

**Kentucky Infrastructure Authority
Projects for
December 2019 Capital Projects Meeting**

- Fund A Loan**

<u>Loan #</u>	<u>Borrower</u>	<u>Amount Requested</u>	<u>Loan Total</u>	<u>County</u>
A17-001	Augusta Regional Sewer Authority (Increase)	\$ 1,100,000	\$ 7,397,000	Bracken
A18-003	City of Marion	\$ 4,205,000	\$ 9,593,790	Crittenden
A20-022	City of Kuttawa	\$ 1,264,200	\$ 1,264,200	Lyon
A20-027	City of Eddyville	\$ 423,964	\$ 423,964	Lyon

- Fund B Loan**

<u>Loan #</u>	<u>Borrower</u>	<u>Amount Requested</u>	<u>Loan Total</u>	<u>County</u>
B19-010	City of Hazard	\$ 596,000	\$ 596,000	Perry

- Fund F Loan**

<u>Loan #</u>	<u>Borrower</u>	<u>Amount Requested</u>	<u>Loan Total</u>	<u>County</u>
F20-006	City of West Liberty	\$ 300,000	\$ 300,000	Morgan

EXECUTIVE SUMMARY
KENTUCKY INFRASTRUCTURE AUTHORITY
FUND A, FEDERALLY ASSISTED WASTEWATER
REVOLVING LOAN FUND

Reviewer Ashley Adams
 Date December 5, 2019
 KIA Loan Number A17-001 (Increase)
 WRIS Number SX21023005

BORROWER AUGUSTA REGIONAL SEWER AUTHORITY
 BRACKEN COUNTY

BRIEF DESCRIPTION

This is an increase in the amount of \$1,100,000 to an existing KIA loan commitment in the amount of \$5,697,000. The reason for the increase is due to bids coming in higher than originally estimated. Specifically, the overage was due to an increase in pump pricing from the time of the engineer estimate until bidding occurred. Rejecting and rebidding this portion of the project is highly unlikely to produce a different outcome.

Original Project Description: This project is the construction portion of a prior Planning and Design loan (A114-015) for \$600,000 by KIA which will help fund the creation of a new Single Stage Activated Sludge Wastewater Treatment Plant (WWTP). This regional plant will serve the cities of Augusta, Brooksville, and Northern Bracken County based upon the recommendations of the Facilities Plan approved in 2010. The project will also construct a new outfall and four lift stations.

PROJECT FINANCING		PROJECT BUDGET		RD Fee %	Actual %
Fund A Loan	\$6,797,000	Administrative Expenses			\$85,000
HB 380	100,000	Legal Expenses			39,845
Rural Development	6,000,000	Land, Easements			96,755
KIA A1 14-015 P&D	600,000	Planning			45,000
		Eng - Design / Const	6.4%	5.5%	624,910
		Eng - Insp	4.1%	3.2%	362,659
		Eng - Other			183,050
		Construction			10,845,850
		Contingency			535,000
		Other			678,931
TOTAL	\$13,497,000	TOTAL			\$13,497,000

REPAYMENT	Rate	0.25%	Est. Annual Payment	\$223,271
	Term	30 Years	1st Payment	6 Mo. after first draw

PROFESSIONAL SERVICES	Engineer	HMB Professional Engineers Inc
	Bond Counsel	Rubin & Hays

PROJECT SCHEDULE	Bid Opening	Oct-19
	Construction Start	Jan-20
	Construction Stop	Apr-21

DEBT PER CUSTOMER	Existing	\$0
	Proposed	\$9,880

OTHER DEBT See Attached

OTHER STATE-FUNDED PROJECTS LAST 5 YRS See Attached

RESIDENTIAL RATES		<u>Users</u>	<u>Avg. Bill</u>
	Current	860	\$64.10 (for 4,000 gallons)
	Additional	81	\$64.10 (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

CASHFLOW	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
Initiation of Operation 2021	408,701	78,396	330,305	5.2
Projected 2022	401,975	223,271	178,704	1.8
Projected 2023	395,114	223,271	171,843	1.8
Projected 2024	388,116	351,588	36,528	1.1
Projected 2025	380,979	351,588	29,391	1.1

Reviewer: Ashley Adams
Date: December 5, 2019
Loan Number: A17-001 (Increase)

**KENTUCKY INFRASTRUCTURE AUTHORITY
WASTEWATER REVOLVING LOAN FUND (FUND A)
AUGUSTA REGIONAL SEWER AUTHORITY, BRACKEN COUNTY
PROJECT REVIEW
SX21023005**

I. PROJECT DESCRIPTION

The Augusta Regional Sewer Authority (ARSA) is requesting a Fund A loan increase in the amount of \$1,100,000 for the Augusta/Brooksville Regional Sewer project. The original loan was approved by the KIA board in October 2017 in the amount of \$5,697,000 which will bring the new loan total to \$6,797,000. The reason for the increase is due to bids coming in higher than originally estimated. Specifically, the overage was due to an increase in pump pricing from the time of the engineer estimate until bidding occurred. Rejecting and rebidding this portion of the project is highly unlikely to produce a different outcome.

ARSA was established by ordinance in 2014 in an effort to regionalize wastewater treatment in an area of Bracken County which includes the Cities of Augusta and Brooksville and unserved citizens in the County between those cities. ARSA was created as a joint sewer agency pursuant to KRS 76.232.

This project is the construction portion of a prior Planning and Design loan (A114-015) for \$600,000 by KIA which will help fund the creation of a new Single Stage Activated Sludge Wastewater Treatment Plant (WWTP). This regional plant will serve the cities of Augusta, Brooksville, and Northern Bracken County based upon the recommendations of the Facilities Plan approved in 2010. The project will also construct a new outfall and four lift stations.

The existing WWTPs for both Augusta and Brooksville are in severe disrepair and will both be eliminated as a result of this project. In addition, a package treatment plant located at a nursing home in the county will be eliminated. The project will extend service to over 80 new customers in the county who were previously unserved with the potential to pick up more as Bracken County's population continues to grow.

In addition to those new customers, Augusta Regional Sewer Authority will serve approximately 775 existing residential customers as well as 102 commercial and industrial customers in Bracken County. At the time of the original project KIA extended \$1.3 million in principal forgiveness to help facilitate the project and was the first funding agency committed. Since then, USDA Rural Development has committed funds to the project in the form of a \$3.2 million loan and a \$2.8 million grant combination.

II. PROJECT BUDGET

	<u>Total</u>
Administrative Expenses	\$ 85,000
Legal Expenses	39,845
Land, Easements	96,755
Planning	45,000
Engineering Fees - Design	499,928
Engineering Fees - Construction	124,982
Engineering Fees - Inspection	362,659
Engineering Fees - Other	183,050
Construction	10,845,850
Contingency	535,000
Other	678,931
Total	\$ 13,497,000

III. PROJECT FUNDING

	<u>Amount</u>	<u>%</u>
Fund A Loan	\$ 6,797,000	50%
HB 380	100,000	1%
Rural Development	6,000,000	44%
KIA A1 14-015 P&D	600,000	4%
Total	\$ 13,497,000	100%

IV. KIA DEBT SERVICE

Construction Loan	\$ 6,797,000
Planning & Design Loan (A1 14-015)	600,000
Less: Principal Forgiveness	<u>1,300,000</u>
Amortized Loan Amount	\$ 6,097,000
Interest Rate	0.25%
Loan Term (Years)	<u>30</u>
Estimated Annual Debt Service	\$ 211,077
Administrative Fee (0.20%)	<u>12,194</u>
Total Estimated Annual Debt Service	\$ 223,271

V. PROJECT SCHEDULE

Bid Opening	October 22, 2019
Construction Start	January 31, 2020
Construction Stop	April 30, 2021

VI. CUSTOMER COMPOSITION AND RATE STRUCTURE

A) Customers

	Current (Augusta)	Current (Brooksville)	Proposed	Total
Residential	501	252	80	843
Commercial/Industrial	48	59	1	108
Total	549	311	91	951

B) Rates

	Proposed
Minimum (2,000 Gallons)	\$ 43.50
All over 2,000 (per 1,000)	7.75
Customer Charge (RD)	5.10
Cost for 4,000 gallons	\$ 64.10
Affordability Index (Rate/MHI)	3.1%

VII. DEMOGRAPHICS

Based on Census data from the American Community Survey 5-Year Estimate 2011-2015 for the original loan, the Utility's service area population was approximately 1800 people when considering the Cities of Brooksville, Augusta, and those gaining service in the county. The average Median Household Income (MHI) of the two cities was \$24,620. The median household income for the Commonwealth was \$43,740. The project will retain the original interest rate for this loan increase of 0.25% which was based on MHI.

Year	Population						County Unemployment	
	City (Augusta)	% Change	City (Brooksville)	% Change	County	% Change	Date	Rate
1980	1,455		680		7,738		June 2005	6.1%
1990	1,336	-8.2%	670	-1%	7,766	0.4%	June 2010	10.9%
2000	1,204	-9.9%	589	-12%	8,279	6.6%	June 2015	6.1%
2010	1,190	-1.2%	642	9%	8,488	2.5%	June 2016	5.9%
Current	1,102	-7.4%	536	-17%	8,425	-0.7%		
Cumulative %		-24.3%		-21.2%		8.9%		

VIII. 2016 CAPITALIZATION GRANT EQUIVALENCIES

- 1) Green Project Reserve - This project does not qualify for Green Project Reserve (GPR) funding.
- 2) Additional Subsidization – This project qualifies for additional subsidization not to exceed \$1,300,000.

IX. FINANCIAL ANALYSIS

This is a new utility and there is no financial history. Revenues and expenses in this analysis are based on estimates calculated by the engineering firm designing the project. Audited financial statements will be required annually once ARSA enters into an Assistance Agreement with KIA.

PROJECTIONS

Projections are based on the following assumptions:

- 1) Revenues will be sufficient to fund debt service, required reserves, operating expenses, and a 1.1 debt coverage ratio.
- 2) Expected new user revenue (\$64,744) was reduced by 30% (\$45,321) to take into account possible changes in the future as the project develops.
- 3) USDA Rural Development required a surcharge on the rates to make up for expected revenue shortfalls which was fairly consistent with the original KIA analysis recommendations. ARSA passed a new rate ordinance with a \$5.10 surcharge per customer. These additional revenues of approximately \$56,794 annually will make up for the additional debt service of the loan increase.
- 4) Expenses are based on a budget developed by the engineering firm at the point of initiation of plant operation. Operating expenses will increase 2% annually for inflation thereafter.
- 5) Rates will be adjusted accordingly to maintain a minimum 1.1 debt coverage ratio after the initiation of operations at the plant and the realization of actual expenses.
- 6) Debt service for the USDA Rural Development loan will not begin until two years after the initiation of operation (assumed to be 2024).
- 7) The remaining loan from Buffalo Trace Area Development District (\$78,396) for startup costs will be paid off using the surcharge money collected by the cities of Augusta and Brooksville required by the original KIA Planning and Design loan. At the time of this analysis the City accounts held a combined balance of \$473,693.
- 8) Debt service coverage is 1.8 in 2022 when full KIA principal and interest repayments begin.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund A loan.

REPLACEMENT RESERVE

The replacement reserve will be 5% (\$340,000) of the final amount borrowed (prior to principal forgiveness, if any) to be funded annually (\$17,000) each December 1 over 20 years and maintained for the life of the loan.

X. DEBT OBLIGATIONS

	<u>Outstanding</u>	<u>Maturity</u>
Buffalo Trace ADD	\$ 78,396	2021

XI. CONTACTS

Legal Applicant	
Name	Randall Smith
Address	PO Box 85 Augusta, KY 41002
County	Bracken
Authorized Official	Chairman
Phone	606-402-0539
Email	ransmith@windstream.net

Project Administrator	
Name	BTADD
Address	201 Government Street, Suite 300 Maysville, KY 41056
Contact	Kristie Dodge
Phone	606-564-6894
Email	kdodge@btadd.com

Consulting Engineer	
Name	Raymond C. Bascom
Firm	HMB Professional Engineers, Inc.
Address	3 HMB Circle Frankfort, KY 40601
Phone	502-695-9800
Email	rbascom@hmbpe.com

XII. RECOMMENDATIONS

KIA staff recommends approval of the loan with the standard conditions.

**AUGUSTA REGIONAL SEWER AUTHORITY
FINANCIAL SUMMARY (JUNE YEAR END)**

	Initiation of Operation <u>2021</u>	Projected <u>2022</u>	Projected <u>2023</u>	Projected <u>2024</u>	Projected <u>2025</u>
Balance Sheet					
Assets					
Current Assets	95,224	206,565	240,933	248,239	254,117
Other Assets	13,771,497	13,594,035	13,437,785	13,173,282	12,903,070
Total	<u>13,866,721</u>	<u>13,800,600</u>	<u>13,678,718</u>	<u>13,421,521</u>	<u>13,157,187</u>
Liabilities & Equity					
Current Liabilities	99,500	243,671	244,079	372,812	373,237
Long Term Liabilities	9,297,000	9,073,729	8,850,458	8,498,870	8,147,282
Total Liabilities	<u>9,396,500</u>	<u>9,317,400</u>	<u>9,094,537</u>	<u>8,871,682</u>	<u>8,520,519</u>
Net Assets	<u>4,470,221</u>	<u>4,483,200</u>	<u>4,584,181</u>	<u>4,549,839</u>	<u>4,636,668</u>
Cash Flow					
Revenues	788,701	788,701	788,701	788,701	788,701
Operating Expenses	380,000	386,726	393,587	400,584	407,722
Cash Flow Before Debt Service	<u>408,701</u>	<u>401,975</u>	<u>395,114</u>	<u>388,116</u>	<u>380,979</u>
Debt Service					
Buffalo Trace ADD Loan	78,396	0	0	0	0
RD Debt Service	0	0	0	128,317	128,317
Proposed KIA Loan	0	223,271	223,271	223,271	223,271
Total Debt Service	<u>0</u>	<u>223,271</u>	<u>223,271</u>	<u>351,588</u>	<u>351,588</u>
Cash Flow After Debt Service	<u>408,701</u>	<u>178,704</u>	<u>171,843</u>	<u>36,528</u>	<u>29,391</u>
Ratios					
Current Ratio		0.8	1.0	0.7	0.7
Debt to Equity		2.1	2.0	1.9	1.8
Days Sales in Accounts Receivable		35.0	35.0	35.0	35.0
Months Operating Expenses in Unrestricted Cash		4.6	5.8	5.9	6.0
Debt Coverage Ratio		1.8	1.8	1.1	1.1

EXECUTIVE SUMMARY KENTUCKY INFRASTRUCTURE AUTHORITY FUND A, FEDERALLY ASSISTED WASTEWATER REVOLVING LOAN FUND		Reviewer Date KIA Loan Number WRIS Number	Meili Sun November 7, 2019 A18-003 Funding III SX21055006	
BORROWER	CITY OF MARION CRITTENDEN COUNTY			
BRIEF DESCRIPTION This is the third of the four funding cycles that KIA has established with the City of Marion to provide incremental funding through 2021 for the New Wastewater Treatment Plant project. The City obtained a KIA planning and design loan in the amount of \$587,200 in 2016 to complete the Facility Plan and design on the collection system and treatment plant. In June, 2018, the City was subsequently approved of a construction loan in the amount of \$4.8 million to start the construction portion. This request will fund the continuous project on the wastewater treatment plant. This phase will construct a new 1.5 million gallon per day wastewater treatment plant adjacent to the current plant, which consists of influent pumping, screening, aeration, clarification, disinfection, return activated sludge/waste activated sludge pumping, solids processing, administration building, and maintenance garage. The existing WWTP will be decommissioned.				
PROJECT FINANCING		PROJECT BUDGET		
Fund A Loan 2016	\$587,200	Administrative Expenses	\$30,000	
Fund A Loan 2018	4,801,590	Planning	52,000	
Fund A Loan 2020	4,205,000	Eng - Design / Const	6.4% 5.2% 629,000	
		Eng - Insp	3.8% 2.0% 241,600	
		Eng - Other	209,000	
		Construction	7,633,608	
		Contingency	798,582	
TOTAL	\$9,593,790	TOTAL	\$9,593,790	
REPAYMENT	Rate Term	0.50% 30 Years	Est. Annual Payment 1st Payment 6 Mo. after first draw \$314,645	
PROFESSIONAL SERVICES	Engineer Bond Counsel	Eclipse Engineers, PLLC Rubin & Hays		
PROJECT SCHEDULE	Bid Opening Construction Start Construction Stop	Nov-18 Feb-19 Aug-21		
DEBT PER CUSTOMER	Existing Proposed	\$1,644 \$8,218		
OTHER DEBT	See Attached			
RESIDENTIAL RATES	Current Additional	<u>Users</u> 1,335 0	<u>Avg. Bill</u> \$27.52 (for 4,000 gallons) \$27.52 (for 4,000 gallons)	
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.			
CASHFLOW	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
Audited 2016	86,385	171,712	(85,327)	0.5
Audited 2017	328,476	171,702	156,774	1.9
Audited 2018	369,794	171,251	198,543	2.2
Projected 2019	518,971	172,513	346,458	3.0
Projected 2020	499,392	171,943	327,449	2.9
Projected 2021	479,421	173,323	306,098	2.8
Projected 2022	555,067	329,885	225,182	1.7
Projected 2023	534,290	486,397	47,893	1.1

Reviewer: Meili Sun
Date: November 7, 2019
Loan Number: A18-003 Funding III

**KENTUCKY INFRASTRUCTURE AUTHORITY
WASTEWATER REVOLVING LOAN FUND (FUND A)
CITY OF MARION, CRITTENDEN COUNTY
PROJECT REVIEW
SX21055006**

I. PROJECT DESCRIPTION

The City of Marion is requesting an additional \$4,205,000 from the 2020 funding cycle for the New Wastewater Treatment Plant project to construct a 1.5 million gallon per day (MGD) Continuously Sequencing Reactor (CSR) wastewater treatment plant and collection system rehabilitation. This will bring the cumulative funding to \$9,593,790. The new treatment facility will be located approximately half a mile from the existing treatment plant and will also include a new administration building and maintenance garage. The existing 0.66 MGD treatment facility was constructed in the 1970s and can no longer handle wet weather flows during moderate to heavy rains. The City considered alternatives for reducing flow and optimizing treatment as part of the Facility Plan, under review by the KY Division of Water, and has selected this project as the best alternative. The collection work will consist of the rehabilitation of approximately 43,336 linear feet of existing gravity sewer to reduce inflow and infiltration.

The City is currently under an Agreed Order with the KY Division of Water, mandating the completion of a Facility Plan and proper operation and maintenance of the wastewater treatment facilities and collection system. This project will fully satisfy requirements of the Agreed Order.

KIA has established a multi-year funding strategy with the City to provide incremental funding through FY2021. The City obtained a KIA planning and design loan of \$587,200 in FY2016 to complete the Facility Plan and subsequent design on the collection system and the treatment plant. The approval of the planning and design loan allowed the City to receive priority funding for a construction loan of \$4,801,590 in FY2018 to construct the collection system portion. This loan request will fund the continuous construction of the wastewater treatment plant. The loan outlay is as below:

Funding Cycle	Requested Amount	Cumulative Amount	Loan Type
FY 2016	\$587,200	\$587,200	Planning & Design
FY 2018	\$4,801,590	\$5,388,790	Construction
FY 2020	\$4,205,000	\$9,593,790	Construction
FY 2021	\$3,812,000	\$13,405,790	Construction

II. PROJECT BUDGET

	<u>Total</u>
Administrative Expenses	\$ 30,000
Planning	52,000
Engineering Fees – Design	535,200
Engineering Fees – Construction	93,800
Engineering Fees – Inspection	241,600
Engineering Fees – Other	209,000
Construction	7,633,608
Contingency	798,582
	<u>\$ 9,593,790</u>

III. PROJECT FUNDING

	<u>Amount</u>	<u>%</u>
KIA Fund A Loan 2016	\$ 587,200	6%
KIA Fund A Loan 2018	4,801,590	50%
KIA Fund A Loan 2020	4,205,000	44%
	<u>\$ 9,593,790</u>	<u>100%</u>

IV. KIA DEBT SERVICE

	2020 Cumulative	Completion
KIA Construction Loan A18-003 FY 2021		\$ 3,812,000
KIA Construction Loan A18-003 FY 2020	\$ 4,205,000	4,205,000
KIA Construction Loan A18-003 FY2018	4,801,590	4,801,590
KIA P&D Loan A16-074	587,200	587,200
Principal Forgiveness	1,300,000	1,300,000
Amortized Loan Amount	<u>\$ 8,293,790</u>	<u>\$12,105,790</u>
Interest Rate	0.50%	0.50%
Loan Term (Years)	30	30
Estimated Annual Debt Service	\$ 298,057	\$ 435,050
Administrative Fee (0.20%)	16,588	24,212
Total Estimated Annual Debt Service	\$ 314,645	\$ 459,262

V. PROJECT SCHEDULE

Bid Opening	November 2018
Construction Start	February 2019
Construction Stop	August 2021

VI. CUSTOMER COMPOSITION AND RATE STRUCTURE

A) Customers

<u>Customers</u>	
Residential	1,152
Commercial	178
Industrial	5
Total	<u>1,335</u>

B) Rates

	Sewer	
	<u>Current</u>	<u>Prior</u>
Date of Rate Increase	08/27/15	07/01/13
Minimum (to 1,500 Gallons)	\$14.32	\$13.68
Next 3,500 Gallons	5.28	5.03
Next 10,000 Gallons	4.22	4.02
Cost for 4,000 gallons	\$27.52	\$26.26
Increase %	4.8%	
Affordability Index (Rate/MHI)	1.1%	

	Water	
	<u>Current</u>	<u>Prior</u>
Date of Rate Increase	08/27/15	07/01/13
Minimum (to 1,500 Gallons)	\$19.13	\$18.21
Next 3,500 Gallons	7.04	6.71
Next 10,000 Gallons	5.63	5.35
Cost for 4,000 gallons	\$36.73	\$34.99
Increase %	5.0%	
Affordability Index (Rate/MHI)	1.5%	

Environmental Assessment Fee

Date of Rate Increase	Proposed	Current	Prior
	7/1/2021	7/1/2018	7/1/2016
Up to 1,500 gallons	\$20.60	\$13.60	\$8.00
1,501 to 5,000 gallons	27.40	20.40	12.00
5,001 to 15,000 gallons	34.50	27.20	16.00
15,001 to 25,000 gallons	102.95	92.95	55.00
Over 25,000 gallons	197.00	187.00	110.00
Sewer customers not on City water	41.00	34.00	20.00
Increase %	34%	70%	

The City passed an ordinance in June, 2016 applying a flat-rate environmental assessment fee to all water and sewer customers to raise funds for capital projects. A second ordinance was passed in June, 2018 and a third one passed in October this year to increase those rates. The 2019 rate increase will take effect July 1, 2021.

VII. DEMOGRAPHICS

Based on current Census data from the American Community Survey 5-Year Estimate 2012-2017, the Utility's service area population was 3,175 with a Median Household Income (MHI) of \$29,068. The median household income for the Commonwealth is \$46,535. This project qualifies for a 0.50% interest rate because its MHI is below 80% of the Commonwealth.

Year	Population		County	% Change	County Unemployment	
	City	% Change			Date	Rate
1980	3,392		9,207		June 2005	6.3%
1990	3,320	-2.1%	9,196	-0.1%	June 2010	10.0%
2000	3,196	-3.7%	9,384	2.0%	June 2015	5.6%
2010	3,039	-4.9%	9,315	-0.7%	June 2019	5.2%
Current	2,960	-2.6%	9,154	-1.7%		
Cumulative %		-12.7%		-0.6%		

VIII. 2019 CAPITALIZATION GRANT EQUIVALENCIES

Additional Subsidization – This loan qualifies for a one-time subsidization in the amount of \$1.3 million for the entire project.

IX. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements combining both water and sewer operations for the years ended June 30, 2016 through June 30, 2018. Percentage references in the History section below were based on whole dollar amounts and not the rounded amounts presented.

HISTORY

Combined water and sewer revenues went up 20.8% from \$1.06 million in 2016 to \$1.28 million in 2018 due to the previously approved environment assessment fees collected from all water and sewer customers. Operating expenses decreased 5.5% from \$1.02 million in 2016 to \$0.96 million in 2018 as a result of lower personnel and utility costs. The debt coverage ratio was 0.5, 1.9, and 2.2 for 2016, 2017, and 2018 respectively.

The balance sheet reflected a current ratio of 1.9, debt to equity ratio of 0.4, 45.0 days sales in accounts receivable, and 2.2 months of operating expenses in unrestricted cash.

PROJECTIONS

Projections are based on the following assumptions:

- 1) Revenues will increase approximately 13% with additional environmental assessment fees approved for fiscal year 2019.
- 2) Expenses will increase 2% annually for general inflation.
- 3) Debt service coverage is 1.1 in 2023 when full year principal and interest repayments begin. The ratio is calculated based on another 30% increase effective July 1, 2021 on the environmental assessment fees against cumulative debt service of \$8,293,790 excluding \$1.3 million principal forgiveness.
- 4) Should the borrower return to request final funding from KIA in FY2021, an estimated \$160,000 additional revenues will be required by 2023 to support a total loan amount up to \$12,105,790 at completion of the project.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund A loan.

REPLACEMENT RESERVE

The replacement reserve will be 5% (\$480,000 total) of the final amount borrowed to be funded annually (\$24,000 yearly) each December 1 for 20 years and maintained for the life of the loan.

X. DEBT OBLIGATIONS

	<u>Outstanding</u>	<u>Maturity</u>
1988 Water and Sewer Bond	\$ 239,000	2028
1993 Water and Sewer Bond	373,000	2033
KIA Loan A04-001	958,799	2025
KIA Loan B10-005	330,008	2034
Total	\$1,900,807	

XI. CONTACTS

Legal Applicant	
Name	City of Marion
Address	217 South Main St Marion, KY 42064
County	Crittenden
Authorized Official	Jared Byford, Mayor
Phone	(270) 965-2266
Email	mayor@marionky.gov

Project Contact - Applicant	
Name	Adam Ledford, City Administrator
Organization	City of Marion
Address	217 South Main St. Marion, KY 42064
Phone	(270) 965-2266
Email	adledford@marionky.gov

Project Administrator	
Name	Kyle Cunningham
Organization	Pennyriple Area Development District
Address	300 Hammond Dr. Hopkinsville, KY 42240
Phone	(270) 886-9484
Email	kyle.cunningham@ky.gov

Consulting Engineer

Name	Alan Ray Robinson
Firm	Eclipse Engineers, PLLC
Address	113 West Mount Vernon St. Somerset, KY 42501
Phone	(859) 433-9585
Email	arobinson@eclipseengineers.net

XII. RECOMMENDATIONS

KIA staff recommends approval of the loan with the standard conditions.

**CITY OF MARION
FINANCIAL SUMMARY (JUNE YEAR END)**

	<u>Audited</u> <u>2016</u>	<u>Audited</u> <u>2017</u>	<u>Audited</u> <u>2018</u>	<u>Projected</u> <u>2019</u>	<u>Projected</u> <u>2020</u>	<u>Projected</u> <u>2021</u>	<u>Projected</u> <u>2022</u>	<u>Projected</u> <u>2023</u>
Balance Sheet								
Assets								
Current Assets	326,601	401,519	456,668	729,539	1,056,989	1,363,087	1,603,070	1,650,963
Other Assets	7,511,281	7,629,519	7,487,892	7,220,368	6,952,844	6,685,320	15,795,726	15,312,341
Total	7,837,882	8,031,038	7,944,560	7,949,907	8,009,833	8,048,407	17,398,795	16,963,304
Liabilities & Equity								
Current Liabilities	251,368	261,028	239,005	241,180	245,373	524,036	526,350	529,674
Long Term Liabilities	2,028,968	2,194,252	2,063,117	1,929,998	1,792,886	1,377,311	10,553,513	10,132,900
Total Liabilities	2,280,336	2,455,280	2,302,122	2,171,178	2,038,259	1,901,347	11,079,862	10,662,574
Net Assets	5,557,546	5,575,758	5,642,438	5,778,729	5,971,574	6,147,060	6,318,933	6,300,730
Cash Flow								
Revenues	1,060,225	1,248,329	1,281,283	1,449,655	1,449,655	1,449,655	1,569,655	1,569,655
Operating Expenses	1,015,881	967,260	959,755	978,950	998,529	1,018,500	1,062,854	1,083,631
Other Income	42,041	47,407	48,266	48,266	48,266	48,266	48,266	48,266
Cash Flow Before Debt Service	86,385	328,476	369,794	518,971	499,392	479,421	555,067	534,290
Debt Service								
Existing Debt Service	171,712	171,702	171,251	172,513	171,943	173,323	172,562	171,752
Proposed KIA Loan	0	0	0	0	0	0	157,323	314,645
Total Debt Service	171,712	171,702	171,251	172,513	171,943	173,323	329,885	486,397
Cash Flow After Debt Service	(85,327)	156,774	198,543	346,458	327,449	306,098	225,182	47,893
Ratios								
Current Ratio	1.3	1.5	1.9	3.0	4.3	2.6	3.0	3.1
Debt to Equity	0.4	0.4	0.4	0.4	0.3	0.3	1.8	1.7
Days Sales in Accounts Receivable	49.1	41.0	45.0	45.0	45.0	45.0	45.0	45.0
Months Operating Expenses in Unrestricted Cash	0.3	1.7	2.2	6.4	10.2	13.6	15.9	16.2
Debt Coverage Ratio	0.5	1.9	2.2	3.0	2.9	2.8	1.7	1.1

EXECUTIVE SUMMARY		Reviewer	Michael Dant	
KENTUCKY INFRASTRUCTURE AUTHORITY		Date	November 7, 2019	
FUND A, FEDERALLY ASSISTED WASTEWATER		KIA Loan Number	A20-022	
REVOLVING LOAN FUND		WRIS Number	SX21143009	
BORROWER	CITY OF KUTTAWA LYON COUNTY			
BRIEF DESCRIPTION				
The project will replace the existing Magnolia lift station with a new lift station, sized to handle existing and anticipated future flows, as well as replacement of approximately 1,400 l.f. of existing cast iron force main. This lift station receives flows from the surrounding neighborhoods as well as the Old Kuttawa area. The project will also replace the existing Old Kuttawa lift station with a new lift station, sized to handle existing and anticipated future flows, as well as replacement of approximately 8,000 l.f. of existing cast iron force main. This work will help the City achieve compliance with an EPA Agreed Order.				
PROJECT FINANCING		PROJECT BUDGET		
Fund A Loan	\$1,264,200	RD Fee %	Actual %	
				Administrative Expenses \$50,000
				Land, Easements 3,000
		Eng - Design / Const 8.9%	10.3%	105,600
		Eng - Insp 5.6%	4.7%	48,500
		Eng - Other		18,000
		Construction		935,000
		Contingency		94,100
TOTAL	\$1,264,200	TOTAL		\$1,264,200
REPAYMENT	Rate	1.50%	Est. Annual Payment	\$75,928
	Term	20 Years	1st Payment	6 Mo. after first draw
PROFESSIONAL SERVICES	Engineer	Rivercrest Engineering Incorporated		
	Bond Counsel	Rubin & Hays		
PROJECT SCHEDULE	Bid Opening	Nov-19		
	Construction Start	Jan-20		
	Construction Stop	May-20		
DEBT PER CUSTOMER	Existing	\$516		
	Proposed	\$3,177		
OTHER DEBT	See Attached			
OTHER STATE-FUNDED PROJECTS LAST 5 YRS	See Attached			
RESIDENTIAL RATES		<u>Users</u>	<u>Avg. Bill</u>	
	Current	475	\$30.00	(for 4,000 gallons)
	Additional	0	\$30.00	(for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.			
CASHFLOW	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
Audited 2016	(7,001)	114,297	(121,298)	-0.1
Audited 2017	(7,332)	114,573	(121,905)	-0.1
Audited 2018	(54,358)	119,044	(173,402)	-0.5
Projected 2019	21,267	84,490	(63,223)	0.3
Projected 2020	105,931	90,711	15,220	1.2
Projected 2021	96,706	85,177	11,529	1.1
Projected 2022	100,964	85,535	15,429	1.2
Projected 2023	102,949	85,535	17,414	1.2

Reviewer: Linda Bridwell
Date: November 7, 2019
Loan Number: A20-022

**KENTUCKY INFRASTRUCTURE AUTHORITY
WASTEWATER REVOLVING LOAN FUND (FUND A)
CITY OF KUTTAWA, LYON COUNTY
PROJECT REVIEW
SX21143009**

I. PROJECT DESCRIPTION

The City of Kuttawa (the "City") is requesting a Fund A loan in the amount of \$1,264,200 for the Lift Station and Force Main Replacement project. The project will replace the existing Magnolia lift station with a new lift station, sized to handle existing and anticipated future flows, as well as replacement of approximately 1,400 linear feet of existing cast iron force main. This lift station receives flows from the surrounding neighborhoods as well as the Old Kuttawa area. The project will also replace the existing Old Kuttawa lift station with a new lift station, sized to handle existing and anticipated future flows, as well as replacement of approximately 8,000 linear feet of existing cast iron force main. The purpose of the work is to help the City achieve compliance with an EPA Agreed Order related to sanitary sewer system overflows and pollutant removal at their wastewater treatment plant due to excess infiltration and inflow from their collection system.

The City provides water and wastewater services in Kuttawa, serving 475 customers. The City is a regional provider, treating wastewater from the Lyon County Water District, which is a PSC regulated system.

II. PROJECT BUDGET

	<u>Total</u>
Administrative Expenses	\$ 50,000
Land, Easements	5,000
Engineering Fees - Design	75,500
Engineering Fees - Construction	33,600
Engineering Fees - Inspection	48,500
Engineering Fees - Other	67,500
Construction	821,000
Contingency	163,100
Total	\$1,264,200

III. PROJECT FUNDING

	<u>Amount</u>	<u>%</u>
Fund A Loan	\$ 1,264,200	100%
Total	\$ 1,264,200	100%

IV. KIA DEBT SERVICE

Construction Loan	\$ 1,264,200
Less: Principal Forgiveness	0
Amortized Loan Amount	\$ 1,264,200
Interest Rate	1.50%
Loan Term (Years)	20
Estimated Annual Debt Service	\$ 73,400
Administrative Fee (0.20%)	2,528
Total Estimated Annual Debt Service	\$ 75,928

V. PROJECT SCHEDULE

Bid Opening	November 2019
Construction Start	January 2020
Construction Stop	May 2021

VI. CUSTOMER COMPOSITION AND RATE STRUCTURE

A) Customers

	Current
Residential	439
Commercial	35
Industrial	1
Total	475

B) Rates

	Inside City			Outside City		
	Proposed	Current	Prior	Proposed	Current	Prior
Date of Last Rate Increase	02/01/20	03/11/19	unknown		03/11/19	unknown
Minimum (1,000 gallons)	\$15.00	\$12.00	\$9.02	\$25.00	\$22.00	\$19.69
Additional 1,000 Gallons	5.00	3.20	3.08	7.50	7.50	8.29
Cost for 4,000 gallons	\$30.00	\$21.60	\$18.26	\$47.50	\$44.50	\$36.27
Increase %	38.9%	18.3%		6.7%	22.7%	
Affordability Index (Rate/MHI)	0.7%	0.5%		1.1%	1.0%	

VII. DEMOGRAPHICS

Based on current Census data from the American Community Survey 5-Year Estimate 2013-2017, the Utility’s service area population was 901 people with a Median Household Income (MHI) of \$53,320. The median household income for the Commonwealth is \$46,535. The project qualifies the non-standard interest rate of 1.5% because the project will assist the City achieve compliance with an EPA Agreed Order.

Year	Population		County		County Unemployment	
	City	% Change	County	% Change	Date	Rate
1980	560		6,490		June 2005	7.0%
1990	535	-4.5%	6,624	2.1%	June 2010	10.1%
2000	596	11.4%	8,080	22.0%	June 2015	5.2%
2010	649	8.9%	8,314	2.9%	June 2019	5.1%
Current	671	3.4%	8,268	-0.6%		
Cumulative %		19.8%		27.4%		

VIII. 2019 CAPITALIZATION GRANT EQUIVALENCIES

- 1) Green Project Reserve - This project qualifies for Green Project Reserve (GPR) funding for \$1,234,000.
- 2) Additional Subsidization – This project does not qualify for additional subsidization.

IX. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements for the years ended June 30, 2016 through June 30, 2018. Percentage references in the History section below are based on whole dollar amounts and not the rounded amounts presented.

HISTORY

The utility has a combined water and sewer utility fund. Revenues dropped from 2016 to 2018 by \$27,445 or 6.7%. Revenues have increased in 2019 based on the February 2019 rate increase in both sewer and water. Additionally, cash operating expenses increased 5.1%. This has been addressed in the short term by utilizing cash from gas operations. The City has taken steps to eliminate this with the rate increase, and addressing outstanding accounts receivables.

The City implemented a 44% rate increase on sewer customers and a 2-step water

customer increase for a cumulative 64% increase. These increases are projected to provide over \$148,000 in cash flow available for debt service. This will also provide a debt coverage ratio increase that improves from -0.7 in 2019 (projected) to a 1.2 debt coverage ratio beginning in 2020. The City has also implemented a CPI clause that is projected to increase water and sewer revenues to match increasing expenses.

The balance sheet reflects a negative current ratio of 0.1, which improves to 0.3 by 2024 with the rate increase. The debt to equity moves from a current 0.3 to 1.4 by 2023, current negative 2.6 months operating expenses in unrestricted cash improves to 1.9 months by 2024.

PROJECTIONS

Projections are based on the following assumptions:

- 1) Revenues will increase \$206,000 between 2019 and 2023 based on rate increases. The City has passed an ordinance that will allow for an annual inflationary increase as needed to maintain financial stability.
- 2) Expenses will increase an average of 2.0% annually based on inflation.
- 3) Debt service coverage is 1.2 in 2022 when principal and interest repayments begin.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund A loan.

REPLACEMENT RESERVE

The replacement reserve will be 5% (\$63,210 of total) of the final amount borrowed to be funded annually (\$3,200 yearly) each December 1 for 20 years and maintained for the life of the loan.

X. DEBT OBLIGATIONS

<u>Debt Issue</u>	<u>Outstanding</u>	<u>Maturity (Fiscal Year)</u>
KADD Refunding 2014	\$ 219,774	2021
KIA A209-20	99,526	2031
Total	<u>\$ 319,300</u>	

XI. CONTACTS

Legal Applicant

Entity Name	City of Kuttawa
Authorized Official	Jimmy Campbell (Mayor)
County	Lyon
Email	kuttawamayor@gmail.com
Phone	270-388-7360
Address	P.O. Box 400 Kuttawa, KY 42055

Applicant Contact

Name	Mark Riley
Organization	City of Kuttawa
Email	cityhallkuttawa@gmail.com
Phone	270-388-7151
Address	P.O. Box 400 82 Cedar St Kuttawa, KY 42055

Project Administrator

Name	Kyle Cunningham
Organization	Pennyrile Area Development District
Email	kyle.cunningham@ky.gov
Phone	270-886-9484
Address	300 Hammond Dr Hopkinsville, KY 42240

Consulting Engineer

PE Name	Charles Delcommune McCann
Firm Name	Rivercrest Engineering Incorporated
Email	cmccann@rivercresteng.com
Phone	618-521-5421
Address	7020 US Highway 68 Paducah, KY 42003

XII. RECOMMENDATIONS

KIA staff recommends approval of the loan with the standard conditions.

CITY OF KUTTAWA
FINANCIAL SUMMARY (JUNE YEAR END)

	<u>Audited</u> <u>2016</u>	<u>Audited</u> <u>2017</u>	<u>Audited</u> <u>2018</u>	<u>Projected</u> <u>2019</u>	<u>Projected</u> <u>2020</u>	<u>Projected</u> <u>2021</u>	<u>Projected</u> <u>2022</u>	<u>Projected</u> <u>2023</u>
Balance Sheet								
Assets								
Current Assets	109,646	84,318	88,049	32,534	56,354	67,883	84,812	103,326
Other Assets	2,771,943	2,835,754	2,958,852	2,823,354	3,952,056	3,784,953	3,617,850	3,450,747
Total	<u>2,881,589</u>	<u>2,920,072</u>	<u>3,046,901</u>	<u>2,855,888</u>	<u>4,008,410</u>	<u>3,852,836</u>	<u>3,702,662</u>	<u>3,554,073</u>
Liabilities & Equity								
Current Liabilities	98,262	323,647	501,074	435,248	443,848	452,648	461,648	470,748
Long Term Liabilities	440,727	336,445	260,895	245,055	1,509,255	1,509,255	1,509,255	1,509,255
Total Liabilities	<u>538,989</u>	<u>660,092</u>	<u>761,969</u>	<u>680,303</u>	<u>1,953,103</u>	<u>1,961,903</u>	<u>1,970,903</u>	<u>1,980,003</u>
Net Assets	<u>2,342,600</u>	<u>2,259,980</u>	<u>2,284,932</u>	<u>2,175,585</u>	<u>2,055,307</u>	<u>1,890,933</u>	<u>1,731,759</u>	<u>1,574,070</u>
Cash Flow								
Revenues	414,768	412,676	388,050	472,541	566,249	566,249	583,116	594,698
Operating Expenses	421,781	420,954	443,324	452,190	461,234	470,459	483,068	492,665
Other Income	12	946	916	916	916	916	916	916
Cash Flow Before Debt Service	<u>(7,001)</u>	<u>(7,332)</u>	<u>(54,358)</u>	<u>21,267</u>	<u>105,931</u>	<u>96,706</u>	<u>100,964</u>	<u>102,949</u>
Debt Service								
Existing Debt Service	114,297	114,573	119,044	84,490	90,711	85,177	9,607	9,607
Proposed KIA Loan	0	0	0	0	0	0	75,928	75,928
Total Debt Service	<u>114,297</u>	<u>114,573</u>	<u>119,044</u>	<u>84,490</u>	<u>90,711</u>	<u>85,177</u>	<u>85,535</u>	<u>85,535</u>
Cash Flow After Debt Service	<u>(121,298)</u>	<u>(121,905)</u>	<u>(173,402)</u>	<u>(63,223)</u>	<u>15,220</u>	<u>11,529</u>	<u>15,429</u>	<u>17,414</u>
Ratios								
Current Ratio	1.1	0.3	0.2	0.1	0.1	0.1	0.2	0.2
Debt to Equity	0.2	0.3	0.3	0.3	1.0	1.0	1.1	1.3
Days Sales in Accounts Receivable	16.7	24.6	33.5	33.4	33.5	33.5	33.4	33.4
Months Operating Expenses in Unrestricted Cash	2.5	1.5	1.3	(0.4)	0.0	0.3	0.7	1.1
Debt Coverage Ratio	(0.1)	(0.1)	(0.5)	0.3	1.2	1.1	1.2	1.2

EXECUTIVE SUMMARY		Reviewer	Meili Sun	
KENTUCKY INFRASTRUCTURE AUTHORITY		Date	November 7, 2019	
FUND A, FEDERALLY ASSISTED WASTEWATER		KIA Loan Number	A20-027	
REVOLVING LOAN FUND		WRIS Number	SX21143011	
BORROWER	CITY OF EDDYVILLE LYON COUNTY			
BRIEF DESCRIPTION This request will provide funding for the planning & design phase of the Wastewater SSES and Rehabilitation project on the collection system south of Fairview Avenue, north of Interstate 69, stretching from the Industrial Park to the east and from the WWTP to the west. During the planning & design phase, an SSES will be completed, which includes smoke testing, CCTV, and manhole inspection on portions of the approximately 31,000 LF of 8" gravity sewer and 23,000 LF of 12" gravity sewer. Flow monitors will collect flows for several months to determine the locations of excessive inflow and infiltration prior to the rehabilitation efforts in the construction phase.				
PROJECT FINANCING		PROJECT BUDGET		
Fund A Loan P&D	\$423,964	RD Fee %	Actual %	
		Administrative Expenses		\$5,000
		Planning		\$298,964
		Eng - Design / Const		\$120,000
TOTAL	\$423,964	TOTAL		\$423,964
REPAYMENT	Rate	2.50%	Est. Annual Payment	\$91,579
	Term	5 Years	1st Payment	6 Mo. after first draw
PROFESSIONAL SERVICES	Engineer	Rivercrest Engineering Inc		
	Bond Counsel	Rubin & Hays		
PROJECT SCHEDULE	Bid Opening	Oct-20		
	P&D Start	Oct-19		
	P&D Stop	Sep-20		
DEBT PER CUSTOMER	Existing			\$2,642
	Proposed			\$2,341
OTHER DEBT	See Attached			
RESIDENTIAL RATES		<u>Users</u>	<u>Avg. Bill</u>	
	Current	1,086	\$38.10	(for 4,000 gallons)
	Additional	0	\$38.10	(for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.			
CASHFLOW	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
Audited 2016	364,770	244,123	120,647	1.5
Audited 2017	528,105	216,840	311,265	2.4
Audited 2018	446,730	296,083	150,647	1.5
Projected 2019	469,000	297,486	171,514	1.6
Projected 2020	450,825	293,756	157,069	1.5
Projected 2021	473,577	342,947	130,631	1.4
Projected 2022	454,667	388,735	65,932	1.2
Projected 2023	477,909	388,736	89,173	1.2

Reviewer: Meili Sun
Date: November 7, 2019
Loan Number: A20-027 P&D

**KENTUCKY INFRASTRUCTURE AUTHORITY
WASTEWATER REVOLVING LOAN FUND (FUND A)
CITY OF EDDYVILLE, LYON COUNTY
PROJECT REVIEW
SX21143011**

I. PROJECT DESCRIPTION

The City of Eddyville (“City”) is requesting a Fund A loan in the amount of \$423,964 to fund the planning and design phase of the Wastewater Sanitary Sewer Evaluation Survey (“SSES”) and Rehabilitation project on the collection system south of Fairview Avenue, north of Interstate 69, stretching from the Industrial Park to the east and from the WWTP to the west. An SSES will be performed to include smoke testing, CCTV and manhole inspections on portions of approximately 31,000 LF of 8” gravity sewer line and 23,000 LF of 12” gravity sewer line. Flow monitors will collect flows for months to determine the locations of excessive inflow and infiltration. The rehabilitation efforts will ensue if the City is approved for a KIA construction loan after completion of the planning and design phase.

The City currently serves approximately 1,100 retail customers and treats wastewater for the City of Fredonia. The wholesale wastewater treatment accounts for less than 4% of total volume treated annually.

II. PROJECT BUDGET

	<u>Total</u>
Administrative Expenses	\$ 5,000
Planning	298,964
Engineering Fees – Design	<u>120,000</u>
Total	\$ 423,964

III. PROJECT FUNDING

	<u>Amount</u>	<u>%</u>
KIA Fund A Loan (P&D)	\$ 423,964	100%

IV. KIA DEBT SERVICE

Planning & Design Loan	\$ 423,964
Principal Forgiveness	0
Amortized Loan Amount	\$ 423,964
Interest Rate	2.50%
Loan Term (Year)	5
Estimated Annual Debt Service	\$ 90,731
Administrative Fee (0.20%)	848
Annual Debt Service	\$ 91,579

V. PROJECT SCHEDULE

P&D Start	October 2019
P&D Completion	September 2020
Estimated Bid Opening	October 2020
Estimated Construction Start	December 2020
Estimated Construction Completion	August 2021

VI. CUSTOMER COMPOSITION AND RATE STRUCTURE

A) Customers

	Current
Residential	908
Commercial	178
Industrial	
Total	1,086

B) Rates

	Water Inside City		Water Outside City	
	Current	Prior	Current	Prior
Date of Last Rate Increase	07/01/18	03/01/16	07/01/18	03/01/16
Minimum 2,000 Gallons	\$23.93	\$23.23	\$28.42	\$27.59
Over 2,000 Gallons	5.18	5.03	5.18	5.03
Cost for 4,000 gallons	\$34.29	\$33.29	\$38.78	\$37.65
Increase %	3.0%		3.0%	
Affordability Index (Rate/MHI)	1.18%	1.14%	1.33%	1.29%

	Sewer Inside City		Sewer Outside City	
	Current	Prior	Current	Prior
Date of Last Rate Increase	07/01/18	03/01/16	07/01/18	03/01/16
Minimum 2,000 Gallons	\$26.58	\$25.81	\$31.57	\$30.65
Over 2,000 Gallons	5.76	5.59	5.76	5.59
Cost for 4,000 gallons	\$38.10	\$36.99	\$43.09	\$41.83
Increase %	3.0%		3.0%	
Affordability Index (Rate/MHI)	1.31%	1.27%	1.48%	1.43%

The City's Ordinance 2018-05-07 approved a 3% rate increase on water and sewer to take effect each July 1 of every even-numbered year until 2026.

VII. DEMOGRAPHICS

Based on current Census data from the American Community Survey 5-Year Estimate 2013-2017, the Utility's service area population was 2,146 with a Median Household Income (MHI) of \$35,013. The median household income for the Commonwealth is \$46,535. A five year loan term at 2.5% interest rate will be applied to this loan as planning and design loans are not eligible for the non-standard rate.

Year	Population		County	% Change	County Unemployment	
	City	% Change			Date	Rate
1980	1,949		6,490		June 2005	7.0%
1990	1,889	-3.1%	6,624	2.1%	June 2010	10.1%
2000	2,350	24.4%	8,080	22.0%	June 2015	5.2%
2010	2,554	8.7%	8,314	2.9%	June 2019	5.1%
Current	2,576	0.9%	8,268	-0.6%		
Cumulative %		32.2%		27.4%		

VIII. 2019 CAPITALIZATION GRANT EQUIVALENCIES

Additional Subsidization – This project does not qualify for additional subsidization.

IX. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements for the years ended June 30, 2016 through June 30, 2018. The non-cash impact of GASB 68, Accounting and Financial Reporting for Pensions and GASB 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions, had been removed from the operating expenses. Percentage references in the History section below were based on whole dollar amounts and not the rounded amounts presented.

HISTORY

Combined water and sewer revenues increased 6.3% from \$ 1.26 million in 2016 to \$1.34 million in 2018 due to previously approved rate increases while operating expenses stayed consistent during the same time period. The debt coverage ratio was 1.5, 2.4, and 1.5 for 2016, 2017, and 2018 respectively.

The balance sheet reflected a current ratio of 0.8, debt to equity ratio of 0.5, and 53.3 days sales in accounts receivable. The unrestricted cash of water and sewer operations was reported under the City's general fund, therefore the number of month of operating expenses in unrestricted cash was irrelevant.

PROJECTIONS

Projections are based on the following assumptions:

- 1) Total revenues will go up 3% each in every even-numbered year until 2026 as approved by Ordinance 2018-05-07.
- 2) Expenses will increase 2% each year for inflation.
- 3) The City will be able to support a total loan amount of approximately \$2.8 million without further rate increases should the City return to pursue a construction loan from KIA after the planning and design work is completed.
- 4) Debt service coverage is 1.4 in FY2021 when principal and interest repayments for the planning and design loan begin.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund A loan.

REPLACEMENT RESERVE

Replacement reserve is not required for a planning and design loan.

X. DEBT OBLIGATIONS

	<u>Outstanding</u>	<u>Maturity</u>
BB&T Lease	\$ 1,001,658	2027
KIA Loan A15-020	1,171,337	2036
KIA Loan C18-005	696,213	2025
Total	\$ 2,869,208	

XI. CONTACTS

Legal Applicant

Name	City of Eddyville
Address	PO Box 744 Eddyville, KY 42038
County	Lyon
Authorized Official	John Choat
Phone	(270) 388-2226
Email	john.choat@eddyvilleky.org

Project Contact - Applicant

Name	Lynn Orange
Organization	City of Eddyville
Address	PO Box 744 Eddyville, KY 42038
Phone	(270) 388-2226
Email	eddyville@vci.net

Project Administrator

Name	Kyle Cunningham
Organization	Pennyrile ADD
Address	300 Hammond Dr Hopkinsville, KY 42240
Phone	(270) 886-9484
Email	kyle.cunningham@ky.gov

Consulting Engineer

Name	Charles McCann II
Firm	Rivercrest Engineering Inc
Address	7020 US Hwy 68 W Paducah, KY 42003
Phone	(618) 521-5421
Email	cmccann@rivercresteng.com

XII. RECOMMENDATIONS

KIA staff recommends approval of the loan with the standard conditions.

CITY OF EDDYVILLE
FINANCIAL SUMMARY (JUNE YEAR END)

	<u>Audited</u> <u>2016</u>	<u>Audited</u> <u>2017</u>	<u>Audited</u> <u>2018</u>	<u>Projected</u> <u>2019</u>	<u>Projected</u> <u>2020</u>	<u>Projected</u> <u>2021</u>	<u>Projected</u> <u>2022</u>	<u>Projected</u> <u>2023</u>
Balance Sheet								
Assets								
Current Assets	241,305	250,328	322,753	494,267	651,336	781,967	847,899	937,072
Other Assets	10,975,040	11,308,286	11,021,739	10,358,448	9,886,831	9,839,178	9,367,561	8,895,944
Total	<u>11,216,345</u>	<u>11,558,614</u>	<u>11,344,492</u>	<u>10,852,715</u>	<u>10,538,167</u>	<u>10,621,145</u>	<u>10,215,460</u>	<u>9,833,016</u>
Liabilities & Equity								
Current Liabilities	965,661	384,931	396,992	400,797	406,714	497,569	503,781	497,155
Long Term Liabilities	2,649,932	3,357,898	3,306,360	2,975,770	2,720,418	2,798,475	2,446,656	2,101,864
Total Liabilities	<u>3,615,593</u>	<u>3,742,829</u>	<u>3,703,352</u>	<u>3,376,567</u>	<u>3,127,132</u>	<u>3,296,044</u>	<u>2,950,437</u>	<u>2,599,018</u>
Net Assets	<u>7,600,752</u>	<u>7,815,785</u>	<u>7,641,140</u>	<u>7,476,148</u>	<u>7,411,035</u>	<u>7,325,101</u>	<u>7,265,022</u>	<u>7,233,997</u>
Cash Flow								
Revenues	1,257,765	1,350,634	1,337,674	1,377,763	1,377,763	1,419,054	1,419,054	1,461,584
Operating Expenses	892,995	822,529	890,944	908,763	926,938	945,477	964,387	983,675
Other Income	0	0	0	0	0	0	0	0
Cash Flow Before Debt Service	<u>364,770</u>	<u>528,105</u>	<u>446,730</u>	<u>469,000</u>	<u>450,825</u>	<u>473,577</u>	<u>454,667</u>	<u>477,909</u>
Debt Service								
Existing Debt Service	244,123	216,840	296,083	297,486	293,756	297,157	297,156	297,157
Proposed KIA Loan	0	0	0	0	0	45,790	91,579	91,579
Total Debt Service	<u>244,123</u>	<u>216,840</u>	<u>296,083</u>	<u>297,486</u>	<u>293,756</u>	<u>342,947</u>	<u>388,735</u>	<u>388,736</u>
Cash Flow After Debt Service	<u>120,647</u>	<u>311,265</u>	<u>150,647</u>	<u>171,514</u>	<u>157,069</u>	<u>130,631</u>	<u>65,932</u>	<u>89,173</u>
Ratios								
Current Ratio	0.2	0.7	0.8	1.2	1.6	1.6	1.7	1.9
Debt to Equity	0.5	0.5	0.5	0.5	0.4	0.4	0.4	0.4
Days Sales in Accounts Receivable	57.7	52.5	53.3	51.8	51.8	50.3	50.3	48.8
Months Operating Expenses in Unrestricted Cash	0.0	0.0	0.0	2.3	4.3	5.8	6.5	7.5
Debt Coverage Ratio	1.5	2.4	1.5	1.6	1.5	1.4	1.2	1.2

EXECUTIVE SUMMARY KENTUCKY INFRASTRUCTURE AUTHORITY FUND B, INFRASTRUCTURE REVOLVING LOAN FUND		Reviewer Date KIA Loan Number WRIS Number	Michael Dant November 7, 2019 B19-010 NA	
BORROWER	CITY OF HAZARD PERRY COUNTY			
BRIEF DESCRIPTION				
This project will construct nearly six miles of a six inch natural gas line to The Coalfields Regional Industrial Park. Gas will be routed from a wellhead in central Perry County.				
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %	
Fund B Loan	\$596,000	Administrative Expenses	\$50,000	
EDA Grant	1,484,000	Legal Expenses	4,000	
AML	900,000	Land, Easements	100,686	
		Planning	7,700	
		Eng - Design / Const	7.2% 5.7% 147,228	
	-	Eng - Insp	4.0% 3.5% 89,065	
	-	Construction	2,040,645	
		Contingency	525,676	
		Other	15,000	
TOTAL	\$2,980,000	TOTAL	\$2,980,000	
REPAYMENT	Rate Term	0.50% 20 Years	Est. Annual Payment 1st Payment 6 Mo. after first draw \$32,544	
PROFESSIONAL SERVICES	Engineer Bond Counsel	H.A. Spalding Engineers Rubin & Hays		
PROJECT SCHEDULE	Bid Opening Construction Start Construction Stop	Jul-19 Oct-19 Mar-20		
DEBT PER CUSTOMER	Existing Proposed	\$230 \$545		
OTHER DEBT	See Attached			
OTHER STATE-FUNDED PROJECTS LAST 5 YRS	See Attached			
RESIDENTIAL RATES	Current Additional	Users 1,637 1	Avg. Bill \$43.68 (for 4,000 gallons) \$43.68 (for 4,000 gallons)	
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.			
CASHFLOW	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
#N/A	#N/A	#N/A	#N/A	#N/A
Audited 2016	479,571	91,416	388,155	5.2
Audited 2017	214,496	86,629	127,867	2.5
Audited 2018	374,166	99,055	275,111	3.8
Projected 2019	368,432	189,600	178,832	1.9
Projected 2020	362,584	189,600	172,984	1.9
Projected 2021	355,119	222,144	132,975	1.6
Projected 2022	349,034	163,079	185,955	2.1

Reviewer: Linda Bridwell
 Date: November 7, 2019
 Loan Number: B19-010

**KENTUCKY INFRASTRUCTURE AUTHORITY
 INFRASTRUCTURE REVOLVING LOAN FUND (FUND B)
 CITY OF HAZARD, PERRY COUNTY
 PROJECT REVIEW**

I. PROJECT DESCRIPTION

The City of Hazard (the “City”) is requesting a Fund B loan in the amount of \$596,000 for the Coalfields Industrial Gas Supply Project. This project will include the installation of six miles of 6” gas line from the wellhead in central Perry County, to the Coalfields Industrial Park. The utility currently provides service to 1,637 customers in Perry County.

The City of Hazard Gas wholly operates the gas utility. For the purposes of analysis, the population and Median Household Income (“MHI”) information for the City has been utilized.

II. PROJECT BUDGET

	Total
Administrative Expenses	\$ 50,000
Legal Expenses	4,000
Land, Easements	100,686
Planning	7,700
Engineering Fees - Design	147,228
Engineering Fees - Inspection	89,065
Construction	2,040,645
Contingency	525,676
Other	15,000
Total	\$ 2,980,000

III. PROJECT FUNDING

	Amount	%
Fund B Loan	\$ 596,000	20%
EDA Grant	1,484,000	50%
AML	900,000	30%
Total	\$ 2,980,000	100%

IV. KIA DEBT SERVICE

Construction Loan	\$ 596,000
Less: Principal Forgiveness	0
Amortized Loan Amount	<u>\$ 596,000</u>
Interest Rate	0.50%
Loan Term (Years)	<u>20</u>
Estimated Annual Debt Service	\$ 31,352
Administrative Fee (0.20%)	<u>1,192</u>
Total Estimated Annual Debt Service	\$ 32,544

V. PROJECT SCHEDULE

Estimated Bid Opening Date	July, 2019
Estimated Construction Start	October, 2019
Estimated Construction Completion	March, 2020

VI. RATE STRUCTURE

A. Customers

Customers	Current	Proposed
Residential	1,242	0
Commercial	395	0
Industrial	<u>0</u>	<u>1</u>
Total	1,637	1

B. Rates

	Inside City		Outside City	
	Current	Prior	Current	Prior
Date of Last Rate Increase	Unknown			
Minimum	\$10.98		\$12.30	
First 48 mcf	10.90		11.93	
Next 50 mcf	10.85		11.83	
Next 100 mcf	10.83		11.80	
Next 700 mcf	10.79		11.76	
Over 800 mcf	10.75		11.73	
Average monthly bill	\$105.00			

VII. DEMOGRAPHICS

Based on current Census data from the American Community Survey 5-Year Estimate 2013-2017, the City of Hazard has a population of 5,117 people, with a Median Household Income (MHI) of \$27,209. The median household income for the Commonwealth is \$46,535. The project will qualify for a 20 year term with a 0.50% interest rate.

Year	Population		County		County Unemployment	
	City	% Change	County	% Change	Date	Rate
1980	5,371		33,763		June 2005	7.5%
1990	5,416	0.8%	30,283	-10.3%	June 2010	11.6%
2000	4,806	-11.3%	29,390	-2.9%	June 2015	8.9%
2010	4,456	-7.3%	28,712	-2.3%	June 2018	7.3%
Current	5,250	17.8%	27,329	-4.8%		
Cumulative %		-2.3%		-19.1%		

VIII. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements for the years ended June 30, 2016 through June 30, 2018 of the gas fund.

HISTORY

Revenues increased from 2016 to 2018 by \$141,800 or 7.1%. Expenses over that same time period increased \$246,402 or 15.4% based on increases in gas purchase costs. Cash available for debt service declined \$105,405. Debt coverage ratio ranged from a high of 5.2 in 2016 to a 2018 3.8.

The Balance sheet current ratio ranges from 2.3 to 2.7, debt to equity ranges between 1.0 and 1.3, and the City had 4.5 months operating expenses in unrestricted cash at the close of 2018 audit. Because of the strong financial position of the City's gas fund, the KIA has taken a conservative approach to the projections.

PROJECTIONS

Projections are based on the following assumptions:

- 1) No additional Revenues for growth or rate increases
- 2) Expenses are proposed to increase at 2.0% annually.
- 3) Debt service coverage is 1.6 in 2021 when principal and interest repayments

begin, but would increase to 4.9 with the retirement of other debt.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund B loan.

REPLACEMENT RESERVE

The replacement reserve will be 5% (\$30,000 total) of the final amount borrowed to be funded annually (\$1,500 yearly) each December 1 for 20 years and maintained for the life of the loan.

IX. DEBT OBLIGATIONS

Debt Issue	Outstanding
Peoples Bank and Trust-Gas Fund	376,194
Peoples Bank and Trust-Public Improvement Corp. loan guaranteed by gas revenue	295,196
Total	671,390

X. CONTACTS

Legal Applicant	
Entity Name	City of Hazard
Address	700 Main Street Hazard, KY 41701
County	Perry
Authorized Official	Donald Mobelini
Authorized Official Title	Mayor
Phone	606-436-3171
Email	-

Applicant Contact	
Name	Derrick Hall
Organization	City of Hazard
Email	derrick.hall@hazardky.gov
Phone	606-436-3171
Address	700 Main Street Hazard, KY 41701

Project Administrator

Name	Bryan Kirby
Organization	Project Administrator CEDA, Inc.
E-Mail	bkirby1953@gmail.com
Phone	859-626-2289
Address	P.O. Box 855 Richmond, KY 40476
Consulting Engineer	
Name	Hank Spaulding, P.E.
Firm	H.A. Spaulding Engineers
E-Mail	hank.spaulding@haspaldingengineers.com
Phone	
Address	651 Skyline Dr Hazard, KY 41701

XI. RECOMMENDATIONS

KIA staff recommends approval of the loan with the standard conditions.

**CITY OF HAZARD
FINANCIAL SUMMARY (JUNE YEAR END)**

	<u>Audited 2016</u>	<u>Audited 2017</u>	<u>Audited 2018</u>	<u>Projected 2019</u>	<u>Projected 2020</u>	<u>Projected 2021</u>	<u>Projected 2022</u>	<u>Projected 2023</u>
Balance Sheet								
Assets								
Current Assets	900,108	623,076	1,061,795	1,211,972	1,384,956	1,517,931	1,703,886	1,976,171
Other Assets	1,819,452	1,732,888	1,791,237	1,535,516	4,450,738	4,311,460	4,172,182	4,032,904
Total	2,719,560	2,355,964	2,853,032	2,747,488	5,835,694	5,829,391	5,876,068	6,009,075
Liabilities & Equity								
Current Liabilities	328,859	250,686	452,644	376,293	378,793	381,293	383,893	386,493
Long Term Liabilities	1,029,221	903,025	1,163,238	297,460	893,460	893,460	893,460	893,460
Total Liabilities	1,358,080	1,153,711	1,615,882	673,753	1,272,253	1,274,753	1,277,353	1,279,953
Net Assets	1,361,480	1,202,253	1,237,150	2,073,735	4,563,441	4,554,638	4,598,715	4,729,122
Cash Flow								
Revenues	2,003,936	1,881,470	2,145,734	2,145,734	2,145,734	2,145,734	2,145,734	2,145,734
Operating Expenses	1,525,730	1,668,381	1,772,669	1,778,403	1,784,251	1,791,716	1,797,801	1,804,007
Other Income	1,365	1,407	1,101	1,101	1,101	1,101	1,101	1,101
Cash Flow Before Debt Service	479,571	214,496	374,166	368,432	362,584	355,119	349,034	342,828
Debt Service								
Existing Debt Service	91,416	86,629	99,055	189,600	189,600	189,600	130,535	37,999
Proposed KIA Loan	0	0	0	0	0	32,544	32,544	32,544
Total Debt Service	91,416	86,629	99,055	189,600	189,600	222,144	163,079	70,543
Cash Flow After Debt Service	388,155	127,867	275,111	178,832	172,984	132,975	185,955	272,285
Ratios								
Current Ratio	2.7	2.5	2.3	3.2	3.7	4.0	4.4	5.1
Debt to Equity	1.0	1.0	1.3	0.3	0.3	0.3	0.3	0.3
Days Sales in Accounts Receivable	52.1	53.3	49.1	49.1	49.1	49.1	49.1	49.1
Months Operating Expenses in Unrestricted Cash	4.1	1.9	4.5	5.7	6.9	7.8	9.0	10.7
Debt Coverage Ratio	5.2	2.5	3.8	1.9	1.9	1.6	2.1	4.9

EXECUTIVE SUMMARY		Reviewer	Meili Sun	
KENTUCKY INFRASTRUCTURE AUTHORITY		Date	November 7, 2019	
FUND F, FEDERALLY ASSISTED DRINKING WATER		KIA Loan Number	F20-006	
REVOLVING LOAN FUND		WRIS Number	WX21175009	
BORROWER	CITY OF WEST LIBERTY MORGAN COUNTY			
BRIEF DESCRIPTION				
This project features the construction of a new 100,000 gallon steel ground storage tank, a new 80 gallons per minute (GPM)/10 horsepower (HP) duplex pump station, waterline replacements on various streets, and a waterline extension on Branch Street that loops to Rupe Drive and Glenn Avenue. The construction scope also includes the installation of 24 6" gate valves and boxes, nine hydrants, 40 residential meters and setters, three air relief valves, five waterline markers, and one 4" service meter for the Eastern Kentucky Correctional Complex. The purpose of the project is to improve services and ensure that high-quality standards are met throughout the area.				
PROJECT FINANCING		PROJECT BUDGET		
Fund F Loan	\$300,000	RD Fee %	Actual %	
ARC Grant	1,200,000			
				Administrative Expenses \$56,000
				Legal Expenses 5,000
				Land, Easements 15,000
				Planning 5,000
		Eng - Design / Const 8.6%	8.6%	106,000
		Eng - Insp 5.4%	5.4%	66,000
		Eng - Other		15,000
		Construction		1,120,000
		Contingency		112,000
TOTAL	\$1,500,000	TOTAL		\$1,500,000
REPAYMENT	Rate	1.50%	Est. Annual Payment	\$18,168
	Term	20 Years	1st Payment	6 Mo. after first draw
PROFESSIONAL SERVICES	Engineer	Nesbitt Engineering, Inc		
	Bond Counsel	Rubin & Hays		
PROJECT SCHEDULE	Bid Opening	Mar-20		
	Construction Start	Mar-20		
	Construction Stop	Nov-20		
DEBT PER CUSTOMER	Existing	\$6,381		
	Proposed	\$6,036		
OTHER DEBT	See Attached			
RESIDENTIAL RATES		Users	Avg. Bill	
	Current	798	\$35.36 (for 4,000 gallons)	
	Additional	0	\$35.36 (for 4,000 gallons)	
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.			
CASHFLOW	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
Audited 2016	285,360	339,831	(54,471)	0.8
Audited 2017	217,777	311,029	(93,252)	0.7
Audited 2018	470,078	285,208	184,870	1.6
Projected 2019	404,094	284,584	119,510	1.4
Projected 2020	408,690	284,341	124,349	1.4
Projected 2021	401,435	294,035	107,400	1.4
Projected 2022	394,722	302,581	92,141	1.3
Projected 2023	387,747	302,402	85,345	1.3

Reviewer: Meili Sun
Date: November 7, 2019
Loan Number: F20-006

**KENTUCKY INFRASTRUCTURE AUTHORITY
DRINKING WATER STATE REVOLVING FUND (FUND F)
CITY OF WEST LIBERTY, MORGAN COUNTY
PROJECT REVIEW
WX21175009**

I. PROJECT DESCRIPTION

The City of West Liberty (“City”) is requesting a Fund F loan in the amount of \$300,000 to co-fund the Water Quality Improvements project with the Appalachian Regional Commission (“ARC”). This project features the construction of a new 100,000 gallon steel ground storage tank, a new 80 gallons per minute (GPM) and 10 horsepower (HP) duplex pump station, waterline replacements on various streets, and a waterline extension on Branch Street that loops to Rupe Drive and Glenn Avenue. The construction scope also includes the installation of twenty-four 6" gate valves and boxes, nine hydrants, 40 residential meters and setters, three air relief valves, five waterline markers, and one 4" service meter for the Eastern Kentucky Correctional Complex. The purpose of the project is to provide additional storage for reliability and pressure, and to eliminate two dead-end mains. This will improve services and ensure that high-quality standards are met throughout the area.

The City is a regional provider, serving 800 retail customers inside and outside the City limit, and supplying wholesale water to the Morgan County Water District, which is a PSC regulated system.

II. PROJECT BUDGET

	<u>Total</u>
Administrative Expenses	\$ 56,000
Legal Expenses	5,000
Land, Easements	15,000
Planning	5,000
Engineering Fees – Design	84,000
Engineering Fees – Construction	22,000
Engineering Fees – Inspection	66,000
Engineering Fees – Other	15,000
Construction	1,120,000
Contingency	112,000
Total	\$ 1,500,000

III. PROJECT FUNDING

	Amount	%
Fund F Loan	\$ 300,000	20%
ARC Grant	1,200,000	80%
Total	\$ 1,500,000	

IV. KIA DEBT SERVICE

Construction Loan	\$ 300,000
Principal Forgiveness	0
Amortized Loan Amount	300,000
Interest Rate	1.50%
Loan Term (Year)	20
Estimated Annual Debt Service	\$ 17,418
Administrative Fee (0.25%)	750
Annual Debt Service	\$ 18,168

V. PROJECT SCHEDULE

Bid Opening	March 2020
Construction Start	March 2020
Construction Stop	November 2020

VI. CUSTOMER COMPOSITION AND RATE STRUCTURE

A) Customers

Customers	Current
Residential	636
Commercial	136
Industrial	26
Total	798

B) Rates

	Water Inside City		Water Outside City	
	Current	Prior	Current	Prior
Date of Last Rate Increase	02/07/19	01/16/14	02/07/19	01/16/14
Minimum 2,000 Gallons	\$19.76	\$19.27	\$25.22	\$21.75
Next 3,000 Gallons	7.80	7.61	9.31	8.00
Next 5,000 Gallons	6.50	6.34	8.62	7.40
Cost for 4,000 gallons	\$35.36	\$34.49	\$43.84	\$37.75
Increase %	2.5%		16.1%	
Affordability Index (Rate/MHI)	1.0%		1.2%	

	Sewer	
	Current	Prior
Date of Last Rate Increase	02/07/19	12/01/17
Minimum 2,000 Gallons	\$20.50	\$20.00
All Over 2,000 Gallons	10.25	10.00
Cost for 4,000 gallons	\$41.00	\$40.00
Increase %	2.5%	
Affordability Index (Rate/MHI)	1.2%	

VII. DEMOGRAPHICS

Based on current Census data from the American Community Survey 5-Year Estimate 2013-2017, the Utility’s service area population was 3,431 with a Median Household Income (MHI) of \$42,506. The median household income for the Commonwealth is \$46,535. The project will qualify for 20 year loan term at 1.50% interest rate with its median household income below 100% but above 80% of the State MHI.

Year	Population		County		County Unemployment	
	City	% Change	County	% Change	Date	Rate
1980	1,381		12,103		June 2005	9.5%
1990	1,887	36.6%	11,648	-3.8%	June 2010	12.1%
2000	3,277	73.7%	13,948	19.7%	June 2015	7.6%
2010	3,435	4.8%	13,923	-0.2%	June 2019	5.9%
Current	3,314	-3.5%	13,281	-4.6%		
Cumulative %		140.0%		9.7%		

VIII. 2019 CAPITALIZATION GRANT EQUIVALENCIES

Additional Subsidization – This project does not qualify for additional subsidization.

IX. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements for the years ended June 30, 2016 through June 30, 2018. The non-cash impacts of GASB 68 - Accounting and Financial Reporting for Pensions and GASB 75 - Other Postemployment Benefit had been removed from operating expenses. Percentage references in the History section below were based on whole dollar amounts and not the rounded amounts presented.

HISTORY

Information on combined water and sewer operations was extracted from the business-type activity based on the auditor's profit and loss analysis. Total water and sewer revenues went up 9.3% from \$2.00 million in 2016 to \$2.18 million in 2018. The City added 50 new customers to the sewer services after the completion of its Wastewater Improvements and Miscellaneous Sanitary Sewer Extensions project in 2016. Operating expenses remained consistent during the reporting period. The debt service, O&M, and depreciation reserve accounts were underfunded by \$430,000. The debt coverage ratio was 0.8, 0.7, and 1.6 for 2016, 2017, and 2018 respectively.

The balance sheet of business-type activity reflected a current ratio of 1.5, debt to equity ratio of 0.7, 57.2 days sales in accounts receivable, and 1.2 months of operating expenses in unrestricted cash.

PROJECTIONS

Projections are based on the following assumptions:

- 1) Water and sewer rates will go up 2.5% in 2020 based on the rate ordinance approved on February 7, 2019.
- 2) Upon KIA recommendation, the City has adopted a CPI clause in the rate ordinance approved on October 28, 2019. Beginning in 2021, retail water and sewer rates will be automatically adjusted annually according to the Consumer Price Index.
- 3) The City will set aside \$45,000 each year for 10 years to replenish the underfunded reserved accounts, subject to KIA annual administrative compliance monitoring.
- 4) Expenses will increase 2% each year for inflation.
- 5) Debt service coverage is 1.3 in 2022 when full year principal and interest repayments begin.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund F loan.

REPLACEMENT RESERVE

The replacement reserve will be 5% (\$16,000 total) of the final amount borrowed to be funded annually (\$800 yearly) each December 1 for 20 years and maintained for the life of the loan.

X. DEBT OBLIGATIONS

	<u>Outstanding</u>	<u>Maturity</u>
Revenue Bonds 1988 Series	\$ 285,000	2023
Revenue Bonds 1998 Series	350,000	2039
Revenue Bonds 2001 Series (A)	761,000	2041
Revenue Bonds 2001 Series (B)	224,500	2041
Revenue Bonds 2006 Series	693,000	2045
Revenue Bonds 2007 Series	345,000	2045
KIA Loan F11-04	800,641	2035
KIA Loan A11-11	819,985	2035
Total	\$ 4,279,126	

XI. CONTACTS

Legal Applicant	
Name	City of West Liberty
Address	565 Main Street West Liberty, KY 41472
County	Morgan
Authorized Official	Mark Walter, Mayor
Phone	(606) 743-3330
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Project Contact - Applicant	
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Project Administrator

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Consulting Engineer

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XII. RECOMMENDATIONS

KIA staff recommends approval of the loan with the standard conditions.

**CITY OF WEST LIBERTY
FINANCIAL SUMMARY (JUNE YEAR END)**

	<u>Audited 2016</u>	<u>Audited 2017</u>	<u>Audited 2018</u>	<u>Projected 2019</u>	<u>Projected 2020</u>	<u>Projected 2021</u>	<u>Projected 2022</u>	<u>Projected 2023</u>
Balance Sheet								
Assets								
Current Assets	658,456	582,816	706,324	732,270	763,340	789,420	812,448	834,217
Other Assets	16,960,702	16,325,096	16,313,793	15,212,427	14,672,191	15,581,696	14,978,994	14,370,855
Total	17,619,158	16,907,912	17,020,117	15,944,697	15,435,531	16,371,116	15,791,442	15,205,072
Liabilities & Equity								
Current Liabilities	506,687	453,279	465,209	471,847	494,523	501,308	508,602	517,047
Long Term Liabilities	6,132,096	6,085,985	6,719,353	6,463,835	6,237,683	6,323,637	6,104,688	5,879,243
Total Liabilities	6,638,783	6,539,264	7,184,562	6,935,682	6,732,206	6,824,945	6,613,290	6,396,290
Net Assets	10,980,375	10,368,648	9,835,555	9,009,015	8,703,325	9,546,171	9,178,152	8,808,782
Cash Flow								
Revenues	1,990,181	1,948,933	2,175,414	2,188,545	2,227,938	2,256,976	2,286,466	2,316,418
Operating Expenses	1,705,564	1,731,843	1,705,733	1,784,848	1,819,645	1,855,938	1,892,141	1,929,068
Other Income	743	687	397	397	397	397	397	397
Cash Flow Before Debt Service	285,360	217,777	470,078	404,094	408,690	401,435	394,722	387,747
Debt Service								
Existing Debt Service	339,831	311,029	285,208	284,584	284,341	284,951	284,413	284,234
Proposed KIA Loan	0	0	0	0	0	9,084	18,168	18,168
Total Debt Service	339,831	311,029	285,208	284,584	284,341	294,035	302,581	302,402
Cash Flow After Debt Service	(54,471)	(93,252)	184,870	119,510	124,349	107,400	92,141	85,345
Ratios								
Current Ratio	1.3	1.3	1.5	1.6	1.5	1.6	1.6	1.6
Debt to Equity	0.6	0.6	0.7	0.8	0.8	0.7	0.7	0.7
Days Sales in Accounts Receivable	61.1	57.4	57.2	57.2	57.2	57.2	57.2	57.2
Months Operating Expenses in Unrestricted Cash	1.3	1.2	1.2	1.3	1.4	1.5	1.6	1.7
Debt Coverage Ratio	0.8	0.7	1.6	1.4	1.4	1.4	1.3	1.3