



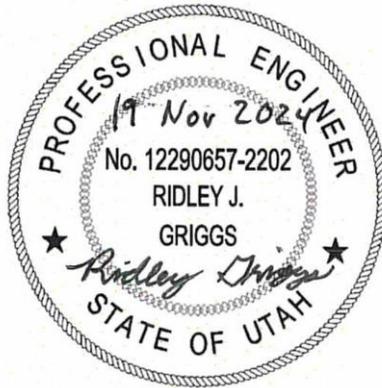
PRESSURIZED IRRIGATION WATER IMPACT FEE FACILITY PLAN AND IMPACT FEE ANALYSIS

(HAL Project No.: 260.59.100)

Adopted November 19, 2024

SPRINGVILLE CITY
PRESSURIZED IRRIGATION WATER
IMPACT FEE ANALYSIS

(HAL Project No.:260.59.100)



Ridley J. Griggs, P.E.

Project Manager



NOVEMBER 2024

IMPACT FEE CERTIFICATION

The Utah Impact Fee Act requires certifications for the Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA). Hansen, Allen & Luce provides these certifications with the understanding that the recommendations in the IFA are followed by City Staff and elected officials. If all or a portion of the IFA are modified or amended, or if assumptions presented in this analysis change substantially, this certification is no longer valid. All information provided to Hansen, Allen & Luce, Inc. is assumed to be correct, complete, and accurate.

IFFP Certification

Hansen, Allen & Luce, Inc. certifies that the Impact Fee Facilities Plan (IFFP) prepared for the pressurized irrigation water system:

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.

HANSEN, ALLEN & LUCE, INC.

IFA Certification

Hansen, Allen & Luce, Inc. certifies that the Impact Fee Analysis (IFA) prepared for the pressurized irrigation water system:

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. costs with grants or other alternate sources of payment; and
3. complies in each and every relevant respect with the Impact Fees Act.

HANSEN, ALLEN & LUCE, INC.

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IMPACT FEE SUMMARY

The impact fees for the Springville pressurized irrigation (PI) water system were last updated as a part of the City's 2018 – 2019 master planning project. Since that time, construction costs have risen substantially due to a number of factors, including material shortages, labor shortages, and supply chain constraints. Development patterns have also shifted. It appears that Springville City will need to install pipelines that were previously expected to be installed by developers (with City participation to upsize). To account for these changes, Springville City commissioned this impact fee update.

The **purpose** of the Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA) is to comply with the requirements of the Utah Impact Fees Act by identifying demands placed on the existing Pressurized Irrigation Water System by new development and by identifying the means by which the City will meet these new demands. The Springville City Pressurized Irrigation Water System Master Plan has been used in support of this analysis. There are several growth-related capital facilities anticipated to be needed in the next 10 years, so the calculated impact fee is based on anticipated capital facility projects as well as existing excess capacity and documented historic costs.

The impact fee **service area** is the pressurized irrigation water system service area, which includes the current city boundary and future areas anticipated to be annexed into the city.

The existing and proposed **level of service** for the pressurized irrigation water system includes the following:

Level of Service

- Peak Day Source Capacity: 8.5 gallons per minute per irrigated acre (gpm/irr-ac)
- Source Volume: 4.0 acre-feet/irr-ac (Annual Demand)
- Storage Capacity: 6,120 Gallons/irr-ac
- Transmission Capacity: 50 pounds per square inch (psi) minimum during peak day demand conditions

The existing system served about 550 irrigated acres at the end of 2023. Projected **growth** adds 205 irrigated acres in the next 10 years, for a total of 755 irrigated acres.

The existing pressurized irrigation water system has no existing deficiencies. The costs calculated for the capacity required for growth in the next 10 years comes from the proportional historical buy-in costs of **excess capacity** and **new projects** required entirely to provide capacity for new development.

The **pressurized irrigation water impact fee** is calculated based on the estimated cost of projects needed to support anticipated growth. The fee is calculated to be \$15,188 per irrigated acre or \$2,278 per typical single-family connection, which is assumed to have an area of 0.15 irrigated acres. This represents an increase of approximately 56% as compared to the previous impact fee.

Total Proposed Impact Fee Per Irrigated Acre and Typical Single-Family Connection

| Component | Per Irrigated Acre | Per Typical Residential Connection |
|------------------|---------------------------|---|
| Infrastructure | \$15,188 | \$2,278 |
| Planning | \$420 | \$63 |
| Total | \$15,608 | \$2,341 |

SECTION 1 INTRODUCTION

1.1 Background

Springville is located in central Utah County, alongside I-15 and on the southern end of the Provo-Orem metropolitan area. Springville had an estimated population of 35,832 in July 2022 (United States Census Bureau, 2024). The primary pressurized irrigation water sources for Springville are Hobble Creek, Springville Irrigation Ditch #1, and the Mapleton-Springville Strawberry Pipeline.

1.2 Purpose

The City has recognized the need to plan for increased demands on its pressurized irrigation water system as a result of growth. To do so, an Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA) were completed to allow the City to charge an impact fee to help pay for capital projects necessary to support future growth.

The impact fees for the Springville pressurized irrigation (PI) water system were last updated as a part of the City's 2018 – 2019 master planning project. Since that time, construction costs have risen substantially due to a number of factors, including material shortages, labor shortages, and supply chain constraints. Development patterns have also shifted. It appears that Springville City will need to install pipelines that were previously expected to be installed by developers (with City participation to upsize). To account for these changes, Springville City commissioned this impact fee update.

This report identifies those items that the Utah Impact Fees Act specifically requires, including demands placed upon existing facilities by new development, and the proposed means by which the municipality will meet those demands. The Pressurized Irrigation Water Master Plan was used to support this analysis. The master plan identified several growth-related projects needed within the 10-year planning window. Therefore, the calculated impact fee is based on excess capacity and documented historic costs, as well as future capital projects.

1.3 Impact Fee Collection

Impact fees enable local governments to finance public facility improvements necessary for growth, without burdening existing customers with costs that are exclusively attributable to growth.

An impact fee is a one-time charge on new development to pay for that portion of a public facility that is required to support that new development.

In order to determine the appropriate impact fee, the cost of the facilities associated with future development must be proportionately distributed. As a guideline in determining the “proportionate share”, the fee must be found to be roughly proportionate and reasonably related to the impact caused by the new development.

1.4 Master Planning

A Pressurized Irrigation Water System Master Plan was prepared in 2020 and is incorporated by reference into this analysis. The master plan for the City’s pressurized irrigation water system is more comprehensive than the IFFP and IFA. It provides the basis for the IFFP and IFA and identifies all capital facilities required for the pressurized irrigation water system inside the 20-year planning range, including maintenance, repair, replacement, and growth-related projects. The recommendations made within the master plan are in compliance with current City policies and standard engineering practices.

A hydraulic model of the pressurized irrigation water system was used to complete the Pressurized irrigation Water System Master Plan. The model was used to assess existing performance, level of service, to establish a proposed level of service and to confirm the effectiveness of the proposed capital facility projects to maintain the proposed level of service over the next 10 years.

SECTION 2 SYSTEM DEMAND AND CAPACITY

2.1 General

The purpose of this section is to identify the current level of service, characterize the facilities of the existing system, and determine the remaining capacity of these facilities.

The existing pressurized irrigation water system is comprised of a pipe network, water sources, and a water storage pond. Figure 1-2 from the City's Pressure Irrigation Water Master Plan illustrates the existing water system (at the time the master plan was published) and its service area and is included for reference in Appendix A. Since that time, some additional distribution pipelines have been installed.

2.2 Existing Irrigated Acreage

Water demands for all users have been determined in terms of irrigated acreage. The use of irrigated acreage is a common engineering practice to describe the entire system's usage based upon a common unit of measurement. Using irrigated acres for analysis is a way to allocate existing and future demands over both residential and non-residential land uses.

At the beginning of 2024, the City was estimated to have 550 irrigated acres served by the pressurized irrigation water system. Irrigated areas served by the drinking water system were not considered in this analysis.

2.3 Level of Service

The City has established a level of service for the pressurized irrigation water system. It establishes the sizing criteria for the City's distribution (pipelines), source, storage facilities, and water rights. The level of service standards are shown below:

Level of Service

- Source Capacity: 8.5 gpm/irr-ac (Peak Day)
- Source Volume: 4.0 ac-ft/irr-ac (Annual Demand)
- Storage Capacity: 6,120 Gallons/irr-ac
- Transmission Capacity: 50 psi minimum pressure during peak instantaneous demand of 17.0 gpm/irr-ac

2.4 Methodology Used to Determine Existing System Capacity

As specified in the Pressurized Irrigation Water Master Plan, the future pressurized irrigation system has been designed to serve 991 irrigated acres. Ponds, pipelines, and sources have

been sized based on this projection and are designed to work harmoniously to serve 991 irrigated acres. Existing and future capacity have been characterized in terms of irrigated acreage. See Table 2-1.

**Table 2-1
Capacity of Existing Distribution System**

| Timeframe | Irrigated Acreage | Percent of Total |
|------------------|--------------------------|-------------------------|
| Existing | 550 | 55.5% |
| Future | 441 | 44.5% |
| Total | 991 | 100% |

Approximately 44.5% of capacity in existing infrastructure is available to serve future growth.

2.5 Capital Facilities to Meet System Deficiencies

The City has identified five locations in the pressurized irrigation system that must be served by crossover connections to operate. These crossover connections are described in the Capital Facility Plan, but are not impact fee-eligible and will not be discussed further in this report.

SECTION 3 IMPACT FEE FACILITY PLAN AND ANALYSIS

3.1 General

Data presented in the previous section was used to calculate a proposed impact fee based on an appropriate buy-in cost of existing excess capacity and the cost of projects required to support growth. This section documents expenses previously incurred and estimated cost of future projects, and discusses possible revenue sources for the City to consider.

3.2 Growth Projections

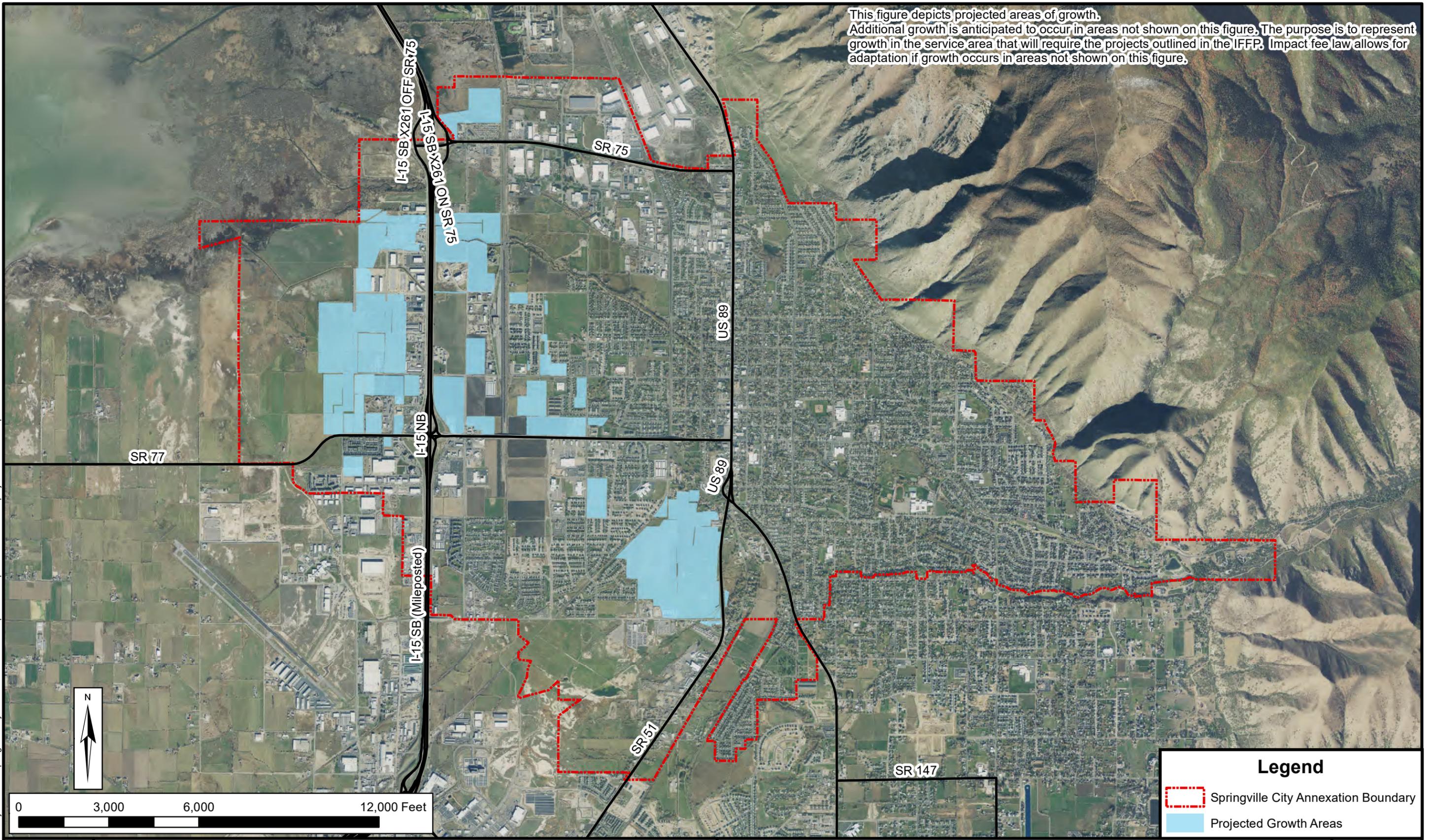
The development of impact fees requires growth projections over the next ten years. Growth projections for Springville were made by projecting future irrigated acreage in areas identified by City personnel as most likely to develop during the next ten years. Total growth projections for the City through 2034 are summarized in Table 3-1.

**Table 3-1
Growth Projections
Over Next Ten Years**

| Year | Irrigated Acres |
|---------------|------------------------|
| 2024 | 550 |
| 2025 | 572 |
| 2026 | 594 |
| 2027 | 618 |
| 2028 | 642 |
| 2029 | 662 |
| 2030 | 682 |
| 2031 | 700 |
| 2032 | 718 |
| 2033 | 736 |
| 2034 | 755 |
| Change | +205 |

The existing system served about 550 irrigated acres at the beginning of 2024. Projected growth adds 205 irrigated acres in the next 10 years for a total of 755 irrigated acres. See Figure 3-1 for areas of projected growth.

This figure depicts projected areas of growth. Additional growth is anticipated to occur in areas not shown on this figure. The purpose is to represent growth in the service area that will require the projects outlined in the IFFP. Impact fee law allows for adaptation if growth occurs in areas not shown on this figure.



Legend

- Springville City Annexation Boundary
- Projected Growth Areas

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SPRINGVILLE CITY

PROJECTED 10-YEAR GROWTH AREAS

FIGURE 3-1

3.3 Cost of Existing Pressurized Irrigation Water Facilities

In 2011, the City obtained a \$9 million federal grant to build its PI system. On top of that, the City has furnished \$1,103,606 in additional funds which are eligible to be repaid by impact fees (see Appendix B), for a total existing cost of \$10,103,606. These funds contributed to the construction of Bartholomew Pond and the major transmission line to the service area of the system, which created capacity for both existing and future users. A summary of the eligibility of these expenditures to be reimbursed with impact fees is included in Table 3-2.

**Table 3-2
Impact Fee Eligibility of Prior Expenditures**

| Funding Source | Expended | Percent Eligible for Impact Fee Reimbursement | Impact Fee Eligible Cost |
|----------------|---------------------|---|--------------------------|
| Federal Grant | \$9,000,000 | 0% ¹ | \$0 |
| City Funds | \$1,103,606 | 44.5% ² | \$491,110.24 |
| Total | \$10,103,606 | - | \$491,110.24 |

1. Grant funding is not eligible to be reimbursed by impact fees
2. See Table 2-1.

3.4 Cost of Future Pressurized Irrigation Water Facilities

A hydraulic model was used to determine the facilities necessary to serve growth through the 10-year planning period. These facilities are shown in Table 3-3 and on Figure 7-1 in the Pressurized Irrigation Water System Master Plan (which has been included in Appendix A for reference). Estimated costs include only the portion of cost anticipated to be paid by the City, shown as impact fee eligible cost. Detailed estimates for future project costs have been included in Appendix C.

Unit costs for the construction cost estimates are based on conceptual level engineering. Sources used to estimate construction costs include:

1. "Means Heavy Construction Cost Data, 2023"
2. Price quotes from equipment suppliers
3. Recent construction bids for similar work

All costs are presented in 2024 dollars.

Master plan projects are a high-level representation of the infrastructure the City will need to construct in order to address existing deficiencies or meet future growth needs. However, due to the many unknown factors at this stage of design (such as alignment and depth of pipes, utility conflicts, the cost of land and easements, construction methodology, types of equipment and material to be used, interest and inflation rates, permitting requirements, etc.), there is a significant level of uncertainty in estimated costs. Master plan-level cost estimates can typically be expected to be accurate within +/- 50% of their actual cost. Prices have been exceptionally

volatile from 2020 to 2024 due to supply chain and labor market issues, further complicating attempts to estimate future construction costs.

While detailed cost estimates for all projects are beyond the scope of this study, the intent of planning-level cost estimates is to present reasonable projections of expected project costs. This results in a computed impact fee that is reasonable and fair to both the City and the developer. This is consistent with impact fee law, which requires that the fee must be "roughly proportionate and reasonably related" to the impact caused by new development.

**Table 3-3
Estimated 10-Year Project Costs**

| Project¹ | Map ID | Total Estimated Cost | Percent Eligible for Impact Fee² | Impact Fee Eligible Cost |
|---|---------------|-----------------------------|--|---------------------------------|
| 20-inch Pipeline – 700S/1500 W | 1 | \$2,250,000 | 100% | \$2,250,000 |
| 16-inch Pipeline – Center Street | 2 | \$2,001,000 | 100% | \$2,001,000 |
| 12-inch Pipeline – Center Street | 3 | \$1,179,000 | 27% | \$320,000 |
| 10-inch pipeline – 1750 W | 4 | \$2,544,000 | 20% | \$497,000 |
| 10-inch pipeline – 1000 N | 5 | \$998,000 | 20% | \$195,000 |
| 8-inch pipeline – W Frontage Road (north phase) | 6 | \$366,000 | 9% | \$32,000 |
| 8-inch pipeline – 800 N | 7 | \$245,000 | 9% | \$21,000 |
| 8-inch pipeline – W Frontage Road (south phase) | 8 | \$676,000 | 9% | \$59,000 |
| 8-inch pipeline – 900 S | 14 | \$832,000 | 100% | \$832,000 |
| Totals | | \$11,091,000 | - | \$6,207,000 |

1. Refer to Figure 7-1 in the City's Pressurized Irrigation Water Master Plan for the project and its corresponding ID number. This figure has been included in Appendix A for reference.
2. Where the City is expected to upsize a developer-installed pipe, only the portion attributable to the upsize is considered impact fee eligible.

3.5 Impact Fee Unit Calculation

Currently, the City reviews proposed developments and notes the anticipated irrigated area of all development within the boundaries of the pressurized irrigation service area. It is recommended that the City continue to document irrigated areas of development and charge impact fees accordingly.

Infrastructure

The total infrastructure component of the impact fee was calculated as shown in Table 3-4.

**Table 3-4
Proposed Infrastructure Component of Fee**

| Item | Prior Expenditures¹ | Future Projects² | Total³ |
|--------------------------------|---------------------------------------|------------------------------------|--------------------------|
| Impact Fee Eligible Costs | \$491,110.24 | \$6,207,000.00 | \$6,698,110.24 |
| Irrigated Acreage Served | 441 | 441 | 441 |
| Cost per Irrigated Acre | - | - | \$15,188.46 |

1. See Table 3-2
2. See Table 3-3
3. Cost per irrigated acre is computed as impact fee eligible costs divided by future irrigated acreage served.

Infrastructure costs by time period are summarized in Table 3-5.

**Table 3-5
Infrastructure Costs by Time Period**

| Time Period | Irr-ac Served | Buy-in Cost | Growth Cost | Total Cost |
|--------------------|----------------------|--------------------|--------------------|--------------------|
| Existing | 550 | \$612,496 | \$0 | \$612,496 |
| Next 10 Years | 205 | \$228,294 | \$2,885,340 | \$3,113,634 |
| Beyond 10 Years | 236 | \$262,816 | \$3,321,660 | \$3,584,476 |
| Total | 991 | \$1,103,606 | \$6,207,000 | \$7,310,606 |

Planning

Planning services are also needed to support growth. The City updates their master plans approximately every 5 years and their impact fee studies approximately every 3 years. Considering this schedule, and the cost of the most recent impact fee updates, a planning impact fee was calculated as shown in Table 3-6.

**Table 3-6
Planning Component of Impact Fee**

| Planning Document | Cost | % Associated with Growth¹ | Cost Associated with Growth | Irr-ac Served² | Cost per Irr-Ac |
|--------------------------|-----------------|---|------------------------------------|----------------------------------|------------------------|
| 2018 Master Plan | \$29,500 | 60% | \$17,700 | 96 | \$184.38 |
| 2024 IFFP and IFA | \$16,000 | 100% | \$16,000 | 68 | \$235.29 |
| Total | \$45,500 | - | \$33,700 | - | \$419.67 |

1. Percentages to growth for the master plan was based on a review of the scope of the plan and associated fees for tasks associated with the existing system and future growth. The IFFP and IFA are 100% associated with growth.
2. Irr-ac served was defined as the amount of irrigated acreage expected to develop during the 5-year life of the master plan and the 3-year life of the IFFP and IFA, respectively.

Table 3-7 shows expected planning costs by time period.

**Table 3-7
Planning Costs by Time Period**

| Time Period | Irr-ac Served | Buy-in Cost | Growth Cost | Total Cost |
|--------------------|----------------------|--------------------|--------------------|---------------------|
| Existing | 550 | \$17,700.00 | \$0.00 | \$17,700.00 |
| Next 10 Years | 205 | \$0.00 | \$86,032.17 | \$86,032.17 |
| Beyond 10 Years | 236 | \$0.00 | \$0.00 | \$0.00 |
| Total | 991 | \$17,700.00 | \$86,032.17 | \$103,732.17 |

Total Impact Fee

Table 3-8 shows the proposed impact fee per irrigated acre. This represents an increase of approximately 56% as compared to the previous impact fee.

**Table 3-8
Total Proposed Impact Fee**

| Component | Per Irrigated Acre | Per Square Foot |
|------------------|---------------------------|------------------------|
| Infrastructure | \$15,188 | \$0.3487 |
| Planning | \$420 | \$0.0096 |
| Total | \$15,608 | \$0.3583 |

3.6 Total Impact Fee Calculation for a Typical Single-Family Residence

A typical single-family residence in Springville has an average of 0.15 irrigated acres. Accordingly, the proposed pressurized irrigation water system impact fee for one typical residential connection is **\$2,278** (see Table 3-9).

**Table 3-9
Total Proposed Impact Fee per Single-Family Residence**

| Component | Per Typical Residential Connection |
|------------------|---|
| Infrastructure | \$2,278 |
| Planning | \$63 |
| Total | \$2,341 |

3.7 Facility Cost by Time Period

Only those costs attributed to the new growth in the next 10 years can be included in the impact fee. Table 3-10 is a summary of the existing and future facility costs by pressurized irrigation water system component and by time period. Existing costs are those costs attributed to capacity currently being used by existing connections. Costs over the next 10 years are costs for the existing capacity or new capacity for the assumed growth in the next 10 years. Costs attributed to beyond 10 years are costs which will be incurred within 10 years, but provide capacity for growth beyond 10 years.

**Table 3-10
Facility Cost by Time Period**

| | Existing | Next 10 Years | Beyond 10 Years | Total |
|-------------------|------------------|----------------------|------------------------|--------------------|
| Infrastructure | \$612,496 | \$3,113,634 | \$3,584,476 | \$7,310,606 |
| Planning | \$17,700 | \$86,032 | \$0 | \$103,732 |
| Total Cost | \$630,196 | \$3,199,666 | \$3,584,476 | \$7,414,338 |

3.8 Revenue Options

Revenue options for the recommended projects include: general obligation bonds, revenue bonds, State/Federal grants and loans, user fees, and impact fees. Although this analysis

focuses on impact fees, the City may need to consider a combination of these funding options. The following discussion describes each of these options.

General Obligation Bonds through Property Taxes

This form of debt enables the City to issue general obligation bonds for capital improvements and replacement. General Obligation (G.O.) Bonds would be used for items not typically financed through the Water Revenue Bonds (for example, the purchase of water source to ensure a sufficient water supply for the City in the future). G.O. bonds are debt instruments backed by the full faith and credit of the City which would be secured by an unconditional pledge of the City to levy assessments, charges or ad valorem taxes necessary to retire the bonds. G.O. bonds are the lowest-cost form of debt financing available to local governments and can be combined with other revenue sources such as specific fees, or special assessment charges to form a dual security through the City's revenue generating authority. These bonds are supported by the City as a whole, so the amount of debt issued for the water system is limited to a fixed percentage of the real market value for taxable property within the City. For growth related projects this type of revenue places an unfair burden on existing residents as they had previously paid for their level of service.

Revenue Bonds

This form of debt financing is also available to the City for utility related capital improvements. Unlike G.O. bonds, revenue bonds are not backed by the City as a whole, but constitute a lien against the water service charge revenues of a Water Utility. Revenue bonds present a greater risk to the investor than do G.O. bonds, since repayment of debt depends on an adequate revenue stream, legally defensible rate structure /and sound fiscal management by the issuing jurisdiction. Due to this increased risk, revenue bonds generally require a higher interest rate than G.O. bonds, although currently interest rates are at historic lows. This type of debt also has very specific coverage requirements in the form of a reserve fund specifying an amount, usually expressed in terms of average or maximum debt service due in any future year. This debt service is required to be held as a cash reserve for annual debt service payment to the benefit of bondholders. Typically, voter approval is not required when issuing revenue bonds. For growth related projects this type of revenue places an unfair burden on existing residents as they had previously paid for their level of service.

State/Federal Grants and Loans

Historically, both local and county governments have experienced significant infrastructure funding support from state and federal government agencies in the form of block grants, direct grants in aid, interagency loans, and general revenue sharing. Federal expenditure pressures and virtual elimination of federal revenue sharing dollars are clear indicators that local government may be left to its own devices regarding infrastructure finance in general. However, state/federal grants and loans should be further investigated as a possible funding source for needed water system improvements.

It is also important to assess likely trends regarding federal / state assistance in infrastructure financing. Future trends indicate that grants will be replaced by loans through a public works revolving fund. Local governments can expect to access these revolving funds or public works trust funds by demonstrating both the need for and the ability to repay the borrowed monies, with interest. As with the revenue bonds discussed earlier, the ability of infrastructure programs to wisely manage their own finances will be a key element in evaluating whether many secondary funding sources, such as federal/state loans, will be available to the City.

Not charging impact fees or significantly lowering them could be viewed negatively from the perspective of State/Federal funding agencies. Charging a proper impact fee signals to these agencies that the community is using all possible means to finance the projects required to provide vital services their residents.

User Fees

Similar to property taxes on existing residents, user fees to pay for improvements related to new growth-related projects places an unfair burden on existing residents as they had previously paid for their level of service.

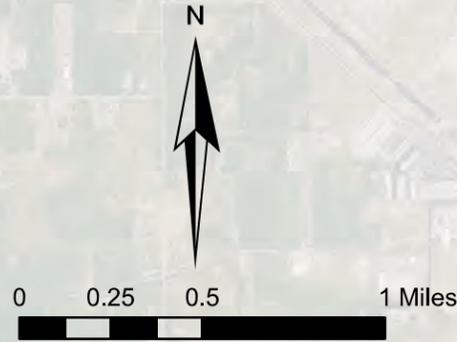
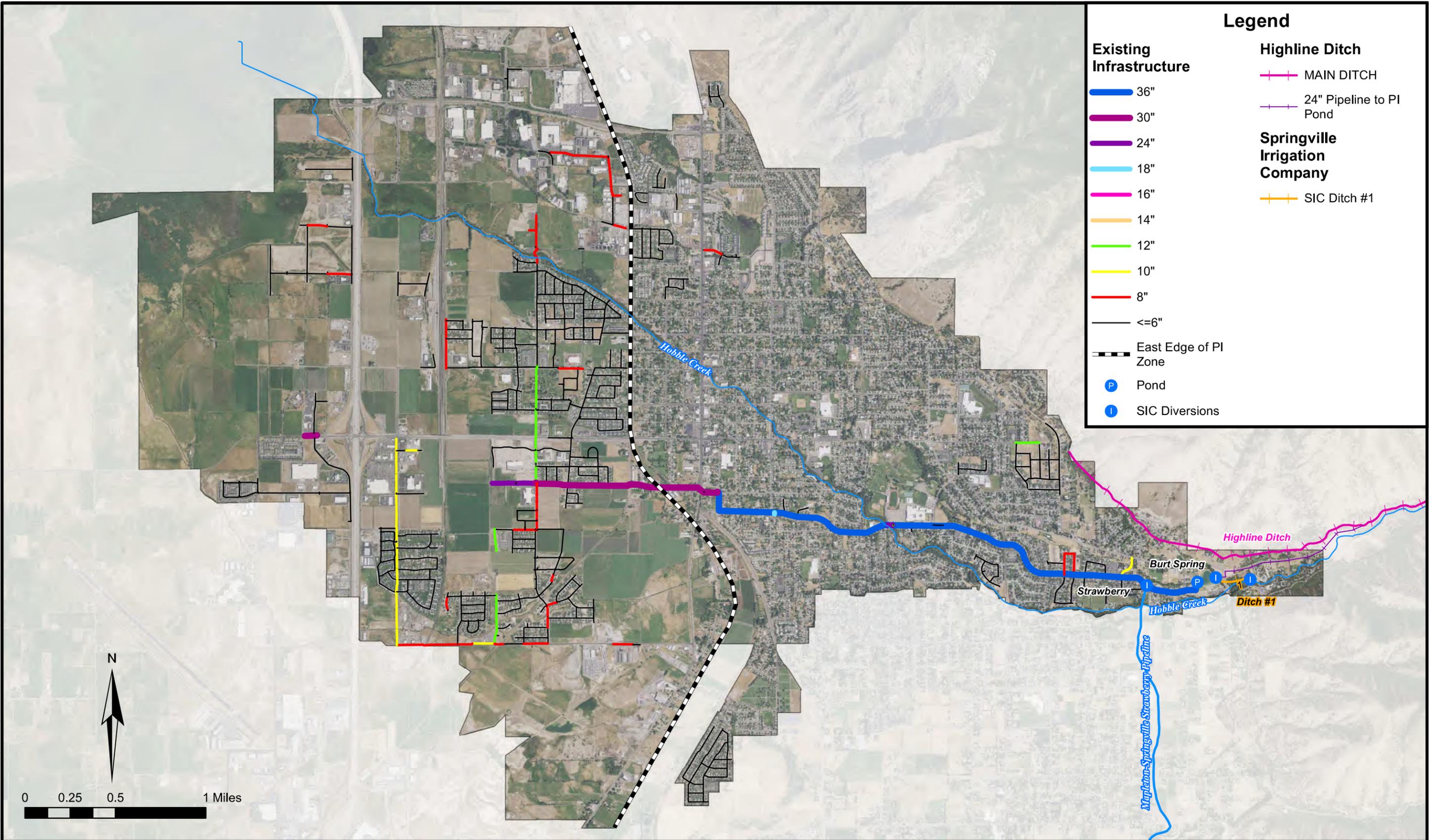
Impact Fees

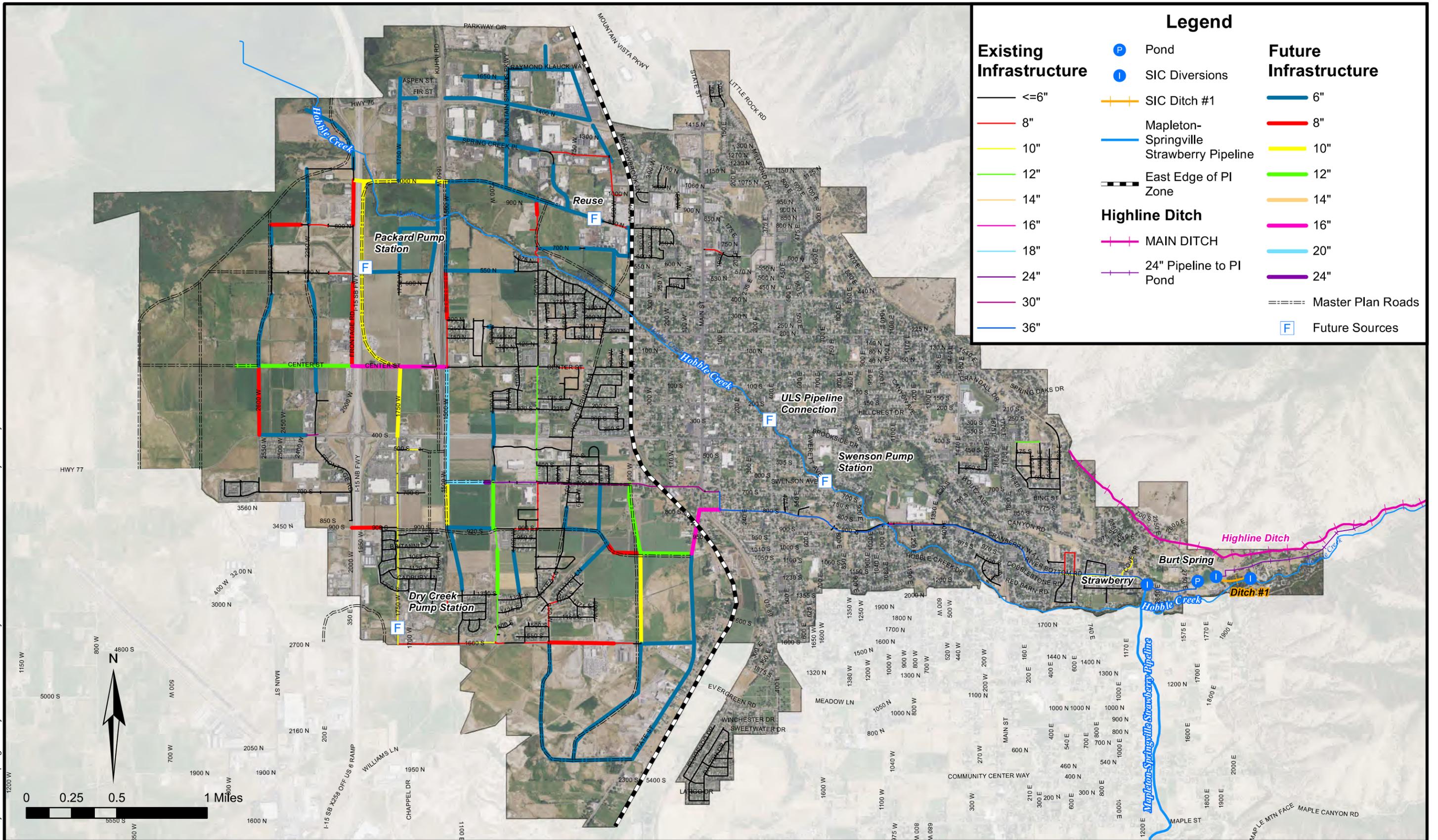
As discussed in Section 1, an impact fee is a one-time charge to a new development for the purpose of raising funds for the construction of improvements required by the new growth and to maintain the current level of service. Impact fees in Utah are regulated by the Impact Fee Statute and substantial case law. Impact fees are a form of a development exaction that requires a fee to offset the burdens created by the development on existing municipal services. Funding the future improvements required by growth through impact fees does not place the burden on existing residents to provide funding of these new improvements.

APPENDIX A

Information from the Pressurized Irrigation Water Master Plan

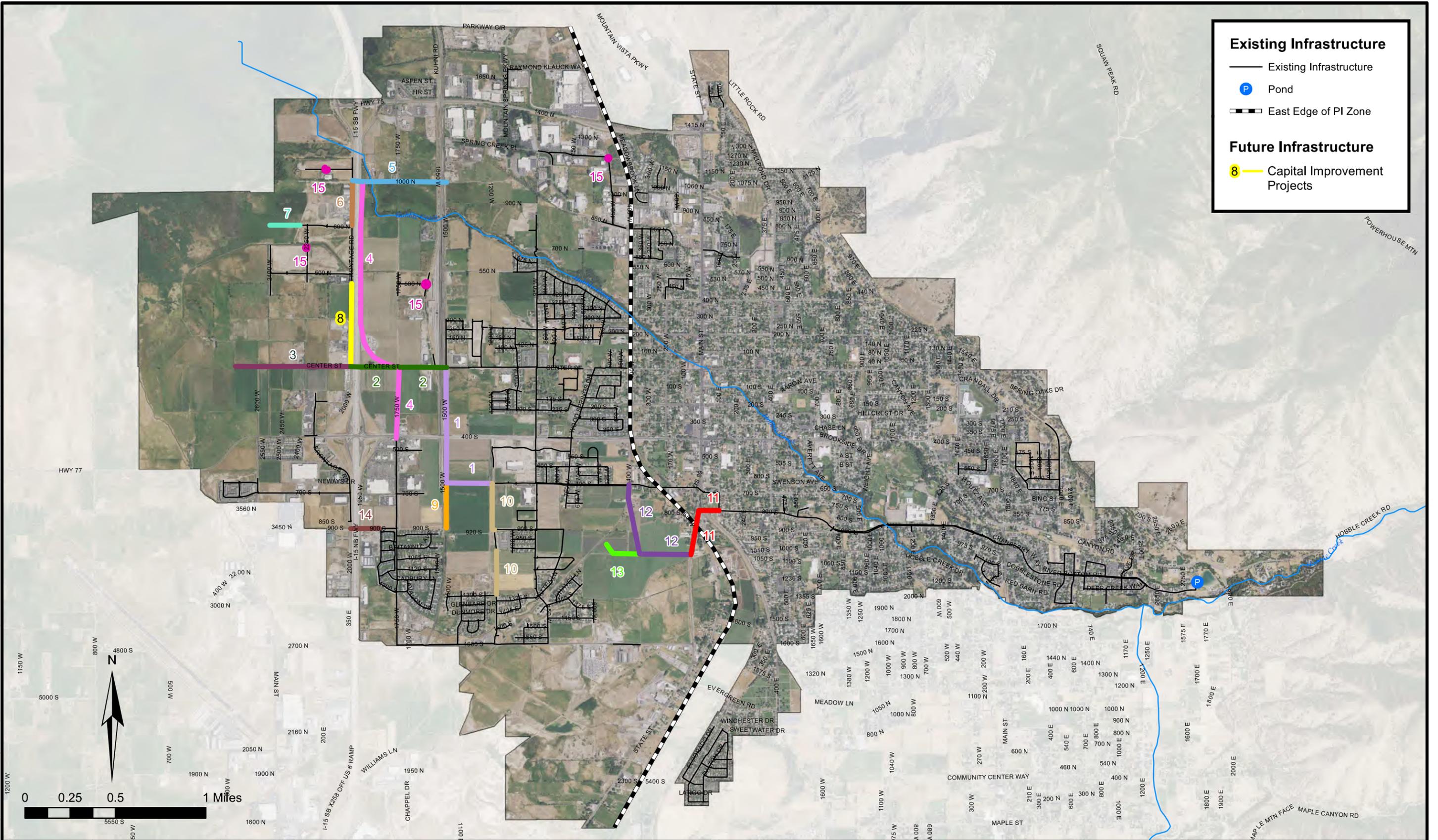






Legend

| Existing Infrastructure | | Future Infrastructure | |
|-------------------------|------|-----------------------|--|
| | <=6" | | Pond |
| | 8" | | SIC Diversions |
| | 10" | | SIC Ditch #1 |
| | 12" | | Mapleton-Springville Strawberry Pipeline |
| | 14" | | East Edge of PI Zone |
| | 16" | | Highline Ditch |
| | 18" | | MAIN DITCH |
| | 24" | | 24" Pipeline to PI Pond |
| | 30" | | Master Plan Roads |
| | 36" | | Future Sources |



Existing Infrastructure

- Existing Infrastructure
- Pond
- East Edge of PI Zone

Future Infrastructure

- Capital Improvement Projects

Springville City's master plans can be accessed in their entirety at the following location:

<https://www.springville.org/engineering/master-plans/>

APPENDIX B

Cost of Existing Infrastructure

PI Project Payment History

| GL # | DESCRIPTION | FY 09-10 6/30/2010 | FY 10-11 6/30/2011 | FY 11-12 6/30/2012 | FY 12-13 6/30/2013 | FY 13-14 6/30/2014 | FY 14-15 6/30/2015 | FY 15-16 6/30/2016 | FY 16-17 6/30/2017 | FY 17-18 6/30/2018 | FY 18-19 6/30/2019 | FY 19-20 6/30/2020 | Total |
|-----------|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------|
| 516800033 | WEST SIDE PI SYSTEM DESIGN | \$ - | \$ 274,876 | \$ 1,615 | \$ 35,720 | \$ 300,243 | \$ 317,552 | \$ 1,339 | \$ - | \$ - | \$ - | \$ - | \$ 931,345 |
| 516800034 | PI Phase 1 | \$ - | \$ - | \$ - | \$ - | \$ 3,002,777 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,002,777 |
| 516190811 | PI Phase 2 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,352,495 | \$ 2,549,258 | \$ 43,048 | \$ - | \$ - | \$ - | \$ 5,944,801 |
| | PI Connection | \$ 20,476 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 20,476 |
| | 6" Pipes | \$ - | \$ 54,999 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 54,999 |
| | Pipe upsizing | \$ - | \$ - | \$ 6,294 | \$ 14,212 | \$ - | \$ - | \$ - | \$ 66,349 | \$ - | \$ 62,353 | \$ - | \$ 149,208 |

Sub-Total \$ 10,103,606
 CUWCD Grant \$ 9,000,000
City Expense \$ 1,103,606

NOTE:

Payment history data for accounts 516800033, 516800034, and 516190811 taken from end of year finance reports run for each GL# associated with the West Side PI project. Data was generated 2/27/2020
 Other expenses are taken from City records.

APPENDIX C

Estimated Future Project Costs

**Springville City Capital Facility Plan
Pressurized Irrigation Water Recommended Improvements
Preliminary Engineers Cost Estimates**

| Item | Unit | Unit Price | Quantity | Total Price | % IF Eligible | IF Eligible Cost |
|--|------|------------|---|----------------------|---------------|---------------------|
| SW 1. 20-inch Pipeline - 700 S/1500 W | | | | | | |
| Install 20" pipeline | LF | \$ 402 | 4662 | \$ 1,874,895 | 100% | \$ 1,874,895 |
| | | | Total | \$ 1,874,895 | | |
| | | | Engineering & Admin. (10%) | \$ 187,490 | 100% | \$ 187,490 |
| | | | Contingency (10%) | \$ 187,490 | 100% | \$ 187,490 |
| | | | Total to 20-inch Pipeline - 700 S/1500 W | \$ 2,250,000 | 100% | \$ 2,250,000 |
| SW 2. 16-inch Pipelines - Center Street | | | | | | |
| Install 16" pipeline | LF | \$ 332 | 3196 | \$ 1,060,270 | 100% | \$ 1,060,270 |
| | | | Total | \$ 1,060,270 | | |
| | | | Engineering & Admin. (10%) | \$ 106,027 | 100% | \$ 106,027 |
| | | | Contingency (10%) | \$ 106,027 | 100% | \$ 106,027 |
| | | | Total to 16-inch Pipelines - Center Street | \$ 1,272,000 | 100% | \$ 1,272,000 |
| SW 3. 12-inch Pipeline - Center Street | | | | | | |
| Install 12" pipeline | LF | \$ 292 | 3369 | \$ 982,179 | 27% | \$ 266,711 |
| | | | Total | \$ 982,179 | | |
| | | | Engineering & Admin. (10%) | \$ 98,218 | 27% | \$ 26,671 |
| | | | Contingency (10%) | \$ 98,218 | 27% | \$ 26,671 |
| | | | Total to 12-inch Pipeline - Center Street | \$ 1,179,000 | 27% | \$ 320,000 |
| SW 4. 10-inch Pipeline - 1750 W | | | | | | |
| Install 10" pipeline | LF | \$ 264 | 8033 | \$ 2,119,696 | 20% | \$ 413,744 |
| | | | Total | \$ 2,119,696 | | |
| | | | Engineering & Admin. (10%) | \$ 211,970 | 20% | \$ 41,374 |
| | | | Contingency (10%) | \$ 211,970 | 20% | \$ 41,374 |
| | | | Total to 10-inch Pipeline - 1750 W | \$ 2,544,000 | 20% | \$ 497,000 |
| SW 5. 10-inch Pipeline - 1000 N | | | | | | |
| Install 10" pipeline | LF | \$ 264 | 3153 | \$ 831,993 | 20% | \$ 162,397 |
| | | | Total | \$ 831,993 | | |
| | | | Engineering & Admin. (10%) | \$ 83,199 | 20% | \$ 16,240 |
| | | | Contingency (10%) | \$ 83,199 | 20% | \$ 16,240 |
| | | | Total to 10-inch Pipeline - 1000 N | \$ 998,000 | 20% | \$ 195,000 |
| SW 6. 8-inch Pipeline - W Frontage Road (north phase) | | | | | | |
| Install 8" pipeline | LF | \$ 233 | 1313 | \$ 305,301 | 9% | \$ 26,462 |
| | | | Total | \$ 305,301 | | |
| | | | Engineering & Admin. (10%) | \$ 30,530 | 9% | \$ 2,646 |
| | | | Contingency (10%) | \$ 30,530 | 9% | \$ 2,646 |
| | | | Total to 8-inch Pipeline - W Frontage Road (north phase) | \$ 366,000 | 9% | \$ 32,000 |
| SW 7. 8-inch Pipeline - 800 N | | | | | | |
| Install 8" pipeline | LF | \$ 233 | 879 | \$ 204,387 | 9% | \$ 17,715 |
| | | | Total | \$ 204,387 | | |
| | | | Engineering & Admin. (10%) | \$ 20,439 | 9% | \$ 1,772 |
| | | | Contingency (10%) | \$ 20,439 | 9% | \$ 1,772 |
| | | | Total to 8-inch Pipeline - 800 N | \$ 245,000 | 9% | \$ 21,000 |
| SW 8. 8-inch Pipeline - W Frontage Road (south phase) | | | | | | |
| Install 8" pipeline | LF | \$ 233 | 2424 | \$ 563,633 | 9% | \$ 48,853 |
| | | | Total | \$ 563,633 | | |
| | | | Engineering & Admin. (10%) | \$ 56,363 | 9% | \$ 4,885 |
| | | | Contingency (10%) | \$ 56,363 | 9% | \$ 4,885 |
| | | | Total to 8-inch Pipeline - W Frontage Road (south phase) | \$ 676,000 | 9% | \$ 59,000 |
| SW 14. 8-inch Pipeline - 900 S | | | | | | |
| Install 8" pipeline | LF | \$ 233 | 832 | \$ 193,458 | 100% | \$ 193,458 |
| Bore Under I-15 | LS | \$ 500,000 | 1 | \$ 500,000 | 100% | \$ 500,000 |
| | | | Total | \$ 693,458 | | |
| | | | Engineering & Admin. (10%) | \$ 69,346 | 100% | \$ 69,346 |
| | | | Contingency (10%) | \$ 69,346 | 100% | \$ 69,346 |
| | | | Total to 8-inch Pipeline - 900 S | \$ 832,000 | 100% | \$ 832,000 |
| | | | Total Costs | \$ 10,362,000 | 53% | \$ 5,478,000 |