IVINS CITY STORM DRAIN RATE STUDY

MAY 2024

FINAL DRAFT

PREPARED FOR:

IVINS CITY UTAH

PREPARED BY:

BOWEN COLLINS & ASSOCIATES

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SECTION 1
PROJECTED REVENUE NEEDS

INTRODUCTION

Ivins City has retained Bowen, Collins & Associates (BC&A) to update its storm drain rates. The purpose of this study is to update the City's storm drain rate based on changes in system development patterns and revenue requirements that have occurred since the last study. The rate study will calculate detailed rates for the next six years and present a longer-term finance plan to achieve the City's primary objectives of:

- Maintaining high quality, reliable storm drain service at affordable prices for customers;
- Maintaining stable revenue generation adequate to fund system needs; and
- Minimizing the City's long-term costs by avoiding debt where possible.

Implementing the recommendations contained in this report will help Ivins City keep its storm drain utility system adequately funded to maintain its current infrastructure and keep pace with its currently approved capital improvements plan.

PROJECTED REVENUE NEEDS

Before calculating detailed rates for individual customer classes, it is important to consider the overall plan for meeting the future revenue needs of the City. The first step in this process is to project future expenditures. Budgeted and projected expenditures for the City for years 2024 through 2034 are shown in Figure 1-1.

Tables containing the values used to generate these figures are contained in Appendices A-B. Future expenditures can be grouped into four categories:

- **Operation and Maintenance Expenditures –** These are the annual costs of running the system. They include items such as salary and benefit costs for City staff, equipment and supplies, power costs, and all other costs associated with doing business throughout the year. Operation and maintenance (O&M) costs are relatively consistent from year to year and tend to increase at the rate of inflation. O&M costs also increase over time as the storm drain system expands with population growth and development. Some of the largest O&M costs are employee wages and repair of storm drain lines.
- **Debt Service Expenditures –** These are the costs paid toward bonds taken out by the City in previous years. These costs are easily predictable because they are tied to set payment schedules for each bond. Note that the repayment schedule for the City's current bond includes additional principal payments through fiscal year (FY) 2027. It can be seen in Figure 1-1 that annual debt service expenditures drop in FY 2028 when these additional principal payments end.
- **Capital Improvement Expenditures –** These are the costs of constructing new facilities within the City. This can include completely new facilities or replacement of existing facilities. Capital improvement expenditures are usually the most volatile of expenditure categories. Because O&M and debt service costs are basically fixed, budgets are usually balanced by increasing or decreasing capital improvement expenditures as necessary. While some fluctuation in the funding of capital improvements is acceptable from year to year, the overall robustness of the system will depend on adequately funding this portion of the budget over

the long term. The current capital improvement budget shown in the figure is based on the City's recently completed storm drain master plan and associated capital improvement plan.

- **Rehabilitation and Replacement –** These costs are associated with repairing and replacing damaged and aging infrastructure. Each component of the storm drain system has a finite service life. As such, it is necessary to continually budget money for the rehabilitation or replacement of these system components. If adequate funds are not set aside for regular system renewal, the system will fall into disrepair and be incapable of providing the level of service customers in the City expect.

  Planned capital improvements as identified in the previous category (Capital Improvement Expenditures) are important for addressing known deficiencies and to accommodate future growth. However, it is also important to include costs in the budget to cover additional rehabilitation and replacement projects as the system ages and additional needs arise. This category includes funds for this purpose.

10-YEAR BUDGET PLAN

With the expected expenditures outlined above, it is possible to prepare a future budget plan. A budget plan has been developed for the storm drain utility and is shown in Figure 1-1. The process of creating this budget plan was as follows:

1. **Identify projected revenue based on existing storm drain rates –** Using the City's existing storm drain rates, BC&A calculated the revenue the City could expect to receive over the next 10 years if no changes are made to existing rates. These projections include consideration of future system growth and account for recommended impact fee rate increases over time. As can be seen in Figure 1-1, projected revenues based on existing rates are sufficient to meet the City's existing O&M and debt service costs but fall short of funding the City's recommended capital improvement plan and rehabilitation and replacement needs. An increase in existing rates will be required if the City wants to sustainably fund its capital improvement needs.

2. **Identify recommended level of funding based on long-term system needs** – To maintain the utility in good operating condition, the City's annual investment into the system should be about equal to the replacement value of the system divided by its estimated service life. The current estimated replacement value of the City's storm drain system is approximately $56 million. Based on an approximate service life of 70 years, we would recommend the City budget approximately 1.5 percent of replacement costs ($840,000 in 2023) per year for capital investment in its storm drain system. This amount would increase over time to account for overall system growth and inflation. While a substantial portion of this total can be used toward constructing those projects identified in the capital facilities plan, the remaining amount will be available for rehabilitation and replacement of existing facilities.

   Based on this approach, the City's recommended long-term level of funding based on all O&M and system investment needs is shown in Figure 1-1. As can be seen in the figure, the City's available funding from existing rates is substantially below the long-term recommendations. The City will need to increase its rates to keep up with inflation and continue to meet the City's long-term needs for the system.

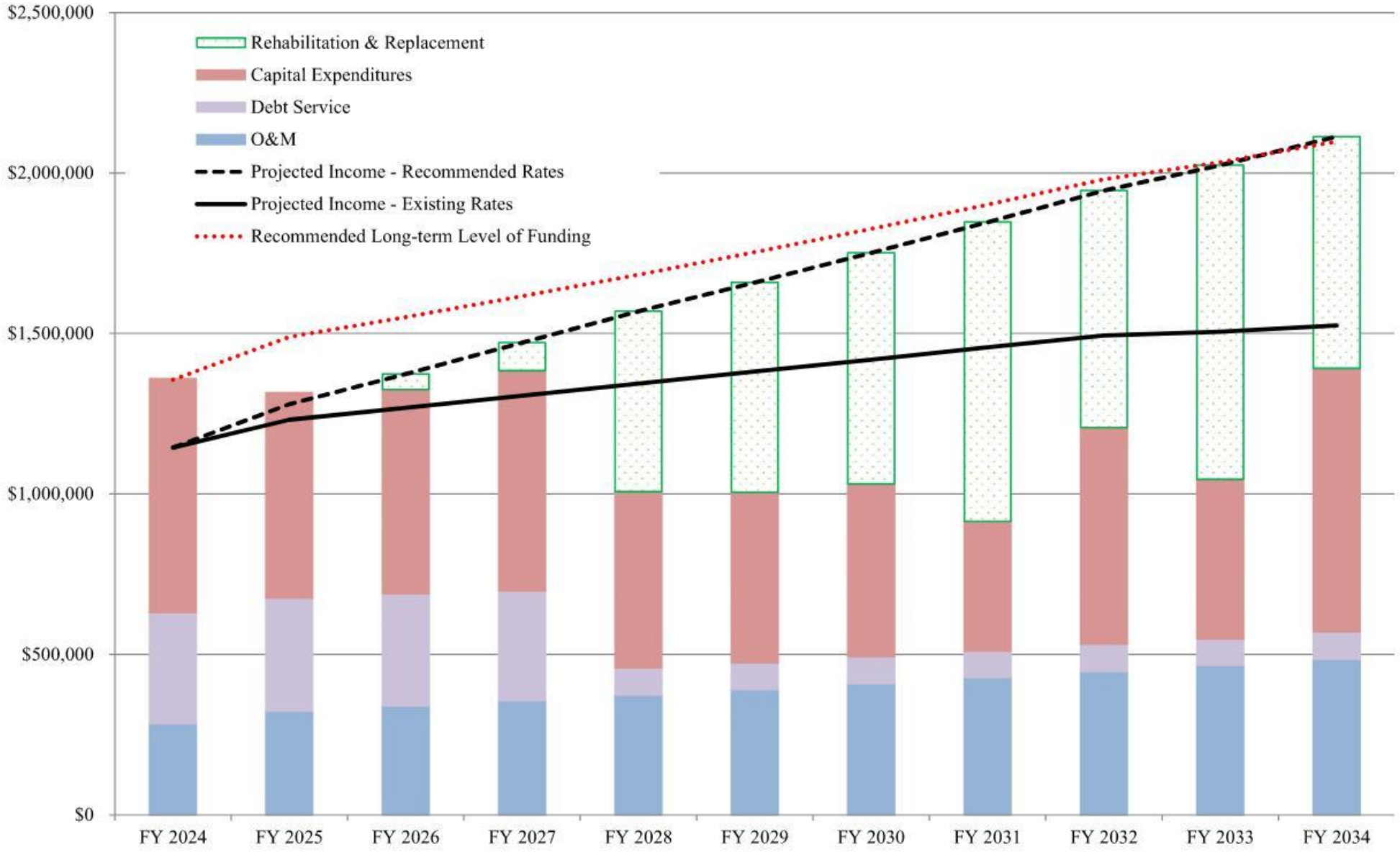
3. **Create a plan to transition from existing revenue to revenue adequate to support long-term system needs** – As discussed above, the City needs to increase its rates in order to implement its capital improvement plan and meet long-term funding goals. As a result, it is recommended that rates be increased gradually over the next 10 years until the long-term

level of funding is reached. At that point, rates can be increased at the rate of inflation. The recommended rate increases for Ivins City over the next 10 years are presented in Table 1-1. Following the rate increases recommended in this table will result in sufficient income to accomplish the City's goals as shown in Figure 1-1, assuming actual growth occurs at the projected growth rate.

Table 1-1
Recommended Annual Rate Increase for 10-Year Budget Plan

Year	Storm Drain Percent Increase
2025	5.0%
2026	5.1%
2027	4.8%
2028	4.3%
2029	3.3%
2030	3.2%
2031	3.1%
2032	3.0%
2033	3.2%
2034	3.0%

Figure 1-1
10-Year Revenue and Expenditures - Storm Drain



SECTION 2
STORM DRAIN RATE ANALYSIS

In Section 1, a 10-year budget plan was developed for the storm drain systems. Based on this overall budget plan, detailed rates can now be calculated. The purpose of this section is to calculate detailed storm drain rates for the next five years based on the overall budget plan.

This analysis focuses on three major tasks:

1. **Projecting Future Connections and Impervious Area:** Future storm drain connections and associated impervious area were estimated by projecting system growth for the next several years.
2. **Calculating Revenue Requirements:** Total revenue requirements for the system were projected for the next several years based on the budget plan outlined in Section 1. Non-rate revenue (including impact fee revenue) was deducted from the total to give the net revenue requirement to be recovered from rate payers.
3. **Rate Design:** Rates were calculated to generate the required rate revenue.

The remainder of this report details the results of each of these major tasks. Detailed rate tables from the model used to develop the rate recommendations are in Appendix A.

KEY ASSUMPTIONS

The results presented in this report are based on the following assumptions:

1. The storm drain fund will continue to be an enterprise-type fund.
2. This rate study is based on projections of future system operation, maintenance, and improvement costs. These projections are based on current economic conditions and regulatory requirements. Because conditions may change over time, it is recommended that Ivins City review the rates annually to determine if adjustments are needed to provide a revenue stream that will adequately fund operation and maintenance costs as well as needed capital improvements. It is also recommended that a comprehensive review and updating of storm drain rates be undertaken in three to five years so that the basic analytical foundations of this study can be re-evaluated.

PROJECTING FUTURE CONNECTIONS AND IMPERVIOUS AREA

HISTORIC DRAINAGE AREA

Ivins City provides storm drain service to over 4,600 accounts as shown in Table 2-1. To estimate the potential for storm drainage from each of these accounts, Table 2-1 also summarizes the total impervious area associated with each customer class. Average impervious area per account was then estimated for each customer class.

Table 2-1
Drainage Area Summary

Customer Class	Impervious Area (acres)	Accounts	Impervious Square Feet per Account
Residential	439	4583	4,174
Commercial	78	32	106,440
Office	2	10	6,963
Church	11	4	120,250
Total	**530**	**4,629**	

Please note that a decision has been made to base this analysis on impervious area. This is one of two common methods of looking at potential for storm drainage. The other common method is to consider total lot size. For this study, impervious area was used because it most closely matches the volume of runoff generated from each property and also matches historic billing practices.

PROJECTED ACCOUNTS

Ivins City has historically seen a wide range of growth rates depending on economic conditions in the area. Current master plan projections available from the City project residential growth at rates between around 3.5 to 3.0 percent per year over the next 6 years. However, for the purpose of projecting future user rates, it is prudent to assume a slightly less aggressive growth rate. This will help the City meet budgetary needs if growth were to slow and revenue from impact fees decrease. In this study, it has been assumed that residential growth will be equal to two-thirds of the master plan growth rate. Projected rates for non-residential growth are expected to be higher than residential rates over the next 6 years. Projected growth rates and number of accounts by customer type referenced in this analysis are summarized in Table 2-2.

Table 2-2
Projected Accounts Summary

	FY24	FY25	FY26	FY27	FY28	FY29
Residential Growth Rate	**2.3%**	**2.3%**	**2.2%**	**2.2%**	**2.1%**	**2.1%**
Residential	4,689	4,794	4,900	5,006	5,112	5,217
Non-Residential Growth	**14.1%**	**12.4%**	**11.0%**	**9.9%**	**9.0%**	**8.3%**
Commercial	37	41	46	50	55	59
Office	11	13	14	16	17	18
Church	5	5	6	6	7	7
Total	**4,741**	**4,853**	**4,966**	**5,078**	**5,190**	**5,302**

PROJECTED DEVELOPED AREA

Future impervious areas were estimated to grow at the same rates as residential and non-residential accounts. Using this methodology, the projected growth in impervious acres is shown in Table 2-3.

Table 2-3
Impervious Area Summary

Customer Class	Developed Impervious Area (Acres)					
	FY24	FY25	FY26	FY27	FY28	FY29
Residential	454	468	482	497	511	525
Commercial	89	100	111	122	133	144
Office	2	2	2	3	3	3
Church	13	14	16	17	19	20
Total	**558**	**585**	**612**	**639**	**666**	**693**

CALCULATING REVENUE REQUIREMENTS

Calculating revenue requirements was completed on a cash basis. The cash basis of revenue requirement calculation is based on the system's actual cash expenditures. Its goal is to make sure revenues match the cash needs of the system. In public utilities, this method generally matches the budgetary expenditures for the period. It has the additional advantage of being more understandable to most ratepayers and more directly meets any debt service coverage requirements that the system might need to comply with.

NON-RATE REVENUE

The projected non-rate revenue for the planning period is summarized in Table 2-4. Non-Rate Revenue consists primarily of impact fees, but may also include items such as service charges, net interest income, lease income, and gain/loss on disposal of assets. It should be noted that revenue shown in the table assumes adoption of the impact fees recommended in the City's recently completed Impact Fee Analysis.

Table 2-4
Projected Non-Rate Revenue

	2023	2024	2025	2026	2027	2028
Impact Fees	$191,975	$198,027	$247,186	$247,642	$248,114	$248,602

CITY EXPENDITURES

The projected City expenditures for the planning period are summarized in Table 2-5. Included in the table are the projected total costs for the three major categories of expenditures: operations and maintenance, debt service, and capital expenditures. Each of these categories is discussed in more detail in subsequent sections.

Table 2-5
Projected Revenue Requirements

Item	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
O&M	$284,000	$324,276	$340,071	$356,406	$373,302	$390,780
Debt Services	$346,800	$350,800	$349,200	$342,200	$85,000	$82,600
Capital	$729,000	$640,000	$693,000	$686,000	$549,000	$532,000
Rehabilitation & Replacement	$0	$0	$0	$86,789	$561,953	$653,527
Total Expenditures	**$1,359,800**	**$1,315,076**	**$1,382,271**	**$1,471,395**	**$1,569,255**	**$1,658,907**

Operation and Maintenance Costs

The projected operation and maintenance (O&M) costs for the City have been taken from the City's budget year for 2024. A detailed list of all O&M budget categories is included as part of the rate model in Appendix A. Beyond 2024, it has been assumed that most of these O&M cost categories will increase at a rate equal to half the system growth rate in each year and an assumed inflation rate of 3.0 percent (e.g., budget growth in 2025 = 3.89 %/2 + 3% = 4.95%). An additional $25,000 was also added to the 2025 O&M budget for a portion of the cost for an additional employee that is anticipated to be hired at that time.

Debt Service Costs

Ivins City is currently in the eighth year of a 20-year loan worth 3.68 million dollars. The projected cost of all debt service including interest has been included as part of this study.

Capital Improvement Costs

As identified in the City's capital facility plan, there are multiple storm drain capital projects which will be completed during the next 6 years. Over the next 6 years, approximately $630,000 per year is budgeted to be spent on identified capital projects. The list of specific projects proposed to be completed in the next 6 years along with a cost for each project can be seen in the City's Impact Fee Facility Plan.

Rehabilitation and Replacement Funding

Included in the required revenue is a section for the transfer of funds to or from the City's reserve fund for rehabilitation and replacement funding. As noted in Section 1, there should be a budget of approximately $840,000 annually (increased with an assumed inflation rate of 3.0% and half of the projected growth rate) for investment into the system. Any money not spent on projects in the capital facility plan should be spent on other system rehabilitation and replacement projects. However, if specific rehabilitation and replacement projects are not immediately identified, this same total should be deposited in the utility's reserve fund. The reserve fund can then be used to smooth out total, overall capital expenditures in the City. To facilitate the option of paying for improvements without bonding, it is expected that there will also be years in which excess funds are generated and added to the reserve, only to be drawn out in subsequent years for large projects. From a long-term perspective, the City should continue to invest the recommended amount into projects in the system such that the reserve fund's overall size does not appreciably increase due to these transfers.

RATE DESIGN

Ivins City currently charges a storm drain rate fee of $14.05 per month for residential accounts and $2.87 per 1000 square feet of impervious area for non-residential accounts. This pay structure was developed as a result of a cost allocation analysis performed as part of the previous master plan and rate study. That analysis categorized storm drain costs into volume characteristics (which includes total storm water flow), and customer characteristics (which includes billing and administrative costs).

For residential accounts, the current flat rate was developed by combining the average billing and administrative costs with the volume characteristics costs, based on an average impervious area per lot. This rate structure is reasonable because, on average, there is relatively little variation in the impervious area per lot.

For non-residential accounts, the rate is charged on a per 1000 square foot of impervious area basis. This rate structure was adopted because, unlike residential parcels, non-residential parcels can have wide ranges in impervious area per lot. This is due in part to the wide range of total area per parcel for non-residential areas.

Ivins City intends to continue with this overall rate structure. Total annual projected rate revenues based on existing storm drain rates are shown in Table 2-6. As summarized in the table, the projected revenue from existing storm drain rates will become increasingly insufficient to meet revenue requirements in the coming years.

Table 2-6
Projected Revenue Based on Existing Storm Rates

	FY24	FY25	FY26	FY27	FY28	FY29
Projected Rate Revenue - Existing Rates	$1,144,353	$1,230,626	$1,268,196	$1,305,782	$1,343,383	$1,381,002
Projected Rate Revenue Requirements	$1,359,800	$1,315,076	$1,382,271	$1,471,395	$1,569,255	$1,658,907
Projected Difference	**($215,447)**	**($84,450)**	**($114,075)**	**($165,613)**	**($225,872)**	**($277,905)**

As described in Section 1, BC&A would recommend a series of small annual increases to reach the recommended long-term level of funding needed. If the proposed increases are applied to the existing rate structure, the resulting recommended rates are summarized in Table 2-7.

Table 2-7
Recommended Monthly Storm Drain Rates

	FY24	FY25	FY26	FY27	FY28	FY29
Residential ($/Account)	$14.05	$14.75	$15.50	$16.25	$16.95	$17.50
Non-Residential ($/1000 Impervious SF)	$2.87	$3.01	$3.17	$3.32	$3.46	$3.57

For comparison purposes, Table 2-8 show the existing and proposed future rates for Ivins City and other communities throughout Utah. The table shows the average monthly bill that each municipality charges a residential connection for storm drain. For Ivins City, the future rate shown assumes the

City adopts the rates recommended in this report. For all other cities, future rates are simply based on a constant annual inflation of 3 percent. This likely underestimates future rates for most cities but provides a starting point for comparison.

Table 2-8
Storm Drain Monthly Rate Comparison

City	Cost per Average Residential Connection for FYE 2023	Cost per Average Residential Connection for FYE 2029[1]
Cedar Hills	$15.29	$17.73
Pleasant Grove	$14.41	$16.71
Ivins	$14.05	$17.50
Santa Clara	$13.85	$16.06
Provo	$10.75	$12.46
American Fork	$8.50	$9.85
Centerville	$8.48	$9.83
Farmington	$8.20	$9.51
Clearfield	$8.07	$9.36
Kaysville	$8.00	$9.27
Orem	$8.00	$9.27
Payson	$7.15	$8.29
Toquerville	$7.00	$8.11
Cedar City	$7.00	$8.11
St. George	$7.00	$8.11
Springville	$6.96	$8.07
Washington City	$6.80	$7.88
Alpine	$5.00	$5.80
Hurricane	$4.00	$4.64

[1]Assumes other City rates are inflated at 3.0% annually

As can be seen in the table, Ivins City currently has a higher than average rate for storm drain when compared to other cities throughout Utah. With the proposed increases identified in this report, it is expected that Ivins City will stay at the upper end of rates compared to the other communities surveyed.

In making this comparison, however, it should be noted that many cities choose not to collect the full cost of their storm drain system through rates. Storm drain rates will be used to fund only a small portion of total costs with the remaining funding for storm water improvements coming from the cities' general funds. Thus, a comparison of rates does not represent a comparison of actual costs for the storm drain system. Previous studies by BC&A indicate that the sustainable level of funding for nearly all storm drain systems falls between about $15 and $20 per month for a residential customer. Recommended rates for Ivins fall squarely in that range.

SECTION 3
CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained in the previous sections of this report, BC&A would recommend the following actions:

Adopt the Recommended Rate Increases: Ivins City should adopt the proposed rate increases recommended in this report. This equates to increasing rates by 3% to 5% per year over the next five years. The recommended rates are summarized in Table 3-1.

Table 3-1
Recommended Monthly Storm Drain Rates

	2024	2025	2026	2027	2028	2029
Residential ($/Account)	$14.05	$14.75	$15.50	$16.25	$16.95	$17.50
Non-Residential ($/1000 Impervious SF)	$2.87	$3.01	$3.17	$3.32	$3.46	$3.57

Consider Multiple Year Rate Schedules: Ivins City should pursue adopting a multiple year rate schedule (up to the full rate schedule above). By adopting a multiple year rate schedule, the City can program small annual increases to the storm drain rates consistent with the results of this report. This will help avoid large rate increases in future years and minimizes the potential for "rate shock" to customers. Small, affordable changes in rate levels and rate structures are more acceptable to the public and benefit the utility in terms of financial stability. If minor changes are needed to this multiyear schedule in the future, the City can always revise these rates at that time.

Update This Rate Study Periodically: After the implementation of any change to the rate structure, we would suggest that the City monitor customer responses and development patterns for a period of one or two years. Following this initial observation period, the change should be re-examined to determine if there should be any subsequent adjustments. A comprehensive review of this rate study should also be performed in three to five years. The projections, assumptions, and data contained in this report may need to be revised over time. For these reasons, it is prudent to update storm drain rates to ensure they are sufficient to meet system requirements, as well as maintain cost-of-service equity in charges to customers.

APPENDIX A – DETAILED STORM DRAIN RATE MODEL TABLES

10-Year Budget Plan - Storm Drain

Impact Fee Cost per ERU = $ 1,173.44

Estimated Impact Fee Cost per ERU in FY2024 = $ 933.06

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034			
	Historic	Budgeted	Projected												
			Year												
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034			
Total Number of ERUs (Linear Growth Rate)	5,011	5,214	5,416	5,619	5,822	6,024	6,227	6,430	6,632	6,835	7,016	7,185			
Total Number of Residential ERUs (Linear Growth Rate)	4,623	4,730	4,836	4,943	5,050	5,156	5,263	5,370	5,476	5,583	5,668	5,804	107	85	136
Storm Drain Residential Accounts	4,583	4,689	4,794	4,900	5,006	5,112	5,217	5,323	5,429	5,535	5,619	5,754			
Total Non-Residential Impervious Area	91	104	117	130	142	155	168	181	194	207	221	229			
% Growth from Previous Year		4.04%	3.89%	3.74%	3.61%	3.48%	3.36%	3.25%	3.15%	3.06%	2.65%	2.40%			
		1.141264828	1.123779183	1.110145467	1.099217148	1.090261645	1.082788976	1.076459012	1.071028262	1.066317822	1.069510157	1.034484169			
Expenditures															
O&M	*$275,000*	*$284,000*	*$324,276*	*$340,071*	*$356,406*	*$373,302*	*$390,780*	*$408,863*	*$427,572*	*$446,932*	*$466,269*	*$485,852*	$4,020,322		
Debt Service	$347,400	$346,800	$350,800	$349,200	$342,200	$85,000	$82,600	$85,200	$82,600	$85,000	$82,200	$84,400	$1,629,200		
Capital Expenditures	$949,289	$729,000	$640,000	$693,000	$686,000	$549,000	$532,000	$538,000	$405,000	$675,000	$499,000	$821,000	$6,038,000		
Rehabilitation & Replacement	$0	$0	$0	$0	$86,789	$561,953	$653,527	$719,458	$931,833	$738,325	$977,047	$722,080	$5,391,012	*3%*	*$14,965,201*
Total Expenditures	*$1,571,689*	*$1,359,800*	*$1,315,076*	*$1,382,271*	*$1,471,395*	*$1,569,255*	*$1,658,907*	*$1,751,520*	*$1,847,005*	*$1,945,257*	*$2,024,516*	*$2,113,332*			
	$949,289	*$729,000*	*$640,000*	*$693,000*	*$772,789*	*$1,110,953*	*$1,185,527*	*$1,257,458*							
Income															
Taxes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1			
Operations Non-Rate Revenue	$8,500	$8,927	$9,368	$9,825	$10,296	$10,785	$11,289	$11,812	$12,352	$12,912	$13,470	$14,036			
Expansion Non-Rate Revenue	$183,475	$189,100	$237,818	$237,818	$237,818	$237,818	$237,818	$237,818	$237,818	$237,818	$212,784	$197,598	$2,312,926		
Sales (Residential) - Existing Rates ($14.05/month)	$772,694	$790,522	$808,351	$826,179	$844,007	$861,836	$879,664	$897,493	$915,321	$933,149	$947,412	$970,150			
Sales (Non-Residential) - Existing Rates ($2.87/1000 sf/month)	$136,519	$155,804	$175,089	$194,375	$213,660	$232,945	$252,231	$271,516	$290,801	$310,087	$331,641	$343,077			
Projected Income - Existing Rates	*$1,101,188*	*$1,144,353*	*$1,230,626*	*$1,268,196*	*$1,305,782*	*$1,343,383*	*$1,381,002*	*$1,418,638*	*$1,456,292*	*$1,493,965*	*$1,505,307*	*$1,524,863*			
	15.0%	16.5%	17.8%	19.0%	20.2%	21.3%	22.3%	23.2%	24.1%	24.9%	25.9%	26.1%			
System Investment Goal	$840,000	$882,696	$927,198	$973,576	$1,021,902	$1,072,251	$1,124,701	$1,179,334	$1,236,232	$1,295,483	$1,354,773	$1,414,953	$11,600,403		
Recommended Long-term Level of Funding	$1,298,475	$1,355,796	$1,489,292	$1,551,465	$1,616,126	$1,683,371	$1,753,299	$1,826,014	$1,901,622	$1,980,233	$2,033,826	$2,098,403	$20,587,922		
									0.00	0.00	0.00	0.00			
Recommended Rate Increases (Residential)			5.0%	5.1%	4.8%	4.3%	3.3%	3.2%	3.1%	3.0%	3.2%	3.0%			
Sales Revenue With Increase (Residential)	$772,694	$790,522	$848,768	$911,443	$976,165	$1,039,647	$1,095,641	$1,153,059	$1,211,831	$1,271,880	$1,331,997	$1,404,884			
Recommended Rate Increases (Non-Residential)			5.0%	5.1%	4.8%	4.3%	3.3%	3.2%	3.1%	3.0%	3.2%	3.0%			
Sales Revenue With Increase (Non-Residential)	$136,519	$155,804	$183,844	$214,435	$247,116	$281,006	$314,159	$348,832	$385,004	$422,647	$466,264	$496,813			
Projected Income - Recommended Rates	*$1,101,188*	*$1,144,353*	*$1,279,798*	*$1,373,520*	*$1,471,395*	*$1,569,255*	*$1,658,907*	*$1,751,520*	*$1,847,005*	*$1,945,257*	*$2,024,516*	*$2,113,332*	$19,280,046		
		3.92%	*11.84%*	*7.32%*	*7.13%*	*6.65%*	*5.71%*	*5.58%*	*5.45%*	*5.32%*	*4.07%*	*4.39%*			
Surplus/(Deficit)	($470,501)	($215,447)	($35,278)	($8,751)	$0	$0	$0	$0	$0	$0	$0	$0	($44,028)		
Fund Balance (Unrestricted)	$1,073,200	$857,754	$822,476	$813,725	$813,725	$813,725	$813,725	$813,725	$813,725	$813,725	$813,725	$813,725			

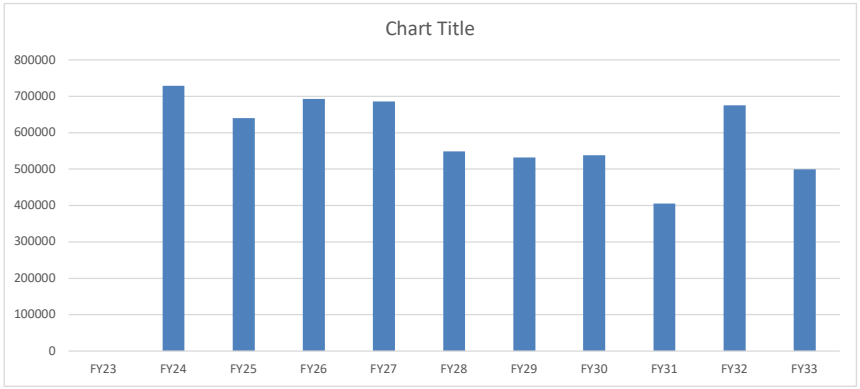
$14.05	$14.05	$14.75	$15.50	$16.25	$16.95	$17.50	$18.05	$18.60	$19.15	$19.75	$20.35	$5.59	$0.62
$2.87	$2.87	$3.01	$3.17	$3.32	$3.46	$3.57	$3.69	$3.80	$3.91	$4.04	$4.16		

Planned Storm Drain Projects
Updated: November 1, 2023

inflation rate = 3%

2023 Master Plan IFFP Projects

Project ID	Project Name	Construction Year																
			0.03	317.18%		7	5	3	3	3	3	3	3	3	3	3	3	
						2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
			Inflated Cost	2023	Project	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	
DB-6	600 W & 200 N	2026	$298,000	$272,000	DB-6	0	0	0	298000	0	0	0	0	0	0	0	0	
P-08	400 W & Center Str.	2032	$675,000	$517,000	P-08	0	0	0	0	0	0	0	0	0	675000	0	0	
P-19	250 E & 200 S	2034	$821,000	$593,000	P-19	0	0	0	0	0	0	0	0	0	0	0	821000	
P-20	250 E & 400 S	2028	$549,000	$473,000	P-20	0	0	0	0	0	549000	0	0	0	0	0	0	
DB-4	400 E & 400 S DB	2029	$532,000	$445,000	DB-4	0	0	0	0	0	0	532000	0	0	0	0	0	
P-23	Park Avenue Way	2030	$538,000	$437,000	P-23	0	0	0	0	0	0	0	538000	0	0	0	0	
P-24	Hwy 91 & Red Mtn. Blvd.	2026	$77,000	$70,000	P-24	0	0	0	77000	0	0	0	0	0	0	0	0	
P-25	Hwy 91 & Red Mtn. Blvd.	2024	$729,000	$707,000	P-25	0	729000	0	0	0	0	0	0	0	0	0	0	
P-26	Flood Street Pipeline	2027	$686,000	$609,000	P-26	0	0	0	0	686000	0	0	0	0	0	0	0	
C-4	Remove SITLA Culverlts	2033	$135,000	$100,000	C-4	0	0	0	0	0	0	0	0	0	0	135000	0	
C-5	Kayenta Box Culverts	2033	$269,000	$200,000	C-5	0	0	0	0	0	0	0	0	0	0	269000	0	
P-28	RV Park	2033	$95,000	$70,000	P-28	0	0	0	0	0	0	0	0	0	0	95000	0	
P-29	200 North	2031	$405,000	$319,000	P-29	0	0	0	0	0	0	0	0	405000	0	0	0	
P-30	265 West Dirt Road (18-in PPE)	2026	$208,000	$190,000	P-30	0	0	0	208000	0	0	0	0	0	0	0	0	
P-15b	100 West/200 South	2026	$55,000	$50,000	P-15b	0	0	0	55000	0	0	0	0	0	0	0	0	
Inlets	450 North Inlets	2026	$55,000	$50,000	Inlets	0	0	0	55000	0	0	0	0	0	0	0	0	
PW Yard	Public Works Yard	2025	$640,000	$603,000	PW Yard	0	0	640000	0	0	0	0	0	0	0	0	0	
			$0	$265,585		0	0	0	0	0	0	0	0	0	0	0	0	
			$0	$61,704		0	0	0	0	0	0	0	0	0	0	0	0	
			$0	$146,548		0	0	0	0	0	0	0	0	0	0	0	0	
			$0	$321,376		0	0	0	0	0	0	0	0	0	0	0	0	
			$0	$0		0	0	0	0	0	0	0	0	0	0	0	0	
			$0	$0		0	0	0	0	0	0	0	0	0	0	0	0	
					Total	0	729000	640000	693000	686000	549000	532000	538000	405000	675000	499000	821000	



Existing Storm Drain Rates
Updated: March 22, 2023

-- Information provided by Ivins City Personnel

Impact Fee Revenue			3 Yr		
Year	Amount	% Change	Running Avg.	% Change	
2018	127,809.67				
2019	153,343.40	20.0%			
2020	156,115.59	1.8%	145756		
2021	308,238.28	97.4%	205899	41.3%	
2022	204,438.87	-33.7%	222931	8.3%	
Average =	189989.16	0.213882633			

Grants and Subdividers Contribution							
	Year						
	2018	2019	2020	2021	2022		
Grants	30,448.75	1,724,050.40	1,354,517.41	0.00	0.00		
Subdividers Contribution	77,240.00	106,925.00	38,000.00	462,400.00	223,600.00		
	Year						
Other Income	2018	2019	2020	2021	2022	2023	
Impact Fee	127,809.67	153,343.40	156,115.59	308,238.28	204,438.87	183000	0.664311
Inspection Fees	0.00	0.00	1,800.00	4,125.00	2,065.50		
Interest Income	26,425.09	15,521.15	14,601.41	4,498.51	6,232.18		
Miscellaneous	2,240.00	3,626.50	0.00	0.00	0.00		
Non-Impact fee Revnue	28,665.09	19,147.65	16,401.41	8,623.51	8,297.68		

Ivins City - SD Rate Summary

Rate Summary - 07/01/2019 to 06/30/2020

Rate	Rate Id	Accounts	Locations	Services	Units	Quantity (1000 sf)	Base Amount	Excess Amount	Override Amount	Manual Amount
		28	24	0	0.00	0.00	$0.00	$0.00	$0.00	-$3.93
Storm Drain - Residential	701	4037	3705	4037	46200.00	10713.99	$588,831.89	$0.00	$8.60	-$53.10
Storm Drain - Non-Residential/Multi-F	702	20	20	20	230.00	36720.00	$0.00	$96,940.80	$0.00	$0.00
Storm Drain - Office Bldg	703	5	5	5	60.00	756.00	$0.00	$1,784.16	$0.00	$0.00
Storm Drain - Church	704	4	4	4	48.00	5772.00	$0.00	$13,621.92	$0.00	$0.00
Non Residential Subotal		29	29	29	338	43248	$0.00	$112,346.88	$0.00	$0.00
		4094	3758	4066	46538	53962	$588,831.89	$112,346.88	$8.60	-$57.03
						82.7				

Rate Summary - 07/01/2020 to 06/30/2021

Rate	Rate Id	Accounts	Locations	Services	Units	Quantity (1000 sf)	Base Amount	Excess Amount	Override Amount	Manual Amount
		46	39	0	0.00	0.00	$0.00	$0.00	$0.00	-$67.78
Storm Drain - Residential	701	4292	3881	4293	48444.00	10693.90	$616,837.46	$0.00	$0.00	-$0.42
Storm Drain - Non-Residential/Multi-F	702	20	20	20	240.00	37392.00	$0.00	$98,714.88	$0.00	$0.00
Storm Drain - Office Bldg	703	5	5	5	60.00	756.00	$0.00	$1,784.16	$0.00	$0.00
Storm Drain - Church	704	4	4	4	48.00	5772.00	$0.00	$13,621.92	$0.00	$0.00
Non Residential Subotal		29	29	29	348	43920	$0.00	$114,120.96	$0.00	$0.00
		4367	3949	4322	48792	54614	$616,837.46	$114,120.96	$0.00	-$68.20
						84.0				

Rate Summary - 07/01/2021 to 06/30/2022

Rate	Rate Id	Accounts	Locations	Services	Units	Quantity (1000 sf)	Base Amount	Excess Amount	Override Amount	Manual Amount
		56	42	0	0.00	0.00	$0.00	$0.00	$0.00	-$180.80
Storm Drain - Residential	701	4590	4095	4591	50914.00	10702.84	$707,482.07	$0.00	$0.00	-$61.52
Storm Drain - Non-Residential/Multi-F	702	20	20	20	240.00	37392.00	$0.00	$107,315.04	$0.00	$0.00
Storm Drain - Office Bldg	703	7	7	7	74.00	756.00	$0.00	$2,169.72	$0.00	$0.00
Storm Drain - Church	704	4	4	4	48.00	5772.00	$0.00	$16,565.64	$0.00	$0.00
Non Residential Subotal		31	31	31	362	43920	$0.00	$126,050.40	$0.00	$0.00
		4677	4168	4622	51276	54623	$707,482.07	$126,050.40	$0.00	-$242.32
						84.0				

Rate Summary - 07/01/2022 to 06/30/2023

Rate	Rate Id	Accounts	Locations	Services	Units	Quantity (1000 sf)	Base Amount	Excess Amount	Override Amount	Manual Amount
		140	120	0	0.00	0.00	$0.00	$0.00	$0.00	-$5,235.26
Storm Drain - Residential	701	4583	4245	4583	52799.00	10677.54	$736,087.78	$0.00	$0.00	-$60.87
Storm Drain - Non-Residential/Multi-F	702	32	32	32	384.00	40873.00	$0.00	$117,305.51	$0.00	$0.00
Storm Drain - Office Bldg	703	10	10	10	101.00	835.56	$0.00	$2,398.07	$0.00	$0.00
Storm Drain - Church	704	4	4	4	48.00	5772.00	$0.00	$16,565.64	$0.00	$0.00
Non Residential Subotal		46	46	46	533	47481	$0.00	$136,269.22	$0.00	$0.00
		4769	4411	4629	53332	58158	$736,087.78	$136,269.22	$0.00	-$5,296.13
						90.8				

Total Amount			Summary					
				FY2020	FY2021	FY2022	FY2023	
-$3.93	0		Total Amount	$701,130.34	$730,890.22	$833,290.15	$867,060.87	
$588,787.39	0		Total Residential Amount	$588,787.39	$616,837.04	$707,420.55	$736,026.91	84.9%
$96,940.80	0		Total Non-Residential Amount	$112,346.88	$114,120.96	$126,050.40	$136,269.22	15.7%
$1,784.16	0		% Residential	84.0%	84.4%	84.9%	84.9%	
$13,621.92	0		% Non-Residential	19.1%	18.5%	17.8%	18.5%	
$112,346.88			Non-Res Impervious Area Quantity (1000 sf)	43248	43920	43920	47481	
$701,130.34			# of Non-Residential Accounts	29	29	31	46	
			Impervious Area Per Account (1000 sf)	1491.3	1514.5	1416.8	1032.2	
			# of Residential Accounts	4037	4292	4590	4583	
Total Amount			Residential Units	46200.00	48444.00	50914.00	52799.00	
-$67.78	0		Residential Rate (per account per month)	$12.74	$12.73	$13.89	$13.94	
$616,837.04	0		Non-Residential Rate (per 1000 sf imp. Area)	$2.60	$2.60	$2.87	$2.87	
$98,714.88	0		Equivalent ERUs if Non-Residential charged Residential Rates	734.6	746.9	756.0	814.6	
$1,784.16	0							
$13,621.92	0		Residential Impervious Area				439	82.9%
$114,120.96			Non-Residential Impervious Area				90.8	17.1%
$730,890.22								

Total Amount		
-$180.80	0	
$707,420.55	0	
$107,315.04	0	
$2,169.72	0	
$16,565.64	0	
$126,050.40		
$833,290.15		

Total Amount		
-$5,235.26	0	0.0
$736,026.91	0	245.1
$117,305.51	0	78.2
$2,398.07	0	1.6
$16,565.64	0	11.0
$136,269.22		90.8
$867,060.87		

DRAPER, UTAH OFFICE
154 E 14075 S
DRAPER, UTAH 84020
PHONE: 801.495.2224

BOISE, IDAHO OFFICE
776 E RIVERSIDE DRIVE
SUITE 250
EAGLE, IDAHO 83616
PHONE: 208.939.9561

ST. GEORGE, UTAH OFFICE
20 NORTH MAIN
SUITE 107
ST.GEORGE, UTAH 84770
PHONE: 435.656.3299

OGDEN, UTAH OFFICE
2036 LINCOLN AVENUE
SUITE 104
OGDEN, UTAH 84401
PHONE: 801.495.2224

BOWEN COLLINS & ASSOCIATES