Surface Water Drainage Utility System (SDUS) Fee Review

City of McKinney

Engineering

- MONEY MAGAZINE 2014 -

Previously

- Stormwater Management Ordinance Focus Group appointed by City Council in 2013
- Recommended ordinance changes included elimination of all requirements relating to channel stability, including small storm detention and downstream stability studies
- City Council passed recommended stormwater management ordinance changes September 2, 2014

Previously

- Focus group recognized that eliminating channel stability requirements would increase the cost burden on the City for maintenance and installation of creek improvements

- A tier based structure and increase in the SDUS Fee was recommended

Previously

- Focus Group recommended the additional funds should be used to accomplish the following:
  - Master drainage studies of complete watersheds
  - Design, engineering and construction of watershed improvements in key drainage/creek systems
  - Provide revenue to address issues including erosion whether existing or in the future

Subcommittee

- The Mayor appointed a Council sub-committee to refine the recommended funding based on:
  - cost of services
  - revenue to cover costs
  - how to assess the charges necessary to cover costs

Cost of services

- Jeans Creek Stabilization example
  - From US 380 to just south of Rockhill Road

  Approximately 2 miles
    - Eight improvement projects
    - 4 residential
    - 3 commercial
    - 1 residential & commercial
    - 2,430 linear feet repaired
  - Average cost of $1.4 million/stream mile
  - Erosion Hazard Setback (EHSB) easements were not in place at the time of development for many of the sites

Cost of services

- Jeans Creek Stabilization example
  - Wysong

Before

After

Cost of services

- Stabilization example - behind Dental Office at Jeans Creek and Virginia Parkway

Before

After

Revenue to cover costs

- Jeans Creek example study yielded an approximate cost of $1.4 million per mile
  - McKinney has ~300 miles of creeks
  - $420 million total
  - Assume a 50 year time period for improvements
  - Equates to $8.4 million per year
  - $13.00/SFLUE per month
  - With EHSB in place, this effort level is not anticipated

SDUS current fee and rate structure

- 1 SFLUE = 2,343 sq. ft. impervious surface
- 1 SFLUE = $2.75
- Annual revenue FY13 = $1,900,000

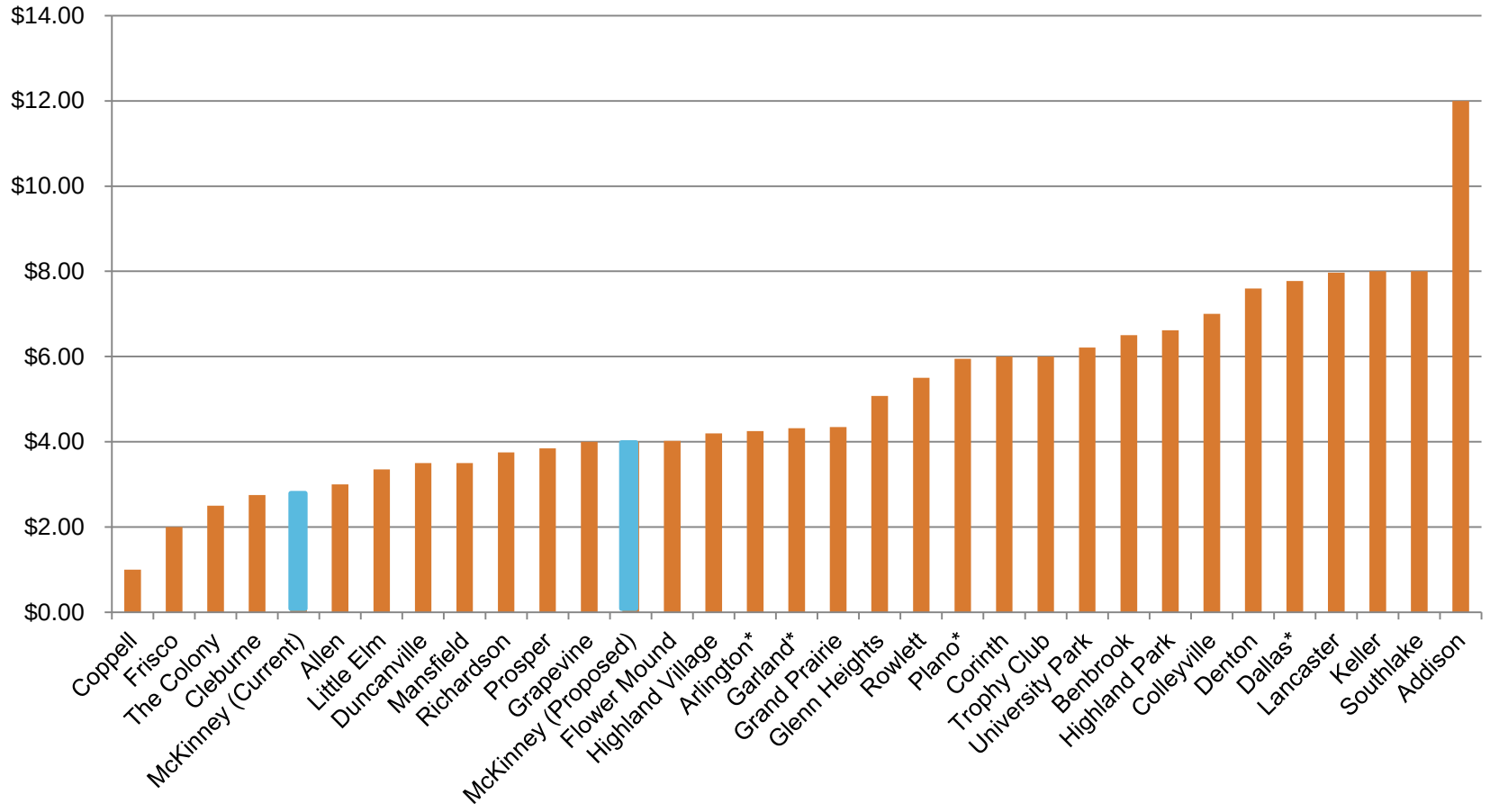
Property Type	Unit
Residential	one SFLUE per parcel
Duplex and Multifamily	one SFLUE per dwelling unit
Mobile home parks	one SFLUE per each mobile home pad or trailer pad
Commercial and Industrial	individually calculated by dividing the impervious surface area of the property by 2,343 sq. ft. and restated as SFLUE $200 cap

Sub-committee Recommendations

- 1 SFLUE = 3,000 ft. sq. (current residential average)
- Increase flat rate from $2.75 to $4.00 per SFLUE
- Remove cap on commercial properties
- Calculate multifamily the same as commercial and industrial property based on impervious surface
- Include a notation in the ordinance that the fee should be revisited no less than every 5 years
- This will generate an estimated $4.1million per year

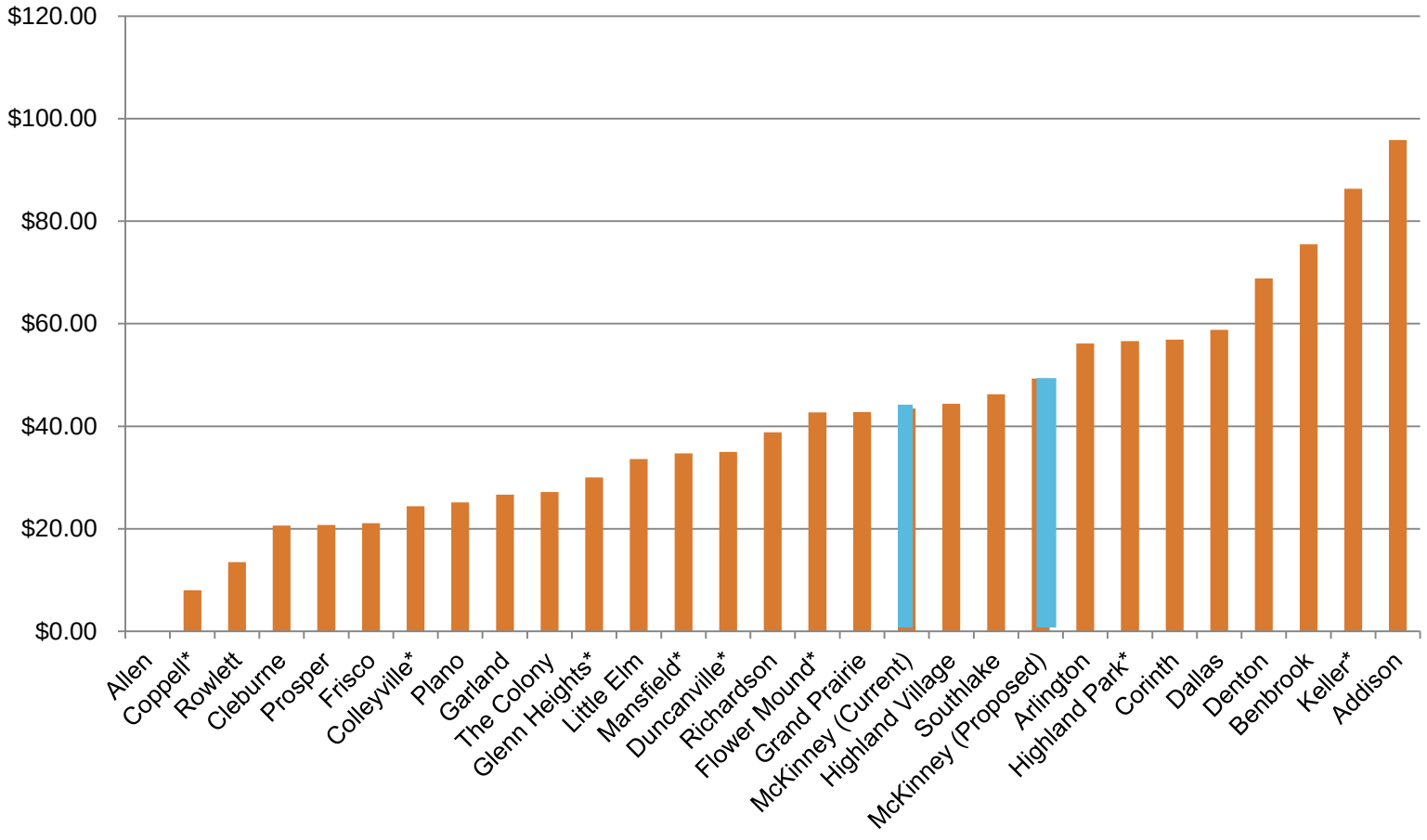
Fee and fee schedule: Residential

Residential Monthly Stormwater Utility Charge for Selected Cities
(10,000 sq. ft. lot / 3,500 sq. ft. impervious area)



Fee and fee schedule: Small Commercial

Small Commercial Monthly Stormwater Utility Charge for Selected Cities (*1 acre/37000 sq. ft. impervious surface/4900 sq. ft. building)



Recommendations

- Rewrite the SDUS Fee schedule ordinance as recommended by the subcommittee
- 30 day public notice/review
- Present to Council in January 2015
- Adopt
- Implement changes with an effective date of February 1, 2015