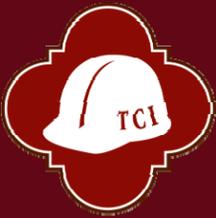


# **TRANSPORTATION & CAPITAL IMPROVEMENTS**

**STORM WATER UTILITY FEE  
APRIL 14, 2015**

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



# RECENT PROGRESS

## HIGH MONTHLY FEE/ RATE CAP REMOVAL

- Developed revised rate structure
- Key stakeholder work group
- Water Quality Incentives
- Special Rate for ISDs

## REVENUE REQUIREMENTS

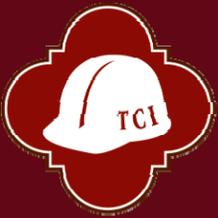
- Multi-year phase-in of revenue requirements
- Reduced FY 2016 by \$3.3M (7%)

## METHODOLOGY

- Current method does not fully account for impact of property on drainage system
- Developed revised rate structure



*BMP = Best Management Practices*



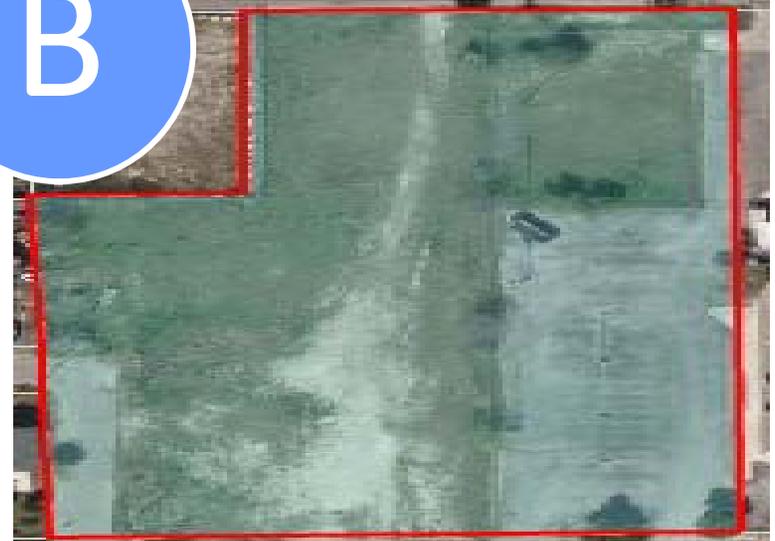
# IMPACT OF IMPERVIOUS AREA

A



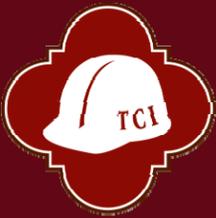
90% Impervious Area  
131,500 SF Parcel Area (<3AC)  
Current Fee (C4) = \$154.81  
Runoff (Q) = 23 CFS

B



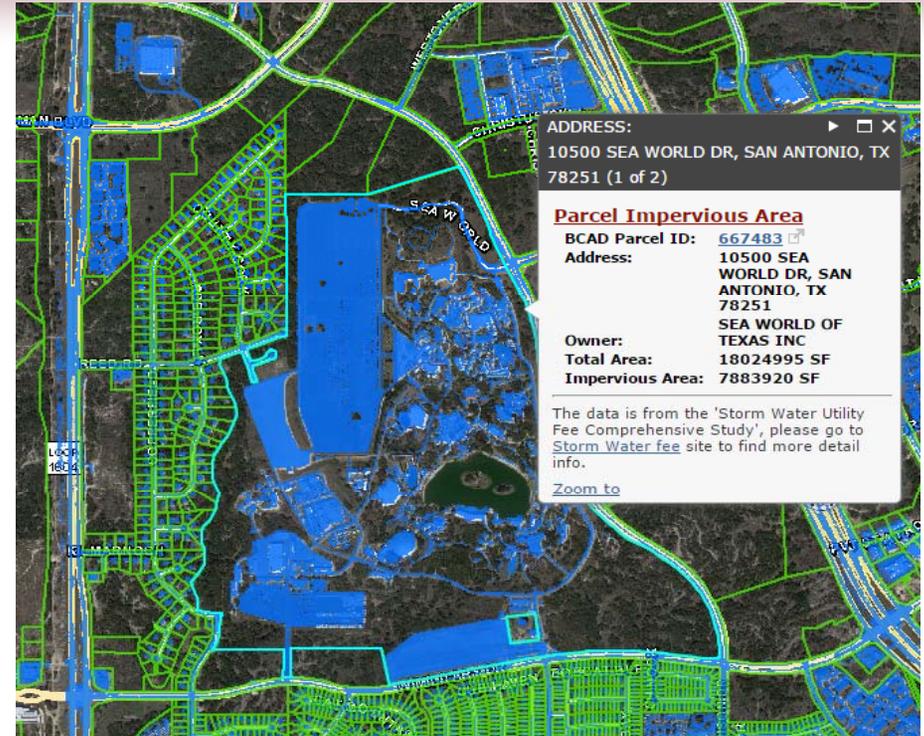
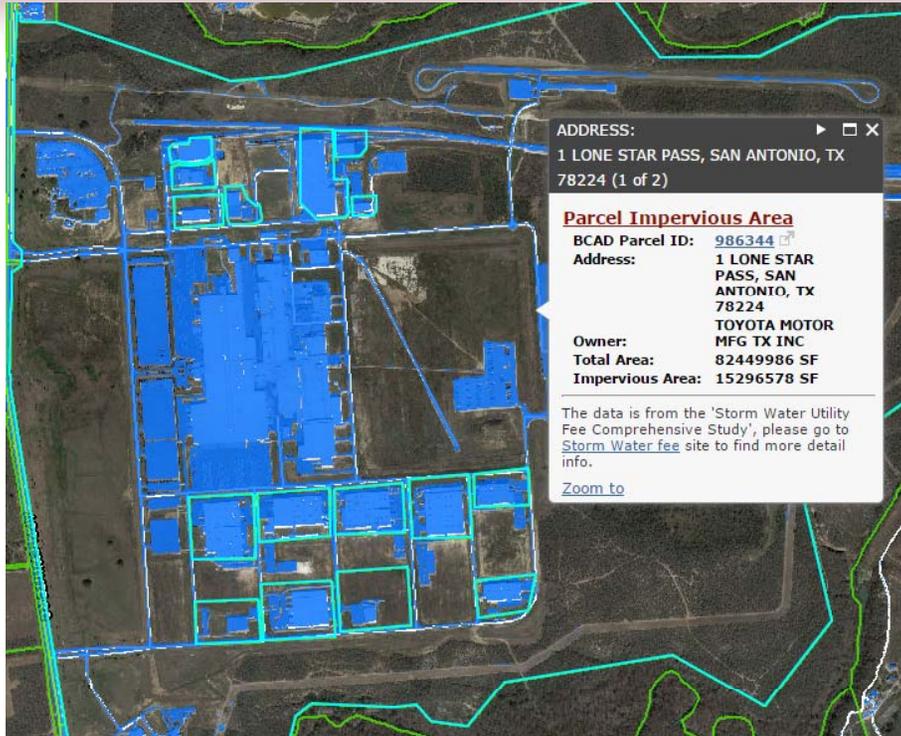
30% Impervious Area  
132,500 SF Parcel Area (<3AC)  
Current Fee (C5) = \$342.03  
Runoff (Q) = 13 CFS

**Impervious area increases volume and rate of runoff  
and is best measure of drainage system usage**



# REVISED RATE STRUCTURE

## EXAMPLE PROPERTIES



### Toyota:

Current Fee = \$342

Previous Method = \$23,900<sup>1</sup>

Revised Method = \$3,500<sup>2</sup>

### Sea World:

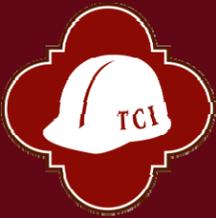
Current Fee = \$342

Previous Method = \$12,300<sup>1</sup>

Revised Method = \$3,600<sup>2</sup>

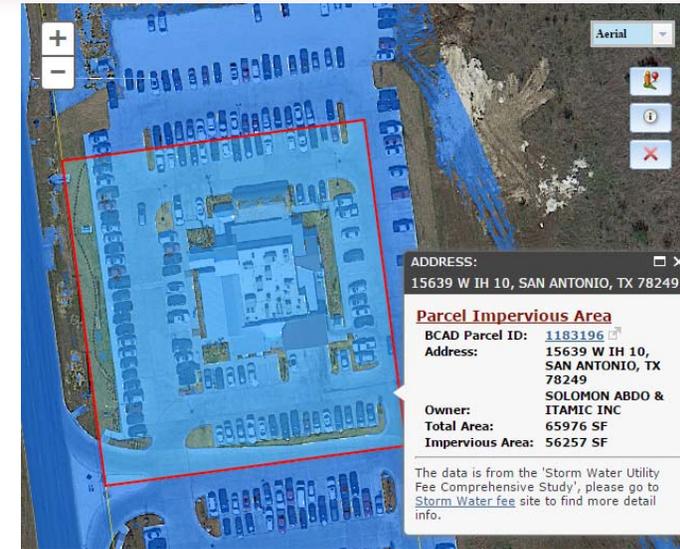
<sup>1</sup>Previous FY 2016 ERU at \$5.32.

<sup>2</sup>Subject to final account reconciliation.



# REVISED RATE STRUCTURE

## EXAMPLE PROPERTIES



### Apartments:

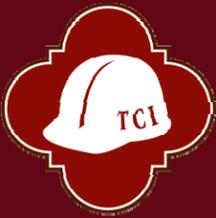
Parcel Area = 17.4 AC  
Imp Area = 10.2 AC  
Current Fee = \$323  
Proposed Fee = \$251

### Restaurant:

Parcel Area = 1.2 AC  
Imp Area = 1.1 AC  
Current Fee = \$90  
Proposed Fee = \$77

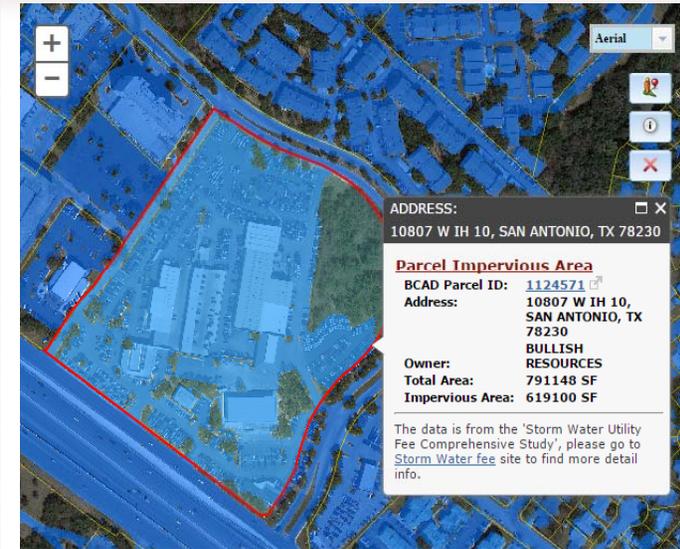
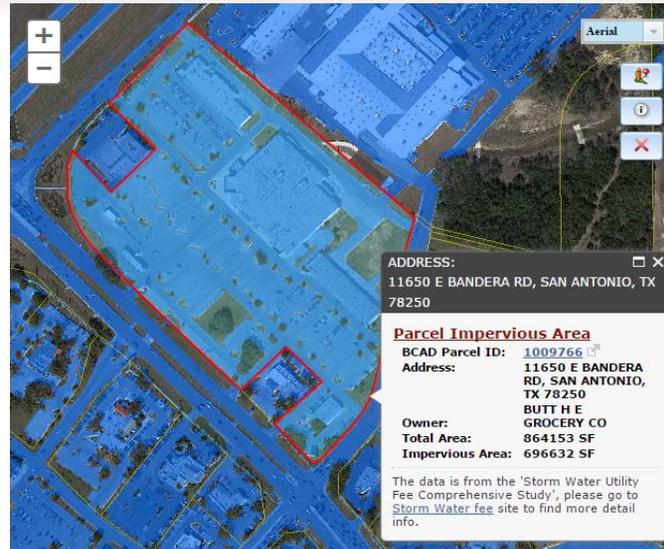
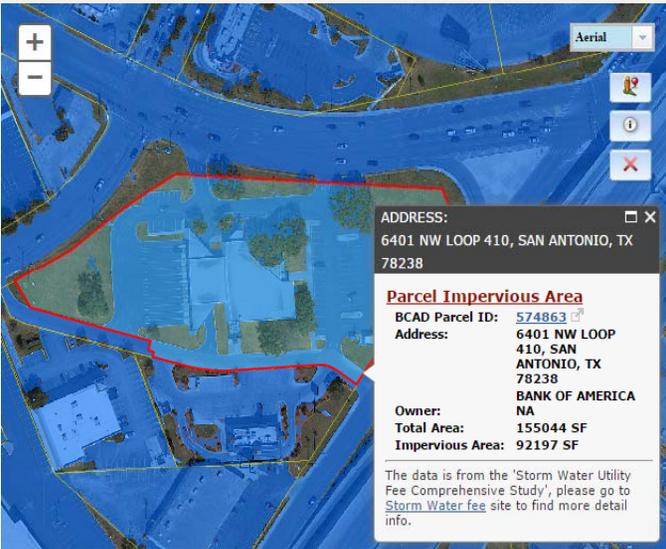
### Restaurant:

Parcel Area = 1.5 AC  
Imp Area = 1.3 AC  
Current Fee = \$90  
Proposed Fee = \$82



# REVISED RATE STRUCTURE

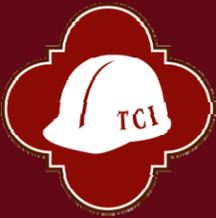
## EXAMPLE PROPERTIES



Bank:  
Parcel Area = 3.6 AC  
Imp Area = 2.1 AC  
Current Fee = \$342  
Proposed Fee = \$91

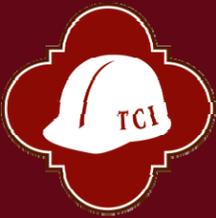
Grocery Store:  
Parcel Area = 19.8 AC  
Imp Area = 16.0 AC  
Current Fee = \$342  
Proposed Fee = \$444

Auto Dealership:  
Parcel Area = 18.2 AC  
Imp Area = 14.2 AC  
Current Fee = \$342  
Proposed Fee = \$400



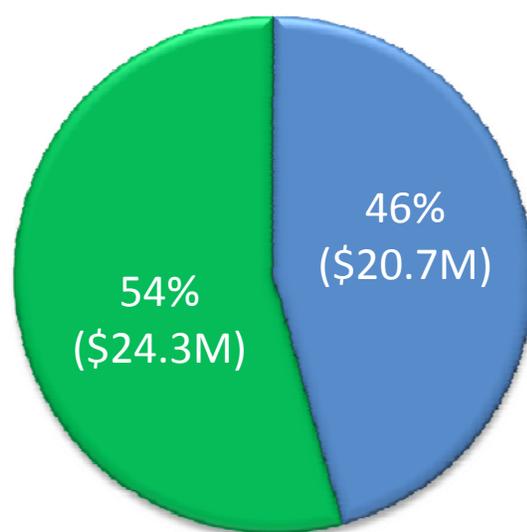
# ADJUSTED REVENUE NEEDS



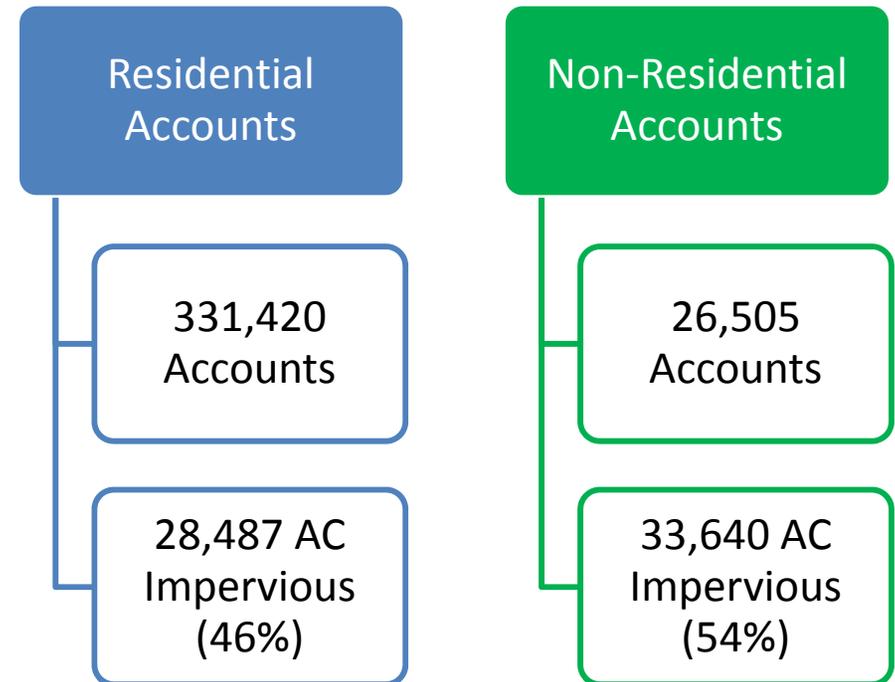


# REVISED RATE STRUCTURE

## Budget Model:

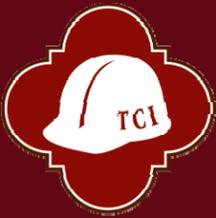


- Residential
- Non-Residential



## Differences Between User Groups:

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



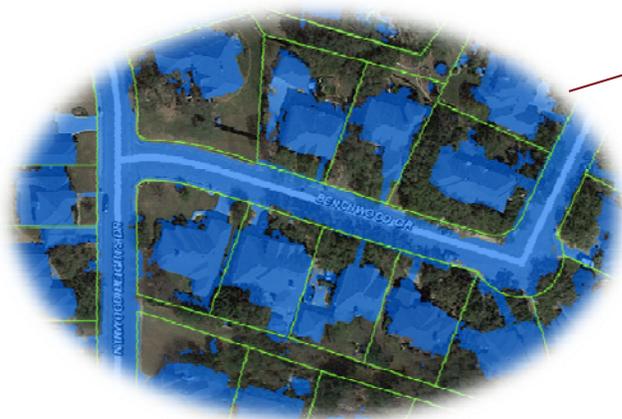
# REVISED RATE STRUCTURE

## RESIDENTIAL ACCOUNTS

$$\begin{array}{c}
 \text{\$20.7M} \\
 \div \\
 331,420 \text{ acnts.} \\
 = \\
 \text{\$3.22-} \\
 \text{8.85 /} \\
 \text{acct.}
 \end{array}$$

### Residential Tiers

<2,750 sf (25%)	\$3.22
2,750-4,220 sf (50%)	\$4.25
>4,220 sf (25%)	\$8.85



CITY OF SAN ANTONIO  
RESIDENTS VISITORS BUSINESS YOUR GOVERNMENT GET CONNECTED

TRANSPORTATION & CAPITAL IMPROVEMENTS  
Home » Transportation & Capital Improvements (TCI) » Projects » Storm Water Fee » What is Impervious Cover » Interactive Impervious Cover Map

### INTERACTIVE IMPERVIOUS COVER MAP

Map

Layers

Search Address (0):

Layers:

- Parcels With Impervious Cover
- Impervious Cover Imagery

Legend:

No legend

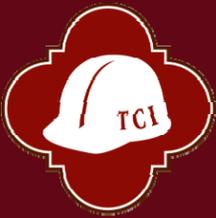
Disclaimer:

The data is from the "Storm Water Utility Fee Comprehensive Study", please go to [Storm Water Fee](#) site to find more detail info.

Tools

Impervious Cover

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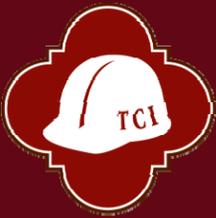


# REVISED RATE STRUCTURE

## NON-RESIDENTIAL ACCOUNTS

Cost of Service (Operating Expenses)	FY 2016 Budget
Tunnels & Dams, HWDS, Pipe Televising	\$3,916,301 <sup>1</sup>
Arterial & Collector Street Sweeping	\$1,106,378
Residential Street Sweeping	\$1,533,194
CBD Street Sweeping	\$838,250
Debris Removal	\$1,348,024
Channel Restoration	\$2,918,686
Concrete Repair	\$1,684,175
Natural Creekway	\$1,363,971
Mowing, Herbicide, & Landscape CIP	\$5,564,792
Rapid Response (Trees, Manholes, etc.)	\$1,502,315
Public Relations & Outreach	\$264,064
Engineering and Contracts Management	\$1,914,750
Administrative & Support Costs	\$2,980,378
Capital Outlay	\$82,056
SAWS Services	\$4,904,254
<b>Total</b>	<b>\$31,921,588</b>

Budget Category	FY 2016 Budget
<b>Total Operating Expenses</b>	<b>\$31,921,588</b>
Transfer to General Fund	\$2,574,889
Transfer to Capital Projects	\$2,150,000
Transfer to Debt Service	\$6,892,797
New Service Center	\$1,500,000
<b>Total Transfers</b>	<b>\$13,117,686</b>
<b>Total FY 2016 Appropriations</b>	<b>\$45,039,274</b>

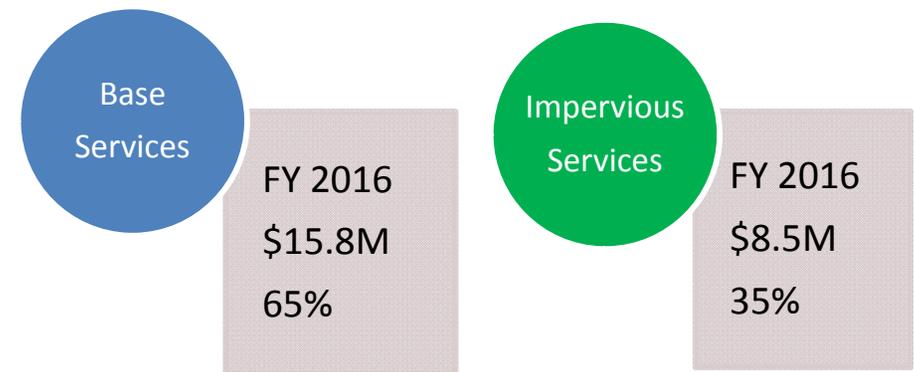


# REVISED RATE STRUCTURE

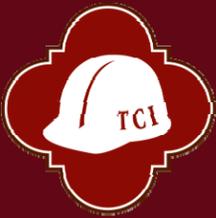
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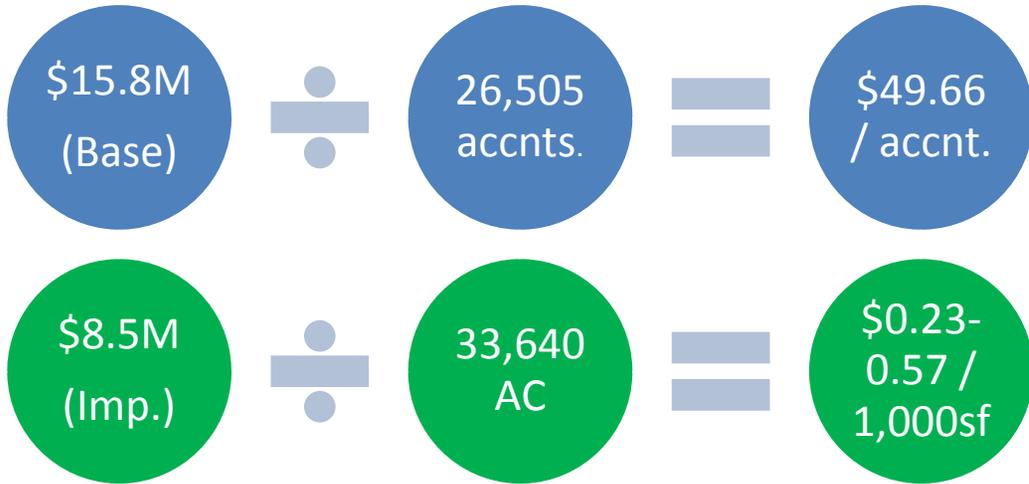


<sup>1</sup>Pipe Televising costs included in Base Services.



# REVISED RATE STRUCTURE

## NON-RESIDENTIAL ACCOUNTS

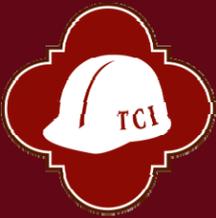


### Development Intensity Tiers

- <20% IC = \$0.00023 / sf
- 20%-40% IC = \$0.00034 / sf
- 40%-65% IC = \$0.00045 / sf
- >65% = \$0.00057 / sf

<u>Top 10 Accounts</u> <sup>1,2</sup>	<u>Revised</u>	<u>Previous</u>
Port SA	\$17,800	\$61,200
Ft. Sam Houston	\$16,800	\$77,100
AT&T Center (County)	\$3,700	\$10,000
Sea World	\$3,600	\$12,300
Toyota	\$3,500	\$24,000
Southwest Research	\$3,300	\$14,900
SA Airport (City)	\$3,100	\$8,400
Lackland AFB	\$2,900	\$13,100
USAA	\$2,000	\$6,600
SA Airport (City)	\$1,700	\$4,600

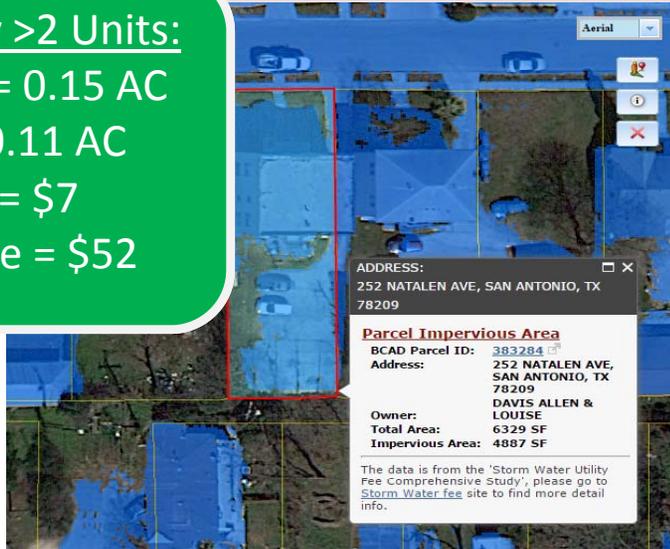
<sup>1</sup>Information shown is subject to final account reconciliation.  
<sup>2</sup>Entities may have multiple accounts in addition to those listed.



# REVISED RATE STRUCTURE

## EXAMPLE PROPERTIES

**Multi-Family >2 Units:**  
Parcel Area = 0.15 AC  
Imp Area = 0.11 AC  
Current Fee = \$7  
Proposed Fee = \$52



**City Park:**  
Parcel Area = 0.40 AC  
Imp Area = 0.05 AC  
Current Fee = \$18  
Proposed Fee = \$50



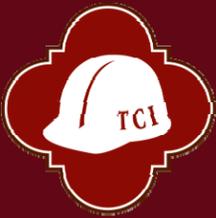
**Office:**  
Parcel Area = 0.24 AC  
Imp Area = 0.16 AC  
Current Fee = \$18  
Proposed Fee = \$52



### Impact of Base Fee<sup>1</sup>

- 76% of “MF” accounts are “MF1” (\$7.19)
- 49% of “C” accounts are “C1” (\$18.32)
- 37% of “P” accounts are “P1” (\$18.15)

<sup>1</sup>Information shown is based on SAWS account data.



# NEXT STEPS



## STAKEHOLDER INPUT

- Continue work group to develop rate structure that mitigates “rate shock”
- March – June 2015

	FY 2016 Budget	FY 2015
CPI	2.57%	2.84%
Maintenance	\$ 379,183	\$ 442,291
Street & Collector Street Sweeping	\$ 1,106,378	\$ 1,137,800
Arterial Street Sweeping	\$ 1,437,961	\$ 1,978,800
Local Street Sweeping	\$ 838,230	\$ 862,057
Debris Removal	\$ 1,340,024	\$ 1,366,300
Channel Restoration	\$ 2,916,886	\$ 3,001,376
Concrete Repair	\$ 1,684,175	\$ 1,732,005
Natural Channelway	\$ 1,383,971	\$ 1,402,708
Mowing & Herbicide	\$ 5,357,099	\$ 5,508,240
Spill Response (Tree & Manholes)	\$ 1,502,215	\$ 1,544,981
Public Rel. & Outreach	\$ 264,064	\$ 271,563
Maintenance	\$ 185,640	\$ 190,913
Utility & Engineering Management	\$ 1,914,780	\$ 2,116,128
Travel & Support Costs	\$ 2,980,378	\$ 3,065,021
	\$ 333,353	\$ 342,877
	\$ 4,904,254	\$ 5,071,121
	\$ 31,875,492	\$ 31,875,492

## RATE ANALYSIS

- Refine 5-year rate model and SAWS billing system
- April – June 2015



## BUDGET PROCESS

- Include rate restructure as part of FY 2016 budget process
- June – September 2015



Stakeholder Input Image: [http://www.paulding.k12.ga.us/docs/\\_full\\_clipart\\_board-meeting.jpg](http://www.paulding.k12.ga.us/docs/_full_clipart_board-meeting.jpg)