

Stormwater Utility Fee & Cost Share Program Restructuring Overview

Public Utilities Serve the Community

- Purpose of a Stormwater Utility Fee
 - Capital Improvements Program (CIP) projects
 - Operations and Maintenance of the stormwater conveyance system
 - Federal/State Permit Requirements



History of the Stormwater Utility

- Late 1970's
 - Flat rate regardless of property size
- Currently
 - Tier based system based on property size only
 - All properties 40 acre + pay the same rate (\$261/month or \$3133/year)
 - Tiers added and other small changes made in recent years
- December 2015
 - Proposed FY17 Fee Structure published
- Dec 2015 to date
 - Public Input and resulting changes made
- March 1, 2016
 - Infrastructure Committee Recommendation
- May and June
 - City Council Approval
- July 1st, 2016
 - Implementation of new fee structure

Purpose for change

- **Equitability**
 - Charged based on impervious area.
- **Incentivizes Infiltration and Flood Mitigation**
 - Reduced run-off
 - Increase in funding for flood mitigation CIP projects
- **Simplifies administration**



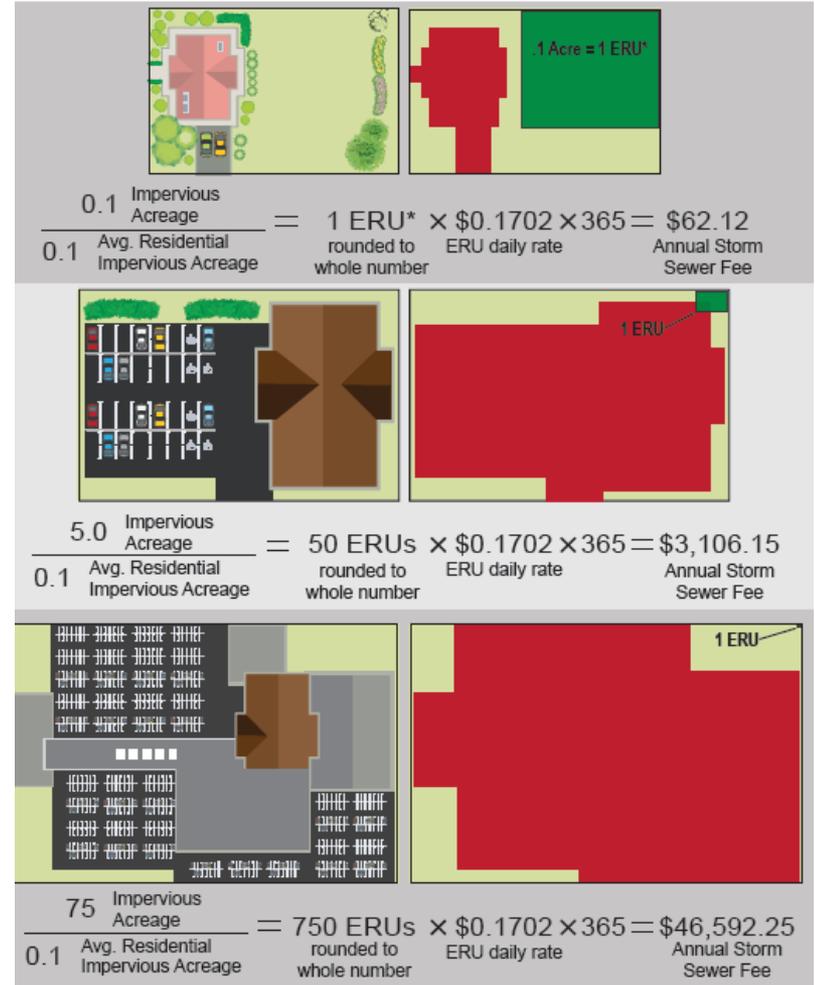
Previous vs. New Fee Structure

	Previous	New
Measurement	Gross Parcel Area	Impervious Area determined by aerial survey
Other Administrative Factors	<ul style="list-style-type: none"> • Property type • Tenants • Contiguous parcels • Vacant parcels 	Incentive Program.
Cap	40 acres	None
Maximum Bill	\$3133/year	None
Incentives	Minimal	Full suite – 5 available credits
Typical Residential Bill	\$60/year	\$62/year

New Fee Structure

- ERU system
- 1 ERU = 0.1 acres of impervious surface
- New fee will garner \$5.0m for FY17
 - Currently approx. \$4m annually
 - All new revenue going to CIP projects

HOW WILL MY STORM SEWER FEE BE CALCULATED

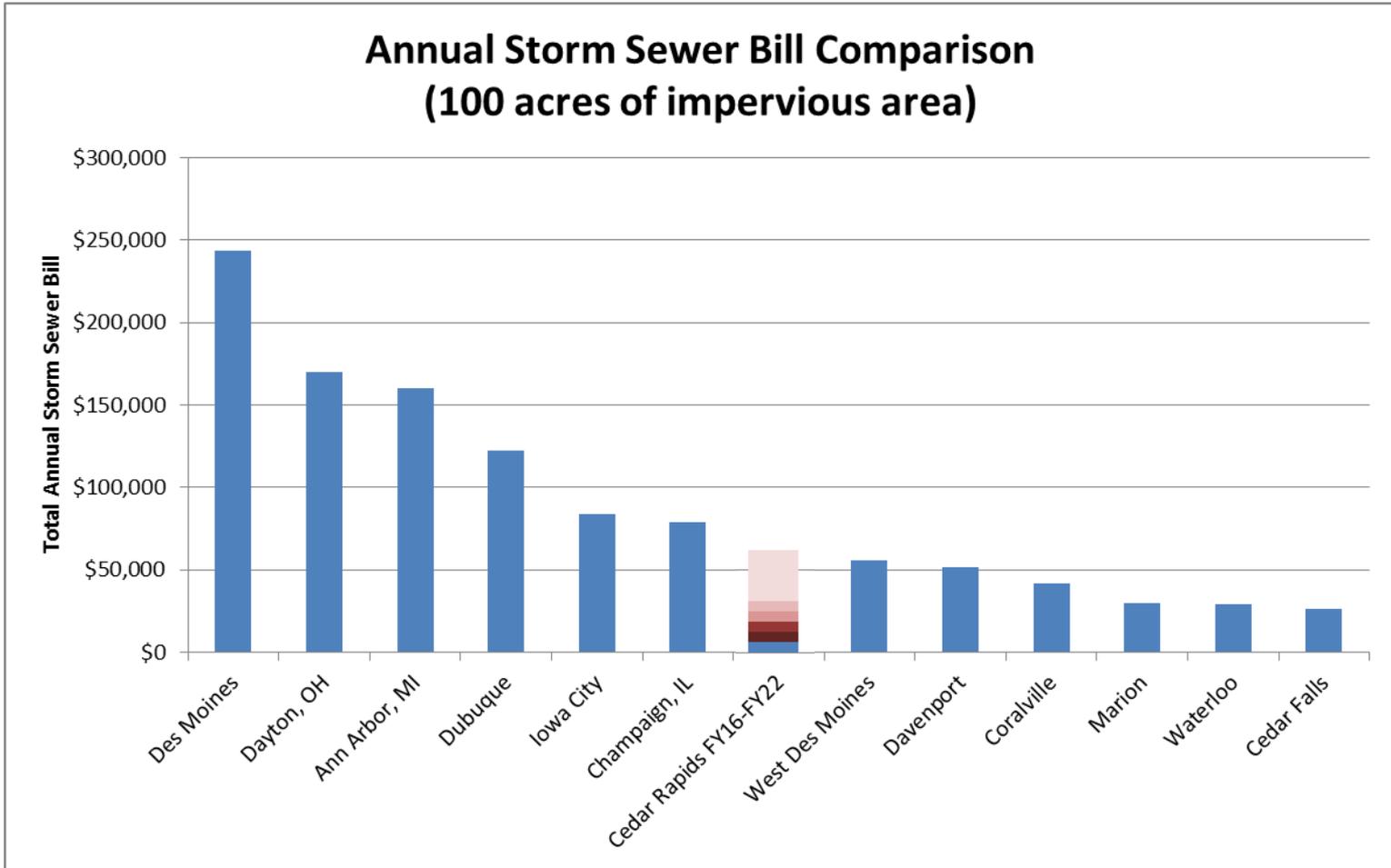


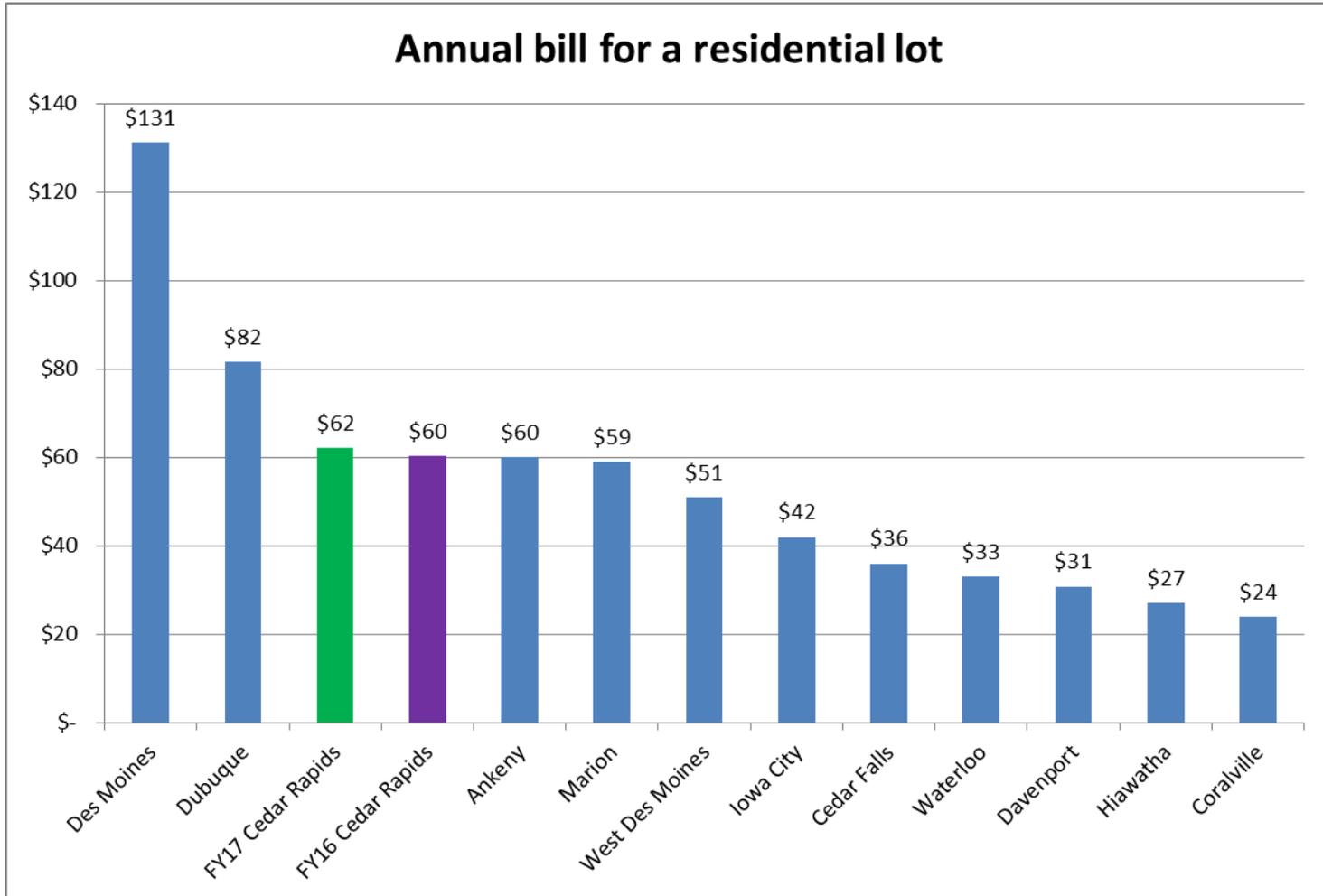
Outreach

- Original Proposal in late November 2015.
- 1 Public Open House
- 3 User based meetings
 - Industrial Users Group
 - Large Commercial
 - Business Community
- 2 Presentations to Infrastructure Committee
- 102 Individual Inquiries and/or Visits
- Adoption by City Council – Late May 2016

Updates from Input Received

- **Slowed down the approval process**
 - To allow for additional dialogue
- **Multi-year transition**
 - **Capping large property bills**
 - Currently – Max bill \$3133/year
 - FY17 – 100 ERU Cap – Max bill \$6,212.30/year – 66 lots capped
 - FY18 – 200 ERU Cap – 23 lots capped
 - FY19 – 300 ERU Cap - 13 lots capped
 - FY20 – 400 ERU Cap - 8 lots capped
 - FY21 – 500 ERU Cap - 4 lots capped
 - FY22 – All lots charged their full ERU rate
- **Expanded suite of incentives**
 - To allow property owners more flexibility in options to reduce the fee
- **Expanded BMP cost share program**
 - To facilitate capital projects for BMP installations







Example Rate Comparisons

Example Property	Gross Area	FY16 Fee	ERUs (1 ERU = 0.1 acre impervious)	Rate	FY17 Fee	Actuarial Rate (FY22)	Remarks
Residential Lot	0.2 acres	\$60	1	\$0.1702 /ERU/day	\$62	\$62	The majority of customers
Non-Residential Wooded Lot	5 acres	\$1,446	2	\$0.1702 /ERU/day	\$124	\$124	Accounting for low impervious area
Small Commercial Lot	10 acres	\$2,651	50	\$0.1702 /ERU/day	\$3,106	\$3,106	
Large Commercial Lot	50 acres	\$3,133	250	\$0.1702 /ERU/day	\$6,212	\$15,530	Capped at 100 ERU's for FY17
Large Industrial Lot	100 acres	\$3,133	500	\$0.1702 /ERU/day	\$6,212	\$31,061	Capped at 100 ERU's for FY17

Example: Manufactured Home Park

- Fictitious, but representative example:
- Park: 75 acres; 350 ERU; 450 units
- By comparison, FY17 single family home, 1 ERU; \$62.12/yr; \$5.20/month

Fiscal Year	Chargeable ERU's	Total Property Fee	Annual Fee/unit	Monthly Fee/unit
2016	Based on gross area; capped at 40 acres	\$3,133.20	\$6.96	\$0.58
2017	100 ERU	\$6,212.30	\$13.81	\$1.15
2018*	200 ERU	\$12,424.60	\$27.61	\$2.30
2019*	300 ERU	\$18,636.90	\$41.42	\$3.45
2020*	350 ERU	\$21,743.05	\$48.32	\$4.02

**Doesn't account for annual rise for inflation (typically ~3%)*

Available Incentives

- Available Credits
 - Water Quality and Quantity – 40% max
 - Education Credit – 25% max (50% max for tax-exempt)
 - Discharge to a Major Waterway – 10% max
 - Pervious, Non-compacted Gravel – 25% max
 - Zero Discharge for 100-year/24hr storm – 75%
- Additive, up to 75%
- Application Process

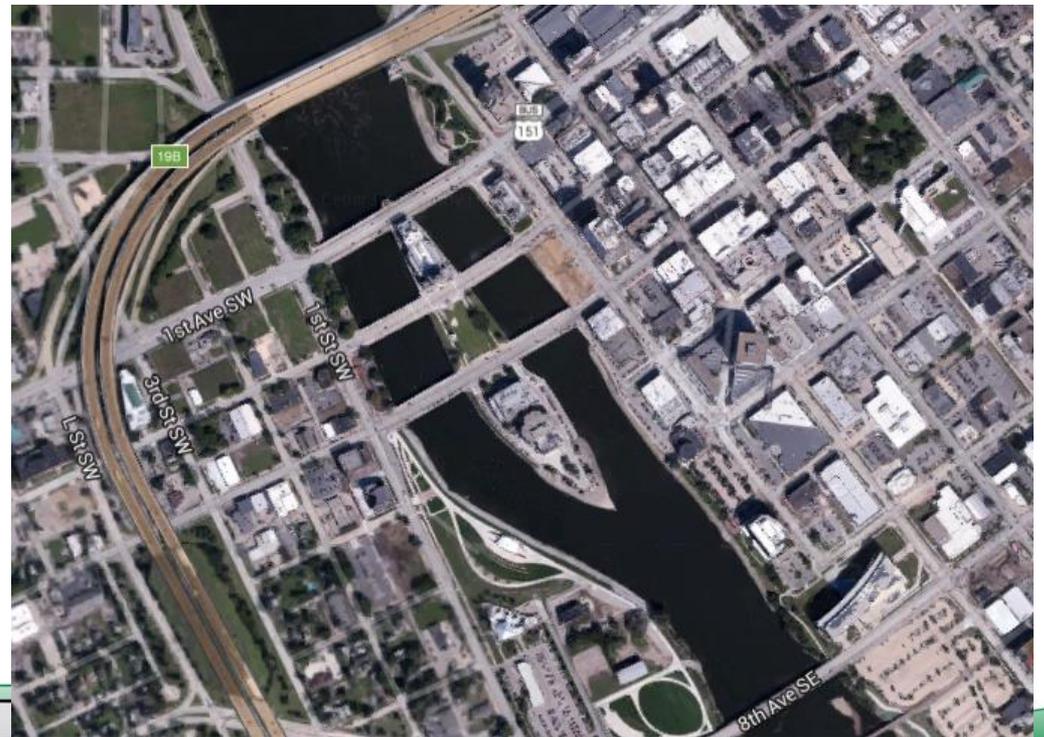
Incentive Examples

- Infiltration Practice
 - Bioswales
 - Permeable Pavement
- Education
 - Educational Site Visits
 - Community Engagement
- Zero Discharge



Incentive Examples

- Discharge to a Major Waterway
- Pervious, Non-compacted gravel



BMP Cost Share Program

Changes

	Previously	New
Project Funding Cap	\$2000 per project cap	No cap per project
Match	50%	50%
Focus	Focused on residential properties	For all property uses
Annual \$ Allocation	\$25,000	Up to \$250,000
Funding Source	Stormwater Utility	Stormwater Utility
Documentation	Instituted by resolution in March 2015	Added by Ordinance to Ch72 with Stormwater Utility Fee Structure
Project Prioritization	None	Based on Stormwater Masterplan priority areas

BMP Cost Share Program

2 Track Program (draft)

	EZ Application	Full Application
Maximum reimbursement	\$2,000	No max
Application Cycle	Open enrollment	Regular competitive review process
Required paperwork	<ul style="list-style-type: none"> • Project Design Check list Hyperlink (same as current) • Plan (to scale) detailing the design of the project • Storm Sewer Payor Registration Form Hyperlink (attached) 	<ul style="list-style-type: none"> • Project Design Check list Hyperlink (same as current) • Signed and Sealed Engineering Plan set detailing the design of the project • Storm Sewer Payor Registration Form Hyperlink (attached) • Signed Maintenance Agreement

Questions?