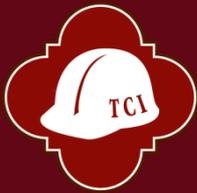


TRANSPORTATION & CAPITAL IMPROVEMENTS

**STORM WATER UTILITY FEE
JULY 20, 2015**

**PRESENTED BY: ART REINHARDT, PE, CFM
ASSISTANT DIRECTOR, TCI**



STAKEHOLDER GROUP

- Real Estate Council of San Antonio
- Chambers of Commerce
 - San Antonio Chamber of Commerce
 - North Chamber of Commerce
 - South San Antonio Chamber of Commerce
 - West San Antonio Chamber of Commerce
 - Hispanic Chamber of Commerce
 - Asian Chamber of Commerce
 - Alamo Black Chamber of Commerce
 - Women's Chamber of Commerce
- San Antonio Board of Realtors
- Greater San Antonio Builders Association
- Professional Engineers in Private Practice
- San Antonio Apartment Association
- Citizens Environmental Advisory Committee
- San Antonio Automobile Dealers Association
- San Antonio Water Systems
- San Antonio River Authority
- Alamo Sierra Club
- San Antonio Restaurant Association
- Union Pacific Railroad
- San Antonio Manufacturing Association
- League of Women Voters
- Citizen Council District Representatives
- Alamo Heights ISD
- East Central ISD
- Edgewood ISD
- Harlandale ISD
- Judson ISD
- North East ISD
- Northside ISD
- San Antonio ISD
- South San Antonio ISD
- Southside ISD
- Southwest ISD
- Individual Customer Briefings



OVERVIEW

Established in 1993 to fund various storm water management and operational services in compliance with federal storm sewer system permit

Current fee structure does not fully take into account the impact properties have on the drainage system since it is currently based on lot size and land use and includes “rate caps”

Impervious cover has a direct relationship with storm water runoff volume and rate and is the best measure of drainage system usage

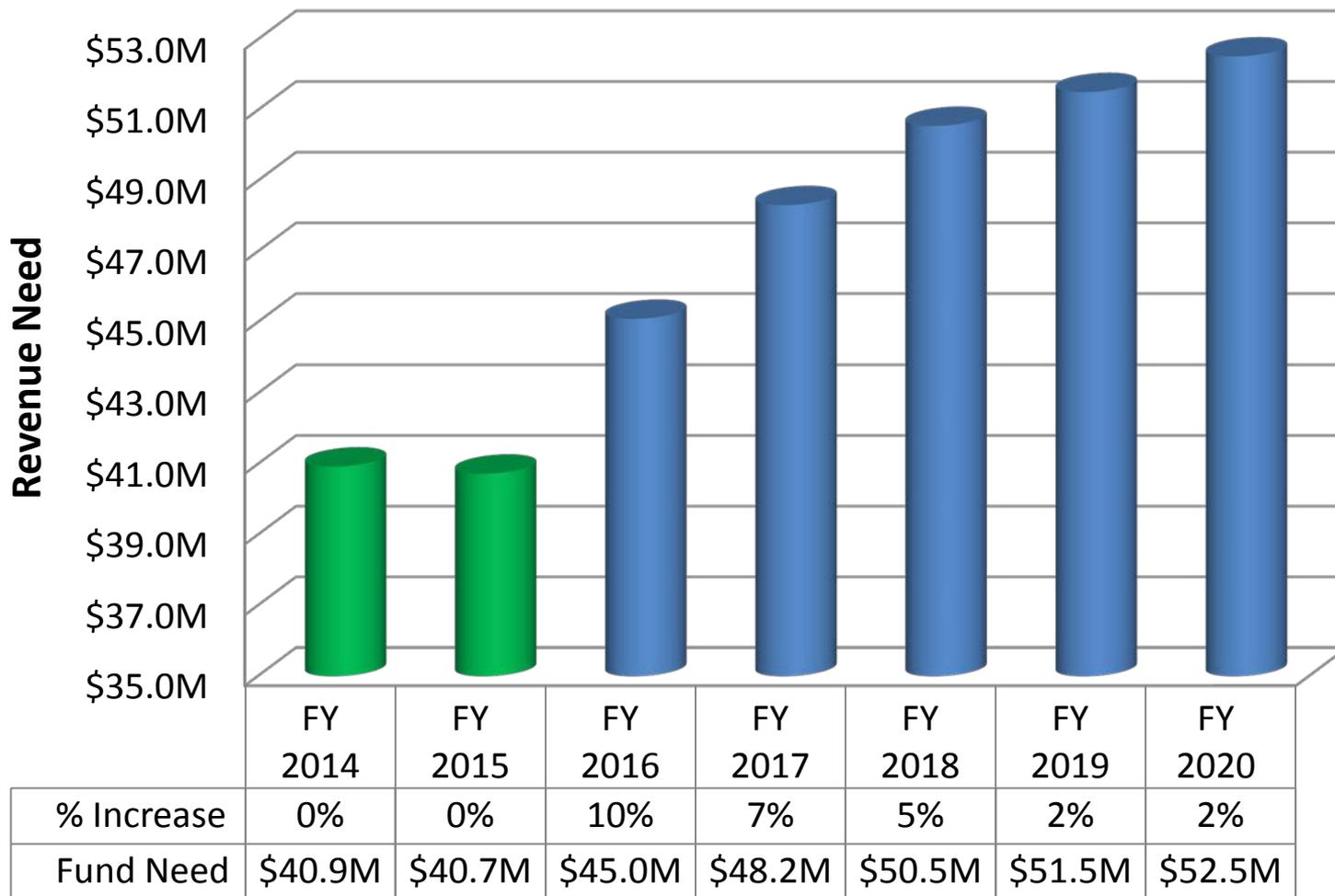
Current fee was last increased in FY 2008 but service needs and costs have continued to rise



BMP = Best Management Practices



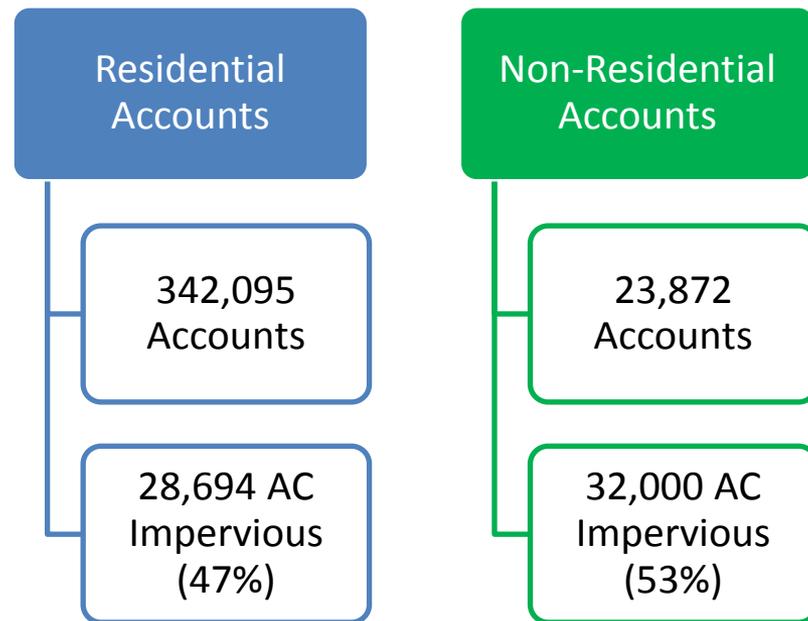
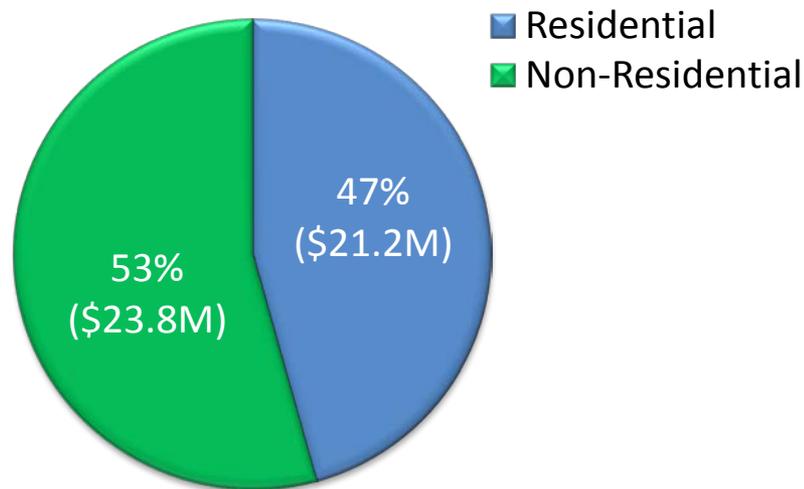
REVENUE PHASE-IN





REVISED RATE STRUCTURE

Budget Model:



Differences Between User Groups:

- Residential properties have very similar land use characteristics unlike non-residential properties
- Residential properties account for approximately 93% of bills



REVISED RATE STRUCTURE

RESIDENTIAL ACCOUNTS

Monthly Rate:

<2,750 sf (25%)	\$3.22
2,750-4,220 sf (50%)	\$4.25
>4,220 sf (25%)	\$9.07

Account Summary:

- 16.4% of customers decrease \$1.03
- 55.9% of customers remain at current fee
- 3.6% of customers increase \$1.03
- 23.7% of customers increase \$4.82



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

Storm Water Utility Fee

The City of San Antonio is revising the rate structure of the Storm Water Utility Fee. The Storm Water Utility is responsible for installing, maintaining, and operating drainage infrastructure throughout San Antonio in order to reduce flooding events and the entry of pollutants into streams and rivers. The storm water system is separate from the SAWS sewer system and benefits the entire community. This fee is used to fund operations such as street sweeping, channel mowing and maintenance of drainage infrastructure.

The current fee structure is based on lot size. The proposed new fee structure will be more equitable based on the amount of surface cover that prevents rainwater from entering the ground on properties subject to the fee.

For further information, visit:
www.sanantonio.gov/stormwaterfee



REVISED RATE STRUCTURE

NON-RESIDENTIAL ACCOUNTS

Monthly Rate:

Base Fee: \$55.77

Impervious Fee: Varies Per Site

Development Intensity Tiers

<20% IC = \$0.25 / 1,000 sf

20%-40% IC = \$0.37 / 1,000 sf

40%-65% IC = \$0.50 / 1,000 sf

>65% = \$0.62 / 1,000 sf

Account Summary:

- 27.4% of customers remain at or below current monthly fee
- 71.3% of customers increase <\$100
- 1.1% of customers increase between \$100 and \$500
- 0.2% of customers increase >\$500

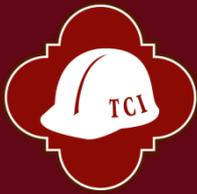
Top 10 Accounts¹

<u>Top 10 Accounts¹</u>	<u>Revised</u>	<u>Previous</u>
Port SA	\$19,600	\$61,200
Ft. Sam Houston	\$13,600	\$77,100
AT&T Center (County)	\$4,100	\$10,000
Sea World	\$4,000	\$12,300
Toyota	\$3,900	\$24,000
Port SA	\$3,700	\$11,300
Southwest Research	\$3,600	\$14,900
SA Airport (City)	\$3,400	\$8,400
Lackland AFB	\$2,800	\$13,100
SA Airport (City)	\$1,800	\$4,600

¹Entities may have multiple accounts in addition to those listed.

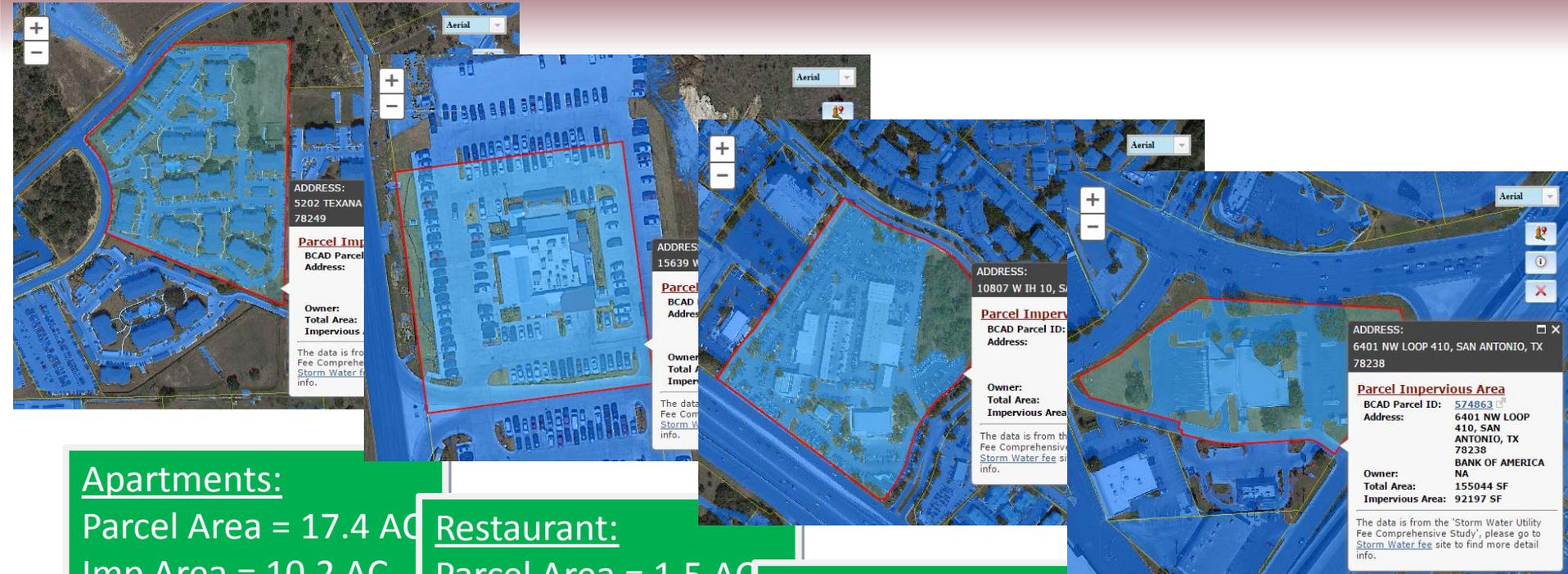
Top Account Summary:

- Top 10 Account monthly fee reduced by up to 83%
- 202 accounts previously >\$1,000
- 24 accounts >\$1,000 (15 of 24 <\$2,000)



REVISED RATE STRUCTURE

EXAMPLE PROPERTIES



Apartments:

Parcel Area = 17.4 AC
Imp Area = 10.2 AC
Current Fee = \$323
Proposed Fee = \$276

Restaurant:

Parcel Area = 1.5 AC
Imp Area = 1.3 AC
Current Fee = \$90
Proposed Fee = \$91

Auto Dealership:

Parcel Area = 18.2 AC
Imp Area = 14.2 AC
Current Fee = \$342
Proposed Fee = \$441

Bank:

Parcel Area = 3.6 AC
Imp Area = 2.1 AC
Current Fee = \$342
Proposed Fee = \$102



NEXT STEPS

August 6th – City Manager Presents FY2016 Proposed Budget

30 Day Notice Period for Public Hearing

September 9th – Hold Public Hearing

September 10th – FY2016 Budget Adoption

January 1st – New Methodology Effective Date