

Title: Fee Schedule

Preamble: To establish fees for utility services, impact fees and various other fees for service provided by Beaver City.

Ordaining Clause: Be it hereby resolved by the Beaver City Council this the 24th day of June 2008, that the following fees and administrative rules shall be adopted.

The following utility fees and charges are hereby adopted for services provided by Beaver City as listed in the following fee tables and rules shall become effective immediately upon adoption and shall be effective July 1, 2008.

Passed by vote of the Beaver City Council.

Voting Record

Chris Smith <u>CS</u>	Connie Fails <u>CF</u>	Craig Wright <u>AW</u>
Kari Draper <u>KD</u>	Gordon Roberts <u>GR</u>	

Leonard P Foster
Leonard P Foster, Mayor

Brent M Blackner
Brent Blackner, Recorder



Resolution 6-24-2008

ELECTRICAL FEES Page 3 of 14
CONNECTION FEES Page 3 of 14
 Electrical Rates Page 3 of 14

CULINARY WATER FEES Page 4 of 14
 Water Connection Fee Inside Corporate Limits Page 4 of 14
 Water Connection Fee Outside Corporate Limits (Includes Impact Fee)
 Page 4 of 14
RE-CONNECTION FEES Page 4 of 14

CULINARY WATER IMPACT FEES Page 5 of 14

Culinary Water User Rates Page 6 of 14

IRRIGATION (SECONDARY) WATER FEES AND RATES Page 7 of 14
 Connection AND User Fees Page 7 of 14
SUPPLEMENTAL PUMPING Page 7 of 14

SEWER IMPACT FEES Page 8 of 14
 ADDITION OR REMODELING Page 8 of 14

SEWER USER FEES Page 9 of 14
 Sewer User Fees Page 10 of 14

CEMETERY FEES Page 11 of 14
 Burial Plots Page 11 of 14
 Burial Fees Page 11 of 14
 Saturday Burials Page 11 of 14

ELECTRICAL FEES

CONNECTION FEES

Table 1

<u>INSIDE THE CORPORATE CITY BOUNDARIES</u>	
Connection Fee (up to a 200 amp service) where service is available where only a lift pole and service drop are needed.	\$600.00
Connection Fee for annexed and newly developed property where distribution line extensions are needed.	Actual cost of all materials and labor. (Do not add fee from above)
Electric Meter Charge	Cost of the meter
Larger than 200 amp service	Actual cost of all materials and labor
<u>OUTSIDE THE CORPORATE CITY BOUNDARIES</u>	
Connection Fee (up to a 200 amp service)	\$650.00 plus materials and labor costs. (Do not add fee from above)
Electric Meter Charge	Cost of the meter
Larger than 200 amp service	\$650.00 plus materials and labor costs.
<u>ELECTRIC METER RE-CONNECTION FEE</u>	
Inside the City	\$25.00
Outside the City	\$35.00

Electrical Rates

Table 2(*)

Rate Table Schedule	Customer Classification	Rate
1	Residential Service	\$.0783/kWh (\$5.00 per month minimum) (Outside the Corporate City Limits add \$5.00 per month service fee)*.

2	General Commercial Service	\$.066/kWh (\$5.00 per month minimum)
3	Demand Service (above 7.5 kW or at City option)	\$5.52 kW plus \$.045 KWh for all KWh (\$5.00 per month minimum)
4	Irrigation	\$.053/kWh
5	Street lighting (Customer Owned)	\$.064/kWh

* A Power Rate Resolution was been adopted by the Beaver City Council that allows all electrical rates to be adjusted from month to month to insure that all costs of supplying electrical energy are covered.

CULINARY WATER FEES

Water Connection Fee Inside Corporate Limits

TABLE 3

3/4" service connection	\$600.00
1" service connection	\$750.00
2" service connection	\$2,000.00 and owner supplies vault and lid

Water Connection Fee Outside Corporate Limits (Includes Impact Fee)

TABLE 4 (see note below)

3/4" service connection	\$6,409.00
1" service connection	\$6,609.00
Commercial services are not allowed outside the city boundaries	

Note: Fee disbursement as follows: Water acquisition \$3,555.00; Water Impact \$1,035.00.

RE-CONNECTION FEES

TABLE 5

<u>Water Service Re-Connection Fees</u>	
Within the Beaver City Boundaries	\$25.00
Outside the Beaver City Boundaries	\$35.00

CULINARY WATER IMPACT FEES:

The amount of the Culinary Water System Impact Fee required for each multi-family dwelling unit, motel-hotel room, trailer park space or pad, office, and other commercial, industrial and institutional uses shall be charged on an equivalent basis as follows: (Services units and services unit equivalents. A service unit is based on a residential dwelling with the average occupancy rate for Beaver City from the most recent Federal Census).

SEE ATTACHED SPREAD SHEET FOR CALCULATION OF IMPACT FEES AND CREDITS TO BE APPLIED FOR SUPPLYING WATER RIGHTS.

TABLE 6 (see spread sheet for allocation of funds)

Service Type	Residential Unit Equivalent	Impact Fee Culinary
Residential Unit	1	\$5,190.00
Service Stations without fast food	1	\$5,190.00
Service Station with fast food	6	\$31,140.00
Beauty and Barber Shops	1	\$5,190.00
Motels (first 6 rooms)	1	\$5,190.00
Each additional unit	0.25	\$1,297.50
Trailer Parks (overnight RV) 1-3 stalls	1	\$5,190.00
Each additional Stall	0.25	\$1,297.50
Laundromats	2	\$10,380.00
Dry Cleaners	1	\$5,190.00
Factory Buildings (each 10 employees or	1	\$5,190.00
Schools	12	\$62,280.00
Gymnasiums	3	\$15,570.00
Churches and Seminary Buildings	1.25	\$6,487.50
Retail Business (each 10 employees or fraction	1	\$5,190.00
Post Office	1	\$5,190.00
County Court House	6	\$31,140.00
Jailhouse (per each 4 beds)	1	\$5,190.00
Medical or Dental Office	1	\$5,190.00
Mortuary	1	\$5,190.00
Office Building (each 10 employees or fraction	1	\$5,190.00
Apartment Buildings (per unit)	1	\$5,190.00
Car Wash	8	\$41,520.00
Bank	1.25	\$6,487.50
Creameries and/or Cheese Factories	15	\$77,850.00
Slaughter Houses	1	\$5,190.00
Restaurants	6	\$8,700.00
Fast Food Restaurants	5	\$7,250.00
Movie Theaters	1	\$5,190.00

Culinary Water User Rates

Table 8

Service Type and Use	Rate
<u>Residential, Inside the City</u>	\$19.20 per month base rate. The City Council, on a case by case bases, may waive the monthly fee if they determine that the payment of the fee on a service, that is turned off, creates a hardship or that the owner qualifies for the property tax breaker program.
First 10,000 gallons per month	\$13.00 (\$32.20 monthly minimum)
Next 27,000 gallons	\$.40/1000 gallons
Next 27,000 gallons	\$.79/1000 gallons
Next 27,000 gallons	\$1.19/1000 gallons
All over 91,001 gallons	\$1.58/1000 gallons
<u>Residential, Outside the City</u>	
First 10,000 gallons per month	\$44.20
Next 27,000 gallons	\$.40/1000 gallons
Next 27,000 gallons	\$.79/1000 gallons
Next 27,000 gallons	\$1.19/1000 gallons
All over 91,001 gallons	\$1.58/1000 gallons
<u>Commercial, Inside the City</u>	
First 10,000 gallons per month	\$32.20
Next 10,000 gal. over 10,000	\$.65/1000 gallons
Next 10,000 gal. over 20,000	\$.85/1000 gallons
<u>Commercial, Outside the City</u>	
First 10,000 gallons per month	\$44.20
Each additional 1,000 gal. over 10,000	\$.75/1000 gallons
<u>Industrial Users</u>	
First 10,000 gallons per month	\$42.20
Each additional 1,000 gal. over 10,000	\$.75/1000 gallons
<u>Stock Watering Inside City</u>	\$43.20
<u>Stock Watering Outside City</u>	\$44.20

The Beaver City Council reserves the right to negotiate with any large commercial or industrial user, who has large water usage and how provides a large job base, better water and sewer usage rates.

IRRIGATION (SECONDARY) WATER FEES AND RATES

Connection AND User Fees

Property within the City Boundaries with right to original irrigation water

A separate fee is to be charge for each connection. Up to 40,000 sq. ft maybe serviced by each connection. For each additional 40,000 sq. ft or fracture thereof an additional connection fee and user fee is required.

TABLE 9

Property or lot size	Connection Fee	User fee
Up to 10,000 sq. ft (.23 acre)	\$500.00	\$6.50 per month
10,001 - 20,000 sq. ft (.24 - .46 acre)	\$750.00	\$6.50
20,001 - 40,000 sq. ft (.47 - .92 acre)	\$1,500.00	\$6.50
40,001 - 80,000 sq. ft (.93 - 1.84 acre)	\$2,375.00	\$12.00
80,001 - 120,000 sq. ft (1.85 - 2.75 acre)	\$3,750.00	\$16.50
120,001 - 160,000 sq. ft (2.76 - 3.67 acre)	\$5,000.00	\$21.00

FEES FOR PROPERTIES WITHOUT BEAVER CITY IRRIGATION WATER RIGHTS, BUT BEING SUPPLIED CITY IRRIGATION WATER. AMOUNT OF CREDIT POSSIBLE IF WATER STOCK IS ALSO GIVEN BEAVER CITY.

A moratorium has been placed on City Services to property outside of original irrigation area of the city. No service available.

SUPPLEMENTAL PUMPING

If at any time water must be pumped to supply or supplement the irrigation system, all costs of pumping shall be added to the above rates.

RE-CONNECTION FEES

Fee for Re-connection of water (culinary or irrigation) service resulting either from disconnection because of failure to pay a utility bill; or requested by owner.

Table 11

Re-connection	\$25.00
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SEWER FEES

SEWER IMPACT FEES

Table 12

Service Type	Unit Equivalent	Impact Fee <u>Sewer</u>
Residential Unit	1	\$950.00
Service Stations without fast food	1	\$950.00
Service Station with fast food	6	\$5,700.00
Beauty and Barber Shops	1	\$950.00
Motels (first 6 rooms)	1	\$950.00
Each additional unit	0.25	\$237.50
Trailer Parks (overnight RV) 1-3 stalls	1	\$950.00
Each additional Stall	0.25	\$237.50
Laundromats	2	\$1,900.00
Dry Cleaners	1	\$950.00
Factory Buildings (each 10 employees or fraction	1	\$950.00
Schools	12	\$11,400.00
Gymnasiums	3	\$2,850.00
Churches and Seminary Buildings	1.25	\$1,187.50
Retail Business (each 10 employees or fraction	1	\$950.00
Post Office	1	\$950.00
County Court House	6	\$5,700.00
Jailhouse (per each 4 beds)	1	\$950.00
Medical or Dental Office	1	\$950.00
Mortuary	1	\$950.00
Office Building (each 10 employees or fraction	1	\$950.00
Apartment Buildings (per unit)	1	\$950.00
Car Wash	8	\$7,600.00
Bank	1.25	\$1,187.50
Creameries and/or Cheese Factories	15	\$14,250.00
Slaughter Houses	1	\$950.00
Restaurants	6	\$5,700.00
Fast Food Restaurants	5	\$4,750.00
Movie Theaters	1	\$950.00

CALCULATION OF IMPACT FEES FOR COMMERCIAL ADDITION OR REMODELING

When any business or commercial property adds additional square-footage to a property or a property is remodeled which adds additional public space or water fixtures, the following basic rules for calculation of additional Impact Fees will be followed.

1) Determination of realtime water usage compared to REU (Residential Equivalent Units) in Impact fee tables, based on the previous 1 year of usage. If an existing

business is using the REU of 10 homes, but has a right, per the charts of 6 REU, then they are using 4 more REU than they have paid, or have a historical right to, for a total of 10 REU.

2) Determine Square Footage of addition or remodel devoted to public space. If a business is adding 50% to it's size, then they are increasing the basic REU value from the charts by that percentage, i.e. a business with 50% addition and 6 REU would have an additional value of 3 REU or 9 total REU.

3) Determine of increase in the number of plumbing fixtures. If a business has 8 fixtures (toilets, basins, sinks, urinals, etc) and increase that number by 2, they are increasing by 25% the value from the charts, i.e. a business with 6 REU by the chart, with a 25% increase in plumbing fixtures would have a new REU value of 6 plus 1.5 new REU for a total of 7.5

4) Determine the average of the three methods for final fee calculation. In the above examples, the values are 10, 9 and 7.5, with a average of 8.83 REU. The existing building has a historical right to 6, so they must pay for 2.83 additional units.

SEWER USER FEES

A. DEFINITIONS:

1. Commercial - Includes all activities engaged in within the City carried on for the purpose of gain or economic profit to include businesses, industries, churches and schools. See Impact Fee tables for REU values.
2. Dwelling - A building or portion thereof designed exclusively for residential occupancy, but not including hotels, tourist cabins and boarding homes.
3. Dwelling Unit - One or more rooms and a single kitchen, in a dwelling or apartment hotel, designed as a unit for occupancy by one family, individual and/or individuals for living and sleeping purposes.
4. Hotel - Any building containing rooms intended or designed to be used for sleeping purposes by transient guests, but in which no provision is made for cooking in any individual room or suit. See Impact Fee Tables for REU values.
5. Housing, boarding - A building containing only one kitchen and sleeping rooms.
6. Kitchen - Any room used for or intended to be used for cooking and preparing food.
7. Residential - Used as a residence.
8. Trailer - A vehicle designed for or used for human habitation.
9. Summer - Will include the months of April, May, June, July, August, and September.
10. Winter - Will include the months of October, November, December, January,

February, and March.

B. Sewer User Fees.

Table 13

MONTHLY FEES	
RESIDENTIAL	\$22.00 per month base fee if connected to system, no seasonal disconnects. The City Council, on a case by case bases, may waive the monthly fee, if the Council determines that the payment of the fee on a service, that is turned off, creates a hardship or that the owner qualifies for the property tax breaker program.
\$22.00 PER MONTH <u>BASE MINIMUM</u>	For the first 10,000 gallons of culinary water used during an average month from October through March of the preceding year.
\$1.00 PER MONTH	For each 1,000 gallons of culinary water used above the averaged monthly use stated above.
COMMERCIAL	
\$22.00 PER MONTH/PER REU <u>BASE MINIMUM</u>	For the first 10,000 gallons of culinary water used during the averaged 12 month period of January - December of the preceding year.
\$1.00 PER MONTH	For each 1,000 gallons of culinary water used above the monthly averaged use state above.
INDUSTRIAL (CACHE VALLEY DAIRY ONLY)	
\$22.00 PER MONTH/PER REU <u>BASE MINIMUM</u>	For the first 10,000 gallons of culinary water used during an averaged 12 month period of January - December of the preceding year.
\$.66 PER MONTH	For each 1,000 gallons of culinary water used above the monthly averaged use state above.

Table 14

<u>SEWER CONNECTION FEES</u>	
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All connections are to be made by the property owner to the closest sewer main line.	Only pays all costs, including road repairs.
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<u>CEMETERY FEES</u>	
<u>Burial Plots</u>	
Resident	\$300.00
Non-Resident	\$600.00
<u>Burial Fees</u>	
Resident	\$250.00
Non-resident	\$400.00
Infant or cremation	Deduct \$100.00
<u>Saturday Burials</u>	
Resident	\$350.00
Non-resident	\$500.00
Infants or cremation	Deduct \$100.00

Beaver City

Beaver City Water Acquisition fee, Impact fee, connection fee schedule and water overage schedule

Current Cost per Acre Foot of Water

\$4,000

STEP #1 STEP #2
Base Charge Credits

STEP #3 STEP #4
Add Impact Add Connection
Fee

See note 4 for depletion rate calculation

Indoor needs (ac-ft) (1) (Beaver City Average	net lot size (sq ft) (2)	net acreage (3)	outdoor water needed (3)	Total Water required (af) (round off)	Water Acquisition fee	Credit for "A" surface irrigation water or city lot(9)	Irrigation water credit "B" surface water (7)	Credit for Domestic Well Water (30% loss)(4)	Credit for well irrigation or stock water (6)	Impact Fee (for wells, tanks, distribution)	Connection Fee (less developer furnished)	Fee with no credits	
0.25	0.26	5890	0.14	0.54	0.8	\$3,555	\$2,163	\$927	\$2,242	\$3,555	\$1,035	\$600	\$5,190

NOTES:

- * Beaver City will assume all lots are 1/4 acre and develop water overage fees to cover for watering of larger lots and higher usage
 - 1 Average amount of water required per indoor service from Beaver City for previous year
 - 2 Net lot size equals gross size of lot less 5000 sq. ft for home, garage, etc
 - 3 The amount of water needed for outdoor use based on net lot size and the required 4 ac-ft of water per acre
 - 4 Depletion Rate--The amount of water lost through evaporation and plant absorption and that is not returned to the aquifer
- Rates as set by the State of Utah, Division of Water Rights
- Irrigation 50%
 - Stock 100%
 - Domestic 20%
- Beaver City believes that we can prove that we have a depletion rate of less than 50%, but because of the rule that a water right cannot be expanded, irrigation and stock water are a 1-to-1 transfer. Domestic water will result in a 30% loss.
- 5 Credit for old Beaver City lots entitled to irrigation water OR furnishing the required Ac=ft of "A" water rights that can be transferred into the Beaver City irrigation system. See chart for amount of water to be furnished, outdoor watering needs.
 - 6 See amount of water required under "Total Water Required" column
 - 7 Credit for development supplying "B" and Kent Lake water to water net acreage. Calculation is based on water lasting 40% of the summer irrigation season. See chart for amount of water to be furnished, outdoor watering needs.

- 8 Beaver City has two problems in determining the amount of water that can be purchased with water acquisition funds.
- 1- Beaver City has no idea what type of water right, irrigation, stock or domestic, that will be available for purchase, and therefore the depletion rate is unknown
 - 2- Beaver City's depletion rate will vary depending on lot size. Larger lots will tend to have more outdoor watering and therefore the depletion rate may decrease.
- 9 They are buying the .45 ac-ft for indoor use only. This allows for secondary water service where available, with piping by the developer.

Water Overage Rates

Based on 1/4 acre lots, and a water base rate of \$18.00 per month, everything over the base amount of 10,000 gallons per monthly is paying for overage.

One factor in calculating the overage rate is the use of the fee as a conservation tool, and to charge extra for poor water management. Overage rates for all rate steps should reflect production, distribution, operation and maintenance costs plus the cost of water rights.

1 acre-foot of water valued at	\$4,000	equals	\$0.01228	per divide by 20 years of use &	\$0.00015344	per
				gallon		gallon
Pumping costs average					\$0.00006500	per
O&M					\$0.00011742	gallon
Well, tanks, distribution system					\$0.00009785	
				Total	\$0.00043371	
				per thousand =	\$0.43370855	

Step 1		0-	\$18.00		
		10000			
Step 2	next	10,001-37,000	\$18.00 plus	\$0.43	per
					thousand
Step 3	next	37,001-64,000	\$18.00 plus	\$0.87	per
					thousand
Step 4	next	64,001-91,000	\$18.00 plus	\$1.30	per
					thousand
Step 5	next	91,001-~	\$18.00 plus	\$1.73	per
					thousand

Accounts to be credit with overage

Acquisition	35.3796
	%
Impact fees	22.5606
	%
O&M	42.0598
	%
	100%

WATER IMPACT FEES

Estimated number of new services (residential equivalents) during the next twenty (20) years

600

Cost of Water Improvement project	\$	
		1,157,302.00
Credit for future fees paid through user fees	\$	
		(125,000.00)
Grant from Board of Water Resources	\$	
		<u>(180,000.00)</u>
	\$	
		852,302.00
Benefit to existing services/ 20% of costs	\$	
		<u>231,460.40</u>
	\$	
		620,841.60
cost share per unit	\$	
		1,034.74
Impact fee	\$	
		1,034.74