

2014 Drainage Fees



EXHIBIT A

2014 DRAINAGE, BRIDGE AND POND FEES – CITY OF COLORADO SPRINGS

Basin Name	DBPS Year	Drainage Fee/Acre	Bridge Fee/Acre	Pond Land Fee/Acre	Pond Facility Fee/Acre
19th Street	1964	\$3,294			
21st Street	1977	\$5,029			
Bear Creek	1980	\$3,236	\$305		
Big Johnson, Crews	1991	\$12,520	\$1,029	\$241	
Black Squirrel Creek	1989	\$11,470	\$1,3103	\$789	
Camp Creek	1964	\$1,855			
Cottonwood Creek ¹	2000	\$12,532	\$924		
Douglas Creek	1981	\$10,405	\$233		
Dry Creek ²	1966	\$0.00			
Fishers Canyon ³	1991	\$0.00			
Fountain Creek ⁴	n/a	VAR			
Kettle Creek ⁵ Old Ranch Trib.	2001	\$0.00			
Little Johnson	1988	\$10,927		\$1,227	
Mesa	1986	\$8,745			
Middle Tributary	1987	\$5,718		\$1,121	
Miscellaneous ⁶	n/a	\$9,731			
Monument Branch ¹¹	1987	\$0		\$0	
North Rockrimmon	1973	\$5,030			
Park Vista	2004	\$14,007			
Peterson Field	1984	\$10,565	\$487		
Pine Creek ⁷	1988	\$0.00			
Pope's Bluff	1976	\$3,348	\$573		
Pulpit Rock	1968	\$5,546			
Sand Creek ⁸	1995	\$10,247	\$622	\$1,070	\$3,005
Shooks Run ⁹	1991	\$0.00			
Smith Creek ¹⁰	2002	\$0.00			
South Rockrimmon	1976	\$3,932			
Southwest Area	1984	\$11,008			
Spring Creek	1968	\$8,673			
Templeton Gap	1977	\$5,719	\$63		
Windmill Gulch	1991	\$11,515	\$234	\$3,055	

2014 FEE SCHEDULE

¹ Cottonwood Creek drainage fee consists of two components (capital improvements and land) that are adjusted annually using different procedures but are combined together for collection purposes. The 2014 fee is \$12,405 per acre with \$9,463 for capital improvements and \$2,942 for land. **The \$12,405 drainage fee includes \$591 that is due in cash only and credits for prior facility construction can not be used to offset this fee.** The \$591 per acre fee will be deposited into a separate City fund known as the "Cottonwood Creek Surcharge" fund.

² Dry Creek is a closed basin per City Council Resolution No. 118-08 on June 24, 2008

³ Fishers Canyon is a closed basin per City Council Resolution No. 74-08 on April 22, 2008.

⁴ Pursuant to the recommendation of the Subdivision Storm Drainage Board adopted at its meeting of September 15, 1977, there are exempted and excluded from the provisions of this part construction of the main Fountain Creek Channel from the confluence of Fountain Creek with Monument Creek northwest to the City limits. Land developments taking place adjacent to Fountain Creek shall remain responsible for dedicating rights of way necessary for the channelization of Fountain Creek, and the developers shall continue to pay to the City as a condition of subdivision plat approval the applicable drainage fees. Drainage fees are required in accordance with the appropriate basin study.

⁵ Kettle Creek Old Ranch Tributary is a closed basin per City Council Resolution 139-02 on August 27, 2002.

⁶ Miscellaneous fee is assessed on unstudied areas and the Roswell and Westside Basins.

⁷ Pine Creek is a closed basin per City Council Resolution No.236-88 on December 13, 1988.

⁸ Sand Creek Detention Pond #2 Surcharge (Ridgeview and Indigo Ranch) = \$1,045/ac. for 2014. Sand Creek Pond fees include two components, one for facility construction costs and one for land dedication costs, the total Pond fee within Sand Creek is \$3,951.

⁹ Shooks Run is a closed basin pursuant to the recommendation of the Drainage Board, adopted at its meeting on October 15, 1963.

¹⁰ Smith Creek is a closed basin per City Council Resolution 140-02 on August 27, 2002

¹¹ Monument Branch Basin is a closed basin per City Council Res. 177-10 on October 12, 2010

How Are Drainage Fees Determined?

- Each basin has a master drainage study called a Drainage Basin Planning Study (DBPS)
- Public Facilities cost estimate \div total plattable acres = Per Acre Fee
- **Example:** Bear Creek DBPS (1980) original fee calculated at \$1,000/acre
(2014 Fee = \$3,236/acre)

Drainage Fee Increases

Year	% of Increase	Year	% of Increase	Year	% of Increase	Year	% of Increase
1982	11	1990	0	1998	5	2006	4
1983	8	1991	0	1999	4	2007	10
1984	9.5	1992	0	2000	3	2008	1
1985	5	1993	3	2001	5	2009	5
1986	5.05	1994	3	2002	3	2010	0
1987	5	1995	3	2003	3	2011	0
1988	3	1996	4	2004	3	2012	0
1989	2	1997	4	2005	5	2013	0

Who Pays Drainage Fees?

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



Do All Subdividers Pay Drainage Fees?

Yes, but.....

The fee obligation can be offset by constructing public drainage facilities;

and

developers can use “credits” in a drainage basin to cover cash fees due

Example 1: Ten acres @ \$10,000 per acre = \$100K fee obligation and no public facility costs:

This developer pays \$100K in fees

Example 2: Ten acres @ \$10,000 per acre = \$100K fee obligation. Facilities cost \$25K:

This developer pay \$75K in cash fees



Who is Owed Reimbursement from the Basin Fund?

Subdividers who construct public facilities that cost more than their fee obligation

Example: ten acres @ \$10,000 per acre = \$100K
fee obligation with facilities cost \$150K

This developer is eligible for \$50K reimbursement

CITY CODE

7.7.902: Studies of Drainage Basins:

Prior to January 1 of each year the unit drainage fee and 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. 04-42; Ord. 02-130: Ord. 08-44)

From: Kyle Campbell
Sent: Wednesday, March 05, 2014 5:47 PM
To: 'Lethbridge, Dave'
Cc: 'Renee Zentz'; William@cshba.com; Marla@cshba.com
Subject: Proposed Drainage Fee Increase

Dave,

The HBA appreciates being kept informed over the last few months about the potential for an increase to Drainage Basin Fees. While the HBA is very sensitive to any fee increase and the subsequent increases to home cost being a deterrent to home ownership, the HBA Public Policy Council and Executive Board did review the provided documentation and justification of the proposal and voted in favor of it.

As always, we enjoy our ability to work with you and your staff as items that affect our industry come up.

Sincerely,

Kyle R Campbell
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QUESTIONS?

