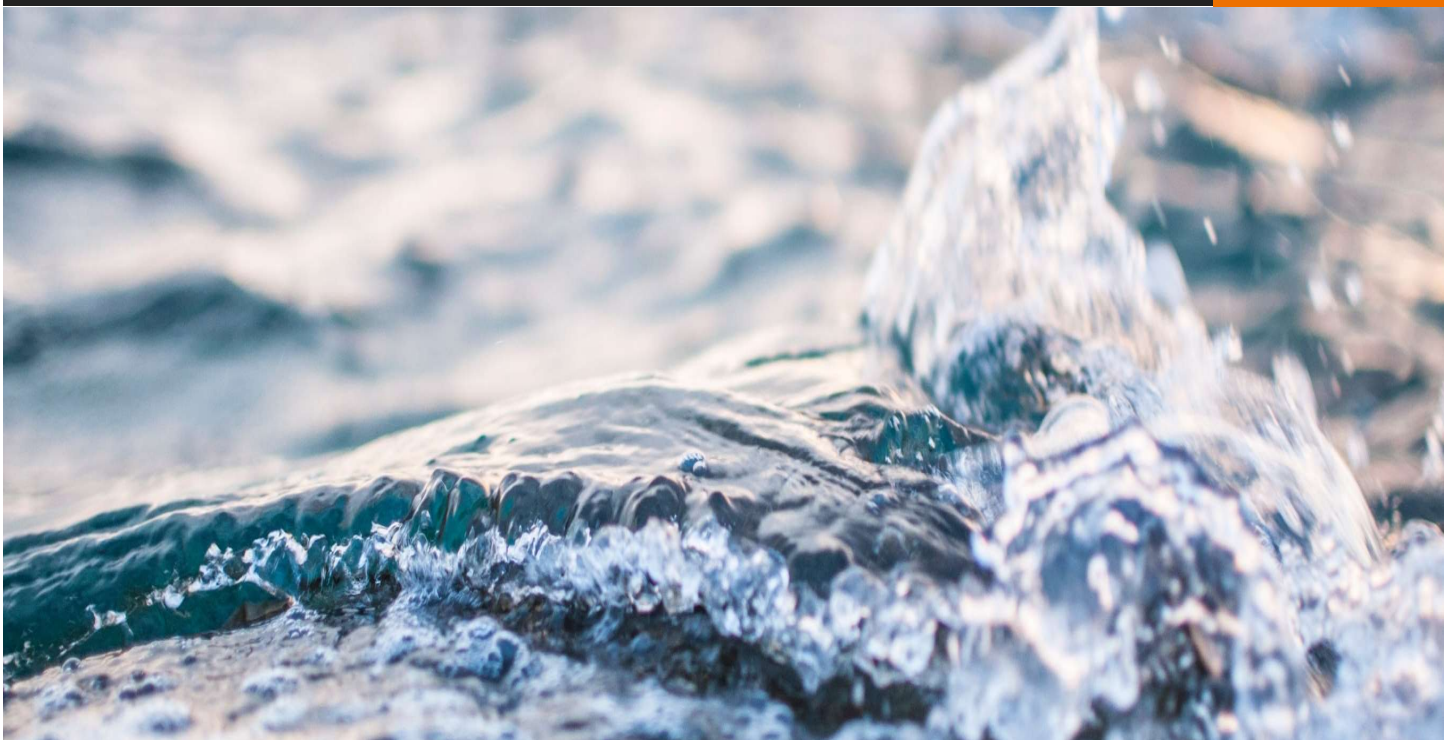




City of Goldsboro, NC

Water and Sewer System Development Fee Study

April 10, 2023





April 10, 2023

Matthew Livingston
Assistant City Manager
City of Goldsboro, NC
200 N. Center Street
Goldsboro, NC 27530

Re: Final Water and Sewer
System Development Fee Study

Dear Mr. Livingston,

Stantec is pleased to present this Final Report on the Water and Sewer System Development Fee Study that we performed for the City of Goldsboro, North Carolina. We appreciate the professional assistance provided by you and all of the members of the City staff who participated in the Study.

If you have any questions, please do not hesitate to call me at (202) 585-6391. We appreciate the opportunity to be of service to the City and look forward to the possibility of doing so again in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Hyder".

David A. Hyder
Senior Principal

1101 14th Street NW
Washington DC 20005
(202) 585-6391
David.hyder@stantec.com

Enclosure

TABLE OF CONTENTS

1. Introduction.....	1
1.1 Background	1
1.2 Legal Requirements	1
1.3 General Methodology.....	2
1.3.1 Methodologies & Restriction of Proceeds.....	3
2. Basis of Analysis	5
2.1 Water and sewer System Development Fee Cost Methodology	5
2.2 Buy-in Net System Value	5
2.3 System Capacity	6
2.4 Unit cost / system development fee Calculation	6
2.5 Level of Service.....	7
3. Results.....	9
3.1 Calculated Water and Sewer System Development Fees.....	9
3.2 Conclusions and Recommendations	10
Appendix: Supporting Schedules.....	12

1. INTRODUCTION

Stantec Consulting Services Inc. (Stantec) has conducted a Water and Sewer System Development Fee Study (Study) for the City of Goldsboro's water and sewer systems (hereafter referred to as "City" or "Utility"). This report presents the results of the comprehensive Study, including background information, legal requirements, an explanation of the calculation methodology employed, and the results of the analysis.

1.1 BACKGROUND

A system development fee is a one-time charge paid by a new customer to recover a portion or all of the cost of constructing water and sewer system capacity. The fees are also often assessed to existing customers requiring increased system capacity. In general, system development fees are based upon the costs of utility infrastructure including, but not limited to, water supply facilities, treatment facilities, effluent disposal facilities, and transmission mains. System development fees serve as the mechanism by which growth can "pay its own way" and minimize the extent to which existing customers must bear the cost of facilities that will be used to serve new customers.

Currently, the City does not assess system development fees and therefore does not recover the cost of providing water and sewer capacity from new connections to the utility systems. The City has retained the services of Stantec to calculate system development fees for each respective system in accordance with the North Carolina Public Water and Sewer System Development Fee Act, set forth in North Carolina General Statute 162A, Article 8 and provide recommendations developed during the study.

1.2 LEGAL REQUIREMENTS

The Public Water and Sewer System Development Fee Act ("SDF Act") was approved on July 20th, 2017 and grants local government entities that own or operate municipal water and sewer systems the authority to assess system development fees for the provision of utility service to new development.

The SDF Act defines new development as 1) subdivision of land, 2) construction or change to existing structure that increases service needs or 3) any use of land which increased service needs within 1 year (not longer than 12 months) of a system development fee being adopted.

According to the SDF Act the following procedural requirements need to be followed in order to adopt a system development fee:

- **Requirement 1 (NC G.S. 161A – 205):** The fee should be calculated in a written analysis ("SDF Analysis"). The SDF Analysis should (1) be prepared by a financial professional or licensed professional engineer (qualified by experience and training or education) to calculate system development fees for public water and sewer systems; (2) document the facts and data used in the analysis and their sufficiency and reliability; (3) employ generally accepted accounting, engineering, and planning methodologies, including the buy-in , incremental, or combined cost

methods for each service setting forth appropriate consideration and selection of a method appropriate to the circumstances and to meet all of the SDF Act requirements; (4) document and demonstrates reliable application of the methodologies to facts and data underlying each identifiable component of the system development fee; (5) identify all assumptions and limiting conditions affecting that analysis and demonstrate that they do not materially undermine the reliability of the conclusion reached; (6) calculate a system development fee per service unit of new development and include an equivalency or conversion table to use in determining the fees applicable for various categories of demand; (7) cover a planning horizon of between 5 and 20 years; (8) be adopted by resolution or ordinance of the local governmental unit and (9) use the gallons per day per service unit that the local governmental unit applies to its water or sewer system engineering or planning as appropriate in calculating the system development fees.

- **Requirement 2 (NC G.S. 162A-209):** The system development fee analysis must be posted on the local governmental unit's website and a means by which public comments can be solicited / submitted must be provided, for a period of at least 45 days.
- **Requirement 3 (NC G.S. 162A-209):** Comments received from the public must be considered by preparer of the system development fee analysis for possible adjustments to the analysis.
- **Requirement 4 (NC G.S. 162A-209):** The local governmental unit must hold a public hearing prior to considering adoption of the system development fees including any adjustments made as part of the public comments received by that local governmental unit.
- **Requirement 5 (NC G.S. 162A-209):** The system development fee schedule must be published as part of the local governmental unit's annual budget or fee ordinance.
- **Requirement 7 (NC G.S. 162A-207):** The local governmental unit cannot adopt a fee that is higher than the fee calculated by the professional analysis.
- **Requirement 6 (NC G.S. 162A-209):** The system development fee analysis shall be updated at least every five years.

In addition to the procedural requirements listed above, SDF Act provides specific requirements pertaining to the calculation of the system development fees. These requirements are highlighted within the body of this report in concert with the calculation of the system development fees for the City. Further, the City must follow SDF Act when actually charging the system development fee: it may be charged only to "new development" and only at the time specified in the legislation; and new development must be given a credit for costs in excess of the development's proportionate share of connecting facilities required to be oversized for use of others outside of the development.

1.3 GENERAL METHODOLOGY

There are three primary approaches to the calculation of system development fees, all of which are outlined within the SDF Act. Each of the approaches are discussed below.

Buy-In Method

This approach determines the system development fees solely on the existing utility system assets. Specifically, the replacement cost of each system’s major functional components serves as the cost basis for the system development fee calculation. This approach is most appropriate for a system with considerable excess capacity, such that most new connections to the system will be served by that existing excess capacity and the customers are effectively “buying-in” to the existing system.

Incremental/Marginal Cost Method

The second approach is to use the portion of each system’s multi-year capital improvement program (CIP) associated with the provision of additional system capacity by functional system component as the cost basis for the development fee calculation. This approach is most appropriate where 1) the existing system has limited or no excess capacity to accommodate growth, and 2) the CIP contains a significant number of projects that provide additional system capacity for each functional system component representative of the cost of capacity for the entire system.

Combined Cost Method

The third approach is a combination of the two previous approaches described. This approach is most appropriate when 1) there is excess capacity in the current system that will accommodate some growth, but additional capacity is needed in the short-term as reflected in each system’s CIP, and 2) the CIP includes a significant number of projects that will provide additional system capacity but does not necessarily have a sufficient number of projects in each functional area to be reflective of a total system.

1.3.1 Methodologies & Restriction of Proceeds

While SDF Act allows for the use of any one of the three methodologies discussed above, it specifies restrictions on how the revenues generated by the fees calculated using each methodology may be utilized. Table 1-1 summarizes each of the three methodologies, their typical application, and restriction of how the revenues can be utilized for each.

Table 1-1 Description of Methodologies & Restriction to Proceeds

Methodology / Approach:	Description:	Fee Proceeds Allowed for:
Buy-In Method	New development shares in <u>capital costs previously incurred</u> which provided capacity for demand arriving with new development needs.	Expansion and/or rehabilitation projects. Since the buy-in method reimburses the system for certain past investments, proceeds can be utilized for all types of capital projects.

Methodology / Approach:	Description:	Fee Proceeds Allowed for:
Incremental / Marginal Cost	New development share in <u>capital costs to be incurred in the future</u> which will provide capacity for demand arriving with new development needs.	Professional services costs in development of new fees and expansion costs (construction costs, debt service, capital, land purchase, other costs etc.) related to new development only. If no capital projects in next five years can be used for debt related to existing assets.
Combined Cost	Combination of Buy-In and Incremental / Marginal Cost methods	May be expended for previously completed capital improvements for which capacity exists and for capital rehabilitation projects.

After review, the City has existing capacity within its water and sewer system’s existing infrastructure to accommodate new development and limited defined capacity expansion is identified within the City’s capital improvements plan. As such, the Buy-in Cost method was determined to be the most appropriate basis for both the water and sewer system development fees.

To comply with the SDF Act, the City will revisit the methodology used as well as the calculation of its system development fees at least every five years

2. BASIS OF ANALYSIS

2.1 WATER AND SEWER SYSTEM DEVELOPMENT FEE COST METHODOLOGY

The water and sewer system development fees were calculated using the Buy-In Cost method which requires a determination of the existing cost basis or existing value for both utility systems. The following outlines the process to determine the net system value (cost basis) for the water and sewer system under the Buy-In Cost approach.

- 1) The City's existing major water and sewer system components assets are analyzed to determine the replacement cost new less depreciation (RCNLD).
- 2) Non-core system assets are excluded from the existing system value, including items such as vehicles, meters, computer equipment and other non-core system assets.
- 3) Any donated assets and/or assets not funded by the City (funded by grants, developers, etc.) are removed from the net system value (existing assets only).
- 4) The net value of the water and sewer system are further reduced by the outstanding principal on existing debt (NC G.S.162A-207).
- 5) The resulting net system value is used in the determination of the system development fee along with system capacity and level of service standards.

The following section outlines the details of the analysis completed during the Study to calculate the water and sewer system development fees.

2.2 BUY-IN NET SYSTEM VALUE

The City provided an asset inventory which included description, asset category/class, year placed in service, original cost, and useful life for each asset through FY 2021 for both the water and sewer systems. These assets were classified by each major system function, and a replacement cost new less depreciation was calculated for each asset record using the data provided by the City and the Engineering News Record Construction Cost Index. Any assets determined to be administrative and serve all systems and functions were split based on the overall allocation of classified assets.

The SDF Act requires that the system development fee calculations include provisions for credits against the value of the system to account for assets that were not funded by the municipality. As such, assets that were contributed or paid for by developers were identified and excluded from the calculation of the net asset value of each system.

In addition to contributed asset, non-core system assets were excluded from the determination of the RCNLD. These include meters, vehicles, equipment, computers, and other non-core assets. Results of

the RCNLD for the City's existing water and sewer systems based upon the asset records provided by City staff are shown in Tables 2-1 and 2-2.

Table 2-1 Replacement Cost New, Less Depreciation: Water System

Asset Category	RCNLD Value	Allocated Admin Costs	Less Contributed / Non-Core Asset	Net Asset Value
Source / Treatment	\$46,214,121	\$1,334,182	(\$1,839,746)	\$45,708,557
Transmission / Distribution	\$41,218,586	\$1,054,684	(\$6,140,216)	\$36,133,054
Total	\$87,432,707	\$2,388,866	(\$7,979,962)	\$81,841,611

Table 2-2 Replacement Cost New, Less Depreciation: Sewer System

Asset Category	RCNLD Value	Allocated Admin Costs	Less Contributed / Non-Core Asset	Net Asset Value
Treatment	\$86,010,156	\$2,576,541	(\$315,406)	\$88,271,291
Conveyance / Collection	\$47,534,953	\$1,400,442	(\$956,813)	\$47,978,582
Total	\$133,545,109	\$3,976,983	(\$1,272,219)	\$136,249,873

2.3 SYSTEM CAPACITY

The City's water and sewer systems consist of numerous functional components such as water treatment, source of supply, transmission and storage. Each of the functional components have a physical or regulatory permitted capacity. While treatment, supply, and disposal capacities are readily available and generally accepted to be the physical or regulatory permitted capacity of such facilities, transmission system capacities are more difficult to quantify.

As such, it is common to define the capacity for all functional components (including the transmission facilities) based on the system's total treatment capacity. This approach was utilized for the determination of the system capacities of the City's utility systems. The rationale behind this decision is that even if the transmission and pumping portion of either system is larger than that system's treatment capacity, the maximum capacity the system can offer to its connections is its total treatment capacity. The City owns a water treatment plant with a max day capacity of 14.0 million gallon per day ("MGD") and a wastewater treatment plant with a permitted capacity of 14.2 MGD.

2.4 UNIT COST / SYSTEM DEVELOPMENT FEE CALCULATION

Table 2-3 summarizes the System Development fee calculation for both the water and sewer systems using the Buy-In methodology. Furthermore, it provides the cost per gallon per day of system capacity based on the total capacity available within each system. It should be noted that the calculation includes the removal of the existing outstanding debt principal for the water and sewer systems from the system asset values. This accounts for the fact that the City recovers annual debt service within its water and sewer rates and is consistent with guidance outlined in the SDF Act.

Table 2-3 Calculation of Cost per Gallon Per Day

	Water	Sewer
RCNLD Value of Existing Assets	\$89,821,573	\$137,522,092
Total Value	\$89,821,573	\$137,522,092
<i>Less Credits</i>		
Outstanding Debt Principal	(\$6,936,265)	(\$16,620,878)
Donated Assets / Non-Core Assets	(7,979,962)	(1,272,219)
Net System Value	\$74,905,347	\$119,628,994
System Capacity - Gallons per Day	14,000,000	14,200,000
Cost per Gallon Per Day	\$5.35	\$8.42

2.5 LEVEL OF SERVICE

The SDF Act requires that system development fees be assessed based on a “Service Unit” which represents a unit of measure of system capacity, typically defined as an equivalent residential unit (ERU). Utilizing this approach, it is possible to define the City’s capacity in units of capacity or ERUs. Expressing the system capacities in terms of ERUs allows for the development of the unit pricing of capacity which is essential for the determination of system development fees. The basis for the determination of the ERU needs to be related to a specific level of service standard utilized by the local government for system engineering and planning purposes. The total system capacity (treatment capacity in million gallons per day for each system) divided by the level of service in gallons per day is equal to the total number of ERUs the City can serve with the system capacity.



The City’s current level of service standard follows the North Carolina state standard of 120 gallons per day per bedroom. With an assumption of 3 bedrooms per ERU, this results in a level of service of 360 gpd. The level of service utilized as part of this process represents average daily usage per ERU.

Table 2-4 presents the total ERUs within the water and sewer systems based on the existing capacity of the water and sewer systems.

Table 2-4 System ERUs

	Water	Sewer
System Capacity (gallons)	14,000,000	14,200,000
Level of Service (gpd)	360	360
Total ERUs	38,889	39,444

To account for the variations in demands that are potentially placed on the water and sewer systems by customers joining the respective systems, it is important establish a system development fee schedule that is aligned with potential use of each system. The most common approach within the utility industry is to scale the fees based on the size of the new water meter that is connecting to the system. The scaling of the system development fee by meter size thus effectively reflects the potential demand on the system associated with each meter (i.e., the larger the meter, the more capacity that can be drawn on the system). The American Water Works Association (AWWA) publishes meter equivalency factors that reflect the hydraulic capacity of each meter. This approach is consistent with industry standards and is an acceptable means of determining the fees based on potential use of the system as defined by the maximum flow rate of the water meter. Table 2-5 presents the basis for the scaling factors and the resulting ERUs by meter size.

Table 2-5 Equivalent Residential Unit Scaling

Meter Size	Maximum Flow Rate (GPM)	Equivalent Residential Units (ERUs)
3/4"	30	1.00
1"	50	1.67
1 1/2"	100	3.33
2"	160	5.33
3"	350	11.67
4"	630	21.00
6"	1,300	43.33
8"	2,800	93.33
10"	4,200	140.00

3. RESULTS

This section summarizes the results of the Study, the calculated system development fees, and conclusions and recommendations.

3.1 CALCULATED WATER AND SEWER SYSTEM DEVELOPMENT FEES

To calculate the system development fees, the total unit cost per gallon for capacity described in Section 2 and presented in Table 2-3 is multiplied by the level of service standard for an ERU of 360 gallons per day, which equates to \$2,012 for water and \$3,092 for sewer. Tables 3-1, 3-2 and 3-3 provide a schedule of the calculated water, sewer and combined system development fees respectively based upon the cost and capacity information discussed in the Study by meter size. The scaling of the system development fee by meter size is intended to reflect the potential demand associated with each meter as described in Section 2 and is recommended to be applied for both water and sewer system development fees.

Table 3-1 Water System Development Fee Schedule

Meter size	Calculated Water SDF
3/4" (1 ERU)	\$1,926
1"	\$3,210
1 1/2"	\$6,420
2"	\$10,272
3"	\$22,470
4"	\$40,446
6"	\$83,460
8"	\$179,760
10"	\$269,640

Table 3-2 Sewer System Development Fee Schedule

Meter size	Calculated Sewer SDF
3/4" (1 ERU)	\$3,032
1"	\$5,053
1 1/2"	\$10,107
2"	\$16,171
3"	\$35,373
4"	\$63,672
6"	\$131,387
8"	\$282,987
10"	\$424,480

Table 3-3 Combined System Development Fee Schedule

Meter size	Calculated Combined SDF
3/4" (1 ERU)	\$4,958
1"	\$8,263
1 1/2"	\$16,527
2"	\$26,443
3"	\$57,843
4"	\$104,118
6"	\$214,847
8"	\$462,747
10"	\$694,120

It is important to note that the City has discretion regarding the percentage of cost recovery utilized in the establishment of the system development fees. The system development fees can recover any amount up to, but not in excess of, the full cost recovery amounts identified herein for the calculated system development fees.

3.2 CONCLUSIONS AND RECOMMENDATIONS

Based upon the analysis presented herein, Stantec has developed the following conclusions and recommendations:

- 1) We recommend that the City adopt the calculated water and sewer system development fees as demonstrated in Tables 3-1, and 3-2. This will allow the City to recover a portion of the cost of providing water and sewer capacity from new connections joining the system and reduce the burden on existing rate payers to fund all aspects of the utility systems.
- 2) We recommend that the City review its development fees at least every five years to ensure that it follows requirements established by the SDF Act and to ensure that they remain fair and equitable and continue to reflect its current cost of capacity. As the City continues to expand its facilities, future changes in technology, demands, development patterns, or other factors may necessitate additional adjustments to its system development fees.
- 3) We recommend that as part of any system development fee update, the City also evaluates the most appropriate accepted methodology for calculating its system unit cost of capacity as system capacity may change over time.

Disclaimer

This document was produced by Stantec Consulting Services, Inc. (“Stantec”) for the City of Goldsboro and is based on a specific scope agreed upon by both parties. Stantec’s scope of work and services do not include serving as a “municipal advisor” for purposes of the registration requirements of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission. Stantec is not advising the City of Goldsboro, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, terms, or other similar matters concerning such products or issuances.

In preparing this report, Stantec utilized information and data obtained from the City of Goldsboro or public and/or industry sources. Stantec has relied on the information and data without independent verification, except only to the extent such verification is expressly described in this document. Any projections of future conditions presented in the document are not intended as predictions, as there may be differences between forecasted and actual results, and those differences may be material.

Additionally, the purpose of this document is to summarize Stantec’s analysis and findings related to this project, and it is not intended to address all aspects that may surround the subject area. Therefore, this document may have limitations, assumptions, or reliance on data that are not readily apparent on the face of it. Moreover, the reader should understand that Stantec was called on to provide judgments on a variety of critical factors which are incapable of precise measurement. As such, the use of this document and its findings by the City of Goldsboro should only occur after consultation with Stantec, and any use of this document and findings by any other person is done so entirely at their own risk.

APPENDIX: SUPPORTING SCHEDULES

Fixed Assets Listing and Functional Allocations

Index Year: 2022 Useful life: Design

Schedule 1

Table with columns: Asset Description, Original Cost, Year Acquired, Design Life (Years), Annual Depreciation, Accumulated Depreciation, Net Book Value, ENR Escalation Factor, Gross Asset Value (RCNLD), % of Asset Contributed or Excluded, Contributed/Excluded Assets Value, Net Asset Value.

Fixed Assets Listing and Functional Allocations

Index Year: 2022 Useful life: Design

Schedule 1

Asset Description	Original Cost	Year Acquired	Design Life (Years)	Annual Depreciation	Accumulated Depreciation	Net Book Value	ENR Escalation Factor	Gross Asset Value	% of Asset Contributed or Excluded	Contributed/ Excluded Assets Value	Net Asset Value
								RCNLD			
CIP-FY20 S1105 GOLDENLEAF SEWER & STMWTR INFRAS GRANT	\$ 446,328	2020	99	\$ -	\$ -	\$ 446,328	1.13	\$ 505,576	100%	\$ 505,576	\$ -
CIP-FY20 W1111 WATER LN & BOOSTER PUMP D#034-E WIF-1938	\$ 195,216	2020	99	\$ -	\$ -	\$ 195,216	1.13	\$ 221,130	100%	\$ 221,130	\$ -
CIP-FY20 W1112 PLATE SETTLERS D#035-E WIF-1942	\$ 114,990	2020	99	\$ -	\$ -	\$ 114,990	1.13	\$ 130,254	0%	\$ -	\$ 130,254
FY21 S1102 Ph IV SRF D#036E	\$ 1,264,125	2021	99	\$ -	\$ -	\$ 1,264,125	1.07	\$ 1,353,502	0%	\$ -	\$ 1,353,502
FY21 S1103 SEWER REHAB (BIG DITCH) D#033-E	\$ 473,214	2021	99	\$ -	\$ -	\$ 473,214	1.07	\$ 506,672	0%	\$ -	\$ 506,672
FY21 S1104 2010 SEWER BONDS D#001-E	\$ 301,777	2021	99	\$ -	\$ -	\$ 301,777	1.07	\$ 323,114	100%	\$ 323,114	\$ -
FY21 S1105 GOLDENLEAF INFRASTRUCTURE (COMPLETE FY21)	\$ 149,888	2021	99	\$ -	\$ -	\$ 149,888	1.07	\$ 160,486	100%	\$ 160,486	\$ -
FY21 W1111 WATER LINES/BOOSTER PUMP D#034-E	\$ 70,197	2021	99	\$ -	\$ -	\$ 70,197	1.07	\$ 75,160	100%	\$ 75,160	\$ -
FY21 W1112 PLATE SETTLERS (COMPLETE FY22) D#035-E	\$ 1,367,933	2021	99	\$ -	\$ -	\$ 1,367,933	1.07	\$ 1,464,650	100%	\$ 1,464,650	\$ -
CIP-FY19 Utility Improvements-NCDOT Proj U-2714	\$ 7,572	2019	99	\$ -	\$ -	\$ 7,572	1.15	\$ 8,720	100%	\$ 8,720	\$ -
CIP-FY19 Water Tank Painting	\$ 312,405	2019	99	\$ -	\$ -	\$ 312,405	1.15	\$ 359,763	100%	\$ 359,763	\$ -
D#037 GE 2020 CHEVY SILVERADO 1500 2WD TRUCK	\$ 23,258	2020	99	\$ -	\$ -	\$ 23,258	1.13	\$ 26,345	100%	\$ -	\$ -
D#037 GE 2020 FORD F-450 SUPER CAB V#8761	\$ 61,385	2020	99	\$ -	\$ -	\$ 61,385	1.13	\$ 69,534	100%	\$ -	\$ -
WIP-NCDOT CENTRAL HEIGHTS ROAD REALIGNMT (UTIL RELO COSTS)	\$ 27,876	2020	99	\$ -	\$ -	\$ 27,876	1.13	\$ 31,576	100%	\$ -	\$ -
WIP-NEUSE RIVER CAP SEC 1135 WEIR PROJECT USACE	\$ 645,000	2020	99	\$ -	\$ -	\$ 645,000	1.13	\$ 730,620	100%	\$ 730,620	\$ -
WIP-CENTER & HOLLY STREET PAINT/REPAIR	\$ 849,065	2020	99	\$ -	\$ -	\$ 849,065	1.13	\$ 961,773	100%	\$ 961,773	\$ -
WIP-WASTEWATER COLLECTION SYSTEM MODELING	\$ 107,185	2020	99	\$ -	\$ -	\$ 107,185	1.13	\$ 121,413	0%	\$ -	\$ 121,413
WIP-FY21 NEUSE RIVER CAP SEC 1135 WEIR PROJECT-EASEMENT	\$ 23,000	2021	99	\$ -	\$ -	\$ 23,000	1.07	\$ 24,626	0%	\$ -	\$ 24,626
SEWER CAPACITY-FREMONT 300K GAL @ \$2.29 GAL RES2019-91	\$ -	2020	75	\$ -	\$ -	\$ -	1.13	\$ -	100%	\$ -	\$ -
			0			\$ -	0.00	\$ -		\$ -	\$ -
						\$ -		\$ -		\$ -	\$ -
	\$ 191,350,923			\$ 4,514,259	\$ 78,584,908	\$ 112,766,015		\$ 233,302,484		\$ 13,676,341	\$ 218,091,484

Summary of System Fixed Assets & Administration Cost Allocation

Schedule 2

Function		Gross RCNLD Asset Value	Contributed or Non-Core Assets	Net RCNLD Asset Value	% of Total	Allocated Admin Costs	Net Asset Value + Allocated Admin
Water	Source/Treatment	\$ 46,214,121	\$ 1,839,746	\$ 44,374,375	20.96%	\$ 1,334,182	\$ 45,708,557
Water	Transmission/ Distribution	\$ 41,218,586	\$ 6,140,216	\$ 35,078,370	16.57%	\$ 1,054,684	\$ 36,133,054
Sewer	Treatment	\$ 86,010,156	\$ 315,406	\$ 85,694,750	40.47%	\$ 2,576,541	\$ 88,271,291
Sewer	Conyenance/ Collection	\$ 47,534,953	\$ 956,813	\$ 46,578,141	22.00%	\$ 1,400,442	\$ 47,978,582
Total		\$ 220,977,817	\$ 9,252,181	\$ 211,725,636	100%	\$ 6,365,848	\$ 218,091,484

Check	\$	-
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FY 2023 Water System Development Fee - Buy-In

Schedule 3

Functional Component:	Source/Treatment	Transmission/ Distribution	Total
Gross Plant in Service Value	\$ 47,548,303	\$ 42,273,270	\$ 89,821,573
Gross System Value	\$ 47,548,303	\$ 42,273,270	\$ 89,821,573
Less:			
Principal Credit	\$ 3,671,808	\$ 3,264,456	\$ 6,936,265
Specific Asset Contributions/Exclusions	1,839,746	6,140,216	7,979,962
General Allowance for Asset Contributions/Exclusions	-	-	-
Grants	-	-	-
Net System Value	\$ 42,036,749	\$ 32,868,598	\$ 74,905,347
0			
<i>Fee Calculation:</i>			
Capacity			
Million Gallons Per Day (MGD)	14.00	14.00	
Level of Service (gpd)	360	360	
Equivalent Residential Units	38,889	38,889	
Initial Capacity Cost per ERU	\$ 1,081	\$ 845	\$ 1,926
Allowance for Contingency	0.00%		
Percentage of Full Cost Recovery			100.00%
Escalation Factor to Effective Year			0.00%
Calculated Fee per ERU	\$ 1,081	\$ 845	\$ 1,926
Current Fee per ERU	-	-	-
Dollar Change			\$ 1,926
Percent Change			0%

FY 2023 Sewer System Development Fee - Buy-In

Schedule 4

Functional Component:	Treatment	Conyenance/ Collection	Total
Gross Plant in Service Value	\$ 88,586,697	\$ 48,935,395	\$ 137,522,092
Gross System Value	\$ 88,586,697	\$ 48,935,395	\$ 137,522,092
Less:			
Principal Credit	\$ 10,706,561	\$ 5,914,317	\$ 16,620,878
Specific Asset Contributions/Exclusions	315,406	956,813	1,272,219
General Allowance for Asset Contributions/Exclusions	-	-	-
Grants	-	-	-
Net System Value	\$ 77,564,729	\$ 42,064,265	\$ 119,628,994
<i>Fee Calculation:</i>			
Capacity			
Million Gallons Per Day (MGD)	14.20	14.20	
Level of Service (gpd)	360	360	
Equivalent Residential Units	39,444	39,444	
Initial Capacity Cost per ERU	\$ 1,966	\$ 1,066	\$ 3,032
Allowance for Contingency	0.00%		
Percentage of Full Cost Recovery			100.00%
Escalation Factor to Effective Year			0.00%
Calculated Fee per ERU	\$ 1,966	\$ 1,066	\$ 3,032
Current Fee per ERU			
Dollar Change			\$ 3,032
Percent Change			0%

Fee Summary

Schedule 5

Water Buy-In

Meter Size	Max Flow Rates (GPM)	AWWA Meter Equivalents	Calculated System Development Fee
3/4"	30	1.00	\$1,926
1"	50	1.67	\$3,210
1.5"	100	3.33	\$6,420
2"	160	5.33	\$10,272
3"	350	11.67	\$22,470
4"	630	21.00	\$40,446
6"	1,300	43.33	\$83,460
8"	2,800	93.33	\$179,760
10"	4,200	140.00	\$269,640

Sewer Buy-In

Meter Size	AWWA Meter Equivalents	Calculated System Development Fee
3/4"	1.00	\$3,032
1"	1.67	\$5,053
1.5"	3.33	\$10,107
2"	5.33	\$16,171
3"	11.67	\$35,373
4"	21.00	\$63,672
6"	43.33	\$131,387
8"	93.33	\$282,987
10"	140.00	\$424,480

Combined Buy-In

Meter Size	Calculated System Development Fee
3/4"	\$4,958
1"	\$8,263
1.5"	\$16,527
2"	\$26,443
3"	\$57,843
4"	\$104,118
6"	\$214,847
8"	\$462,747
10"	\$694,120