

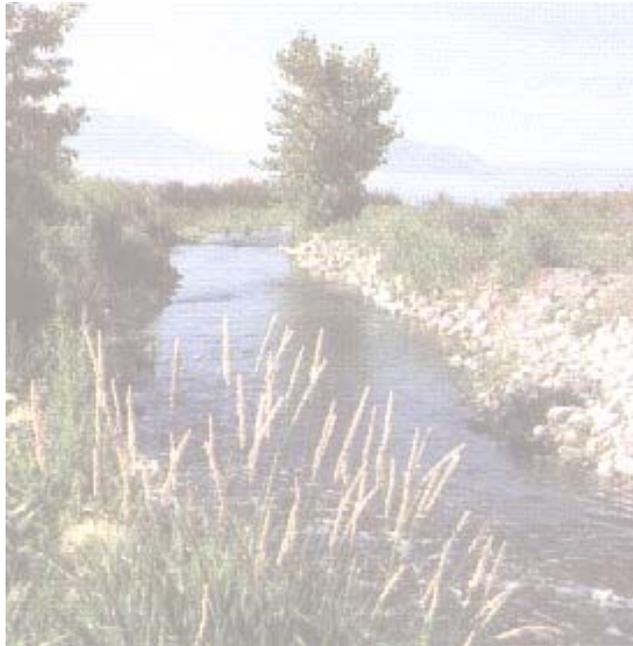
FINAL VERSION
06.04.09


LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.
INVESTMENT BANKERS
MEMBERS: NASD AND SIPC

WASTEWATER IMPACT FEE ANALYSIS

FOR:

TIMPANOGOS SPECIAL SERVICE DISTRICT
2009



Submitted by:

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.



Table of Contents

EXECUTIVE SUMMARY	1
LEGAL ASSERTIONS	1
<i>Statutory Ability to Assess Impact Fees</i>	<i>1</i>
<i>Maximum Allowable Impact Fees.....</i>	<i>1</i>
<i>Dual Rational Nexus.....</i>	<i>1</i>
IMPACT FEE SERVICE AREA.....	1
DEMANDS FROM NEW DEVELOPMENT	2
<i>Figure ES. 1: Projected Demands</i>	<i>2</i>
WASTEWATER LEVEL OF SERVICE	3
<i>Engineering Level of Service.....</i>	<i>3</i>
<i>Figure ES. 2: Proportionate Share of Expenses.....</i>	<i>3</i>
WASTEWATER TREATMENT AND COLLECTION CAPITAL PROJECTS	4
<i>Figure ES. 3: Summary of Proposed Impact Fee per ERU.....</i>	<i>4</i>
CALCULATION OF THE NET IMPACT FEES.....	5
<i>Impact Fee Formula.....</i>	<i>5</i>
<i>Figure ES. 4: Non-Standard Impact Fees.....</i>	<i>5</i>
CHAPTER 1 OVERVIEW OF IMPACT FEES	6
IMPACT FEES AS A SOURCE OF REVENUE.....	6
REQUIRED ELEMENTS FOR THE ADOPTION OF IMPACT FEES	6
(1) <i>Capital Facilities Plan.....</i>	<i>6</i>
(2) <i>Written Impact Fee Analysis.....</i>	<i>7</i>
(3) <i>Impact Fee Enactment</i>	<i>7</i>
ACCOUNTING FOR, EXPENDITURE OF, AND REFUND OF IMPACT FEES	7
<i>Accounting For Impact Fees</i>	<i>7</i>
<i>Expenditure of Impact Fees.....</i>	<i>7</i>
<i>Refunds of Impact Fees</i>	<i>8</i>
CHALLENGING IMPACT FEES – 11-36-401-402.....	8
PROFESSIONAL SERVICES EXPENSES	8
CHAPTER 2 FUTURE IMPACT FROM GROWTH UPON THE DISTRICT’S FACILITIES.....	9
PROJECTED POPULATION GROWTH.....	9
GROWTH IN EQUIVALENT RESIDENTIAL UNITS.....	9
<i>Figure 2.1: ERU Projections Through 2032</i>	<i>10</i>
CHAPTER 3 TSSD TREATMENT AND COLLECTION FACILITIES.....	11
WASTEWATER SYSTEM.....	11
LEVEL OF SERVICE	11
TREATMENT FACILITY	11
FUTURE WASTEWATER CAPITAL PROJECTS	12
<i>Figure 3.1: Wastewater Capital Improvement Plan (Current – 2012).....</i>	<i>12</i>
FUTURE CAPITAL FINANCING COSTS.....	12
<i>Figure 3.2: Proposed Series 2009 Sewer Revenue Bonds</i>	<i>13</i>
EQUITY BUY-IN.....	13
<i>Figure 3.3: Wastewater Equity Buy-In</i>	<i>13</i>
<i>Figure 3.4: Outstanding Debt.....</i>	<i>14</i>
PROPOSED WASTEWATER IMPACT FEES.....	14
<i>Figure 3.5: Proportionate Share of Existing & Future ERUs</i>	<i>14</i>
<i>Figure 3.6: Wastewater Cost per ERU</i>	<i>15</i>
<i>Figure 3.7: Formulas for the Calculation of Non-Standard Impact Fees</i>	<i>15</i>



CHAPTER 4 PROPORTIONATE SHARE ANALYSIS.....	16
MANNER OF FINANCING EXISTING PUBLIC FACILITIES – 201(5)(B)(II-III)	16
CONSIDERATION OF ALL REVENUE SOURCES – 201(5)(B)(IV)	16
PROPOSED CREDITS OWED TO DEVELOPMENT – 201(5)(B)(V)	18
SUMMARY OF TIME PRICE DIFFERENTIAL – 201(5)(B)(VII).....	19

EXECUTIVE SUMMARY REQUIRED BY (11-36-201(5)(C))

The Timpanogos Special Service District (the “District” or “TSSD”) provides sewer treatment service to the communities of Pleasant Grove, Lehi, American Fork, Cedar Hills, Alpine, Highland, Saratoga Springs, a portion of Eagle Mountain and Vineyard, and part of the South Valley Sewer District service area.

The impact fees proposed in this analysis are calculated based upon the costs of constructing new capital infrastructure and the costs of bond financing said improvements. The District will be required to use other revenue sources to fund projects that constitute repair and replacement, cure existing deficiencies, or maintain the existing level of service for current users. These other revenues may include user rates, property taxes (if imposed) and other district revenues as currently constituted.

Although the maximum impact fees are structured to provide sufficient revenues to fund the portion of capital improvements that is necessitated to serve new growth, the fees may not fund an increase to the level of service provided to existing or future development.

LEGAL ASSERTIONS

STATUTORY ABILITY TO ASSESS IMPACT FEES

TSSD has commissioned this Impact Fee Analysis to satisfy requirements predicated by the Utah Impact Fees Act (Utah State Code Title 11, Chapter 36, Sections 1-5). This analysis is required to justify the proposed impact fees which will be implemented to fund necessary infrastructure that will accommodate future growth within the District. The Impact Fees Act provides the District with the authority to impose an impact fee.

MAXIMUM ALLOWABLE IMPACT FEES

To ensure sufficient and proper funding, the District has retained Lewis Young Robertson & Burningham, Inc. (“LYRB”) to calculate the maximum allowable impact fees that the District may assess under the requirements of the Utah Impact Fees Act to distinct land-uses anticipated to be developed within the District. Each development type will be evaluated as it relates to the demand and impact that it creates on system facilities.

DUAL RATIONAL NEXUS

The standard of equity of this analysis is the Dual Rational Nexus test which has been established as the best test for impact fees. This test requires that the improvements 1) be reasonably tied to new growth and 2) that the improvements are geographically situated to benefit the new development.

IMPACT FEE SERVICE AREA

It is assumed that the wastewater facilities identified in the CFP and herein will provide all development within each of the communities served by the District the same standard level of service, and therefore, the impact fees proposed in this analysis will be assessed throughout the entire District-wide Service Area (“service area”), which includes all users of the wastewater system. At present, there are no particular geographic areas which would demand a higher level of service or unique wastewater improvements dissimilar to the remainder of the District.



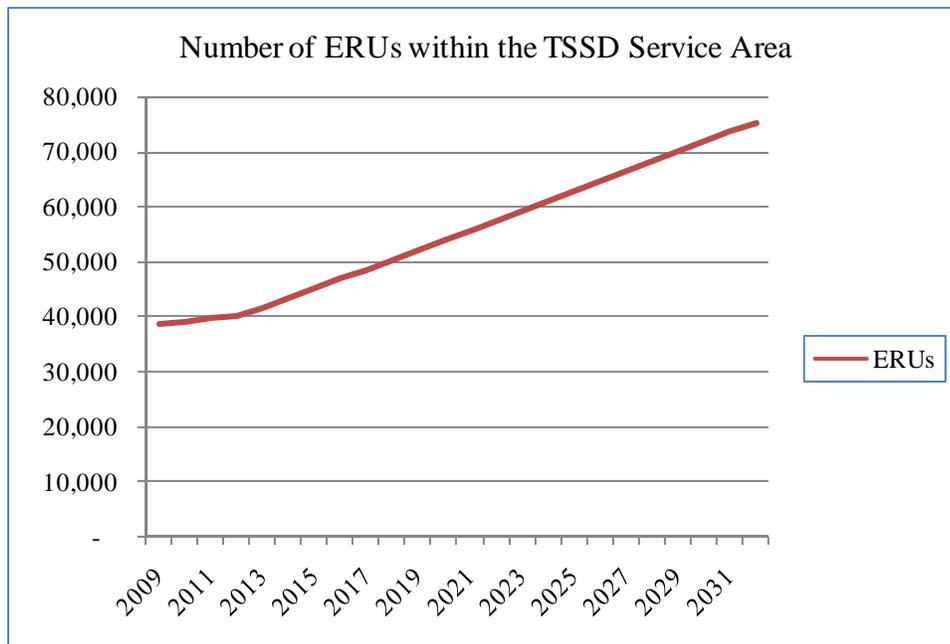
DEMANDS FROM NEW DEVELOPMENT

The impact fees calculated herein are based upon the capital projects that will be completed through 2012, as set forth in the Capital Facilities Plan (“CFP”) prepared by Bowen, Collins & Associates, Inc. (the “Engineers”). It is difficult to estimate annual growth rates for such a variety of communities, and therefore, it has not been determined how many years the proposed improvements will provide sufficient service to the District.

The Engineers have, however, made assumptions as to the number of users to which the facilities can provide adequate service. A substantial portion of the District’s CFP, including treatment and collection, is engineered based on the District’s ability to treat effluent. Therefore, the standard demand unit is based upon million gallons of treatment capacity.

This is then quantified as to the number of Equivalent Residential Units (“ERUs”) that can be serviced by the facilities. The Engineers anticipate that the treatment facility expansion and associated projects will serve approximately 30,000 ERUs in addition to the 45,000 ERUs for which the existing 18.34 MGD treatment facility is capable of providing adequate wastewater service.

FIGURE ES. 1: PROJECTED DEMANDS





WASTEWATER LEVEL OF SERVICE

ENGINEERING LEVEL OF SERVICE

The Impact Fees Act specifically prohibits the use of impact fees to cure existing deficiencies in infrastructure or to construct infrastructure that provides a level of service that is higher than the existing level of service.¹ Furthermore, impact fees cannot be used for the funding of repair and replacement capital improvements. The methodology used to calculate the proposed impact fees summarized in Figure ES.2 accounts for these items and ensures that the costs of the facilities are fairly shared across all users of the system.

FIGURE ES. 2: PROPORTIONATE SHARE OF EXPENSES²

Proportionate Share of Capital Expenses

	Total Cost	Administration	Treatment	Collection Lines	Total
Future Improvements	\$ 106,772,000	0.00%	77.29%	22.71%	100%
Series 2007 Bond Debt Service	44,536,664	0.00%	71.97%	28.03%	100%
Less 2007 Bond Proceeds	(31,877,496)	0.00%	71.97%	28.03%	100%
Future Bond Debt Service	100,221,500	0.00%	100.00%	0.00%	100%
Less 2009 Bond Proceeds	(55,500,000)	0.00%	100.00%	0.00%	100%
DR Value of Existing System	107,379,916	1.70%	78.47%	19.83%	100%
Totals	\$ 271,532,583				

2006 TSSD Financials/ CFP Supplement Bowen, Collins & Associates

Proportionate Share of Collection Expenses

	Collection System Cost	Level of Service	Growth	Total
Future Improvements	\$ 24,252,000	17.18%	82.82%	100%
Series 2007 Bond Debt Service	12,483,261	35.32%	64.68%	100%
Less 2007 Bond Proceeds	(8,935,000)	35.32%	64.68%	100%
Future Bond Debt Service	-	6.60%	93.40%	100%
Less 2009 Bond Proceeds	-	6.60%	93.40%	100%
DR Value of Existing System	21,294,828	22.42%	77.58%	100%
Totals	\$ 49,095,089			

2006 TSSD Financials/ CFP Supplement Bowen, Collins & Associates

Proportionate Share of Treatment Expenses

	Treatment Cost	Level of Service/ Non-Impact Fee	Growth	Total
Future Improvements	\$ 82,520,000	20.00%	80.00%	100%
Series 2007 Bond Debt Service	32,053,403	20.00%	80.00%	100%
Less 2007 Bond Proceeds	(22,942,496)	20.00%	80.00%	100%
Future Bond Debt Service	100,221,500	20.00%	80.00%	100%
Less 2009 Bond Proceeds	(55,500,000)	20.00%	80.00%	100%
DR Value of Existing System	84,260,221	88.63%	11.37%	100%
Totals	\$ 220,612,629			

2006 TSSD Financials/ CFP Supplement Bowen, Collins & Associates

¹ 11-36-202(4)

² TSSD Financials/Bowen, Collins & Associates Capital Facilities Plan April 2009



Proportionate Share of Capital Expenses

Growth Related Expense	Level of Service	Growth-Related Impact Fees		Total
		Treatment	Collection	
Future Improvements	\$ 20,669,900	66,016,000	\$ 20,086,100	\$ 106,772,000
Series 2007 Bond Debt Service	10,819,290	25,642,722	8,074,651	44,536,664
Less 2007 Bond Proceeds	(7,743,999)	(18,353,997)	(5,779,500)	(31,877,496)
Future Bond Debt Service	20,044,300	80,177,200	-	100,221,500
Less 2009 Bond Proceeds	(11,100,000)	(44,400,000)	-	(55,500,000)
DR Value of Existing System	81,276,766	9,582,449	16,520,701	107,379,916
Expense to Growth	\$ 113,966,257	\$ 118,664,375	\$ 38,901,952	\$ 271,532,583

2006 TSSD Financials/ CFP Supplement Bowen, Collins & Associates

WASTEWATER TREATMENT AND COLLECTION CAPITAL PROJECTS

The impact fees calculated herein are based upon the costs of future treatment and collection capital infrastructure that will be constructed within the next six years. The impact fee also includes a buy-in component based on the replacement values of the existing facility infrastructure which will be available to serve new development. To accurately allocate the costs of existing and future capital infrastructure to the appropriate end users, this analysis examines the District's level of service standard, growth in demand units, and the wastewater facilities, both current and proposed.

Figure ES.3 below shows the calculation of the wastewater impact fee per ERU of \$3,812. The costs of future and existing treatment infrastructure that relates to new growth is divided by 36,250 new ERUs which is equivalent to 14.5 MGD of unused treatment capacity that is available in the existing and proposed treatment facilities to serve new growth.

The calculation of the collection impact fee below in Figure ES.3 is based upon the total cost of existing collection infrastructure plus the costs of impact fee qualifying upgrades to the system. The total cost of future and existing qualifying collection infrastructure is divided across 75,000 ERUs which is equivalent to the 30MGD of flows that the collection facilities can accommodate.

FIGURE ES. 3: SUMMARY OF PROPOSED IMPACT FEE PER ERU

	Total Estimated Value	% to Component	Cost to Treatment/		Total Cost to Growth	Future ERUs	Impact Fee per ERU
			Collection	% to Growth			
Treatment Impact Fee							
Future Improvements	\$ 106,772,000	77.29%	\$ 82,520,000	80.00%	\$ 66,016,000	36,250	1,821
Series 2007 Bond Debt Service	44,536,664	71.97%	32,053,403	80.00%	25,642,722	36,250	707
Less 2007 Bond Proceeds	(31,877,496)	71.97%	(22,942,496)	80.00%	(18,353,997)	36,250	(506)
Future Bond Debt Service	100,221,500	100.00%	100,221,500	80.00%	80,177,200	36,250	2,212
Less 2009 Bond Proceeds	(55,500,000)	100.00%	(55,500,000)	80.00%	(44,400,000)	36,250	(1,225)
DR Value of Existing System	107,379,916	78.47%	\$ 84,260,221	11.37%	9,582,449	36,250	264
	\$ 271,532,583		\$ 220,612,629		\$ 118,664,375		\$ 3,273
Collection Impact Fee							
Future Improvements	\$ 106,772,000	22.71%	\$ 24,252,000	82.82%	\$ 20,086,100	75,000	\$ 268
Series 2007 Bond Debt Service	44,536,664	28.03%	12,483,261	64.68%	8,074,651	75,000	108
Less 2007 Bond Proceeds	(31,877,496)	28.03%	(8,935,000)	64.68%	(5,779,500)	75,000	(77)
Future Bond Debt Service	100,221,500	0.00%	-	93.40%	-	75,000	-
Less 2009 Bond Proceeds	(55,500,000)	0.00%	-	93.40%	-	75,000	-
DR Value of Existing System	107,379,916	19.83%	21,294,828	77.58%	16,520,701	75,000	220
	\$ 271,532,583		\$ 49,095,089		\$ 38,901,952		\$ 519
Miscellaneous Fees							
Engineering, Planning Expense	\$ 726,194		\$ 726,194	100.00%	\$ 726,194	36,250	\$ 20.03
Totals	\$ 272,258,777		\$ 270,433,911		\$ 158,292,520		\$ 3,812



CALCULATION OF THE NET IMPACT FEES

IMPACT FEE FORMULA

The impact fee is based upon the general demand characteristics of one household, here referred to as an Equivalent Residential Unit (ERU), which is based on historic usage patterns and equates to 400 gallons of flow of effluent wastewater per day. If it is determined that a user does not equate to one ERU, the Impact Fees Act allows the District to assess an adjusted fee that more closely matches the true impact that the land-use will have upon the public facility.³ This adjustment could result in a higher impact fee if the District determines that a particular user may create a greater impact than what is standard, or it may also decrease the impact fee if the developer can provide documentation that the proposed impact will be less than the standard.⁴ The formula for calculating the non-standard impact fee is summarized in Figure ES.4.

FIGURE ES. 4: NON-STANDARD IMPACT FEES

Non-Standard Impact Fee Formula			
\$3,812.23	*	# of ERUs	= Recommended Impact Fee

LYRB has performed this analysis using capital project and engineering data, planning analysis and other information provided by the District's staff and the Engineer. The accuracy and correctness of this report is contingent upon the accuracy of the data provided to LYRB. This Impact Fee Analysis accurately evaluates the District's capital project needs by calculating the appropriate impact fees required to adequately fund growth-related capital needs. Any deviations or changes in the capital projects or other relevant information provided by the District may cause this analysis to be inaccurate and require modifications.

³ 11-36-202(2)(c, d))

⁴ 11-36-202(3)(a)



CHAPTER 1

OVERVIEW OF IMPACT FEES

The current legislation regarding the implementation of impact fees is set forth in the Impact Fees Act found in Utah State Code Title 11, Chapter 36, Sections 1-5. With the passage of the Impact Fees Act, the State of Utah became one of twenty-two states to adopt legislation regulating the imposition of impact fees. This legislation gives certainty to the ability of the Timpanogos Special Service District and other local governments to impose equitable and “fair” impact fees on new development.

The Impact Fees Act has been shaped and molded over time by various court cases that have established precedents that have been incorporated into the latest changes of the Impact Fees Act. Of all the court cases, Banberry Development Corp. vs. District of South Jordan⁵ has likely been the most influential. This case established the requirements of the proportionate share tests and identification of a rational nexus between fees and project costs and capacities.

IMPACT FEES AS A SOURCE OF REVENUE

An impact fee is distinctly different from a tax, special assessment, building permit fee, hook-up fee, or other reasonable permit or application fee such as a conditional use or subdivision application fee. Most entities such as small cities or public utility systems cannot fund all of the improvements needed to serve new growth using only revenues generated by property taxes or user fees. These entities often rely heavily upon impact fees.

Impact fees serve three main purposes: (1) proportionally allocate the costs of future projects to the new development that they will be constructed to serve, (2) allow new customers to purchase equity in the existing system, and (3) perpetuate the historic level of service paid to growth related facilities. The basic impact fee methodology is essentially a blending of future project costs and the unused value of the existing system.

REQUIRED ELEMENTS FOR THE ADOPTION OF IMPACT FEES

As mentioned earlier, local governments must pay strict attention to the requirements enumerated in the Impact Fees Act regarding the assessment of impact fees. The following documents must be prepared before the District can legally commence public notice and adopt the proposed impact fees.

(1) CAPITAL FACILITIES PLAN

The Impact Fees Act requires that a city or district serving a population of 5,000 or greater have a Capital Facilities Plan prepared in coordination and compliance with its General Plan that identifies the demands that will be placed upon the existing and future facilities by new development and the means that the District will use to accommodate the additional demand.⁶ The CFP prepared by Bowen, Collins & Associates satisfies this requirement and has been finalized and adopted by TSSD.

⁵ 631 P. 2d 899, 903-4 (Utah 1981.)

⁶ 11-36-201(2)(e)



(2) WRITTEN IMPACT FEE ANALYSIS

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, which is intended to equitably divide the capacity and costs of each facility identified in the Capital Facilities Plan between future and existing users relative to the benefit each group will receive from the improvement, and clearly detail all cost components and the methodology used to calculate each impact fee.⁷ The Act also requires that an Executive Summary of the impact fee analysis be prepared that provides a brief overview of the impact fee structure and the methodology and cost basis used to calculate the maximum allowable impact fees. This document fulfills these requirements.

(3) IMPACT FEE ENACTMENT

The Impact Fee Enactment, referred to in this analysis as the Resolution, must be adopted by the District's Board to enact the proposed fees. The Resolution may not impose a fee higher than the maximum legal fee defined in the written analysis, but may adopt a fee that is lower than the maximum fee defined in this analysis.⁸ The Resolution must establish one or more service areas, include a schedule of the impact fees or the formula by which the fee is derived, and provisions allowing the District to adjust or modify the impact fee: (1) to take into account any changes or unusual circumstances to ensure that the impact fee is administered fairly and (2) if following studies or research determine that it should be different

The Resolution may be adopted following a fourteen (14) day noticing period and public hearing. Copies of the proposed Resolution, the Written Impact Fee Analysis, and Capital Facilities Plan must be made available to the public during the 14-day noticing period for public review and inspection in designated public places including the District offices and any public libraries within the District's jurisdiction. A public hearing shall be held at the end of the 14-day noticing period, at which point the Board may adopt, amend and adopt, or reject the Impact Fee Resolution and proposed fee schedule.

ACCOUNTING FOR, EXPENDITURE OF, AND REFUND OF IMPACT FEES

ACCOUNTING FOR IMPACT FEES

The Impact Fees Act requires that any entity that imposes impact fees establish an interest bearing ledger account for each type of public facility for which an impact fee is collected. All impact fee receipts must be deposited into the appropriate account. Any interest earned in each account must remain in the corresponding account. At the end of each fiscal year, the District must prepare a report on each fund or account showing the source and amount of all monies collected, earned and received by each account and each expenditure made from each account. Once the District has received payment, the impact fees will be deposited into each specific Impact Fee Fund and used to defray capital costs as identified herein and in the CFP.

EXPENDITURE OF IMPACT FEES

The District may only expend impact fees for system improvements identified in the Capital Facilities Plan.⁹ All funds collected must be spent or encumbered within six years of collection or the District must provide an extraordinary or compelling reason why the fees must be held longer and provide an ultimate date by which the impact fees collected will be expended.¹⁰ For the purposes of this analysis, it is assumed

⁷ 11-36-201(5)(a)

⁸ 11-36-202(1)(a-b)

⁹ 11-36-302(1a)

¹⁰ 11-36-302(2b)



that the ultimate date by which impact fees will be spent is 2037. The improvements that are financed through impact fees must be owned and operated by the District or another local public entity with which the District has contracted or will contract for services and improvements that will be operated on the District's behalf.

REFUNDS OF IMPACT FEES

The District is required to refund any impact fees collected plus interest earned since their collection if 1) a developer who has paid impact fees does not proceed with the development activity and has filed a written request for a refund, 2) the fees have not been spent or encumbered within six years, or 3) the new development which has paid impact fees has not created an impact upon the system.¹¹

CHALLENGING IMPACT FEES – 11-36-401-402

The Impact Fees Act allows any person, entity, or property owner within the service area, or any organization, association, or corporation owning property within the service area to challenge the accuracy of the calculated fee or procedure by which the fee was adopted. Any person or entity challenging the impact fees may file a written request for information including the written analysis, Capital Facilities Plan, Resolution and other information related to the fee calculation from the District imposing the fee. This information must be provided within two weeks.

An individual has the right to challenge the noticing or procedures of enacting any impact fee adopted on or after July 1, 2000. To remedy any adoption procedure found to be faulty, the District must repeat the noticing and adoption process. If the fees are found to be inaccurate, the District must revise the fee structure to correct any miscalculation and repeat the adoption process. If the fees are found to be incorrect and have already been collected, the District must refund the difference between what was collected and what should have been collected plus interest earned since the time of collection on these funds. The parties may settle any impact fee dispute through arbitration.

PROFESSIONAL SERVICES EXPENSES

Impact fees may include the costs of professional expenses relating to the preparation of the Capital Facilities Plan and Impact Fee Analysis. It is assumed that the District will perform updates to the analysis every five years. A percentage of the 2009 cost of engineering fees and for this analysis, including a 3% inflation factor, have been included for the work on the capital facilities plan and impact fee analysis.

¹¹ 11-36-303(1-3)



CHAPTER 2

FUTURE IMPACT FROM GROWTH UPON THE DISTRICT'S FACILITIES

REQUIRED BY: (11-36-201(5)(A)(I-II))

PROJECTED POPULATION GROWTH

The growth anticipated by the District and Engineers is generally based on historic population data provided by each of the Cities and projections prepared by Mountainlands Association of Governments ("MAG"). Growth projections have been reduced below the projections from 2009 to 2017 to account for the significant drop in housing construction and a gradual housing and economic recovery.

The proposed expansion to the wastewater treatment facilities will allow the District to provide wastewater service to approximately 75,000 ERUs. The District expects to reach that capacity in approximately 2032 and will plan for expansion beyond the proposed 30 MGD at a future date. In the meantime, this study will focus on the 2032 horizon.

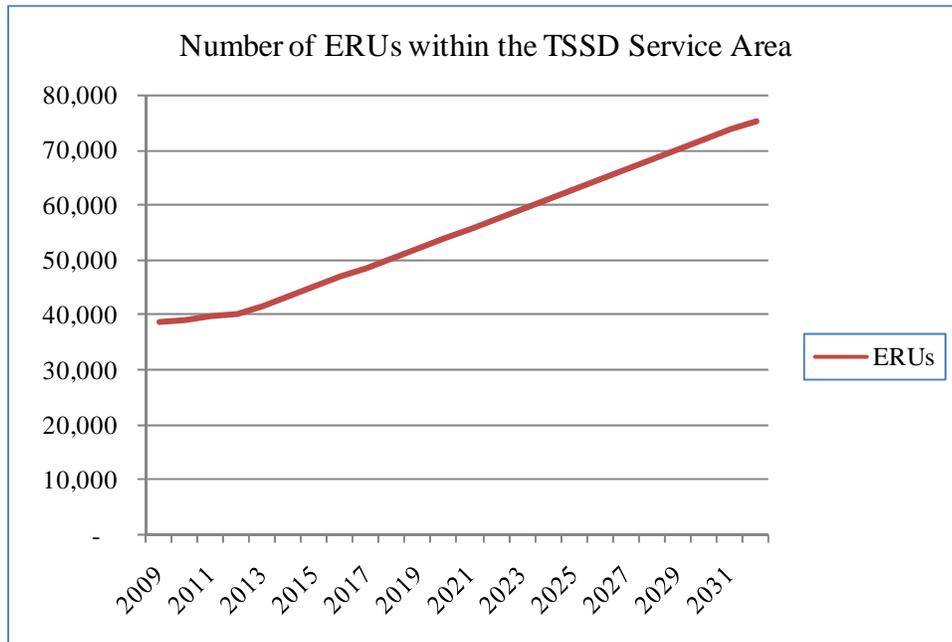
GROWTH IN EQUIVALENT RESIDENTIAL UNITS

In the case of the District, it is difficult to forecast population projections through build-out. The District has annexed several cities into its service area over the last several years, and plans with the intent to accommodate additional communities as the need arises. Therefore, the Engineers and District Staff plan the facility expansions with the information available and review and revise the plans approximately every five years, or as the need arises. Based upon the District's latest projections, the District is currently serving approximately 38,750 connections. Figure 2.1 summarizes the District's ERU projections through the year 2032 when the District may be serving 75,000 ERUs.



FIGURE 2.1: ERU PROJECTIONS THROUGH 2032

Year	ERUs	ERUs Added per	% Increase
2009	38,750		
2010	39,250	500	1.29%
2011	39,750	500	1.27%
2012	40,250	500	1.26%
2013	41,500	1,250	3.11%
2014	43,280	1,780	4.29%
2015	45,060	1,780	4.11%
2016	46,840	1,780	3.95%
2017	48,620	1,780	3.80%
2018	50,400	1,780	3.66%
2019	52,180	1,780	3.53%
2020	53,960	1,780	3.41%
2021	55,740	1,780	3.30%
2022	57,520	1,780	3.19%
2023	59,300	1,780	3.09%
2024	61,080	1,780	3.00%
2025	62,860	1,780	2.91%
2026	64,640	1,780	2.83%
2027	66,420	1,780	2.75%
2028	68,200	1,780	2.68%
2029	69,980	1,780	2.61%
2030	71,760	1,780	2.54%
2031	73,540	1,780	2.48%
2032	75,000	1,460	1.99%





CHAPTER 3

TSSD TREATMENT AND COLLECTION FACILITIES

TSSD initiated service in 1979, serving the communities of American Fork, Pleasant Grove, Lehi, and Alpine cities. Since that time, Highland, Cedar Hills, Saratoga Springs, a portion of Eagle Mountain and Vineyard, and part of the South Valley Sewer District service area have been annexed into the District. These communities are growing rapidly, and will therefore require additional capacity in the wastewater system in order to maintain the existing level of service into the future.

WASTEWATER SYSTEM

The wastewater system's current capacity is 18.34 MGD. The system is in need of expansion to perpetuate the level of service that has historically been maintained as new growth and development activity continue to occur within the District. The CFP has outlined the recommended capital projects that will maintain the established wastewater level of service through 2032. It is currently estimated that the treatment facility is treating approximately 15.5 MGD of flow from wholesale customers. The new treatment facility will raise the total treatment capacity to 30MGD which leaves 14.5 MGD of unused capacity to serve new development.

LEVEL OF SERVICE

Impact fees cannot be used to finance an increase in the level of service to current or future users of capital improvements. This practice would place an unfair funding scenario on new users for the purpose of establishing a level of service that is higher than what current users have demanded of the system. Therefore, it is important to identify the level of service per wastewater ERU and ensure that the new capacities of projects financed through impact fees will not exceed the established standard. The following typical unit usage parameters are provided by the Timpanogos Special Service District Water Department.

- Typical Daily Flow (per ERU): 400 Gallons

The base impact fee and standard level of service recommended in this analysis will be discussed in terms of the number of gallons of flow of effluent per day.

TREATMENT FACILITY

The Wastewater Treatment Facility is a treatment plant with several outfall lines, allowing the various communities it serves to tap into the plant, along with clarifiers, return activated sludge bypass lines, sludge drying beds, etc. The treatment plant was originally designed to process 7.6 MGD. In 1984 and 1996, the treatment plant was expanded which increased the treatment plant's total capacity to approximately 18.34 MGD. The District owns the treatment plant and the land on which it is located.



FUTURE WASTEWATER CAPITAL PROJECTS

According to the Impact Fees Act, three cost components may be factored into the impact fee calculations for wastewater system improvements. These cost components include 1) the construction costs of growth-driven improvements for treatment and collection facilities, 2) appropriate professional services inflated from current dollars to construction year costs, and 3) issuance and interest expenses that relate to financing growth-driven capital projects that cannot be cash funded.

The wastewater capital projects identified in Figure 3.1 have been planned by the Engineers to provide an additional 11.7 MGD capacity to the District, bringing the total system capacity to 30 MGD. The Engineers have included a construction inflator into the capital project costs to account for the inevitable increases to construction costs. These calculations were completed by the Engineers and are summarized below. Figure 3.2 shows a summary of the debt service schedule proposed to fund the treatment plant expansion project. Figure 3.3 summarizes the buy-in component of the impact fee, assigning a current replacement value less depreciation to the existing system as there is capacity remaining in the existing system that will serve existing and future development. Figure 3.4 summarizes the District's outstanding debt that will be partially funded with impact fees.

FIGURE 3.1: WASTEWATER CAPITAL IMPROVEMENT PLAN¹² (CURRENT – 2012)

Project		Total Cost	Construction Year Totals	% to Growth	Growth-Related Costs
WWTP Expansion	Treatment	82,520,000	82,520,000	80%	66,016,000
		\$ 82,520,000	\$ 82,520,000	80%	\$ 66,016,000
Lehi Outfall Line Repair	Collection	3,280,000	3,280,000	90%	2,952,000
Boat Harbor Lift Sta Replacement	Collection	5,655,000	5,655,000	50%	2,827,500
Alpine/Highland Line Segment 2	Collection	5,370,000	5,370,000	100%	5,370,000
Alpine/Highland Line Segment 3A&B	Collection	6,612,000	6,612,000	100%	6,612,000
Pleasant Grove/Cedar Hills Outfall	Collection	467,000	467,000	100%	467,000
Pleasant Grove/Cedar Hills Outfall	Collection	500,000	500,000	40%	200,000
Suncrest Lift Station Upgrade	Collection	368,000	368,000	70%	257,600
Land Acquisition	Collection	2,000,000	2,000,000	70%	1,400,000
		24,252,000	\$ 24,252,000		\$ 20,086,100
TOTALS:		\$ 106,772,000	\$ 106,772,000		\$ 86,102,100

The costs proposed in the CFP have already accounted for construction inflation based on construction years.

The total estimated cost of capital facilities needed to serve growth is \$86.1M. TSSD is not in a position to finance these necessary capital improvements exclusively from cash or on a pay as you go basis and will issue additional debt to efficiently fund these improvements.

FUTURE CAPITAL FINANCING COSTS

This analysis assumes that bonds will be issued to fund the necessary expansion to the existing facilities. The Series 2009 Sewer Revenue Bonds will be issued in mid to late 2009, and figure 3.2 estimates the amount of this bond issue.

¹² Percentage attributed to growth from Bowen, Collins & Associates Capital Facilities Plan April 2009



FIGURE 3.2: PROPOSED SERIES 2009 SEWER REVENUE BONDS

Treatment	Proceeds	% of Bond	P&I	% to Growth by System
WWTP Expansion	55,500,000	100%	100,221,500	80.00%
Treatment Plant Total	55,500,000	100%	100,221,500	80.00%
Collection				
Alpine/Highland Line Segment 2	\$ -	0%	\$ -	100.00%
Alpine/Highland Line Segment 3A&B	-	0%	-	100.00%
Pleasant Grove/Cedar Hills Outfall	-	0%	-	100.00%
Pleasant Grove/Cedar Hills Outfall	-	0%	-	40.00%
Suncrest Lift Station Upgrade	-	0%	-	70.00%
Land Acquisition	-	0%	-	70.00%
Collection Total	-	0%	-	0
	\$ 55,500,000	-	100%	\$ 100,221,500

EQUITY BUY-IN

The equity buy-in component is intended to recover the costs of the unused capacity in existing infrastructure from new development. Since the methodology used in this analysis assumes that the wastewater facilities are an interconnected system, it is assumed that the existing and future facilities will serve both existing and future development. Therefore, the value of the existing wastewater system is spread proportionally across all development and termed a “buy-in” component of the impact fee as future development will buy-in to any remaining capacity available in the existing system.

FIGURE 3.3: WASTEWATER EQUITY BUY-IN

	Treatment	Collection	Administration	Totals
Total	\$ 84,260,221	\$ 21,294,828	\$ 1,824,866	\$ 107,379,916
1979 Original Improvements	29,838,925	6,365,504	-	36,204,429
25% of 1979 Projects Funded by Users	7,459,731	1,591,376	-	9,051,107
Adjusted Dep Replacement Value	61,881,028	16,520,701	-	78,401,728
% of Unused Capacity	15.49%	48.33%	0	64%
Total to Class	9,582,449	7,985,005	1,824,866	\$ 19,392,320
% to New Growth	11.37%	37.50%	100.00%	18.06%

The impact fee will also consider the District’s outstanding debt that financed the most recent expansion to the facility. The capital (principal) portion of this expense is included in the existing system value shown above in Figure 3.3, and the interest costs associated with expansion are shown below in Figure 3.4, a portion of which will also be factored into the calculation of the impact fee. Figure 3.3 indicates that \$19.39 million or 18% of the existing \$107.38 million of treatment and collection facilities is assignable to new development through the impact fees.



FIGURE 3.4: OUTSTANDING DEBT

Treatment	Proceeds	% of Bond	P&I	% to Growth by System
WWTP Expansion	\$ 22,942,496	71.97%	\$ 32,053,403	80.00%
Collection				
Lehi Outfall Line Repair	3,280,000	10%	4,582,551	90.00%
Boat Harbor Lift Sta Replacement	5,655,000	18%	7,900,709	50.00%
Collection Total	8,935,000	28%	12,483,261	64.68%
	\$ 31,877,496	100%	\$ 44,536,664	

PROPOSED WASTEWATER IMPACT FEES

The methodology used to calculate the impact fees takes into account the specific situation of the District. The fee will be assessed to future development within the District’s boundaries, based on a blended sharing of historic and future expenses, as it is assumed that the wastewater treatment facility functions as one integrated system. Therefore, the fee will take into account the current replacement value (less depreciation) of the existing system, including outstanding debt incurred by the District to fund the facility, and will also include the future capital facilities that will expand the capacity of the facility to the 30 MGD mark, and the associated proposed debt service that will allow the District to quickly construct the proposed improvements.

The total costs of all above mentioned collection improvements will be spread across all 75,000 ERUs, which allows for the costs to serve existing development will be excluded from the cash flows and will ensure that future users are paying their fair share of the system expenses. Treatment expenses will be spread across the new 36,250 ERUs that the treatment plant will serve. Given that the District currently provides service to approximately 38,750 ERUs, the remaining 36,250 ERUs will be accounted for in this analysis. A detail of the cost components and the calculation of the fee is shown below in Figure 3.5.

FIGURE 3.5: PROPORTIONATE SHARE OF EXISTING & FUTURE ERUs¹³

	Level of Service	Treatment	Collection	Total
Growth Related Expense				
Future Improvements	\$ 20,669,900	66,016,000	\$ 20,086,100	\$ 106,772,000
Series 2007 Bond Debt Service	10,819,290	25,642,722	8,074,651	44,536,664
Less 2007 Bond Proceeds	(7,743,999)	(18,353,997)	(5,779,500)	(31,877,496)
Future Bond Debt Service	20,044,300	80,177,200	-	100,221,500
Less 2009 Bond Proceeds	(11,100,000)	(44,400,000)	-	(55,500,000)
DR Value of Existing System*	81,276,766	9,582,449	16,520,701	107,379,916
Expense to Growth	\$ 113,966,257	\$ 118,664,375	\$ 38,901,952	\$ 271,532,583

¹³ TSSD Financials/Bowen, Collins & Associates Capital Facilities Plan April 2009



FIGURE 3.6: WASTEWATER COST PER ERU

	Total Estimated Value	% to Component	Cost to Treatment/ Collection	% to Growth	Total Cost to Growth	Future ERUs	Impact Fee per ERU
Treatment Impact Fee							
Future Improvements	\$ 106,772,000	77.29%	\$ 82,520,000	80.00%	\$ 66,016,000	36,250	1,821
Series 2007 Bond Debt Service	44,536,664	71.97%	32,053,403	80.00%	25,642,722	36,250	707
Less 2007 Bond Proceeds	(31,877,496)	71.97%	(22,942,496)	80.00%	(18,353,997)	36,250	(506)
Future Bond Debt Service	100,221,500	100.00%	100,221,500	80.00%	80,177,200	36,250	2,212
Less 2009 Bond Proceeds	(55,500,000)	100.00%	(55,500,000)	80.00%	(44,400,000)	36,250	(1,225)
DR Value of Existing System*	107,379,916	78.47%	\$ 84,260,221	11.37%	9,582,449	36,250	264
	\$ 271,532,583		\$ 220,612,629		\$ 118,664,375		\$ 3,273
Collection Impact Fee							
Future Improvements	\$ 106,772,000	22.71%	\$ 24,252,000	82.82%	\$ 20,086,100	75,000	\$ 268
Series 2007 Bond Debt Service	44,536,664	28.03%	12,483,261	64.68%	8,074,651	75,000	108
Less 2007 Bond Proceeds	(31,877,496)	28.03%	(8,935,000)	64.68%	(5,779,500)	75,000	(77)
Future Bond Debt Service	100,221,500	0.00%	-	93.40%	-	75,000	-
Less 2009 Bond Proceeds	(55,500,000)	0.00%	-	93.40%	-	75,000	-
DR Value of Existing System*	107,379,916	19.83%	21,294,828	77.58%	16,520,701	75,000	220
	\$ 271,532,583		\$ 49,095,089		\$ 38,901,952		\$ 519
Miscellaneous Fees							
Engineering, Planning Expense	\$ 726,194		\$ 726,194	100.00%	\$ 726,194	36,250	\$ 20.03
Totals	\$ 272,258,777		\$ 270,433,911		\$ 158,292,520		\$ 3,812

* Less Depreciation

** Interest Component Only

*** Relates strictly to future development and the cash flows associated with the impact fee sub-fund. Therefore, this does not relate to existing development as do the other components of the impact fee.

FIGURE 3.7: FORMULAS FOR THE CALCULATION OF NON-STANDARD IMPACT FEES

Non-Standard Impact Fee Formula			
\$3,812.23	*	# of ERUs	= Recommended Impact Fee



CHAPTER 4 PROPORTIONATE SHARE ANALYSIS REQUIRED BY (11-36-201(5)(B))

The Proportionate Share Analysis requirement was established by the case of Banberry Development Corp. v. South Jordan District¹⁴ to ensure that municipalities do not collect impact fees that place an inequitable burden on new development relative to the impact that the development would place on the system. Banberry has set the precedent that a municipality must “reasonably” provide evidence that supports the imposition of impact fees.

The Utah Supreme Court has reinforced this idea through subsequent cases including The Home Builders Association of the State of Utah v. District of North Logan.¹⁵ The Utah Supreme Court determined that a municipality must have “sufficient flexibility to deal realistically with issues that do not admit of any kind of precise mathematical equality”. The Court stated that such equality is “neither feasible nor constitutionally vital”.

It has been shown that a city or district must prepare its written and proportionate share analyses as accurately as possible and within the confines of the law. If such requirement is met, the burden of proof that the impact fees are inequitable lies with the challenger and not with the city/district to prove that the fees are equitable.

MANNER OF FINANCING EXISTING PUBLIC FACILITIES – 201(5)(B)(II-III)

Timpanogos Special Service District has funded its existing capital infrastructure through a combination of different revenue sources, including user fee revenues, bond proceeds, impact fees, and grant monies. This analysis has removed all funding that has come from federal grants and donations from non-resident citizens to ensure that none of those infrastructure items are included in the level of service. Therefore, the District’s existing level of service standards have been funded by the District’s existing residents. Funding the future improvements through impact fees places a similar burden upon future users as that which has been placed upon existing users through impact fees, user fees and other revenue sources.

CONSIDERATION OF ALL REVENUE SOURCES – 201(5)(B)(IV)

The Impact Fees Act requires the Proportionate Share Analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure. This statement may be supported by demonstrating through the Capital Facilities Plan that a portion of the project costs included in the impact fee serve only future growth within the District.

The District’s objective is to fairly and equitably recover the costs of growth-related infrastructure from new development. This implies that new growth will be expected to pay its fair share of the costs incurred to serve them. In accordance with this philosophy, the following explains the pros and cons of funding mechanisms that are available to the District to pay for new infrastructure.

¹⁴ 631 P. 2d 899, 903-4 (Utah 1981.)

¹⁵ 983 P. 2d 561, 565 (Utah 1999.)



User Fees

User fees are a stable source of revenue, however, the exclusive use of user fee revenues without considering any other revenue stream places an unfair burden on existing development as a portion of future improvements will accommodate future development, yet that development will not pay its proportional share of the capacity of the system that it will use. For this purpose, this analysis attempts to reasonably balance impact fee revenues with user fee revenues to as accurately as possible share the capital improvement costs between existing and future development based on the demand or impact that development places on the system.

Impact Fees

Impact fees have become an ideal mechanism for funding growth-related infrastructure. Analysis is required to accurately assess the true impact of a particular user upon the District infrastructure and prevent existing users from subsidizing new growth and new growth from subsidizing existing users. Again, the balance of impact fees and user fees is essential to maintain fairness and equity.

Therefore, impact fees should be used to fund the growth-related costs of future capital infrastructure based upon the historic funding of the existing infrastructure and the intent of the District to equitably allocate the costs of growth-related infrastructure in accordance with the true impact that a user will place on that infrastructure.

Proportionate Share of Capital Expenses

	Total Cost	Administration	Treatment	Collection Lines	Total
Future Improvements	\$ 106,772,000	0.00%	77.29%	22.71%	100%
Series 2007 Bond Debt Service	44,536,664	0.00%	71.97%	28.03%	100%
Less 2007 Bond Proceeds	(31,877,496)	0.00%	71.97%	28.03%	100%
Future Bond Debt Service	100,221,500	0.00%	100.00%	0.00%	100%
Less 2009 Bond Proceeds	(55,500,000)	0.00%	100.00%	0.00%	100%
DR Value of Existing System	107,379,916	1.70%	78.47%	19.83%	100%
Totals	\$ 271,532,583				

2006 TSSD Financials/ CFP Supplement Bowen, Collins & Associates

Proportionate Share of Collection Expenses

	Collection System Cost	Level of Service	Growth	Total
Future Improvements	\$ 24,252,000	17.18%	82.82%	100%
Series 2007 Bond Debt Service	12,483,261	35.32%	64.68%	100%
Less 2007 Bond Proceeds	(8,935,000)	35.32%	64.68%	100%
Future Bond Debt Service	-	6.60%	93.40%	100%
Less 2009 Bond Proceeds	-	6.60%	93.40%	100%
DR Value of Existing System	21,294,828	22.42%	77.58%	100%
Totals	\$ 49,095,089			

2006 TSSD Financials/ CFP Supplement Bowen, Collins & Associates



Proportionate Share of Treatment Expenses

	Treatment Cost	Level of Service/ Non-Impact Fee	Growth	Total
Future Improvements	\$ 82,520,000	20.00%	80.00%	100%
Series 2007 Bond Debt Service	32,053,403	20.00%	80.00%	100%
Less 2007 Bond Proceeds	(22,942,496)	20.00%	80.00%	100%
Future Bond Debt Service	100,221,500	20.00%	80.00%	100%
Less 2009 Bond Proceeds	(55,500,000)	20.00%	80.00%	100%
DR Value of Existing System	84,260,221	88.63%	11.37%	100%
Totals	\$ 220,612,629			

2006 TSSD Financials/ CFP Supplement Bowen, Collins & Associates

Proportionate Share of Capital Expenses

Growth Related Expense	Level of Service	Growth-Related Impact Fees		Total
		Treatment	Collection	
Future Improvements	\$ 20,669,900	66,016,000	\$ 20,086,100	\$ 106,772,000
Series 2007 Bond Debt Service	10,819,290	25,642,722	8,074,651	44,536,664
Less 2007 Bond Proceeds	(7,743,999)	(18,353,997)	(5,779,500)	(31,877,496)
Future Bond Debt Service	20,044,300	80,177,200	-	100,221,500
Less 2009 Bond Proceeds	(11,100,000)	(44,400,000)	-	(55,500,000)
DR Value of Existing System	81,276,766	9,582,449	16,520,701	107,379,916
Expense to Growth	\$ 113,966,257	\$ 118,664,375	\$ 38,901,952	\$ 271,532,583

2006 TSSD Financials/ CFP Supplement Bowen, Collins & Associates

PROPOSED CREDITS OWED TO DEVELOPMENT – 201(5)(B)(V)

The Impact Fees Act requires that credits be paid back to development for future fees that will pay for growth-driven projects included in the Capital Facilities Plan that would otherwise be paid for through user fees. Credits may also be paid to developers who have constructed and donated facilities that are included in the Capital Facilities Plan to the District in-lieu of impact fees. This situation does not apply to developer exactions or improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the Capital Facilities Plan if a credit is to be issued.

If a specific property tax line item is not dedicated to bond issues and the debt service on the bonds are paid through excess general fund revenues, then a credit will not apply as property taxes are not the only source of revenue to the General Fund.

In the situation that a developer chooses to construct facilities found in the Capital Facilities Plan in-lieu of impact fees, the decision must be made through negotiation with the developer and the District on a case by case basis.



SUMMARY OF TIME PRICE DIFFERENTIAL – 201(5)(B)(VII)

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. An inflation component is included in all capital project costs that are to be constructed in fiscal year 2009 and beyond. A time price differential is not contemplated for the costs of bond debt service that are included in the impact fees as the payments do not increase over time with inflation.

Because all improvements have been adjusted for inflation, it is not equitable for new development paying impact fees ten years from now to be charged an impact fee that is higher than a fee paid today as the costs of inflation have been included into the cost basis. There is no correlation between an inflation-adjusted cost in projects and an inflated impact fee.

REVISED DISTRICT IMPACT FEE

RESOLUTION NO. 2009-2

A RESOLUTION ADOPTING A REVISED IMPACT FEE ON ADDITIONAL USERS WHICH DISCHARGE WASTEWATER INTO THE WASTEWATER TREATMENT SYSTEM OPERATED BY THE TIMPANOGOS SPECIAL SERVICE DISTRICT AND PROVIDING FOR RELATED MATTERS.

BE IT RESOLVED BY THE ADVISORY BOARD OF THE TIMPANOGOS SPECIAL SERVICE DISTRICT

Section 1. Authority.

This resolution is adopted pursuant to authority granted to the Timpanogos Special Service District (the "District") under Section 11-36-101 et seq. Utah Code Annotated (the "Act").

Section 2. Purpose.

The purpose of this resolution shall be to generate revenue to pay costs of construction and/or the debt service on long-term debt issued to finance the cost of additions to the wastewater treatment system of the District.

Section 3. Determining the total annual cost of construction and long term debt service attributable to improvements to the wastewater treatment system.

The Advisory Board of the District has estimated the total annual costs of construction and debt service on long term debt based upon advice from its engineers as to project costs and the advice of its financial advisors, as to financing costs, including interest. The District has approved and adopted a Revised Capital Facilities Plan consistent with that advice as required by the Act which plan was adopted on November 13, 2008.

Section 4. Condition of Development Activity.

The District has determined that it will not provide services for any additional users which discharge wastewater into the wastewater treatment system operated by the District unless and until each user pays the fee specified below. "User" as used herein is broader than each governmental entity that contracts with the District to provide treatment services and shall be interpreted to mean every occupant of any such governmental entity that creates a new source of wastewater to be treated by the District. Each governmental entity that has contracted with the District shall obtain from each user the appropriate impact fee as specified below before any

permit for building or development may be issued by any such governmental entity. If any such governmental entity issues any such permit without first obtaining such a fee, the District may immediately discontinue providing any service to the governmental entity or to any of its occupants whether new or existing.

Section 5. Payment to the District and City Audits.

Each City or other governmental entity that contracts with the District for services shall remit to the District all impact fees collected pursuant to this resolution within 20 days following the month in which such fees are received. Any impact fees collected that are not remitted to the District within such time shall accrue interest at the annual rate of 12%, calculated daily, which interest the City or governmental entity shall pay. The District shall have the right to verify that the impact fee collected by the City or governmental entity was calculated properly. If the fee was improperly calculated, the City or governmental entity shall be responsible to pay to the District the difference between the amount collected and the amount that should have been charged together with interest thereon calculated at the rate of 12% per annum, calculated daily, which interest shall accrue beginning 20 days after the month in which the related building permit was issued.

Section 6. Fee Imposed.

In accordance with the Revised Capital Facilities Plan and the analysis provided by Lewis Young Robertson and Burningham Inc., the District has identified potential service areas. The District has determined to charge an impact fee at this time only for service area number 1 which constitutes facilities that equally serve all users of the system. Each User will be charged \$3,812 for each equivalent residential connection associated with each building permit issued after the effective date of this resolution. Each structure serviced by a septic facility that connects to the system after the effective date of this resolution shall be charged \$3,812 for each equivalent residential connection except in those instances where a capital facilities fee was previously charged and collected for such septic facility. An equivalent residential connection shall be calculated on the basis of 4.0 individuals using 100 gallons per day. The number of equivalent residential connections for each building permit issued shall be calculated in accordance with Schedule "A" hereto. The District may adjust the standard impact fee at the time the fee is charged to any user to (1) respond to unusual circumstances in specific cases; or (2) respond to a request for a prompt and individualized impact fee review for the development activity of the state or a school district or a charter school, and to ensure that the impact fees are imposed fairly. In addition, the District may calculate the amount of the impact fee on a particular development and adjust the amount of the fee based upon studies and data submitted by the developer.

Section 7. Credit.

A developer may receive a credit against or proportionate reimbursement of an impact fee if the developer:

- (a) dedicates land for an improvement to the District's system;
- (b) builds and dedicates some or all of an improvement to the District's system; or
- (c) dedicates a public facility that the District and the developer agree will reduce the need for an improvement to the District's system.

The District shall provide a credit against impact fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities: (1) are improvements to the District's system, and (2) are dedicated to the public and offset the need for an identified improvement to the District's system.

Section 8. Effective Date.

The rates and procedures established by this resolution will be effective August 20, 2009 and will continue until modified by the Advisory Board. If the developer's plans are submitted and approved, and the permit issued by August 19, 2009, the fees will be \$3,120.00 for each equivalent residential connection.

ADOPTED AND APPROVED the 21st day of May, 2009.


Chairperson
Advisory Board

Attest:


Secretary

[Seal]

1032894



PROOF of PUBLICATION

from

The Daily Herald

STATE OF UTAH } SS
Utah County

LEGAL NOTICES
TIMPANOGOS SPECIAL SERVICE DISTRICT HEARING
The Timpanogos Special Service District will hold a public hearing on Thursday, May 21, 2009 at 8:00 p.m., in the conference room of the District Administration Building located at 6400 North 5050 West, Utah County, Utah.
The District provides wastewater treatment for the cities of Alpine, American Fork, Cedar Hills, Eagle Mountain, Highland, Lehi, Pleasant Grove, Saratoga Springs, and a portion of Draper City known as Suncrest. Services are proposed for some portions of the Town of Vineyard.
The purpose of this meeting is to consider adopting a Revised Impact Fee Resolution.
The Revised Impact Fee Resolution together with a written analysis are available for inspection at the District offices, 6400 North 5050 West, Utah County, Utah, beginning May 7, 2009, between 8:00 a.m. and 4:00 p.m., Monday through Friday. It will also be available at the following Public Libraries:
American Fork Library - 64 South 100 East, American Fork, Utah 84003
Eagle Mountain Library - 1650 East Heritage Drive, Eagle Mountain, Utah 84005
Highland Library - 5400 West Civic Center Drive, Suite 2, Highland, Utah 84003
Lehi Library - 120 North Center Street, Lehi, Utah 84043
Pleasant Grove Library - 30 East Center Street, Pleasant Grove, Utah 84062
Legal Notice 342376 Published in The Daily Herald May 6, 13, 2009

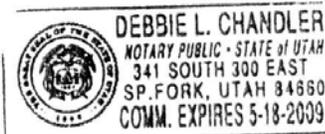
I, Morgan Bassett, being first duly sworn depose and say that I am the Legal Billing Clerk of the Daily Herald, a newspaper of general circulation, published seven times each week at Provo, Utah, County of Utah; that the notice attached hereto, 342376-TIMPANOGOS SPECIAL, and which is a copy, was published in said newspaper, the first publication having been made on the 6th day of May, 2009, and the last on the 13th day of May, 2009; that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication, and the same was published in the newspaper proper and not in the supplement.

Morgan Bassett

Subscribed and sworn before me this 13th day of May, 2009.

Debbie L. Chandler Notary Public

Residence: Spanish Fork, Utah
My commission expires 5/18/2009

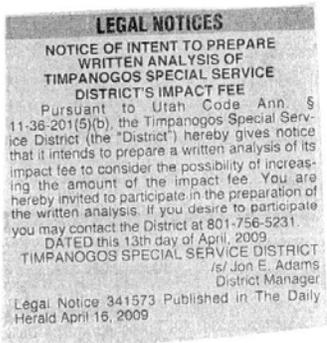


PROOF OF PUBLICATION

from

The Daily Herald

STATE OF UTAH }
Utah County } SS



I, Morgan Bassett, being first duly sworn depose and say that I am the Legal Billing Clerk of the Daily Herald, a newspaper of general circulation, published seven times each week at Provo, Utah, County of Utah; that the notice attached hereto, 341573-TIMPANOGOS SPECIAL, and which is a copy, was published in said newspaper, the first publication having been made on the 16th day of April, 2009, and the last on the 16th day of April, 2009; that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication, and the same was published in the newspaper proper and not in the supplement.

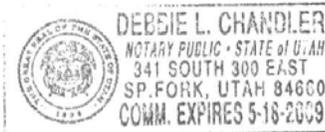
Morgan Bassett

Subscribed and sworn before me this
16th day of April, 2009.

Debbie L. Chandler

Notary Public

Residence: Spanish Fork, Utah
My commission expires 5/18/2009



The preparation of the written analysis is available for participation at the District offices, 6400 North 5050 West, Utah County, Utah, between 8:00 a.m. and 4:00 p.m., Monday through Friday. It will also be available at the following Public Libraries;

American Fork Library - 64 South 100 East, American Fork, Utah 84003

Eagle Mountain Library - 1680 East Heritage Drive, Eagle Mountain, Utah 84005

Highland Library - 5400 West Civic Center Drive, Highland, Utah 84003

Lehi Library - 120 North Center Street, Lehi, Utah 84043

Pleasant Grove Library - 30 East Center Street, Pleasant Grove, Utah 84062

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing NOTICE OF INTENT TO PREPARE WRITTEN ANALYSIS OF TIMPANOGOS SPECIAL SERVICE DISTRICT was mailed via first class, U.S. Mail, on this 16th day of April, 2009 to the following:

Utah Home Builders Association
9069 South 1300 West
West Jordan, Utah 84088

Utah Association of Realtors
Chris Kyler, Registered Agent
230 West Towne Ridge Parkway, Suite 500
Sandy, Utah 84070

Utah Chapter of the Associated General Contractors of America
1135 So West Temple
P.O. Box 2666
Salt Lake City, Utah 84101

Utah Valley Homebuilders
1457 East 840 North
Orem, Utah 84057

CERTIFICATION

In accordance with Utah Code 11-36-201(6)(b) the following is a certification from the person or entity that has prepared the written impact fee analysis.

I certify that the attached impact fee analysis:

1. Includes only the costs for qualifying public facilities that are:
 - a. Allowed under the Impact Fees Act; and
 - b. Projected to be incurred or encumbered within six years after each impact fee is paid;
2. Contains no cost for operation and maintenance of public facilities;
3. Offsets costs with grants or other alternate sources of payment;
4. Does not include 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; and
5. Complies in each and every relevant respect with the Impact Fees Act.

As required by Utah law, the impact fees calculated in this analysis are based on the Capital Facilities Plan prepared by Bowen Collins & Associates, Inc. (“CFP”), as well as other related information provided by the Timpanogos Special Service District (“District”) regarding future growth projections, capital facility needs and the proportional costs associated with supplying the capital facilities necessitated by new development.

In addition, LYRB has relied on the District and its annual financial reports to assess qualifying offsetting costs. In the preparation of this impact fee financial analysis, LYRB has assumed that the District and CFP have set forth reliable, valid and accurate information.

LYRB makes this certification with the following caveats:

1. All of the recommendations for implementations of the CFP made in the CFP documents or in the Impact Fee Analysis documents are followed in their entirety by District Staff and District Board of Directors.
2. If all or a portion of the CFP or Impact Fee Analysis are modified or amended, this certification is no longer valid.
3. All information provided to LYRB is assumed to be correct, complete, and accurate. This includes information provided by the City and outside sources.

Certified by:

A handwritten signature in blue ink that reads "Lewis Young Robertson & Burningham". The signature is written in a cursive style and is positioned above the printed name of the firm.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

APPENDIX A: FUTURE SEWER COLLECTION CAPITAL PROJECTS

Series 2007A Revenue Bonds

\$30,000,000			
TIMPANOGOS SPECIAL SERVICE DISTRICT			
Series 2007A			
DEBT SERVICE SCHEDULE			
Date	Principal	Interest	Total P+I
2007	\$ -	\$ 953,538.74	\$ 953,538.74
2008	1,260,000.00	1,384,300.00	2,644,300.00
2009	1,320,000.00	1,326,250.00	2,646,250.00
2010	1,360,000.00	1,269,350.00	2,629,350.00
2011	1,425,000.00	1,213,650.00	2,638,650.00
2012	1,500,000.00	1,155,150.00	2,655,150.00
2013	1,545,000.00	1,094,250.00	2,639,250.00
2014	1,615,000.00	1,031,050.00	2,646,050.00
2015	1,695,000.00	956,375.00	2,651,375.00
2016	1,780,000.00	869,500.00	2,649,500.00
2017	1,875,000.00	778,125.00	2,653,125.00
2018	1,975,000.00	681,875.00	2,656,875.00
2019	2,050,000.00	581,250.00	2,631,250.00
2020	2,150,000.00	476,250.00	2,626,250.00
2021	2,300,000.00	365,000.00	2,665,000.00
2022	2,410,000.00	247,250.00	2,657,250.00
2023	2,540,000.00	123,500.00	2,663,500.00
2024	1,200,000.00	30,000.00	1,230,000.00
Total	\$ 30,000,000.00	\$ 14,536,663.74	\$ 44,536,663.74

Proposed Sewer Revenue Bonds (Sewer Treatment Expansion)

\$57,000,000			
TIMPANOGOS SPECIAL SERVICE DISTRICT			
Sewer Revenue Bonds (with Surety)			
Series 2009			
DEBT SERVICE SCHEDULE			
Date	Principal	Interest	Total P+I
03/01/1010	\$ -	\$ 1,458,980	\$ 1,458,980
9/1/2010	1,290,000	1,339,880	2,629,880
3/1/2011	-	1,327,238	1,327,238
9/1/2011	1,435,000	1,327,238	2,762,238
3/1/2012	-	1,311,381	1,311,381
9/1/2012	1,465,000	1,311,381	2,776,381
3/1/2013	-	1,293,362	1,293,362
9/1/2013	1,500,000	1,293,362	2,793,362
3/1/2014	-	1,272,512	1,272,512
9/1/2014	1,545,000	1,272,512	2,817,512
3/1/2015	-	1,249,337	1,249,337
9/1/2015	1,590,000	1,249,337	2,839,337
3/1/2016	-	1,223,181	1,223,181
9/1/2016	1,640,000	1,223,181	2,863,181
3/1/2017	-	1,194,317	1,194,317
9/1/2017	1,700,000	1,194,317	2,894,317
3/1/2018	-	1,162,612	1,162,612
9/1/2018	1,765,000	1,162,612	2,927,612
3/1/2019	-	1,127,842	1,127,842
9/1/2019	1,830,000	1,127,842	2,957,842
3/1/2020	-	1,089,961	1,089,961
9/1/2020	1,910,000	1,089,961	2,999,961
3/1/2021	-	1,047,750	1,047,750
9/1/2021	1,990,000	1,047,750	3,037,750
3/1/2022	-	1,001,681	1,001,681
9/1/2022	2,085,000	1,001,681	3,086,681
3/1/2023	-	951,850	951,850
9/1/2023	2,185,000	951,850	3,136,850
3/1/2024	-	897,880	897,880
9/1/2024	2,290,000	897,880	3,187,880
3/1/2025	-	840,745	840,745
9/1/2025	2,405,000	840,745	3,245,745
3/1/2026	-	778,576	778,576
9/1/2026	2,530,000	778,576	3,308,576
3/1/2027	-	711,657	711,657
9/1/2027	2,665,000	711,657	3,376,657
3/1/2028	-	640,235	640,235
9/1/2028	2,805,000	640,235	3,445,235
3/1/2029	-	564,921	564,921
9/1/2029	2,960,000	564,921	3,524,921
3/1/2030	-	485,149	485,149
9/1/2030	3,120,000	485,149	3,605,149
3/1/2031	-	399,661	399,661
9/1/2031	3,290,000	399,661	3,689,661
3/1/2032	-	308,363	308,363
9/1/2032	3,470,000	308,363	3,778,363
3/1/2033	-	211,550	211,550
9/1/2033	3,665,000	211,550	3,876,550
3/1/2034	-	108,747	108,747
9/1/2034	3,870,000	108,747	3,978,747
Total	\$ 57,000,000	\$ 45,199,874	\$ 102,199,874

PROPOSED DEBT

Proposed Sewer Revenue Bonds (Sewer Treatment Expansion)

\$57,000,000	
TIMPANOGOS SPECIAL SERVICE DISTRICT	
Sewer Revenue Bonds (with Surety)	
Series 2009	
TOTAL SOURCES & USES	
SOURCES OF FUNDS	
Par Amount of Bonds.....	\$57,000,000.00
TOTAL SOURCES.....	\$57,000,000.00
USES OF FUNDS	
Total Underwriter's Discount (0.625%).....	356,250.00
Costs of Issuance.....	655,500.00
Gross Bond Insurance Premium (39.0 bp).....	398,579.51
Surety	85,896.25
Deposit to Project Construction Fund.....	55,500,000.00
Rounding Amount.....	3,774.24
TOTAL USES.....	\$57,000,000.00

0 0 0 0 0 0 0 0 0 0

APPENDIX B: INVENTORY OF EXISTING WASTEWATER IMPROVEMENTS

	A	B	C	D	E	F	G	H	
1	Wastewater System Component	Useful Life	Year of Purchase	Age	Original Cost	Accumulated Depreciation	Current Replacement Value	Replacement Value (less Depreciation)	1
2	Clarifiers								
3	Clarifiers	50	1985	23.00	\$ 1,377,805	\$ 578,678	\$ 4,231,961	\$ 3,653,283	3
4	Clarifiers	40	1999	9.00	2,466,173	405,891	3,825,844	3,419,953	4
5	Sub-Total				\$ 3,843,978	\$ 984,569	\$ 8,057,805	\$ 7,073,235	5
6	Administrative Building								
7	Administration Building	40	1999	9.00	\$ 1,195,592	\$ 29,890	\$ 1,854,756	\$ 1,824,866	7
8	Sub-Total				\$ 1,195,592	\$ 29,890	\$ 1,854,756	\$ 1,824,866	8
9	Compost Pad								
10	Compost Pad	40	1999	9.00	\$ 844,091	\$ 138,923	\$ 1,309,462	\$ 1,170,539	10
11	Sub-Total				\$ 844,091	\$ 138,923	\$ 1,309,462	\$ 1,170,539	11
12	Dechlorination Ponds								
13	Dechlorination Ponds	50	1991	17.00	\$ 510,825	\$ 153,248	\$ 1,170,820	\$ 1,017,573	13
14	Sub-Total				\$ 510,825	\$ 153,248	\$ 1,170,820	\$ 1,017,573	14
15	Interceptor Lines								
16	Interceptor Lines	50	1979	29.00	\$ 74,183	\$ 39,193	\$ 305,347	\$ 266,154	16
17	Interceptor Lines	25	1979	29.00	299,900	299,900	1,234,429	934,529	17
18	Interceptor Lines	20	1979	29.00	306,554	306,554	1,261,816	955,263	18
19	Interceptor Lines	15	1979	29.00	955,189	955,189	3,931,687	2,976,498	19
20	Interceptor Lines	10	1979	29.00	165,027	165,027	679,275	514,248	20
21	Interceptor Lines	7	1979	29.00	14,344	14,344	59,042	44,698	21
22	Interceptor Lines	7	1979	29.00	11,338	11,338	46,669	35,331	22
23	Interceptor Lines	50	1980	28.00	89,962	46,780	352,663	305,882	23
24	Interceptor Lines	7	1980	28.00	5,975	5,975	23,423	17,448	24
25	Interceptor Lines	50	1981	27.00	139,647	69,824	521,366	451,542	25
26	Interceptor Lines	25	1981	27.00	5,290	5,290	19,750	14,460	26
27	Interceptor Lines	40	1981	27.00	3,908	3,908	14,590	10,682	27
28	Interceptor Lines	7	1981	27.00	3,760	3,760	14,038	10,278	28
29	Interceptor Lines	50	1982	26.00	80,507	38,643	286,257	247,613	29
30	Interceptor Lines	15	1982	26.00	12,866	12,866	45,747	32,881	30
31	Interceptor Lines	5	1982	26.00	1,663	1,663	5,913	4,250	31
32	Interceptor Lines	25	1985	23.00	55,030	46,225	169,026	122,801	32
33	Interceptor Lines	15	1985	23.00	44,830	44,830	137,696	92,866	33
34	Interceptor Lines	7	1985	23.00	7,932	7,932	24,363	16,431	34
35	Interceptor Lines	50	1986	22.00	72,961	29,184	213,430	184,246	35
36	Interceptor Lines	20	1986	22.00	2,114	2,114	6,184	4,070	36
37	Interceptor Lines	15	1986	22.00	10,265	10,265	30,028	19,763	37
38	Interceptor Lines	7	1986	22.00	18,534	18,534	54,217	35,683	38
39	Interceptor Lines	20	1979	29.00	89,693	89,693	369,187	279,494	39
40	West Outfall Lines	40	1999	9.00	2,474,251	407,220	3,838,375	3,431,155	40
41	South Outfall Lines	40	1999	9.00	4,093,486	673,720	6,350,341	5,676,621	41
42	Mitchell Hollow Outfall Lines	40	1999	9.00	1,869,222	307,643	2,899,777	2,592,134	42
43	Sub-Total				\$ 10,908,431	\$ 3,617,615	\$ 22,894,636	\$ 19,277,022	43
44	Land								
45	Land - Plant	N/A	1979		\$ 516,237		\$ 516,237	\$ 516,237	45
46	Right of Way	N/A	1979		122,546		122,546	122,546	46
47	Special Site	N/A	1985		32,366		32,366	32,366	47
48	Land - Sager Property	N/A	1992		29,156		29,156	29,156	48
49	Surcharged Area - New Plant	N/A	1995		932,175		932,175	932,175	49
50	Land	N/A	1999		385,327		385,327	385,327	50
51	Sub-Total				\$ 2,017,807	\$ -	\$ 2,017,807	\$ 2,017,807	51
52	Sludge Handling Area								
53	Sludge Bed Drive	25	1985	23.00	\$ 258,461	\$ 217,107	\$ 793,870	\$ 576,762	53
54	Sludge Beds	50	1991	17.00	264,473	79,342	606,177	526,835	54
55	92 Capital Improvements	50	1993	15.00	649,618	161,322	1,350,510	1,189,188	55
56	93 Capital Improvements	50	1994	14.00	1,283,531	303,769	2,541,304	2,237,535	56
57	Sludge Beds	40	1999	9.00	3,253,397	535,455	5,047,087	4,511,632	57
58	Sub-Total				\$ 5,709,481	\$ 1,296,995	\$ 10,338,947	\$ 9,041,952	58
59	Treatment Plant								
60	Treatment Plant	50	1979	29.00	\$ 7,542,265	3984830.27	\$ 31,044,987	\$ 27,060,157	60
61	Treatment Plant	50	1979	29.00	774,504	409196.54	3,187,965	2,778,768	61
62	Plant & Building	50	1985	23.00	1,051,447	441607.74	3,229,545	2,787,937	62
63	Wastewater Treatment Plant	50	1986	22.00	13,566	5426.2	39,683	34,257	63
64	Natural Gas Pipeline	15	1993	15.00	8,696	7488.18	18,078	10,590	64
65	Roof	15	1993	15.00	8,360	6873.74	17,380	10,506	65
66	Fence - New Plant Area	20	1995	13.00	84,711	46591.05	159,735	113,144	66
67	Digesters - '94 Project	50	1996	12.00	585,265	111200.35	1,051,052	939,852	67
68	Engineering - '94 Project	50	1996	12.00	339,700	64543	610,052	545,509	68
69	Electrical - '94 Project	50	1996	12.00	1,130,314	214759.66	2,029,882	1,815,122	69
70	West Wastewater Treatment Plant	50	1999	9.00	17,902,749	2357195.35	27,773,040	25,415,845	70
71	West Wastewater Treatment Plant	50	1999	9.00	799,442	105259.8	1,240,196	1,134,937	71
72	2000 East Side Renovation Project	50	2000	8.00	1,004,063	105426.56	1,483,458	1,378,031	72
73	East Side Renovation	50	2003	5.00	1,503,861	67673.75	1,919,350	1,851,677	73
74	2004 East Side Renovation Addition	50	2004	4.00	68,365	2506.71	83,098	80,591	74
75	Sub-Total				\$ 32,817,308	\$ 7,930,579	\$ 73,887,502	\$ 65,956,923	75
76	TOTAL VALUE OF EXISTING SYSTEM				\$ 57,847,512	\$ 14,151,819	\$ 121,531,734	\$ 107,379,916	76
77	A	B	C	D	E	F	G	H	77
78									78
79		Treatment	Collection	Administration	Totals				79
80	Total	\$ 84,260,221	\$ 21,294,828	\$ 1,824,866	\$ 107,379,916				80
81	1979 Original Improvements	29,838,925	6,365,504	-	36,204,429				81
82	25% of 1979 Projects Funded by Users	7,459,731	1,591,376	-	9,051,107				82
83	Adjusted Dep Replacement Value	61,881,028	16,520,701	-	78,401,728				83
84	% of Unused Capacity	15.49%	48.33%	0	64%				84
85	Total to Class	9,582,449	7,985,005	1,824,866	19,392,320				85
86	% to New Growth	11.37%	37.50%	100.00%	18.06%				86
87									87
88	A	B	C	D	E	F	G	H	88

APPENDIX C: CALCULATION OF WASTEWATER IMPACT FEE PER ERU

	A	B	C	D	E	F	G	H	
	Total Estimated Value		% to Component	Cost to Treatment/ Collection	% to Growth	Total Cost to Growth	Future ERUs	Impact Fee per ERU	
1	Treatment Impact Fee								
2									
3	Future Improvements	\$ 106,772,000	77.29%	\$ 82,520,000	80.00%	\$ 66,016,000	36,250	1,821	
4	Series 2007 Bond Debt Service	44,536,664	71.97%	32,053,403	80.00%	25,642,722	36,250	707	
5	Less 2007 Bond Proceeds	(31,877,496)	71.97%	(22,942,496)	80.00%	(18,353,997)	36,250	(506)	
6	Future Bond Debt Service	100,221,500	100.00%	100,221,500	80.00%	80,177,200	36,250	2,212	
7	Less 2009 Bond Proceeds	(55,500,000)	100.00%	(55,500,000)	80.00%	(44,400,000)	36,250	(1,225)	
8	DR Value of Existing System	107,379,916	78.47%	\$ 84,260,221	11.37%	9,582,449	36,250	264	
9		\$ 271,532,583		\$ 220,612,629		\$ 118,664,375		\$ 3,273	
10	Collection Impact Fee								
11	Future Improvements	\$ 106,772,000	22.71%	\$ 24,252,000	82.82%	\$ 20,086,100	75,000	\$ 268	
12	Series 2007 Bond Debt Service	44,536,664	28.03%	12,483,261	64.68%	8,074,651	75,000	108	
13	Less 2007 Bond Proceeds	(31,877,496)	28.03%	(8,935,000)	64.68%	(5,779,500)	75,000	(77)	
14	Future Bond Debt Service	100,221,500	0.00%	-	93.40%	-	75,000	-	
15	Less 2009 Bond Proceeds	(55,500,000)	0.00%	-	93.40%	-	75,000	-	
16	DR Value of Existing System	107,379,916	19.83%	21,294,828	77.58%	16,520,701	75,000	220	
17		\$ 271,532,583		\$ 49,095,089		\$ 38,901,952		\$ 519	
18	Miscellaneous Fees								
19	Engineering, Planning Expense	\$ 726,194		\$ 726,194	100.00%	\$ 726,194	36,250	\$ 20.03	
20	Totals	\$ 272,258,777		\$ 270,433,911		\$ 158,292,520		\$ 3,812	
21	* Less Depreciation								
22	** Interest Component Only								
23	*** Relates strictly to future development and the cash flows associated with the impact fee sub-fund. Therefore, this								
24	does not relate to existing development as do the other components of the impact fee.								
25									
26									
27	Treatment Buy-in % to Growth	2150000		Treatment ERUs to Growth		Collection ERUS to Growth			
28	Current Capacity	18.34		Design Capacity	30.00	Design Total Capacity		30	
29	Current Demand	15.50		Current Demand	15.50	Design Total ERUs		75,000	
30	Percent Used	84.51%		Unused Capacity	14.50	Current Demand		15.50	
31	Percent Un Used	15.49%		Unused ERUs	36,250	Percent Used		51.67%	
32	Percent User Financed	73%				Percent Unused		48.33%	
33	Percent to Growth	11.37%				Percent User Financed		78%	
34						Percent to Growth		37%	

APPENDIX D: FUTURE SEWER COLLECTION CAPITAL PROJECTS

A B C D E F

1 **Table 1: Future Wastewater System Capital Projects**

Project		Total Cost	Construction Year Totals	% to Growth	Growth-Related Costs
WWTP Expansion	Treatment	82,520,000	82,520,000	80%	66,016,000
		\$ 82,520,000	\$ 82,520,000	80%	\$ 66,016,000
Lehi Outfall Line Repair	Collection	3,280,000	3,280,000	90%	2,952,000
Boat Harbor Lift Sta Replacement	Collection	5,655,000	5,655,000	50%	2,827,500
Alpine/Highland Line Segment 2	Collection	5,370,000	5,370,000	100%	5,370,000
Alpine/Highland Line Segment 3A&B	Collection	6,612,000	6,612,000	100%	6,612,000
Pleasant Grove/Cedar Hills Outfall	Collection	467,000	467,000	100%	467,000
Pleasant Grove/Cedar Hills Outfall	Collection	500,000	500,000	40%	200,000
Suncrest Lift Station Upgrade	Collection	368,000	368,000	70%	257,600
Land Acquisition	Collection	2,000,000	2,000,000	70%	1,400,000
		24,252,000	\$ 24,252,000		\$ 20,086,100
TOTALS:		\$ 106,772,000	\$ 106,772,000		\$ 86,102,100

Total Projects

Growth by System

% Treatment	77%	\$ 82,520,000	80%	\$ 66,016,000
% Collection	215000000%	\$ 24,252,000	83%	\$ 20,086,100
		\$ 106,772,000		\$ 86,102,100

2007 Bond

Treatment	Proceeds	% of Bond	P&I	% to Growth by System
WWTP Expansion	\$ 22,942,496	71.97%	\$ 32,053,403	80.00%
Collection				
Lehi Outfall Line Repair	3,280,000	10%	4,582,551	90.00%
Boat Harbor Lift Sta Replacement	5,655,000	18%	7,900,709	50.00%
Collection Total	8,935,000	28%	12,483,261	64.68%
	\$ 31,877,496	100%	\$ 44,536,664	

2009 Bond

Treatment	Proceeds	% of Bond	P&I	% to Growth by System
WWTP Expansion	55,500,000	100%	100,221,500	80.00%
Treatment Plant Total	55,500,000	100%	100,221,500	80.00%
Collection				
Alpine/Highland Line Segment 2	\$ -	0%	\$ -	100.00%
Alpine/Highland Line Segment 3A&B	-	0%	-	100.00%
Pleasant Grove/Cedar Hills Outfall	-	0%	-	100.00%
Pleasant Grove/Cedar Hills Outfall	-	0%	-	40.00%
Suncrest Lift Station Upgrade	-	0%	-	70.00%
Land Acquisition	-	0%	-	70.00%
Collection Total	-	0%	-	0
	\$ 55,500,000	-	100%	\$ 100,221,500

A B C D E F

