

**SEWER COLLECTION FACILITIES IMPACT FEE  
EXECUTIVE SUMMARY**

A Sewer Collection Facilities Impact Fee shall be calculated for new development activity in four sewer collection service areas. The service areas are identified on the map appended hereto.

The sewer collection impact fee in each area is composed of an average cost per equivalent residential unit to purchase excess capacity of identified portions of the City's collection facilities, including the City's contracted cost to purchase excess capacity in developer-installed infrastructure, and the proportionate cost to add necessary System Improvements identified in the City's Sewer Collection Facilities Impact Fee Facilities Plan.

Saratoga Springs Impact Fee - North Service Area - Posey Lift Station

North Service Area - Posey	Cost	% Impact Fee Qualifying	% to Service Area	Impact Fee Qualifying Cost	ERUs to be Served	Cost per ERU
Collection Impact Fee						
IFFP Projects	\$ 995,238	100%	100%	995,238	2,958	\$ 336
Buy In - Existing Assets	206,388	100%	100%	206,388	2,958	70
<b>Subtotal</b>	<b>\$ 1,201,626</b>	<b>100%</b>		<b>\$ 1,201,626</b>		<b>\$ 406</b>
Debt						
Posey Lift Station - Reimbursement Agreement	1,414,390	100%	100%	1,414,390	2,958	478
Proposed Series 2014 Debt Service	5,081,556	0%	1%	105	2,958	0
Proposed Series 2014 Bond Proceeds	(3,453,000)	0%	1%	(71)	2,958	(0)
Proposed Series 2018 Debt Service	24,595,436	6%	86%	1,251,046	2,958	423
Proposed Series 2018 Bond Proceeds	(16,713,000)	6%	86%	(850,106)	2,958	(287)
<b>Subtotal</b>	<b>\$ 10,925,381</b>			<b>\$ 1,815,363</b>		<b>\$ 614</b>
Impact Fee Fund Balance Credit						
Impact Fee Fund Balance Credit	-	100%		-	2,958	-
<b>Total Impact Fee Per ERU</b>						<b>\$ 1,020</b>

Saratoga Springs Impact Fee - South Service Area

South Service Area	Cost	% Impact Fee Qualifying	% to Service Area	Impact Fee Qualifying Cost	ERUs to be Served	Cost per ERU
Collection Impact Fee						
IFFP Projects	\$ 799,322	100%	100%	\$ 799,322	2,860	\$ 279
Buy In - Existing Assets	797,902	100%	100%	797,902	2,860	279
<b>Subtotal</b>	<b>\$ 1,597,224</b>	<b>100%</b>		<b>\$ 1,597,224</b>		<b>\$ 558</b>
Debt						
Proposed Series 2014 Debt Service	5,081,556	14%	99%	\$ 697,220	2,860	\$ 244
Proposed Series 2014 Bond Proceeds	(3,453,000)	14%	99%	(473,772)	2,860	(166)
Proposed Series 2018 Debt Service	24,595,436	1%	14%	47,096	2,860	16
Proposed Series 2018 Bond Proceeds	(16,713,000)	1%	14%	(32,003)	2,860	(11)
<b>Subtotal</b>	<b>\$ 9,510,992</b>			<b>\$ 238,541</b>		<b>\$ 83</b>
Impact Fee Fund Balance Credit						
Impact Fee Fund Balance Credit	-	100%		-	2,860	-
<b>Total Impact Fee Per ERU</b>						<b>\$ 642</b>

Saratoga Springs Impact Fee - South Service Area - Harbor Bay North Benefitted Area

South Service Area - Harbor Bay North Benefitted Area	Cost	% Impact Fee Qualifying	% to Service Area	Impact Fee Qualifying Cost	ERUs to be Served	Cost per ERU
Collection Impact Fee						
IFFP Projects	\$ 799,322	100%	100%	\$ 799,322	2,860	\$ 279
Buy In - Existing Assets	797,902	100%	100%	797,902	2,860	279
<b>Subtotal</b>	<b>\$ 1,597,224</b>	<b>100%</b>		<b>1,597,224</b>		<b>558</b>
Debt						
Reimbursement Agreement - Harbor Bay Lift Station NBA						\$ 1,346
Proposed Series 2014 Debt Service	5,081,556	14%	99%	697,220	2,860	244
Proposed Series 2014 Bond Proceeds	(3,453,000)	14%	99%	(473,772)	2,860	(166)
Proposed Series 2018 Debt Service	24,595,436	1%	14%	47,096	2,860	16
Proposed Series 2018 Bond Proceeds	(16,713,000)	1%	14%	(32,003)	2,860	(11)
<b>Subtotal</b>	<b>\$ 9,510,992</b>			<b>\$ 238,541</b>		<b>\$ 1,429</b>
Impact Fee Fund Balance Credit						
Impact Fee Fund Balance Credit	-	100%		-	2,860	-
<b>Total Impact Fee Per ERU</b>						<b>\$ 1,987</b>

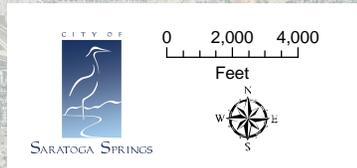
South Service Area - Harbor Bay South Benefitted Area	Cost	% Impact Fee Qualifying	% to Service Area	Impact Fee Qualifying Cost	ERUs to be Served	Cost per ERU
Collection Impact Fee						
IFFP Projects	\$ 799,322	100%	100%	\$ 799,322	2,860	\$ 279
Buy In - Existing Assets	797,902	100%	100%	797,902	2,860	279
<b>Subtotal</b>	<b>1,597,224</b>	<b>100%</b>		<b>1,597,224</b>		<b>558</b>
Debt						
Reimbursement Agreement - Harbor Bay Lift Station SBA						\$ 2,938
Proposed Series 2014 Debt Service	5,081,556	14%	99%	697,220	2,860	244
Proposed Series 2014 Bond Proceeds	(3,453,000)	14%	99%	(473,772)	2,860	(166)
Proposed Series 2018 Debt Service	24,595,436	1%	14%	47,096	2,860	16
Proposed Series 2018 Bond Proceeds	(16,713,000)	1%	14%	(32,003)	2,860	(11)
<b>Subtotal</b>	<b>\$ 9,510,992</b>			<b>\$ 238,541</b>		<b>\$ 3,021</b>
Impact Fee Fund Balance Credit						
Impact Fee Fund Balance Credit	-	100%		-	2,860	-
<b>Total Impact Fee Per ERU</b>						<b>\$ 3,580</b>

An equivalent residential unit (ERU) is based on a ¾ inch culinary water line than supports 40 water supply fixture units (wsfu).

Non-residential development impact is converted into an ERU value based on its approved wsfu count. The non-residential development sewer collection facilities impact fee is the result of the following equation:

$$\# \text{ wsfu} \div 40 \text{ wsfu} \times \text{Impact Fee per ERU for the designated Service Area}$$

# Impact Fee Analysis - Sewer Service Areas



North Service Area - Posey  
Total Impact Fee Per ERU: \$1,020

South Service Area  
Total Impact Fee Per ERU: \$642

South Service Area  
Harbor Bay North Benefitted Area  
Total Impact Fee Per ERU: \$1,987

South Service Area  
Harbor Bay South Benefitted Area  
Total Impact Fee Per ERU: \$3,580

Future Treatment Area

- Legend**
- City Boundary
  - North Service Area - Posey
  - South Service Area
  - Future Treatment Area
  - Harbor Bay Special Service Area**
  - Service Area
  - North Benefitted Area
  - South Benefitted Area

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