

MONA CITY, UTAH

CULINARY WATER

IMPACT FEE FACILITY PLAN & IMPACT FEE ANALYSIS

MAY 2024



Jones & DeMille
Engineering

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IMPACT FEE FACILITY PLAN (IFFP) CERTIFICATION

Jones & DeMille Engineers (JDE) and EFG Consulting (EFG) certify that the attached impact fee facilities plan:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and,
3. complies in each and every relevant respect with the Impact Fees Act.

IMPACT FEE ANALYSIS (IFA) CERTIFICATION

JDE and EFG certify that the attached impact fee analysis:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
 - d. offsets costs with grants or other alternate sources of payment; and,
3. complies in each and every relevant respect with the Impact Fees Act.

JDE and EFG Consulting make this certification with the following caveats:

1. All of the recommendations for implementations of the IFFP made in the IFFP documents or in the IFA documents are followed by City staff and elected officials.
2. If all or a substantial portion of the IFFP or IFA are modified or amended by the City, this certification is no longer valid.
3. All information provided to our team is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

Jones & DeMille Engineering

EFG Consulting

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SECTION I: EXECUTIVE SUMMARY

The purpose of this Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA) is to fulfill the requirements of the Utah Code Title 11 Chapter 36a (Impact Fee Act) to enable Mona City (City) to update its Culinary Water impact fee for the City. The following is a summary of the IFFP inputs.

SERVICE AREA:

The service area for this IFFP and IFA will include the entire City for water.

DEMAND ANALYSIS:

The demand unit utilized in this analysis was an equivalent residential connection (ERC). Future growth in the City is estimated to increase from 631 ERCs in 2022 to 786 ERCs in 2032 which is an increase of 155 ERCs over the next 10 years.

LEVEL OF SERVICE:

The level of service (LOS) for water is provided in the following table.

TABLE I: LEVEL OF SERVICE

Category	Requirement	Value
Rights	gpm (peak flow)	1.011 gpm/ERC
	Acre-ft (annual diversion volume)	0.6904 acre ft/ERC
Source	Peak Day Demand (Indoor and Outdoor)	1.011 gpm/ERC
Storage	Equalization Indoor & Outdoor Use (avg day use)	612 gal/ERC
	Fire Suppression Storage	540,000 gallons
Distribution	Minimum Service Pressure - Peak Day	40 psi
	Minimum Service Pressure - Peak Instantaneous	30 psi
	Minimum Service Pressure - Peak Day + Fire Flow	20 psi

Source: *Mona City Culinary Water Master Plan (2022)*

EXCESS CAPACITY:

Based upon the current LOS, the water system has excess capacity in water rights, source, and storage. The water rights excess capacity is estimated to serve 342 ERCs. However, cost data is only available for the most recent 117 acre feet of water rights purchased in 1999 that will serve 169 ERCs. Source excess capacity is estimated to serve 266 ERCs. Storage excess capacity is estimated to serve 1,101 ERCs.

CAPITAL FACILITIES ANALYSIS:

The City anticipates needing pipe upgrades in the near future. However, these upgrades will not provide additional capacity for future growth, instead they will cure some existing deficiencies in the distribution system, thus they are not included in the calculation of the impact fee.

FUNDING OF FUTURE FACILITIES:

No capital facilities serving new growth are needed at this time.

PROPOSED IMPACT FEE

Based upon the inputs described above and in the body of this report, the maximum allowable impact fee for water is \$3,222/ERC. The following is a multiplier for larger meters.

TABLE 2: PROPOSED IMPACT FEE

Impact Fee Schedule		
Residential (per Unit)	ERC Multiplier	Impact Fee
Single Family	1.00	\$3,222
Multi-Family	0.75	\$2,416
Commercial (Meter Size)		
1	1	\$3,222
1 1/2	5	\$16,109
2	8	\$25,774
3	15	\$48,327
4	25	\$80,545

SECTION 2: DEMAND ANALYSIS

The purpose of this section is to describe the demand unit and estimate future demand.

DEMAND UNITS & FUTURE DEMAND

Demand units are measured in equivalent residential connections (ERCs). The growth in ERCs was estimated assuming an approximate growth rate of 2.22 percent.

TABLE 3: DEMAND UNITS AND FUTURE DEMAND

ERC Projections			
	2022	2032	New ERCs
Water ERCs	631	786	155

SECTION 3: LEVEL OF SERVICE

The current LOS for water is provided in the following table.

TABLE 4: LEVEL OF SERVICE

Category	Requirement	Value
Rights	gpm (peak flow)	1.011 gpm/ERC
	Acre-ft (annual diversion volume)	0.6904 acre ft/ERC
Source	Peak Day Demand (Indoor and Outdoor)	1.011 gpm/ERC
Storage	Equalization Indoor & Outdoor Use (avg day use)	612 gal/ERC
	Fire Suppression Storage	540,000 gallons
Distribution	Minimum Service Pressure - Peak Day	40 psi
	Minimum Service Pressure - Peak Instantaneous	30 psi
	Minimum Service Pressure - Peak Day + Fire Flow	20 psi

Source: *Mona City Culinary Water Master Plan (2022)*

SECTION 4: EXCESS CAPACITY ANALYSIS

Based upon the current LOS, the water system has excess capacity in water rights, source, and storage.

Water Rights

The City currently owns 811 acre feet of water rights, with actual total water available being 672 acre feet (after accounting for the limit with Mona Irrigation Company). Assuming the LOS of 0.6904 acre feet per ERC, these water rights can serve approximately 973 ERCs. Current ERCs are 631 thus excess water rights should serve an additional 342 ERCs.

The City only has cost information for the most recent water rights purchase as shown below. Based on the LOS of 0.6904 acre feet per ERC these water rights can serve approximately 169 ERCs. Thus, the cost of the 1999 Water Rights acquisition is spread over 169 ERCs instead of the total excess capacity ERCs.

TABLE 5: WATER RIGHTS

Water Rights Recent Purchases	Cost	Acre Feet	ERCs Served
1999 Purchase	\$224,115	117	169

The City issued debt in 1999 then refunded the bonds in 2000 for the purchase of water rights and other improvements. The debt service schedule is outlined below in Table 6. The interest cost associated the portion of debt related to the purchase of additional water rights can be included in the calculation of the impact fee. This is shown in Table 7.

TABLE 6: 1999/2000 DEBT SERVICE SCHEDULE

1999/2000 Water Revenue Debt			
Year	Principal	Interest	Total Debt Service
1	18,000	33,090.60	\$51,091
2	19,000	32,332.80	\$51,333
3	20,000	31,532.90	\$51,533
4	21,000	30,690.90	\$51,691
5	22,000	29,806.80	\$51,807
6	23,000	28,880.60	\$51,881
7	23,000	27,912.30	\$50,912
8	24,000	26,944.00	\$50,944
9	26,000	25,933.60	\$51,934
10	27,000	24,839.00	\$51,839
11	28,000	23,702.30	\$51,702
12	29,000	22,523.50	\$51,524
13	30,000	21,302.60	\$51,303
14	31,000	20,039.60	\$51,040
15	33,000	18,734.50	\$51,735
16	34,000	17,345.20	\$51,345
17	35,000	15,913.80	\$50,914
18	37,000	14,440.30	\$51,440
19	38,000	12,882.60	\$50,883
20	40,000	11,282.80	\$51,283
21	42,000	9,598.80	\$51,599
22	44,000	7,830.60	\$51,831
23	45,000	5,978.20	\$50,978
24	48,000	4,083.70	\$52,084
25	49,000	2,062.90	\$51,063
Total	\$786,000	\$499,685	\$1,285,685

Table 7 outlines the improvements completed with the 1999/2000 Bonds issued. Those highlighted in blue will be included in the calculation of impact fees as excess capacity.

MONA CITY WATER – IMPACT FEE

TABLE 7: 1999/2000 BOND IMPROVEMENTS AND INTEREST PORTION APPLICABLE TO IMPACT FEE

1999/2000 Bond Improvements	% to Project	Project Cost	Interest Cost
1. Water Rights (117 acre feet)	29%	\$224,115	\$142,477
2. Well	16%	\$127,701	\$81,184
3. Replacing Lead joins	28%	\$217,092	\$138,013
4. Develop the Spring	3%	\$25,540	\$16,237
5. Fix Leak in water tank	24%	\$191,552	\$121,775
6. New Chlorinator			
7. Construct new water tank			
Total		\$786,000	\$499,685

Source

The City currently has the following water sources as shown in the table below. Assuming the LOS of 1.011 gpm/ERC, these sources can serve approximately 897 ERCs. Current ERCs are 631 thus excess source should serve an additional 266 ERCs. The cost of the Underground Well was \$127,701. The 1999/2000 Bonds were issued to fund the cost of this well. Thus, the interest cost associated with the portion of the bond related to the underground well can be included in the calculation of the impact fee. See Tables 6 & 7.

TABLE 8: WATER SOURCE EXCESS CAPACITY

Source	Safe Yield Flow (gpm)	ERC Capacity
Spring (Irrigation Company)	240	237
Underground Well	667	659
Total	907	897

Source: Mona Culinary Water Master Plan 2022, Table 7-2

Storage

The City currently has the following water storage improvements as shown in the table below. However, the City plans to abandon the cemetery tank in the near future. Total ERC capacity without the cemetery tank is 1,732. Existing ERCs is 631, thus excess capacity ERCs is 1,101. The New Tank constructed in 2022 makes up the majority of the excess capacity, with approximately 19 ERCs remaining that can be applied to Tank 1 (making up only five percent of Tank 1).

The cost of Tank 1 was \$191,552, thus five percent is \$9,353. The cost of the New Tank was \$1,092,000, all of which can be included in the calculation of the impact fee.

TABLE 9: STORAGE EXCESS CAPACITY

Storage Tanks	Inventory Cost	Total Volume	ERC Capacity by Tank
Tank 1	\$9,353	350,000	379
Tank 2		250,000	271
Cemetery Tank		150,000	
New Tank (2022)	\$1,092,000	1,000,000	1,083
Total	\$1,101,353	1,750,000	1,732

MONA CITY WATER – IMPACT FEE

The 1999/2000 Bonds were issued to fund the cost of Tank I. The interest cost associated with the portion of the bonds related to Tank I can be included in the calculation of the impact fee. The interest cost associated with Tank I was \$121,775 (see Tables 6 & 7). Only five percent of this cost can be included in the impact fee, or \$5,946.

The 2022 Water Improvement Bonds were issued to fund the cost of the New Tank constructed in 2022. The debt service schedule is outlined below. The interest cost associated with this bond can be included in the calculation of the impact fee.

TABLE 10: 2022 WATER IMPROVEMENT BONDS DEBT SERVICE SCHEDULE

2022 Water Improvement Bonds			
Year	Principal	Interest	Total Debt Service
1	31,000	10,920	\$ 41,920
2	32,000	10,610	\$ 42,610
3	32,000	10,290	\$ 42,290
4	32,000	9,970	\$ 41,970
5	33,000	9,650	\$ 42,650
6	33,000	9,320	\$ 42,320
7	33,000	8,990	\$ 41,990
8	34,000	8,660	\$ 42,660
9	34,000	8,320	\$ 42,320
10	34,000	7,980	\$ 41,980
11	35,000	7,640	\$ 42,640
12	35,000	7,290	\$ 42,290
13	35,000	6,940	\$ 41,940
14	36,000	6,590	\$ 42,590
15	36,000	6,230	\$ 42,230
16	36,000	5,870	\$ 41,870
17	37,000	5,510	\$ 42,510
18	37,000	5,140	\$ 42,140
19	38,000	4,770	\$ 42,770
20	38,000	4,390	\$ 42,390
21	38,000	4,010	\$ 42,010
22	39,000	3,630	\$ 42,630
23	39,000	3,240	\$ 42,240
24	39,000	2,850	\$ 41,850
25	40,000	2,460	\$ 42,460
26	40,000	2,060	\$ 42,060
27	41,000	1,660	\$ 42,660
28	41,000	1,250	\$ 42,250
29	42,000	840	\$ 42,840
30	42,000	420	\$ 42,420
Total	\$1,092,000	\$177,500	\$1,269,500

SECTION 5: CAPITAL FACILITY AND FUNDING ANALYSIS

CAPITAL FACILITIES ANALYSIS:

The City is currently planning water pipe upgrades. The cost of these upgrades is \$3,584,000. However, these upgrades will not provide additional capacity for future growth, instead they will cure some existing deficiencies in the distribution system, thus they are not included in the calculation of the impact fee.

FUNDING OF FUTURE FACILITIES:

No capital facilities serving new growth are needed at this time.

SECTION 6: IMPACT FEE CALCULATION

Based upon the inputs herein, the maximum allowable impact fee for water is \$3,222/ERC. The following describes the calculation.

TABLE 11: IMPACT FEE CALCULATION

Excess Capacity	Total Cost	Total ERCS	Remaining ERCs	% Remaining	Remaining Value	Cost/ERC
Water Rights	\$224,115	169	169	100%	\$224,115	\$1,322
Interest on 1999 Bonds	142,477	169	169	100%	142,477	841
Source	127,701	659	266	40%	51,475	194
Interest on 1999 Bonds	81,184	659	266	40%	32,724	123
Storage (Tank 1)	9,353	1,732	1,101	64%	5,946	5
Interest on 1999 Bonds	5,946	1,732	1,101	64%	3,780	3
Storage (New Tank)	1,092,000	1,732	1,101	64%	694,164	630
Interest on 2022 Bonds	177,500	1,732	1,101	64%	112,833	102
Total	\$1,860,277				\$1,267,515	\$3,222

Total Impact Fee Per ERC for Water	\$3,222
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TABLE 12: IMPACT FEE SCHEDULE

Impact Fee Schedule		
Residential (per Unit)	ERC Multiplier	Impact Fee
Single Family	1.00	\$3,222
Multi-Family	0.75	\$2,416
Commercial (Meter Size)		
1	1	\$3,222
1 1/2	5	\$16,109
2	8	\$25,774
3	15	\$48,327
4	25	\$80,545

NON-STANDARD IMPACT FEES

For connections that can demonstrate a different demand on the system than assumed by ERC, the City reserves the right under the Impact Fee Act to use a multiplier to calculate the equivalent impact fee at \$3,222 per ERC.

APPENDIX A – DRAFT IMPACT FEE ENACTMENT

MONA CITY, UTAH

ORDINANCE NO. 2024-

AN ORDINANCE ADOPTING AN IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS AND IMPOSING CERTAIN IMPACT FEES; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING AND SEVERABILITY OF THE SAME, AND OTHER RELATED MATTERS

WHEREAS, On [REDACTED], 2023, Mona City, Utah (the “City”) posted notice as to its intention to prepare an impact fee facilities plan (“IFFP”) and impact fee analyses (“IFA”) for culinary water impact fees and invited all interested parties to participate in the impact fee preparation process, consistent with UCA Section 11-36a-501 and 11-36a-503;

WHEREAS, the City is a municipality in the State of Utah, authorized and organized under the provisions of Utah law and is authorized pursuant to the Impact Fees Act, Utah Code Ann. 11-36a-101 et seq. to adopt impact fees; and

WHEREAS, on April 30, 2024, the City posted notice of a public hearing on Utah’s Public Notice Website, the City’s Website, and at the City’s administrative building to consider the assumptions and conclusions of the Impact Fee Facilities Plans and the Impact Fee Analyses;

WHEREAS, the Mona City Council (the “Council”) met in regular session on May 14, 2024, to convene a public hearing and to consider adopting the IFFP and IFA, imposing impact fees, providing for the calculation and collection of such fees, and providing for an appeal process, accounting and reporting method and other related matters; and

WHEREAS, on May 14, 2024, Jones & DeMille Engineering and EFG-Consulting LLC (collectively the “Consultants”) certified their work under UCA section 11-36a-306(1);

WHEREAS, on May 14, 2024, after considering the input of the public and stakeholders and relying on the professional advice and certification of the Consultants, the City adopted the findings, conclusions, and recommendations of the IFFP prepared by the Consultants, a copy of which is attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, on May 14, 2024, the Consultants certified their work under UCA Section 11-36a-306(2);

WHEREAS, based on the input of the public and stakeholders and relying on the professional advice and certification of Consultants; and

WHEREAS, on April 30, 2024, a copy of the IFFP and IFA and the proposed Impact Fee Ordinance, along with a summary of the analyses that was designated to be understood by a lay person, were made available to the public and deposited at the City Recorder’s Office,

and posted on the City Website; and

WHEREAS, on **April 30, 2024**, the City posted notice of the date, time and place of the public hearing to consider the IFA in a public location, on the public notices website, and on the City Website; and

WHEREAS, on **May 14, 2024**, the Council held a public hearing regarding the IFA and the Impact Fee Ordinance; and

WHEREAS, the Consultants in connection with the City prepared a schedule of impact fees for each type of development activity that specifies the amount of the impact fee to be imposed for each type of system improvement. A copy of such Schedule of Fees is attached hereto as Exhibit “B” and incorporated herein by reference; and

WHEREAS, after careful consideration and review of the comments at the public hearing, the Council has determined that it is in the best interest of the health, safety and welfare of the inhabitants of the City to adopt the findings and recommendations of the IFFP and IFA to address the impacts of development upon the culinary water system, to adopt the IFFP as proposed, to approve the IFA as proposed, to adopt the impact fees as proposed, to provide for the calculation and collection of such fees, and to provide for an appeal process, and an accounting and reporting method of the same.

NOW, THEREFORE, BE IT ORDAINED by the Council as follows:

Section 1. Findings. The Council finds and determines as follows:

1.1. All required notices have been given and made and public hearings conducted as required by the Impact Fees Act with respect to the IFFP, the IFA, and this Impact Fee Ordinance (this “Ordinance”).

1.2. Growth and development activities in the City will create additional demands on its infrastructure. The facility improvement requirements that are analyzed in the IFFP and the IFA are the direct result of the additional facility needs caused by future development activities. The persons responsible for growth and development activities should pay a proportionate share of the costs of the facilities needed to serve the growth and development activity.

1.3. Impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received.

1.4. In enacting and approving the IFA including the impact fees recommended and this Ordinance, the Council has taken into consideration, and may consider on a case-by-case basis in the future, the future capital facilities and needs of the City, the capital financial needs of the City that are the result of the City’s future facilities’ needs, the distribution of the burden of costs to different properties within the City based on the use of the water system of the City by

such properties, the financial contribution of those properties and other properties similarly situated in the City at the time of computation of the required fee and prior to the enactment of this Ordinance, all revenue sources available to the City, and the impact on future facilities that will be required by growth and new development activities in the City.

1.5. The provisions of this Ordinance shall be liberally construed in order to carry out the purpose and intent of the Council in establishing the impact fee program.

Section 2. Definitions.

2.1. Except as provided below, words and phrases that are defined in the Impact Fees Act shall have the same meaning in this Ordinance.

2.2. “Service Area” shall mean that geographic area consisting of the entire City.

2.3. “Project Improvement” does not mean system improvement and includes, but is not limited to, those projects identified in the plans for the benefit of growth.

2.4. “Utah State Impact Fees Act” shall mean Title 11, Chapter 36a, Utah Code Annotated or its successor state statute if that title and chapter is renumbered, recodified, or amended.

Section 3. Adoption.

The Council hereby approves and adopts the IFA including the recommended impact fees attached and the analyses reflected therein. The IFFP and the IFA are incorporated herein by reference and adopted as though fully set forth herein.

Section 4. Impact Fee Calculations.

4.1. *Impact Fees.* The impact fees imposed by this Ordinance shall have one or two components depending upon the fee; an equity buy-in and a future facilities impact fee. The Impact Fee shall be calculated as set forth below.

4.2. *Developer Credits/Developer Reimbursements.* A developer, including a school district or charter school, may be allowed to receive a credit against or proportionate reimbursement of impact fees if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the developer agree will reduce the need for a system improvement. A credit against impact fees shall be granted for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities are system improvements to the respective utilities, or are dedicated to the public and offset the need for an identified future improvement.

4.3. *Adjustment of Fees.* The Council may adjust either up (but not above the maximum allowable fee) or down the standard impact fees at the time the fee is charged in order to respond to an unusual circumstance in specific cases and to ensure that the fees are imposed

fairly. The Council may adjust the amount of the fees to be imposed if the fee payer submits studies and data clearly showing that the payment of an adjusted impact fee is more consistent with the true impact being placed on the system.

4.4. Impact Fee Accounting. The City shall establish a separate interest-bearing ledger account for the cash impact fees collected pursuant to this Ordinance. Interest earned on such account shall be allocated to that account.

(a) Reporting. At the end of each fiscal year, the City shall prepare a report generally showing the source and amount of all monies collected, earned and received by the fund or account and of each expenditure from the fund or account. The report shall also identify impact fee fund by the year in which they were received, the project from which the funds were collected, the capital projects from which the funds were budgeted, and the projected schedule for expenditure and be provided to the State Auditor on the appropriate form found on the State Auditor's Website.

(b) Impact Fee Expenditures. Funds collected pursuant to the impact fees shall be deposited in such account and only be used by the City to construct and upgrade the respective facilities to adequately service development activity or used as otherwise approved by law.

4.5. Refunds. The City shall refund any impact fee paid when:

(a) the fee payer has not proceeded with the development activity and has filed a written request with the Council for a refund within one (1) year after the impact fee was paid;

(b) the fees have not been spent or encumbered within six (6) years of the payment date; and

(c) no impact has resulted.

Section 5. Appeal.

5.1. Any person required to pay an impact fee who believes the fee does not meet the requirements of the law may file a written request for information with the Council.

5.2. Within two (2) weeks of the receipt of the request for information the City shall provide the person or entity with a copy of the reports and with any other relevant information relating to the impact fee.

5.3. Any person or entity required to pay an impact fee imposed under this article, who believes the fee does not meet the requirements of law may request and be granted a full administrative appeal of that grievance. An appeal shall be made to the Council within thirty (30) calendar days of the date of the action complained of, or the date when the complaining person reasonably should have become aware of the action.

5.4 The notice of the administrative appeal to the Council shall be filed and shall contain the following information:

(a) the person's name, mailing address, and daytime telephone number;

(b) a copy of the written request for information and a brief summary of the grounds for appeal; and

(c) the relief sought.

5.5 The City shall schedule the appeal before the Council no sooner than five (5) days and no later than fifteen (15) days from the date of the filing of the appeal. The written decision of the Council shall be made no later than thirty (30) days after the date the challenge to the fee is filed with the City and shall, when necessary, be forwarded to the appropriate officials for action.

Section 6. Recitals. The recitals set forth above are adopted and incorporated herein.

This Ordinance shall be effective as of August 12, 2024 (90 days after its adoption by the Council as outlined in the Impact Fee Act).

, Mayor

Attested By:

, City Recorder

Exhibit A – IFFP & IFA

Exhibit B – Impact Fee Schedule

Future Facility Impact Fee Schedule		
Residential (per Unit)	ERC Multiplier	Impact Fee
Single Family	1.00	\$3,222
Multi-Family	0.75	\$2,416
Commercial (Meter Size)		
1	1	\$3,222
1 1/2	5	\$16,109
2	8	\$25,774
3	15	\$48,327
4	25	\$80,545

APPENDIX B – IMPACT FEE CALCULATION

Water LOS

Category	Requirement	Value	System Wide Need	Units	/ERC
Rights	gpm (peak flow)	1.011 gpm/ERC (peak flow)	638	gpm	1.011
	Acre Feet (Annual Diversion Volume)	0.6904 acre-ft/ERC (average ann	436	acre-ft	0.690
Source	Peak Day Demand (Indoor and Outdoor)	1.011 gpm/ERC			1.011
	Equalization (Indoor and Outdoor) Usage	612 gallons/ERC	386,172	gal	612.0
Storage	Fire Suppression Storage	540,000 gallons	540,000	gal	
	Emergency Storage	-		N/A	-
	Total				
Distribution	Maximum Pressure				
	Minimum Service Pressure - Peak Day	40 psi			
	Minimum Service Pressure - Peak Instantaneous	30 psi			
	Minimum Service Pressure - Peak Day + Fire Flow	20 psi			

Source: *Mona Culinary Water Master Plan 2022*

Summary:
 Excess in Water Rights
 Excess in Source
 Excess in Storage
 Distribution

System Wide	
2022 ERCs	631
2032 ERCs	786
New ERCs	155
ERCs per Year	16

Growth Rate	2.22%
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Water Rights

Table 7.1 Current Water Rights

WR No.	Volume (AF)
Current Total Water Rights (ac-ft)	811.15
Current Total Water Available*	671.95
Current ERC Capacity	973.28

* actual water available for both sources combined is limited to 240 gpm per the agreement with the Mona Irrigation Company. 240 gpm=387.12 acre ft/year. Use 387.12 acre-ft instead of 526.196 acre-ft

Existing ERCs	631
Excess Capacity ERCs	342

Inventory Cost	
117 acre feet water rights (1999/2000)	\$ 224,115.35
Total	\$ 224,115

169 ERCs served

Source

Source Inventory

Source	Safe Yield Flow (gpm)	ERC Capacity
Spring (Irrigation Company)	240	237
Underground Well	666.67	659
Total	907	897

Source: Mona Culinary Water Master Plan 2022, Table 7-2

Existing ERCs	631
Excess ERCs	266

Inventory Cost	
Spring (Irrigation Company)	
Underground Well	\$ 127,701
Total	\$ 127,701

3,432,000

Storage

Storage Inventory

Name	Total Volume (gal)	Proportion of Total ERC Capacity	ERC Capacity by Tank	Excess capacity after New Tank
Tank 1	350,000	22%	378.88	
Tank 2	250,000	16%	270.63	
Cemetery Tank	150,000			
New Tank (2022)	1,000,000	63%	1,082.50	18.50 5% Tank 1 excess capacity
Total Existing Storage	1,750,000			
Total Fire Storage	540,000			
Emergency Storage	-			
Required Equalization Storage	386,172			
Remaining Equalization Storage	823,828			
Total ERC Capacity	1,977	<i>hardcoded</i>		
Total ERC without cemetery Tank	1,732			
Existing ERCs	631			
Excess Capacity ERCs	1,346			
Excess Capacity ERCs (without cemeter)	1,101			(want to abandon cemetery tank in the future)

Inventory Cost	
Tank 1	\$9,353.23
Tank 2	
Cemetery Tank	
New Tank (2022)	1,092,000 (was \$2M approx but received \$1m in grant funding)
Total	1,101,353

Mona City

Water Impact Fee

Excess Capacity	Purpose	Total Cost	Total ERCs	Remaining ERCs	% Remaining	Remaining Value	Cost/ERC
Water Rights Excess Capacity	Rights	\$ 224,115	169	169	100%	224,115	1,322
Debt Service Interest on 1999/2000 Bonds		\$ 142,477	169	169	100%	142,477	841
Source Excess Capacity	Source	\$ 127,701	659	266	40%	51,475	194
Debt Service Interest on 1999/2000 Bonds		\$ 81,184	659	266	40%	32,724	123
Storage Excess Capacity (Tank 1)	Storage	\$ 9,353	1,732	1,101	64%	5,946	5
Debt Service Interest on 1999/2000 Bonds		\$ 5,946	1,732	1,101	64%	3,780	3
Storage Excess Capacity (New Tank)	Storage	\$ 1,092,000	1,732	1,101	64%	694,164	630
Debt Service Interest on 2022 Bonds		\$ 177,500	1,732	1,101	64%	112,833	102
Total		\$ 1,860,277				\$ 1,267,515	\$ 3,222

Future Facilities	Purpose	Total Cost	Total ERCs served	Existing ERCs	Growth ERCs	Existing	New Growth	Existing	New Growth	Cost/ERC
Total		\$ -								\$ -

Future Facility Impact Fee Schedule			
Residential (per Unit)	ERC Multiplier	Impact Fee	
Single Family	1.00	\$	3,222
Multi-Family	0.75	\$	2,416
Commerical (Meter Size)			
	1	1	\$ 3,222
	1 1/2	5	\$ 16,109
	2	8	\$ 25,774
	3	15	\$ 48,327
	4	25	\$ 80,545

Current Impact Fee Schedule	
	Impact Fee
Per ERC	\$ 1,543

plus tender one and one half acre feet of water

Mona City

Water Debt

weird because financials say 1999 bonds at lower amount

2022 Water Improvement Bonds					\$1,092,000
Year	Principal	Interest	Rate/Coupon	Total Debt Service	
1	31,000	10,920	1.00%	\$ 41,920	
2	32,000	10,610	1.00%	\$ 42,610	
3	32,000	10,290	1.00%	\$ 42,290	
4	32,000	9,970	1.00%	\$ 41,970	
5	33,000	9,650	1.00%	\$ 42,650	
6	33,000	9,320	1.00%	\$ 42,320	
7	33,000	8,990	1.00%	\$ 41,990	
8	34,000	8,660	1.00%	\$ 42,660	
9	34,000	8,320	1.00%	\$ 42,320	
10	34,000	7,980	1.00%	\$ 41,980	
11	35,000	7,640	1.00%	\$ 42,640	
12	35,000	7,290	1.00%	\$ 42,290	
13	35,000	6,940	1.00%	\$ 41,940	
14	36,000	6,590	1.00%	\$ 42,590	
15	36,000	6,230	1.00%	\$ 42,230	
16	36,000	5,870	1.00%	\$ 41,870	
17	37,000	5,510	1.00%	\$ 42,510	
18	37,000	5,140	1.00%	\$ 42,140	
19	38,000	4,770	1.00%	\$ 42,770	
20	38,000	4,390	1.00%	\$ 42,390	
21	38,000	4,010	1.00%	\$ 42,010	
22	39,000	3,630	1.00%	\$ 42,630	
23	39,000	3,240	1.00%	\$ 42,240	
24	39,000	2,850	1.00%	\$ 41,850	
25	40,000	2,460	1.00%	\$ 42,460	
26	40,000	2,060	1.00%	\$ 42,060	
27	41,000	1,660	1.00%	\$ 42,660	
28	41,000	1,250	1.00%	\$ 42,250	
29	42,000	840	1.00%	\$ 42,840	
30	42,000	420	1.00%	\$ 42,420	
Total	\$ 1,092,000	\$ 177,500		\$ 1,269,500.00	

2000 Water Revenue Debt					\$786,000
Year	Principal	Interest	Rate/Coupon	Total Debt Service	
1	18,000	33,090.60	4.21%	\$51,091	
2	19,000	32,332.80	4.21%	\$51,333	
3	20,000	31,532.90	4.21%	\$51,533	
4	21,000	30,690.90	4.21%	\$51,691	
5	22,000	29,806.80	4.21%	\$51,807	
6	23,000	28,880.60	4.21%	\$51,881	
7	23,000	27,912.30	4.21%	\$50,912	
8	24,000	26,944.00	4.21%	\$50,944	
9	26,000	25,933.60	4.21%	\$51,934	
10	27,000	24,839.00	4.21%	\$51,839	
11	28,000	23,702.30	4.21%	\$51,702	
12	29,000	22,523.50	4.21%	\$51,524	
13	30,000	21,302.60	4.21%	\$51,303	
14	31,000	20,039.60	4.21%	\$51,040	
15	33,000	18,734.50	4.21%	\$51,735	
16	34,000	17,345.20	4.21%	\$51,345	
17	35,000	15,913.80	4.21%	\$50,914	
18	37,000	14,440.30	4.21%	\$51,440	
19	38,000	12,882.60	4.21%	\$50,883	
20	40,000	11,282.80	4.21%	\$51,283	
21	42,000	9,598.80	4.21%	\$51,599	
22	44,000	7,830.60	4.21%	\$51,831	
23	45,000	5,978.20	4.21%	\$50,978	
24	48,000	4,083.70	4.21%	\$52,084	
25	49,000	2,062.90	4.21%	\$51,063	
Total	\$ 786,000	\$ 499,685		\$ 1,285,684.90	

matures 1/1/2026

City's outstanding debt	Original Principal	Maturity Date	Rate
1999 Water Revenue	752,000	1/1/2026	4.25%
2023 Water Master Plan	40,000	10/1/2027	0.00%
2022 Water Revenue	160,000	1/1/2052	0.50% not growth related/replacements
2022 Water Improvement Bonds	1,092,000	2/1/2052	1.00%

1999/2000 Bonds Improvements

	Estimated Current Cost	Estimated Current Cost	Principal Cost	Interest Cost
1. Water Rights (117 acre feet)	1,755,000	29%	224,115	\$ 142,477.17
2. Well	1,000,000	16%	127,701	\$ 81,183.57
3. Replacing Lead joins	1,700,000	28%	217,092	\$ 138,012.08
4. Develop the Spring	200,000	3%	25,540	\$ 16,236.71
5. Fix Leak in water tank	-	0%		
6. New Chlorinator	200,000	3%		
7. Construct new water tank	1,300,000	21%		
		24%	191,552	\$ 121,775.36
Total	6,155,000	\$786,000		\$ 499,685