COMMUNITY & CORPORATE SERVICES DEPARTMENT
CORPORATE SERVICES DIVISION

Report Number: 2016-50 **Date: March 21, 2016**

SUBJECT: STORM SEWER DRAINAGE FEES

1) PURPOSE:

This report is prepared to provide Council with a recommended approach to fund the design and replacement/construction of Storm Sewers within the Urban Storm Sewer Drainage Area Boundary of the City. Additionally, Council authorization is requested for staff to hold a public meeting for input regarding the storm sewer fees and implementation in 2017.

2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES

In 2014, the Engineering Division completed a Storm Sewer Infrastructure Needs Study (SSINS). This study outlined the Urban Storm Sewer Drainage Area Boundary including the individual Drainage Areas within the boundary. Based on these areas, deficiencies with the existing storm sewer systems were identified and estimated costing for the replacement/upgrade or new construction of storm sewers was calculated. Recommendations for funding strategies were developed through this study. The SSINS is intended to provide a long range capital and operating plan for the City of Port Colborne's storm sewer collection system and funding of the system over a 25 year timeframe.

The SSINS took into account the age and materials in the storm sewer system and examined items such as historical flooding, maintenance issues and other factors in order to prioritize storm sewer replacements. The SSINS provided the estimated replacement costs.

Previous reports to Council (Engineering Division Report #2014-32) have outlined these findings from the SSINS. Subsequently, Engineering staff presented examples of funding options at a Storm Sewer Management Strategic Planning Session on February 3, 2015. The PowerPoint presentation from this session is included as *Attachment #2*.

At its December 14, 2015 meeting, Council approved Engineering & Operations Report 2015-217 as follows: "*That the Council of the City of Port Colborne receive the Engineering & Operations Report 2015-217 – Storm Sewer System Funding Strategy for information; And That Council direct the Director of Community & Corporate Services to prepare a fee schedule based on the types of properties currently in the Tax Database for presentation to Council during the 2016 Water & Wastewater Budget Deliberations.*"

3) STAFF COMMENTS AND DISCUSSIONS

Staff is presenting this report during the 2016 water and wastewater budget in order that, if approved Council after public input is sought, in 2017 the Storm Sewer Drainage Fee can be added onto the water bill as a collection tool for funding future storm sewer projects.

The SSINS provided the estimated cost to construct new storm sewers within the Storm Sewer Drainage Area Boundary and replace existing storm sewers to increase the capacity where current capacity is sub-standard. The estimated cost to complete the proposed work outlined in the SSINS is approximately $55 million (2014 $).

Staff presented several funding options to Council during the Storm Sewer Management Strategic Planning Session on February 3, 2015. The following funding concept was deemed to be the desired option:

General Storm Sewer Fee applied to all properties in Urban Storm Sewer Drainage Area Boundary to generate funds to be used to construct/replace storm sewers within Urban Storm Sewer Drainage Area Boundary using property classification:

5,700 Single Family properties	@ $100/year	$570,000
300 Multi-residential (2 to 5 units)	@ $150/year	$45,000
70 Multi-Residential (6 to 9 units)	@ $250/year	$17,500
50 Multi-Residential (10 plus units)	@ $500/year	$25,000
15 Institutional	@ $500/year	$7,500
350 Commercial	@ $300/year	$105,000
100 Light Industrial	@ $600/year	$60,000
15 Heavy Industrial	@ $1,000/year	$15,000
		$845,000 per year

Over 30 years $25,350,000 accumulated

Typically, storm sewer maintenance or construction has been funded through the tax levy. This method of funding the storm sewers is not fair and equitable. It is recommended that a flat fee to similar type properties would provide a fair and equitable method of funding. This model is being used in other municipalities, including Mississauga.

Recently, the City was approved for a $2 million OCIF grant for the Nickel Area Storm Sewer project which will require a debenture to be issued for funding the balance of the project (approximately $5.5 million). The debenture payment could be greater than $300,000 annually. The proposed Storm Sewer Fee would be used to fund the debenture and would not impact future tax levies. In addition, storm sewer maintenance costs amounting to approximately $177,000 could be removed from the tax levy to be funded through the storm sewer fee structure thereby reducing the tax levy by 1.25%.

It is recommended that the proposed fee structure be subject to the Construction Cost Index. This would require the proposed fee to be increased annually Construction Cost Index, which is an index accepted across Ontario.

The proposed fee structure ensures that the storm sewer costs are equitably and fairly distributed amongst property classes. As the classification of property differs from

residential to a higher use such as commercial or industrial the fee increases due to the impervious area often found on commercial or industrial properties as compared to a residential property. All property owners within the Storm Sewer Drainage Area Boundary would be charged a storm sewer fee based on the proposed fee structure above, including tax-exempt properties.

Tax exempt properties include governmental parcels (e.g. municipal, regional, provincial and federal buildings) as well as institutional parcels (e.g. schools, hospitals and churches) and other charitable organizations that are registered with the Canada Revenue Agency and are exempt from taxation under the Income Tax Act.

There will be some properties that have municipal water that would be exempt from the storm water fee as they are outside of the Storm Sewer Drainage Area Boundary. There may also be some other properties that are within the Storm Sewer Drainage Area Boundary that may be assessed under the Drainage Act which would also need to be exempt from the storm sewer fee.

If approved, staff recommends the storm sewer fee be added to water bills as a collection tool for funding future storm sewer projects. Public input will be sought in this regard.

4) OPTIONS AND FINANCIAL CONSIDERATIONS:

a) Do nothing.

If the storm sewer fee is not approved then the storm sewer improvements requested in the future will continue to be financed through the Tax Levy.

b) Other Options

- Calculate the proposed fee based on impervious area of each property within the Storm Sewer Drainage Area Boundary. This would be a complex calculation requiring enormous amounts of additional staff time for the initial set up of records and would require continued annual maintenance of the records as residents complete work to their properties. (not recommended)

- Assess the Storm Sewer Drainage Area Boundary under the Drainage Act. This would allow for all properties within the City Limits to be assessed on an individual basis under the Drainage Act. This would require additional staff and time to prepare assessment schedules for the entire City based on the catchment areas. This could also create a greater financial impact to the residents depending on their assessed contribution to the drainage area. (not recommended)

- Fund Storm Sewers from a Local Improvement Charge program. Funds from this method would only be allocated from properties within the area where drainage works would occur. This would have a greater financial impact to those residents in the local improvement area. This funding option does not allow for funds collected to be utilized for future maintenance works. (not recommended)

- Fund Storm Sewer based on a set fee for the different types of properties within the Storm Sewer Drainage Area Boundary. **(Recommended)**

5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES

The 2011 Strategic Plan directed staff to prepare a report for Council detailing the issues to be considered in a Storm Sewer Master Plan for the City with recommendations with respect to timing and funding for the study. Council was made aware of the completion of storm water drainage studies in the Rosemount, Steele, and Clarke areas. (Page 12).

6) ATTACHMENTS

1. Urban Storm Sewer Drainage Areas
2. Storm Sewer Management Strategic Planning Presentation February 3, 2015

7) RECOMMENDATION

A. That the Council of the City of Port Colborne consider the following Storm Sewer Drainage Fee schedule to be applied to all properties in the Urban Storm Sewer Drainage Area Boundary to be collected on the City's current water bill for funding future storm sewer projects:

5,700 Single Family properties	**@$100/year**
300 Multi-residential (2 to 5 units)	**@$150/year**
70 Multi-Residential (6 to 9 units)	**@$250/year**
50 Multi-Residential (10 plus units)	**@$500/year**
15 Institutional	**@ $500/year**
350 Commercial	**@ $300/year**
100 Light Industrial	**@ $600/year**
15 Heavy Industrial	**@ $1,000/year**

B. That Council authorize staff to hold up to two public meetings, as needed, within the next six months to receive public input and report to Council for further discussion in October 2016 for potential implementation in 2017.

8) SIGNATURES

Prepared on March 15, 2016 by:

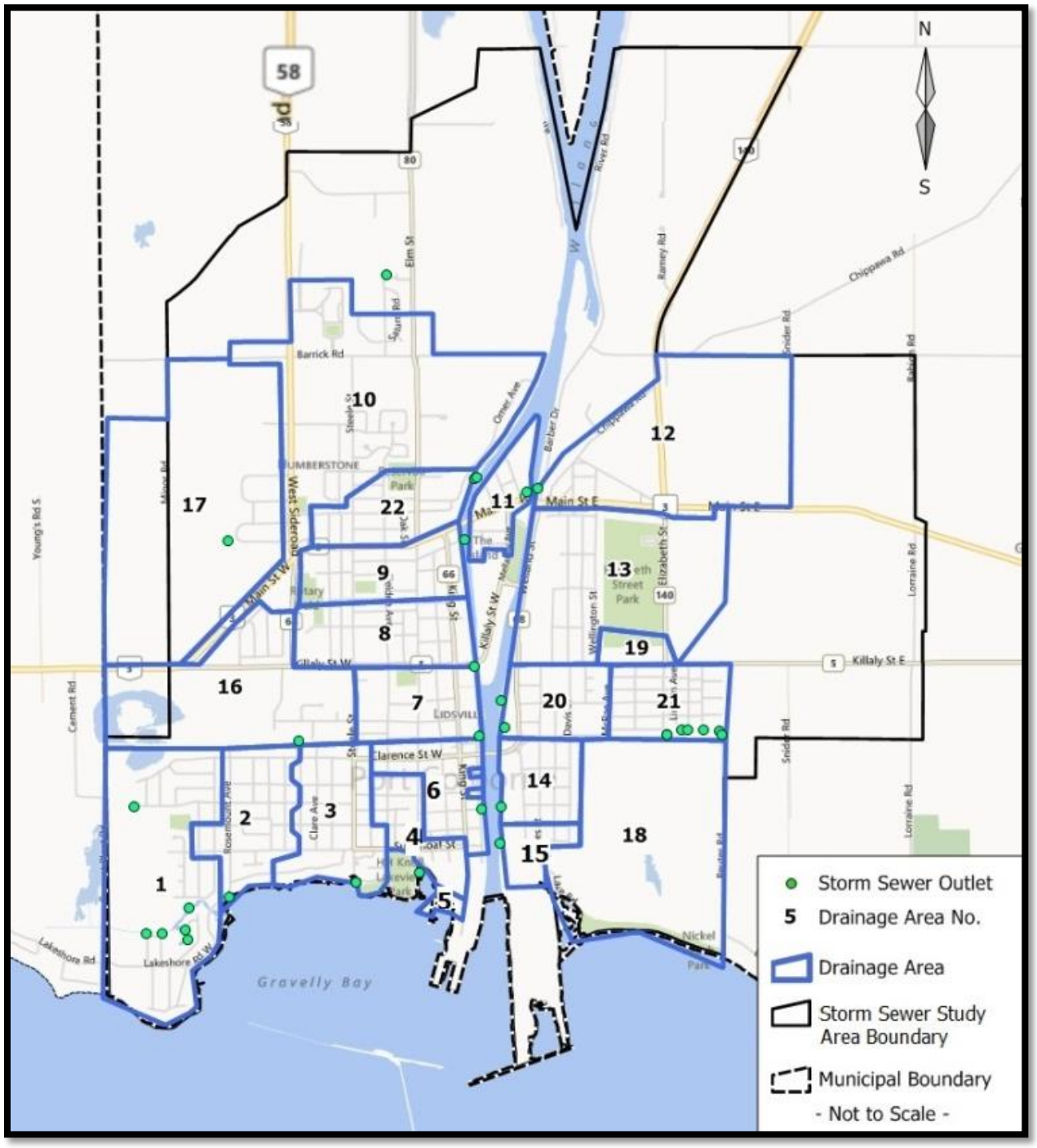
Peter Senese
Director of Community & Corporate Services

Reviewed by:

Ron Hanson, C.E.T.
Director of Engineer & Operations

Reviewed and Respectfully Submitted:

C. Scott Luey
Chief Administrative Officer



Urban Storm Sewer Drainage Areas Figure ES-2

City of Port Colborne

Storm Sewer Management Strategic Planning Session

February 3, 2015

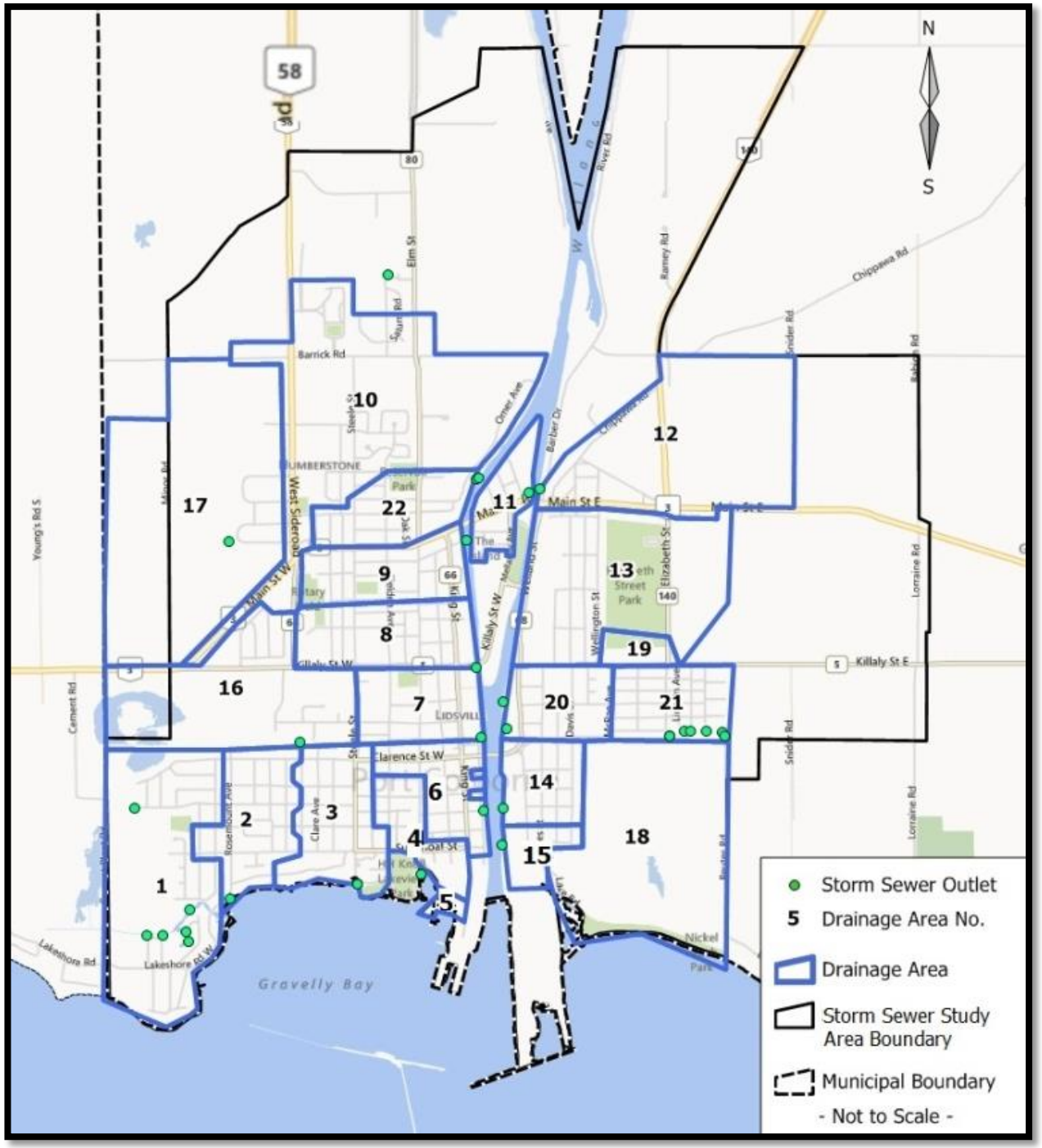
Outline

- Overview of System
  - Figure ES-2 Storm Sewer Drainage Areas
  - Table ES-2 Drivers for System Improvements
- Storm Sewer Drainage Area Prioritization
  - How to Prioritize
  - History of Flooding
    - Causes of Flooding
      - Surface Flooding
    - Private Property Flooding
  - Type and age of storm sewers
  - Design characteristics or lack thereof
  - Sump pump redirects required
- Cost of Upgrades
  - Table ES-3 Proposed Improvement Summary (in 2014 $)
- Funding Options
  - Tax Levy
  - Local Improvement Charge
  - Development Charges
  - Storm Sewer User Fees
  - Table ES-4 Comparison of Revenue Instruments
  - Examples of Storm Sewer User Fees
- Other Revenue Sources
- Next Steps
- Items to be Discussed
- Questions

Overview of System

- Figure ES-2 Storm Sewer Drainage Areas
  - 22 Storm Sewer Drainage Areas in Urban Area
  - 1,530 ha of catchment area
  - 2,380 ha of Urban area
  - 32 outlets to Welland Canal, Lake Erie, the Eagle Marsh Municipal Drain

Figure ES-2
Storm Drainage Areas



Overview of System cont’d

- Table ES-2 Drivers for System Improvements
  - Development Capacity
  - CIP Areas
  - Inflow & Infiltration Initiatives (CSO Programs)
  - Condition of Existing Storm Sewers

Table ES-2
Drivers for System Improvements

Area No./Outlet Name	Drivers for System Improvements
1 - Eagle Marsh Drain	• Development Capacity - Bayview Lane (0.7ha) Westwood Phase 2 (9.6ha), Westwood Park Secondary Plan (V8, 30.6ha)
2 - Rosemount Avenue	• Development Capacity - CMT Lots (1.2ha)
3 - Steele Street/Sugarloaf	• None identified
4 - Elm Street	• None identified
5 - Marina	• None identified
6 - Victoria Street/Downtown	• Downtown Central Business Area CIP
7 - Princess Street	• None identified
8 - Killaly Street West/Steele	• None identified
9 - Neff Street	• Olde Humberstone CIP
10 - Cedar Street *	• Development Capacity - V6* Residential Development (1.9ha), Rosedale (V2, 12.8ha), Meadow Heights (30.5ha) • Satisfy I&I reduction initiatives (Omer Area I&I Program).
11 – Island *	• Olde Humberstone Village* (3.1ha)
12 - Barber Drive *	• Development Capacity - Chippawa Estates (3.5ha), V5* Residential Development (0.9ha)
13 - Bell Street North * (Clarke)	• Development Capacity - V1 and V7* Residential Developments (3.1ha, 31.2ha) • Address resident complaints identified by City
14 - Nickel Street	• East Waterfront CIP • Satisfy I&I reduction initiatives (Nickel Area I&I Program). • Address condition of existing storm sewer identified by I&I program. • Separate "Municipal" runoff from "Vale" runoff tributary to Vale's private treatment facility.
15 - Rodney Street	• East Waterfront CIP • Satisfy I&I reduction initiatives (Nickel Area I&I Program). • Address condition of existing storm sewer identified by I&I program. • Separate "Municipal" runoff from "Vale" runoff tributary to Vale's private treatment facility.
16 - Quarry	• Development Capacity - Rosemount Estates (38.5ha)
17 - Eagle Marsh Ext.	• Development Capacity - Northland Estates (15.8ha), V3 and V4 Residential Developments (54.2ha, 7.8ha)
18 - Vale	• Coordinate with work in Areas 14 and 15 to separate "Municipal" and "Vale" runoff.
19 - Bell Street Northeast	• None Identified
20 - Bell Street East	• None Identified
21 - Bell Street West	• None Identified
22 – Omer Avenue	• Satisfy I&I reduction initiatives (Omer Area I&I Program). • Address condition of existing storm sewer identified by I&I program.

Storm Sewer Drainage Area Prioritization

- How to Prioritize
  - Review the schedule for the completion of the CIP areas for construction. Council needs to determine the priority for the CIP implementation in order to better understand the priority for the Storm Sewer Improvements.
  - CIP development may lead to larger storm sewers depending on the use of the properties in the CIP area.
  - If it is deemed that CIP's will not be constructed in the near future, then we have to look at history of flooding, type and age of storm sewer system or number of sump pump redirects in each area to determine which area is a priority.
- History of Flooding
  - Based on current history of flooding in the City, there is no one area that is a "worst first" scenario. All areas have some form of issues ranging from damaged pipes, improperly built/designed systems, sump pump redirects required or some minor surface flooding.
    - Surface Flooding is classified as surface water remaining in the ditch or on the road for more than 24 hours after a storm event has stopped – this is a standard baseline used by a number of municipalities.

Storm Sewer Drainage Area Prioritization cont'd

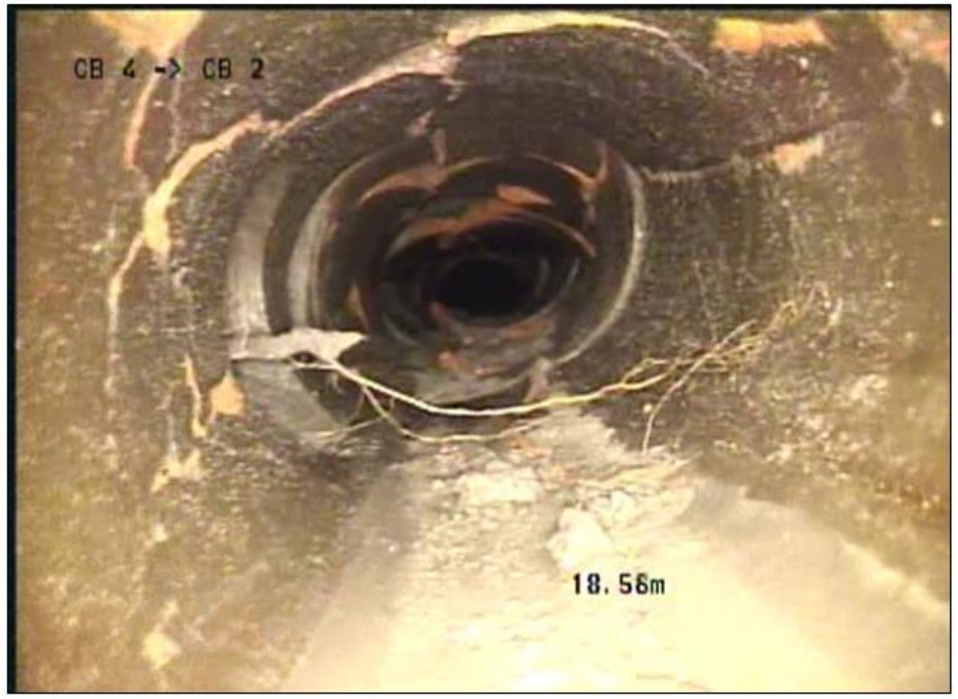
- History of Flooding cont'd
  - Private Property Flooding has a number of factors contributing to this occurring such as:
    - Private property grading inadequate (properties developed prior to the mid-1980's were not required to meet grading control requirements). New subdivisions or infill lots have to submit grading plans for approval. In some older areas of the City, houses were constructed lower than the existing road or sidewalk.
    - Sump pump failure due to age of sump pump or power failure leads to basement flooding. Not a result from the lack of storm sewers.
    - Lack of Maintenance of rear yard catchbasins/swales (Some rear yard catchbasins were installed by the City a number of years ago under a rear yard drainage program. After the catchbasins were installed, they became the responsibility of the property owners to maintain). The City has found that many of the rear yard catchbasins/swales have been either filled in or constructed upon (sheds, patios) over the years as properties have changed ownership.
    - Sanitary sewer back-ups causing basement flooding due to blockage or pipe failure on either City or private side.

Storm Sewer Drainage Area Prioritization cont'd

- Type and Age of Storm Sewers
  - Approximately 38 km of designed storm sewers. (i.e. new development with storm sewers)
  - Approximately 9 km of semi-designed storm sewers. (i.e. existing ditch infills discharging into designed storm sewers or Storm sewers designed to old standard (prior to 1970's))
  - Approximately 44 km of non-designed storm sewers. (i.e. ditch infills)
  - Type of materials range from clay pipe to concrete to PVC depending on the date of construction which can be dated back to 1929.
- Design Characteristics or Lack Thereof
  - Existing System Capacity – Based on the Storm Sewer INS, approximately 11 km of existing Storm Sewer was deficient for a 1 in 2 year storm (minor storm event that occurs frequently). Approximately 16 km of existing Storm Sewer was deficient for a 1 in 5 year storm event (heavier storm event but doesn't occur as often).
  - New Developments are required to be designed to accommodate a 1 in 5 year storm.

Storm Sewer Drainage Area Prioritization cont'd

- Sump Pump Redirects Required
  - Nickel Area – Approximately 120 sump pumps have been identified in this area and will need to be redirected from the sanitary sewer to the storm sewer. The existing storm sewer is in poor condition and cannot handle the additional flows from the sump pumps.
  - Photo of existing Nickel Area Storm Sewer.



Storm Sewer Drainage Area Prioritization cont’d

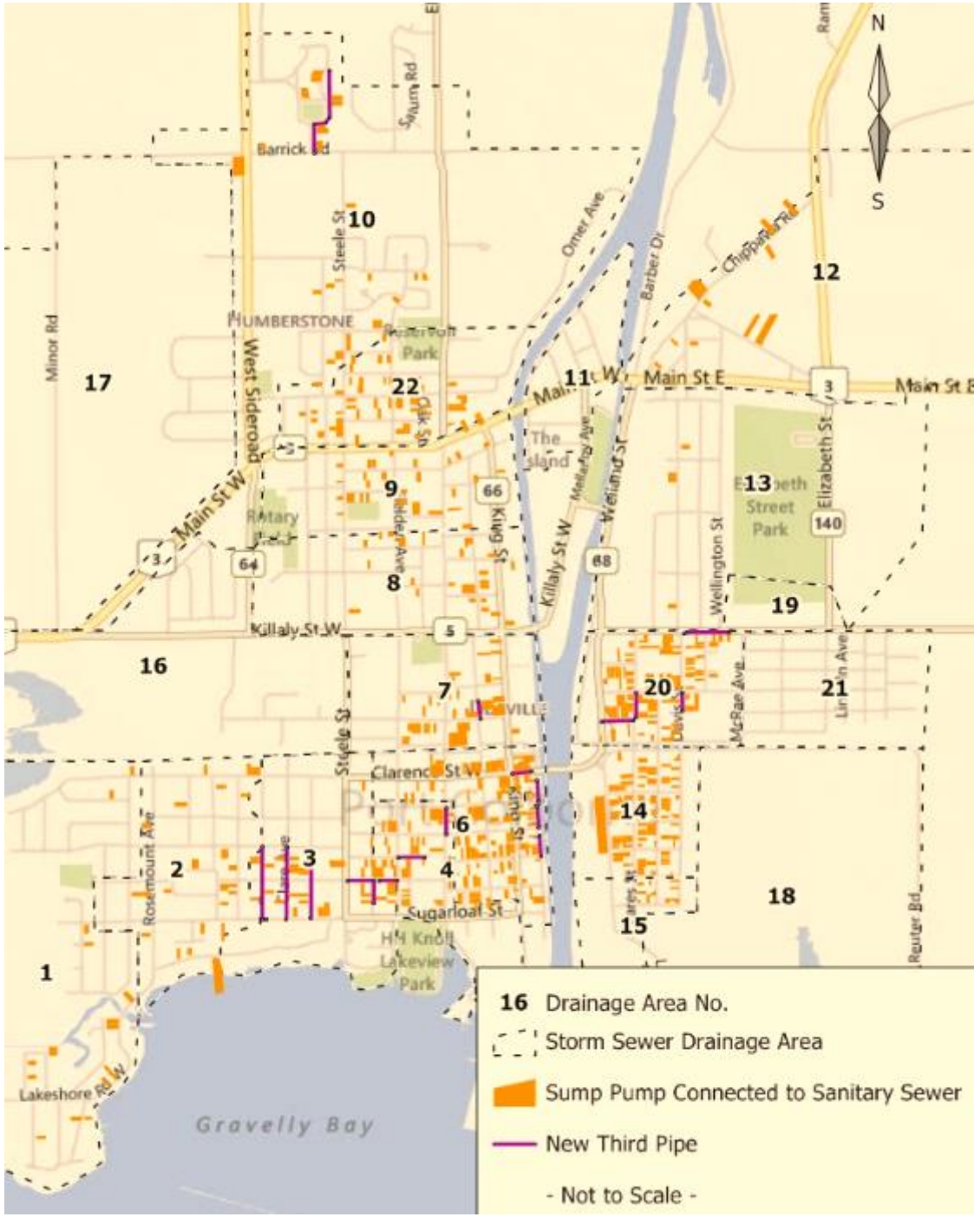
- Sump Pump Redirects Required cont’d
  - Omer Area - Approximately 40 sump pumps have been identified in this area and will need to be redirected from the sanitary sewer to the storm sewer. The existing storm sewer is in poor condition and cannot handle the additional flows from the sump pumps.
  - Photo of existing Omer Area Storm Sewer.

Storm Sewer Drainage Area Prioritization cont'd

- Sump Pump Redirects Required cont'd
  - Approximately an additional 550 sump pumps are connected to the sanitary sewer throughout the remainder of the Urban Storm Sewer Drainage Area Boundary.
  - These sump pumps will need to be connected to the Storm Sewer when designed storm sewer are constructed. The design of the new storm sewers will be required to accommodate these additional flows.

Storm Sewer Drainage Area Prioritization cont'd

- Sump Pump Redirects Required cont'd
  - Map of Urban Storm Sewer Drainage Area with properties with sump pump connected to Sanitary Sewer highlighted.



Cost of Upgrades

- Table ES-3

Proposed Improvement Summary

(in 2014 $)

Drainage Area	Upgrade Ex. Sewer	Reconstruct Ex. Sewer	New Third Pipe	New Storm Service	Total	Estimated Cost
	---------- Length of Upgrades (m) ----------					
1	760	529			1,289	$1,941,560
2	970	2,157			3,127	$4,971,996
3		1,304	1,084		2,388	$3,653,896
4	329	720	308		1,357	$1,954,816
6	69	1,203	351		1,623	$2,400,308
7		1,867	75		1,942	$2,916,525
8	450	1,690			2,140	$3,153,645
9	793	2,707			3,500	$5,220,875
10	988	2,358	406	145	3,897	$5,424,044
11	421			495	916	$1,610,425
12	55	825		688	1,568	$2,262,235
13		2,545		628	3,173	$5,071,906
14-15		3,889			3,889	$6,380,462
17		778			778	$1,158,240
20	52	206	519		777	$988,041
21	45				45	$191,287
22		3,278			3,278	$4,837,708
Total	4,932	26,056	2,743	1,956	35,687	$54,137,969

Funding Options

- Tax Levy
  - Main source of funding for City.
  - Cost of storm sewer is recovered through the tax rate applied to the market value of properties.
  - Is an existing and accepted approach with a well established billing system.
  - Not equitable since it does not reflect the benefit received by the property owner.
  - Does not provide incentive to manage storm water on-site.
  - Exemptions from property tax for non-profit organizations, religious organizations and charities among others mean that these properties contribute to runoff but do not help fund storm sewers.

Funding Options cont’d

- Local Improvement Charge
  - Used to recover the costs of capital improvements on public or private land from property owners benefiting from the improvement.
  - City and property owners must enter into an agreement regarding imposition of the charge and property owners can petition to either initiate or block a local improvement.
  - Costs can be apportioned to property owners “on any basis that the municipality considers appropriate.”
  - Does not cover maintenance work and cannot be applied to municipal-wide projects.

Funding Options cont’d

- Development Charges
  - Can only be used to fund eligible project costs and associated revenues are earmarked for funding of those projects.
  - They do not help with maintenance or replacement of existing infrastructure.
  - City has placed a 2 year hold on Development Charges

Funding Options cont’d

- Storm Sewer User Fees
  - Recover the cost of storm water management from property owners who benefit from that management.
  - Tend to base charges on surrogate measures of a property’s contribution to storm water runoff such as the property size or the surface area that is impervious to rainfall infiltration.
  - Can be used to recover both capital and operating costs and, depending on the structure of the charge, can do so in an equitable manner.
  - Allows the City to recover storm water management costs from properties that are exempt from property taxes.
  - Like water and wastewater charges, storm water user fees are set annually by Council. The charges are often levied on the water and wastewater bill but some municipalities recover them on the tax bill.

Funding Options cont'd

- Table ES-4

Comparison of Revenue Instruments

Criteria	Property Taxes	Local Improvement Charges	Development Charges	Storm Sewer User Fees
EQUITABLE – payments by customers are commensurate with the level of service required and the benefit received*	NO –based on assessed property value which has little bearing on the demand for service	Can be if costs are apportioned appropriately. Apportionment by frontage is not equitable.	NO – costs are apportioned by floor area of buildings which has little bearing on the demand for service	YES - if costs are apportioned based on contribution to runoff (some fee structures do not do this)
DEDICATED – collected revenues should be dedicated to storm water services	NO – revenues go to general fund (special area rates are dedicated)	YES – to specific growth related capital projects	YES – to specific growth related capital projects	YES – dedicated to storm water services
SUSTAINABLE – allows budgeting based on long term planning of funding requirements	NO – competing priorities can cause funding levels to vary	YES – funding for the covered project is guaranteed	YES – funding for the covered projects is guaranteed	YES – dedicated funding allows long term financial planning
AREA-WIDE – covers the total program area	YES – covers entire municipal area	NO – applies only to the local improvement area	NO – applies only to lands subject to new development or redevelopment	YES – covers entire storm water system service area
ALL COSTS – applies to all program costs	YES – revenues cover operating, maintenance and investments	NO – revenues cover only capital investments	NO – revenues cover only capital investments	YES – revenues cover operating, maintenance and investments
INCENTIVE –customers can save by reducing their demands for service**	NO – no credits for on-site storm water controls	NO – no credits for on-site storm water controls	NO – no credits for on-site storm water controls	YES – user fee program can include credits for on-site storm water controls
UNDERSTANDABLE – the customer charge is reasonably easy to understand	YES –in place long enough that most customers understand it now	YES – relatively simple charge levied on the tax bill	YES – Property owners not charged directly. Most developers understand the charge.	NO – Many will likely be confused at first since storm water systems are probably poorly understood.
IMPLEMENTATION – implementation costs should be relatively low	YES – already implemented	NO – case by case implementation with possibility of petitions to challenge projects	YES – already implemented	NO – new program costs incurred for design and public consultation and to establish customer data base, billing and collections system
ADMINISTRATION – administrative effort should be relatively low	YES – resources already committed	YES – once implemented, annual charges should be easy to levy	YES – resources already committed	NO – customer records require periodic updating, any credit program involves

Funding Options cont'd

- Example 1
  - **Costs incurred by one Storm Sewer Drainage Area to complete storm sewer improvement to that area (100% of Storm Sewer System charged to properties in area to be upgraded):**
  - $6,000,000 capital improvement for 30 year debenture
  - 300 homes
  - $20,000 per home over 30 years
- $667 per year per home

Funding Options cont'd

- Example 2
  - **Costs shared partially by one Storm Sewer Drainage Area with remainder funded from General Levy to complete storm sewer improvement to that area (Oversizing of pipes for future development):**
  - $4,000,000 would be direct benefit to current home owners, remaining $2,000,000 would be on general levy for future development in an adjoining area
  - $4,000,000 capital improvement for 30 year debenture
  - 300 homes
  - $13,340 per home over 30 years
- $445 per year per home

Funding Options cont'd

- Example 3
  - **Costs shared by all properties in Urban Storm Sewer Drainage Area Boundary to construct one Storm Sewer Drainage Area:**
  - 6600 properties in the Urban Storm Sewer Drainage Area Boundary
  - $6,000,000 shared among all properties
  - $910 per home over 30 years
- $30 per year per home
- This finances one storm area upgrade with the cost spread across the Urban Storm Sewer Drainage Area Boundary.

Funding Options cont'd

- Example 4
  - **General Storm Sewer Fee applied to all properties in Urban Storm Sewer Drainage Area Boundary to generate funds to be used to construct/replace storm sewers within Urban Storm Sewer Drainage Area Boundary:**
  - $100 per year per home over all 6600 properties
  - $660,000 per year
- Over 30 years $19,800,000 accumulated
- In this example, properties are not all equal and could be apportioned in a variety of ways (i.e. area, imperviousness, multiplier to flat rate, etc.)

Funding Options cont'd

- Example 5
  - **General Storm Sewer Fee applied to all properties in Urban Storm Sewer Drainage Area Boundary to generate funds to be used to construct/replace storm sewers within Urban Storm Sewer Drainage Area Boundary using property classification:**

• 5,700 Single Family properties	@ $100/year	$570,000
• 300 Multi-residential (2 to 5 units)	@ $150/year	$45,000
• 70 Multi-Residential (6 to 9 units)	@ $250/year	$17,500
• 50 Multi-Residential (10 plus units)	@ $500/year	$25,000
• 15 Institutional	@ $500/year	$7,500
• 350 Commercial	@ $300/year	$105,000
• 100 Light Industrial	@ $600/year	$60,000
• 15 Heavy Industrial	@ $1,000/year	$15,000
		$845,000 per year

- Over 30 years $25,350,000 accumulated
- Details for higher fees for industrial/commercial properties would need to be discussed and apportioned in a fair and equitable way to avoid future challenges to the fee.
- Possible Exemptions: Heavy Industrial properties that have their own outlet to a Municipal Drain or Welland Canal.

Funding Options cont’d

- Debenture costs are not included in the above examples.
- The above examples would require buy in from the Public through Public Meetings, in every case.
- By placing a Storm Sewer Fee on all properties within the Urban Storm Sewer Drainage Area Boundary, the generation of funds from this fee would be beneficial to the greater good of all residents in the City.

Other Revenue Sources

- **Region's CSO Program** – Policy was revised in late 2014 to include private property disconnects from sanitary. Also covers implementation of storm sewers to collect the private property disconnects. Up to 50% funding available for projects meeting this criteria.
- **Region's Watersmart Funding** – Policy refers to protection of natural environment. Storm sewers could fit into this funding program. Maximum of $50,000 per year per project.
- **Provincial or Federal Funding Programs** – Very specific programs that need to have detailed design completed along with Financial Plans for Municipality (Shovel Ready).

Next Steps

- Need to determine which method best suits the ability to fund Storm Sewers.
- Need to prioritize CIP areas.
- Need to prioritize Storm Sewer Areas.

Items to be Discussed

- Would a flat rate fee in year 1 be increased by the Construction Cost Index to year 30? Inflation would reduce the rate while construction costs would rise over 30 years.
- Issue with City-wide fee. Decisions on which areas are addressed and areas that see no improvements over the 30 years. Public may be concerned.
- Could the Storm Sewer Fee be added to the quarterly water bills?
- May require Legal opinion on properties within the Urban Storm Sewer Drainage Area Boundary that outlet to a Municipal Drain.

Questions