

2022 Drainage Fees

Adjustment to Drainage Fees

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City Code 7.7.902: Studies of Drainage Basins (Fee Adjustments)

- Each year the drainage fee and detention pond land fee shall be reviewed by the Drainage Board
- Drainage Board shall make a recommendation to City Council for any adjustment to the fees
- Upon this recommendation the City Council shall establish by resolution the drainage fee and the detention pond land fee in each drainage basin

How are Drainage Fees Determined?

- Each Drainage Basin has a master drainage study called a **Drainage Basin Planning Study** (“DBPS”)
- Larger Public Facilities cost estimate ÷ total acres available for platting = **Per Acre Fee**
- Fees are adjusted each year for inflation

Example: Bear Creek DBPS (1980) original drainage fee
calculated at \$1,000 per acre
2022 proposed fee = \$4,559

Past 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 |
| 1999 | 4 |
| 2000 | 3 |

| Year | % of Increase |
|------|---------------|
| 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 |
| 2016 | 4.8 |
| 2017 | 3.5 |
| 2018 | 5.7 |
| 2019 | 6.7 |
| 2020 | 4 |

| Year | % of Increase |
|------|---------------|
| 2021 | 3.5 |
| 2022 | 7 (prop.) |

Process for the 2022 Fee Update

- Analyzed actual construction cost increases
- Used following data:
 - CDOT Construction Cost Index
 - Engineering News Record Cost Data
 - Denver-Aurora-Lakewood CPI-U
 - UCCS Economic Forum Data
 - Local Construction Cost Data
- Coordinated with industry

2022 Detention Pond Land Update

- The Park Land Dedication Fee was adjusted in February of 2021 from \$76,602 per acre for all parks to \$98,010 per acre for community parkland and \$137,694 per acre for neighborhood parkland
- City Code 7.7.902: "Prior to January 1 of each year, the unit detention reservoir land fee is intended to be raised or lowered by the same percentage as the City of Colorado Springs' park land dedication fee."

2022 Detention Pond Land Update

- Interim step increase from \$76,602 per acre to \$98,010 per acre following community parkland
- Additional analysis will commence following recommendations from Drainage Board to determine specific detention pond land fees for the affected basins.

Recommended 2022 Fee

Staff recommends an increase of 7% over the 2021 drainage, bridge and detention pond facility fees, to include the Miscellaneous Basin fee, **an increase of 28%** over the 2021 detention pond land fees, and approval of the updated fee schedule effective January 1st, 2022.

QUESTIONS?