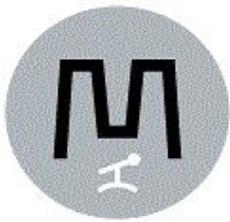




MURRAY
CITY COUNCIL

Committee of the Whole Meeting March 5, 2024



Murray City Municipal Council

Committee of the Whole

Meeting Notice

March 5, 2024

PUBLIC NOTICE IS HEREBY GIVEN that the Murray City Municipal Council will hold a Committee of the Whole meeting beginning at 5:15 p.m. on Tuesday, March 5, 2024 in the Poplar Meeting Room #151 located at Murray City Hall, 10 East 4800 South, Murray, Utah.

The public may view the Committee of the Whole Meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>.

Meeting Agenda

5:15 p.m. **Committee of the Whole** – Poplar Meeting Room #151
Pam Cotter conducting.

Approval of Minutes

Committee of the Whole – February 6, 2024

Discussion Items

1. Presentation of the Murray Theater and Murray Park Amphitheater Feasibility Study. Kim Sorensen, Lori Edmunds, Kate Scorza Ingram, and Kyle Marinshaw presenting. (30 minutes)
2. Presentation of the Wastewater Impact Fee Study and discussion on an ordinance amending Section 3.14.110 of the Murray City Municipal Code relating to wastewater system impact fees. Ben Ford presenting. (30 minutes)
3. Legislative Update. Pam Cotter presenting. (10 minutes)

Adjournment

NOTICE

Supporting materials are available for inspection on the Murray City website at www.murray.utah.gov.

Special accommodations for the hearing or visually impaired will be made upon a request to the office of the Murray City Recorder (801-264-2663). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speaker phone. The speaker phone will be amplified so that the other Council Members and all other persons present in the Poplar Meeting Room will be able to hear all discussions.

On Friday, March 1, 2024, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Hall, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website www.murray.utah.gov, and the state noticing website at <http://pmn.utah.gov>.

Jennifer Kennedy
Council Executive Director
Murray City Municipal Council



MURRAY
CITY COUNCIL

Committee of the Whole Minutes

**MURRAY CITY MUNICIPAL COUNCIL
COMMITTEE OF THE WHOLE**

Work Session Minutes of Tuesday, February 6, 2024

Murray City Hall, 10 East 4800 South, Poplar Meeting Room, Murray, Utah 84107

Attendance:

Council Members:

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Rosalba Dominguez	District #3 – Arrived at 4:49 pm
Diane Turner	District #4
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	CAO (Chief Administrative Officer)	Pattie Johnson	Council Administration
G.L. Critchfield	City Attorney	Jeff Puls	Fire Marshal
Phil Markham	CED Director	Brooke Smith	City Recorder
Elvon Farrell	CED Specialist	Joey Mittelman	Fire Chief
Lynn Potter	Streets Superintendent	Russ Kakala	Public Works Director
Laura Brown	Purchasing Agent	Kim Sorensen	Parks and Recreation Director
Jaren Scott	Trans-Jordan Landfill	Jill Fletcher	Trans-Jordan Landfill
Matt Gibbons	Murray Chamber of Commerce	Citizens	
Isaac Zenger	IT		

Conducting: Council Member Cotter called the meeting to order at 4:45 pm.

Approval of Minutes: Committee of the Whole – January 2, 2024.

Mr. Pickett moved to approve, and Ms. Turner seconded the motion.

All in favor 4-0.

Discussion Items:

• **Murray Area Chamber of Commerce Report.**

Board Member and Chair Kathy White introduced the 2024 board members and explained the structure of the Chamber. She explained the Chamber has one paid employee, President and CEO Matt Gibbons. Ms. White highlighted the accomplishments of 2023 and went over the goals for 2024. She said Murray business owners have requested that the Mayor and City officials attend more grand opening ceremonies and ribbon cuttings, and that Murray Chamber events be held in Murray.

Mr. Pickett asked for the total number of Murray Chamber memberships and how many are located in Murray. Mr. Gibbons replied the Chamber has between 90 and 110 members and less than 10% are businesses located outside of Murray.

Ms. Dominguez said Murray business owners have conveyed to her that the Murray Chamber does not cater to Murray businesses. Ms. White said the ambassador team and Murray's Economic Development Specialist, Elvon Farrell, are actively visiting Murray businesses. Mr. Gibbons said the

Chamber is not recruiting memberships outside the City, but they would not turn any business away that wanted to join.

- **Trans-Jordan Landfill Overview and Report.**

Streets Superintendent Lynn Potter introduced Trans-Jordan Landfill Executive Director Jaren Scott to give the report. Mr. Scott gave a history about the landfill and explained how Murray's partnership began in 1968. He noted that Murray is unique among seven owner cities because only Murray purchases the five megawatts of power generated there. Educational and detailed operational information was shared about the landfill. He noted that Trans-Jordan tipping rates at \$24 per ton are the lowest in the nation. In the future, solid waste would be received at a new landfill called Bayview located in Utah County. Recently a gas collection system was installed that will convert landfill gas to renewable natural gas. He said Trans-Jordan has about 8 ½ years remaining before it reaches capacity and has 4.7 million tons of landfill space available that will be maintained for 30+ years after Trans-Jordan closes in 2032.

Mr. Scott discussed the construction site plan, an ariel map and renderings of the new Sandy Transfer Station opening in early spring of 2025 that includes a new HHW facility. Statistics for incoming tonnage, commercial, residential and transfer loads were provided. The cost increase to the City was noted at \$10 more per ton, but a savings would occur from collection fees, fewer trucks and less personal traveling to Trans- Jordan. A new South Jordan transfer station will open Once Trans-Jordan closes. He said the green waste program slated to close in November of 2023 was stopped in September 2023 due to a catastrophic fire and there is no viable alternative option except to place it in the landfill. This will create more methane with less carbon footprint benefiting the Gas to Energy Program they operate. The 2022 Zipline partnership with Intermountain Health Care is still in operation and Trans-Jordan continues its education outreach program that involves tours of the landfill and presentations to school students about the landfill.

- **Reports from Interlocal Boards and Committees**

- **NeighborWorks of Salt Lake** – Economic Development Specialist Elvon Farrell said the NW (NeighborWorks) partnership began with Murray in 2010 when offices were opened in the Townsend House and the Murray Advisory Board was formed. He shared primary goals which are to increase homeownership opportunities for low to moderate income households and improve the housing quality for homeowners. Program funding for low-income housing needs comes from the Redevelopment Agency and programs include funding, real estate development and community service events. The Murray City Employee Down Payment Assistance Program was created in 2023 and funding was increased to \$600,000 last year for NW down payment assistance and home improvement grants. They are currently developing a 12-unit single-family subdivision at Tripp Lane in Murray.
- **JRC (Jordan River Commission)** – Parks and Recreation Director Kim Sorensen gave a history about the JRC that began in 2010 involving 15 cities, and other state and county entities. Murray's annual membership is \$3,500 based on population and milage along the river. Current issues are related the homeless camps along the river, safety, water quality, water quantity and invasive weeds. Funding for many years continues to be successful to improve the Jordan River Trail where recreation and events are held along the river like the Get to the River celebration held annually in September.
- **AMC (Association of Municipal Councils)** – Ms. Turner said AMC had been on hiatus, but meetings

would pick up again at Murray City Hall next week. She reported that AMC meetings are held the second Tuesday of each month from noon to 1:30 p.m. which consists of 18 city council representatives and five Metro Townships. Speakers are provided by Salt Lake County, and council members are able to interact with one another. Ms. Turner said as the 2024 AMC Chair her focus will be to get more involvement. In February AMC will hear from the Salt Lake County sheriff.

- **LPC (Legislative Policy Committee)** – Ms. Cotter said so far housing was the main subject during the 2024 Legislative Session. She explained how videos of recent LPC discussions are available to watch through the ULCT (Utah League of Cities and Towns) website. She noted Senate Bill 161 – Energy Security Amendments, where the LPC and the ULCT recommendation is to oppose the bill related to the decommissioning of the coal units at the Intermountain Power Project.
- **Discussion on an ordinance amending Section 3.10.410 of the Murray City Municipal Code relating to the procurement code and prior approval of contract modifications.**

City Recorder Brooke Smith said her reasoning to change City Code was meant to help prevent delays and duplications that occur when change orders are being approved and processed. She discussed various types of change orders, provided the current Code and gave examples of the existing impact. Currently if a change order is in excess of the lesser of 5% or \$10,000 under a construction agreement, the order is required to go through a second set of reviews by the purchasing agent, the finance director and related department directors totaling six individuals. Ms. Smith suggested a new threshold of a 5% minimum and over \$10,000 of the original agreement; and the removal of the purchasing agent and finance director from the second review process. She said the initial approval process would remain the same, conditions to approve the change order remains the same, but for the second review only responsible department directors would be involved.

Mr. Pickett asked if department head directors would be as tentative to the numbers as the purchasing agent and the finance director. His concerns were related to having contractors deliberately under bid with the purpose to create small change orders to reach a higher bid. Ms. Smith agreed the possibility was there, but she had not encountered it within the City. Mayor Hales was confident the six individuals would vet change orders thoroughly. Mr. Pickett was comfortable knowing there was a transparent process. Ms. Smith agreed a lot of research goes into the justification process when change orders are signed.

- **Discussion on a resolution approving an Interlocal Cooperation Agreement between Murray City and Salt Lake County relating to the Salt Lake CDBG (Community Development Block Grant) Urban County Program.**

CAO Doug Hill said local cities receive CDBG funds from the federal government annually, which are intended to help pay for low to moderate income developments and projects. He explained funding is used for things like infrastructure, public facilities, food banks, vehicles, low-income programs, programming costs and in Title-1 areas. A city under a population of 50,000 must receive funding through a county urban program and cities over 50,000 in population receive money directly as an entitled city. Entitled cities may spend CDBG funds as city leaders decide. He explained that even though Murray's population now exceeds 50,000, last year the Council approved an Interlocal Agreement with Salt Lake County to oversee spending for a three-year-term covering 2024, 2025 and 2026. Following the three-year period Murray may change to an entitled city status, receive CDBG funds independently and allocate the money to a project the City has chosen. The County also allows cities to allocate a portion of CDBG funding toward hard costs of a project beginning the second year of the contract. This means next fall Murray may seek funding between \$140,000 and \$150,000 to be

directly used for budgeting a City project where spending would be overseen by the Community and Economic Development department. For now Mr. Hill asked that the Council approve the proposed Interlocal agreement with Salt Lake County for fiscal year 2024.

- **Discussion on the Murray City Council Policies and Procedures.**

City Council Executive Director Jennifer Kennedy said the new Murray City Council Policies and Procedures manual was created only to combine two existing documents, which were the Council Rules and the Council Handbook. She clarified the new manual was not a rewrite and that much information within the two original sources were duplicated and overlapping.

She discussed textual language and pages that should be added to the new manual. Suggestions include adding text under the Municipal Elections section, specifying that council staff will remain neutral during campaign seasons; adding a page related to rules for communicating with the media; and under the Risk Assessment section, adding language about State auditors training for council members.

Mr. Hock said there were policies the Council needed to review, but he suggested approving the new manual first which already contained approved policies and procedures. He thought specific edits and reviews could be followed up later. Ms. Kennedy agreed her main goal was to combine the two sources already approved, into one document. There was consensus that the new Murray City Council Policies and Procedures manual should be approved, and Council Members would review and identify necessary changes and updates as needed.

Adjournment: 6:21 p.m.

Pattie Johnson
Council Administrator III



MURRAY
CITY COUNCIL

Discussion Items



MURRAY
CITY COUNCIL

Discussion Item #1



MURRAY

Council Action Request

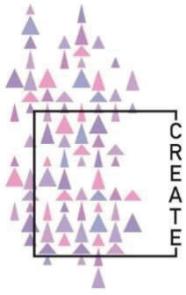
Parks and Recreation

Murray Theater & Park Amphitheater Feasibility Study

Committee of the Whole

Meeting Date: March 5, 2024

Department Director Kim Sorensen	Purpose of Proposal Present Murray Theater & Murray Park Amphitheater Feasibility Study
Phone # 801-264-2619	Action Requested Informational only
Presenters Sorensen Kim Edmunds Lori Ingram Scorza Kate Marinshaw Kyle	Attachments Final Report
Required Time for Presentation 30 Minutes	Budget Impact No direct budget impact .
Is This Time Sensitive No	Description of this Item Create Today LLC was hired to develop a feasibility study and utilization plan for the Murray Theater and Murray Park Amphitheater. The plan includes input from residents, city staff, elected officials, and performers in order to develop a clear vision to guide future programming of both locations.
Mayor's Approval 	
Date January 3, 2024	

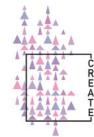


FINAL REPORT

Murray Theater & Murray Park Amphitheater Feasibility Study

Submitted by:
Create Today LLC
Date: December 11, 2023

PO Box 1662, White Plains, NY 10602
(914) 269-8599 voice/text
kate@createtoday.net
www.createtoday.net



acknowledgements

Thank you very much for engaging Create Today LLC to develop a feasibility study and utilization plan for Murray City's two primary arts and cultural venues: the Murray Theater and the Murray Park Amphitheater. We applaud the City for recognizing the need to create a thoughtful and intentional strategy that will guide the municipality to create a sustainable, responsive, and accessible portfolio of activity and venues for the whole community.

Public performance spaces have long been considered key community assets that can bring people from all walks of life together for entertainment, recreation, and interaction. Renovating and re-opening the Murray Theater will bring a historical venue back online for Murray City and create year-round opportunities for its population of artists and residents. The Amphitheater, which has already been a successful arts and cultural asset for the City, will continue to provide low-barrier, accessible entry points into arts, culture, and live entertainment opportunities, particularly for young adults and more diverse audiences who prefer to engage in more informal settings. Additionally, we believe the pandemic has created additional demand for outdoor venues, which will play a greater role in the arts and culture ecosystem moving forward.

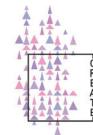


The goal of this project was to create a plan for the City that was informed by a combination of internal and external engagement, listening, and investigations. Specifically, we looked to:

- Engage Murray City and its residents in a process that is community-informed, accessible, and equitable;
- Develop a clear vision for the theater and amphitheater that aligns the needs of the community with those of the City's;
- Provide the City with an understanding of the breadth of options for moving forward including programming and financial implications; and
- Ensure that Murray Theater and the Murray Park Amphitheater have a clear vision that will guide venue usage and inform future programming, partnerships, and community utilization.

The final plan was crafted in concert with Murray City and the community and includes actionable strategies to ensure both venues are financially viable and accessible and inclusive to the wider community, including audiences and artists.

We would like to thank Lori Edmunds, Kim Sorensen, and Pam Cotter for their commitment to leading this project.



summary

Over the course of the feasibility study, Create Today engaged with the community in a variety of ways. We analyzed 36 local venues through an Environmental Scan; met with 13 individuals through the Key Stakeholder and Community Interviews; received 466 total responses to the Community Survey (337 responses from Murray residents); received 23 responses to the Artist and Arts Organization Survey (16 responses from arts organizations and seven responses from individual artists); and engaged with both community members (22 over four focus groups) and arts organizations (five local groups) through Focus Groups and Mini Interviews with Arts Organizations. Collectively, the breadth of this research helped to inform and guide the following summary observations as well as the Vision for Success, both of which served as the foundation for the study's strategic initiatives and recommendations.



Salt Lake County is rich with diverse arts & cultural activities & includes an abundance of amphitheaters/seasonal use venues

The Environmental Scan revealed a competitive, local market due to dedicated funding/resources and a prevalence of arts and cultural organizations and venues. Amphitheaters and seasonal use venues (pavilions, lawns, and parks) are “well represented in the County” according to the 2020 SLCo Arts & Culture Master Plan. Amphitheaters included in the Scan present a similar summer season from June through September. Several do programming on the shoulder months (start in May and/or end in October).

Venues, programming, committed city staff, & local talent were the biggest strengths of Murray City's arts & culture ecosystem

Arts and cultural activities are important to Murray residents' quality of life, which was echoed and reinforced throughout the research. The Murray Park Amphitheater was specifically referenced as a 'great venue' – a unique community asset that 'brings people together' and presents locally focused programming and artists. Respondents also talked about Murray City's commitment to supporting the arts and the City's central location as major strengths.

An opportunity for increased awareness about local arts & cultural programming & events

Marketing and promotion was one of the most consistently heard themes of feedback throughout the research. Building awareness of upcoming events is an important opportunity to consider, especially since 'I'm not aware of most events' was a primary barrier shared by respondents to the Community Survey. BIPOC/Multi-racial respondents from the survey cited lack of awareness as the biggest barrier. Social media and word-of-mouth were the two most prevalent promotional channels.



Providing accessible & affordable programs & events that appeal to the diverse interests of local & neighboring residents

In addition to lack of awareness, the following were the most common barriers shared by research participants: ticket price and overall cost to attend (food, access to childcare, etc.); lack of parking in quantity and proximity; and not feeling welcome/programming isn't representative of my identity/access for persons w/disabilities.

In the Focus Groups, participants shared that they would like to see a range of price points informed by the type of event/target audience. For family-friendly programs, participants would be willing to pay \$10-20 for adults and \$5 for children. For adult programming, participants would be willing to pay \$30-50, depending on the artist.

Vision for Success

Based on research completed in the feasibility study and feedback from the Planning Committee, a final vision of success for the Murray Theater and Amphitheater was developed:

- **Programming** that is rooted in the local community and brings new audiences into Murray City
- Facilities that are **accessible** and easy to utilize
- Venues that are **sustainable** and adequately resourced

Programming

Programming was a key focus of the planning process.

Programming plays an important role in creating accessible and engaging experiences. The City will need to prioritize programming that is rooted in the local community and brings new audiences into Murray City. Recommendations include:

- Incorporate partners, including local artists and organizations, for increased programming at the Amphitheater and the Theater.
- Work with Murray City to create a cohesive marketing strategy that includes a carve out for the Amphitheater and the Theater. Create messaging and explore new channels to reach a broad and diverse audience of both returning and new visitors and patrons.
- Consider partnerships to support programming opportunities that extend the season (including the shoulder months of April and October).
- Explore new or expanded genres to deepen the variety of City programming at the renovated Murray Theater.
- Offer consistent and reoccurring programming, similar to the Amphitheater, in the Murray Theater that builds awareness and loyalty.





Accessibility & Affordability

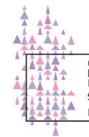
Accessibility and affordability were two key themes that were heard throughout the planning process. The City will need to commit to maintaining facilities that are accessible and easy to utilize. Recommendations include:

- Implement a pricing strategy that offers multiple price-points for visitors to engage with the two venues (adult versus family versus free prices).
- Develop rental options at the Murray Theater that are flexible, affordable, and responsive to the needs of the users.
- Ensure renovations of the Murray Theater provide quality experiences for both artists and patrons (technical capabilities, seating, load-in, etc.).
- Commit to providing easy and accessible ways for audiences to attend programming at the Murray Theater (parking, shuttles, ADA compliance, drop-off zones, etc.)
- Create opportunities to listen and engage with community members and partners for feedback on whether patrons feel welcome and represented in the programming.

Viable & Sustainable

The two venues need to complement one another and create a balance that is viable and sustainable for long term success. The City will need to create a portfolio of activity at the venues that balances profit, sustainability, and community access. Recommendations include:

- Work with Murray City to secure the appropriate resources that will ensure the long-term success of the Murray Theater: plan and budget for marketing, subsidizing rentals and programming, affordable ticket prices, staffing, capital maintenance, etc.
- In collaboration with Murray City, establish the necessary municipal working structures to create a downtown cultural district that includes buy-in and support from multiple City departments and community partners.
- Implement a programming policy that balances community access, profit, and the diverse interests of the broader Murray audience.
- Explore additional funding opportunities such as sponsorships, grants, and individual contributions.



feasibility study

Phase I: Listening

The listening phase allowed the project stakeholders (i.e., the City) to share the operational history of the venue and confirm the definition of future success. The role of the consulting team was to review, listen, and provide thought-provoking questions during this phase. The City assembled a small Steering Committee comprised of key City representatives who helped drive the project. Additionally, a larger Task Force comprised of project stakeholders (including members of the Arts Advisory Board), community members, and artists and performers was assembled to collaborate with the consulting team throughout the process.

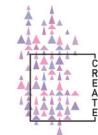


Background Review & Data File Analysis

The review included a complete analysis of all materials that would be relevant to the project including recent studies and planning reports; three to five years of financials (budgets and financial statements); program activity; City staffing, current tenants, leases, and rentals; and any other information specific to the theater and amphitheater.

We additionally reviewed existing data for Murray City that was collected during the 2020 Arts and Cultural Master Plan for Salt Lake County, Utah. The Murray City sample included 217 responses with Murray ZIP codes and the demographic composition was very similar to the larger sample drawn from residents across Salt Lake County. Two of the key observations from this analysis included:

1. Respondents in the Murray City sample placed high levels of importance on arts and cultural activities. 84% of the sample felt “strongly” about the importance of arts and culture to the health and vitality of their community.
2. Theatre, live music, Broadway at the Eccles, musical theater, and orchestral music were the most frequent types of attendance activities for respondents. More than 40% of the sample reported that they participated in each of those activities at least ‘4 to 5 times’ a year.



Developing a Vision for the Future

A workshop was conducted with the Steering Committee and Task Force to gather input and ideas and confirm the vision for success for the Murray Theater and the Murray Park Amphitheater. Key themes for the vision of success included the importance of programming, committing to accessibility and affordability, and ensuring the two venues are viable and sustainable (Appendix 1).

Environmental Scan

As part of the Listening Phase of the Feasibility Study, Create Today conducted an Environmental Scan (Appendix 2). The goal of this work was to contextualize the two Murray City venues – the Murray Park Amphitheater and the Murray Theater – and better understand any strengths and challenges within the vibrant Salt Lake County arts and culture ecosystem. Key data collected during the scan included:

- Venue overview (venue type, location)
- Programming in the space (e.g., live concert of pop music, theater, dance, educational, etc.)
- Venue details (# of seats, season duration, ticket price)



The environmental scan demonstrated the following:

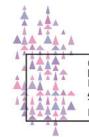
- There is an abundance of amphitheaters and seasonal use venues throughout Salt Lake County;
- Local amphitheaters and outside venues present similar season durations compared to Murray;
- Salt Lake County offers a diversity of arts and culture programs and events; and
- The Murray Theater will enter a local landscape that includes multiple historical theaters as well as newly constructed venues.

Key Stakeholder Interviews

Interviews were conducted one-on-one with key stakeholders and supporters. These conversations explored the impact, perceptions, challenges, opportunities, and other issues that were identified by the Task Force and delved more deeply into future impacts of the facilities (Appendix 3). We interviewed 13 individuals, with conversations lasting anywhere from 35-60 minutes. Each interview subject brought a unique perspective to the conversation.

Murray Park Amphitheater Summary

- All interviewees were familiar with the Amphitheater, but not all had attended an event, and were extremely positive about the Amphitheater
- The Amphitheater was characterized as a place that builds community and 'brings people together'
- The venue was described as community asset that is uniquely Murray and locally focused



- Interviewees suggested a balance between preserving what is already successful while embracing ideas for expanded programming
- The opportunity for increased awareness of the Amphitheater and greater promotion was shared by most interviewees

Murray Theater Summary

- Interviewees expressed excitement and anticipation for the new venue
- They would like to see the Murray Theater create an audience “experience” that is accessible and multi-faceted
- A key opportunity to balance the Murray Theater’s historical identity in new programming to build a successful future
- The Murray Theater could support and amplify the already successful arts and culture programming of the City

Space Use Analysis

Stages Consultants, a leading acoustics and theatre design firm, reviewed any materials collected during the Arts and Culture Master Planning process, as well as recent drawings of the Murray Park Amphitheater and Murray Theater. A memo was drafted to evaluate the capacity and functionality of the space for a number of uses. This included identification of missing components within the facility inventory and/or a critique of any barriers in the two facilities for accommodating additional uses (Appendix 4).

Confirming a Vision for the Future

This workshop reviewed the findings from the stakeholder interviews and the environmental scan and confirmed the vision of success for the arts facilities in Murray City (Appendix 5).

Incorporates a variety of quality programming

- Greater diversity of arts and culture programming
- A focus on family-friendly events and offerings
- Quality programming that is diverse and speaks to a variety of Murray’s residents, including movies or film, family-friendly, top-shelf professional acts, and community-produced acts that feature Murray residents.

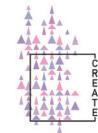


Embraces accessibility and affordability

- Affordable options to ensure greater accessibility (ticket price)
- Reflect the diverse populations of Murray and reach as many residents as possible

Ensures the venues are viable and sustainable

- Well-attended events that generate a loyal following and enthusiasm for programming



- Marketing that builds awareness and keeps Murray residents in town
- A community-wide impact (Murray's downtown cultural district)

Phase II: Learning

The Learning phase encouraged us to broaden the scope of the Listening phase. We scanned the current competitive arts market in the neighboring region as well as conducted community investigations through an online survey and focus groups.

Community Survey

The consulting team designed and fielded a general community survey. The survey was designed in partnership with the Steering Committee and Task Force and was programmed online through our preferred survey software, Momentive, and distributed by the City and its partners (e.g., Salt Lake County Arts and Culture, City agency listservs, public community centers, nonprofit partners, etc.)

The research questions that guided the survey design were informed by internal conversations with the Task Force, the Steering Committee, as well as insights and learnings from the Stakeholder Interviews. Some of the key questions included:

- What are the current or recent arts, cultural, and entertainment patterns of participation in Murray and the region?
- What are some of the motivations for attending live arts and cultural programming?
- Which barriers (practical or perceptual) impact attendance or participation at local programs?
- What role should Murray City play in supporting the local arts and cultural ecosystem, local artists, and arts and culture organizations?

Key Observations

The full report (Appendix 6) includes greater detail on the findings, below are the key observations:

- Murray residents overwhelmingly said that arts and cultural activities are important to their quality of life (95% of the Murray sample). Nearly two-thirds (62%) of Murray residents reported that they have “plenty of opportunities to participate in local arts, cultural, and entertainment activities.”
- 62% of total respondents experienced arts and cultural activities in Murray at outdoor venues (e.g., Murray Park Amphitheater) and 49% in ‘community spaces,’ such as schools, places of worship, etc.
- The majority of respondents (76%) primarily attended arts and cultural events in downtown Salt Lake City. Murray residents were more likely to attend events in Murray (53% of the Murray resident sample) and less likely to venture to other municipalities (28%) than non-Murray residents (40% and 37% respectively).

“I can tell Murray City has a lot of interest in the arts and places great importance on providing events for residents. Even though I wasn't aware of much of what is happening, from this survey I've learned that there is a lot of variety of activities and performances going on!”



- 'Outdoor performances' and 'concerts featuring touring artists' were the two types of programs with the highest level of interest. Outdoor events – such Arts in the Park and the 4th of July Concert – were by far the most widely attended Murray-produced programs.
- 'Timing of the events' and 'I forget and do not act in time' were the two most frequently reported types of barriers that prevented respondents from attending arts and cultural events in Murray.
- Tapping into social media and word-of-mouth promotion (the two most frequently cited channels to learn about events) could help to increase awareness and participation.
- Artistic genre or discipline, the specific artist or group, as well as cost of parking/transportation were the most cited motivations for attending an arts and cultural event or program.
 - Regarding artistic discipline/genre, 'theatre and dance' and 'Broadway shows' were by far the most frequently selected types of events that respondents would like to see more of in Murray. 'Family-friendly programming' (29%) followed by 'Rock or pop' (26%) had the third and fourth highest frequencies for types of programs respondents would like to see.
 - Most respondents would be willing to pay between \$20-30 for an event in Murray.

Focus Groups & Artist Interviews

In general, the best market research takes a mixed-methods approach so that we can go both broad and general (quantitative), and deep and nuanced (qualitative). These conversations were an opportunity to further contextualize key areas of inquiry that had come up during the planning process but also go deeper and test specific programming ideas and activities at the Murray Theater (Appendix 7).

General Feedback on the Murray Theater from the Community

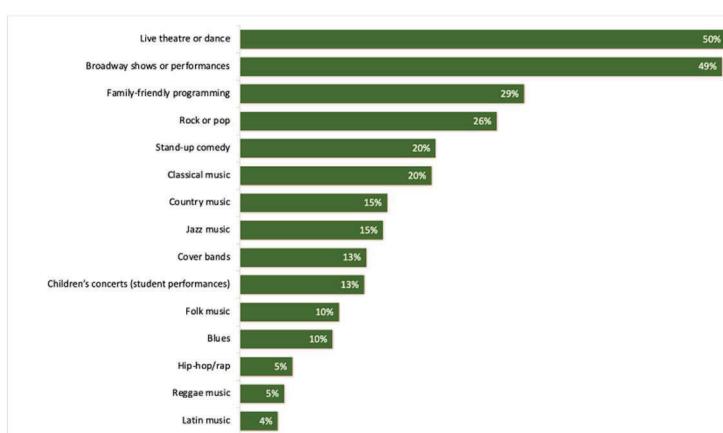
Focus group participants would like to see the Murray Theater be financially sustainable through rentals and partnerships, provide a range of performances and events, generate demand and attract both local and regional audiences, be grounded in community needs and aligns with local values, and complement the successful summer programming at the Amphitheater.

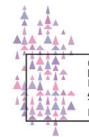
The two biggest barriers to attending events at the Murray Theater were ticket price and parking.

Preferences for Different Types of Programs at the Theater

A small theatrical production of either straight theater or musicals received the highest levels of excitement of the seven different programming concepts that were tested. A film screening and a concert/event that features a traditional art form were the second two highest rated types of programming that participants would like to

Q: Which types of concerts or performances would you like to see more of in Murray?





attend. In general, participants were also interested in seeing family-friendly options across the range of programs, for example a movie singalong and/or a holiday classical music concert for families.

Participants would like to see programs that connect to bigger holidays or events, such as Juneteenth or Fourth of July, as well as recurring programming (e.g., comedy show first Friday of every month).

Feedback from Potential Renters of the Theater

All interviews (artists and arts organizations) were incredibly excited about the Murray Theater and shared enthusiasm and interest for potentially renting the space. All interviewees shared concerns about rental rates and expressed the need to keep costs low to make the Murray Theater a viable option. Space availability and preferred rental dates were also priorities for the interviewees.

Interviewees' technical needs and onsite support differed by artistic discipline.

- The film interviewee expressed a greater need for specific technical features and film projection capabilities.
- The dance interviewee shared a need for Marley flooring and side lighting options.

Confirming the Strategic Direction

The Planning Committee met to review the market research and the strengths, weaknesses and opportunities that were collected throughout the study (Appendix 8).

Strategic Initiatives & Recommendations

Based on research completed in the feasibility study and feedback from the Planning Committee, a final vision of success for the Murray Theater and Amphitheater was developed:

- **Programming** that is rooted in the local community and brings new audiences into Murray City
- Facilities that are **accessible** and easy to utilize
- Venues that are **sustainable** and adequately resourced

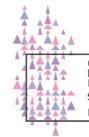


Programming

Programming was a key focus of the planning process. Programming plays an important role in creating accessible and engaging experiences. The City will need to prioritize programming that is rooted in the local community and brings new audiences into Murray City.

Strategic Initiatives:

- Greater diversity of arts and culture programming.
- A focus on family-friendly events and offerings.



- Programs that are exciting, memorable, and well-attended.
- Programs and events that reflect the diverse populations of Murray and reach as many residents as possible.
- Increased and more impactful advertising and marketing of events.

Recommendations:

- Incorporate partners, including local artists and organizations, for increased programming at the Amphitheater and the Theater.
- Work with Murray City to create a cohesive marketing strategy that includes a carve out for the Amphitheater and the Theater. Create messaging and explore new channels to reach a broad and diverse audience of both returning and new visitors and patrons.
- Consider partnerships to support programming opportunities that extend the season (including the shoulder months of April and October).
- Explore new or expanded genres to deepen the variety of City programming at the renovated Murray Theater.
- Offer consistent and reoccurring programming, similar to the Amphitheater, in the Murray Theater that builds awareness and loyalty.



Accessibility & Affordability

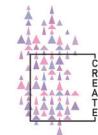
Accessibility and affordability were two key themes that were heard throughout the planning process. The City will need to commit to maintaining facilities that are accessible and easy to utilize.

Strategic Initiatives:

- The importance of affordable spaces and rentals rates, with options for smaller/less-established artists to access the spaces through grant support.
- Spaces and venues that are easy to access and utilize, for both residents and rentals.
- Technical capabilities to support a variety of users (film, dance, music, etc.) at the Murray Theater.
- An expanded calendar of availability (year-round options) to ensure that more can access the space.
- Affordable options to ensure greater accessibility for patrons and visitors.

Recommendations:

- Implement a pricing strategy that offers multiple price-points for visitors to engage with the two venues (adult versus family versus free prices).
- Develop rental options at the Murray Theater that are flexible, affordable, and responsive to the needs of the users.



- Ensure renovations of the Murray Theater provide quality experiences for both artists and patrons (technical capabilities, seating, load-in, etc.).
- Commit to providing easy and accessible ways for audiences to attend programming at the Murray Theater (parking, shuttles, ADA compliance, drop-off zones, etc.)
- Create opportunities to listen and engage with community members and partners for feedback on whether patrons feel welcome and represented in the programming.

Viable & Sustainable

The two venues need to complement one another and create a balance that is viable and sustainable for long term success. The City will need to create a portfolio of activity at the venues that balances profit, sustainability, and community access.

Strategic Initiatives:

- Well-attended events that generate a loyal following and enthusiasm for programming.
- Programming and marketing that keep Murray residents in town to experience quality arts and culture events.
- A community-wide impact, specifically in Murray's downtown cultural district, that could revitalize the area and/or be a catalyst for future development and investment.
- A balance of City-presented programming that also allows for revenue-generating activity (e.g., rentals, ancillary revenues, sponsorships).

Recommendations:

- Work with Murray City to secure the appropriate resources that will ensure the long-term success of the Murray Theater: plan and budget for marketing, subsidizing rentals and programming, affordable ticket prices, staffing, capital maintenance, etc.
- In collaboration with Murray City, establish the necessary municipal working structures to create a downtown cultural district that includes buy-in and support from multiple City departments and community partners.
- Implement a programming policy that balances community access, profit, and the diverse interests of the broader Murray audience.
- Explore additional funding opportunities such as sponsorships, grants, and individual contributions.



MURRAY
CITY COUNCIL

Discussion Item #2



MURRAY

Council Action Request

**PUBLIC WORKS
DEPARTMENT**

**Wastewater Collection and
Treatment System Impact Fee Plan**

Committee of the Whole

Meeting Date: March 5, 2024

Department Director Russ Kakala	Purpose of Proposal Presentation of the Wastewater Impact Fee Study
Phone # 801-270-2404	Action Requested Discuss, review, and adoption in the March 19 2024 Council meeting.
Presenters Ben Ford	Attachments Impact Fee Facility Plan, Impact Fee Analysis and Resolution.
Required Time for Presentation 30 Minutes	Budget Impact Wastewater Impact Fees.
Is This Time Sensitive No	Description of this Item Updated impact fee structure and analysis for new developments.
Mayor's Approval 	
Date February 20, 2024	

Murray City Corporation

NOTICE OF PUBLIC HEARING TO ADOPT AN UPDATED WASTEWATER IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS

NOTICE IS HEREBY GIVEN that on the 19th day of March, 2024, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 10 East 4800 South, Murray, Utah, and pursuant to Utah Code Ann. §§ 11-36a-502 and 11-36a-504, the City intends to adopt an updated impact fee facilities plan (IFFP) and impact fee analysis (IFA) with respect to the wastewater collection and treatment.

The geographic area that will be included in the IFFP and IFA is all areas within the boundary of the Murray City wastewater collection service area.

The purpose of this hearing is to receive public comment concerning the proposed approval of the updated IFFP and IFA as described above. All interested persons are hereby invited to provide information for the City to consider in the process of preparing, adopting, and implementing or amending the referenced documents.

DATED this _____ day of _____, 2024.

MURRAY CITY CORPORATION

Brooke Smith
City Recorder

DATE OF PUBLICATION: DATE

Posted to the City's website

Posted to the Utah Public Notice Website

Posted in 3 locations within the City

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 3.14.110 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO WASTEWATER SYSTEM IMPACT FEES.

PREAMBLE

Murray City (the "City") commissioned Hansen, Allen, & Luce, Inc. to draft the City's Wastewater Treatment and Collection System Impact Fee Facilities Plan ("IFFP") and Zions Public Finance, Inc. to draft a Wastewater Treatment and Collection System Impact Fee Analysis ("IFA") for the purpose of updating the current wastewater system impact fees. The City recognizes the need to plan for increased demands on its wastewater collection system as a result of growth. The IFFP and IFA will allow the City to charge applicable impact fees to help pay for capital projects necessary to support future growth. The updated impact fee structure satisfies the Utah Impact Fees Act, Utah Code Ann. § 11-36a-101 et. Seq., and represents the maximum impact fees the City may assess.

The impact fees for the City wastewater collection system were last updated in 2011. Since that time, construction costs have risen substantially due to a number of factors, including material shortages, labor shortages, and supply chain constraints. There have also been several upgrades made to the Central Valley Water Reclamation Facility to increase capacity and comply with new nutrient regulations mandated by the Utah Division of Water Quality. To account for rising construction costs, the City has undertaken this impact fee update.

The City assesses wastewater system impact fees in order to recover the City's costs of building excess wastewater capacity from new residential or non-residential development rather than passing these growth-related costs on to existing users through rates.

A duly noticed public hearing was held to consider amendments to the wastewater system impact fee. The Murray City Municipal Council, having heard public comment, wants to adopt amendments to the wastewater system impact fees.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to amend Section 3.14.110 of the Murray City Municipal Code relating to wastewater system impact fees.

Section 2. Amendment to Section 3.14.110 of the Murray City Municipal Code. Section 3.14.110 of the Murray City Municipal Code shall be amended to read as follows:

3.14.110: SCHEDULE OF IMPACT FEES:

...

B. Wastewater Impact Fee And Tapping Charges:

~~1. Wastewater system impact fees are computed on an equivalent dwelling unit (EDU) calculation assigned to each applicable land use or type of service, and shall be imposed on all sewer connections made on or after the effective date hereof, as follows:~~

User Type	Percent	Impact Fee per EDU Unit
Single Family Dwelling	100%	\$1,372.00
Multiple Family Dwelling	75%	\$1,029.00 per single unit or unit
Hotel/motel	50%	\$686.00 per room

~~21. The wastewater system impact fee for all other uses is the greater of the meter size as listed in the table below in Subsection (a) or the Equivalent Residential Unit (ERU) in Subsection (b) based on the total number of fixture traps where one ERU is equal to fifteen (15) plumbing fixture traps as defined in the adopted Plumbing Codes and as determined by the City building officials.:~~

a. Meter Size The following fee based on the water meter size serving the property to be served by the wastewater system:

Water Meter Size	Impact Fee
1.0 inch	\$1,372.00
1.5 inch	2,744.00
2.0 inch	4,390.00
3.0 inch	8,232.00
4.0 inch	13,720.00
6.0 inch	27,440.00
8.0 inch	43,904.00
10.0 inch	92,000.00

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Water Meter Sizes	Ratio	2024	2025	2026	2027	2028
1	1.00	\$1,202.00	\$1,258.00	\$1,313.00	\$1,369.00	\$1,426.00
1.5	2.00	\$2,404.00	\$2,515.00	\$2,627.00	\$2,739.00	\$2,851.00
2	3.20	\$3,846.00	\$4,024.00	\$4,203.00	\$4,381.00	\$4,562.00
3	6.00	\$7,213.00	\$7,546.00	\$7,880.00	\$8,216.00	\$8,554.00
4	10.00	\$12,021.00	\$12,577.00	\$13,134.00	\$13,693.00	\$14,256.00

<u>6</u>	<u>20.00</u>	<u>\$24,043.00</u>	<u>\$25,154.00</u>	<u>\$26,286.00</u>	<u>\$27,387.00</u>	<u>\$28,512.00</u>
<u>8</u>	<u>32.03</u>	<u>\$38,500.00</u>	<u>\$40,280.00</u>	<u>\$42,063.00</u>	<u>\$43,855.00</u>	<u>\$45,657.00</u>
<u>10</u>	<u>67.06</u>	<u>\$80,610.00</u>	<u>\$84,336.00</u>	<u>\$88,071.00</u>	<u>\$91,821.00</u>	<u>\$95,594.00</u>

<u>Water Meter Sizes</u>	<u>Ratio</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>
<u>1</u>	<u>1.00</u>	<u>\$1,482.00</u>	<u>\$1,540.00</u>	<u>\$1,597.00</u>	<u>\$1,656.00</u>	<u>\$1,716.00</u>
<u>1.5</u>	<u>2.00</u>	<u>\$2,965.00</u>	<u>\$3,079.00</u>	<u>\$3,195.00</u>	<u>\$3,313.00</u>	<u>\$3,433.00</u>
<u>2</u>	<u>3.20</u>	<u>\$4,743.00</u>	<u>\$4,962.00</u>	<u>\$5,111.00</u>	<u>\$5,300.00</u>	<u>\$5,942.00</u>
<u>3</u>	<u>6.00</u>	<u>\$8,894.00</u>	<u>\$9,238.00</u>	<u>\$9,585.00</u>	<u>\$9,938.00</u>	<u>\$10,298.00</u>
<u>4</u>	<u>10.00</u>	<u>\$14,823.00</u>	<u>\$15,396.00</u>	<u>\$15,975.00</u>	<u>\$16,563.00</u>	<u>\$17,164.00</u>
<u>6</u>	<u>20.00</u>	<u>\$29,646.00</u>	<u>\$30,792.00</u>	<u>\$31,950.00</u>	<u>\$33,126.00</u>	<u>\$34,328.00</u>
<u>8</u>	<u>32.03</u>	<u>\$47,473.00</u>	<u>\$49,307.00</u>	<u>\$51,162.00</u>	<u>\$53,045.00</u>	<u>\$54,970.00</u>
<u>10</u>	<u>67.06</u>	<u>\$99,397.00</u>	<u>\$103,238.00</u>	<u>\$107,120.00</u>	<u>\$111,064.00</u>	<u>\$115,094.00</u>

b. ERU Fee: A fee of one thousand two hundred and two dollars (\$1,202.00) ~~one thousand three hundred seventy two dollars (\$1,372.00)~~ per ~~EDU~~ ~~ERU~~, where one ~~EDU~~ ~~ERU~~ is equal to fifteen (15) plumbing fixture traps, as defined in the adopted Plumbing Codes and as determined by the City building official.

c. A person aggrieved by the calculation of the number of plumbing traps may appeal to a Hearing Officer appointed by the Mayor.

d. Annual changes to the impact fee under the schedule in Subsection (a) will take effect on April 1 of each year based on the meter size as listed in Subsection (a).

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Section 3. Effective date. This Ordinance shall take effect upon first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this _____ day of _____, 2024.

MURRAY CITY MUNICIPAL COUNCIL

Pam Cotter, Chair

ATTEST:

Brooke Smith
City Recorder

Transmitted to the Office of the Mayor of Murray City on this _____ day of
_____, 2023.

MAYOR'S ACTION: Approved

DATED this _____ day of _____, 2024

Brett A. Hales, Mayor

ATTEST:

Brooke Smith
City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according
to law on the _____ day of _____, 2024.

Brooke Smith
City Recorder



MURRAY

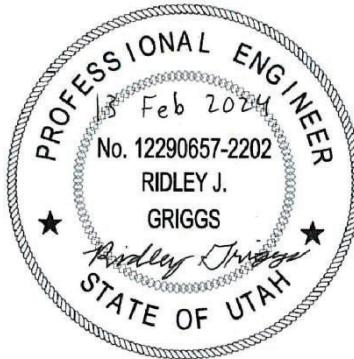
**WASTEWATER COLLECTION AND TREATMENT
SYSTEM IMPACT FEE FACILITY PLAN**

(HAL Project No.: 026.48.200)

MURRAY CITY

WASTEWATER COLLECTION AND TREATMENT
SYSTEM IMPACT FEE FACILITY PLAN

(HAL Project No.: 026.48.200)



Ridley J. Griggs, P.E.

Project Manager



February 2024

IMPACT FEE CERTIFICATION

The Utah Impact Fee Act requires certification for the Impact Fee Facilities Plan (IFFP). Hansen, Allen & Luce provides this certification with the understanding that the recommendations in the IFFP are followed by City Staff and elected officials. If all or a portion of the IFFP is modified or amended, or if assumptions presented in this analysis change substantially, this certification is no longer valid. All information provided to Hansen, Allen & Luce, Inc. is assumed to be correct, complete, and accurate.

IFFP Certification

Hansen, Allen & Luce, Inc. certifies that the Impact Fee Facilities Plan (IFFP) prepared for the wastewater collection system:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. complies in each and every relevant respect with the Impact Fees Act.

HANSEN, ALLEN & LUCE, INC.

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IMPACT FEE SUMMARY

The impact fees for the Murray wastewater collection system were last updated in 2011. Since that time, construction costs have risen substantially due to a number of factors, including material shortages, labor shortages, and supply chain constraints. Additionally, Central Valley Water Reclamation Facility (CVWRF) is undergoing upgrades to meet new regulations and increase capacity. To properly account for these changes, Murray City commissioned this impact fee update.

This impact fee addresses the **collection and treatment systems**. Murray's existing collection system conveys wastewater to the CVWRF, where it is treated. The impact fee **service area** is outlined in Figure 2-1 of the Wastewater Master Plan and is included in Appendix A for reference.

The impact fee unit for wastewater collection is based on the Equivalent Residential Unit (ERU). An ERU is equal to the average hydraulic loading of one residential connection. The method of using ERUs for analysis is a way for allocating existing and future demands of non-residential land uses. The level of service for wastewater collection is 175 gpd per ERU.

The existing system served about 16,453 ERUs at the end of 2022. Projected **growth** adds 3,389 equivalent residential units in the next 10 years for a total of 19,841 connections or equivalent by 2033.

Impact fee calculations are based on the proportional historical buy-in costs of **excess capacity** in existing facilities and **new projects** required entirely to provide capacity for new development. The cost of providing capacity to resolve existing deficiencies is not included in the impact fee. Available capacity in existing facilities and capacity that is created through new projects is included in the impact fee. In addition to the proportionate share of costs of existing facilities, the impact fee is based on infrastructure that will be constructed within the next 10 years.

The purpose of this Impact Fee Facilities Plan is to provide key information to support the calculation of an impact fee. Impact fee calculations will be included in a separate Impact Fee Analysis document.

SECTION 1

INTRODUCTION

1.1 Background

Murray is located in central Salt Lake County. Murray owns and manages a wastewater collection system that serves the majority of the City, though some small areas in Murray are served by Cottonwood Improvement District and the Mt. Olympus Improvement District.

1.2 Purpose

The City has recognized the need to plan for increased demands on its wastewater collection system as a result of growth. To do so, an Impact Fee Facility Plan (IFFP) was prepared to form the basis for an Impact Fee Analysis (IFA), which will allow the City to charge an impact fee to help pay for capital projects necessary to support future growth.

The impact fees for the Murray wastewater collection system were last updated in 2011. Since that time, construction costs have risen substantially due to a number of factors, including material shortages, labor shortages, and supply chain constraints. There have also been several upgrades made to the Central Valley Water Reclamation Facility (CVWRF) to increase capacity and comply with new nutrient regulations mandated by the Utah Division of Water Quality. To account for rising construction costs, Murray City commissioned this impact fee update.

This report identifies those items that the Utah Impact Fees Act specifically requires, including demands placed upon existing facilities by new development and the proposed means by which the municipality will meet those demands. The Wastewater Collection Master Plan that was prepared in 2021 was also used to support this analysis. Since then, actual growth has been tracked. Information from the master plan was updated to characterize existing conditions. The master plan identified several growth-related projects needed within the 10-year planning window. Therefore, the calculated impact fee is based on excess capacity and documented historic costs, as well as future capital projects.

1.3 Impact Fee Collection

Impact fees enable local governments to finance public facility improvements necessary for growth, without burdening existing customers with costs that are exclusively attributable to growth.

An impact fee is a one-time charge on new development to pay for that portion of a public facility that is required to support that new development.

In order to determine the appropriate impact fee, the cost of the facilities associated with future development must be proportionately distributed. As a guideline in determining the “proportionate share”, the fee must be found to be roughly proportionate and reasonably related to the impact caused by the new development.

1.4 Master Planning

The Murray City Wastewater Collection System Master Plan was prepared in 2021 and is incorporated by reference into this analysis. The master plan for the City's wastewater collection system is more comprehensive than the IFFP. It provides the basis for the IFFP and identifies all capital facilities required for the wastewater system inside the 20-year planning range, including maintenance, repair, replacement, and growth-related projects. This updated IFFP is also based on updated information on actual growth that has occurred since the last report was completed.

The recommendations made within the master plan are in compliance with current City policies and standard engineering practices.

A hydraulic model of the wastewater collection system was used to complete the Wastewater Collection System Master Plan. The model was used to assess existing performance, to establish a proposed level of service, and to confirm the effectiveness of the proposed capital facility projects to maintain the proposed level of service over the next 10 years.

SECTION 2

EXISTING AND FUTURE WASTEWATER COLLECTION SYSTEM

2.1 General

The purpose of this chapter is to provide information regarding the existing wastewater collection system, identify the current and proposed levels of service, and analyze the remaining capacity of the existing system's facilities.

Murray's existing wastewater collection system is comprised of gravity pipes including laterals, collectors, interceptors, lift stations, and force mains. All wastewater generated within the service area is conveyed to an outfall to the CVWRF system. Figure 2-1 of the wastewater collection system master plan illustrates the existing wastewater system and is included for reference in Appendix A.

2.2 Existing and Future Equivalent Residential Units

In order to compare the relative quantities of wastewater loading between different types of land use, it is helpful to use a common unit of measure. The unit of measure that is used with this analysis is the Equivalent Residential Unit (ERU). The use of ERUs is a typical approach to describe the wastewater collection system's usage. An ERU is equal to the average loading of residential connections. Once the ERU is established, non-residential uses can be quantified in terms of multiples or fractions of an ERU. An ERU is the ratio of non-residential wastewater loadings in comparison to an equivalent residential level of service. For this analysis all residential connections, including townhouses and apartments were equated to one ERU for indoor water demands.

Table 2-1 is a summary of ERUs in the existing system and the system at the design future condition as described in the Murray City wastewater master plan.

Table 2-1
System ERUs

Condition	Total ERUs
Existing	16,453
Future	47,930
Difference	+31,477

2.3 Level of Service

The level of service designated for the wastewater collection system has been established by the City to provide adequate wastewater collection capacity. It is based on analysis of data as described in the master plan.

ERU Loading and Treatment

- The existing level of service is for average daily flow is 175 gpd per ERU.

Infiltration and Inflow

- The existing wastewater collection system experiences infiltration at a level of approximately 0.6 MGD.
- The existing wastewater collection system experiences inflow at a level of approximately 1.0 MGD during major storm events.

These flow rates are included in the hydraulic model. Murray intends to manage infiltration and inflow to keep it at or below these levels.

Wastewater Collection System Capacity

- Peak daily flow in the pipe must not exceed a depth/diameter ratio of 0.70 for pipe diameters 12 inches and greater and 0.50 for pipe diameters less than 12 inches. The remaining capacity is reserved for unexpected flows, peaking, or flow restrictions.
- Per State of Utah standards, no newly installed collection pipe may be less than 8 inches in diameter.

2.4 Methodology Used to Determine Existing System Capacity

The method for determining the remaining capacity in the wastewater collection system was based on the defined level of service in terms of ERUs. The difference between the ERU capacity and ERU existing demand for each component is the remaining capacity.

Collection System Capacity

A hydraulic model was developed for the purpose of assessing system operation and capacity taking into account additional water that results from inflow & infiltration (I&I). Inflow for Murray was assessed by evaluating wastewater flow records before and after storm events. Infiltration was determined by comparing billed winter water sales to wastewater flow records. For the collection system, the model was used to calculate remaining system capacity in terms of ERUs.

Wastewater Treatment Capacity

The Murray City wastewater system is served by the CVWRF, which is a regional facility serving multiple member agencies. Murray is given a capital contribution rate (expressed as a percentage of total capital contributions required) based on annual flow volumes from Murray treated by the CVWRF. Flow capacity from CVWRF was used along with Murray's capital contribution rate to come up with the portion of the CVWRF capacity funded by Murray.

2.5 Collections

The existing Murray City wastewater collection system consists of nearly 135 miles of pipeline and over 2,700 manholes. The pipes range in size from 6-inch diameter to 48-inch diameter. Lift stations are used to pump wastewater where gravity flow sewers are not capable of conveying flow to the CVWRF outfall.

2.6 Capital Facilities to Meet System Deficiencies

The existing wastewater collection system is generally adequate to convey the anticipated wastewater to the wastewater treatment plant. However, there are a few areas with inadequate capacity. These are described in Table 6-1 in the Wastewater Collection System Master Plan (2021). These projects are not eligible for impact fee reimbursement and are not discussed further in this report.

CHAPTER 3

IMPACT FEE FACILITIES PLAN

3.1 General

This chapter relies on the data presented in the previous chapters to determine impact fee eligibility for projects planned in the next 10 years to increase capacity for new growth and an appropriate buy-in cost of available excess capacity previously purchased by the City.

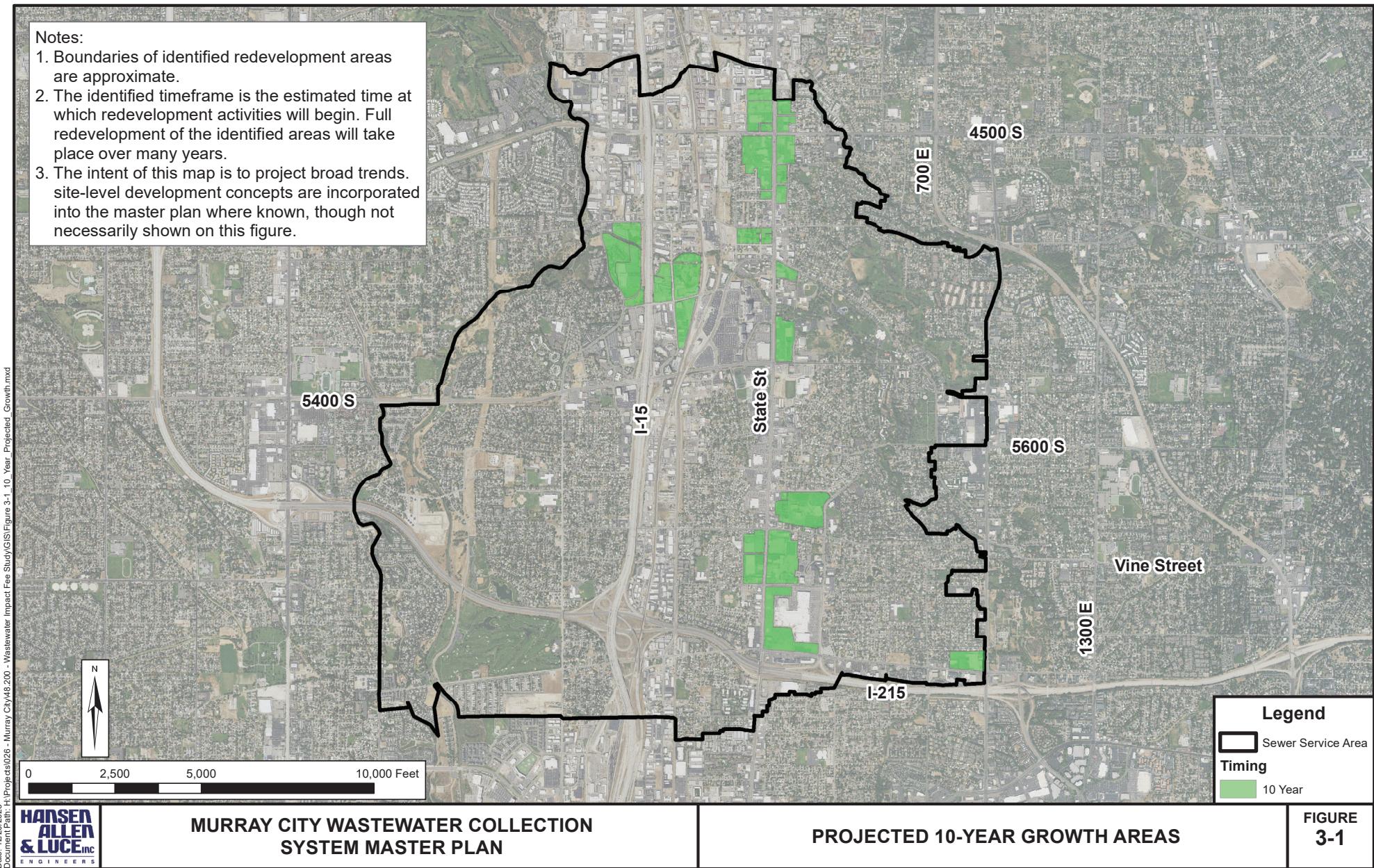
The wastewater collection system facility projects planned in the next 10 years to increase capacity for new growth included within the IFFP are presented.

3.2 Growth Projections

The development of impact fees requires growth projections over the next ten years. Growth projections for Murray were made using the rates provided in the Murray Wastewater Master Plan. The existing system serves about 16,453 ERUs. Projected growth adds 3,389 ERUs in the next 10 years for a total of 19,841 ERUs. Total growth projections are summarized in Table 3-1. Further information on growth projections can be found in Figure 7-1 of the Wastewater Collection System Master Plan. This has been included in Appendix A for reference. The projected 10-year growth is shown in Figure 3-1.

Table 3-1
Growth Projections

Year	Total ERUs
2023	16,453
2024	16,817
2025	17,181
2026	17,546
2027	17,910
2028	18,274
2029	18,639
2030	19,003
2031	19,282
2032	19,562
2033	19,841
Change	+3,389



3.3 Capacity of Existing Facilities

Future growth can be served either by excess capacity in existing facilities or by constructing new facilities. This section will focus on the existing capacity within the existing facilities.

Collection

The facilities and costs presented in Table 3-2 are existing facilities with remaining buy-in capacity. The historical costs for the existing facilities come from Murray City records. The impact fee eligibility for the existing collection facilities is also shown in Table 3-2. The cost of each facility associated with its remaining capacity is attributable to growth and can be counted towards the impact fee.

Table 3-2
Cost and Impact Fee Eligibility of Existing Collection Facilities

Year	Project	Total Cost	% Impact Fee Eligible ²
1998	Little Cottonwood 27" Bypass Sewer, I-15 to State Street	\$819,784.08	66%
2003	West Trunk Line	\$2,577,930.38	66%
2008	Fireclay Sewer Line	\$2,062,605.41	66%
2012	Mall Sewer Replacement	\$963,630.83	66%
2013	Edison Sewer and Fairbourne Force Main Improvements	\$44,479.60	66%
2015	500 W. Trunk Sewer Extension	\$1,668,451.24	66%
2018	Walden Glen Lift Station	\$1,757,494.46	66%
	Total	\$9,894,376.00	-

1. Records of costs for existing infrastructure were provided by the City.
2. Capacity remaining in existing facilities was conservatively estimated as the difference between the existing ERU count (16,453) and the projected ERU count at 2060 (47,930). See Table 2-1.

Treatment

The Murray City wastewater system is served by the CVWRF, which is a regional facility serving multiple member agencies. CVWRF currently manages the treatment facilities and all upgrades. Murray is given a capital contribution rate (expressed as a percentage of total capital contributions

required) based on annual flow volumes from Murray treated by the CVWRF. Recent capital contribution rates for Murray are shown in Table 3-3.

Table 3-3
Murray Capital Contribution Rate

Year	Percent
2024	7.2013%

Table 3-4 is a summary of the treatment capacity provided by CVWRF. This includes the existing average treatment rate and the future design capacity after treatment upgrades are completed.

Table 3-4
CVWRF Capacity

Condition	WRF Flow Rate (MGD)	Murray Capital Contribution Rate ¹	Murray Capacity (MGD) ²	Capacity (ERUs)
Current average daily treatment rate	50	7.2013%	3.60	20,575
Current average daily treatment design capacity	75	7.2013%	5.40	30,863
Design average daily capacity after upgrades	84	7.2013%	6.05	34,566

1. See Table 3-3

2. Computed as the WRF flow rate multiplied by the Murray capital contribution rate

Table 3-5 includes a summary of costs for existing treatment capacity and percent eligibility. Existing capacity in CVWRF is being paid for by bonds. Historic records of these bonds have been included in Appendix B.

Table 3-5
Cost and Impact Fee Eligibility of Existing Treatment Facilities

Project	Total Cost ¹	% Impact Fee Eligible ²
Bonds 2017A through 2021C	\$34,446,857.00	33%

1. See Appendix B

2. Capacity remaining in existing treatment facilities was computed as the portion of the total existing design capacity (75 MGD) not currently consumed by existing users. See Table 3-4.

3.4 Capacity of Future Facilities

This section will discuss the impact fee eligible costs for future facilities for both collection and treatment.

Collection

The facilities and costs presented in Table 3-6 are proposed collection projects essential to maintain the current level of service while accommodating future growth within the next 10 years. The facility sizing for the future proposed projects were developed in the 2021 Wastewater Collection System Master Plan. They were based on the level of service, the City's land use plan, and hydraulic modeling. All future projects have a design life greater than 10 years, as required by the Impact Fee Act. Detailed cost estimates are included in Appendix C. Depictions of these projects are shown in Figure 7-3 of the Wastewater Collection System Master Plan, which has been included in Appendix A for reference. Further details are included in the wastewater collection system master plan.

Table 3-6
Estimated Cost of Future Collection Facilities

Project	Map ID ¹	Total Cost
State Street, 5800 S to 6100 S	1	\$2,983,000.00
State Street, Auto Mall, and Main Street	2	\$3,466,700.00
5900 S. State Street to 300 West	3	\$3,139,000.00
State Street, 6100 S to 6200 S	4	\$1,262,000.00
Total		\$10,850,700.00

1. Refer to Figure 7-3 of the Wastewater Collection System Master Plan for the project number. This figure is included in Appendix A for reference.

Treatment

Treatment facility upgrades are managed by CVWRF, which is undergoing several upgrades to be compliant with new regulations aimed at minimizing nutrients in the effluent. The process upgrades will apply to both existing and future users.

CVWRF provided a summary of upgrades for nutrient removal. See Table 3-7.

Table 3-7
Future Nutrient Removal Projects

Project	Cost	Existing Demand (MGD) ¹	Planned Future Demand at Buildout (MGD) ¹
Sidestream Phosphorus	\$9,892,563	50	84
Sidestream Nitrogen	\$22,249,315	50	84
BNR Basins	\$125,602,969	50	84
Blower Buildings	\$51,796,150	50	84
Thickening & Straining	\$45,983,020	50	84
Dewatering	\$56,300,000	50	84
Total	\$311,824,017	-	-

1. See Table 3-4

Costs for these upgrades are shared amongst the member agencies according to their capital contribution rate. The additional capacity added to the Murray wastewater system with the treatment plant upgrades is summarized in Table 3-8.

Table 3-8
Murray Remaining Treatment Capacity (after Treatment Projects)

	Value
Capacity Remaining (MGD) ¹	2.45 MGD
ERUs Remaining ²	13,991 ERUs

1. Calculated as the difference between Murray's future treatment capacity after CVWRF projects are complete (6.05 MGD; see Table 3-4) and Murray's existing average daily capacity (3.60 MGD; see Table 3-4).
2. ERUs were found by converting Murray's flow contribution in MGD to ERUs with the LOS of 175 gpd/ERU.

Planning

Planning services are also needed to support growth. The City intends to update their master plans approximately every 5 years and their impact fee studies approximately every 3 years. Considering this schedule, and the cost of the most recent impact fee updates, the ERUs served by each plan update were calculated as shown in Table 3-9.

Table 3-9
Planning Component of Impact Fee

Planning Document	Cost	% of Plan Associated with Growth ¹	ERUs Served ²
2021 Wastewater Collection System Master Plan	\$38,000.00	60%	1,821
2023 IFFP and IFA	\$17,900.00	100%	1,093
Total	\$55,900.00	-	-

1. Percentages to growth for the master plan was based on a review of the scope of the plan and associated fees for tasks associated with the existing system and future growth. The IFFP and IFA are 100% associated with growth.
2. ERUs served was defined as the amount of ERUs expected to develop during the 5-year life of the master plan and the 3-year life of the IFFP and IFA, respectively. See Table 3-1.

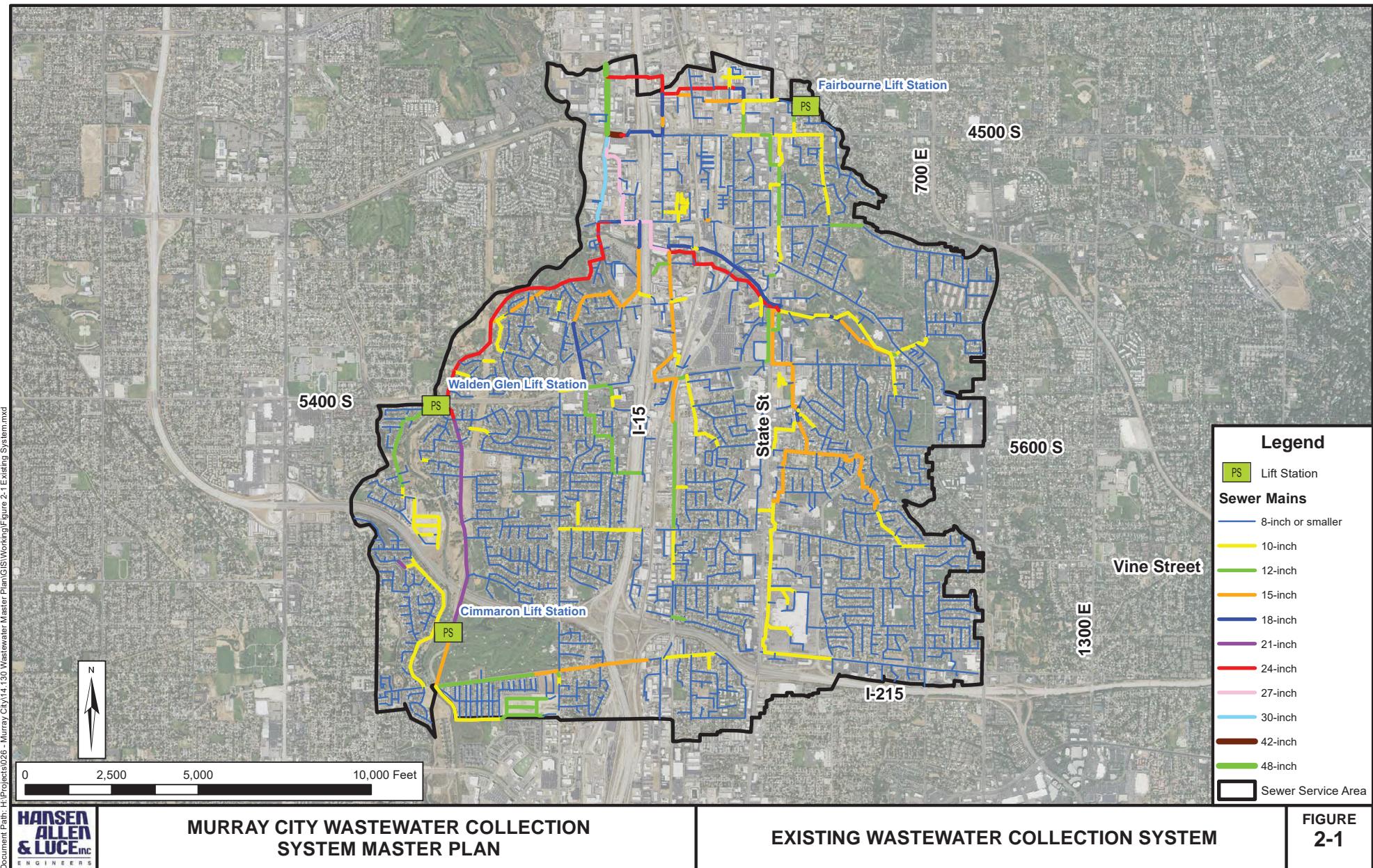
REFERENCES

State of Utah. 2014c. Utah Code Annotated, Section Utah Code 11-36a: Impact Fees Act

Hansen, Allen & Luce. 2021. "Murray City Wastewater Collection System Master Plan"

APPENDIX A

Information from the Wastewater Collection System Master Plan



CHAPTER 7 CAPITAL IMPROVEMENT PLAN

GROWTH PROJECTIONS

Historic population data from the United States Census Bureau and population projections from the Utah Governor's Office of Management and Budget were evaluated and used to make population projections for this study. Future projections were scaled down to account for lower-than-expected growth during the 2010 – 2020 decade. However, substantial growth is expected to occur through 2060 which was selected as the planning horizon for this study. Figure 7-1 shows historic and projected population estimates used for this study.

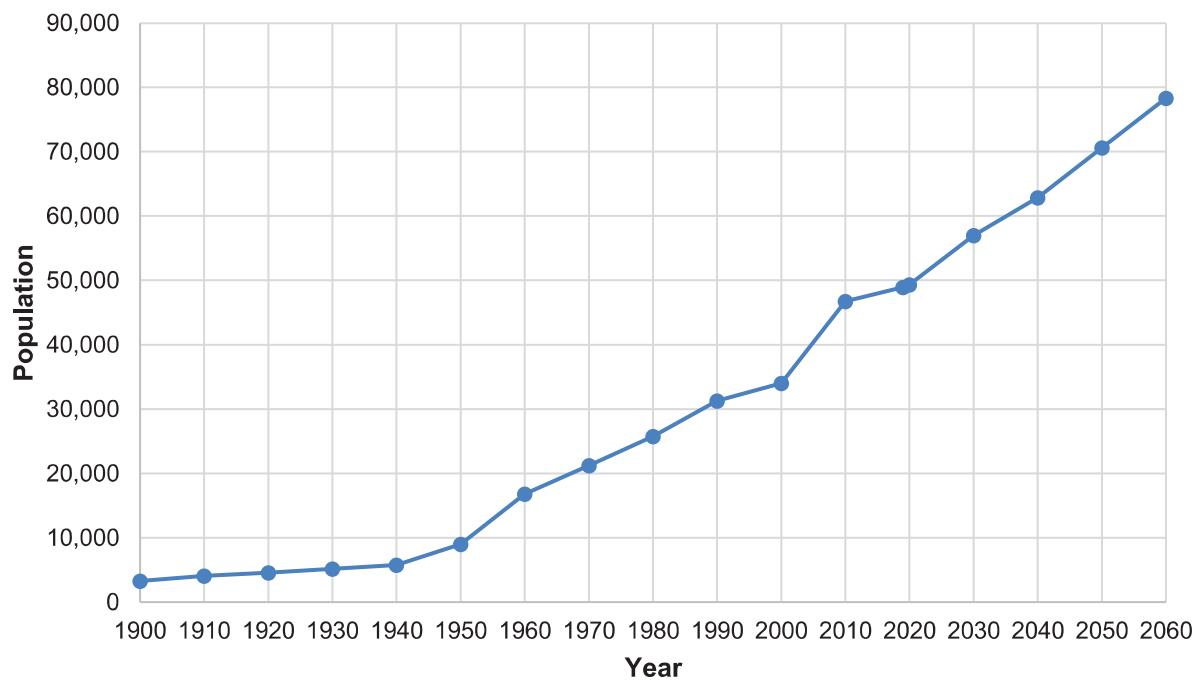


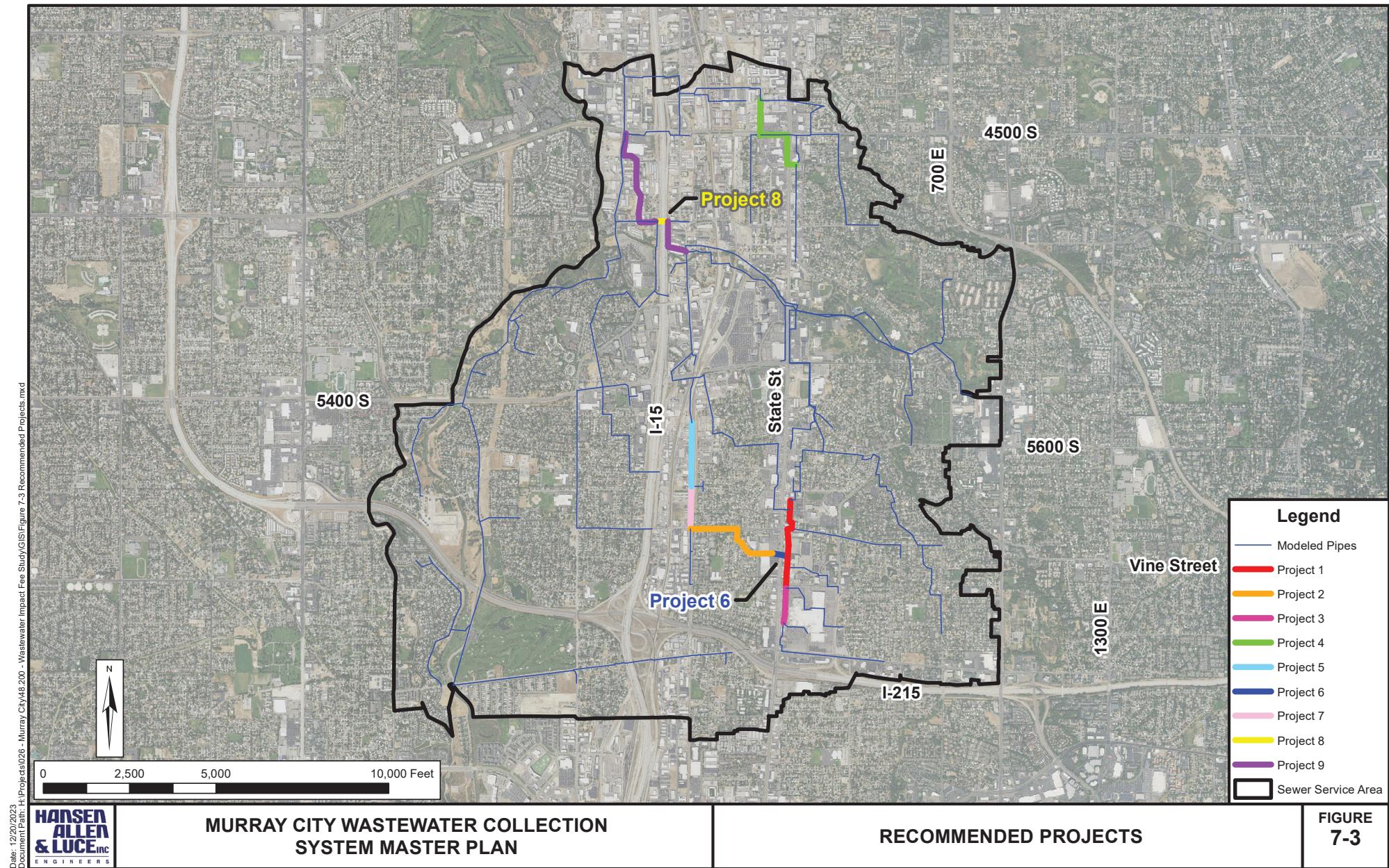
Figure 7-1: Historic and Projected Population

The Murray City planning department together with HAL and the Murray City Wastewater Division worked to identify the timing of growth and redevelopment projected to occur within the City (as discussed in Chapter 5). The projected timing of the development of these areas is shown on Figure 7-2. These projections are based on development concepts and interests known to the City, population projections, zoning code, and commonly accepted planning principles. These projections were used to assist the City in prioritizing future capital projects.

COST ESTIMATES

The following were considered when developing the recommended projects:

- Input from operations personnel and City management
- Priority indicated by modeling efforts
- Expected pace and timing of developments
- Historic project cost estimates



APPENDIX B

CVWRF Information

CVWRF Cost by Year

Account	Description	2024 Revised Budget	2023 Actual	2022 Actual	2021 Actual	2020 Actual	2019 Actual
52-5203-45105	Facility Operation	1,700,000.00	1,864,488.64	1,459,916.37	1,388,996.16	1,831,694.84	1,709,518.09
52-5203-45110	Interceptor Monitoring	0.00	0.00	0.00		3,042.69	968.89
52-5203-45115	Pretreatment Field	120,000.00	128,280.65	141,975.94	119,987.14	100,482.63	136,392.23
52-5203-45120	Laboratory Services	83,000.00	72,256.67	70,508.86	69,392.49	78,934.84	72,580.94
52-5203-45900	Depreciation	0.00	0.00	0.00			
52-5203-47800	Central Valley Capital	0.00	0.00	0.00			
52-5203-47801	Central Valley CIP	600,000.00	460,372.80	487,478.97	390,952.33	378,626.80	293,553.50
52-5203-48100	Bond Principal	1,900,000.00	1,796,893.34	1,475,697.70	774,725.37	821,691.95	346,662.98

CVWRF - Murray Impact Fee Rate Study Information

Year	2017	2018	2019	2020	2021	2022	2023
Percentage Paid by Bond Proceeds	60.57%	57.16%	56.94%	67.47%	84.39%	95.97%	98.60%
Large Projects Capital	6,945,862	25,583,936	26,097,367	46,435,077	81,610,247	80,958,420	55,100,276.00
Cogen	5,438,213.34	7,345,896.80	6,513,776.49	3,859,368.00	1,616,680.00		
Influent Box	1,239,432.48	2,776,288.24	545,758.82				
Secondary Clarifiers 11 & 12	165,675.92	5,717,621.91	2,917,825.19	317,592.00			
Blend & Equalization Tank	102,540.12	1,496,926.56	747,429.45				
Odor Control			2,878,058.50	404,071.00			
Interceptor Lining		4,247,578.39	424,409.56	163,101.00	1,972,407.00		
3 Water		403,847.87	1,207,337.50	9,581,148.00	8,635,712.00	4,003,500.00	
BNR		3,595,776.84	8,294,650.27	11,905,827.00	32,394,653.00	32,295,828.00	24,972,355.00
Headworks			768,741.41	7,392,429.00	7,978,074.00		
South Interconnect			863,561.33	330.00			
South Salt Lake Force Main			507,672.06	1,382,276.00			
Blower Building			388,146.42	6,894,094.00	13,749,728.00	20,464,151.00	7,897,259.00
Sidestream P			20,000.00	915,308.00	5,371,439.00	4,402,465.00	993,375.00
Thickening				1,138,697.00	2,396,570.00	7,435,946.00	12,758,763.00
Sidestream N			20,000.00	897,618.00	3,534,887.00	10,637,746.00	6,224,090.00
Digester Lids Rehab				1,583,217.00	3,418,735.00		
Dewatering Upgrades					541,362.00	1,718,784.00	2,254,434.00
Paid by Bond Proceeds	4,206,993.38	14,622,806.00	14,860,870.00	31,329,574.00	68,870,111.66	77,697,131.00	54,330,803.98

CVWRF Bus Rev Bonds	Murray portion	Sewer			Sewer			Sewer			Sewer SRF Loan			Private Placement Loan			Sewer			Sewer			Issued Murray Portion											
		2017A	Sewer Revenue Bonds	Interest	2017B	Sewer Revenue Bonds	Interest	2018A	Sewer Revenue Bonds	Interest	2020A	State SRF Loan	Principal	Interest	Balance	2021A	Bank of Utah Bond	Principal	Interest	Balance	2021B	Sewer Revenue Bond	Principal	Interest	Balance	2021C	Sewer Revenue Bond	Principal	Interest	Balance				
Year	Principal	Balance	Principal	Interest	Balance	Principal	Interest	Balance	Principal	Interest	Balance	Principal	Interest	Balance	Principal	Interest	Balance	Principal	Interest	Balance	Principal	Interest	Balance	Principal	Interest	Balance	Principal	Interest	Balance					
2016																																		
2017		20,178	3,893,833		-	-		-																						20,178	3,893,833			
2018	123,214	175,532	3,770,619		-	-		-																						123,214	175,532	3,770,619		
2019	127,298	170,927	3,643,320		-	-		-																						127,298	203,507	7,940,056		
2020	132,744	165,726	3,510,576		-	-		-																						265,082	361,210	8,429,753		
2021	138,190	160,307	3,372,386		-	-		-																						277,813	497,243	21,109,408		
2022	144,317	153,936	3,228,069		-	-		-																						295,566	425,789	22,351,683		
2023	151,805	146,533	3,076,264		-	-		-																						-	-	-		
2024	159,014	138,718	2,916,290		-	-		-																						161,340	283,422	6,640,773		
2025	163,143	150,300	2,751,757		-	-		-																						841,265	741,265	20,307,957		
2026	176,992	121,007	2,571,155		-	-		-																						166,026	2,559,026	710,428,250		
2027	185,842	112,836	2,385,313		-	-		-																						151,441	404,963	1,493,350		
2028	195,572	103,306	2,189,941		-	-		-																						178,332	266,492	6,301,075		
2029	204,222	94,337	1,985,719		-	-		-																						936,469	646,346	17,989,147		
2030	212,391	86,005	1,773,328		-	-		-																						197,234	248,120	17,016,528		
2031	221,241	77,332	1,552,087		-	-		-																						207,370	238,005	5,708,825		
2032		230,090	68,305	1,321,997		-	-		-																					1,010,022	535,462	14,959,208		
2033		230,540	58,800	1,087,625		-	-		-																					229,010	216,207	5,262,036		
2034		240,512	47,856	831,864		-	-		-																					1,084,773	497,477	13,874,483		
2035		263,446	35,007	568,418		-	-		-																					1,229,525	459,013	12,751,531		
2036		277,061	21,494	291,357		-	-		-																					1,205,693	426,312	42,031,510		
2037		291,357	7,284	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,205,708	379,443	10,386,800					
2038																																		
2039																																		
2040																																		
2041																																		
2042																																		
2043																																		
2044																																		
2045																																		
2046																																		
2047																																		
2048																																		
		3,893,833	2,096,782	0	0	0	4,296,735	2,301,421	4,913,618	930,073	1,797,500	379,255	1,705,468	633,423	6,963,726	4,535,025	23,570,880	10,875,977																

CVWRF Bus Rev Bonds	2024 bond to be issued in July?			CVWRF Bus Rev Bonds	Grand total Murray Portion			Sewer
	2024 Sewer Revenue Bonds Payment Estimate	Interest	Balance		Year	Principal	Estimate	Interest
2016	20,178	3,893,833			2016	20,178	3,893,833	
2017	123,214	175,532	3,770,619		2017	123,214	175,532	3,770,619
2018	127,298	170,927	3,643,320		2018	127,298	170,927	3,643,320
2019	132,744	165,726	3,510,576		2019	132,744	165,726	3,510,576
2020	138,190	160,307	3,372,386		2020	138,190	160,307	3,372,386
2021	144,317	153,936	3,228,069		2021	144,317	153,936	3,228,069
2022	151,805	146,533	3,076,264		2022	151,805	146,533	3,076,264
2023	159,014	138,718	2,916,290		2023	159,014	138,718	2,916,290
2024	163,143	121,007	2,751,757		2024	163,143	121,007	2,751,757
2025	176,992	121,007	2,571,155		2025	176,992	121,007	2,571,155
2026	185,842	112,836	2,385,313		2026	185,842	112,836	2,385,313
2027	195,572	103,306	2,189,941		2027	195,572	103,306	2,189,941
2028	204,222	94,337	1,985,719		2028	204,222	94,337	1,985,719
2029	212,391	86,005	1,773,328		2029	212,391	86,005	1,773,328
2030	221,241	77,332	1,552,087		2030	221,241	77,332	1,552,087
2031	230,090	68,305	1,321,997		2031	230,090	68,305	1,321,997
2032	230,540	58,800	1,087,625		2032	230,540	58,800	1,087,625
2033	240,512	47,856	831,864		2033	240,512	47,856	831,864
2034	263,446	35,007	568,418		2034	263,446	35,007	568,418
2035	277,061	21,494	291,357		2035	277,061	21,494	291,357
2036	291,357	103,306	2,189,941		2036	291,357	103,306	2,189,941
2037	309,882	94,337	1,985,719		2037	309,882	94,337	1,985,719
2038	316,092	86,005	1,773,328		2038	316,092	86,005	1,773,328
2039	323,214	77,332	1,552,087		2039	323,214	77,332	1,552,087
2040	330,532	68,305	1,321,997		2040	330,532	68,305	1,321,997
2041	338,182	58,800	1,087,625		2041	338,182	58,800	1,087,625
2042	345,446	47,856	831,864		2042	345,446	47,856	831,864
2043	361,092	35,007	568,418		2043	361,092	35,007	568,418
2044	369,882	21,494	291,357		2044	369,882	21,494	291,357
2045	377,061	103,306	2,189,941		2045	377,061	103,306	2,189,941
2046	384,337	94,337	1,985,719		2046	384,337	94,337	1,985,719
2047	391,615	86,005	1,773,328		2047	391,615	86,005	1,773,328

APPENDIX C

Estimated Future Project Costs

Murray City Master Plan
Recommended Sewer Improvements
Preliminary Engineers Cost Estimates

	Item	Unit	Unit Price	Quantity	Total Price
1 State Street, 5800 S to 6100 S					
	15" Pipeline	LF	\$ 956	2600	\$ 2,485,912
			Engineering & Admin. (10%)	\$ 248,591	
			Contingency (10%)	\$ 248,591	
			Total to State Street, 5800 S to 6100 S	\$ 2,983,000	
2 Auto Blvd and Main Street					
	15" Pipeline	LF	\$ 956	1700	\$ 1,625,404
	18" Pipeline	LF	\$ 1,013	1000	\$ 1,013,487
	Cross Major Road	LS	\$ 100,000	2	\$ 200,000
	Diversion Manhole	LS	\$ 50,000	1	\$ 50,000
			Engineering & Admin. (10%)	\$ 288,889	
			Contingency (10%)	\$ 288,889	
			Total to Auto Blvd and Main Street	\$ 3,466,700	
3 Approx 5900 S, State St. to 300 W					
	12" Pipeline	LF	\$ 902	2900	\$ 2,615,800
			Engineering & Admin. (10%)	\$ 261,580	
			Contingency (10%)	\$ 261,580	
			Total to Approx 5900 S, State St. to 300 W	\$ 3,139,000	
4 State Street, 6100 S to 6200 S					
	15" Pipeline	LF	\$ 956	1100	\$ 1,051,732
			Engineering & Admin. (10%)	\$ 105,173	
			Contingency (10%)	\$ 105,173	
			Total to State Street, 6100 S to 6200 S	\$ 1,262,000	

Total Costs \$ 10,850,700

Murray City Wastewater Treatment and Collection System

Impact Fee Analysis



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EXECUTIVE SUMMARY

Murray City (“City”) commissioned Hansen Allen Luce (HAL) to draft the City’s Wastewater Treatment and Collection System Impact Fee Facilities Plan (“IFFP”) and Zions Public Finance, Inc. (ZPFI) to draft a Wastewater Treatment and Collection System Impact Fee Analysis (“IFA”) in accordance with Utah law. An impact fee is a payment of money imposed upon new development activity to mitigate the impact of new development on public infrastructure.

The recommended impact fee structure presented in this analysis has been prepared to satisfy the Impact Fees Act, Utah Code Ann. § 11-36a-101 et. seq., and represents the maximum impact fees that the City may assess. The City will be required to use revenue sources other than impact fees to fund any projects identified in the IFFP that constitute repair and replacement, cure any existing deficiencies, or increase the level of service for existing users.

Wastewater System Overview

Level of Service – Equivalent Residential Unit

Level of service (LOS) defines the wastewater demands that a new residential user, expressed as an Equivalent Residential Unit (ERU), will typically require and should pay for through impact fees. The City intends to maintain existing service levels as described in more detail in the body of this analysis and as taken from the IFFP.

In 2023 the City served 16,453 ERUs and is anticipated to grow to approximately 19,841 ERUs by 2033, for an increase of 3,388 ERUs over the 10-year period. A residential unit is equated to one ERU and non-residential properties are charged based on meter size.

Wastewater Service Area

The Service Area covers Murray City with the exception of a small eastern portion of the City that is served by the Cottonwood Improvement District and a small area that is served by Mt. Olympus Service District. A map of the service area is included as Appendix A. The City provides wastewater collection services and contracts with Central Valley Water Reclamation Facility (CVWRF) for treatment.

Existing Excess Capacity

The IFFP identifies total excess capacity in its collection system that will serve an additional 31,477 ERUs with an actual cost of roughly \$6.5 million. In addition, there is excess capacity in CVWRF’s treatment facilities of approximately 30,863 ERUs with an actual cost of about \$34.4 million.

New Construction Costs

The IFFP identifies a total of \$10.85 million in new construction costs for collection facilities and \$9.1 million in treatment costs. Over the next 10 years, new development is responsible for \$1,167,906 of collection costs and \$2.2 million of treatment costs.

Wastewater Impact Fee Calculation

The impact fee calculation shown in Table 1 below results in a gross fee of \$2,359.96 per ERU before credits are made for the City’s outstanding bond, for CVWRF’s outstanding bond and for the portion of the CVWRF new construction costs that will benefit existing development.

TABLE 1: PROPORTIONATE SHARE ANALYSIS - GROSS FEE BEFORE CREDITS

Summary of Gross Impact Fee	Amount
Existing Excess Capacity - Collection	\$207.46
Interest on City Bond for Existing Capacity	\$13.11
Existing Excess Capacity - Treatment	\$1,116.13
New Improvements - Collection	\$344.72
New Improvements - Treatment	\$649.64
Consultant Costs	\$28.90
Fund Balance	\$0.00
Total Gross Fee	\$2,359.96

Because of the two outstanding bonds, as well as new construction projects that will benefit existing development, new development cannot be expected to pay a full impact fee and then pay for these same facilities again through higher rates to cover the portion of the bond payments that benefit existing users. Maximum impact fees are shown in the far-right shaded column of Table 2 where the credits for the outstanding CVWRF bond, the City bond and the new construction costs that will benefit existing development are subtracted from the gross fee of \$2,359.96 per ERU.

TABLE 2: MAXIMUM FEE PER ERU BY YEAR

Year	NPV - CVWRF Bond	NPV City Series 2012	NPV CVWRF Future - Benefits Existing	Maximum Fee
2024	\$704.56	\$24.62	\$428.64	\$1,202.14
2025	\$669.51	\$22.41	\$410.33	\$1,257.71
2026	\$634.47	\$20.13	\$391.95	\$1,313.40
2027	\$599.34	\$17.83	\$373.46	\$1,369.33
2028	\$564.06	\$15.48	\$354.82	\$1,425.60
2029	\$528.58	\$13.08	\$335.99	\$1,482.31
2030	\$492.84	\$10.61	\$316.93	\$1,539.59
2031	\$456.78	\$8.09	\$297.61	\$1,597.49
2032	\$420.34	\$5.48	\$277.83	\$1,656.31
2033	\$383.21	\$2.79	\$257.55	\$1,716.40

All single-family and multi-family residential wastewater fees will be charged based on one ERU. All non-residential development will be charged based on the meter sizes shown in Tables 3 and 4 below.

TABLE 3: MAXIMUM IMPACT FEE PER 1 ERU AND METER SIZE, 2024-2028

Water Meter Sizes	Ratio	2024	2025	2026	2027	2028
1	1.00	\$1,202	\$1,258	\$1,313	\$1,369	\$1,426
1.5	2.00	\$2,404	\$2,515	\$2,627	\$2,739	\$2,851
2	3.20	\$3,846	\$4,024	\$4,203	\$4,381	\$4,562

Water Meter Sizes	Ratio	2024	2025	2026	2027	2028
3	6.00	\$7,213	\$7,546	\$7,880	\$8,216	\$8,554
4	10.00	\$12,021	\$12,577	\$13,134	\$13,693	\$14,256
6	20.00	\$24,043	\$25,154	\$26,268	\$27,387	\$28,512
8	32.03	\$38,500	\$40,280	\$42,063	\$43,855	\$45,657
10	67.06	\$80,610	\$84,336	\$88,071	\$91,821	\$95,594

TABLE 4: MAXIMUM IMPACT FEE PER 1 ERU AND METER SIZE, 2029-2033

Water Meter Sizes	Ratio	2029	2030	2031	2032	2033
1	1.00	\$1,482	\$1,540	\$1,597	\$1,656	\$1,716
1.5	2.00	\$2,965	\$3,079	\$3,195	\$3,313	\$3,433
2	3.20	\$4,743	\$4,926	\$5,111	\$5,300	\$5,492
3	6.00	\$8,894	\$9,238	\$9,585	\$9,938	\$10,298
4	10.00	\$14,823	\$15,396	\$15,975	\$16,563	\$17,164
6	20.00	\$29,646	\$30,792	\$31,950	\$33,126	\$34,328
8	32.03	\$47,473	\$49,307	\$51,162	\$53,045	\$54,970
10	67.06	\$99,397	\$103,238	\$107,120	\$111,064	\$115,094

Non-Standard Demand Adjustments

The City reserves the right under the Impact Fees Act (Utah Code Ann. § 11-36a-402(1)(c, d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The impact fee ordinance should include a provision that permits adjustment of the fee for a development based upon studies and data submitted by the developer that indicate a more realistic and accurate impact upon the City's infrastructure.

CHAPTER 1: OVERVIEW OF THE WASTEWATER IMPACT FEES

Summary

An impact fee is intended to recover the City's costs of building excess wastewater capacity from new residential or non-residential development rather than passing these growth-related costs on to existing users through rates.

The Utah Impact Fees Act allows only certain costs to be included in an impact fee so that only the fair cost of expansionary projects or existing unused capacity paid by the City is assessed through an impact fee. Eligible costs include future projects, historic costs of existing assets that still have capacity available to serve growth, future or outstanding debt related to these eligible projects, and certain professional

expenses related to planning for growth. Project improvements that only serve a specific development or subdivision cannot be included. System improvements that cure a deficiency or enhance the Level of Service (LOS) cannot be included without an appropriate credit.

The impact fee analysis provides documentation of a fair comparison, or rational nexus, between the impact fee charged to new development and the demands that new growth will have on the system.

Costs to be Included in the Impact Fee

The impact fees proposed in this analysis are calculated based upon:

- Buy-in to existing excess capacity;
- New capital infrastructure that will serve new development; and
- Professional and planning expenses related to the construction of system improvements that will serve new development.

The costs that cannot be included in the impact fee are as follows:

- Projects that cure system deficiencies for existing users;
- Projects that increase the level of service above that which is currently provided;
- Operations and maintenance costs;
- Costs of facilities funded by grants or other funds that the City does not have to repay;
- Interest costs related to outstanding or future bonds that have been issued to fund non-impact fee eligible projects such as repair and replacement and curing deficiency; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

Utah Code Legal Requirements

Utah law requires that entities prepare an Impact Fee Analysis (IFA) before enacting an impact fee. Utah law also requires that entities give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Analysis in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Plan (Utah Code §11-36a-503). This notice must be posted on the Utah Public Notice website.

Preparation of Impact Fee Analysis

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee analysis. (Utah Code 11-36a-304).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis:

- (1) An impact fee analysis shall:
 - (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
 - (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;

- (c) demonstrate how the anticipated impacts described in subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
- (d) estimate the proportionate share of:
 - (i) the costs for existing capacity that will be recouped; and
 - (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
- (e) identify how the impact fee was calculated.

(2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
- (b) the cost of system improvements for each public facility;
- (c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
- (d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;
- (e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
- (f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
- (g) extraordinary costs, if any, in servicing the newly-developed properties; and
- (h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Certification of Impact Fee Analysis

Utah Code states that an Impact Fee Analysis shall include a written certification from the person or entity that prepares the Impact Fee Analysis. This certification is included at the conclusion of this analysis.

CHAPTER 2: IMPACT FROM GROWTH UPON THE CITY'S FACILITIES AND LEVEL OF SERVICE

Utah Code 11-36a-304(1)(a)

Service Area

The service area includes all areas within Murray City's boundaries with the exception of a small eastern portion of the City that is served by Cottonwood Improvement District and a small area that is served by Mt. Olympus Improvement District. A map of the service area is included in Appendix A.

Wastewater Demands

The table below shows Equivalent Residential Unit (ERU) growth projections as obtained from the City's IFFP.

TABLE 5: GROWTH IN DEMAND

Year	ERUs
2023	16,453
2024	16,817
2025	17,181
2026	17,546
2027	17,910
2028	18,274
2029	18,639
2030	19,003
2031	19,282
2032	19,562
2033	19,841
Growth in ERUs, 2023-2033	3,388

Existing and Proposed LOS Analysis

The level of service designated for the wastewater collection system has been established by the City to provide adequate wastewater collection capacity. It is based on analysis of data as described in the master plan and as summarized in the IFFP and quoted herein.

ERU Loading and Treatment

- The existing level of service is for average daily flow is 175 gpd per ERU.

Infiltration and Inflow

- The existing wastewater collection system experiences infiltration at a level of approximately 0.6 MGD.
- The existing wastewater collection system experiences inflow at a level of approximately 1.0 MGD during major storm events. These flow rates are included in the hydraulic model. Murray intends to manage infiltration and inflow to keep it at or below these levels.

Wastewater Collection System Capacity

- Peak daily flow in the pipe must not exceed a depth/diameter ratio of 0.70 for pipe diameters 12 inches and greater and 0.50 for pipe diameters less than 12 inches. The remaining capacity is reserved for unexpected flows, peaking, or flow restrictions.
- Per State of Utah standards, no newly installed collection pipe may be less than 8 inches in diameter.

Excess Capacity

With growth of 3,388 ERUs over the 10-year time frame of this study (2023-2033), the IFFP identifies \$6,530,288.16 of costs related to existing, excess capacity in the collection system that will be consumed by the added capacity demands of new development. The total remaining excess capacity is 31,477 ERUs.

TABLE 6: EXISTING EXCESS CAPACITY—COLLECTION SYSTEM

Project	Actual Cost	% Impact Fee Eligible	Impact-Fee Eligible Cost
Little Cottonwood- 27" Bypass Sewer, 1-15 to State Street	\$819,784.08	66%	\$541,057.49
West Trunk Line	\$2,577,930.38	66%	\$1,701,434.05
Fireclay Sewer Line	\$2,062,605.41	66%	\$1,361,319.57
Mall Sewer Replacement	\$963,630.83	66%	\$635,996.35
Edison Sewer and Fairbourne Force Main Improvements	\$44,479.60	66%	\$29,356.54
500 W Trunk Sewer Extension	\$1,668,451.24	66%	\$1,101,177.82
Walden Glen Lift Station	\$1,757,494.46	66%	\$1,159,946.34
TOTAL	\$9,894,376.00		\$6,530,288.16

Source: IFFP, p. 3-2

The above impact-fee eligible cost can be increased by the interest costs of the Series 2012 Sewer Bond that is paying for the above facilities. The remaining capacity of these projects is 31,477 ERUs, or 66 percent of the total capacity of 47,930 ERUs served by the bond projects. Total interest on the Series 2012 bond is \$628,350 which covers 47,930 ERUs.

The IFFP also identifies excess capacity in the treatment system - \$34,446,557 of excess capacity that will serve 30,863 ERUs.¹

¹ Source: IFFP, p. 3-3

CHAPTER 4: SYSTEM IMPROVEMENTS REQUIRED FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

Future 10-Year Wastewater Capital Projects

The City intends to build the following projects within the impact fee planning horizon to serve the demands of new growth.

TABLE 7: IMPACT-FEE ELIGIBLE CAPITAL PROJECTS - COLLECTION SYSTEM

Project	Cost
State Street, 5800 S to 6100 S	\$2,983,000
State Street, Auto Mall, and Main Street	\$3,466,700
5900 S. State Street to 300 West	\$3,139,000
State Street, 6100 S to 6200 S	\$1,262,000
TOTAL	\$10,850,700

Source: IFFP, p. 3-4

CVWRF is planning for nearly \$312 million in new construction projects. Of this amount roughly 40 percent, or \$126 million, is attributable to new growth.

TABLE 8: IMPACT-FEE ELIGIBLE CAPITAL PROJECTS - TREATMENT SYSTEM

Project	Cost	Existing Demand (MGD)	Planned Future Demand at Buildout (MGD)	% to New Growth	Cost to New Growth
Sidestream Phosphorus	\$9,892,563	50	84	40%	\$4,004,133
Sidestream Nitrogen	\$22,249,315	50	84	40%	\$9,005,675
BNR Basins	\$125,602,969	50	84	40%	\$50,839,297
Blower Buildings	\$51,796,150	50	84	40%	\$20,965,108
Thickening & straining	\$45,983,020	50	84	40%	\$18,612,175
Dewatering	\$56,300,000	50	84	40%	\$22,788,095
TOTAL	\$311,824,017				\$126,214,483

Source: IFFP, p. 3-5

Approximately 60 percent of the costs will benefit existing development and therefore credits must be made in the calculation of impact fees so that new development does not pay twice. Murray City is responsible for only 7.2013 percent of these costs, thereby reducing the costs to new growth to \$9,089,084. The amount that will benefit existing development is \$185,609,533.93, which is reduced by 7.2013 percent of these costs to \$13,366,299.

CHAPTER 5: PROPORTIONATE SHARE ANALYSIS

The Impact Fees Act requires the Impact Fee Analysis to estimate the proportionate share of the future and historic cost of existing system improvements that benefit new growth that can be recouped through impact fees. The impact fee for existing assets must be based on the actual costs while the fees for construction of new facilities must be based on reasonable future costs of the system. This chapter will show that the proposed impact fee for system improvements is reasonably related to the impact on the wastewater system from future development activity.

Maximum Legal Wastewater Impact Fee per ERU

Existing Projects with Excess Capacity

The existing excess capacity to be consumed over the next ten years is \$702,882 as shown in detail in Table 9. With projected growth of 3,388 ERUs over the next 10 years, the cost per ERU is \$207.46 for buy-in to the existing collection system.

TABLE 9: PROPORTIONATE SHARE ANALYSIS-EXCESS CAPACITY BUY-IN TO COLLECTION SYSTEM

Existing Excess Capacity - Collection	Amount
Impact-Fee Eligible Actual Cost - Remaining	\$6,530,288.16
Growth in ERUs, 2023-2033	3,388
Capacity of System in ERUs	47,930
% of Capacity Consumed, 2023-2033	11%
Cost to Development, 2023-2033	\$702,882
Cost per ERU	\$207.46

Because the collection excess capacity is funded by the City's outstanding Series 2012 Sewer Bond, interest costs of the bond can be added to the actual buy-in costs.

TABLE 10: INTEREST COSTS ON SERIES 2012 BOND

Interest on Series 2012 Wastewater Bond	Amount
Total Interest	\$628,350
Total Capacity in ERUs Served by Bond	47,930
Interest Cost per ERU	\$13.11

There is also existing, excess capacity in the Central Valley Water treatment facility. According to the IFFP, the cost attributable to Murray City is \$34.4 million, with remaining capacity of 30,863 ERUs.

TABLE 11: PROPORTIONATE SHARE ANALYSIS-EXCESS CAPACITY BUY-IN TO TREATMENT SYSTEM

Existing Excess Capacity - Treatment	Amount
Cost of Facility	\$34,446,857
Total Capacity in ERUs	30,863
Cost per ERU	\$1,116.13

New Construction

Table 7 summarizes the cost of future collection system improvements to be constructed within the next 10 years and what portion of these costs is attributable to 10-year growth. The total projected cost of new collection facilities is \$10,850,700, with \$1,167,906 of these costs attributable to the demands of new development over the next 10 years.

TABLE 12: PROPORTIONATE SHARE ANALYSIS- NEW CONSTRUCTION OF COLLECTION FACILITIES

Future Facilities - Collection	Amount
Cost of New Collection Facilities	\$10,850,700
Growth in ERUs, 2023-2033	3,388
Capacity of System in ERUs	31,477
% of Capacity Consumed, 2023-2033	11%
Cost to Development, 2023-2033	\$1,167,906
Cost per ERU	\$344.72

Additional new construction costs are attributable to the increased demands placed on treatment at the CVWRF. Since Murray is responsible 7.2013 percent of the demand at the facility, it is responsible for \$9,089,084 of total costs.

TABLE 13: PROPORTIONATE SHARE ANALYSIS- NEW CONSTRUCTION OF TREATMENT FACILITIES

Future Facilities - Treatment CVWRF	Amount
Cost to New Growth	\$126,214,483
Murray Percent Share	7.2013%
Cost to Murray for New Growth	\$9,089,084
Capacity ERUs	13,991
Growth in ERUs, 2023-2033	3,388
Percent to New Growth, 2023-2033	24%
Cost to New Growth, 2023-2033	\$2,200,973.14
Cost per ERU	\$649.64

Consultant Fees

The Impact Fees Act allows for fees charged to include the reimbursement of engineering and consultant costs incurred in the preparation of wastewater plans and analyses.

TABLE 14: PROPORTIONATE SHARE ANALYSIS – CONSULTANT FEES

Consultant Fees	Cost	ERUs Served	% of Plan Associated with Growth	Cost to Growth	Cost per ERU
2021 Wastewater Collection System Master Plan	\$38,000	1,821	60%	\$22,800	\$12.52
2023 IFFP and IFA	\$17,900	1,093	100%	\$17,900	\$16.38
TOTAL	\$55,900			\$40,700	\$28.90

Summary of Gross Impact Fee

The gross impact fee is the impact calculated before credits for the outstanding bonds are taken into account.

TABLE 15: PROPORTIONATE SHARE ANALYSIS- GROSS IMPACT FEE PER ERU

Summary of Gross Impact Fee	Amount
Existing Excess Capacity - Collection	\$207.46
Interest on City Bond for Existing Capacity	\$13.11
Existing Excess Capacity - Treatment	\$1,116.13
New Improvements - Collection	\$344.72
New Improvements - Treatment	\$649.64
Consultant Costs	\$28.90
Fund Balance	\$0.00
Total Gross Fee	\$2,359.96

Credits for Outstanding Bonds

The City has one outstanding bond, the Series 2012 Sewer Bond, and CVWRF has one outstanding bond for which credits must be made. Credits must be made only for the portion of the bond that benefits existing development as the impact fees collected should be sufficient to cover the obligations and fair share of new development.

TABLE 16: PROPORTIONATE SHARE ANALYSIS- CREDITS ON SERIES 2012 BOND

Year	P + I	Payments to Existing	ERCs	Payment per ERU	NPV*
2024	\$169,025	\$58,021	16,817	\$3.45	\$24.62
2025	\$169,725	\$58,262	17,181	\$3.39	\$22.41
2026	\$169,325	\$58,124	17,546	\$3.31	\$20.13
2027	\$168,850	\$57,961	17,910	\$3.24	\$17.83
2028	\$169,300	\$58,116	18,274	\$3.18	\$15.48
2029	\$169,650	\$58,236	18,639	\$3.12	\$13.08
2030	\$168,900	\$57,979	19,003	\$3.05	\$10.61
2031	\$169,075	\$58,039	19,282	\$3.01	\$8.09
2032	\$169,150	\$58,064	19,562	\$2.97	\$5.48
2033	\$169,125	\$58,056	19,841	\$2.93	\$2.79

*NPV = net present value discounted at 5 percent

TABLE 17: PROPORTIONATE SHARE ANALYSIS- CREDITS ON SERIES CVWRF BOND

Year	P+I	ERUs	Total Credit Amt	Payment per ERU	NPV* - CVWRF
2024	\$2,168,671	16,453	\$1,156,125	\$70.27	\$704.56
2025	\$2,161,536	16,817	\$1,152,321	\$68.52	\$669.51

Year	P+I	ERUs	Total Credit Amt	Payment per ERU	NPV* - CVWRF
2026	\$2,154,651	17,181	\$1,148,651	\$66.86	\$634.47
2027	\$2,147,454	17,546	\$1,144,814	\$65.25	\$599.34
2028	\$2,139,221	17,910	\$1,140,425	\$63.68	\$564.06
2029	\$2,131,373	18,274	\$1,136,241	\$62.18	\$528.58
2030	\$2,122,308	18,639	\$1,131,408	\$60.70	\$492.84
2031	\$2,112,891	19,003	\$1,126,388	\$59.27	\$456.78
2032	\$2,103,080	19,282	\$1,121,158	\$58.15	\$420.34
2033	\$2,093,567	19,562	\$1,116,086	\$57.05	\$383.21

*NPV = net present value discounted at 5 percent

The credits shown in tables 16 and 17 above are for existing outstanding debt only. In addition, credits must be made for any portion of future projects that benefits existing development. The IFFP does not identify any part of the future collections facilities that will benefit existing development (i.e., cure deficiencies) and therefore no credit needs to be made.

However, the IFFP does identify a portion of the new construction costs for CVWRF treatment facilities that will benefit existing development. Therefore, a credit needs to be made so that new development does not pay twice. The credit is made by taking the fair share to Murray for existing development (\$13,366,299) and spreading the costs over 20 years to arrive at an estimated \$668,315 per year that will benefit existing development.

TABLE 18: CREDITS FOR CVWRF NEW PROJECTS THAT BENEFIT EXISTING DEVELOPMENT

Description	Amount
Total New Construction Cost	\$311,824,017
Total Amount Benefitting Existing Development	\$185,609,534
Murray City Allocation	7.2013%
Amount to Murray City for Existing Development	\$13,366,299
Number of Years	20
Cost per Year	\$668,315

The impact per year per ERU is calculated by dividing the annual payments by the total projected ERUs in the City and calculating a net present value of those future payments.

TABLE 19: CREDITS FOR CVWRF NEW PROJECTS THAT BENEFIT EXISTING DEVELOPMENT

Year	Payment per Year	ERUs	Payment per ERU	NPV*
2024	\$668,315	16,817	\$39.74	\$428.64
2025	\$668,315	17,181	\$38.90	\$410.33
2026	\$668,315	17,546	\$38.09	\$391.95
2027	\$668,315	17,910	\$37.32	\$373.46
2028	\$668,315	18,274	\$36.57	\$354.82
2029	\$668,315	18,639	\$35.86	\$335.99
2030	\$668,315	19,003	\$35.17	\$316.93
2031	\$668,315	19,282	\$34.66	\$297.61

Year	Payment per Year	ERUs	Payment per ERU	NPV*
2032	\$668,315	19,562	\$34.16	\$277.83
2033	\$668,315	19,841	\$33.68	\$257.55

*NPV = net present value discounted at 5 percent

Summary of Fees

Because of the two outstanding bonds, as well as new construction projects that will benefit existing development, new development cannot be expected to pay a full impact fee and then pay for these same facilities again through higher rates to cover the portion of the bond payments that benefit existing users. Maximum impact fees are shown in the far-right shaded column of Table 2 where the credits for the outstanding CVWRF bond, the City bond and the new construction costs that will benefit existing development are subtracted from the gross fee of \$2,359.96 per ERU.

TABLE 20: MAXIMUM FEE PER ERU BY YEAR

Year	NPV - CVWRF Bond	NPV City Series 2012	NPV CVWRF Future - Benefits Existing	Maximum Fee
2024	\$704.56	\$24.62	\$428.64	\$1,202.14
2025	\$669.51	\$22.41	\$410.33	\$1,257.71
2026	\$634.47	\$20.13	\$391.95	\$1,313.40
2027	\$599.34	\$17.83	\$373.46	\$1,369.33
2028	\$564.06	\$15.48	\$354.82	\$1,425.60
2029	\$528.58	\$13.08	\$335.99	\$1,482.31
2030	\$492.84	\$10.61	\$316.93	\$1,539.59
2031	\$456.78	\$8.09	\$297.61	\$1,597.49
2032	\$420.34	\$5.48	\$277.83	\$1,656.31
2033	\$383.21	\$2.79	\$257.55	\$1,716.40

All single-family and multi-family residential wastewater fees will be charged based on one ERU. All non-residential development will be charged based on the meter sizes shown in Tables 21 and 11 below.

TABLE 21: MAXIMUM IMPACT FEE PER METER SIZE, 2024-2028

Water Meter Sizes	Ratio	2024	2025	2026	2027	2028
1	1.00	\$1,202	\$1,258	\$1,313	\$1,369	\$1,426
1.5	2.00	\$2,404	\$2,515	\$2,627	\$2,739	\$2,851
2	3.20	\$3,846	\$4,024	\$4,203	\$4,381	\$4,562
3	6.00	\$7,213	\$7,546	\$7,880	\$8,216	\$8,554
4	10.00	\$12,021	\$12,577	\$13,134	\$13,693	\$14,256
6	20.00	\$24,043	\$25,154	\$26,268	\$27,387	\$28,512
8	32.03	\$38,500	\$40,280	\$42,063	\$43,855	\$45,657
10	67.06	\$80,610	\$84,336	\$88,071	\$91,821	\$95,594

TABLE 22: MAXIMUM IMPACT FEE PER METER SIZE, 2029-2033

Water Meter Sizes	Ratio	2029	2030	2031	2032	2033
1	1.00	\$1,482	\$1,540	\$1,597	\$1,656	\$1,716
1.5	2.00	\$2,965	\$3,079	\$3,195	\$3,313	\$3,433
2	3.20	\$4,743	\$4,926	\$5,111	\$5,300	\$5,492
3	6.00	\$8,894	\$9,238	\$9,585	\$9,938	\$10,298
4	10.00	\$14,823	\$15,396	\$15,975	\$16,563	\$17,164
6	20.00	\$29,646	\$30,792	\$31,950	\$33,126	\$34,328
8	32.03	\$47,473	\$49,307	\$51,162	\$53,045	\$54,970
10	67.06	\$99,397	\$103,238	\$107,120	\$111,064	\$115,094

Non-Standard Demand Adjustments

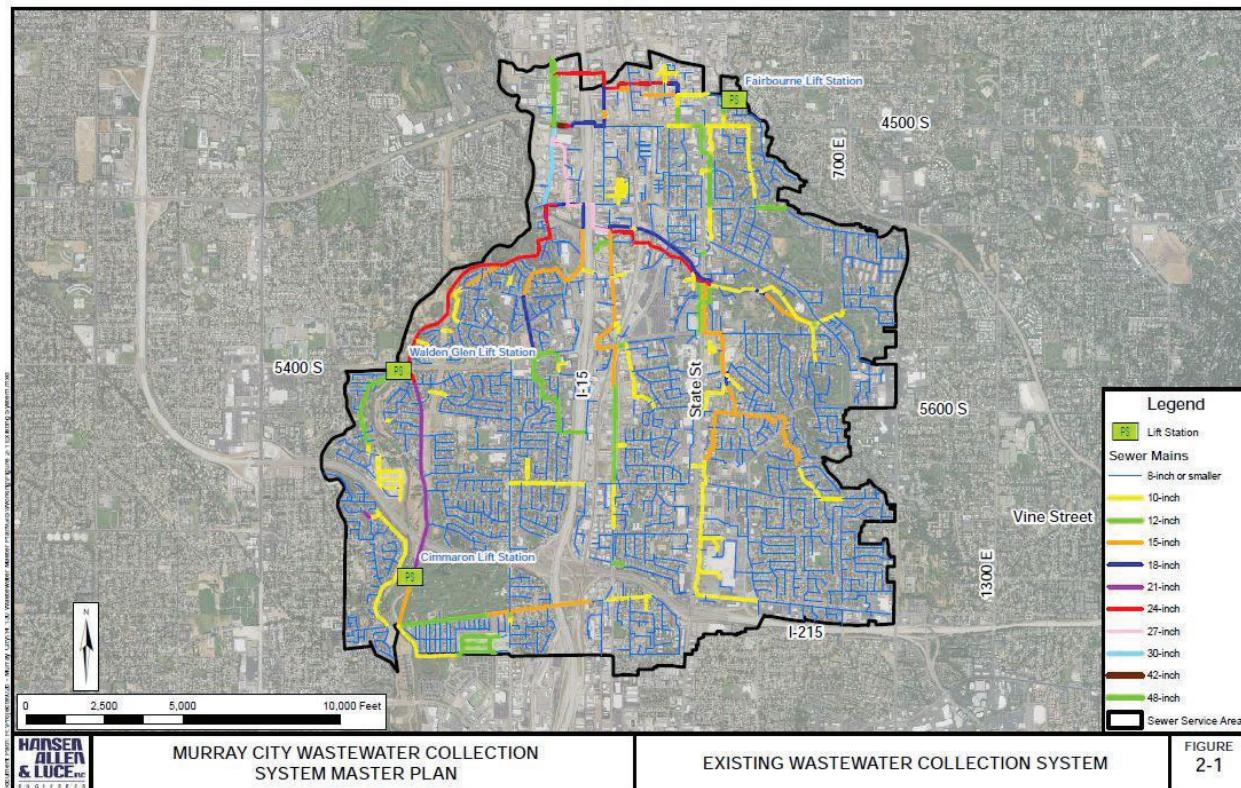
The City reserves the right under the Impact Fees Act (Utah Code Ann. § 11-36a-402(1)(c, d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The impact fee ordinance should include a provision that permits adjustment of the fee for a development based upon studies and data submitted by the developer that indicate a more realistic and accurate impact upon the City's infrastructure.

CERTIFICATION

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the cost of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities; or
 - b. cost for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
3. offset costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

APPENDIX A





MURRAY
CITY COUNCIL

Discussion Item #3



City Council

Legislative Updates

MURRAY

Council Action Request

Committee of the Whole

Meeting Date: March 5, 2024

Department Director Jennifer Kennedy	Purpose of Proposal Update on the 2024 Legislative Session
Phone # 801-264-2622	Action Requested Information Only
Presenters Pam Cotter	Attachments None
	Budget Impact None
	Description of this Item Provide the council with an update on the 2024 Legislative Session.
Required Time for Presentation 10 Minutes	
Is This Time Sensitive No	
Mayor's Approval	
Date February 5, 2024	



MURRAY
CITY COUNCIL

Adjournment