

2016 Drainage Fees

Adjustment to Drainage Fees

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**2016 DRAINAGE, BRIDGE AND POND FEES
CITY OF COLORADO SPRINGS
(PROPOSED)**

Basin Name	DBPS Year	Drainage Fee/Acre	Bridge Fee/Acre	Pond Land Fee/Acre	Pond Facility Fee/Acre	Surcharge
19th Street	1964	\$3,452				
21st Street	1977	\$5,270				
Bear Creek	1980	\$3,391	\$320			
Big Johnson, Crews	1991	\$13,121	\$1,078	\$241		
Black Squirrel Creek	1989	\$12,021	\$1,373	\$789		
Camp Creek	1964	\$1,944				
Cottonwood Creek ¹	2000	\$12,367	\$968			\$619
Douglas Creek	1981	\$10,904	\$244			
Dry Creek ²	1966	\$0.00				
Elkhorn Basin ³	n/a	VAR				
Fishers Canyon ⁴	1991	\$0.00				
Fountain Creek ⁵	n/a	VAR				
Jimmy Camp Creek	2015	\$6,832			\$2,227	
Kettle Creek ⁵ Old Ranch Trib.	2001	\$0.00				
Little Johnson	1988	\$11,451		\$1,227		
Mesa	1986	\$9,165				
Middle Tributary	1987	\$5,992		\$1,121		
Miscellaneous ⁷	n/a	\$10,198				
Monument Branch ¹¹	1987	\$0				
North Rockrimmon	1973	\$5,271				
Park Vista (MDDP)	2004	\$14,679				
Peterson Field	1984	\$11,072	\$510			
Pine Creek ⁸	1988	\$0.00				
Pope's Bluff	1976	\$3,509	\$601			
Pulpit Rock	1968	\$5,812				
Sand Creek ⁹	1996	\$10,777	\$652	\$1,070	\$3,149	\$1,142
Shooks Run ¹⁰	1994	\$0.00				
Smith Creek ¹¹	2002	\$0.00				
South Rockrimmon	1976	\$4,121				
Southwest Area	1984	\$11,536				
Spring Creek	1968	\$9,089				
Templeton Gap	1977	\$5,994	\$66			
Windmill Gulch	1992	\$12,068	\$245	\$3,055		

PROPOSED 2016 FEE SCHEDULE

How are Drainage Fees Determined?

Each Drainage Basin has a master drainage study called a **Drainage Basin Planning Study** (“DBPS”)

Public Facilities cost estimate ÷ total acres available for platting = **Per Acre Fee**

Example: Bear Creek DBPS (1980) original fee calculated at \$1,000 per acre
(2016 fee = \$3,391)

Drainage Fee Increases

Year	% of Increase
1982	11
1983	8
1984	9.5
1985	5
1986	5.05
1987	5
1988	3
1989	2
1990	0
1991	0
1992	0
1993	3
1994	3
1995	3
1996	4
1997	4
1998	5

Year	% of Increase
1999	4
2000	3
2001	5
2002	3
2003	3
2004	3
2005	5
2006	4
2007	10
2008	1
2009	5
2010	0
2011	0
2012	0
2013	0
2014	4.3
2015	0

Who Pays Drainage Fees?

- Subdividers at the time of platting
- Example: Ten acres in XYZ basin at \$10,000 per acre = \$100,000 fee obligation.

Do all Subdivider Pay Drainage Fees?

Yes. However there are ways other than a cash payment to satisfy the fee requirement

The fee obligation may be offset by constructing public drainage facilities;
and

Developers may use “Reimbursement Credits” in a drainage basin to cover cash fees due.

Example 1: Ten acres at \$10,000 per acre = \$100,000 fee obligation and no public facility construction costs to offset the fees.

This subdivider pays \$100,000 in fees

Example 2: Ten acres at \$10,000 per acre = \$100,000 fee obligation. Public Facilities cost the subdivider \$25,000.

This subdivider pays \$75,000 in cash for drainage fees.

Who is Owed Reimbursement from the Basin Fund?

Subdividers who construct public facilities costing more than the fee obligation for their specific plat.

Example: Ten acres @\$10,000 per acre = \$100,000 Fee obligation. Subdivider constructs facilities costing \$150,000.

This subdivider is eligible for a \$50,000 reimbursement.

CITY CODE:

7.7.902: Studies of Drainage Basins:

Prior to January 1 of each year the unit drainage fee and the unit detention reservoir land fee shall be reviewed by the Drainage Board who shall make a recommendation to the City Council as to any adjustment to the fees. Upon such recommendation the City Council shall establish by resolution the unit drainage fee and the unit detention reservoir land fee in each drainage basin to be effective January 1 of each year. Said fees will be reestablished in accord with changes in construction and other costs or revisions suggested by additional studies or other information obtained. (Ord. 96-44; Ord. 01-42; Ord. 02-130; Ord. 08-44; Ord. 11-19)

Stakeholder process

Staff recommended a 7.3% increase which included a correction based on the Denver/Boulder/Greeley CPI.

- 1.3% from the 2014 projection of 1.5% (actual was 2.8%)
- 3.5% adjustment for 2015 and
- A projected adjustment of 2.5% for 2016.

Stakeholder process

After meeting with City staff, the HBA made presentations at the February 4, 2016 and March 3, 2016 City/County Drainage Board meetings.

City/County Drainage Board considered the recommendation made by the HBA to eliminate the projected CPI increase of 2.5% for 2016.

The City/County Drainage Board voted to adjust the Drainage fee by 4.8%.

QUESTIONS?