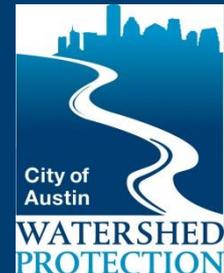


City of Austin Proposed Drainage Charge Revision

City Council Public Hearing
May 21, 2015



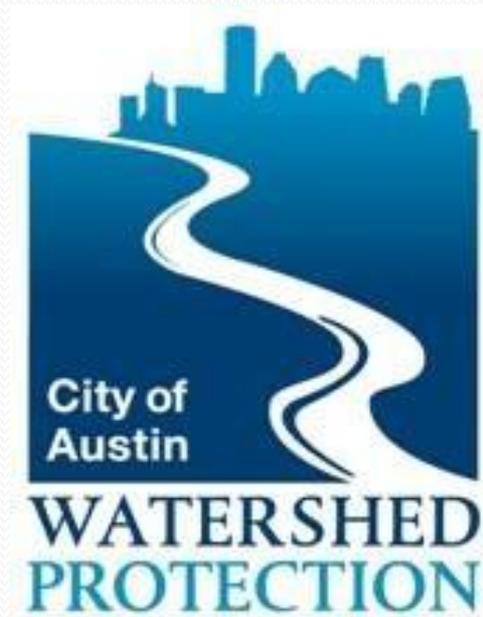
Purpose

Adopt ordinance
amendments to modify
how the drainage charge
is calculated

Drainage Bill is Shown:

- In the “Drainage Service” section of each City of Austin utility bill.

- Adjacent
this logo:



1981 Memorial Day Flood



PICA 29471, Austin History Center, Austin Public Library

1981 Memorial Day Flood



PICA 29466, Austin History Center, Austin Public Library

Austin History Center, Austin Public Library

Municipal Drainage Utility

Mission: protect lives, property and the environment by reducing the impacts of flooding, erosion, and water pollution



Municipal Drainage Utility

Programs and projects that evaluate, mitigate and prevent drainage problems

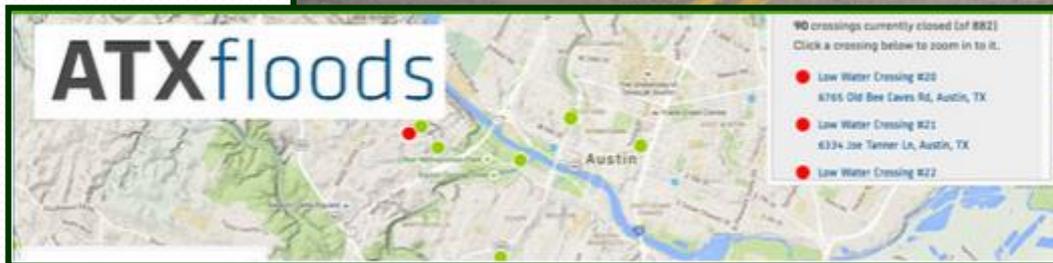
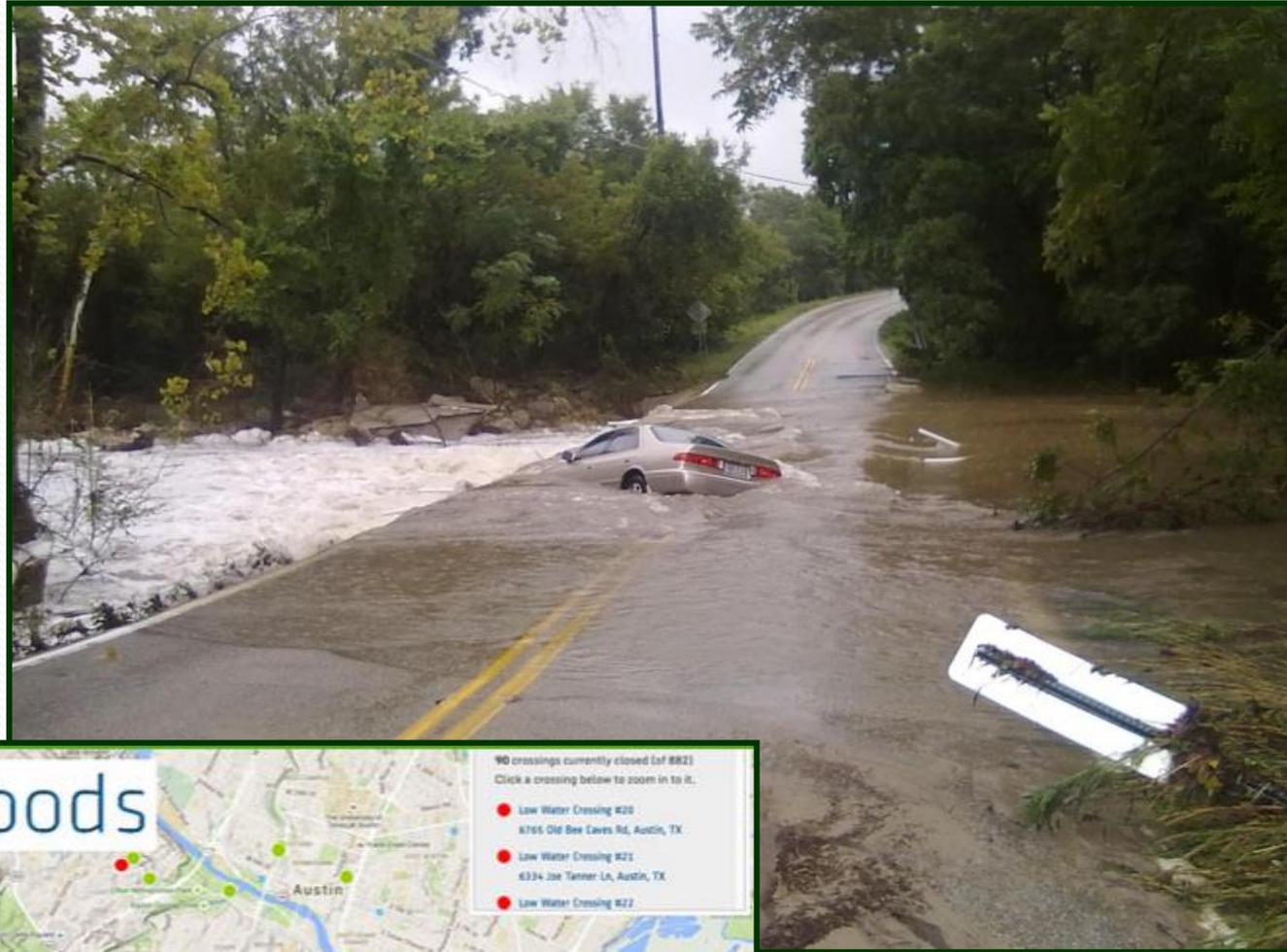


Flood Monitoring & Warning Systems

Flood gauge network

Flooded road barricades

ATXfloods.com

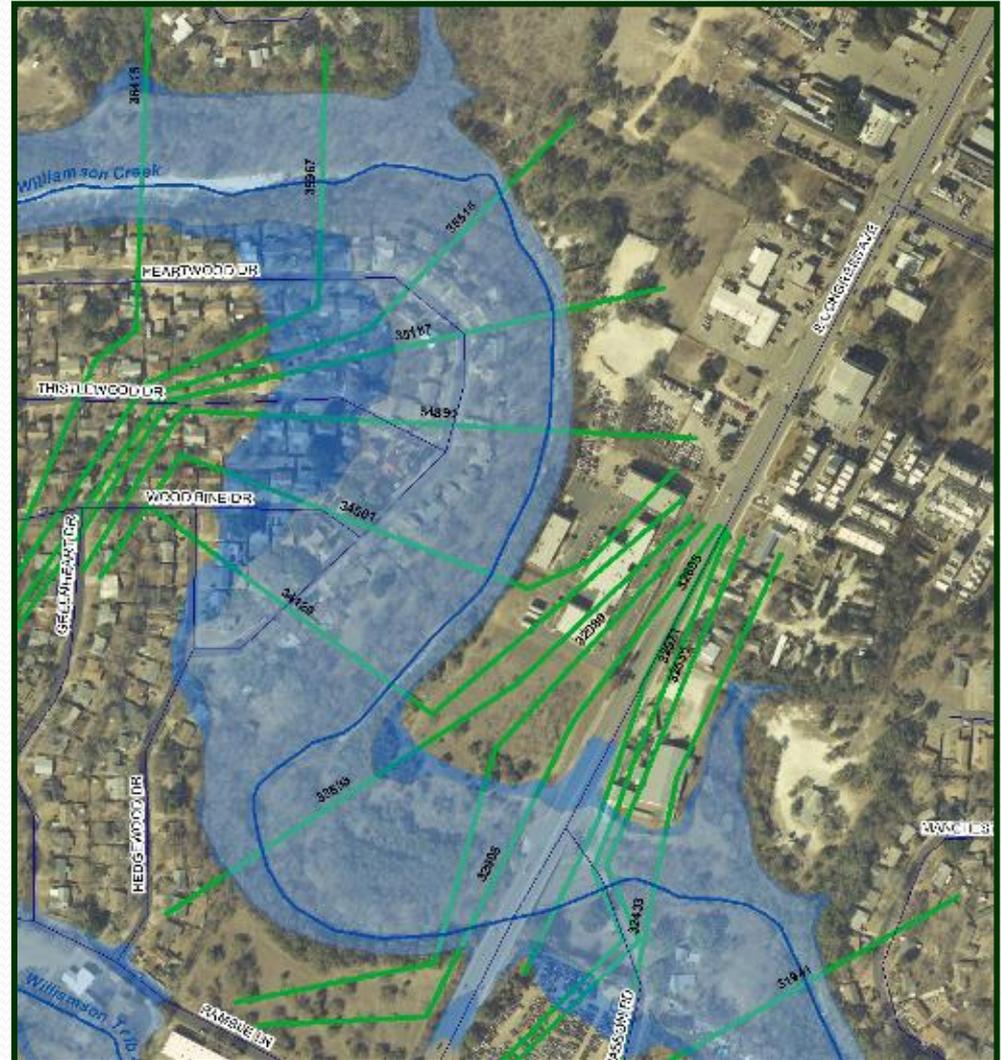


Floodplain Hazard Mitigation

Flood Mapping & Modeling

Development review

Regulatory design criteria



Flood Recovery

**Residential
buyouts**

**National
Flood
Insurance
Program**



Halloween Flood of 2013

Storm Water Infrastructure

Plan,
design,
construct,
maintain,
more than
1,000 miles
of storm
drain pipes



Erosion Control and Bank Stabilization



Stream Restoration



**About 400 miles
of creeks**



Commercial Pond Inspection

**More than
6,400
detention
and water
quality
ponds**



City Pond Maintenance

**Inspect
and
maintain
1,100 City
ponds and
dams**



34,000 Inlets & Manholes

**Removed
300 tons
of debris
per year**



Lady Bird Lake



**Removed 121
tons of debris
per year**



Water Quality Monitoring Program Spill Response & Discharge Permits



Education and Outreach



Current Drainage Charge

- Uses the Equivalent Residential Unit (ERU) as a standard measure of impact
- Single Family and Multi-family, <6 stories, charged \$9.80/month (one ERU)
- Multi-family, 7 or more stories, charged \$4.90/month (one-half ERU)

Current Drainage Charge

- Current fee (\$9.80) assumes a citywide average of 1,763 sq. ft. of impervious area per residence
- Non-residential charge is based on amount of impervious area on the property which is \$242.16 / acre / month
- Both of rates are ~ \$0.0056 / sq.ft.

Recent Court Challenge: *Poole v. City of Austin*

- Challenged method by which City calculates the drainage charge for multi-family properties
- Not a class action
- District Court found 2009 amendments to the drainage charge methodology invalid
- Appeal filed
 - Action on appeal stayed until October 22, 2015
 - Modifications in ordinance would moot appeal

Drainage Charge Revisions:

- Charge will apply to real property, not to units on the property.
- Charge calculated the same way for all property; no distinction between land uses.
- Charge proportional to impact of each property on the City's drainage system.

Impervious Area

Any surface that prevents the infiltration of rain water into the ground, including rooftops, driveways, parking areas, patios, concrete, and other surfaces

Drainage Charge Benchmarking

- 2014 benchmarking survey – compared methods from many Cities
- Texas Examples
 - HOU Current – newly established 2012, by IA in sq.ft.
 - DAL Current - by residential lot size and assumptions of IA for commercial
 - DAL Proposed in 2015 – by measured IA using 1,000 sq.ft. increments
 - SAN Current – tiered by lot size and land use
 - SAN Proposed in 2014 – 3 tiered residential, by IA in sq.ft. for non-residential (including multi-family)

Drainage Charge Development

- No tiers
- More equitable and reasonable for similar services
- Methodologies evaluated
 - 1) Impervious Area (IA) only
 - 2) **IA and %IA (selected)**
 - 3) IA, %IA, and parcel area
 - 4) Pervious and impervious area



Methodology for Calculating the Drainage Charge

Two major hydrologic parameters determine the drainage charge:

- Amount of impervious area
- Percentage of impervious area

Enhanced Data & Capabilities

Aerial photography, planimetric maps, & Geographic Information System (GIS), now provide ability to:

- Measure impervious area, lot size, and percentage of impervious area for individual lots
- Compute charge to specifics of each lot

Proposed Method of Calculation

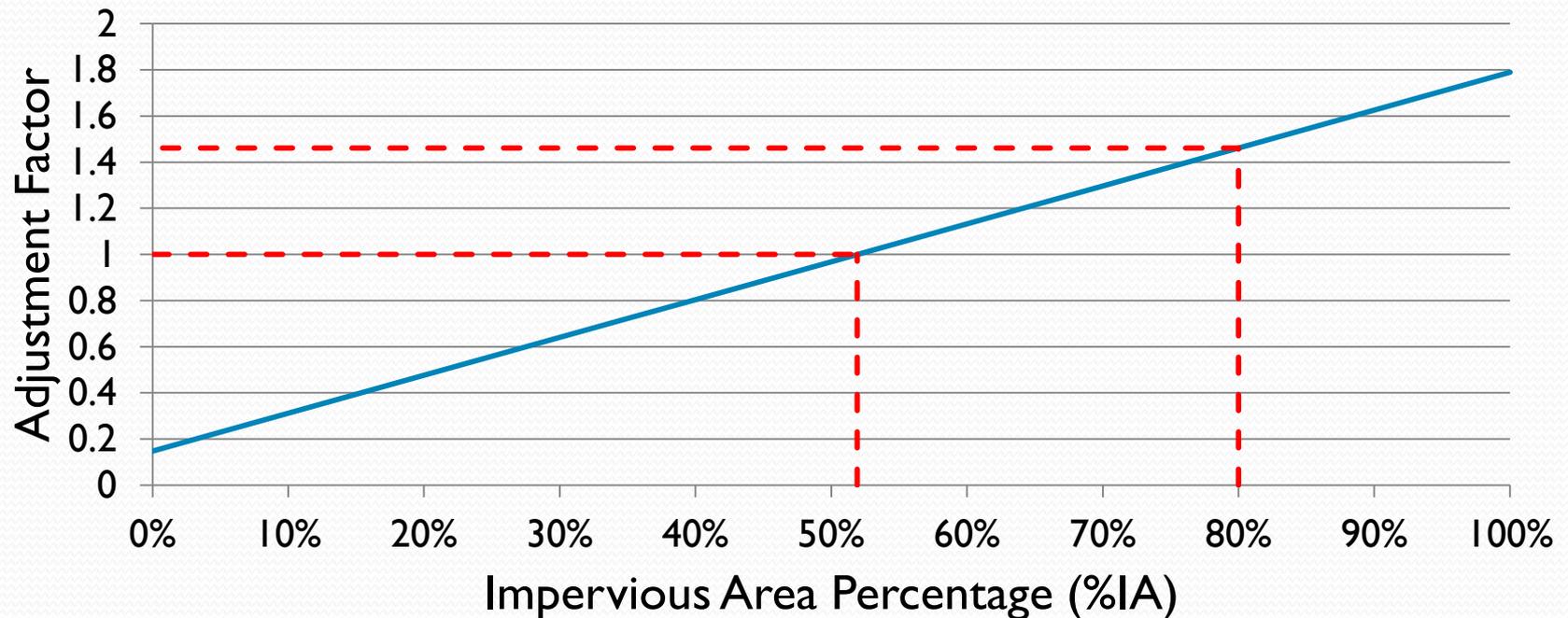
Monthly charge =
monthly ***base rate*** x
sq. ft. of ***impervious area*** x
adjustment factor for ***percent
impervious***

The Base Rate

- Base Rate = Revenue requirements divided by total billable impervious area
- Comparable FY 15 monthly base rate would be ~\$0.0045 per sq. ft. impervious area
- Proposed FY 16 monthly base rate could be ~\$0.0050 per sq. ft. impervious area

Proposed Adjustment Factor

- Citywide weighted average impervious cover per lot is 52.9% IA
- Adjustment Factor = $1.6157 \times (\%IA) + 0.1453$
- A lot with 52.9% IA would have an Adjustment Factor = 1.0
- A lot with 80% IA would have an Adjustment Factor = 1.44



Examples: Single Family (FY15 Rate)



Medium Parcel Single Family

Parcel Area = 8,240 sq. ft.

IC Area = 2,935 sq. ft.

IC% = 36%

Current Monthly Fee = \$9.80

Potential Monthly Fee = \$9.60



Small Parcel Single Family

Parcel Area = 2,979 sq. ft.

IC Area = 1,550 sq. ft.

IC% = 52%

Current Monthly Fee = \$9.80

Potential Monthly Fee = \$6.80

Examples: Single Family

Large Parcel – Large House Single Family

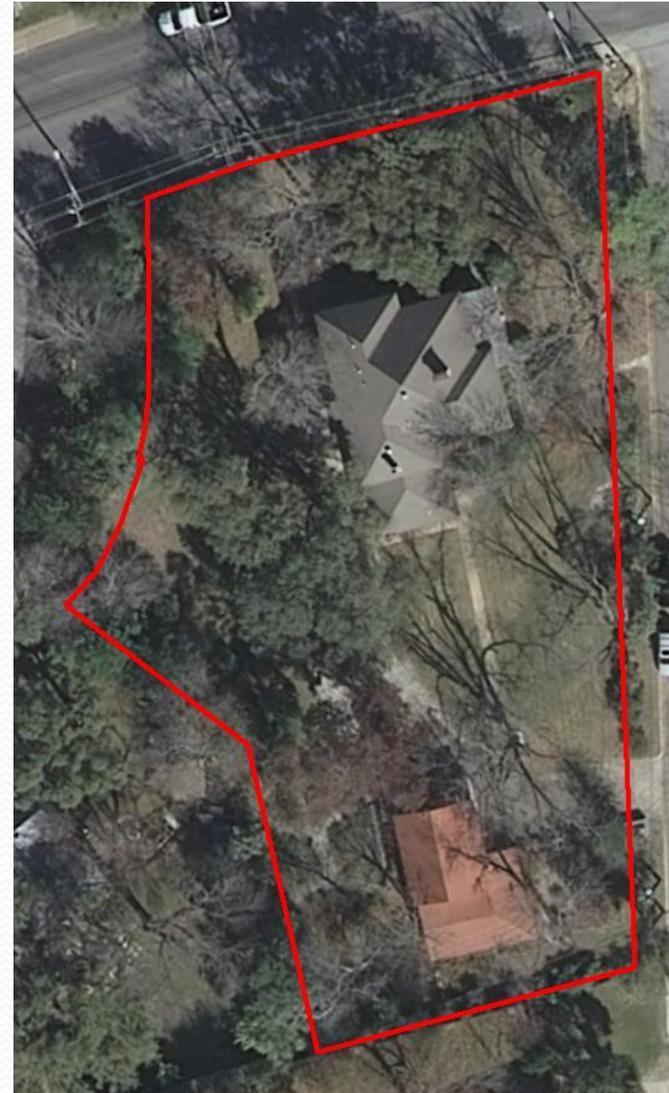
Parcel Area = 31,210 sq. ft.

IC Area = 7,824 sq. ft.

IC% = 25%

Current Monthly Fee = \$9.80

Potential Monthly Fee = \$19.50



Multifamily Examples: Duplexes



Low Density Duplex

Parcel Area = 3,931 sq. ft.

IC Area = 1,525 sq. ft.

IC% = 39%

Current Monthly Fee = \$9.80/unit

Potential Monthly Fee = \$2.70/unit



High Density Duplex

Parcel Area = 3,516 sq. ft.

IC Area = 2,864 sq. ft.

IC% = 82%

Current Monthly Fee = \$9.80/unit

Potential Monthly Fee = \$9.50/unit

Examples: Townhomes



High Density Townhome

Parcel Area = 2,878 sq. ft.

IC Area = 2,410 sq. ft.

IC% = 84%

Current Monthly Fee = \$9.80

Potential Monthly Fee = \$16.30



High Density Townhome

Parcel Area = 2,030 sq. ft.

IC Area = 1,579 sq. ft.

IC% = 78%

Current Monthly Fee = \$9.80

Potential Monthly Fee = \$10.00

Multifamily Examples: <7 story Apartments



Medium Density Apartments 198 Units

Parcel Area = 356,953 sq. ft.

IC% = 48%

IC/unit = 868 sq. ft.

Current Monthly Fee = \$9.80/unit

Potential Monthly Fee = \$3.60/unit



High Density Apartments 22 Units

Parcel Area = 19,796 sq. ft.

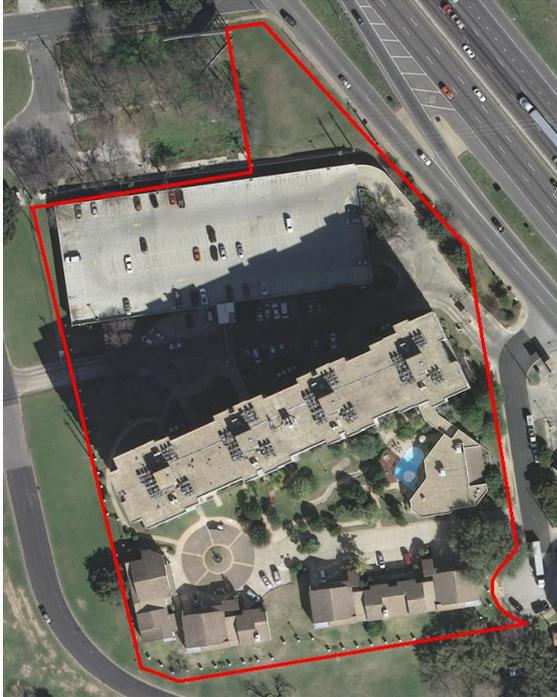
IC% = 77%

IC/unit = 900 sq. ft.

Current Monthly Fee = \$9.80/unit

Potential Monthly Fee = \$4.40/unit

Multifamily Examples: High Rise Apartments



Medium Density Apartments

183 Units

Parcel Area = 229,377 sq. ft.

IC% = 62%

IC/unit = 773 sq. ft.

Current Monthly Fee = \$4.90/unit

Potential Monthly Fee = \$4.00/unit



High Density Apartments

220 Units

Parcel Area = 77,336 sq. ft.

IC% = 100%

IC/unit = 352 sq. ft.

Current Monthly Fee = \$4.90/unit

Potential Monthly Fee = \$2.80/unit

Non-Residential Examples: Commercial



Small Business - Commercial

Parcel Area = 3,264 sq. ft. (~ 0.04 ac)

IC Area = 1,679 sq. ft.

IC% = 50%

Current Monthly Fee = \$9.30

Potential Monthly Fee = \$7.20



Small Business - Commercial

Parcel Area = 22,706 sq. ft. (~ 0.26 ac)

IC Area = 11,358 sq. ft.

IC% = 51%

Current Monthly Fee = \$63.10

Potential Monthly Fee = \$50.20

Non-Residential Examples: Commercial



Small Business - Commercial

Parcel Area = 5,218 sq. ft. (~ 0.12 ac)

IC Area = 4,401 sq. ft.

IC% = 84%

Current Monthly Fee = \$24.50

Potential Monthly Fee = \$30.00



Small Business - Commercial

Parcel Area = 14,932 sq. ft. (~ 0.33 ac)

IC Area = 14,461 sq. ft.

IC% = 97%

Current Monthly Fee = \$80.40

Potential Monthly Fee = \$111.70

Non-Residential Examples: Commercial



Medium Size Commercial

Parcel Area = 372,199 sq. ft. (~8.5 ac)

IC Area = 344,628 sq. ft. (~7.9 ac)

IC% = 93%

Current Monthly Fee = \$1,916

Potential Monthly Fee = \$2,560



Large Size Commercial

Parcel Area = 7,817,510 sq. ft. (~180 ac)

IC Area = 4,292,840 sq. ft. (~99 ac)

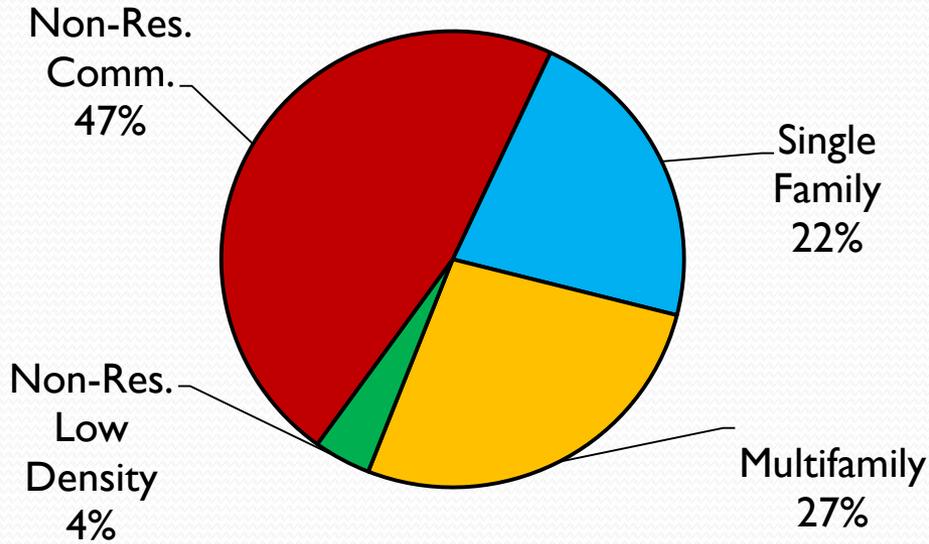
IC% = 55%

Current Monthly Fee = \$23,865

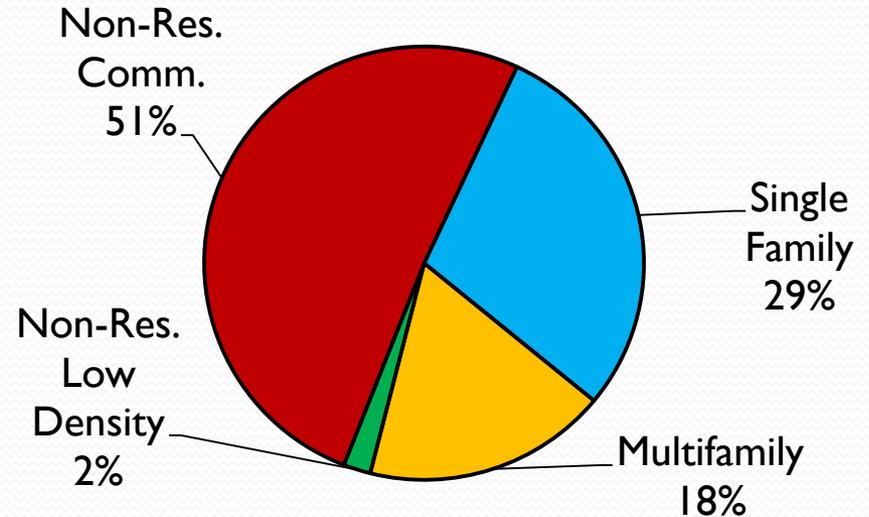
Potential Monthly Fee = \$20,000

Current & Proposed Share of Charge by Land Use Category

Current Share: ERU Method



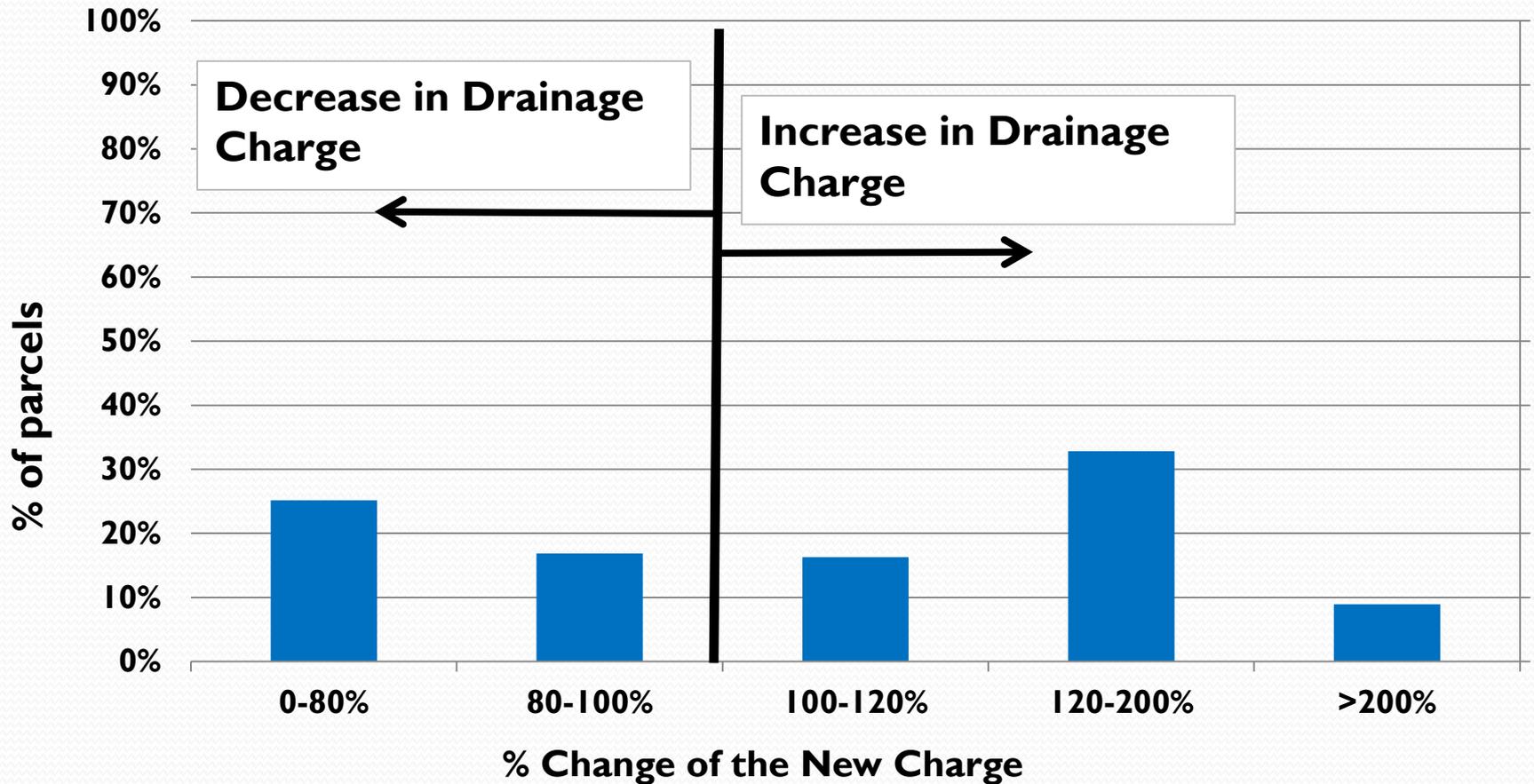
Proposed Share: Amount & Pct. Impervious Area



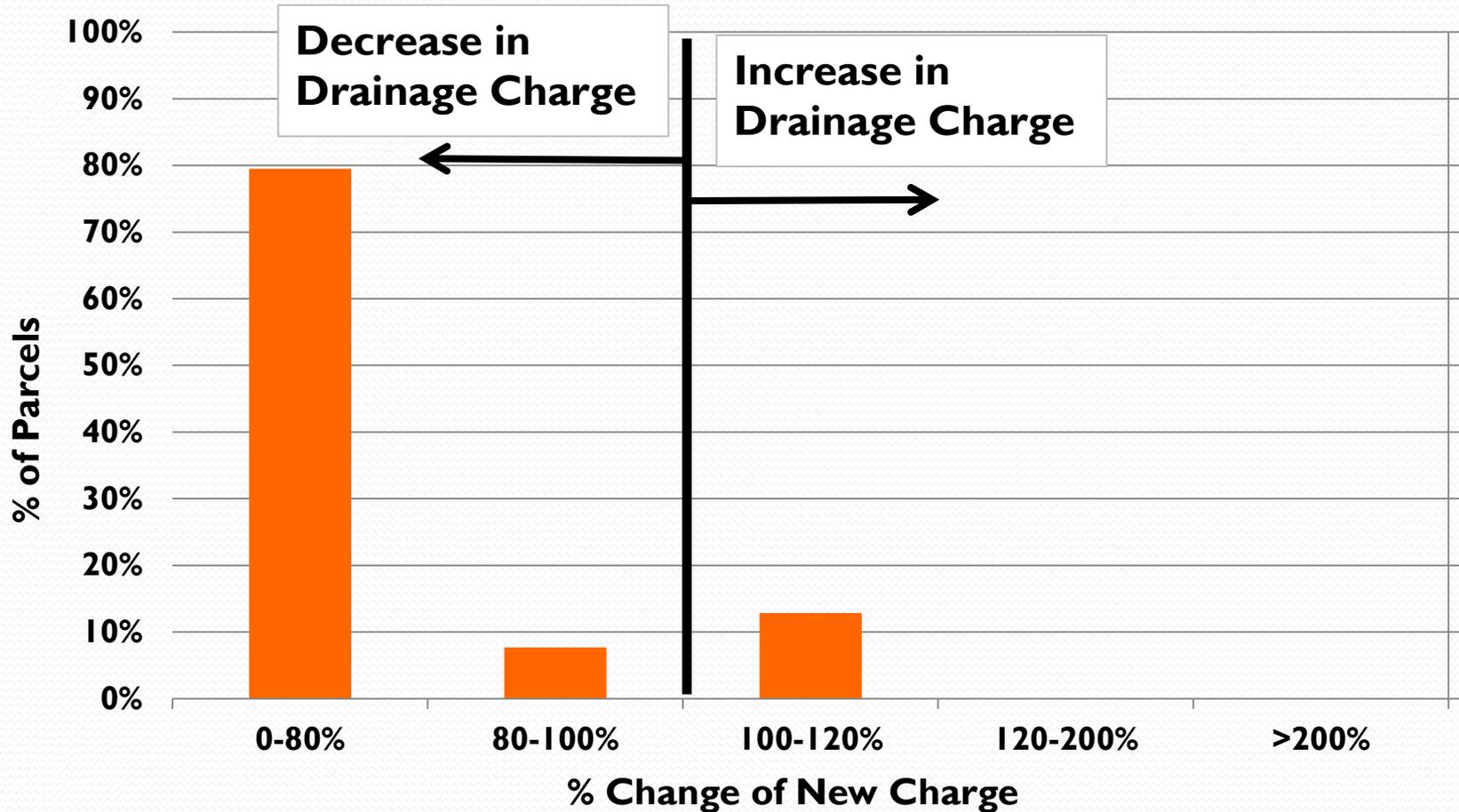
Single Family Comparison by Parcel Impervious Area

Parcel Impervious Area (sq.ft.)	# of Parcels	% of Parcels	Current ERU Charge	Average Proposed Charge
0-2000	13,000	8%	\$9.80	\$4.80
2000-3000	60,000	38%	\$9.80	\$8.70
3000-4000	50,000	32%	\$9.80	\$12.70
>4000	34,000	22%	\$9.80	\$20.00
Total	157,000	100%	\$9.80	\$12.10

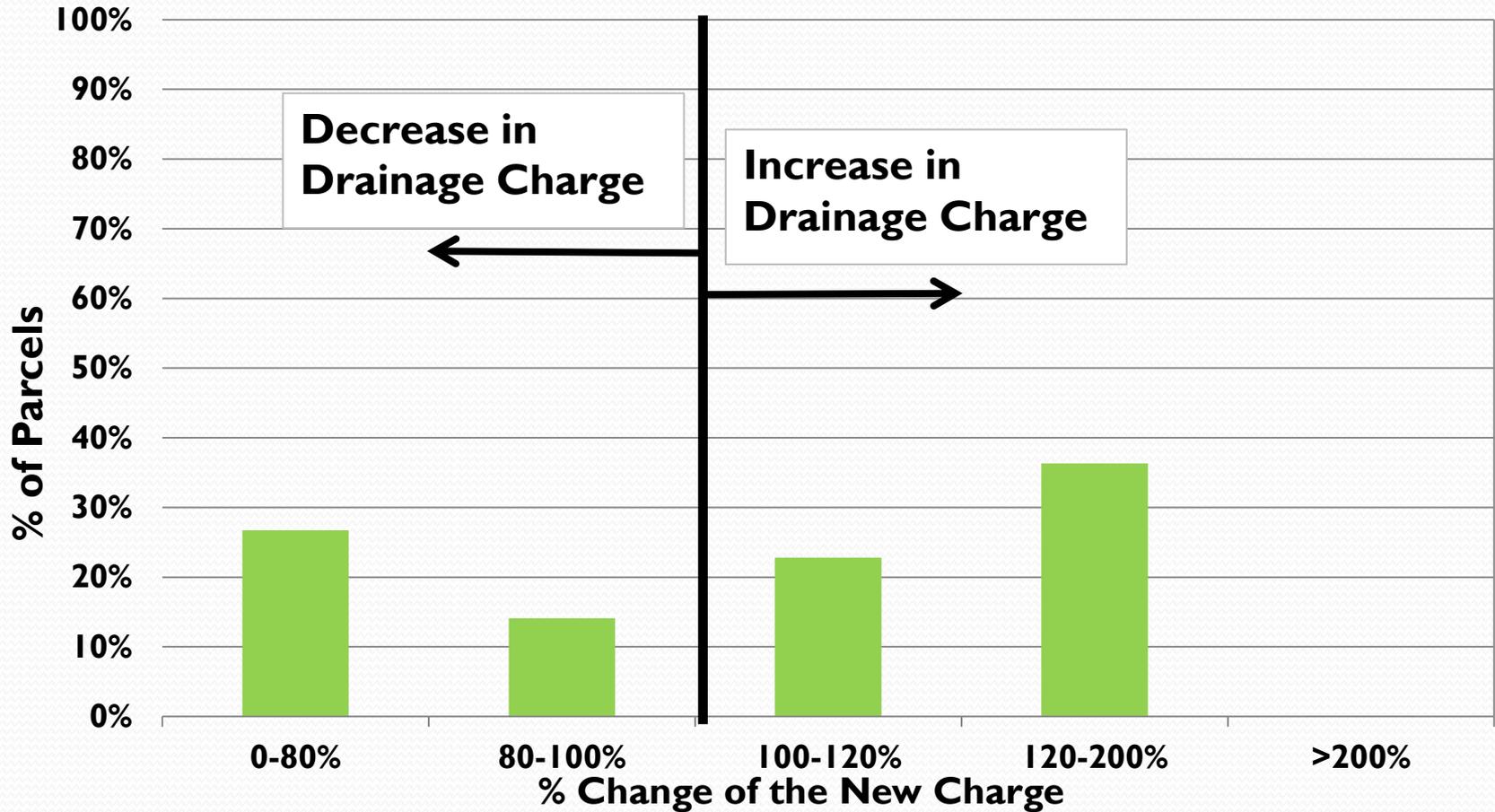
Single Family Comparison



Multi-Family Comparison



Non-Residential Comparison



Stakeholder Outreach

- Environmental Board briefing (Dec. 3, 2014)
- Stakeholder outreach (Dec – May, 2015)
- Neighborhood outreach (Dec. – May, 2015)
- Drainage Charge Revision Website (January 2015)
 - www.austintexas.gov/drainagecharge
- Public meetings (February 2015)
- Council Public Utilities Committee (April 15, 2015)
- Pond Discount Letters (May 2015)
- City Council Public Hearing (May 21, 2015)

Drainage Charge Revision Timeline

April – May 2015

June – Sept 2015

Oct 2015 – April 2016

Code Adoption
Phase

Fee Adoption
Phase

Rule Adoption
Phase

15-2 Code Amendment
Effective Date Oct. 2015

Fee Schedule as part of
FY 16 Budget Approval +
Emergency Rule
Effective Date Oct. 2015

Administrative Rule
Revisions (Q1 FY 2016)

[Advanced Search](#)

Explore your city...

austintexas.gov
the official website of the City of Austin

www.austintexas.gov/drainagecharge

Department » Watershed Protection » Projects » Drainage Charge Revision

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Watershed Protection Department

DRAINAGE CHARGE REVISION

Austin is revising its stormwater drainage charge to make it more reasonable and equitable. The charge is assessed on utility bills and pays for solutions to flooding, erosion and water pollution.

Estimate Your Revised Charge

Use the [Drainage Charge Estimator](#) to get an idea of what your drainage charge will be with the proposed revision. You will be able to find out the actual proposed charge in mid-summer.

About the Revision

Currently the residential charge is a flat rate, and the commercial charge is based on the amount of impervious area. To ensure the new drainage charge is fair, it will:

- Be calculated the same way for all properties and eliminate the distinction between commercial, residential and high-rise residential properties.
- Be calculated for each property based on the amount and percentage of impervious area. Impervious area includes rooftops, patios, driveways, parking lots and other surfaces that do not absorb rainfall.
- Take into account the impact of each property on the City's stormwater drainage system. The drainage system includes more than 900 miles of creeks, channels, ditches, pipes, dams and stormwater ponds.

The new charge will be based on the amount and percentage of impervious area because both contribute to stormwater runoff and problems such as erosion, flooding and water pollution. To find out more, watch the video farther down the page.

Impact of Charge Revision

TOP CONTENT

- ★ [Grow Green](#)
- ★ [Floodplain Management and Regulations](#)
- ★ [Flood Safety & Preparedness](#)
- ★ [Watershed Ordinance History](#)
- ★ [Scoop the Poop](#)

UPCOMING EVENTS

City Council Public Hearing - Drainage Charge Revision
May. 21, 2015

MORE EVENTS

CONTACT INFO

Phone: 512-974-1328
Email

Drainage Charge Revision



[More Information](#)

Estimator Tool

DRAINAGE CHARGE ESTIMATOR

The Drainage Charge Estimator can provide a rough estimate of your future drainage charge. The actual proposed drainage charges for individual properties will be available when the base rate and the GIS data review are completed in late summer 2015. View our [frequently asked questions](#) for more information about how the charge will be calculated.

Enter the amount of impervious area in square feet.

(You can estimate by measuring buildings, driveways, garages, decks, walkways, etc. The City will use aerial photography and GIS as data sources. This information will be publicly available in late summer 2015.)

Enter the size of the property in square feet.

(You can estimate by measuring property boundaries or by getting information online from the [Travis Central Appraisal District](#), [Hays Central Appraisal District](#) or the [Williamson Central Appraisal District](#). The City will use the appraisal districts and GIS as data sources.)

Percentage of Impervious Area:

25%

Adjustment Factor:

0.54893

Estimated Monthly Charge:

\$8.23

Disclaimer: The monthly charge generated by this calculator is an estimate. The actual proposed charge may differ significantly. In general, the more accurate the information you entered into the calculator, the more accurate the estimate is likely to be.

DRAINAGE CHARGE REVISION MAP



To Use:

- Enter an address or select a property by clicking on the map.
- The impervious area on that property will be highlighted (derived from aerial photography flown in 2012).
- A window will pop up to display the impervious and total areas of this property.

Disclaimer:

- This webmap is a work in progress and specific property information will not be available until the summer of 2015. For now, a sample area is provided for illustration purposes only. This webmap should be used as an example of how the site will work once it is fully populated with data.

Map interface showing a grid of properties. A pop-up window displays the following information for 508 FORT DRUM DR:

Parcel ID: 0416070601
Impervious Area: 2,531 square feet
Property Size: 6,230 square feet
Percentage of Impervious Area: 40.63%
Adjustment Factor: 0.80
Proposed Charge: \$10.12
Exempt Status: None
Appraisal District: TCAD

Reduced Charges

- Retain existing charge reduction based on need (Customer Assistance Program) – Residential Properties
- Eliminate the reduced charge (20% discount) for maintained ponds – Commercial Properties
 - Discount is not available to everyone
 - Everyone has to pay more to recover revenue lost from the discount

Exemptions

- About 37% of the City's Impervious Area is currently exempt from the drainage charge
- No changes are proposed to exemptions
- State Code allows (but does not require) exemptions for:
 - State
 - County
 - Municipality
 - School Districts
 - Tax-Exempt Religious Organizations
- City currently exempts:
 - State
 - County
 - Independent School Districts and Public/Private Higher Education
 - Tax-Exempt Religious Organizations (with participation in housing for the homeless)
 - City ROW

Next Steps

- Making data as accurate as possible
- Interfacing with the City's billing system
- Increasing public awareness
- Process for adjustments/appeals
- Adoption of Administrative Rules

Questions / Comments?