



Why Implement a Stormwater Utility?

A Stormwater Utility is a user-fee-based funding program for the City's drainage management activities and drainage infrastructure needs.

- Funding for current and future City drainage operating expenses
- Funding for drainage capital projects



5 Year City Stormwater Needs O&M and Cash Capital Outlay

CURRENT EXPENDITURES	2019	2020	2021	2022	2023	2024
Personnel	\$ 350,212	\$ 367,580	\$ 385,850	\$ 405,071	\$ 425,297	\$ 446,583
Supplies	61,288	62,910	64,575	66,285	68,039	69,840
Maintenance	12,125	12,484	12,853	13,234	13,625	14,029
Professional Services	6,250	6,415	6,585	6,760	6,939	7,122
General Expenses	16,204	16,633	17,073	17,525	17,989	18,465
Capital Outlay	54,450	23,893	59,524	28,630	40,250	41,497
TOTAL CURRENT EXPENDITURES	\$ 500,529	\$ 489,915	\$ 546,461	\$ 537,504	\$ 572,140	\$ 597,537

Note: Does not include any future debt service.



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Potential Stormwater Projects Upcoming Capital Projects

Project Description	Estimated Future Cost
Old San Antonio Road-Bridge at Menger Creek	\$ 2,204,228
Johns Road-Widening School Street to Cibolo Branch Road	644,003
Bandera Road - SoBo Bypass Drainage Channel	392,145
Old San Antonio Road - Drainage Improvements - Channel north of Cascade Caverns Road	809,327
Cascade Caverns Road Area	934,851
Adler Road at Currey Creek	360,846
Master Drainage Plan	257,747
CIP TOTALS	\$ 5,603,146



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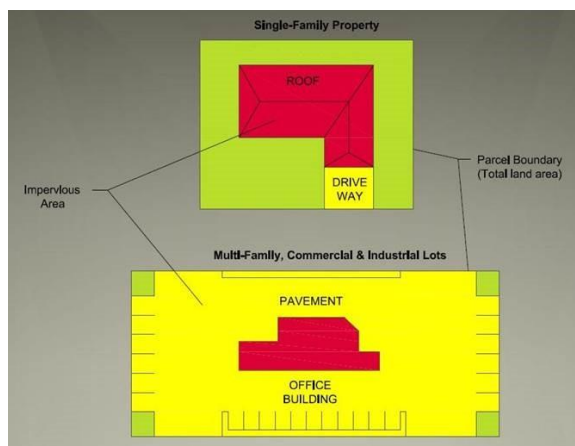
Who will pay fees for the Stormwater Utility?

- Residential and Commercial/non-residential properties in the City limits.
- Mandatory exempt properties include:
 - undeveloped properties;
 - properties with a wholly sufficient and privately owned drainage system;
 - a subdivision lot until a CO has been issued; and
 - property owned by a state agency or institutions of higher learning.
- Discretionary exemptions can be given for the following property classifications:
 - Religious institutions;
 - Cemeteries (only if no longer active);
 - County and City property; and
 - School district properties.



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Basis of Stormwater Utility Rate Structure



- Non-discriminatory, reasonable, and equitable fees
- More imperviousness = increased volume and flowrate = more use of the utility system.
- Determine average impervious cover for single family residential to establish an equivalent residential unit (ERU), and actual impervious areas for commercial/non-residential
- 1 ERU = 4,700 s.f.



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Billing Units in the City: *Single Family Properties*

Single Family Tier	Impervious Area (s.f.)	No. of Properties	ERU per Property	Total ERUs	Total Billable ERUs ⁵
1	2,138,700	939	0.5	469.5	469.5
2	7,849,769	1,902	1	1,902.0	1,902.0
3	7,690,035	921	1.9	1,749.9	1,749.9
4	1,071,455	42	6.3	264.6	264.6
Total	18,749,959	3,804	--	4,386.0	4,386.0

Notes:

1. Tier 1: Properties with impervious area less than 3,100 square feet
2. Tier 2: Properties with impervious area between 3,100 square feet and 5,400 s.f.
3. Tier 3: Properties with impervious area between 5,400 square feet and 20,000 s.f.
4. Tier 4: Properties with impervious area more than 20,000 s.f.
5. Assumes 100% of unmatched properties will be billed.



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Billing Units in the City: *All Properties*

Property Type	Single Family ¹	Commercial/ Non-Single Family ^{2,3}	Total
No. of Properties	3,804	1,208	5,012
Total Impervious Area (s.f.)	18,749,959	41,162,077	59,912,036
No. of ERUs	4,386	8,758	13,144
Total Billable ERUs ⁴	4,386	6,327	10,713

Notes:

1. No. of ERUs per single-family property is based on Tier classification.
2. Non-single-family property ERUs = $\text{Impervious Area (s.f.)} * \frac{1 \text{ ERU}}{4,700 \text{ s.f.}}$
3. Excludes only mandatory exempt properties.
4. Assumes 100% Single Family will be billed and 50% of unmatched Commercial/Non-Single Family will be billed.



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Commercial/Non-Single Family Properties with Highest Impervious Area

Property ID	Impervious Area (s.f.)	ERU	Yearly Fee (\$3.50/ERU/mo.)	Yearly Fee (\$4.00/ERU/mo.)	Yearly Fee (\$4.50/ERU/mo.)	Name	Location
50856	1,249,567	266	\$11,166	\$12,762	\$14,357	Samuel V. Champion High School	201 Chargers Blvd.
18950	1,099,310	234	\$9,824	\$11,227	\$12,630	Boerne High School	1 Greyhound Lane
48373	766,777	163	\$6,852	\$7,831	\$8,810	Alamo Fiesta RV Resort	33000 Interstate 10
44756	722,455	154	\$6,456	\$7,378	\$8,301	Walmart	1381 Main Street
12219	614,621	131	\$5,492	\$6,277	\$7,062	Jennings Anderson Ford	31480 Interstate 10
39589	601,081	128	\$5,371	\$6,139	\$6,906	Boerne Middle School South	10 Cascade Caverns Road
15921	592,125	126	\$5,291	\$6,047	\$6,803	Morningside at Menger Springs	34525 Interstate 10
49091	532,844	113	\$4,762	\$5,442	\$6,122	Mercedes Benz of Boerne	31445 Interstate 10
18949	513,631	109	\$4,590	\$5,246	\$5,901	Boerne City Park	330 Esser Road
14208	488,091	104	\$4,362	\$4,985	\$5,608	Herff Park	1307 River Road
34919	474,978	101	\$4,244	\$4,851	\$5,457	Northrup Park	37550 Interstate 10
48804	451,325	96	\$4,033	\$4,609	\$5,185	Nissan of Boerne	31805 Interstate 10



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Potential Revenue Projections

FY 2019-20 Expenses = \$902,204

	Property Type	Single Family ²	Commercial/ Non-Single Family ³	Total
Yearly Revenue	\$3.50/ERU/mo.	\$180,568	\$260,410	\$440,937
	\$4.00/ERU/mo.	\$206,317	\$297,611	\$503,928
	\$4.50/ERU/mo.	\$232,107	\$334,812	\$566,919
	\$5.00/ERU/mo.	\$257,897	\$372,014	\$629,911

Notes:

1. Assumes 2% uncollected billings.
2. Each single-family property is charged based on Tier classification.
3. Excludes only mandatory exempt properties.



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Potential Discretionary Exempt Properties

Property Ownership	No. of Properties	Total Impervious Area (s.f.)	No. of ERUs
City of Boerne	42	2,959,705	630
Kendall County	16	563,570	120
Boerne ISD	14	4,544,081	967
Religious Institutions	38	1,721,860	366
Total	110	9,789,216	2,083



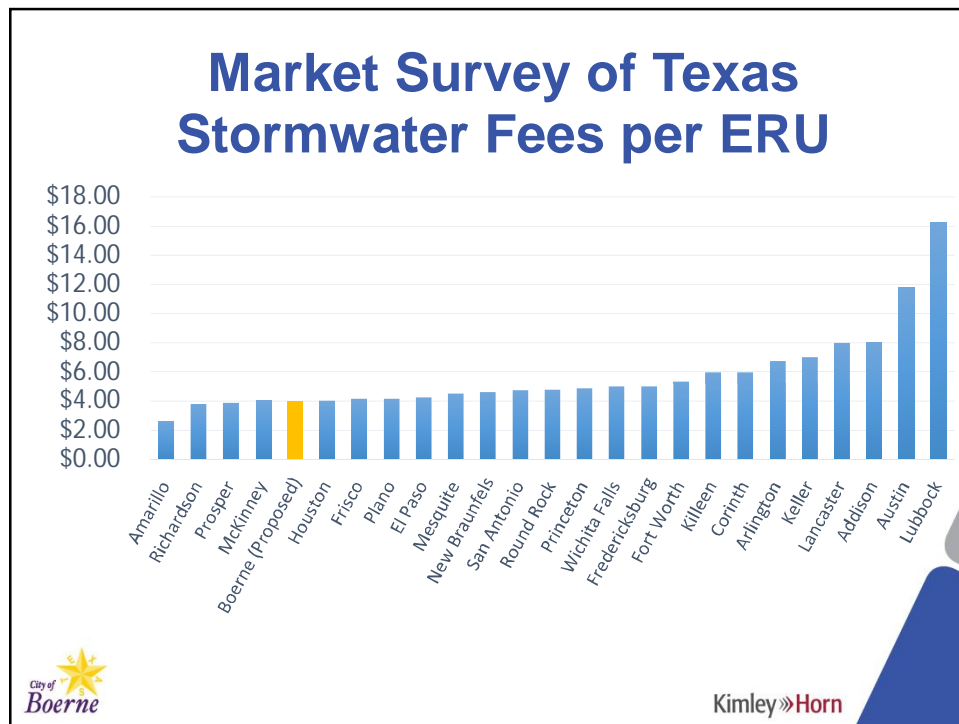
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Discretionary Exempt Property Phase-In

- Schools are the largest users of the utility, with the most impervious area of any user type in the City.
- For schools, religious institutions, and County properties, City staff is proposing a phase-in approach to assist with budgeting for these entities.
- During year 1 of the utility (2020), these entities would pay 50% of the fee. This will result in a reduction of approximately \$35,000 in fees collected over the course of the year.
- From year 2 onward, schools, religious institutions, and County properties will pay the full fee.
- Staff does not recommend exempting the City from paying the full fees.



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What's Next?

- Publish the ordinance three times in the Boerne Star.
 - First publication March 22.
- First ordinance reading April 9.
- Second ordinance reading and public hearing April 23.
- Implement fees in current City billing system (Anticipate billing to start in January 2020).
- Prepare permitting, appeals, account updated and other process changes.

What's Next?

ACTION	DATE
Complete Ordinance and prepare for publication	3/20/2019
Public Notice of Public Hearing on adoption of LGC 552, Subchapter C	3/22/2019*
Public Notice of schedule of drainage charges	3/22/2019*
Conduct First Reading on proposed ordinance and schedule of charges.	4/9/2019 – Regular City Council meeting
Conduct Second Reading and Public Hearing on proposed ordinance	4/23/2019 – Regular City Council meeting
Adopt subchapter LGC 552, Subchapter C by ordinance	4/23/2019 – Regular City Council meeting
Conduct Public Hearing on schedule of drainage charges	4/23/2019 – Regular City Council meeting
Adopt schedule of drainage charges	4/23/2019 – Regular City Council meeting

* 32, 25, and 18 days before the date of the hearing.



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