Why does MUPB need an Impact Fee program?

Impact fee revenues requires new customers to pay its share of the cost of the historical costs of the wastewater system that the existing wastewater customers have paid for. With growth in the community, the wastewater system will have to meet that growth. An Impact Fee Program allows for "growth to pay for growth".

What is an Impact Fee?

An impact fee is a one-time charge to new customers (residential, commercial, industrial), implemented August 2024, assessed by Morehead Utility Plant Board ("MUPB") for use in funding growth related capital improvements and expansions of the wastewater system and for equity share of the existing wastewater system. Impact Fees are applicable to all new customers and/or existing customers that have an increased wastewater flow. The impact fee is based upon the Equivalent Residential Unit ("ERU") which is an industry standard to compare wastewater customers to a single-family home. An impact fee is not a tax, nor is it in lieu of the existing wastewater tap fee. Revenues generated by the Impact Fee Program are restricted to projects associated with growth related projects in the Capital Improvement Plan ("CIP").

The Impact Fee Program allows MUPB to keep from having to raise rates solely based upon increased development that is consuming system capacity quicker than expected when the system was constructed, expanded and improved in the past.

The impact fee provides MUPB:

- a way for growth to pay for the equity existing customers have accumulated in the wastewater system in time; and,
- a way for "growth to pay for growth", necessitated by growth's additional discharge(s) into the wastewater collection system and the capacity consumed at wastewater treatment plant.

What do we use to calculate the Impact Fee?

- average wastewater discharge to MUPB's collection system
- current value of rate base, with growth-related assets separated
- estimated costs of items on capital improvements plan, with growth-related items separated
- · existing and planned wastewater treatment plant capacity
- Calculations are reviewed every five years to ensure the fee is consistent with the utility's capital improvements plan.

How much is the Impact Fee?

The Impact Fee is based upon ERU and is \$1,370.16 per ERU. For example, a 10 home subdivision would have a total impact fee of \$13,701.60 (\$1,370.16 per ERU x 10 ERU = \$13,701.60).

For other types of commercial, industrial and institutional connections see MUPB's Availability Application that calculates the ERU for specific type of developments.

Morehead Utility Plant Board Impact Fee Calculation

Wastewater Impact Fee - System Wide		
System Capacity - 2023, gallons per day	4	4,500,000
Existing System Improvements - System Wide	\$	15,995,596
CIP - System Wide	\$	36,022,500
Existing & CIP Improvements - System Wide	\$	52,018,096
Existing & CIP Improvements - System Wide - Impact Fee per gallon	\$	11.56
Wastewater Impact Fee - Growth		
System Capacity - 2023, gallons per day		4,500,000
Existing System Improvements - Growth	\$	12,887,687
CIP - Growth	\$	31,327,500
Existing & CIP Improvements - Growth	\$	44,215,187
Existing & CIP Improvements - Growth - Impact Fee per gallon	\$	9.83
Administrative Fee - Impact Fee per gallon	\$	0.05
	Ta	24.44
Total Impact Fee per gallon w/o Debit Credits	\$	21.44
Wastewater Impact Fee - Outstanding Debt Credits		
2006 KIA Loan - WWTP Expansion	\$	0.2475
KIA Loan - Big Woods	\$	0.0303
KIA Loan - Phase IV	\$	0.0544
KIA Loan - WWTP	\$	0.1758
KIA Loan - KY 158 & KY 801	\$	0.2392
KIA Loan A19-032 - US 60 & KY 801 SSO	\$	0.6585
KIA Loan A20-020 - Derrickson	\$	0.0969
Future Debt, CIP Projects	\$	5.7754
Total Reduction in Impact Fee for Outstanding Debit	\$	7.28
Net Impact Fee per gallon	\$	14.16
Met impact ree per ganon		
Net Impact Fee per ERU	\$	1,415.72

MOREHEAD UTILITY PLANT BOARD

UTILITY AVAILABILITY APPLICATION

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Apartment - 2 BR		x 300 gg x 350 gg		=	gpd			
Apartment - 3 BR Single Family		x 350 g; x 400 g;			gpd gpd			
Single Family Duplex		x 800 gr			gpd			
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Place Project ID # in Memo of Check.