



Storm Drainage Fees Proposed Changes

CITY COUNCIL – May 18, 2021

AGENDA

Proposed changes vs. what stays the same



Purpose of Brighton Stormwater Program



Impervious Area and Calculation



Compare Surrounding Jurisdictions

Proposed Changes vs. What Stays the Same

No change to residential fee - \$5.50 per month

No change to impact fee - \$4,580 per SFD

All other development based on impervious area and billed \$5.50/EQR on a monthly basis, three year phase in

Credit program for eligible properties with certain private on-site storm drainage improvements

Brighton Stormwater Program

- The purpose of the City's Stormwater Program is to:
 - Coordinate the implementation and enforcement of the program areas listed on the next slide
 - To protect the city's natural resources, ensure public safety, and to continue to improve the quality of life of all residents
 - To ensure compliance with State and Federal regulations



Brighton Stormwater Program

- **MS4 Permit Requirements:**
 - Public Education and Outreach
 - Illicit Discharge Detection and Elimination
 - Construction oversight
 - Permanent water quality treatment
 - Oversight of municipal operations to ensure environmental compliance
- Reduce the amount of flooding through Capital Improvement Projects

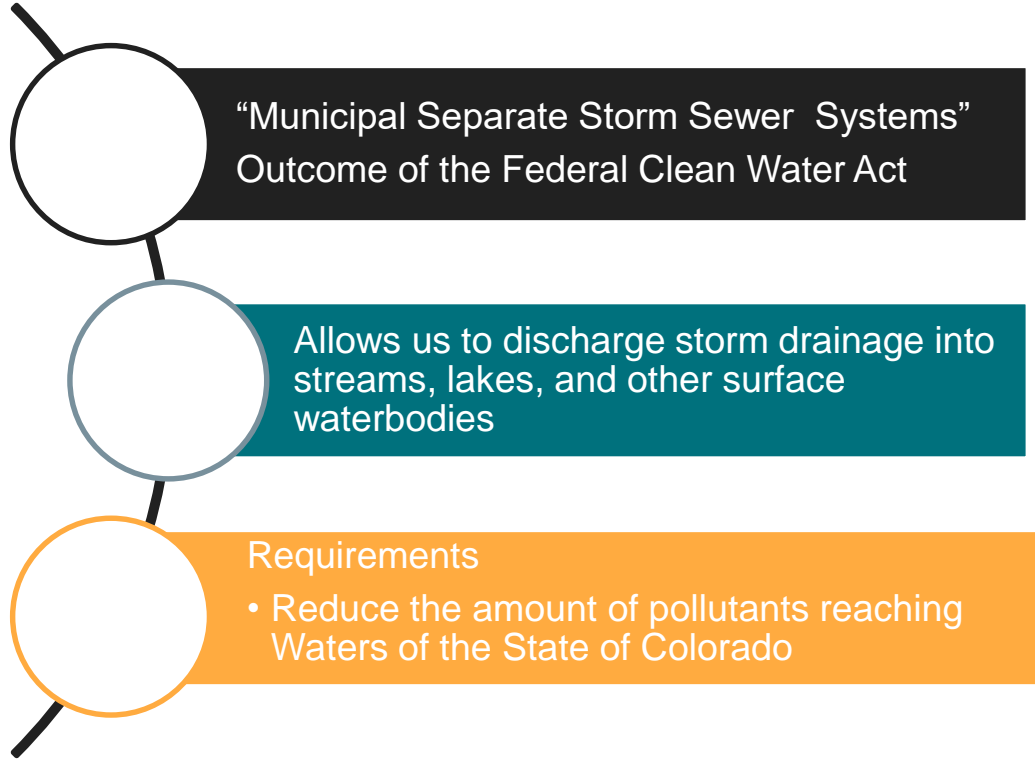


2D Flow Modeling to find locations of flooding

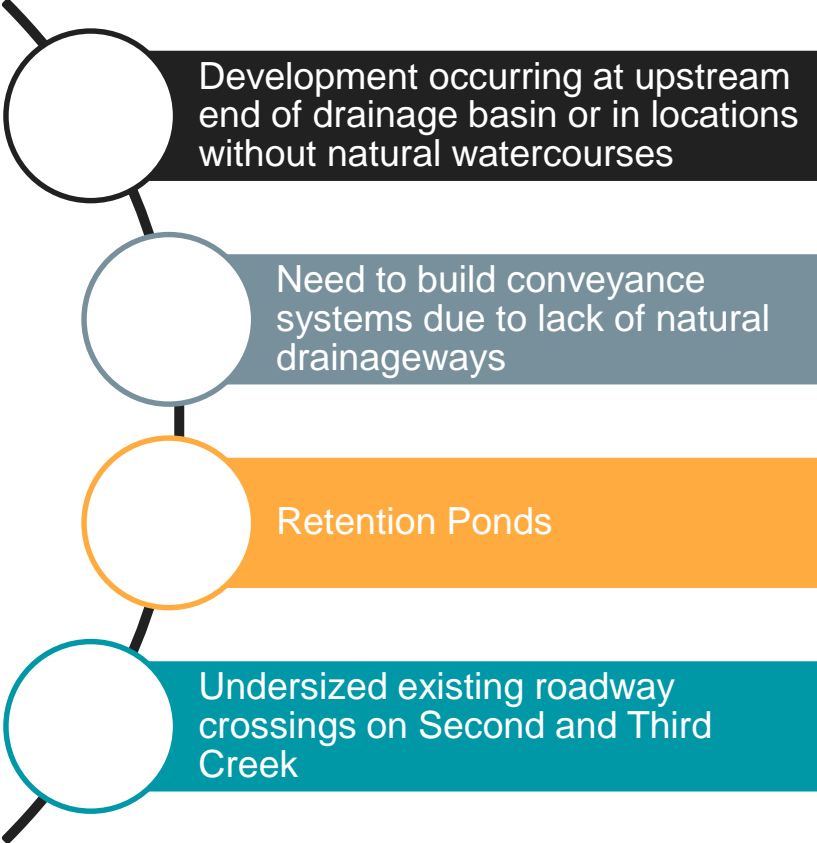
Brighton Stormwater Program



MS4 Permits



City Issues

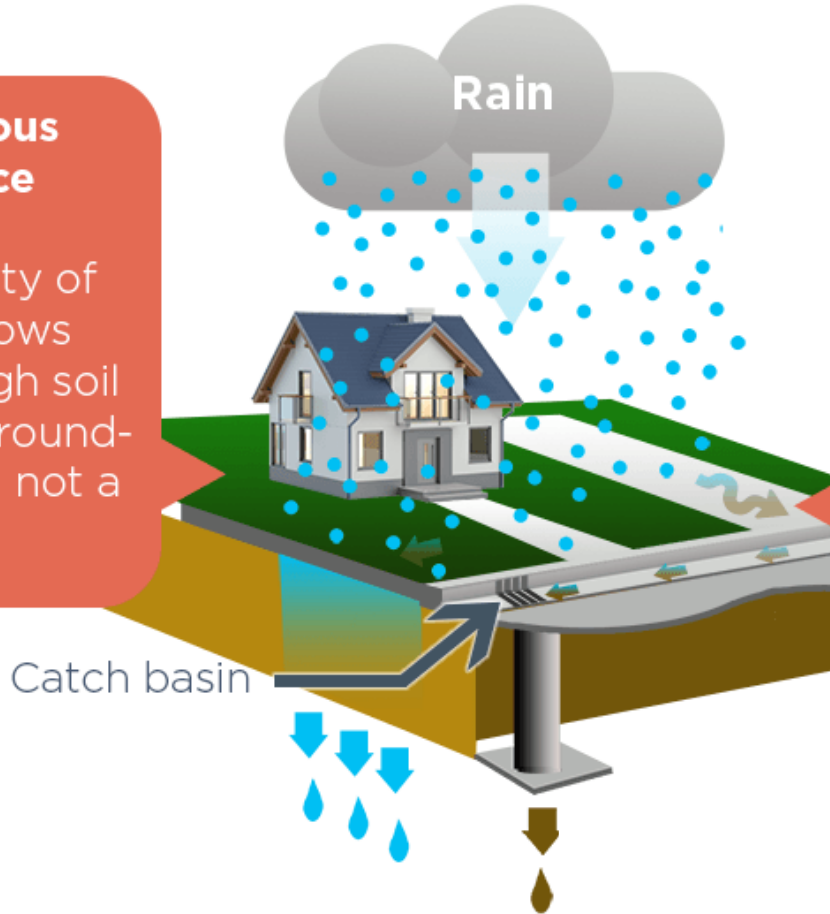


Flooding at Denver and North Main Streets. Flooding reduced by Capital Improvement Project in 2018.

Impervious vs. Pervious Areas

Pervious Surface

Majority of rain flows through soil into groundwater; not a sewer.



Hard Surface

Majority of rain flows off pavement, along with dirt and debris, into a sewer.

Impervious area creates more stormwater runoff that must be conveyed to the South Platte River. Development largely increases the runoff amounts.

Calculation Per Rate Study

Single Family Home



Always measured as the average or 1 EQR



\$5.50 per month

Non-Residential



1 EQR = 3,164 sq. ft. Imp. Area



Measured Imp. Area/3,164



EQR's * \$5.50 = Monthly Charge

Example Calculation Per Rate Study

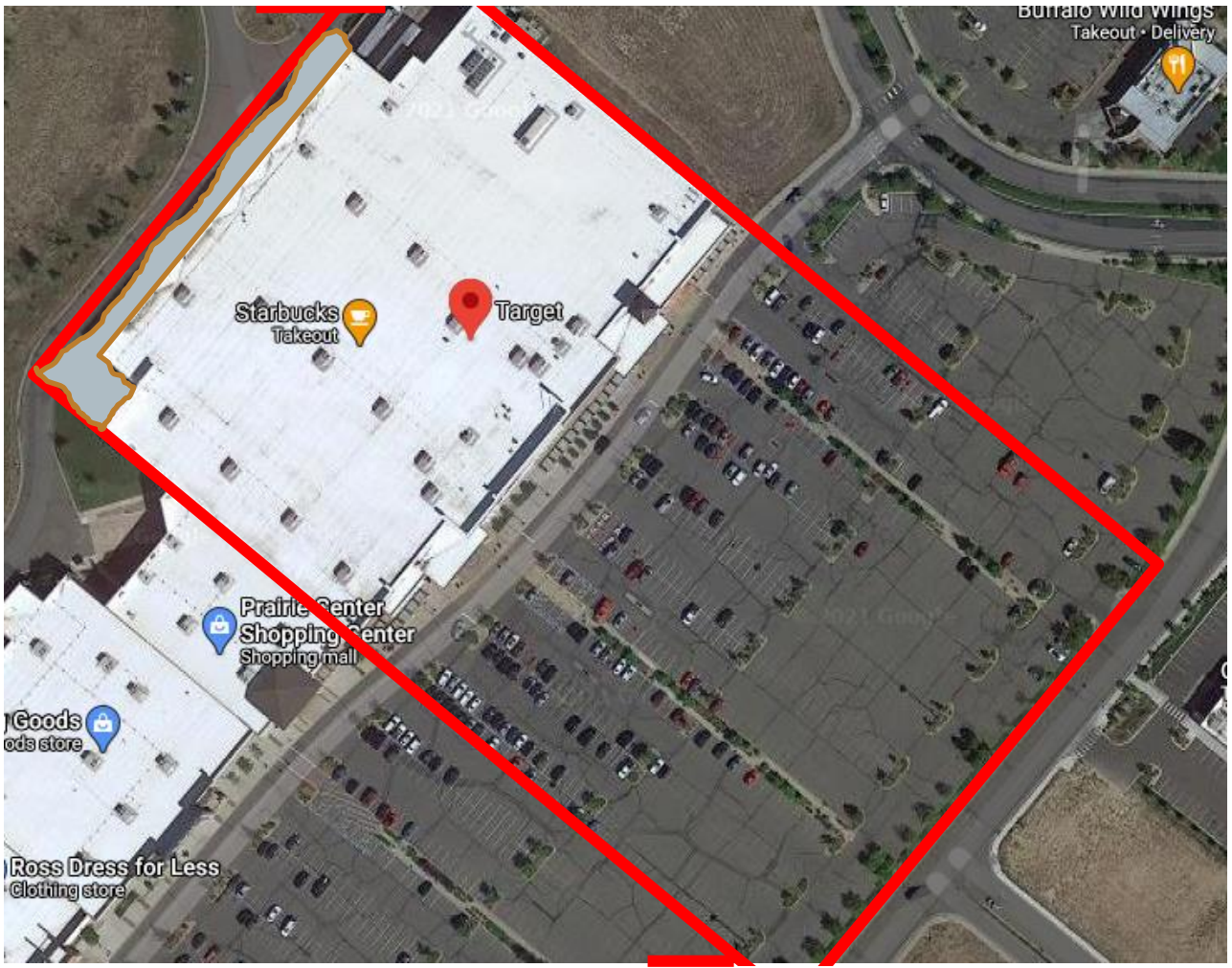
Let's do the math

Measured Impervious Area = 87,841

1 EQR = 3,164 sq. ft.

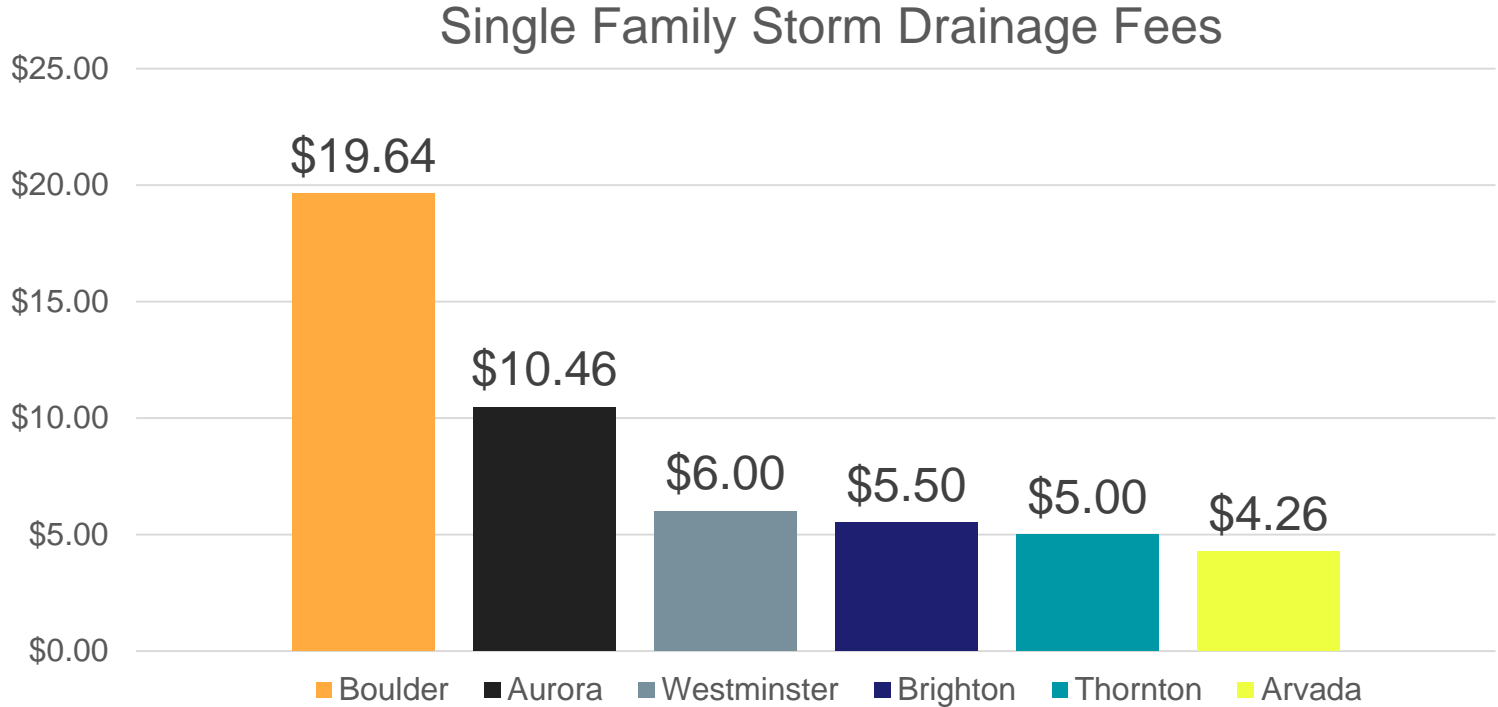
$87,841 \div 3,164 = 27.7626$ EQR's

27.7626 EQR's * \$5.50 = \$152.69



Single Family Comparison

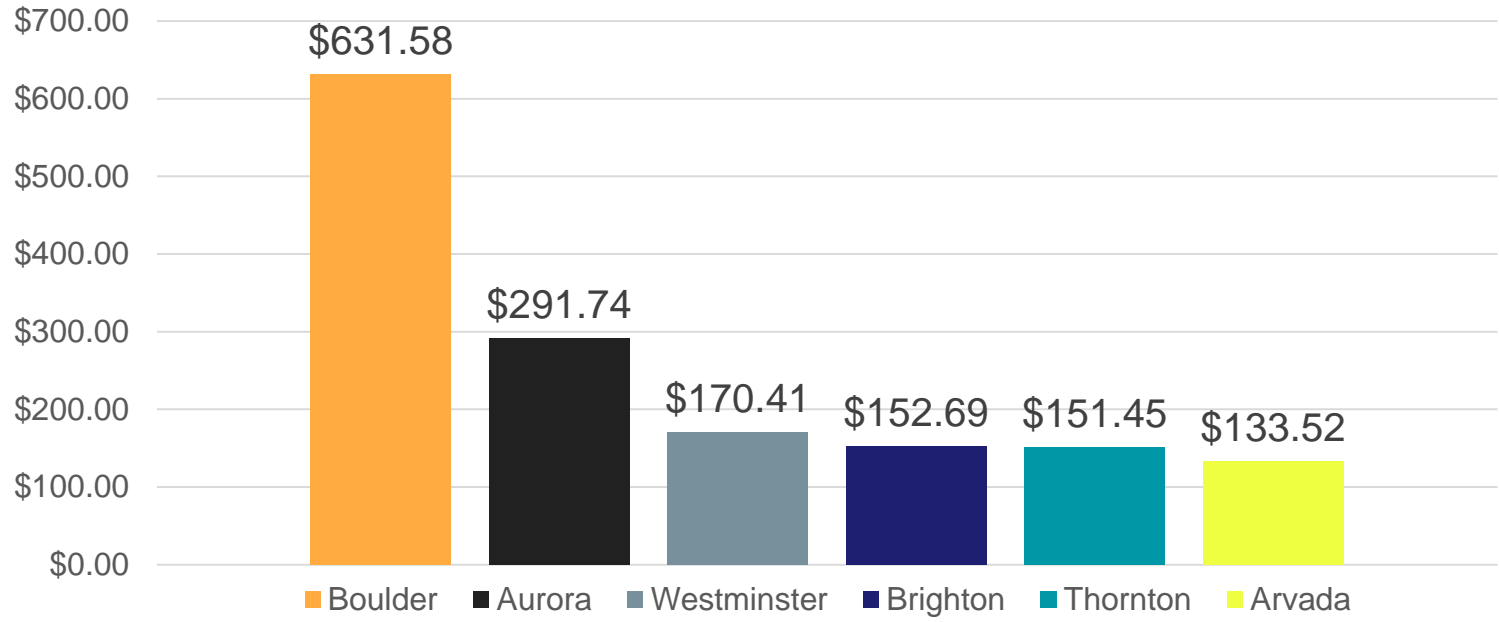
No Change Recommended



Commercial Comparison Example

Rate Study Recommendation

Commercial Storm Drainage Fees based on 87,841 sq. ft. IA

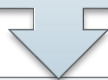


CREDIT PROGRAM FOR ELIGIBLE PROPERTIES

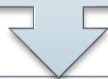
- Reduce monthly bill up 65% for non residential properties
- Credit components - discharge quality, quantity & self-maintenance
- Credit good for three years
- Renewals allowed every three years
- Utilities Director create procedures and administer program

ORDINANCE FOR CONSIDERATION

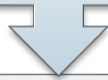
No change to residential rate – remains \$5.50/month



Rate for non-residential properties is \$5.50/EQR (based on their impervious area) – phased in over three year period



Establish Credit Program – up to 65% reduction on non-residential properties



Effective for bills dated January 2022 or later