

2017 Drainage Fees

Adjustment to Drainage Fees

February 28, 2017

Travis Easton, P.E., Public Works Director

Brian Kelley, P.E., Engineering Manager, Stormwater



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
- These fees will be reset per changes in construction and other costs or revisions suggested by additional studies or information obtained

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
(2017 proposed fee = \$3,510)

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

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
2016	4.8

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. The request for reimbursement must be approved by the City/County Drainage Board before a credit can be established.

Process for the 2017 Fee

- Same Analysis as Previous Years
- Analyzed actual construction cost increases
- Used CDOT Cost Index, ENR Cost Data, Denver-Boulder-Greeley CPI, and Local Construction Cost Data
- Coordinated with, and Endorsed by the local industry

Recommended 2017 Fee

Staff recommends an increase of 3.5% over the 2016 drainage, bridge and detention pond facility fees, to include the Miscellaneous Basin fee, and approval of the updated fee schedule effective upon City Council approval

QUESTIONS?