



HOUSING & BUILDING
ASSOCIATION
OF COLORADO SPRINGS

Exhibit D

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October 9, 2025

Erin Powers, Stormwater Enterprise Manager
Stormwater Enterprise
City of Colorado Springs
30 S. Nevada Ave., Suite 401
Colorado Springs, CO 80903

Dear Ms. Powers,

On behalf of the Housing & Building Association of Colorado Springs (CSHBA), we appreciate the opportunity to review and comment on the proposed fee increases to the 2026 Drainage Fee Schedule.

We agree with the concept that increases in the drainage fee, bridge and pond fees be commensurate with actual cost increases in completing drainage facilities per the various Drainage Basin Planning Studies. We are concerned that simply increasing all of the drainage basin' fees each year without periodically reconciling to recent estimated and actual costs can distort the level of fees. We recommend that an overall cost reconciliation exercise should be considered to avoid significant distortions.

We also ask that the city examine the methodology behind the computation for next year and consider the following:

1. Assuring that the Local Construction Cost component has a robust input process by engineers, contractors and developers. The HBA is ready to assist the City and encourage its members who operate in the drainage space to participate.
2. Adding in the Bureau of Labor Statistics - Concrete Contractors nonresidential building work(PCU23811X23811X) in the formula.
3. Considering the applicability of the Denver CPI in favor of a local CPI or perhaps excluding a CPI to the index.
4. Reviewing the details used in the CDOT and Engineering News record indexes for additional items or timing.

The balance required in computing the fees and fee increases is important to both parties that have an interest in future credits as well as those paying the fees currently. Fairness is important as those costs significantly impact the cost of providing housing in Colorado Springs and El Paso County.

Given these complexities, we appreciate the City's ongoing efforts to monitor and adjust drainage fees to reflect current market costs, and the opportunity to provide our input and feedback in the process. We look forward to continued collaboration with the Stormwater Enterprise team to ensure fair and balanced cost adjustments.





After reviewing and considering the proposed 2026 fee increase of 2.2% over the 2025 Drainage, Bridge & Detention Pond Fees, we support the proposed increase.

Respectfully,

A handwritten signature in black ink, appearing to read "Jason Alwine".

Jason Alwine, N.E.S Inc.
HBA Public Policy Chair

