

WASATCH PEAKS RANCH UTILITY DISTRICT

36 S. State Street
Suite 500
Salt Lake City, UT 84111

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: Thursday, August 31, 2023

TIME: 1:30 p.m.

LOCATION: 36 S. State Street
Suite 500
Salt Lake City, UT 84111

You can also attend the meeting in the following ways:

1. Online Microsoft Teams Meeting via link below:

ACCESS: https://teams.microsoft.com/l/meetup-join/19%3ameeting_M2VIZDA3YmMtNWE4NC00OWFkLWJkODktM2M4YWII1MzFhNmNk%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e93cd08-3bae-48d3-b32e-d8f57cd88c24%22%7d

2. To join via telephone, dial 1-720-547-5281 and enter the following information:

Conference ID: 144 298 268#

BOARD OF TRUSTEES
Gary Derck
Vance Bostock
Ed Schultz

PUBLIC NOTICE is hereby given that the Board of Trustees (the “Board”), of WPR Utility District (the “District”), will hold a meeting of the Board on Thursday, August 31, 2023, commencing at 1:30 p.m., at 36 South State Street, Suite 500, Salt Lake City, Utah, 84111 and via Microsoft Teams, at which time the Board shall proceed according to the following agenda:

“As the Chair of the Board of Trustees of the WPR Utility District, I hereby call this regular meeting of the Board to order at 1:30 P.M. on August 31, 2023, at 36 S State Street, Suite 500, Salt Lake City, UT 84111. In compliance with the requirements of Utah’s Open and Public Meetings Law: (i) notice of this meeting has been duly posted

and published, and (ii) this meeting is being recorded and minutes of the meeting, in its entirety, are being kept.”

I. ADMINISTRATIVE MATTERS

- A. Call to order.
- B. Public comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. FINANCIAL MATTERS

- A. Conduct public hearing on the 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget (enclosed).
- B. Review and consider approval of 2023-2024 District Fee Schedule (enclosed).

III. OTHER BUSINESS

IV. ADJOURNMENT

[This notice to be posted at the District office, published on the Utah Public Notice Website, and a copy sent to the Ogden Standard Examiner at least 24 hours prior to the meeting.]



District Clerk

**WASATCH PEAKS RANCH UTILITY DISTRICT
GENERAL FUND
Budget: Fiscal Year 2024
With Fiscal Year 2023 Estimated Results
For the Years Ended and Ending June 30**

	ACTUAL 2022-2023	BUDGET 2023-2024	BUDGET Notes/Assumptions
REVENUE			
Property tax	44,552	141,632	= 0.0008 * \$177mm in taxable value for lots assessed @ beginning of 2023
Water connection fees	-	355,000	17 small connections & 5 irrigation connections
Water usage fees	11,341	941,570	Assumes 209 million gallons of water pumped @ \$4.50 per 1k gallons + 5% for admin/OH = \$4.48 -> raise to \$4.50 (405 acre feet for golf & 237 acre feet for snowmaking) + 30k gallons for 5 irrigation connections during June 2024
Construction Water usage fees	67,500	-	10 contractors, 15 days each @ \$50 per day for 9 months (Sept '23 - June '24)
TOTAL REVENUES	55,893	1,505,702	
EXPENDITURES			
Water operating expenses			
Weber Basin annual contract	-	1,163,820	Prior year amount with a 5% cost escalator
Contract operator	-	35,000	per Aqua Environmental contract - 20 hours per week split between operating and inspector
Construction inspector	-	40,000	per Aqua Environmental contract - 20 hours per week split between operating and inspector
Engineering	1,050	20,000	Per NB
Mileage	-	-	
Training and safety	-	1,500	I will have some CEC costs to cover in 2024 to keep my license active - NB
Tools	-	14,000	Per NB
Equipment rental/purchase	-	32,500	District Truck - Split 50/50 with WPRUD
Meter Box Costs (Connection Costs)	-	261,457	17 small connections & 5 Irrigation Connections - Full cost includes meter, MGSID impact fee
Construction Water Equipment	-	4,100	3 backflow devices @ \$1291.63each + \$75 for certification each
Emergency repair contractor	-	20,000	
Operating supplies - system	150	20,000	
Repairs and maintenance - wells	-	5,000	
Repairs and maintenance - pump stations	-	5,000	
Repairs and maintenance - equipment	-	-	
Utilities	47,307	938,926	RMP Electrical costs for PS 1 & 2, Tank 1, Wall A & A2 thru May 2023 + \$10K placeholder for June
Water sampling	-	5,000	Per Keith
SCADA system	-	5,000	Per NB
Sewer operating expenses			
Mountain Green SID contract	-	-	
200 ERU standby	-	5,000	MGSID standby fee - invoice received late August, 2023
District wages	-	-	
Training and safety	-	-	
Administrative expenditures			
Software and website	468	750	Website monthly cost (\$50 - Streamline) + Bill.com subscription + Blueline
Banking fees	366	400	Provided by CLA, aligns with monthly bank account service charges
Insurance	2,559	3,000	Utah Local Government Trust - Umbrella/GL policy
Dues and membership	786	1,000	Utah Association of Special Districts
Professional services	1,560	4,000	Truth In Taxation advertisements / Public Notices
Accounting	11,071	25,000	Based on 2022-2023 costs for CLA (Shelby Clymer CPA and accounts payable clerk) - hours are billed monthly
Billing	-	10,878	Beacon billing training/ integration/Start-Up (set-up interface between the meter reading system & our billing system)
Audit	-	10,000	Audit per GD
Miscellaneous	982	-	Audit per GD
District management	9,137	22,000	Based on 2022-2023 costs for CLA (Michael Jensen) - hours are billed monthly
Legal	13,434	20,000	Based on 2022-2023 costs for legal counsel (D. Brent Rose / Clyde Snow) hours are billed monthly
Contingency	-	75,476	5% contingency of total costs (excluding the Weber Basin Water contract)
TOTAL EXPENDITURES	88,870	2,748,806	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(32,977)	(1,243,105)	
OTHER FINANCING SOURCES (USES)			
Developer advance	51,264	1,204,558	Developer subsidy to break-even
TOTAL OTHER FINANCING SOURCES (USES)	51,264	1,204,558	
NET CHANGE IN FUND BALANCES	18,287	(38,546)	
FUND BALANCES - BEGINNING	44,865	63,152	
FUND BALANCES - ENDING	63,152	24,606	Equal to reserves calculation on connection fee cost
EMERGENCY RESERVE	\$ -	\$ -	
BOARD DESIGNATED RESERVE	-	-	
CAPITAL IMPROVEMENT RESERVE	-	24,606	Reserve calculation for connection fees (10% of small connection * 17 and 10% of irrigation connection *5)
TOTAL RESERVE	\$ -	\$ 24,606	

Fee Schedule			
Road & Fire			
Fee	2022-2023	Proposed: 2023-2024	Frequency
Annual Fire USAGE Fee	\$500	\$500	Annually
Annual Road USAGE Fee	\$1,000	\$1,000	Annually
Annual Storm Drain Fee	\$500	\$500	Annually
Utility District			
Fee	2022-2023	Proposed: 2023-2024	Frequency
Water			
Residential & Residential Construction			
<u>Water Service Fees</u>			
<i>Water Standby Fee</i>	\$10.00	\$10.00	Monthly
<i>Water Utility Base Rate</i>	\$100.00	\$100.00	Monthly
<u>Water Usage Fees Per 1,000 Gallons</u>			
<i>Water Tier 1 Usage: <8000 Gallons</i>	\$0.00	\$0.00	Monthly
<i>Water Tier 2 Usage: 8,001-12,000 Gallons</i>	\$4.50	\$5.00	Monthly
<i>Water Tier 3 Usage: 12,001-16,000 Gallons</i>	\$5.50	\$6.00	Monthly
<i>Water Tier 4 Usage: 16,001+ Gallons</i>	\$6.50	\$7.00	Monthly
Commercial / Resort			
<u>Water Usage Fees Per 1,000 Gallons</u>			
Culinary:			
<i>Small Commercial: <5,000 SF</i>	\$4.00	\$5.50	Monthly
<i>Large Commercial: >5,000 SF</i>	\$4.00	\$5.50	Monthly
Non-Culinary:			
<i>Irrigation, Snowmaking, & Golf</i>	\$2.20	\$4.50	Monthly
Construction			
General Contractor		\$50.00	Daily
Sewer			
<u>Sewer Service Fee</u>			
Sewer Utility Base Rate	\$100.00	\$100.00	Per Month
Connection Fee			
Water			
Irrigation		\$3,000.00	One-Time
Water & Sewer			
Small: <= 2" Water Meter	\$20,000.00	\$20,000.00	One-Time
Medium: > 2", < 6" Water Meter	\$20,000.00	\$25,000.00	One-Time
Large: > 6" Water Meter	\$20,000.00	\$27,000.00	One-Time

*Connection fees will be collected upon building permit application

Wasatch Peaks Ranch Utility District
 Water & Sewer Connection Cost and Fee Analysis
 Fiscal Year 07/01/2023-06/30/2024
 7/12/2023

Irrigation Service Fee		Cost
Meter, inspections, and impact fee costs:		
2" Badger E-Series Meter w/ Digital Register & 25' Nicor Cable, Gallons		\$1,005
Orion Cellular Endpoint w/ Install Kit		\$178
Water Inspections (2x)		\$500
Sub-Total		\$1,683
Additional connection costs		
Plan review		\$500
Additional Inspections (If Needed)		\$200/HR
Reserves @ 10%		\$168
Overhead @ 15%		\$252
Sub-Total		\$1,121
Grand Total		\$2,804
Recommended Irrigation Connection Fee (Water)		\$3,000

Recommended Fee - 7% more than Grand Total Cost

Small: <=4"		Cost
Water & Sewer Connection Costs		Cost
Meter, inspections, and impact fee costs:		
2" Badger E-Series Meter w/ Digital Register & 25' Nicor Cable, Gallons		\$1,005
Orion Cellular Endpoint w/ Install Kit		\$178
Water Inspections (2x)		\$500
MGSID Impact Fee		\$11,796
Sewer Inspections (2x)		\$500
Sub-Total		\$13,979
Additional connection costs		
Plan review		\$500
Additional Inspections (If Needed)		200/HR
Reserves @ 10%		\$1,398
Overhead @ 15%		\$2,097
Sub-Total		\$4,195
Grand Total		\$18,174
Recommended Small Connection Fee (Sewer + Water)		\$20,000

Medium		Cost
Water & Sewer Connection Costs - 4" Meter		Cost
Meter, inspections, and impact fee costs:		
4" Badger E-Series Meter w/ Digital Register & Twist Tight Cable, Gallons		\$4,692
Orion Cellular Endpoint w/ Install Kit		\$178
Water Inspections (2x)		\$500
MGSID Impact Fee		\$11,796
Sewer Inspections (2x)		\$500
Sub-Total		\$17,666
Additional connection costs		
Plan review		\$500
Additional Inspections (If Needed)		200/HR
Reserves @ 10%		\$1,767
Overhead @ 15%		\$2,650
Sub-Total		\$5,117
Grand Total		\$22,783
Recommended Medium Connection Fee (Sewer + Water) - 4" meter		\$25,000

Large		Cost
Water & Sewer Connection Costs - 6" Meter		Cost
Meter, inspections, and impact fee costs:		
6" Badger E-Series Meter w/ Digital Register & Twist Tight Cable, Gallons		\$7,256
Orion Cellular Endpoint w/ Install Kit		\$178
Water Inspections (2x)		\$500
MGSID Impact Fee		\$11,796
Sewer Inspections (2x)		\$500
Sub-Total		\$20,230
Additional connection costs		
Plan review		\$500
Additional Inspections (If Needed)		200/HR
Reserves @ 10%		\$2,023
Overhead @ 15%		\$3,035
Sub-Total		\$5,758
Grand Total		\$25,988
Recommended Large Connection Fee (Sewer + Water) - 6" meter		\$27,000

Meter Sizes & Costs		Mar-22	Jun-23	%	% Inflation	Budgetary
Meter Description	Size	Unit Price	Unit Price	Increase	June '23 to Summer '24	Placeholder
Badger E-Series Meter w/ Digital Register & 25' Nicor Cable, Gallons	2"	\$876	\$913	4.3%	10.0%	\$1,005
Badger E-Series Meter w/ Digital Register & 25' Twist Tight Cable, Gallons	4"	\$2,752	\$3,754	36.4%	25.0%	\$4,692
Badger E-Series Meter w/ Digital Register & 25' Twist Tight Cable, Gallons	6"	\$4,337	\$5,805	33.9%	25.0%	\$7,256
Orion Cellular Endpoint w/ Install Kit	N/A	\$149	\$162	8.5%	10.0%	\$178

Wasatch Peaks Ranch Utility District
Water Usage Rate and Cost Analysis
Fiscal Year 07/01/2023-06/30/2024
7/12/2023

Gallons Pumped January through March 2023	6,804,300
Snowmaking Gallons Pumped	5,155,000
Construction Water / Leakage	1,649,300

Electrical Costs: January through March 2023	\$ Total	\$ per 1K gallons pumped
Pump Station 1	\$9,336.06	\$1.37
Pump Station 2	\$4,932.39	\$0.72
Tank 1	\$69.30	\$0.01
Well A & A2	\$9,721.52	\$1.43
Total	\$24,059.27	\$3.54

Admin & Overhead @ 15% **\$0.53**
Reserves @ 12% **\$0.42**

Recommended Water Usage Rate for Fiscal Year 2024 (07/2023-06/2024)	\$4.50
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Wasatch Peaks Ranch Utility District
 Projected Commercial Water Usage
 Fiscal Year 07/01/2023-06/30/2024
 7/12/2023

Category	Assumptions		
	Full Buildout Acre Ft	2024 Acre Feet	Gallons
Snowmaking	710	237	77,118,070
Golf	405	405	131,969,655

325,851 Gallons Per Acre Foot

Annual Usage Assumptions	Total - Check	Annual Usage Assumptions											
		7/31/2023	8/31/2023	9/30/2023	10/31/2023	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024	4/30/2024	5/31/2024	6/30/2024
Snowmaking	100%	0.0%	0.0%	0.0%	0.0%	15.0%	30.0%	20.0%	15.0%	10.0%	10.0%	0.0%	0.0%
Golf	100%	20.0%	20.0%	10.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%	15.0%	20.0%

WPRUD Fiscal Year	Usage Rate	Annual Total	Annual Revenue											
			7/31/2023	8/31/2023	9/30/2023	10/31/2023	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024	4/30/2024	5/31/2024	6/30/2024
Snowmaking														
Snowmaking - Gallons	-	77,118,070	0	0	0	0	11,567,711	23,135,421	15,423,614	11,567,711	7,711,807	7,711,807	0	0
Snowmaking - Revenue	\$4.50	\$347,031	\$0	\$0	\$0	\$0	\$52,055	\$104,109	\$69,406	\$52,055	\$34,703	\$34,703	\$0	\$0
Golf														
Golf - Gallons	-	131,969,655	26,393,931	26,393,931	13,196,966	6,598,483	0	0	0	0	0	13,196,966	19,795,448	26,393,931
Golf - Revenue	\$4.50	\$593,863	\$118,773	\$118,773	\$59,386	\$29,693	\$0	\$0	\$0	\$0	\$0	\$59,386	\$89,080	\$118,773
Total - Gallons		209,087,725	26,393,931	26,393,931	13,196,966	6,598,483	11,567,711	23,135,421	15,423,614	11,567,711	7,711,807	20,908,773	19,795,448	26,393,931
Total - Revenue	\$4.50	\$940,895	\$118,773	\$118,773	\$59,386	\$29,693	\$52,055	\$104,109	\$69,406	\$52,055	\$34,703	\$94,089	\$89,080	\$118,773

WPRUD Fiscal Year	Cost per 1k gallons	Annual Total	Annual Operating Expense											
			7/31/2023	8/31/2023	9/30/2023	10/31/2023	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024	4/30/2024	5/31/2024	6/30/2024
Expenses			0											
Electrical	(\$3.54)	(\$739,312)	(\$93,326)	(\$93,326)	(\$46,663)	(\$23,332)	(\$40,902)	(\$81,804)	(\$54,536)	(\$40,902)	(\$27,268)	(\$73,931)	(\$69,995)	(\$93,326)
Reserves & OH	(\$0.95)	(\$199,614)	(\$25,198)	(\$25,198)	(\$12,599)	(\$6,300)	(\$11,044)	(\$22,087)	(\$14,725)	(\$11,044)	(\$7,362)	(\$19,961)	(\$18,899)	(\$25,198)
Grand Total - RMP Expenses	(\$4.49)	(\$938,926)	(\$118,524)	(\$118,524)	(\$59,262)	(\$29,631)	(\$51,946)	(\$103,892)	(\$69,261)	(\$51,946)	(\$34,631)	(\$93,893)	(\$88,893)	(\$118,524)

Operating Profit/Loss	\$1,969	\$249	\$249	\$124	\$62	\$109	\$218	\$145	\$109	\$73	\$197	\$186	\$249
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WPRUD Commercial Usage Rate to Break-Even	\$4.49
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WPR UTILITY DISTRICT

RESOLUTION 2023-_____

**A RESOLUTION ADOPTING THE WPR UTILITY DISTRICT
2023-2024 FISCAL YEAR BUDGET**

WHEREAS, pursuant to the provisions of Utah Code Ann. §17B-1-614, the Board of Trustees (the “Board”), of the WPR Utility District (the “District”), is required to adopt a budget for the ensuing fiscal year prior to the beginning of the fiscal year, except as provided in Utah Code Ann. Sections 59-2-919 through 59-2-923, and to file a certified copy of the budget with the Utah State Auditor within 30 days after its adoption; and

WHEREAS, in conformance with the provisions of Utah Code Ann. §17B-1-607, a tentative budget for the District’s fiscal year commencing July 1, 2023, and ending June 30, 2024, was prepared by the District’s budget officer, and has been reviewed, considered, and adopted by the Board at its regular meeting convened on June 22, 2023; and

WHEREAS, pursuant to and in conformance with the requirements of Utah Code Ann. §59-2-919, after publication of due and proper notice and advertisement, a public hearing was held by the District’s Board of Trustees at the District office on August 31, 2023, wherein public comments were heard regarding the District’s proposal to levy ad valorem property taxes at a rate that exceeds the District’s certified tax rate; and

WHEREAS, by resolution, the Board has duly levied an ad valorem property tax on all taxable real property situated within the boundaries of the District at a rate which is in excess of the District’s certified tax rate; and

WHEREAS, in conformance with the requirements of Utah Code Ann. §17B-1-608, the tentative budget and all supporting schedules and data, using as the basis therefor the ad valorem property tax rate in excess of the certified tax rate as levied by the District, have been available for public inspection for a period of at least seven days prior to the adoption of the final budget; and

WHEREAS, a notice of public hearing on the final budget of the District was duly published in conformance with the requirements of Utah Code Ann. §17B-1-609, and the advertised public hearing thereon was held by the Board at a special meeting convened on August 3, 2023, at which all interested persons in attendance were given an opportunity to be heard on the estimates of revenues and expenditures and any other items in the tentative budget, in conformance with the provisions of Utah Code Ann. §17B-1-610; and

WHEREAS, the Board now being fully advised with respect to the anticipated revenues and expenditures and all other items set forth in the final budget of the District for fiscal year 2022-2023, and finding that the adoption of the attached final budget is in the best interest of the District and its citizens;

NOW, THEREFORE, BE IT RESOLVED, as follows:

- 1. The Board does hereby adopt the final budget for the District, for the fiscal year commencing July 1, 2023, and ending June 30, 2024, a copy which is attached hereto and made a part hereof, which provides for total budgeted revenues in the amount of \$2,710,260.

2. The budget officer is hereby directed to file a certified copy of this resolution, including a copy of the District’s final budget for fiscal year 2023-2024, with the Utah State auditor within 30 days from the date hereof.

DATED this 31st day of August, 2023.

WPR UTILITY DISTRICT

By: _____
Vance Bostock Chair, Board of Trustees

CERTIFICATION

I certify that the foregoing is a true and accurate copy of a resolution adopted by the Board of Trustees of the WPR Utility District on August 31, 2023.

Mitchell Lee, District Clerk

Fee Schedule			
Road & Fire			
Fee	2022-2023	Proposed: 2023-2024	Frequency
Annual Fire USAGE Fee	\$500	\$500	Annually
Annual Road USAGE Fee	\$1,000	\$1,000	Annually
Annual Storm Drain Fee	\$500	\$500	Annually
Utility District			
Fee	2022-2023	Proposed: 2023-2024	Frequency
<u>Water</u>			
Residential & Residential Construction			
<u>Water Service Fees</u>			
<i>Water Standby Fee</i>	\$10.00	\$10.00	Monthly
<i>Water Utility Base Rate</i>	\$100.00	\$100.00	Monthly
<u>Water Usage Fees Per 1,000 Gallons</u>			
<i>Water Tier 1 Usage: <8000 Gallons</i>	\$0.00	\$0.00	Monthly
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General Contractor		\$50.00	Daily
<u>Sewer</u>			
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*Connection fees will be collected upon building permit application

**THE FOLLOWING ARE POST PACKET ITEMS:
ITEMS THAT WERE DISTRIBUTED AT THE MEETING
AND NOT IN THE ORIGINAL PACKET**

**WASATCH PEAKS RANCH UTILITY DISTRICT
GENERAL FUND
Budget: Fiscal Year 2024
With Fiscal Year 2023 Estimated Results
For the Years Ended and Ending June 30**

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Training and safety	-	1,500	I will have some CEC costs to cover in 2024 to keep my license active - NB
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Equipment rental/purchase	-	32,500	District Truck - Split 50/50 with WPRUD
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Repairs and maintenance - equipment	-	-	
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SCADA system	-	5,000	Per NB
Sewer operating expenses			
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Professional services	1,560	4,000	Truth In Taxation advertisements / Public Notices
Accounting	11,071	25,000	Based on 2022-2023 costs for CLA (Shelby Clymer CPA and accounts payable clerk) - hours are billed monthly
Billing	-	10,878	Beacon billing training/ integration/Start-Up (set-up interface between the meter reading system & our billing system)
Audit	-	-	Utility District was under the \$350K threshold for FY22-23
Miscellaneous	982	-	
District management	9,137	22,000	Based on 2022-2023 costs for CLA (Michael Jensen) - hours are billed monthly
Legal	13,434	20,000	Based on 2022-2023 costs for legal counsel (D. Brent Rose / Clyde Snow) hours are billed monthly
Contingency	-	74,976	5% contingency of total costs (excluding the Weber Basin Water contract)
TOTAL EXPENDITURES	88,870	2,738,306	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(32,977)	(1,232,605)	
OTHER FINANCING SOURCES (USES)			
Developer advance	51,264	1,194,058	Developer subsidy to break-even
TOTAL OTHER FINANCING SOURCES (USES)	51,264	1,194,058	
NET CHANGE IN FUND BALANCES	18,287	(38,546)	
FUND BALANCES - BEGINNING	44,865	63,152	
FUND BALANCES - ENDING	63,152	24,606	Equal to reserves calculation on connection fee cost
EMERGENCY RESERVE	\$ -	\$ -	
BOARD DESIGNATED RESERVE	-	-	
CAPITAL IMPROVEMENT RESERVE	-	24,606	Reserve calculation for connection fees (10% of small connection * 17 and 10% of irrigation connection *5)
TOTAL RESERVE	\$ -	\$ 24,606	

Fee Schedule			
Road & Fire			
Fee	2022-2023	Proposed: 2023-2024	Frequency
Annual Fire USAGE Fee	\$500	\$500	Annually
Annual Road USAGE Fee	\$1,000	\$1,000	Annually
Annual Storm Drain Fee	\$500	\$500	Annually
Utility District			
Fee	2022-2023	Proposed: 2023-2024	Frequency
Water			
Residential & Residential Construction			
<u>Water Service Fees</u>			
<i>Water Standby Fee</i>	\$10.00	\$10.00	Monthly
<i>Water Utility Base Rate</i>	\$100.00	\$100.00	Monthly
<u>Water Usage Fees Per 1,000 Gallons</u>			
<i>Water Tier 1 Usage: <8000 Gallons</i>	\$0.00	\$0.00	Monthly
<i>Water Tier 2 Usage: 8,001-12,000 Gallons</i>	\$4.50	\$5.00	Monthly
<i>Water Tier 3 Usage: 12,001-16,000 Gallons</i>	\$5.50	\$6.00	Monthly
<i>Water Tier 4 Usage: 16,001+ Gallons</i>	\$6.50	\$7.00	Monthly
Commercial / Resort			
<u>Water Usage Fees Per 1,000 Gallons</u>			
Culinary:			
<i>Small Commercial: <5,000 SF</i>	\$4.00	\$5.50	Monthly
<i>Large Commercial: >5,000 SF</i>	\$4.00	\$5.50	Monthly
Non-Culinary:			
<i>Irrigation, Snowmaking, & Golf</i>	\$2.20	\$4.50	Monthly
Construction			
General Contractor		\$50.00	Daily
Sewer			
<u>Sewer Service Fee</u>			
Sewer Utility Base Rate	\$100.00	\$100.00	Per Month
Connection Fee			
Water			
Irrigation		\$3,000.00	One-Time
Water & Sewer			
Small: <= 2" Water Meter	\$20,000.00	\$20,000.00	One-Time
Medium: > 2", < 6" Water Meter	\$20,000.00	\$25,000.00	One-Time
Large: > 6" Water Meter	\$20,000.00	\$27,000.00	One-Time

*Connection fees will be collected upon building permit application

Wasatch Peaks Ranch Utility District
 Water & Sewer Connection Cost and Fee Analysis
 Fiscal Year 07/01/2023-06/30/2024
 7/12/2023

Irrigation Service Fee		Cost
Meter, inspections, and impact fee costs:		
2" Badger E-Series Meter w/ Digital Register & 25' Nicor Cable, Gallons		\$1,005
Orion Cellular Endpoint w/ Install Kit		\$178
Water Inspections (2x)		\$500
Sub-Total		\$1,683
Additional connection costs		
Plan review		\$500
Additional Inspections (If Needed)		\$200/HR
Reserves @ 10%		\$168
Overhead @ 15%		\$252
Sub-Total		\$1,121
Grand Total		\$2,804
Recommended Irrigation Connection Fee (Water)		\$3,000

Recommended Fee - 7% more than Grand Total Cost

Small: <=4"		Cost
Water & Sewer Connection Costs		Cost
Meter, inspections, and impact fee costs:		
2" Badger E-Series Meter w/ Digital Register & 25' Nicor Cable, Gallons		\$1,005
Orion Cellular Endpoint w/ Install Kit		\$178
Water Inspections (2x)		\$500
MGSID Impact Fee		\$11,796
Sewer Inspections (2x)		\$500
Sub-Total		\$13,979
Additional connection costs		
Plan review		\$500
Additional Inspections (If Needed)		\$200/HR
Reserves @ 10%		\$1,398
Overhead @ 15%		\$2,097
Sub-Total		\$4,195
Grand Total		\$18,174
Recommended Small Connection Fee (Sewer + Water)		\$20,000

Medium		Cost
Water & Sewer Connection Costs - 4" Meter		Cost
Meter, inspections, and impact fee costs:		
4" Badger E-Series Meter w/ Digital Register & Twist Tight Cable, Gallons		\$4,692
Orion Cellular Endpoint w/ Install Kit		\$178
Water Inspections (2x)		\$500
MGSID Impact Fee		\$11,796
Sewer Inspections (2x)		\$500
Sub-Total		\$17,666
Additional connection costs		
Plan review		\$500
Additional Inspections (If Needed)		\$200/HR
Reserves @ 10%		\$1,767
Overhead @ 15%		\$2,650
Sub-Total		\$5,117
Grand Total		\$22,783
Recommended Medium Connection Fee (Sewer + Water) - 4" meter		\$25,000

Large		Cost
Water & Sewer Connection Costs - 6" Meter		Cost
Meter, inspections, and impact fee costs:		
6" Badger E-Series Meter w/ Digital Register & Twist Tight Cable, Gallons		\$7,256
Orion Cellular Endpoint w/ Install Kit		\$178
Water Inspections (2x)		\$500
MGSID Impact Fee		\$11,796
Sewer Inspections (2x)		\$500
Sub-Total		\$20,230
Additional connection costs		
Plan review		\$500
Additional Inspections (If Needed)		\$200/HR
Reserves @ 10%		\$2,023
Overhead @ 15%		\$3,035
Sub-Total		\$5,758
Grand Total		\$25,988
Recommended Large Connection Fee (Sewer + Water) - 6" meter		\$27,000

Meter Sizes & Costs		Mar-22	Jun-23	%	% Inflation	Budgetary
Meter Description	Size	Unit Price	Unit Price	Increase	June '23 to Summer '24	Placeholder
Badger E-Series Meter w/ Digital Register & 25' Nicor Cable, Gallons	2"	\$876	\$913	4.3%	10.0%	\$1,005
Badger E-Series Meter w/ Digital Register & 25' Twist Tight Cable, Gallons	4"	\$2,752	\$3,754	36.4%	25.0%	\$4,692
Badger E-Series Meter w/ Digital Register & 25' Twist Tight Cable, Gallons	6"	\$4,337	\$5,805	33.9%	25.0%	\$7,256
Orion Cellular Endpoint w/ Install Kit	N/A	\$149	\$162	8.5%	10.0%	\$178

Wasatch Peaks Ranch Utility District
Water Usage Rate and Cost Analysis
Fiscal Year 07/01/2023-06/30/2024
7/12/2023

Gallons Pumped January through March 2023	6,804,300
Snowmaking Gallons Pumped	5,155,000
Construction Water / Leakage	1,649,300

Electrical Costs: January through March 2023	\$ Total	\$ per 1K gallons pumped
Pump Station 1	\$9,336.06	\$1.37
Pump Station 2	\$4,932.39	\$0.72
Tank 1	\$69.30	\$0.01
Well A & A2	\$9,721.52	\$1.43
Total	\$24,059.27	\$3.54

Admin & Overhead @ 15% **\$0.53**
Reserves @ 12% **\$0.42**

Recommended Water Usage Rate for Fiscal Year 2024 (07/2023-06/2024)	\$4.50
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Wasatch Peaks Ranch Utility District
 Projected Commercial Water Usage
 Fiscal Year 07/01/2023-06/30/2024
 7/12/2023

Category	Assumptions		
	Full Buildout Acre Ft	2024 Acre Feet	Gallons
Snowmaking	710	237	77,118,070
Golf	405	405	131,969,655

325,851 Gallons Per Acre Foot

Annual Usage Assumptions	Total - Check	Annual Usage Assumptions											
		7/31/2023	8/31/2023	9/30/2023	10/31/2023	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024	4/30/2024	5/31/2024	6/30/2024
Snowmaking	100%	0.0%	0.0%	0.0%	0.0%	15.0%	30.0%	20.0%	15.0%	10.0%	10.0%	0.0%	0.0%
Golf	100%	20.0%	20.0%	10.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%	15.0%	20.0%

WPRUD Fiscal Year	Usage Rate	Annual Total	Annual Revenue											
			7/31/2023	8/31/2023	9/30/2023	10/31/2023	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024	4/30/2024	5/31/2024	6/30/2024
Snowmaking														
Snowmaking - Gallons	-	77,118,070	0	0	0	0	11,567,711	23,135,421	15,423,614	11,567,711	7,711,807	7,711,807	0	0
Snowmaking - Revenue	\$4.50	\$347,031	\$0	\$0	\$0	\$0	\$52,055	\$104,109	\$69,406	\$52,055	\$34,703	\$34,703	\$0	\$0
Golf														
Golf - Gallons	-	131,969,655	26,393,931	26,393,931	13,196,966	6,598,483	0	0	0	0	0	13,196,966	19,795,448	26,393,931
Golf - Revenue	\$4.50	\$593,863	\$118,773	\$118,773	\$59,386	\$29,693	\$0	\$0	\$0	\$0	\$0	\$59,386	\$89,080	\$118,773
Total - Gallons		209,087,725	26,393,931	26,393,931	13,196,966	6,598,483	11,567,711	23,135,421	15,423,614	11,567,711	7,711,807	20,908,773	19,795,448	26,393,931
Total - Revenue	\$4.50	\$940,895	\$118,773	\$118,773	\$59,386	\$29,693	\$52,055	\$104,109	\$69,406	\$52,055	\$34,703	\$94,089	\$89,080	\$118,773

WPRUD Fiscal Year	Cost per 1k gallons	Annual Total	Annual Operating Expense											
			7/31/2023	8/31/2023	9/30/2023	10/31/2023	11/30/2023	12/31/2023	1/31/2024	2/29/2024	3/31/2024	4/30/2024	5/31/2024	6/30/2024
Expenses														
Electrical	(\$3.54)	(\$739,312)	(\$93,326)	(\$93,326)	(\$46,663)	(\$23,332)	(\$40,902)	(\$81,804)	(\$54,536)	(\$40,902)	(\$27,268)	(\$73,931)	(\$69,995)	(\$93,326)
Reserves & OH	(\$0.95)	(\$199,614)	(\$25,198)	(\$25,198)	(\$12,599)	(\$6,300)	(\$11,044)	(\$22,087)	(\$14,725)	(\$11,044)	(\$7,362)	(\$19,961)	(\$18,899)	(\$25,198)
Grand Total - RMP Expenses	(\$4.49)	(\$938,926)	(\$118,524)	(\$118,524)	(\$59,262)	(\$29,631)	(\$51,946)	(\$103,892)	(\$69,261)	(\$51,946)	(\$34,631)	(\$93,893)	(\$88,893)	(\$118,524)

Operating Profit/Loss	\$1,969	\$249	\$249	\$124	\$62	\$109	\$218	\$145	\$109	\$73	\$197	\$186	\$249
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WPRUD Commercial Usage Rate to Break-Even	\$4.49
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