

Mayor Blake Wright (via email: blakewright@riverheights.gov)
520 South 500 East
River Heights, UT 84321

March 26, 2026

RE: River Heights City Water Rate Study – 2025

Dear Mayor Wright,

River Heights City requested that Forsgren complete a water rate evaluation and propose rate adjustments to meet City objectives for the water system, operations and maintenance (O&M), and proposed water system capital improvements from 2026 to 2035.

This memo reviews the process used to determine the proposed water rate from the water rate study conducted from November 2025 – March 2026. The process first took the proposed water improvements costs from 2026 to 2035 and inflated them by 3% (construction increase each year) from 2025 to the year they are proposed for construction (priority year). The inflation value of 3%/year was used to represent increase in construction costs representative of National trends as of March 2026 (<https://enrcostdata.com/cost-indexes>). Additional O&M costs associated with the proposed water improvements were added to existing O&M costs provided by the City. These O&M costs were increased by 6% representing local wage inflation over the last few years applied to anticipated O&M from July 2026 to 2035. Additional O&M costs associated with the proposed water improvements include 1) a new fleet vehicle (truck) shared with the wastewater fund/utility O&M costs, 2) increase in maintenance for restrooms and water components at Stewart Hill Park once constructed and operating, and 3) costs for natural gas for the backup generator at the new well house. It is recommended that the proposed water rates be implemented by July 2026 through proper public involvement and City Council consideration and approval to start building funds for the projects. No loans are considered with the rates.

The improvement projects and O&M costs were spread over 9 years (July 2026 to July 2035) and divided by the average number of connections projected for that time period (820 connections) to calculate the proposed water rate. The following table shows the current monthly water rates and the proposed monthly water rates, with a proposed increase of \$44.00 per connection per month figured from the rate study.

Table 1. River Heights City (RHC) Monthly Water Rates: Current and Proposed

Connection	Current Base Rate	Current Overage Rate	Recommended Increase to Base Rate	Proposed Base Rate (begin Jul 2026)	Proposed Overage Rate
Residential (Single Family Units) inside RHC	\$29.75 Includes 10,000 gal	\$0.75/k for 10k-30k gal \$1.00/k for 30,001+ gal	\$44.00	\$73.75 Includes 10,000 gal	\$0.75/k for 10k-30k gal \$1.00/k for 30,001+ gal
Multi-Family Units	\$28.00/unit Includes 10,000 gal	Same as Single Family	\$44.00	\$72.00/unit Includes 10,000 gal	Same as Single Family
Logan Serviced – Riverdale Area (currently Logan’s rate plus 10%)	\$32.26	\$2.00/k for 0-10,000 gal \$3.22/k for 10,001+ gal	-	\$32.26	\$2.00/k for 0-10,000 gal \$3.22/k for 10,001+ gal
Logan Serviced – on 1000 East (billed exactly what RHC is billed by Logan City plus 10%)	see description in Connection	-	-	see description in Connection	-
Residential outside RHC (in County)	\$35.25	-	\$44.00	\$79.25	-
Commercial / Institutional / 2" Meter	\$44.00	\$1.00/k for 0+ gallons	\$44.00	\$88.00	\$1.00/k for 0+ gallons

The water rate study took into consideration the following sources of information on River Heights City water use, growth, and financials in making the recommendation for water rate increases and proposed water rates. It is recommended that the City re-evaluate water rates every five years.

- Public Water Supplier Information available on the Utah Division of Water Rights website (https://waterrights.utah.gov/asp_apps/viewEditPWS/pwsView.asp?SYSTEM_ID=1037). This shows 707 residential connections, 5 commercial connections, and 16 institutional connections reported for 2025 totaling 728 connections to the City's water system. The City reports that institutional connections include the LDS church, City buildings, City parks, and school connections. Commercial connections include Conservice, White Pine, and Zollinger's.
- The water capital improvement projects were outlined for 2026 to 2035, with the proposed water rates to be implemented in July 2026.
- Annual growth is projected to be 2.49% for 2025 – 2030 (taken from the RHC 2025 General Plan) and 2.20% from 2030 – 2035 (calculated as the historical annual growth rate from U.S. Census and regional data). This results in growth from 728 connections in 2025 to 958 connections in 2035, with an average of 820 connections during that time.
- The proposed \$44.00/connection/month increase for the water capital improvement projects outlined for 2026-2035 includes \$41.12/connection/month for the projects and \$2.88/connection/month in operation and maintenance costs (O&M) for: 1) increase in O&M for restrooms and water facilities at Stewart Hill Park; 2) increase for natural gas costs for the emergency generator at the new well house; and, 3) a new public works fleet vehicle to be shared with the wastewater O&M expenses of the City.
- River Heights City Financial Statements for Year Ended June 30, 2024, shows Water Utility Changes In Net Position of negative \$87,352 (Charges For Services of \$322,428 minus Expenses of \$409,780) (see <https://riverheights.gov/wp-content/uploads/2025/09/Financial-Audit-2024.pdf>). This may indicate that the current water rates are not sufficient for water expenses. However, in February 2026, the City reported there was \$466,434 reserves in the City Water Cash Fund.
- Utilizing the \$466,434 water fund reserves to pay for capital improvements in 2026 with the proposed monthly increase of \$44.00/connection/month results in approximately \$487,182 in reserves in the City Water Cash Fund in 2035 after construction of the proposed water capital improvement projects. This does not include revenue from water overages or the difference between commercial and residential base rates.
- The City may consider applying for federal, state, and/or local grant programs that match 50/50 local cash amounts. Utilizing part of the \$466,434 to apply for such grants as local cash may have potential to increase the local cash amount by 100%. (An example of this is to apply for a Community Impact Board (CIB) Infrastructure Grant through Bear River Association of Governments, which requires 50/50 match. Using \$150,000 from the \$466,434 for local match, that may result in receiving \$150,000 for construction, totaling \$300,000 that the City could utilize for water projects in subsequent years).
- The proposed water capital improvement projects for 2026-2035, calculations, tables, and background information used for the RHC 2025 Water Rate Study are included as attachments to this memo.

This water rate study is planned to be presented at the March 31, 2026, RHC City Council Meeting.

Please contact Craig Rasmussen (crasmussen@forsgren.com) or Marianne Reiner (mreiner@forsgren.com) with any questions.

Thank you.

Sincerely, *Marianne J. Reiner*

Marianne Reiner, P.E.

River Heights City

Water System Capital Improvements

Water Rate Study - 2025

PROJECTS	Prioritization Year	Projected Project Total (in Prioritization Year)
1 Service Line Replacements	2026	\$ 601,400
2 Emergency Generator - Lower Well	2027	\$ 184,600
3 Fire Hydrant Line Replacements	2027	\$ 42,100
4 600 East - 600 South to 850 South	2028	\$ 620,700
5 River Heights Blvd - 500 East to 600 East	2029	\$ 254,500
6 River Heights Blvd - 600 E to Orchard Dr. (loop)	2029	\$ 300,800
7 Stewart Hill (multiple projects)	2030	\$ 701,200
8 Summerwild - 600 South to 700 South	2032	\$ 436,600
9 400 East - 400 South to 700 South	2033	\$ 438,800
10 500 East - 400 South to 700 South	2035	\$ 526,600
Total Project Cost	2026-2035	\$ 4,107,300
Annual Average Cost	2026 - 2035	\$ 483,212

FUNDING SOURCES

Grant/Local			
USDA Rural Development - Rural Utility	No grant MHI big	\$	-
USACE Environmental Infrastructure	No currnet funding	\$	-
US Dept. of Interior - Bureau of Reclamation (Reclamation)	50/50 or 75/25	\$	-
BRAG: CDBG	\$500,000 (?)	\$	-
BRAG: CIB	50/50	\$	-
Cache County RAPZ	Stewart Hill (?)	\$	-
River Heights City (water fund reserves: Feb 23, 2026)	\$ 466,434	\$	466,434
Loan			
USDA Rural Development - Rural Utility		\$	-
Utah DEQ & DWB: Unified Water Infrastructure Plan		\$	-
Total Funding Scenario		\$	3,640,866

RATE COMPONENTS

Revenue / Funding Needed for Projects (Cost-Grant/Local)	\$	3,640,866
Term (years)		9
Interest Rate		0
<i>Total Interest Paid (over term at interest rate)</i>	\$	-
Annual Payment		\$404,600
Connections (residential+commercial+institutional) (Avg 2026-2035)		820
Monthly Debt Payment/ERC-Month	\$	41.12
Reserve per Month, 10% debt	\$	-
Increase in Monthly Rate for Loan Debt	\$	41.12

O&M and Short Lived Assets

O&M			
Current Annual O&M Costs (2026-2026 Budget) =	\$ 322,567	\$	-
Proposed Increase Annual O&M Costs (2026-2035) =	\$ 27,890	\$	27,890
O&M / connection / month		\$	2.88
Short-Lived Assets (SLAs)			
Current Annual SLA Costs (2025-2026 Budget)		\$	-
Proposed Increase Annual SLA Costs (2026-2035)	\$0	\$	-
SLA / connection / month	\$0	\$	-

Current connection	\$	29.75
Increase connection	\$	44.00

PROPOSED	Proposed	
(includes 10,000 gal/mo/residential connection)	cost/conn/mo	
	July 2026-2035	\$ 73.75

River Heights City Water Capital Facilities Plan - Engineer's Probable Cost

Priority	Description	Quantity	Unit	Unit Price	Project Cost	Project Year
1	Service Line Replacements (EPA-identified by 2027)					2026
	1" Poly Water Services	100	EA	\$4,800	\$480,000	
	1-1/2" Poly Water Services	1	EA	\$6,500	\$6,500	
	Construction Subtotal				\$486,500	
	Contingency	10%			\$48,650	
	Engineering Design	5%			\$24,325	
	Bidding & Construction Management	5%			\$24,325	
	Engineering Subtotal				\$97,300	
	Project Total				\$583,800	
	Projected Project Total				\$601,400	
2	Lower Well - Emergency Generator					2027
	Generator Purchase	1	EA	\$95,000	\$95,000	
	Installation	1	EA	\$50,000	\$50,000	
	Construction Subtotal				\$145,000	
	Contingency	10%			\$14,500	
	Engineering Design	5%			\$7,250	
	Bidding & Construction Management	5%			\$7,250	
	Engineering Subtotal				\$29,000	
	Project Total				\$174,000	
	Projected Project Total				\$184,600	
3	River Heights Blvd - 500 East to 600 East					2029
	Installation of 8" PVC Water Line	700	LF	\$180	\$126,000	
	1" Poly Water Services	13	EA	\$4,800	\$62,400	
	Construction Subtotal				\$188,400	
	Contingency	10%			\$18,840	
	Engineering Design	5%			\$9,420	
	Bidding & Construction Management	5%			\$9,420	
	Engineering Subtotal				\$37,680	
	Project Total				\$226,080	
	Projected Project Total				\$254,500	
4	Fire Hydrant Line Replacements					2027
	Install Fire Hydrant	3	EA	\$4,000	\$12,000	
	Fire Hydrant Line Replacement	3	EA	\$7,000	\$21,000	
	Construction Subtotal				\$33,000	
	Contingency	10%			\$3,300	
	Engineering Design	5%			\$1,650	
	Bidding & Construction Management	5%			\$1,650	
	Engineering Subtotal				\$6,600	
	Project Total				\$39,600	
	Projected Project Total				\$42,100	

River Heights City Water Capital Facilities Plan - Engineer's Probable Cost

Priority	Description	Quantity	Unit	Unit Price	Project Cost	Project Year
5	River Heights Blvd - 600 E to Orchard Dr. (loop)					2029
	Installation of 8" PVC Water Line	1100	LF	\$185	\$203,500	
	1" Poly Water Services	4	EA	\$4,800	\$19,200	
	Construction Subtotal				\$222,700	
	Contingency	10%			\$22,270	
	Engineering Design	5%			\$11,135	
	Bidding & Construction Management	5%			\$11,135	
	Engineering Subtotal				\$44,540	
	Project Total				\$267,240	
	Projected Project Total				\$300,800	
6	Summerwild - 600 South to 700 South					2032
	Installation of 8" PVC Water Line (700 S. to 800 S.)	1350	LF	\$180	\$243,000	
	1" Poly Water Services	11	EA	\$4,800	\$52,800	
	Construction Subtotal				\$295,800	
	Contingency	10%			\$29,580	
	Engineering Design	5%			\$14,790	
	Bidding & Construction Management	5%			\$14,790	
	Engineering Subtotal				\$59,160	
	Project Total				\$354,960	
	Projected Project Total				\$436,600	
7	400 East - 400 South to 700 South					2033
	Installation of 8" PVC Water Line	1550	LF	\$180	\$279,000	
	1" Poly Water Services	2	EA	\$4,800	\$9,600	
	Construction Subtotal				\$288,600	
	Contingency	10%			\$28,860	
	Engineering Design	5%			\$14,430	
	Bidding & Construction Management	5%			\$14,430	
	Engineering Subtotal				\$57,720	
	Project Total				\$346,320	
	Projected Project Total				\$438,800	
8	500 East - 400 South to 700 South					2035
	Installation of 8" PVC Water Line	1500	LF	\$185	\$277,500	
	1" Poly Water Services	8	EA	\$4,500	\$36,000	
	1-1/2" Poly Water Services	2	EA	\$6,500	\$13,000	
	Construction Subtotal				\$326,500	
	Contingency	10%			\$32,650	
	Engineering Design	5%			\$16,325	
	Bidding & Construction Management	5%			\$16,325	
	Engineering Subtotal				\$65,300	
	Project Total				\$391,800	
Projected Project Total				\$526,600		
9	Stewart Hill (multiple projects)					2030
	Phase 1 Improvements	1	EA	\$308,000	\$308,000	
	Phase 2 Improvements	1	EA	\$196,000	\$196,000	
	Construction Subtotal				\$504,000	
	Contingency	10%			\$50,400	
	Engineering Design	5%			\$25,200	
	Bidding & Construction Management	5%			\$25,200	
	Engineering Subtotal				\$100,800	
	Project Total				\$604,800	
	Projected Project Total				\$701,200	
10	600 East - 600 South to 850 South					2028
	Installation of 8" PVC Water Line	1900	LF	\$180	\$342,000	
	1" Poly Water Services	26	EA	\$4,800	\$124,800	
	1-1/2" Poly Water Services	1	EA	\$6,500	\$6,500	
	Construction Subtotal				\$473,300	
	Contingency	10%			\$47,330	
	Engineering Design	5%			\$23,665	
	Bidding & Construction Management	5%			\$23,665	
	Engineering Subtotal				\$94,660	
	Project Total				\$567,960	
Projected Project Total				\$620,700		

RHC - Water Distribution System - 2025 water rate study

Yearly Revenue and Expenses
 New Water Rate (2026-2035)
 3/26/2026

				Residential				City Water Funds				
				Total New Rate	\$	73.75						
				Proposed Rate Increase				\$466,434				
				\$ 44.00 /mo/connection***				02/23/2026				
Year**	Project	Prioritization Year	Projected Project Total (in Prioritization Year)	Projected		Project Cost	O&M^	Suggest Use City Water Funds			Projected Revenue (no interest income)	Running Balance (City Funds&Revenue) - Project Cost
				Connections	ERCs			Project Cost	Grant Application*	50/50 Grant		
2026	Service Line Replacements	2026	\$ 601,400	733	839	\$ 41.12	\$ 2.88	\$ 466,434	\$ -		\$ 193,376	\$ 58,410
2027	Emergency Generator - Lower Well	2027	\$ 184,600	751	886	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 396,540	\$ 270,350
-	Fire Hydrant Line Replacements	2027	\$ 42,100					\$ -	\$ -	\$ -	\$ -	\$ 228,250
2028	600 East - 600 South to 850 South	2028	\$ 620,700	770	935	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 406,333	\$ 13,883
2029	River Heights Blvd - 500 East to 600 East	2029	\$ 254,500	789	985	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 416,662	\$ 176,045
-	River Heights Blvd - 600 E to Orchard Dr. (loop)	2029	\$ 300,800					\$ -	\$ -	\$ -	\$ -	\$ (124,755)
2030	Stewart Hill (multiple projects)	2030	\$ 701,200	811	1,038	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 428,054	\$ (397,901)
2031	-	-	\$ -	829	1,089	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 437,833	\$ 39,932
2032	Summerwild - 600 South to 700 South	2032	\$ 436,600	847	1,139	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 447,091	\$ 50,423
2033	400 East - 400 South to 700 South	2033	\$ 438,800	866	1,193	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 457,410	\$ 69,033
2034	-	-	\$ -	885	1,246	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 467,208	\$ 536,241
2035	500 East - 400 South to 700 South	2035	\$ 526,600	904	1,301	\$ 41.12	\$ 2.88	\$ -	\$ -	\$ -	\$ 477,541	\$ 487,182
			\$ 4,107,300	820	1019						\$ 4,128,048	\$ 487,182
			Total	Average	Average						Total Projected Revenue	

* Grant Application cost not used for project costs

** Begin new rate in July 2026

*** \$44.00 increase/mo/connection = \$4,128,048 with projected connections/year

^ Increase O&M: \$2.88/mo/connection for increase in Public Works costs including new Public Works Vehicle amortized

total remaining water funds projected at end of 2035 with projected growth and proposed rate increase

RHC - Water Distribution System - 2025 water rate study

Water Use

Annual Use (AF) from Utah Water Use Data

YR	Residential	Commerical	Institutional
2005	291.52	0	36
2006	304.8	0	39.07
2007	305.66	0	38.84
2008	418.31	0	38.84
2009	345.26	0	27.1
2010	494.45	0	21.62
2011	553.61	0	21.73
2012	468.41	0	24.93
2013	425.79	0	8
2014	364.35	0	12.03
2015	368.27	0	52.17
2016	398.08	2.54	25.38
2017	414.91	8.38	19.78
2018	467.74	27.74	10.8
2019	401.95	10.21	24.35
2020	481.01	10.75	56.8
2021	417.48	7.72	43.55
2022	379.93	7.37	38.36
2023	369.8	10.43	38.05
2024	454.19	12.28	33.76
2025	454.19	12.28	56.16

2025	Cache County School District		1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	
	from RHC data provided	billed commercial ~2" meter	451,300 gallons X 10	29,800	38,700	32,800	30,400	44,600	22,500	2,100	4,600	40,900	35,200	46,300	46,700	32,100	44,600
		\$ 1,067.30 billed	\$ 73.80	\$ 82.70	\$ 76.80	\$ 74.40	\$ 88.60	\$ 66.50	\$ 46.10	\$ 48.60	\$ 84.90	\$ 79.20	\$ 90.30	\$ 90.70	\$ 76.10	\$ 88.60	
		4,513,000 Check-calc'd	298,000	387,000	328,000	304,000	446,000	225,000	21,000	46,000	409,000	352,000	463,000	467,000	321,000	446,000	
		\$ 1,067.30 Check-calc'd	\$ 73.80	\$ 82.70	\$ 76.80	\$ 74.40	\$ 88.60	\$ 66.50	\$ 46.10	\$ 48.60	\$ 84.90	\$ 79.20	\$ 90.30	\$ 90.70	\$ 76.10	\$ 88.60	

2025	Conserve		1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	
	from RHC data provided	billed commercial ~2" meter	1,384,700 gallons X 10	21,200	21,000	16,400	27,900	110,100	188,900	222,500	274,500	241,000	145,900	30,900	19,000	27,800	37,600
		\$ 2,000.70 billed	\$ 65.20	\$ 65.00	\$ 60.40	\$ 71.90	\$ 154.10	\$ 232.90	\$ 266.50	\$ 318.50	\$ 285.00	\$ 189.90	\$ 74.90	\$ 63.00	\$ 71.80	\$ 81.60	
		13,847,000 Check-calc'd	212,000	210,000	164,000	279,000	1,101,000	1,889,000	2,225,000	2,745,000	2,410,000	1,459,000	309,000	190,000	278,000	376,000	
		\$ 2,000.70 Check-calc'd	\$ 65.20	\$ 65.00	\$ 60.40	\$ 71.90	\$ 154.10	\$ 232.90	\$ 266.50	\$ 318.50	\$ 285.00	\$ 189.90	\$ 74.90	\$ 63.00	\$ 71.80	\$ 81.60	

2025	Zollinger		1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	
	from RHC data provided	billed commercial ~2" meter	237,000 gallons X 10	6,870	54,380	22,220	4,110	5,320	13,070	13,000	24,310	10,950	26,590	25,660	20,750	6,770	3,000
		\$ 853.00 billed	\$ 50.87	\$ 98.38	\$ 66.22	\$ 48.11	\$ 49.32	\$ 57.07	\$ 57.00	\$ 68.31	\$ 54.95	\$ 70.59	\$ 69.66	\$ 64.75	\$ 50.77	\$ 47.00	
		2,370,000 Check-calc'd	68,700	543,800	222,200	41,100	53,200	130,700	130,000	243,100	109,500	265,900	256,600	207,500	67,700	30,000	
		\$ 853.00 Check-calc'd	\$ 50.87	\$ 98.38	\$ 66.22	\$ 48.11	\$ 49.32	\$ 57.07	\$ 57.00	\$ 68.31	\$ 54.95	\$ 70.59	\$ 69.66	\$ 64.75	\$ 50.77	\$ 47.00	

2025	Church of Jesus Christ of LDS		1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	
	from RHC data provided	billed commercial ~2" meter	665,700 gallons X 10	0	0	0	700	28,000	80,500	135,300	252,100	122,500	46,200	200	0	100	100
		\$ 1,281.70 billed	\$ 44.00	\$ 44.00	\$ 44.00	\$ 44.70	\$ 72.00	\$ 124.50	\$ 179.30	\$ 296.10	\$ 166.50	\$ 90.20	\$ 44.20	\$ 44.00	\$ 44.10	\$ 44.10	
		6,657,000 Check-calc'd	0	0	0	7,000	280,000	805,000	1,353,000	2,521,000	1,225,000	462,000	2,000	0	1,000	1,000	
		\$ 1,281.70 Check-calc'd	\$ 44.00	\$ 44.00	\$ 44.00	\$ 44.70	\$ 72.00	\$ 124.50	\$ 179.30	\$ 296.10	\$ 166.50	\$ 90.20	\$ 44.20	\$ 44.00	\$ 44.10	\$ 44.10	

2025	White Pine Funeral Service		1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	
	from RHC data provided	billed commercial ~2" meter	1,233,200 gallons X 10	2,600	2,000	1,700	2,300	163,100	248,300	215,100	235,400	172,600	159,800	20,100	4,500	3,500	2,200
		\$ 1,849.20 billed	\$ 46.60	\$ 46.00	\$ 45.70	\$ 46.30	\$ 207.10	\$ 292.30	\$ 259.10	\$ 279.40	\$ 216.60	\$ 203.80	\$ 64.10	\$ 48.50	\$ 47.50	\$ 46.20	
		12,332,000 Check-calc'd	26,000	20,000	17,000	23,000	1,631,000	2,483,000	2,151,000	2,354,000	1,726,000	1,598,000	201,000	45,000	35,000	22,000	
		\$ 1,849.20 Check-calc'd	\$ 46.60	\$ 46.00	\$ 45.70	\$ 46.30	\$ 207.10	\$ 292.30	\$ 259.10	\$ 279.40	\$ 216.60	\$ 203.80	\$ 64.10	\$ 48.50	\$ 47.50	\$ 46.20	

RHC - Water Distribution System - 2025 water rate study

	Period (Years)	# Units	2025-2026 Annual Water Fund Budget	2025 - 2035 Increase in Annual Cost	Present Value Annual Cost	6.00% Cost end of 2035 (inflation rate above @ 9years (07/26 - 07/35))
Operation & Maintenance Costs						
Mayor and Council	1	1	\$ 5,580		\$ 5,580	\$ 9,430
Treasurer	1	1	\$ 13,900		\$ 13,900	\$ 23,490
Recorder	1	1	\$ 11,000		\$ 11,000	\$ 18,590
Finance Director	1	1	\$ 5,940		\$ 5,940	\$ 10,040
Supervisor - Public Works	1	1	\$ 39,500		\$ 39,500	\$ 66,740
Part Time Wages	1	1	\$ 3,100		\$ 3,100	\$ 5,240
Maintenance Assistant	1	1	\$ 16,400		\$ 16,400	\$ 27,710
Payroll Taxes	1	1	\$ 6,800		\$ 6,800	\$ 11,490
Health Insurance	1	1	\$ 17,500		\$ 17,500	\$ 29,570
Retirement	1	1	\$ 21,800		\$ 21,800	\$ 36,840
1/3 Caselle Fee	1	1	\$ 1,100		\$ 1,100	\$ 1,860
UB Write Offs	1	1	\$ 1,500		\$ 1,500	\$ 2,540
Billing Expense	1	1	\$ 300		\$ 300	\$ 510
Postage	1	1	\$ 1,100		\$ 1,100	\$ 1,860
Audit	1	1	\$ 2,300		\$ 2,300	\$ 3,890
Professional Fees	1	1	\$ 4,000		\$ 4,000	\$ 6,760
Legal	1	1	\$ 500		\$ 500	\$ 850
Dues and Subscriptions	1	1	\$ 1,100		\$ 1,100	\$ 1,860
Gas, Oil, & Vehicle Repair and Vehicle Purchas	1	1	\$ 3,100	\$ 8,800	\$ 11,900	\$ 20,110
Logan City Water Fees	1	1	\$ 8,000		\$ 8,000	\$ 13,520
Insurance Liability and Other	1	1	\$ 6,600		\$ 6,600	\$ 11,160
Prolog Water Share Assessment	1	1	\$ 6,500		\$ 6,500	\$ 10,990
Repairs and Maintenance	1	1	\$ 50,000	\$ 3,000	\$ 53,000	\$ 89,550
Materials and Supplies	1	1	\$ 4,500		\$ 4,500	\$ 7,610
Traning and Meetings	1	1	\$ 3,500		\$ 3,500	\$ 5,920
Gas	1	1	\$ 2,400	\$ 5,000	\$ 7,400	\$ 12,510
Electricity	1	1	\$ 41,000		\$ 41,000	\$ 69,270
Telephone	1	1	\$ 4,000		\$ 4,000	\$ 6,760
Internet	1	1	\$ 400		\$ 400	\$ 680
Chlorine	1	1	\$ 4,000		\$ 4,000	\$ 6,760
Flow Meters	1	1	\$ 35,000		\$ 35,000	\$ 59,140
Miscellaneous	1	1	\$ 147		\$ 147	\$ 250
O&M TOTAL			\$ 322,567	\$ 16,800	\$ 339,367	\$ 573,500
					<i>increase over 9 yrs =</i>	<i>\$ 250,933</i>
					<i>average increase/yr =</i>	<i>\$ 27,890</i>

River Heights City

Water Rate Study 2025
Mar-26

**Population Growth projected for RHC:
2.49% 2023-2030 (from 2025 Gen Plan)
2.20% 2030-2045 (historic growth)**

Check: 3.1 calc'd persons/household in 2025

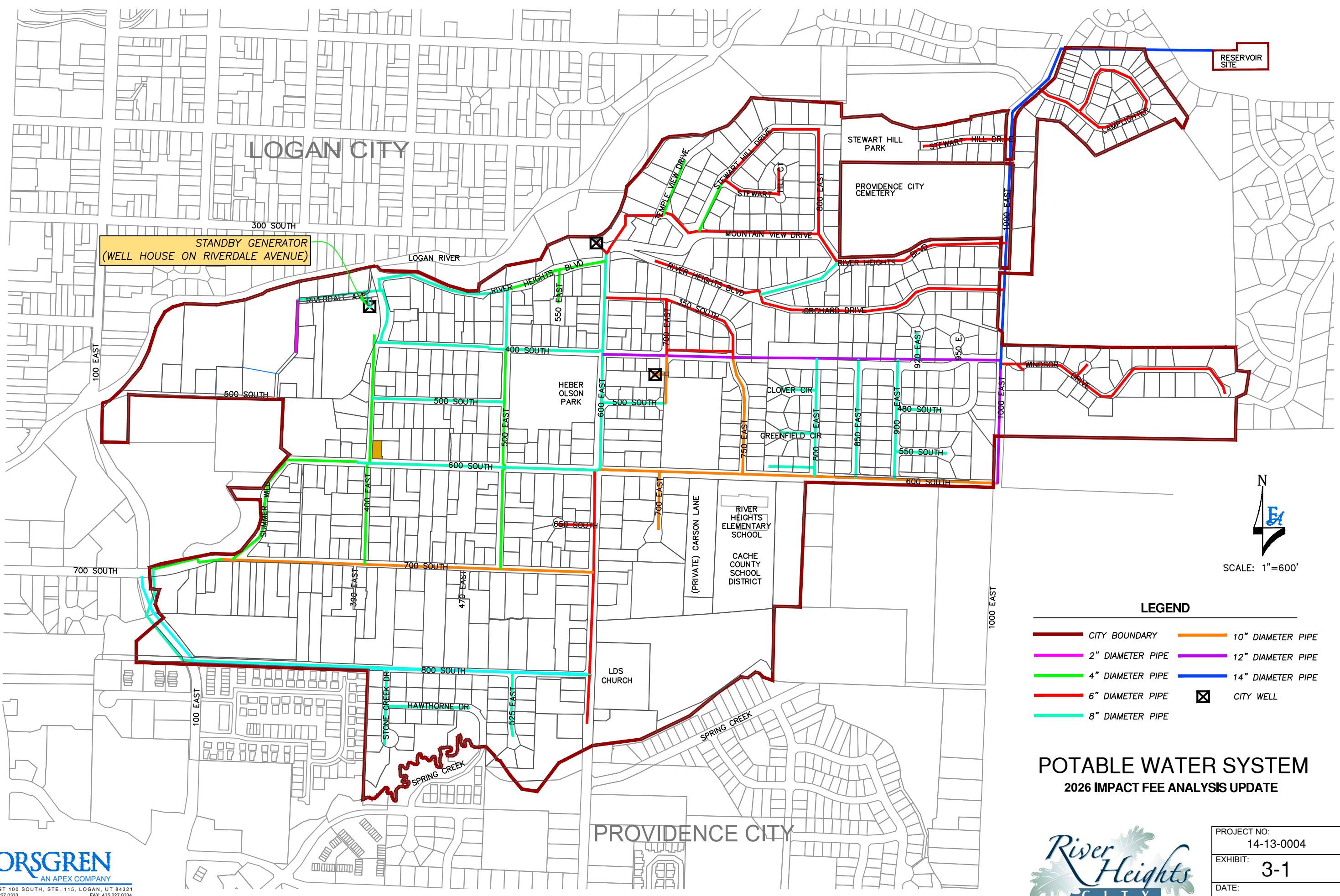
Growth projections not used past 2035
for RHC Water Rate Study 2025

additional
acres @
8per/acre

(85 acres
currently
available
2025)

YR	Population	source for population amount/calc	annual growth rate	Residential connections *	number of new homes added from 2023	Commercial connections *	Institutional connections *	persons per household	Total connections	Total new ERUs / YR	Projected Total ERUs (ERCs) from 2025 Water Report	% annual growth based on projected ERCs		
2020	2,161	U.S. Census												
2023	2,180	ACS 5-yr	0.29%	704	3.10	0	4	16	3.1	-51	796			
2024	2,228	Est.-KCGPI	2.20%	705	3.16	1	4	18	3.1	-45	727	776		
2025	2,205	calc w/ 2.49%	2.49%	707	3.12	3	5	16	3.1	-48	728	30	806	3.87%
2026	2,205	calc w/ 2.49%	2.49%	711	3.10	7	5	16	3.1	-49	733	33	839	4.07%
2027	2,260	calc w/ 2.49%	2.49%	729	3.10	25	5	17	3.1	-42	751	48	886	5.67%
2028	2,316	calc w/ 2.49%	2.49%	747	3.10	43	5	17	3.1	-35	770	48	935	5.46%
2029	2,374	calc w/ 2.49%	2.49%	766	3.10	62	6	18	3.1	-28	789	50	985	5.37%
2030	2,440	calc w/ 2.49%	2.49%	787	3.10	83	6	18	3.1	-20	811	53	1,038	5.39%
2031	2,494	calc w/2.20%	2.20%	805	3.10	101	6	18	3.1	-13	829	51	1,089	4.90%
2032	2,549	calc w/2.20%	2.20%	822	3.10	118	6	19	3.1	-6	847	51	1,139	4.65%
2033	2,606	calc w/2.20%	2.20%	841	3.10	137	6	19	3.1	1	866	53	1,193	4.69%
2034	2,664	calc w/2.20%	2.20%	859	3.10	155	6	20	3.1	8	885	53	1,246	4.46%
2035	2,723	calc w/2.20%	2.20%	878	3.10	174	6	20	3.1	16	904	55	1,301	4.42%
2036	2,783	calc w/2.20%	2.20%	898	3.10	194	6	21	3.1	23	925	57	1,358	4.38%
2037	2,845	calc w/2.20%	2.20%	918	3.10	214	7	21	3.1	31	946	58	1,416	4.26%
2038	2,908	calc w/2.20%	2.20%	938	3.10	234	7	22	3.1	39	966	59	1,475	4.15%
2039	2,972	calc w/2.20%	2.20%	959	3.10	255	7	22	3.1	47	988	61	1,535	4.11%
2040	3,038	calc w/2.20%	2.20%	980	3.10	276	7	22	3.1	55	1,010	62	1,597	4.01%
2041	3,105	calc w/2.20%	2.20%	1,002	3.10	298	7	23	3.1	63	1,032	64	1,660	3.98%
2042	3,174	calc w/2.20%	2.20%	1,024	3.10	320	7	23	3.1	72	1,055	65	1,725	3.89%
2043	3,244	calc w/2.20%	2.20%	1,046	3.10	342	8	24	3.1	81	1,078	66	1,790	3.80%
2044	3,316	calc w/2.20%	2.20%	1,070	3.10	366	8	25	3.1	90	1,102	69	1,859	3.83%
2045	3,389	calc w/2.20%	2.20%	1,093	3.10	389	8	25	3.1	99	1,126	69	1,928	3.69%

F:\Logan\OldFiles\Structure\Projects\13\14-13-0004 River Heights Engr_Support\17-0001 Impact Fee Evaluation\CAD\RH Base Map V17-1-17-19.dwg - - - 1/16/2026 11:46 AM



RESERVOIR SITE

LOGAN CITY

PROVIDENCE CITY



SCALE: 1"=600'

LEGEND

- CITY BOUNDARY
- 10" DIAMETER PIPE
- 2" DIAMETER PIPE
- 12" DIAMETER PIPE
- 4" DIAMETER PIPE
- 14" DIAMETER PIPE
- 6" DIAMETER PIPE
- 8" DIAMETER PIPE
- X CITY WELL

**POTABLE WATER SYSTEM
2026 IMPACT FEE ANALYSIS UPDATE**



PROJECT NO:	14-13-0004
EXHIBIT:	3-1
DATE:	JAN 2026