

# **Public Hearing**

## **THE BOARD OF TRUSTEES OF THE GRANGER-HUNTER IMPROVEMENT DISTRICT**

PUBLIC NOTICE is hereby given by the Board of Trustees that Granger-Hunter Improvement District will hold a Public Hearing at 6:00 p.m. on Tuesday, December 14, 2021 at its main office located at 2888 South 3600 West, West Valley City, Utah. Trustees and members of the public are able to attend this meeting in person or electronically through [www.ghid.org](http://www.ghid.org).

### Agenda

#### A. PUBLIC HEARING

1. Call to Order and Welcome Visitors
2. Verification of Legal Notification Requirements
3. Motion to Open Public Hearing
4. Staff Presentation
5. Questions by Trustees
6. Invitation for Public Comments
  - (a) Acknowledgement of Public Comments Received
  - (b) Comments from Visitors
7. Motion to Close Public Comment Session
8. Staff Response and Summary
9. Motion to Close Public Hearing

#### B. FINANCIAL MATTERS

1. Consider Approval of Resolution 12-14-21.1 Adopting 2022 Final Tax Rates and Budgets
2. Consider Approval of Resolution 12-14-21.2 Adopting the District's Financial Plan, Budget and Other Fees for the Calendar Year Ending December 31, 2022

#### C. ADJOURN



# GRANGER-HUNTER

## IMPROVEMENT DISTRICT

### VISITOR ENTRANCE

# December Public Hearing

Truth in Taxation  
Budget Hearing



# Public Hearing

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- Overview of GHID
- Rate Study
- TNT
- Budget Presentation



GRANGER-HUNTER  
IMPROVEMENT DISTRICT

# Granger-Hunter Improvement District At-a-glance

## ESTABLISHED IN 1950

- 25 square mile service area
- ~28,000 accounts, 130,000 residents
- 76 employees in 5 different departments (Water, Wastewater, I.T./Operations, Administration & Engineering)

## WATER SYSTEM

- 8 deep wells, 9 reservoirs, 380 miles of pipelines
- 3,400 fire hydrants
- 8 billion gallons delivered each year
- ~70% of water purchased from Jordan Valley Water Conservancy District

## WASTEWATER SYSTEM

- 300 miles of pipelines, 6,700 manholes
- 12 lift stations
- Wastewater treated by Central Valley Water Reclamation Facility

# Master Plan & Rate Study

- In January 2021, Granger-Hunter began a Master Plan & Rate Study to better align revenue with necessary expenditures.



Prepared by:



(801) 495-2224 | klarson@bowencollins.com

Prepared for:

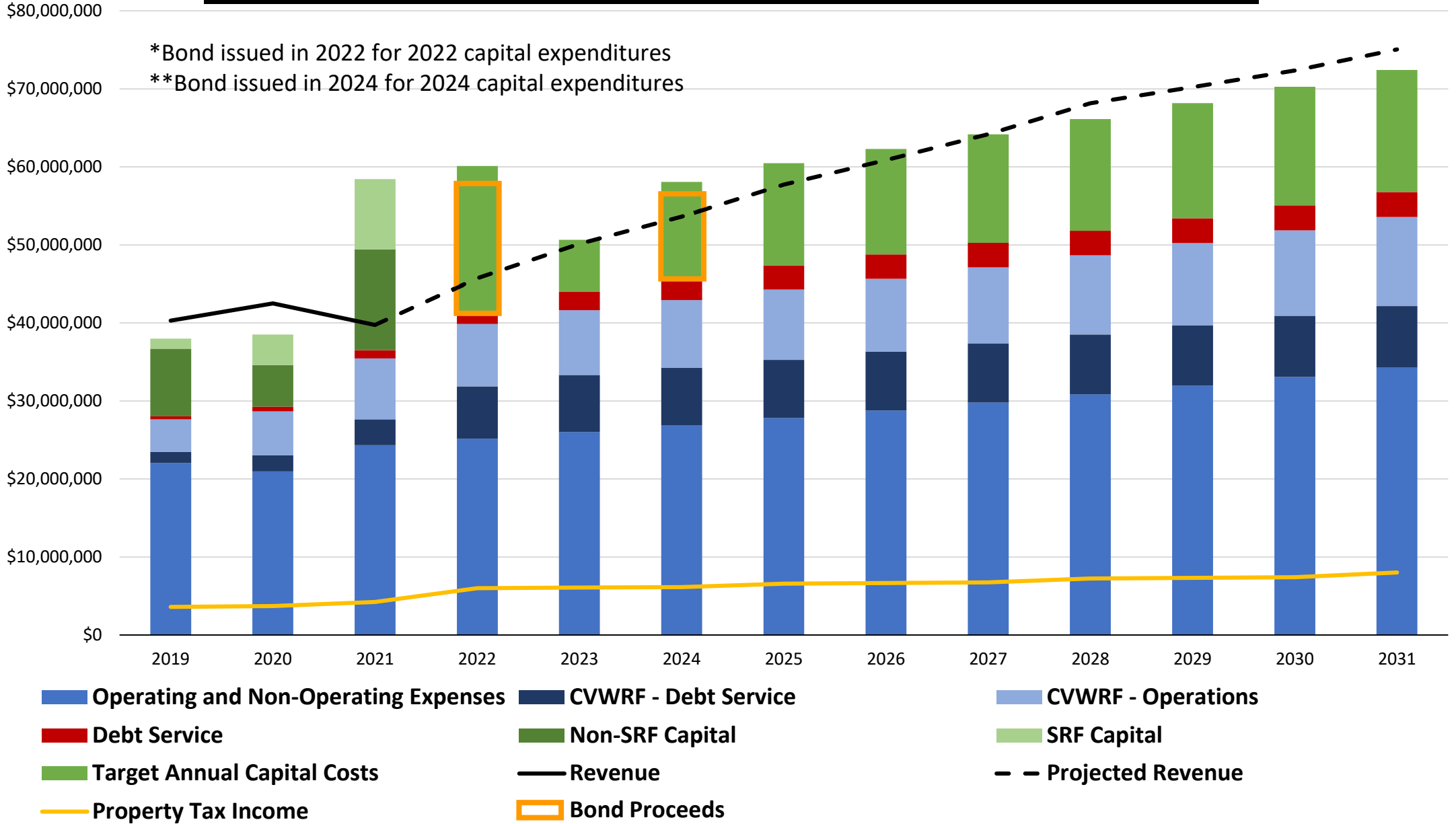


GRANGER-HUNTER  
IMPROVEMENT DISTRICT

## KEITH'S FINANCIAL STUDIES EXP.

- American Fork City
- **Ash Creek SSD**
- Cedar Hills
- Cody, Wyoming
- Herriman City
- **Jordanelle SSD**
- Kearns ID
- Layton City
- Lehi City
- Logan City
- Magna Water District
- McCall City, Idaho
- Murray City
- North Davis SD
- **North Village SSD**
- Park City
- Payson City
- Pleasant Grove City
- Provo City
- Sandy City
- Sandy Suburban SD
- Saratoga Springs City
- Salt Lake County MSD
- South Valley SD
- Spanish Fork City
- Springville City
- **Strawberry Lake View SSD**
- St. George City
- Summit Water
- Taylorsville-Bennion ID
- **Timpanogos SSD**
- **Twin Creek SSD**
- Virgin Valley WD
- WaterPro

# Recommended Option: 10-Year Revenue and Expenditures





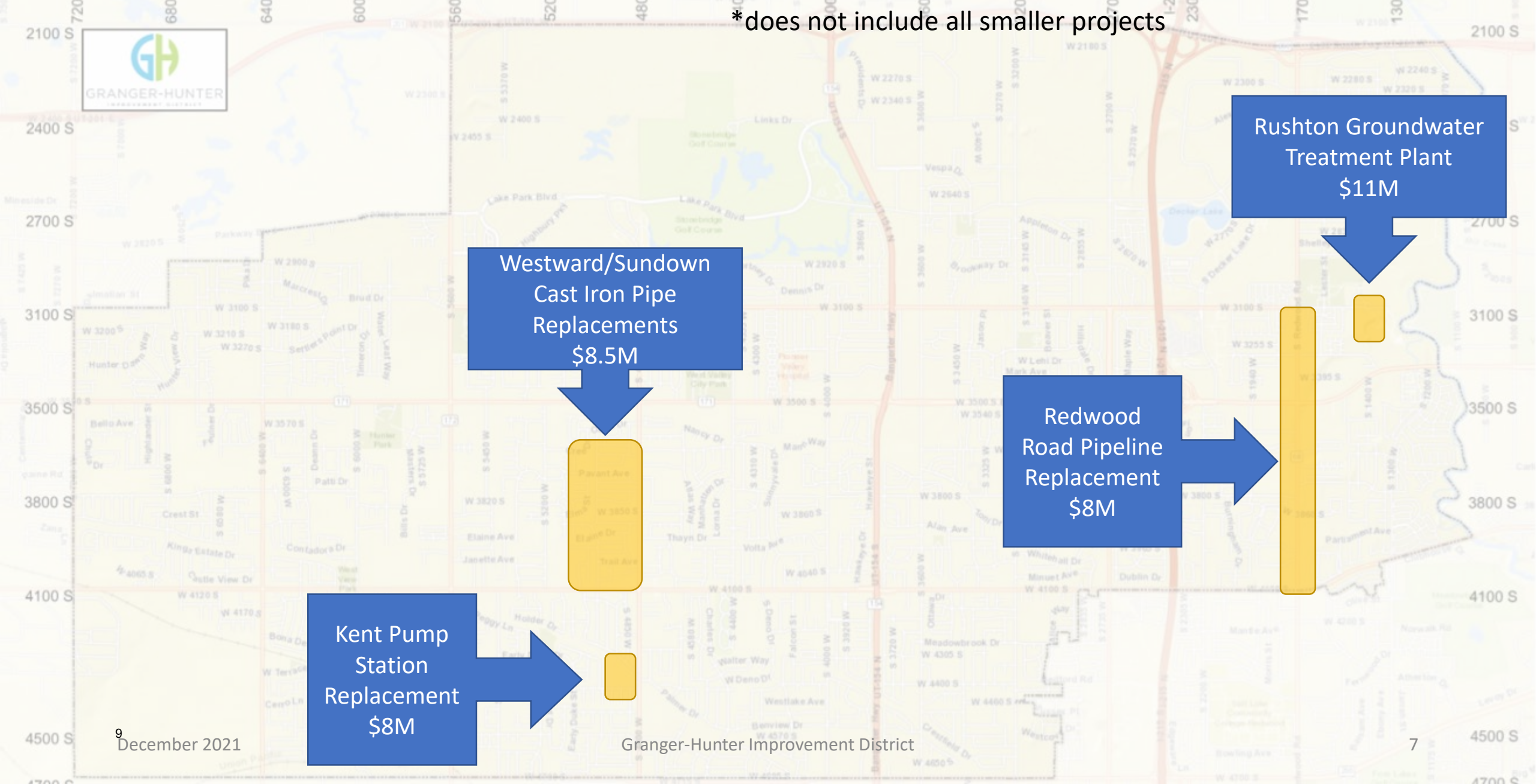
# Central Valley Water Reclamation Facility Rehabilitation

- GHID responsible for ~27%,
- Expenditures were \$5.6M in 2019, will be \$14.4M in 2022



# 2022-23 Large Water Projects - \$35.5 M

\*does not include all smaller projects



# 2022-23 Large Wastewater Projects - \$11M\*

\*does not include all smaller projects



Various Pipe Lining  
& Manhole  
Rehabilitation  
\$1M

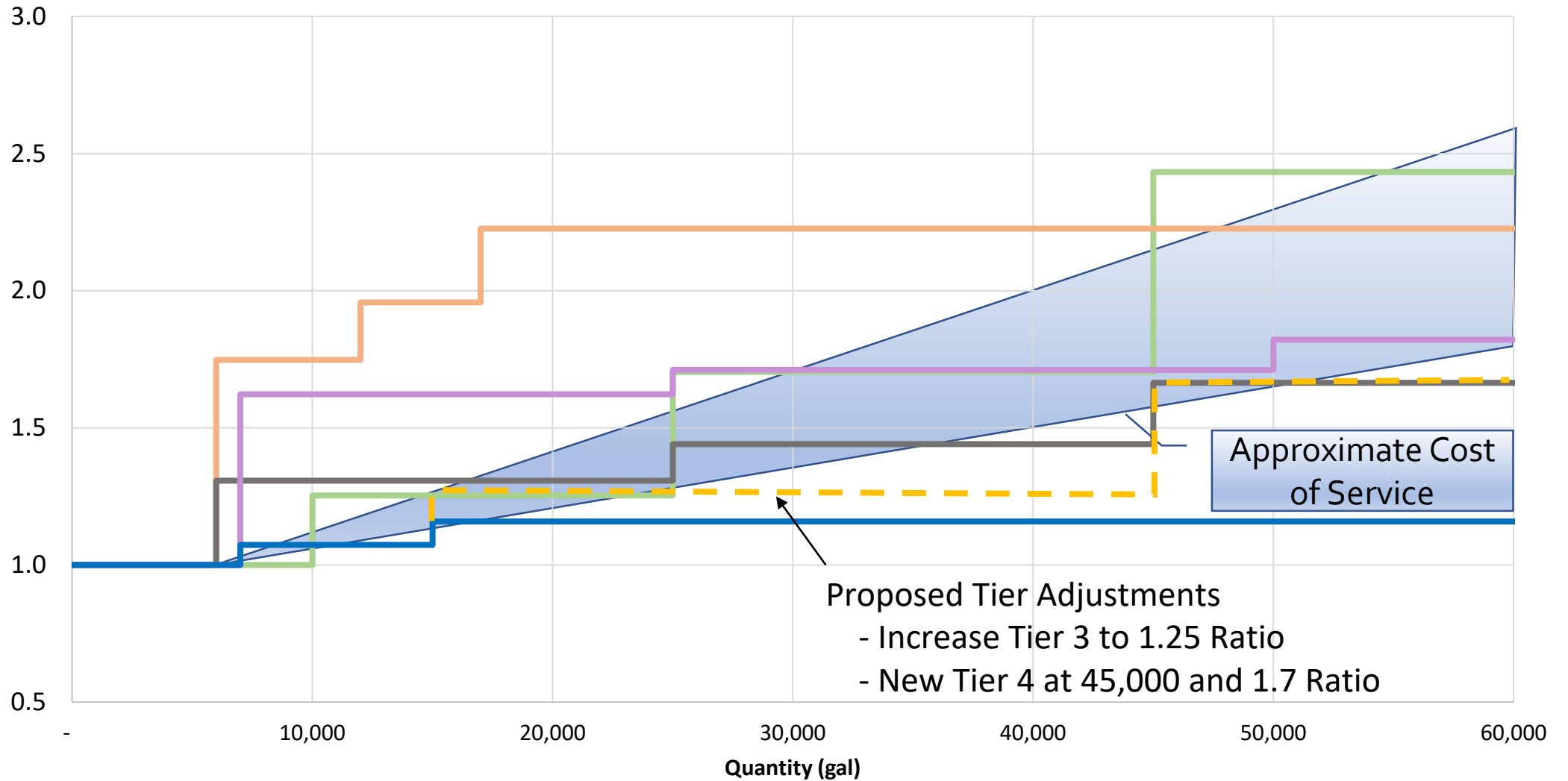
Pioneer Lift  
Station  
Replacement  
\$4M

4100 South  
Sewer Upsizing  
\$1M

Redwood  
Road Sewer  
Upgrade  
\$5M

# Water – Residential Tier Design

Normalized Tiered Rate



KID Magna Water Tay-Ben West Jordan GHID

# Proposed Water Rates

Water Rates by Customer Type	Tier 1 (0-7,000 gal.)	Tier 2 (7,001-15,000 gal.)	Tier 3 (15,001-45,000 gal.)	Tier 4 (45,001+ gal.)
Single Family - Current	\$1.77	\$1.90	\$2.05	\$2.05
<b>Single Family - Proposed</b>	<b>\$1.77</b>	<b>\$1.90</b>	<b>\$2.20</b>	<b>\$3.00</b>
Multi-Unit Residential – Current	\$1.90	\$1.90	\$1.90	\$1.90
<b>Multi-Unit Residential - Proposed</b>	<b>\$2.10</b>	<b>\$2.10</b>	<b>\$2.10</b>	<b>\$2.10</b>
Non-Residential - Current	\$1.77	\$1.90	\$2.05	\$2.05
<b>Non-Residential - Proposed</b>	<b>\$2.10</b>	<b>\$2.10</b>	<b>\$2.10</b>	<b>\$2.10</b>

# Proposed Wastewater Rates

Wastewater Rates by Customer Type	Base Rate	CVWRF Fee	Volume (per 1,000 gal.)
Single Family – Current	\$21.50	\$5.00	-
<b>Single Family – Proposed</b>	<b>\$15.50</b>	<b>\$5.00</b>	<b>\$1.50</b>
Multi-unit – Current (per REU)	\$18.50	\$5.00	-
<b>Multi-unit – Proposed (per REU)</b>	<b>\$13.92</b>	<b>\$5.00</b>	<b>\$1.50</b>
Non-residential – Current (REU)	\$21.50	\$5.00	-
<b>Non-residential – Proposed (REU)</b>	<b>\$15.50</b>	<b>\$5.00</b>	<b>\$1.50</b>

# Example Rate Changes

Example Singe-family Bill Change (average throughout year)	TOTAL BILL (2021)	TOTAL BILL (2022)
#1 (2,000 gallons winter)	\$76	\$73
#2 (6,000 gallons winter)	\$79	\$83
#3 (12,000 gallons winter)	\$85	\$97



	2021 Rate	2022 Rate
<b>Penalty Fees</b>		
Returned check fee/credit card chargeback fee	\$25.00	\$20.00
Late fee – Amount based on statutory maximum	\$20.00	\$20.00
Delinquent Turn Off Fee	\$20.00	\$50.00
Tamper fee – Statutory maximum is \$100	\$50.00	\$75.00
<b>Engineering Review Fees</b>		
	<b>Rate</b>	<b>Rate</b>
Plan Review (Residential, Single Lot)	\$100.00	\$75.00
Plan Review (Residential, Multiple Lot)	\$100.00	\$100 + \$50 per lot
Plan Review (Commercial/Industrial/Institutional)	\$100.00	\$250.00
Plan Review (Tenant Improvement)	\$100.00	\$75.00
Plan Review (with Grease Trap)	N/A	\$250.00
<b>Engineering Inspection Fees</b>		
	<b>Rate</b>	<b>Rate</b>
Water Line Inspection (up to 100 feet)	N/A	\$75 + \$75 Trip Charge
Water Line Additional Inspection (> 100 feet)	\$0.75/foot	\$1.00/foot
Wastewater Line Inspection (up to 100 feet)	\$100+\$75 Trip Charge	\$75 + \$75 Trip Charge
Wastewater Line Additional Inspection (> 100 feet)	\$0.75/foot	\$1.00/foot
Fire Line Inspection (up to 100 feet)	\$100+\$75 Trip Charge	\$75 + \$75 Trip Charge
<b>Connection (Meter) Fees</b>		
	<b>Rate</b>	<b>Rate</b>
3/4" Connection	\$282+\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
1" Connection	\$356+\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
1 1/2" Connection	\$675+\$50 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
2" Connection	\$875+\$50 Trip Charge	Meter & MXU Cost+\$75 Trip Charge

# Fee Updates

Administrative and Engineering Fees will be adjusted (not all shown)

No proposed changes to impact fees. See Proposed 2022 Budget at [ghid.org](http://ghid.org)

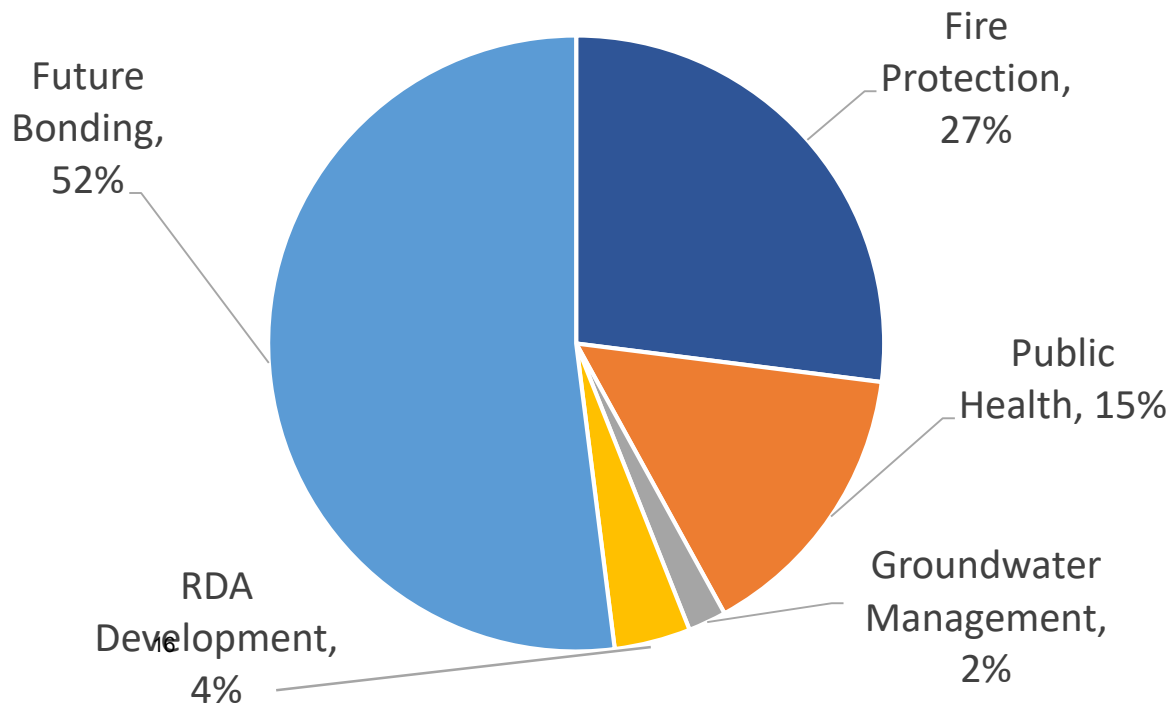
# PROPERTY TAX RATE

- County adjusts rate to accommodate for growth and for changing market values
- GHID property tax rate last raised in 2006
- Amount collected in 2006 was \$3.6 M



GRANGER-HUNTER  
IMPROVEMENT DISTRICT

## GHID Allocation of Property Tax (17% of O&M)



- Board adopted policy of 17% of Operating Cost be paid for by Property Tax
- In 2021 GHID's Property Tax collection = \$4.3 M
- Increase for 2022 = \$1.6 M



# Example Property Tax Rate Change

<b>Example Property Tax Bill Change based on County Estimated Market Value</b>	<b>GHID Property Tax without Increase (2022)</b>	<b>GHID Property Tax with Increase (2022)</b>	<b>Total Increase (2022)</b>
<b>#1 - \$310k Residence</b>	\$70.59	\$102.30	<b>\$31.71</b>
<b>#2 - \$310k Commercial Business</b>	\$128.34	\$186.00	<b>\$57.66</b>



# GRANGER-HUNTER

## IMPROVEMENT DISTRICT

VISITOR ENTRANCE

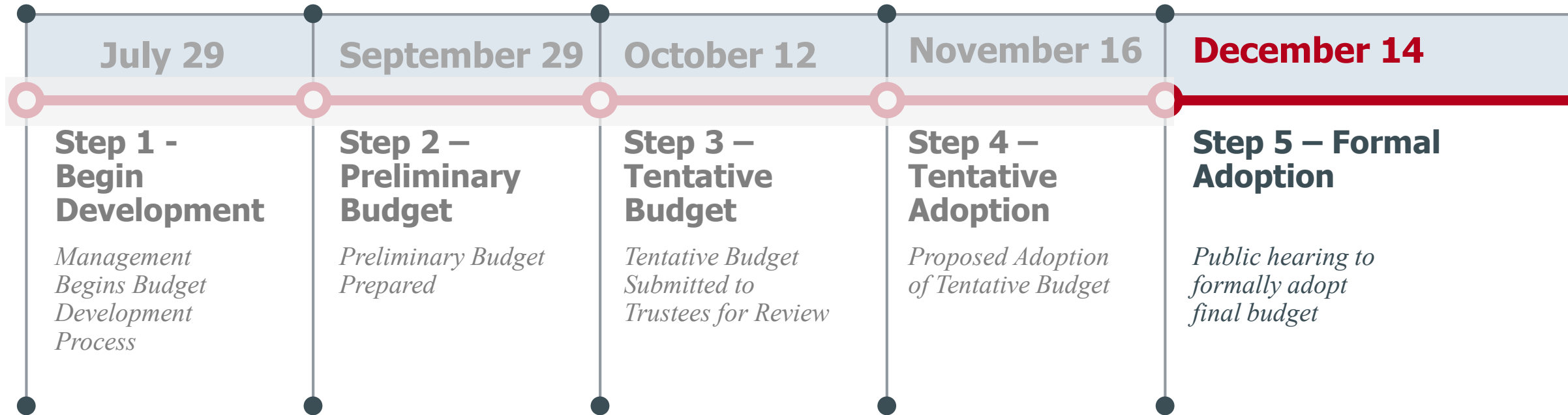
# 2022 Final Budget

*Improving quality of life today – creating a better tomorrow.*



# Budget Timeline

*Calendar Year 2022*



# Executive Summary

	Actual 2019	Actual 2020	Projected 2021 as of 11/30/2021	Budget 2021	FINAL Budget 2022	% Change
<b>OPERATING REVENUES</b>						
Operating Revenues	\$ 33,650,922	\$ 36,008,100	\$ 33,232,287	\$ 34,439,300	\$ 37,943,000	10.2%
Property Tax Revenues	4,207,289	4,189,539	4,147,574	4,255,000	5,876,000	38.1%
<b>TOTAL OPERATING REVENUES</b>	<b>37,858,211</b>	<b>40,197,639</b>	<b>37,379,861</b>	<b>38,694,300</b>	<b>43,819,000</b>	13.2%
<b>OPERATING EXPENSES</b>						
Payroll Wages & Benefits	8,143,883	8,426,576	7,874,947	8,861,853	9,101,811	2.7%
Maintenance and Tools	1,262,359	845,779	1,335,049	1,338,380	1,852,097	38.4%
Water Purchases	10,520,489	11,246,892	10,214,355	10,717,260	10,824,567	1.0%
Utilities	912,015	1,012,151	894,744	1,000,500	1,011,188	1.1%
CVWRF	5,580,906	4,880,610	10,817,360	11,114,942	14,366,088	29.3%
Administrative	2,201,076	1,858,812	2,128,100	2,245,457	2,213,540	-1.4%
Contingencies	-	-	-	180,000	180,000	0.0%
<b>TOTAL OPERATING EXPENSES</b>	<b>28,620,728</b>	<b>28,270,820</b>	<b>33,264,555</b>	<b>35,458,392</b>	<b>39,549,291</b>	11.5%
<b>NET OPERATING REVENUES</b>	<b>9,237,483</b>	<b>11,926,819</b>	<b>4,115,306</b>	<b>3,235,908</b>	<b>4,269,709</b>	31.9%



# Executive Summary

<b>INDIRECT OPERATING EXPENSES</b>	<b>(8,022,310)</b>	<b>(7,979,887)</b>	<b>(8,175,000)</b>	<b>(8,200,000)</b>	<b>(8,420,000)</b>	<b>2.7%</b>
<b>NON-OPERATING REVENUE &amp; EXPENSES</b>						
Non-Operating Revenues	1,776,352	1,707,688	1,289,871	1,060,000	1,060,000	0.0%
Equipment Purchases	(409,105)	(414,785)	(625,810)	(625,810)	(728,660)	16.4%
Debt Service	(398,371)	(857,362)	(1,050,388)	(1,050,388)	(1,777,278)	69.2%
<b>NON-OPERATING REVENUE &amp; EXPENSES</b>	<b>968,876</b>	<b>435,541</b>	<b>(386,327)</b>	<b>(616,198)</b>	<b>(1,445,938)</b>	<b>134.7%</b>
<b>NET REVENUES INCL DEPRECIATION</b>	<b>\$ 2,184,049</b>	<b>\$ 4,382,473</b>	<b>\$ (4,446,021)</b>	<b>\$ (5,580,290)</b>	<b>\$ (5,596,229)</b>	<b>0.3%</b>
Add Back Depreciation	7,809,067	7,821,047	8,000,000	8,000,000	8,250,000	3.1%
<b>NET REVENUES</b>	<b>\$ 9,993,116</b>	<b>\$ 12,203,520</b>	<b>\$ 3,553,979</b>	<b>\$ 2,419,710</b>	<b>\$ 2,653,771</b>	<b>9.7%</b>

# Executive Summary

	2019 Budget	2020 Budget	2021 Budget	<b>FINAL</b> 2022 Budget	
<b>CAPITAL EXPENDITURES</b>					
Water - Horizontal	\$ 7,075,000	\$ 8,816,252	\$ 3,310,000	\$ 5,412,500	63.5%
Water - Vertical	475,000	3,490,900	10,469,500	20,090,000	91.9%
Wastewater - Horizontal	750,000	1,250,000	1,902,000	3,605,000	89.5%
Wastewater - Vertical	248,000	905,000	3,726,000	4,726,000	26.8%
General Facilities	828,600	1,275,000	1,897,000	2,524,500	33.1%
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>\$ 9,376,600</b>	<b>\$ 15,737,152</b>	<b>\$ 21,304,500</b>	<b>\$ 36,358,000</b>	<b>70.7%</b>

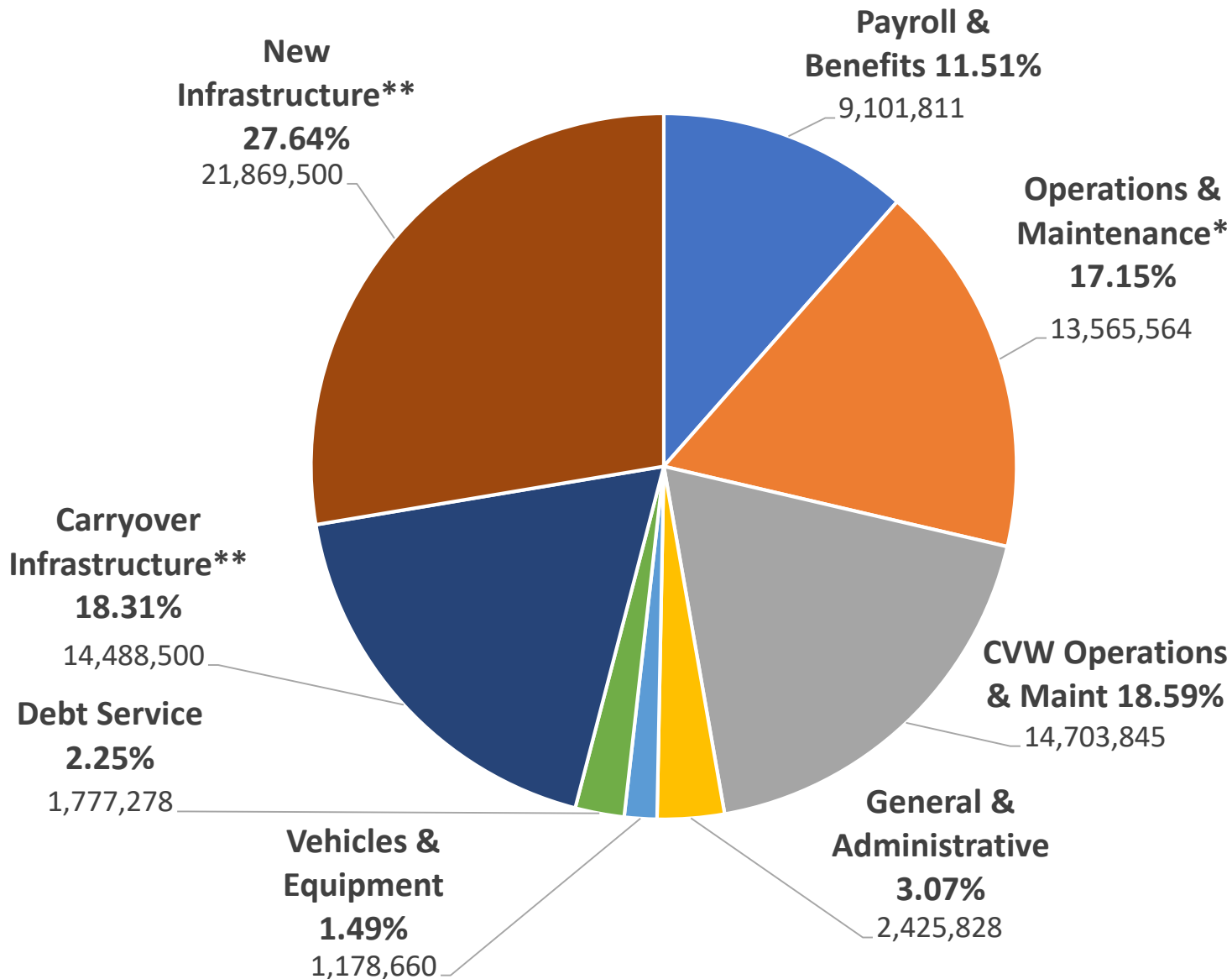


\*Includes Jordan Valley Water purchases at \$10.8M

\*\*SRF Bonding 2022: \$11,026,282  
 2021 Rollover: \$14,488,500  
Additional Bonding 2022: \$10,843,218  
 \$36,358,000



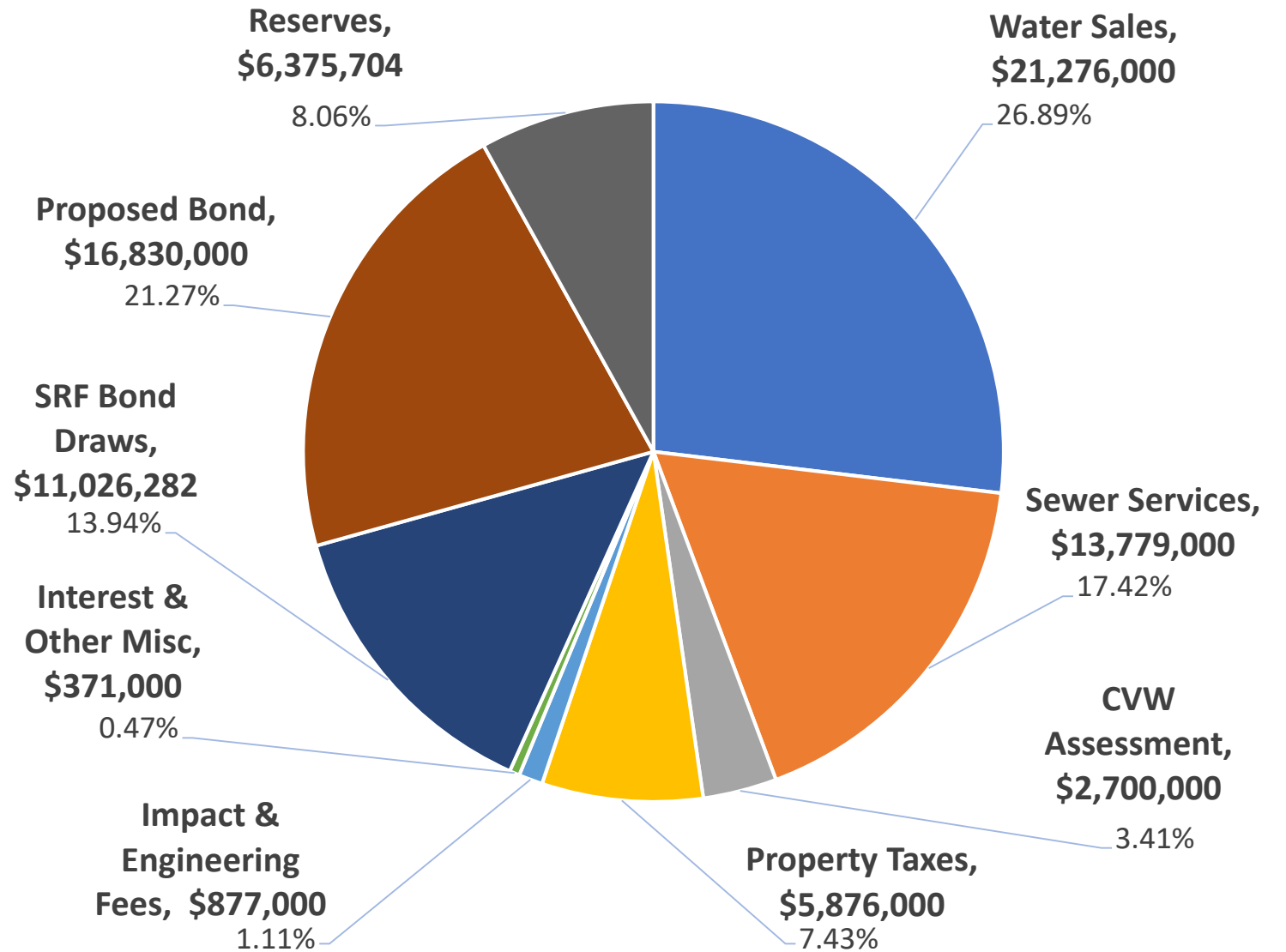
## USE OF FUNDS



TOTAL: \$42,752,986 + (\*\*36,358,000 Infrastructure)



## SOURCES OF FUNDS



**TOTAL: \$44,879,000 + (\$34,231,986 Bonds/Reserves)**



**GRANGER-HUNTER**  
IMPROVEMENT DISTRICT





**GRANGER-HUNTER**  
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**VISITOR ENTRANCE**

*Improving quality of life today – creating a better tomorrow*



GRANGER-HUNTER  
IMPROVEMENT DISTRICT

2888 South 3600 West • P.O. Box 701110 • West Valley City, Utah 84170-1110 • Phone (801) 968-3551 • Fax (801) 968-5467 • www.ghid.org

**Date:** December 10, 2021  
**To:** Trustees of Granger-Hunter Improvement District  
**From:** Austin Ballard, Controller  
**Subject:** Final 2021 Budget, Changes to Tentative Draft

---

During the December Board meeting we will review the District's "Final" 2021 Budget. The "Final" budget will contain a few changes from the "Tentative" budget that was approved during the November 2020 Board meeting.

The changes to the budget are noted for you below:

- The District increased its repair and maintenance budget by \$35k to account for some repairs that are delayed and won't be completed until the first part of 2022.
- Central Valley Water Reclamation Facility (CVW) provided an updated budget which addressed an incorrect allocation for a member entity. This resulted in a reduction to the District's overall CVW budget by \$338k.
- The District's consultant who was hired to complete the Master Plan and Rate study will not be able to finish their work in 2021. The professional consulting budget was increased by \$55k and funded with a budget transfer from 2021 to 2022 to accommodate the rest of the contract that will be finished in 2022.
- The District reduced its New Vehicles and Equipment budget by \$450k, because it received the Vactor truck in December where previously it was estimated to be received in 2022.
- On the Capital Sources and Outlays Budget summary page (C-1), the unexpected 2021 capital carryover budget was updated through 11/30/2021. The funding sources coming from 2021 budget transfer and SRF bonding were updated to current figures. Both of these changes are shown in red font.
- Rates and Fees page one includes changes made to account for trailer park and sewer only customer fees. We have also included a note at the bottom of the page to address the District's fee arbitration policy. These changes are also shown in red font.
- Rates and Fees page two removed the yellow highlighted impact fee cell. The impact fees will not be changing this year for the District.
- All changes to the Budget Summary document have been notated with red font.

Thank you for your support of our budget process.

Austin Ballard  
Controller  
Granger-Hunter Improvement District



GRANGER-HUNTER  
IMPROVEMENT DISTRICT



## 2022 Final Budget

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## Background

The District was organized January 13, 1950, and provides water and wastewater services to approximately 133,000 people in a 24.5 square mile area in the central portion of Salt Lake County. The boundaries of the District roughly parallel those of West Valley City. The principal offices are located at 2888 South 3600 West, in West Valley City, Utah. It employs about 78 people and operates and maintains water lines, water storage reservoirs, several deep water wells, wastewater collection lines and a number of wastewater pump stations.

The Tentative 2022 budget for Granger-Hunter Improvement District (the District) was prepared in accordance with the District's **vision**: *Improving quality of life today – creating a better tomorrow*, the District's **mission**: *Stewards of water that is delivered clean and safe for daily use and collected responsibly to protect public health and our environment* and supports the District's **strategic plan**. This budget narrative will provide an overview of the framework the District believes will help it to meet its objective.

## Budget Process

The annual budget is created by the District's management as required by Utah law. Directors have a responsibility to submit their department budgets for consideration and reviewed by management. The needs of a department are weighed against the needs of all departments, and priorities are established. Budgets for personnel and capital projects are also prepared and input is received from management and directors. The budget is then organized and presented to the Board for comment, input, additional prioritization of needs and approval. Once the budget is adopted, it becomes the framework for applying District resources in the best manner to meet the needs of the customer.

Prior to adoption of the budget, the following steps have or need to occur:

- District management met with all Directors on September 15<sup>th</sup>, 2021, to receive inputs on each of the District's departments and capital budgets.
- The District's Budget Committee, consisting of one board member, the General Manager, the two Assistant General Managers and the Controller, met on September 20<sup>th</sup>, 2021, to discuss the preliminary budget numbers to put into the tentative budget.
- The tentative budget was prepared and given to the Board during the November board meeting. The tentative budget was adopted on November 16<sup>th</sup>.
- When the tentative budget was adopted, the Board established the time and place of the public hearing to consider adoption of the final budget, rate increases and property tax increases. The public hearing for the budget is planned to begin at 6:00 p.m. on December 14<sup>th</sup>, 2021.
- To consider rate, fee and/or tax increases in 2022, the District published notice of the public hearing at 10 public locations throughout the district and posted notice on the public notice website. In addition, for tax increases, a quarter page ad was placed in the paper two times during the two weeks prior to the meeting and each property parcel was notified of the increase via a post card mailed to all addresses on file with the county prior to October 26<sup>th</sup>.

- The Board, by resolution, may adopt the budget, rate and tax increase following the public hearing. The budget must be adopted before January 1, 2022.

DRAFT

# Budget Summary

	Actual 2019	Actual 2020	Projected 2021 as of 11/30/2021	Budget 2021	FINAL Budget 2022	% Change
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<b>NET REVENUES</b>	<b>\$ 9,993,116</b>	<b>\$ 12,203,520</b>	<b>\$ 3,553,979</b>	<b>\$ 2,419,710</b>	<b>\$ 2,653,771</b>	9.7%
<b>CAPITAL EXPENDITURES</b>						
		<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>FINAL 2022 Budget</b>	
Water - Horizontal	\$ 7,075,000	\$ 8,816,252	\$ 8,816,252	\$ 3,310,000	\$ 5,412,500	63.5%
Water - Vertical	475,000	3,490,900	3,490,900	10,469,500	20,090,000	91.9%
Wastewater - Horizontal	750,000	1,250,000	1,250,000	1,902,000	3,605,000	89.5%
Wastewater - Vertical	248,000	905,000	905,000	3,726,000	4,726,000	26.8%
General Facilities	828,600	1,275,000	1,275,000	1,897,000	2,524,500	33.1%
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>\$ 9,376,600</b>	<b>\$ 15,737,152</b>	<b>\$ 15,737,152</b>	<b>\$ 21,304,500</b>	<b>\$ 36,358,000</b>	70.7%

## Operating Revenue

### **Water and Wastewater Rates**

In 2018, the District implemented a tiered or “inclining block” water rate structure to encourage conservation efforts in accordance with a new law passed by the State of Utah. In 2022 the District is modifying its rate structure to increase water rates by approximately 7% and wastewater rates by approximately 18%, for a total revenue increase of \$3.5 million when compared to the prior year’s budget. These increases are driven by 1) - higher operating expenses resulting from the increase in the Central Valley Water Reclamation Facility (CVW) debt service that is financing its facility rehabilitation, 2) - to help sustain and replace the District’s aging infrastructure and 3) - increasing the scope of the meter replacement program in the District.

The 2022 tiered water rate structure will be as follows:

Availability fee remains the same at \$13.00 per EDU.

Water tier rates for single family (residential) customers will be based on the following table:

0 – 7,000 gallons	= \$1.77 per 1,000 gallons
7,001 – 15,000 gallons	= \$1.90 per 1,000 gallons
15,001 – 45,000 gallons	= \$2.20 per 1,000 gallons
All > 45,000 gallons	= \$3.00 per 1,000 gallons

For non-residential customers, the District will apply a fixed rate of \$2.10 per 1,000 gallons, **and all mobile home units will be charged a fixed rate of \$1.77 per 1,000 gallons.**

The 2022 wastewater rate structure will be as follows:

Base wastewater rate will drop from \$21.50 to \$15.50 per EDU. The CVW \$5.00 per EDU will remain unchanged. Additional charges will be based on an indoor usage charge of \$1.50 per 1,000 gallons. Indoor use is defined as water consumption billed in months December through April. Those customers who have grease interceptors will remain on specific rate tables that are based on the contaminants put into the District’s wastewater system. **Sewer only customers will be billed a standard usage of 6,000 gallons, and mobile home units will not be charged a usage fee until 2023. Any exceptions to the standard rates will be submitted to the District in writing and reviewed by an arbitration committee for approval.**

### **Property Tax Revenues**

During the September 2021 board meeting, the Board of Trustees formally adopted a property tax policy. In the meeting, it was decided that the District would set a property tax revenue amount that would equal 17% of total operating costs excluding the CVW debt service payments. 17% of operating costs represents “public good” services the District provides, including but not limited to, fire protection, public health, ground water management and current and future debt service. The new rate is estimated to increase by about 45% from 0.000414 to 0.000600 and estimated to collect \$5.5 million in total revenue (does not include estimated motor vehicle and delinquent taxes).



## **Operating Expenses**

### **Central Valley Water Reclamation Facility (CVW)**

The CVW treatment plant treats the wastewater of the District. The District is one of seven member entities that own the CVW treatment plant. Member entities pay their share of CVW operating and capital expenditures on a monthly basis. Operating expenses are allocated based on each entity's 12-month average of volume and strength of the wastewater as of the prior month. Capital costs are allocated based on each entity's 12-month average of volume and strength of wastewater as of August of the preceding year. The District's share of CVW operating costs as of August 2021 was approximately 23%. For 2022, the District anticipates that CVW operating costs will increase by about **\$40k (1%)** from prior year's budget.

In late 2017, CVW began a complete rebuild of the treatment plant to meet new state and federal water quality requirements by January 1, 2025. CVW is funding the rebuild with a combination of cash contributions from member entities and issuance of bonds. Member entities are required to pay a portion of their capital cost allocation monthly as pay-as-you-go (pay-go) capital contributions. The District is obligated to pay CVW the related debt service over the life of the bonds. For 2022 the District is planning that CVW debt service obligations will increase by **\$3.2 million (97%)** when compared to prior year's budget.

### **Maintenance and Tools**

With the District's aging infrastructure, it's necessary to allocate resources towards maintaining its water lines, wastewater lines and small and large meter infrastructure. Maintenance projects include, but are not limited to, repairing leaks and line breaks, cleaning wastewater lines and purchasing inventory to repair the system. This year the District is raising its maintenance budget by **\$514k (38%)** to increase the frequency of its small and large meter infrastructure replacement and because of inflationary increases to general maintenance items including inventory parts, asphalt, cement, fill dirt and permits.

### **Payroll Wages & Benefits**

The District is anticipating a modest increase in payroll wages and benefits in 2022. Payroll wages and benefits are expected to increase \$240k **(2.7%)** due to a 5% merit increase and associated retirement benefits and an 8% increase in health and dental insurance premiums, offset by a reduction to post-retirement Utah Retirement Systems pension buyouts in 2022.

### **Water Purchases**

Currently the District has a contract with Jordan Valley Water Conservancy District (JVW) to purchase 18,500 acre feet of water on an annual basis. This is a take-or-pay contract, meaning that even if the District does not utilize 100% of its contract, JVW requires the District to pay the difference between the water actually delivered and its 18,500 acre feet contract. Typically, if this occurs, JVW allows the District to take that water in the next calendar year at no cost, since this was purchased the previous year. In 2022 water

purchases are expected to increase by \$107k (1%) due to higher expected charged rates in the latter half of 2022.

### **Utilities**

There are no substantial increases expected for utility expenses to the District in 2022.

### **Administrative**

Administrative expenses are expected to decline in 2022 by \$32k (1%). The reduction in 2022 is driven by not needing to conduct a Board of Trustee election in 2022 and most of the completion of the Master Plan and Rate Study in 2021. This year the District has broken out payments to other government agencies as recommended from the Utah State Auditor's office. The District has interlocal agreements with Magna Water District and Taylorsville-Bennion Improvement District that allows those districts to provide wastewater collection services to the District. Historically, the District would net those expenses against the revenues in which those expenses were associated. If the payments to other government agencies were excluded from the 2022 Administrative budget, the decrease to administrative expenses would have been \$211k (5%).

### **Contingencies**

The contingency budget for 2022 is set at \$180k. These funds are set aside for the District to use in the event of an emergency that is not budgeted for in other categories. To utilize these funds, the District requires special permission from the Board of Trustees in an open meeting prior to utilizing this resource. Historically, the District has not needed to utilize these funds because there were other budget line items that were under budget that that could be utilized to cover overages in other budget line items. Any contingency budget funds not utilized in a given year is available for the District to use for its Capital Expenditures the following year.

## **Non-Operating Revenues and Expenses**

### **Non-Operating Revenues**

Although the net impact to non-operating revenue is flat for the 2022 budget, there are large swings between subcategories. The District is expecting that revenues generated from impact fees will increase by \$125k (19%) in 2022. Impact fees are paid by developers that connect new developments to the District's water and wastewater system. The increase to impact fees collected are expected to be offset by lower interest income \$125k (50%) caused by federal government stimulus keeping interest rates near zero percent.

### **Equipment Purchases**

Equipment purchases show an increase of \$103k (16.4%), primarily due to the addition of two crane trucks, replacing a backhoe and purchasing several pieces of new equipment that will replace the equipment the District will no longer be leasing.

### **Debt Service**

The District has two outstanding bonds, the 2019 water bond and the 2021 wastewater bond. The District is also planning on issuing a new bond early to mid-2022. The new

bond issuance in 2022 will help the District minimize rate increases to customers during 2022, rather than asking them to finance the District's needed capital expenditures through increases to water and wastewater rates. It is assumed that the District will need to issue \$17 million at an assumed interest rate of 2.5% to be able to finance its needed capital expenditures in 2022. The District's first principal payment on the proposed new bond is assumed to be made in 2023. Interest, principal payments and debt issuance costs are expected to increase \$727k (69%) as the District continues to draw additional funds on the \$20 million SRF 2019 water bond at a 1.25% interest rate, escalating principal payments on the two existing bonds and the interest expense that will be paid on the proposed new 2022 bond issuance.

## **Capital Expenditures**

As mentioned earlier, the District is 70+ year old. The District's water and wastewater infrastructure is showing its age, and will need to increase the frequency of replacing those assets in the near future. In 2022, there are several water and wastewater pipeline replacement programs scheduled along with the purchase of a 5 million gallon water tank from JVW that will meet the State of Utah's requirement for the District to have adequate water storage. In an effort to improve water quality, the District is building a water treatment plant that will remove the iron and manganese out of the water prior to distribution to consumers. The District will also begin to replace its Pioneer wastewater lift station. In total, capital expenditures are expected to increase \$15.1 million (71%). This will be funded through the proposed new 2022 bond issuance mentioned above, the 2019 water bond, impact fee reserves and net revenues from 2020 and 2021.

## **District Reserve Funds**

### **Operating Reserves**

The operating reserve target is three to six months of operating expense budget for the coming year. The minimum balance in the operating account should provide a "rainy day" fund for budget shortfalls or cost overruns. The desired balance, per the 2022 budget, is between \$9.9 million and \$19.8 million. The current operating account balance is quite strong even with a significant demand **from summer water purchases, the CVW operating and debt service costs, as well as capital outlays for construction.** At **11/30/2021** the balance is approximately **\$21.9** million.

### **Repair and Replacement Reserve**

Every year the budget includes funds that are earmarked for repair and replacement. However, in the event of a catastrophic water line break, the yearly budget will not be sufficient to fund the emergency repair. The district has set aside monies in the Repair and Replacement Reserve account to fund such emergencies. The district has a goal to fund \$5.0 million in the account. The balance in this account as of **11/30/2021** was \$4.6 million (86.8%). Additional funding is proposed as funds are available from operations. However, the anticipated focus on infrastructure projects over the next few years could continue to present a challenge to meeting the District's goal.

### **Impact Fee Reserve**

The required amount fluctuates as construction projects are assessed for the cost of their added demand on the system capacity and as the District collected fees to complete projects to satisfy that added demand. The reserve is equal to the unspent amount the District has collected from construction projects, and the balance as of **11/30/2021** is \$3.9 million.

### **Insurance Reserve Funds**

No funding level has been established for this reserve account. Each year the District budgets approximately \$100,000 to pay deductibles and claims not covered by insurance. Any amount not used during the year, is transferred to the reserve fund to provide for emergencies and extreme claims that may arise. The balance in this reserve account at **11/30/2021** was \$1.2 million.

### **Post-Employment Benefit Reserve**

In 2008 the District established this reserve fund to help offset the cost of benefits paid for retired employees, including health insurance and state retirement buyout. The balance in this fund was \$1.4 million as of **11/30/2021**. The liability currently on the books is \$0.8 million. Accounting rules do not require full funding of the liability. However, the District has attempted to fund the liability as fully as possible in order to decrease the negative impacts of falling behind. It is proposed to continue to over-fund the account.

### **Summary**

As always, there are many variables that may cause actual results to differ from budgeted expectations. The District believes the 2022 proposed budget is realistic considering those variables and the above-noted conditions.

The District continues to have a fiscally sound budget, enabling it to meet ongoing obligations and provide for capital projects. However, as noted there are significant capital items on the horizon, at both the District and the CVW facility. These will require that the District be meticulous and cautious in its planning in order to be proactive rather than reactive. The District continues to be in strong financial health, with very good infrastructure and excellent maintenance efforts. The District exercises care in its stewardship over District resources and customer trust, and searches for ways to control budgets while meeting customer needs.

For specific details regarding the 2022 Budget, the District invites the reader of this document to go online to [ghid.org/Budget](http://ghid.org/Budget) Reports and download the complete version of the budget.

If you have questions about any part of the proposed budget, please contact Jason or Austin.

Respectfully Submitted,

Jason Helm, PE  
*General Manager*

Austin Ballard, CPA  
*Controller*

**Resolution Adopting Final Tax Rates and Budgets  
Report 800C - Calendar Year Entities**

**Form PT-800C**  
pt-800C.xls Rev. 5/2018

County: Salt Lake County Year: 2021

It is hereby resolved that the governing body of (entity name): Granger-Hunter Improvement District

approves the following additional property tax revenue(s) for the year: 2022

1 Fund/Budget Type	2 Additional Revenue Above the Certified Rate Revenue
Enterprise Fund/Property Tax Revenues	\$1,693,395
<b>Total</b>	<b>\$1,693,395</b>

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 59-2-920.

**Signature of Governing Chair**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_



GRANGER-HUNTER  
IMPROVEMENT DISTRICT

2888 South 3600 West • P.O. Box 701110 • West Valley City, Utah 84170-1110 • Phone (801) 968-3551 • Fax (801) 968-5467 • www.ghid.org

## Resolution of the Board of Trustees

Resolution No. 12-14-21.2

### ADOPTING THE GRANGER-HUNTER IMPROVEMENT DISTRICT'S FINANCIAL PLAN, BUDGET AND OTHER FEES FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2021

WHEREAS, the Board of Trustees of the Granger-Hunter Improvement District ("the District") has reviewed, considered and adopted a Tentative Budget for 2021;

WHEREAS, the Tentative Budget and supporting schedules and data have been available for public inspection for a period in excess of seven days;

WHEREAS, a public hearing has been held concerning increases to water and wastewater fees

WHEREAS, a public hearing has been held concerning adoption of the District's 2021 Budget;

NOW THEREFORE, BE IT RESOLVED as follows:

1. The Granger-Hunter Improvement District's 2022 financial plan and budget, including the operations and maintenance and capital outlay budgets, the availability fees, rates, and other charges (attached as Exhibit 1), are hereby approved and adopted for the Granger-Hunter Improvement District, with the budget becoming effective January 1, 2022 and water and wastewater fee/rate changes becoming effective with all bills sent after January 1, 2021.
2. The Reserve Funds, as outlined in the financial plan, are hereby approved and designated for operations, repair and replacement, impact fees, insurance and post-employment.
3. A copy of the final budget shall be certified by the budget officer and filed with the Utah State Auditor within thirty (30) days after passage of this resolution.
4. This Resolution shall take effect upon authorized execution.

PASSED, ADOPTED and APPROVED this 14<sup>th</sup> day of December, 2021.

\_\_\_\_\_  
Debra K. Armstrong, Chair of the Board of Trustees

ATTEST:

\_\_\_\_\_  
Austin Ballard, District Clerk

# Exhibit 1



Executive Summary

	Actual 2019	Actual 2020	Projected 2021 as of 11/30/2021	Budget 2021	FINAL Budget 2022	% Change
<b>OPERATING REVENUES</b>						
Operating Revenues	\$ 33,650,922	\$ 36,008,100	\$ 33,232,287	\$ 34,439,300	\$ 37,943,000	10.2%
Property Tax Revenues	4,207,289	4,189,539	4,147,574	4,255,000	5,876,000	38.1%
<b>TOTAL OPERATING REVENUES</b>	<b>37,858,211</b>	<b>40,197,639</b>	<b>37,379,861</b>	<b>38,694,300</b>	<b>43,819,000</b>	13.2%
<b>OPERATING EXPENSES</b>						
Payroll Wages & Benefits	8,143,883	8,426,576	7,874,947	8,861,853	9,101,811	2.7%
Maintenance and Tools	1,262,359	845,779	1,335,049	1,338,380	1,852,097	38.4%
Water Purchases	10,520,489	11,246,892	10,214,355	10,717,260	10,824,567	1.0%
Utilities	912,015	1,012,151	894,744	1,000,500	1,011,188	1.1%
CVWRF	5,580,906	4,880,610	10,817,360	11,114,942	14,366,088	29.3%
Administrative	2,201,076	1,858,812	2,128,100	2,245,457	2,213,540	-1.4%
Contingencies	-	-	-	180,000	180,000	0.0%
<b>TOTAL OPERATING EXPENSES</b>	<b>28,620,728</b>	<b>28,270,820</b>	<b>33,264,555</b>	<b>35,458,392</b>	<b>39,549,291</b>	11.5%
<b>NET OPERATING REVENUES</b>	<b>9,237,483</b>	<b>11,926,819</b>	<b>4,115,306</b>	<b>3,235,908</b>	<b>4,269,709</b>	31.9%
<b>INDIRECT OPERATING EXPENSES</b>	<b>(8,022,310)</b>	<b>(7,979,887)</b>	<b>(8,175,000)</b>	<b>(8,200,000)</b>	<b>(8,420,000)</b>	2.7%
<b>NON-OPERATING REVENUE &amp; EXPENSES</b>						
Non-Operating Revenues	1,776,352	1,707,688	1,289,871	1,060,000	1,060,000	0.0%
Equipment Purchases	(409,105)	(414,785)	(625,810)	(625,810)	(728,660)	16.4%
Debt Service	(398,371)	(857,362)	(1,050,388)	(1,050,388)	(1,777,278)	69.2%
<b>NON-OPERATING REVENUE &amp; EXPENSES</b>	<b>968,876</b>	<b>435,541</b>	<b>(386,327)</b>	<b>(616,198)</b>	<b>(1,445,938)</b>	134.7%
<b>NET REVENUES INCL DEPRECIATION</b>	<b>\$ 2,184,049</b>	<b>\$ 4,382,473</b>	<b>\$ (4,446,021)</b>	<b>\$ (5,580,290)</b>	<b>\$ (5,596,229)</b>	0.3%
Add Back Depreciation	7,809,067	7,821,047	8,000,000	8,000,000	8,250,000	3.1%
<b>NET REVENUES</b>	<b>\$ 9,993,116</b>	<b>\$ 12,203,520</b>	<b>\$ 3,553,979</b>	<b>\$ 2,419,710</b>	<b>\$ 2,653,771</b>	9.7%
<b>CAPITAL EXPENDITURES</b>		<b>2019 Budget</b>	<b>2020 Budget</b>	<b>2021 Budget</b>	<b>FINAL 2022 Budget</b>	
Water - Horizontal		\$ 7,075,000	\$ 8,816,252	\$ 3,310,000	\$ 5,412,500	63.5%
Water - Vertical		475,000	3,490,900	10,469,500	20,090,000	91.9%
Wastewater - Horizontal		750,000	1,250,000	1,902,000	3,605,000	89.5%
Wastewater - Vertical		248,000	905,000	3,726,000	4,726,000	26.8%
General Facilities		828,600	1,275,000	1,897,000	2,524,500	33.1%
<b>TOTAL CAPITAL EXPENDITURES</b>		<b>\$ 9,376,600</b>	<b>\$ 15,737,152</b>	<b>\$ 21,304,500</b>	<b>\$ 36,358,000</b>	70.7%





**GRANGER-HUNTER**  
IMPROVEMENT DISTRICT

**REVENUES**

	Actual 2019	Actual 2020	Projected 2021 as of 11/30/2021	Budget 2021	<b>FINAL</b> Budget 2022	% Change
<b>REVENUES</b>						
<b>Operating Revenues:</b>						
Water Sales	\$ 18,818,502	\$ 21,433,758	\$ 18,821,299	\$ 19,884,000	\$ 21,276,000	7.0%
Sewer Service Charges	11,958,085	11,687,846	11,564,249	11,677,000	13,779,000	18.0%
Central Valley Assessment	2,681,835	2,687,030	2,702,055	2,700,000	2,700,000	0.0%
Engineering Fees	8,970	7,542	8,849	7,000	7,000	0.0%
Connection Fees	31,222	41,271	3,302	40,000	40,000	0.0%
Inspection	50,647	77,394	83,273	55,000	55,000	0.0%
Delinquent/Turn-on Fees	31,955	10,390	8,260	35,000	35,000	0.0%
Conservation Grant	69,706	62,869	41,000	41,300	51,000	23.5%
<b>Total Operating Revenue</b>	<b>33,650,922</b>	<b>36,008,100</b>	<b>33,232,287</b>	<b>34,439,300</b>	<b>37,943,000</b>	<b>10.2%</b>
<b>Property Tax Revenue:</b>						
Property Tax	3,337,980	3,408,681	3,329,583	3,400,000	4,974,000	46.3%
Motor Vehicle	232,938	215,789	236,078	250,000	260,000	4.0%
Personal Property	346,485	333,313	333,593	325,000	392,000	20.6%
Delinquent Tax/Interest	76,643	73,016	73,320	80,000	80,000	0.0%
Tax Increment for RDA	213,243	158,740	175,000	200,000	170,000	-15.0%
<b>Total Property Tax Revenue</b>	<b>4,207,289</b>	<b>4,189,539</b>	<b>4,147,574</b>	<b>4,255,000</b>	<b>5,876,000</b>	<b>38.1%</b>
<b>Non-Operating Revenue:</b>						
Impact Fees - Water	632,736	796,642	645,609	450,000	500,000	11.1%
Impact Fees - Sewer	290,373	396,138	343,123	200,000	275,000	37.5%
Interest	653,964	336,820	148,363	250,000	125,000	-50.0%
Sale of Surplus Equipment	56,727	77,086	24,772	40,000	40,000	0.0%
Other	142,552	101,002	128,004	120,000	120,000	0.0%
<b>Total Non-Operating Revenue</b>	<b>1,776,352</b>	<b>1,707,688</b>	<b>1,289,871</b>	<b>1,060,000</b>	<b>1,060,000</b>	<b>0.0%</b>
<b>Total Revenues</b>	<b>\$ 39,634,563</b>	<b>\$ 41,905,327</b>	<b>\$ 38,669,732</b>	<b>\$ 39,754,300</b>	<b>\$ 44,879,000</b>	<b>12.9%</b>



**EXPENSES**

	Actual 2019	Actual 2020	Projected 2021 <b>as of 11/30/2021</b>	Budget 2021	<b>FINAL</b> Budget 2022	% Change
<b>OPERATING EXPENSES</b>						
<b>Payroll Wages:</b>						
Salaries & Wages	\$ 4,896,363	\$ 4,967,707	\$ 4,603,620	\$ 4,893,240	\$ 5,175,735	5.8%
Overtime Wages	151,473	128,652	98,682	175,000	150,000	-14.3%
On-Call Pay	36,797	69,934	69,900	71,280	71,280	0.0%
Incentive Pay	13,087	11,694	10,655	15,000	4,000	-73.3%
Vehicle Allowance	877	6,160	6,101	9,000	7,200	-20.0%
Clothing Allowance	20,350	18,975	20,625	21,450	21,450	0.0%
Other/OPEB	-	371,150	(1,062)	250,000	40,000	-84.0%
<i>Total Payroll Wages</i>	<u>5,118,947</u>	<u>5,574,272</u>	<u>4,808,521</u>	<u>5,434,970</u>	<u>5,469,665</u>	<u>0.6%</u>
<b>Payroll Benefits:</b>						
State Retirement Plan	853,891	828,473	840,820	947,920	990,339	4.5%
401(k) Plan	570,732	609,799	565,844	594,210	627,040	5.5%
Health/Dental Insurance	1,417,410	1,243,872	1,455,464	1,687,023	1,825,000	8.2%
Medicare	73,056	75,721	69,776	72,730	76,367	5.0%
Workers Compensation Ins	35,602	18,091	34,902	40,000	40,000	0.0%
Life/LTD/LTC Insurance	74,245	67,411	99,620	75,000	68,400	-8.8%
State Unemployment	-	8,937	-	10,000	5,000	-50.0%
<i>Total Payroll Benefits</i>	<u>3,024,936</u>	<u>2,852,304</u>	<u>3,066,426</u>	<u>3,426,883</u>	<u>3,632,146</u>	<u>6.0%</u>
<b>Operations &amp; Maintenance:</b>						
Repair & Replacement	806,223	467,933	692,909	663,900	1,182,300	78.1%
Building & Grounds	89,219	68,809	66,749	82,450	79,450	-3.6%
Vehicles Maintenance & Fuel	216,158	152,831	210,883	168,680	286,390	69.8%
Vehicle Lease	19,719	13,254	218,734	225,800	118,000	-47.7%
Tools & Supplies	31,750	66,787	84,341	89,750	67,957	-24.3%
Water Purchases	10,520,489	11,246,892	10,214,355	10,717,260	10,824,567	1.0%
Treatment Chemicals	38,451	36,867	42,023	41,300	43,500	5.3%
Water Lab Testing Fees	60,839	39,298	19,410	66,500	74,500	12.0%
Utilities	823,504	932,878	819,655	905,000	923,900	2.1%
<i>Total O&amp;M</i>	<u>12,606,352</u>	<u>13,025,549</u>	<u>12,369,059</u>	<u>12,960,640</u>	<u>13,600,564</u>	<u>4.9%</u>
<b>CVWRF:</b>						
Facility Operations	3,693,088	4,381,700	4,806,922	5,517,471	5,546,334	0.5%
Project Betterments	-	-	1,498,133	1,748,831	1,660,415	-5.1%
Interceptor Monitoring	2,849	(2,967)	-	-	-	N/A
Pretreatment Field	235,564	263,883	322,568	286,024	363,160	27.0%
Laboratory	225,166	237,994	263,238	251,563	274,019	8.9%
CVW Debt Service	1,424,239	-	3,926,499	3,311,053	6,522,160	97.0%
<i>Total CVWRF</i>	<u>\$ 5,580,906</u>	<u>\$ 4,880,610</u>	<u>\$ 10,817,360</u>	<u>\$ 11,114,942</u>	<u>\$ 14,366,088</u>	<u>29.3%</u>



**EXPENSES**

	Actual 2019	Actual 2020	Projected 2021 as of 11/30/2021	Budget 2021	<b>FINAL</b> Budget 2022	% Change
<b>General &amp; Administrative:</b>						
Office Supplies/Printing	\$ 24,787	\$ 21,109	\$ 15,780	\$ 27,840	\$ <b>24,210</b>	-13.0%
Postage & Mailing	153,639	145,160	158,867	155,550	<b>155,775</b>	0.1%
General Administrative	114,916	60,659	91,508	133,810	<b>76,660</b>	-42.7%
Computer Supplies/Equipment	406,487	389,921	418,548	471,167	<b>473,660</b>	0.5%
General Insurance	413,850	367,777	313,541	360,595	<b>394,830</b>	9.5%
Admin Utilities	88,511	79,273	75,089	95,500	<b>87,288</b>	-8.6%
Telephone	105,020	103,775	112,912	113,600	<b>127,200</b>	12.0%
Training & Education	129,500	62,192	49,031	97,475	<b>102,500</b>	5.2%
Safety	42,693	41,201	42,341	40,620	<b>41,425</b>	2.0%
Legal fees	25,523	44,978	38,113	54,000	<b>53,000</b>	-1.9%
Auditing Fees	11,000	12,000	12,000	12,000	<b>12,000</b>	0.0%
Professional Consulting	247,982	83,604	256,846	347,400	<b>156,500</b>	-55.0%
Public Relations/Conservation	39,681	43,221	85,470	98,500	<b>87,500</b>	-11.2%
Banking & Bonding	350,963	357,516	363,394	332,900	<b>337,280</b>	1.3%
Payments to Other Gov't Agencies	135,035	125,699	169,749	-	<b>171,000</b>	N/A
Administrative Contingency	-	-	-	180,000	<b>180,000</b>	0.0%
<i>Total General Administrative</i>	<u>2,289,587</u>	<u>1,938,085</u>	<u>2,203,189</u>	<u>2,520,957</u>	<u><b>2,480,828</b></u>	-1.6%
<b>Total Operating Expenses</b>	<u><b>28,620,728</b></u>	<u><b>28,270,820</b></u>	<u><b>33,264,555</b></u>	<u><b>35,458,392</b></u>	<u><b>39,549,291</b></u>	11.5%
<b>Net Operating Revenues</b>	<u><b>\$ 11,013,835</b></u>	<u><b>\$ 13,634,507</b></u>	<u><b>\$ 5,405,177</b></u>	<u><b>\$ 4,295,908</b></u>	<u><b>\$ 5,329,709</b></u>	24.1%
<b>Indirect Operating Expenses:</b>						
Depreciation	\$ 7,809,067	\$ 7,821,047	\$ 8,000,000	\$ 8,000,000	\$ <b>8,250,000</b>	3.1%
RDA Pass-Through	213,243	158,840	175,000	200,000	<b>170,000</b>	-15.0%
<i>Total Indirect Operating Expense</i>	<u><b>\$8,022,310</b></u>	<u><b>\$7,979,887</b></u>	<u><b>8,175,000</b></u>	<u><b>8,200,000</b></u>	<u><b>8,420,000</b></u>	2.7%
<b>Equipment Purchases:</b>						
New Vehicles & Equipment	409,105	414,785	625,810	625,810	<b>728,660</b>	16.4%
<i>Total Equipment</i>	<u>409,105</u>	<u>414,785</u>	<u>625,810</u>	<u>625,810</u>	<u><b>728,660</b></u>	16.4%
<b>Debt Service:</b>						
Bond Interest/Issue Costs	117,371	133,837	207,388	207,388	<b>703,278</b>	239.1%
Bond Princ Pmt - 2021 DEQ	281,000	288,000	311,000	311,000	<b>321,000</b>	3.2%
Bond Princ Pmt - 2019 SRF	-	435,525	532,000	532,000	<b>753,000</b>	41.5%
<i>Total Debt Service</i>	<u>398,371</u>	<u>857,362</u>	<u>1,050,388</u>	<u>1,050,388</u>	<u><b>1,777,278</b></u>	69.2%
<b>Total Equipment &amp; Debt Service</b>	<u><b>807,476</b></u>	<u><b>1,272,147</b></u>	<u><b>1,676,198</b></u>	<u><b>1,676,198</b></u>	<u><b>2,505,938</b></u>	49.5%
<b>Net Revenues Incl Depreciation</b>	<u><b>\$ 2,184,049</b></u>	<u><b>\$ 4,382,473</b></u>	<u><b>\$ (4,446,021)</b></u>	<u><b>\$ (5,580,290)</b></u>	<u><b>\$ (5,596,229)</b></u>	0.3%
Add Back Depreciation	7,809,067	7,821,047	8,000,000	8,000,000	<b>8,250,000</b>	3.1%
<b>Net Revenues</b>	<u><b>\$ 9,993,116</b></u>	<u><b>\$ 12,203,520</b></u>	<u><b>\$ 3,553,979</b></u>	<u><b>\$ 2,419,710</b></u>	<u><b>\$ 2,653,771</b></u>	9.7%



**Capital Sources and Outlays Budget Summary**

**BUDGET SUMMARY**

	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u>
<b>Budget Available at 11/30/2021</b> (Unexpended 2021 capital budget carryover)	<i>(estimated)</i>		<b>\$ 15,750,000</b>

**Purchases**

Carryover projects at 11/30/2021 (pg C-5)	<i>(estimated)</i>	\$14,488,500	
Proposed New Projects for 2022 (pg C-5)		<u>\$21,869,500</u>	
<i>Subtotal Purchases</i>		<u><b>\$36,358,000</b></u>	

**Budgeted Revenue**

Budgeted Transfer from 2021 <i>(estimated)</i> (Net Rev from PY available to new yr)	<b>\$3,553,979</b>	
West Valley City (Pioneer WWPS)	\$215,532	
Impact Fee Reserves	\$1,947,000	
SRF Bonding 2022	<b>\$10,782,072</b>	
Additional Bonding 2022	<u>\$16,830,000</u>	
<i>Subtotal Revenue</i>	<u><b>\$33,328,583</b></u>	

**Ending Budget Balance 2022**

(Positive # represents funds accumulated for planned future capital projects.)

**\$ 12,720,583**

**Future Capital Obligations/Project Deferrals 2023+**

Future Project Commitments	\$12,100,000	
Uncommitted Projects	<u>\$12,795,000</u>	
<i>Subtotal Purchases</i>	<u><b>\$24,895,000</b></u>	

**Net Capital Funding/(Deficiencies) 2023+**

(Positive # represents funds accumulated for planned future capital projects.)

**\$ (12,174,417)**

**Rates and Fees – Effective 1/1/2022**

(pg 1 of 2)

(Water & Wastewater fees are effective beginning with all bills sent in January.)

<b>Water Rates - Billed Monthly</b>	<b>2021 Rate</b>	<b>2022 Rate</b>
<b>Usage Rates</b>		
Water Rate per 1,000 gallons – Single Family Residential:		
0 - 7,000 gallons per month (Tier 1)	\$1.77	\$1.77
7,001 - 15,000 gallons per month (Tier 2)	\$1.90	\$1.90
15,001 - 45,000 gallons per month (Tier 3)	\$2.05	\$2.20
All > 45,000 gallons per month (Tier 4)	N/A	\$3.00
Water Rate per 1,000 gallons - All but Single Family Residential	\$1.90	\$2.10
<b>Mobile Home Water Rate per 1,000 gallons</b>	N/A	<b>\$1.77</b>
<b>Drought Contingency Rates</b>		
Level 3: As defined by Jordan Valley Water/Board of Trustee		
Tier 3 Rates	N/A	\$3.30
Tier 4 Rates	N/A	\$6.00
Level 4: As defined by Jordan Valley Water/Board of Trustee		
Tier 3 Rates - 15,001 - 35,000 gallons per month	N/A	\$3.30
Tier 4 Rates - All > 35,000 gallons per month	N/A	\$6.00
<b>Availability Fees</b>		
¾" meter	\$13.00	\$13.00
1" meter (2X)	\$13.00	\$13.00
1 ½" meter (5X)	\$65.00	\$65.00
2" meter (8X)	\$104.00	\$104.00
3" meter (16X)	\$208.00	\$208.00
4" meter (25X)	\$325.00	\$325.00
6" meter (50X)	\$650.00	\$650.00
8" meter (80X)	\$1,040.00	\$1,040.00
10" meter (115X)	\$1,495.00	\$1,495.00
Fireline – 4" (monthly)	\$8.12	\$8.12
Fireline – 6" (monthly)	\$10.83	\$10.83
Fireline – 8" (monthly)	\$13.81	\$13.81
Fireline – 10" (monthly)	\$17.06	\$17.06
Fireline – 12" (monthly)	\$20.04	\$20.04
Fireline – 14" (monthly)	\$22.75	\$22.75
<b>Wastewater Rates - Billed Monthly</b>		
	<b>Rate</b>	<b>Rate</b>
<b>Availability Fees</b>		
Residential	\$21.50	\$15.50
Multi-Unit Residential (per unit)	\$18.50	\$13.92
1 ½" meter (minimum charge)	\$107.50	\$77.49
2" meter (minimum charge)	\$172.00	\$123.99
3" meter (minimum charge)	\$322.50	\$232.47
4" meter (minimum charge)	\$537.50	\$387.46
6" meter (minimum charge)	\$1,075.00	\$774.91
8" meter (minimum charge)	\$1,720.00	\$1,239.86
10-12" meter (minimum charge)	\$2,472.50	\$1,782.30
<b>Usage Rate - Indoor Water Use</b>		
*Indoor water use is defined by water consumptions billed December - April		
Wastewater Rate per 1,000 gallons	N/A	\$1.50
<b>Sewer only customers - Billed a standard usage of 6,000 gallons</b>	N/A	<b>\$1.50</b>
<b>Mobile Home will not be charged a usage fee until 2023</b>		
<b>Surcharge Tables: Based on Contaminants</b>		
Wastewater surcharge rate #1 per 1,000 gallons	\$2.88	\$2.90
Wastewater surcharge rate #2 per 1,000 gallons	\$2.97	\$3.30
Wastewater surcharge rate #3 per 1,000 gallons	\$3.12	\$3.80
Wastewater surcharge rate #4 per 1,000 gallons	\$3.38	\$4.30
Wastewater surcharge rate #5 per 1,000 gallons	\$3.75	\$4.80
Wastewater surcharge rate #6 per 1,000 gallons	\$3.83	\$5.30
Wastewater surcharge rate #7 per 1,000 gallons	\$3.89	\$5.80
Wastewater surcharge rate #8 per 1,000 gallons	\$4.10	\$6.30
Wastewater surcharge rate #9 per 1,000 gallons	\$4.15	\$6.90
Wastewater surcharge rate #10 per 1,000 gallons	\$4.82	\$7.50
Wastewater surcharge rate #11 per 1,000 gallons	\$5.20	\$8.10
Wastewater surcharge rate #12 per 1,000 gallons	\$5.24	\$8.70
Wastewater surcharge rate #13 per 1,000 gallons	\$5.34	\$9.40
Wastewater surcharge rate #14 per 1,000 gallons	\$4.86	\$10.20
Wastewater surcharge rate #15 per 1,000 gallons	\$5.41	\$11.40
Wastewater surcharge rate #16 per 1,000 gallons	\$6.09	\$14.00
Wastewater surcharge rate #17 per 1,000 gallons	\$6.29	\$17.00
Wastewater surcharge rate #18 per 1,000 gallons	\$6.55	\$22.00
Wastewater surcharge rate #19 per 1,000 gallons	\$7.91	N/A
Wastewater surcharge rate #20 per 1,000 gallons	\$8.33	N/A
Wastewater surcharge rate #21 per 1,000 gallons	\$8.81	N/A
Wastewater surcharge rate #22 per 1,000 gallons	\$8.95	N/A
Wastewater surcharge rate #23 per 1,000 gallons	\$9.97	N/A
Wastewater surcharge rate #24 per 1,000 gallons	\$16.57	N/A
Central Valley Water Rehab/Upgrade Charge (per unit for all Residential & MU, per REU for Commercial)	\$5.00	\$5.00

**\*Any exceptions to standard rates will be submitted to the District in writing and reviewed by an arbitration committee for approval.**

**Rates and Fees – Effective 1/1/2022** (pg 2 of 2)

(Water & Wastewater fees are effective beginning with all bills sent in January.)

	<b>2021 Rate</b>	<b>2022 Rate</b>
<b>Impact Fees</b>		
Water	\$2,806.00	\$2,806.00
Wastewater	\$1,923.00	\$1,923.00
<b>Penalty Fees</b>		
	<b>Rate</b>	<b>Rate</b>
Returned check fee/credit card chargeback fee	\$25.00	\$20.00
Late fee – Amount based on statutory maximum	\$20.00	\$20.00
Delinquent Turn Off Fee	\$20.00	\$50.00
Tamper fee – Statutory maximum is \$100	\$50.00	\$75.00
Pre-litigation collection letter	\$50.00	\$50.00
Interest on Unpaid Balance per Month	N/A	1.50%
Collection Fee	N/A	\$20.00
Meter Testing Fee	N/A	\$150.00
Live Agent Payment Processing Fee	N/A	\$2.50
Broken Lock Fee (includes trip charge)	N/A	\$80.00
Broken Lock Box Fee (includes trip charge)	N/A	\$125.00
Certification Charge	N/A	\$20.00
Trip Charge	N/A	\$75.00
New Construction Tamper/Unauthorized Connection Fee	N/A	\$500.00
Meter/MXU Damage Fee	N/A	Meter & MXU Cost+\$75 Trip Charge
<b>Engineering Review Fees</b>		
	<b>Rate</b>	<b>Rate</b>
Plan Review (Residential, Single Lot)	\$100.00	\$75.00
Plan Review (Residential, Multiple Lot)	\$100.00	\$100 + \$50 per lot
Plan Review (Commercial/Industrial/Institutional)	\$100.00	\$250.00
Plan Review (Tenant Improvement)	\$100.00	\$75.00
Plan Review (with Grease Trap)	N/A	\$250.00
Plan Review (Utility Relocate/Realignment)	N/A	\$100 + \$10 per foot
Plan Review (Municipal/County/State Projects)	N/A	\$100 + \$10 per foot
Pre-Construction Meeting	N/A	\$200.00
Availability Letter/Hydraulic Modeling	N/A	\$300.00
Easement Review (each)	N/A	\$150.00
Easement Preparation	N/A	\$2,500.00
Plat Review	N/A	\$150.00
<b>Engineering Inspection Fees</b>		
	<b>Rate</b>	<b>Rate</b>
Water Line Inspection (up to 100 feet)	N/A	\$75 + \$75 Trip Charge
Water Line Additional Inspection (> 100 feet)	\$0.75/foot	\$1.00/foot
Wastewater Line Inspection (up to 100 feet)	\$100+\$75 Trip Charge	\$75 + \$75 Trip Charge
Wastewater Line Additional Inspection (> 100 feet)	\$0.75/foot	\$1.00/foot
Fire Line Inspection (up to 100 feet)	\$100+\$75 Trip Charge	\$75 + \$75 Trip Charge
Fire Line Additional Inspection (> 100 feet)	\$0.75/foot	\$1.00/foot
Grease Trap Inspection	N/A	\$75 + \$75 Trip Charge
Dye Test	N/A	\$75 + \$75 Trip Charge
Rescheduled Inspection (less than 24 hours notice)	N/A	\$75 + \$75 Trip Charge
As-Built (Data Input for GHID)	N/A	\$250.00
As-Built Deposit (Refunded back to contractor if completed, GHID keeps if not)	N/A	\$1,250.00
<b>Connection (Meter) Fees</b>		
	<b>Rate</b>	<b>Rate</b>
3/4" Connection	\$282+\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
1" Connection	\$356+\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
1 1/2" Connection	\$675+\$50 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
2" Connection	\$875+\$50 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
4" Connection	\$3,360+\$50 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
6" Connection	\$5,225+\$50 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
8" Connection	\$8,102+\$50 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
10" Connection	\$10,091+\$50 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
Backout Meter (provided by Developer, GHID provides and programs MXU)	\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
<b>Other Fees/Charges</b>		
	<b>Rate</b>	<b>Rate</b>
Hydrant Meter security deposit	\$1,750.00	\$1,750.00
Hydrant Meter daily rental (in addition to actual water consumed)	\$5.00	\$5.00
Hydrant Meter Inspection monthly charge	\$75.00	\$75.00
Hydrant Meter Water Use Charge per 1,000 gal (at lowest tier rate)	\$1.90	\$2.10
Cross-Connection Penalty - 1st Offense	\$500.00	\$500.00
Cross-Connection Penalty - 2nd Offense (may lose hydrant use permit)	\$100.00	\$1,000.00
Cross-Connection Penalty - 3rd Offense (may lose hydrant use permit)	\$2,000.00	\$2,000.00