington City; and
4. Upon completion of this project with a RAP Tax funding award, entity will submit a written analysis of how effectively the project accomplished the objectives stated in this application. Answers to follow-up questions and/or financial audit of the project may be required by the Washington City RAP Advisory Board/City Council; and
5. Copy of 501(c)(3) letter for Entity or Fiscal Sponsor of Entity as applicable based upon Type of Entity checked above has been mailed to Washington City Recorder, 111 N. 100 East, Washington, Utah 84780

Carmen Snow - 06/30/2023 8:18 am


FARM
RE/MAX
ZIONS
BANK
LIBERTY MORTGAGE
WOODWARD EST. 1901
PTA
SCHOOL CARNIVAL
TICKETS
REFLECTIONS
BALLOON
DUNK
FUN PHOTO
CANDY
WATERMELON
ICE CREAM
DRINKS
TICKETS
DATS TRUCKING
McGINNI
STUCCO
G-BREAD