



Agenda Item:

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## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 1/23/06  
Agenda Item Type: Ordinance

Communication No.: 06-025  
Roll Call No.:

Submitted by: William G. Stowe, Assistant City Manager/Public Works/Engineering

### SUBJECT—

Amendments to Municipal Code Section 118-276, Stormwater Management Charge for Single-family Residential Property.

### SYNOPSIS—

An ordinance to amend Municipal Code Section 118-276 to remove the 1.5 ERU billing limitation for single-family residential properties with impervious surfaces of 4,901 square feet or greater.

### FISCAL IMPACT—

Increased annual stormwater management revenue of approximately \$25,000-\$30,000.

### RECOMMENDATION—

Approval of first consideration.

### BACKGROUND—

In 1994, the City of Des Moines initiated a stormwater utility fee as recommended by the City's stormwater management consultant (Camp, Dresser & McKee, Inc.). The features of the stormwater utility fee were to provide a reliable and dedicated revenue stream, a fair and equitable funding source, a mechanism to charge tax-exempt properties, and to free up General Fund revenues. Over the years, the City has budgeted a number of capital projects such as Closes Creek – Bennett Avenue Relief Sewer and Leetown Creekway Wooden Box Replacement.

As part of this action, Section 21-129 was enacted regarding the stormwater management charge for single-family residential property. A further amendment to this section of the Code was enacted with passage of Ordinance No. 13,217 on July 24, 1995, which repealed several existing Code provisions and enacted several new sections to the Code including a revised Section 21-129. Previous Council action has provided for an annual increase of stormwater charges based on an Equivalent Residential Unit (ERU) of approximately five percent through 2011.

Single-family stormwater management rates are currently based on a range of impervious surface in square feet and are currently 0.5ERU (1,400 or less), 1.0ERU (1,401 to 4,900), and 1.5ERU (4,901 or greater). The proposed Code amendment will revise residential stormwater management billing provisions to permit a calculated stormwater management charge for properties with impervious surfaces of 4,901 square feet or greater. The revision to the fee calculation for an impervious surface of 4,901 square feet or greater will provide greater equity in terms of the relationship between residential impervious areas and billing rates. The proposed billing for the large impervious residential area, if

approved, will be as that for unclassified residential property and nonresidential property as defined in Municipal Code Section 118.271, Definitions.

If approved, the stormwater management charge for single-family residential property with an impervious surface area of 4,901 square feet or greater, will be the ERU rate multiplied by the numerical factor obtained by dividing the total impervious area of the particular residential property by the number of square feet in one ERU (2,349 square feet). The minimum charge for any single-family residential property with an impervious surface area 4,901 square feet or greater, would be as shown below based on the current ERU rate of \$5.83 for 2,349 square feet:

Example of Calculated Stormwater Management Charge for a Residential Property of 10,000 sq. ft.

Current charge: Impervious area of 10,000 square feet:  $1.5 \times \$5.83 = \$8.75$

Proposed charge: Impervious area of 10,000 square feet:  $(10,000/2,349) \times \$5.83 = \$24.82$

The Des Moines Water Works is the billing agent for the City of Des Moines for monthly billing for solid waste, recycling, sanitary sewer rental, sewer availability, and stormwater management services. The billing change would affect approximately 830 accounts. Property owners who are affected by the change in billing calculation will be notified by mail and be given a 90-day opportunity to appeal the change as provided by the Municipal Code.