



Stormwater Utility and Fee Update

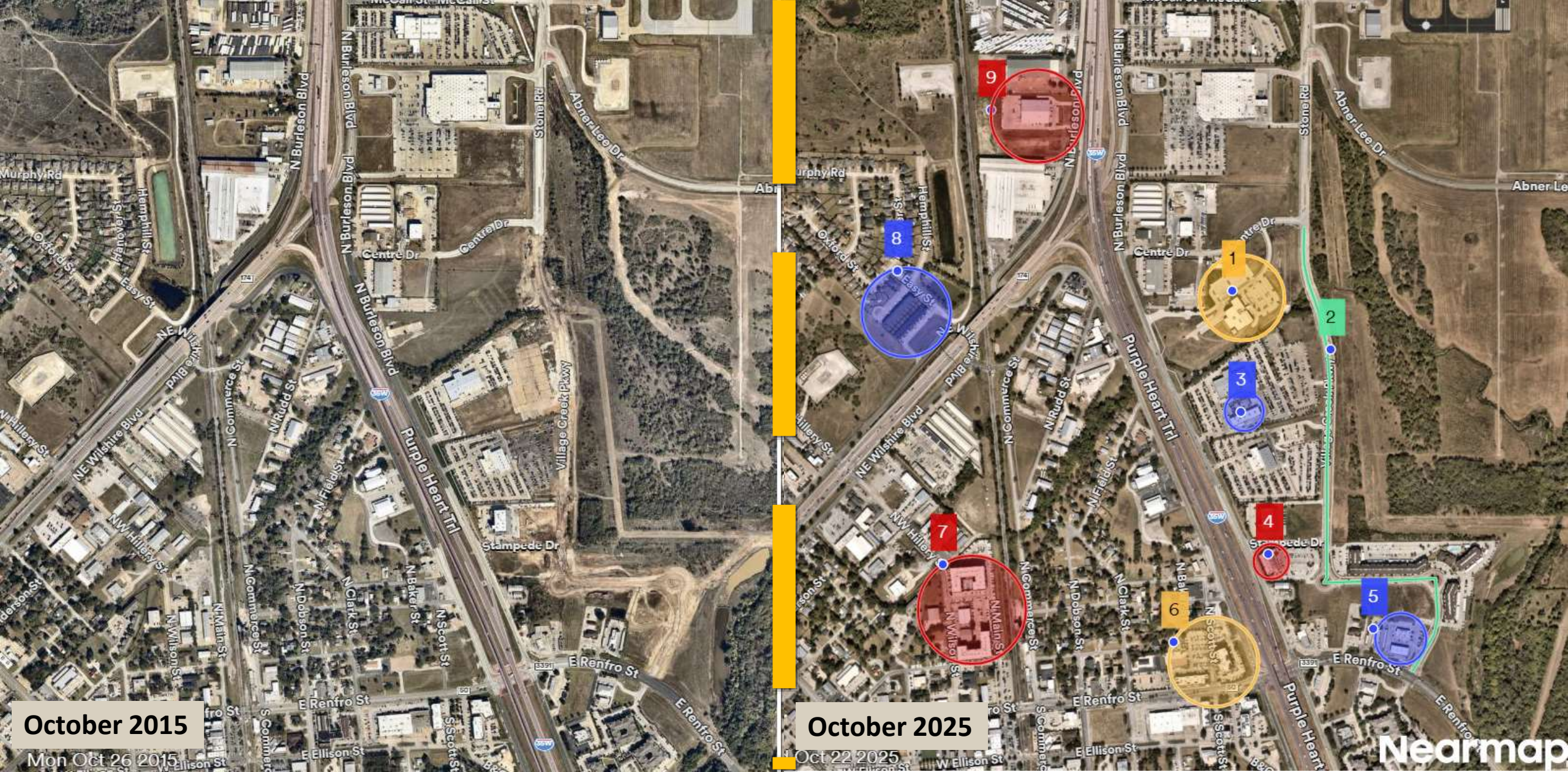
PRESENTED TO THE CITY COUNCIL

DECEMBER 15, 2025

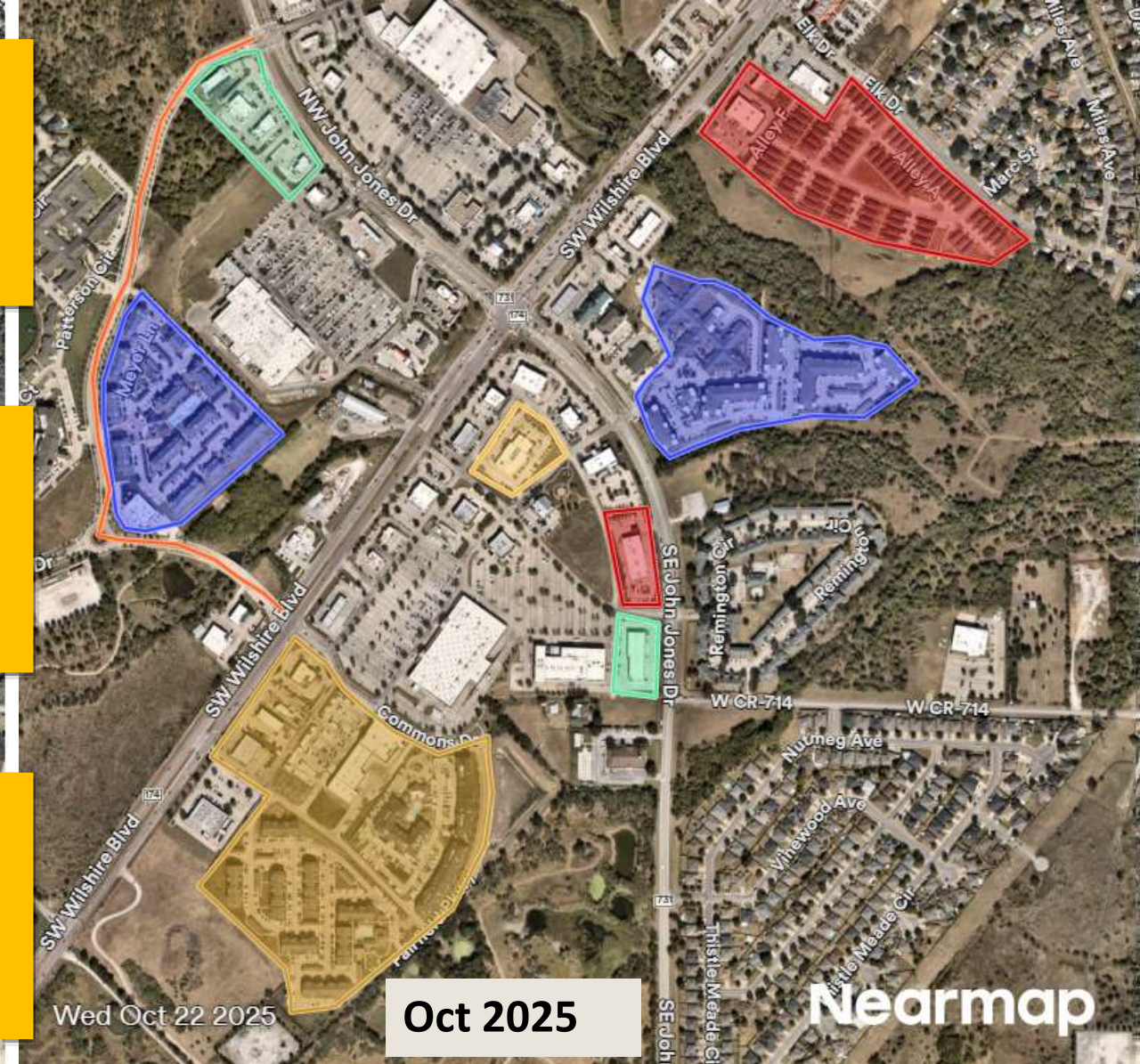
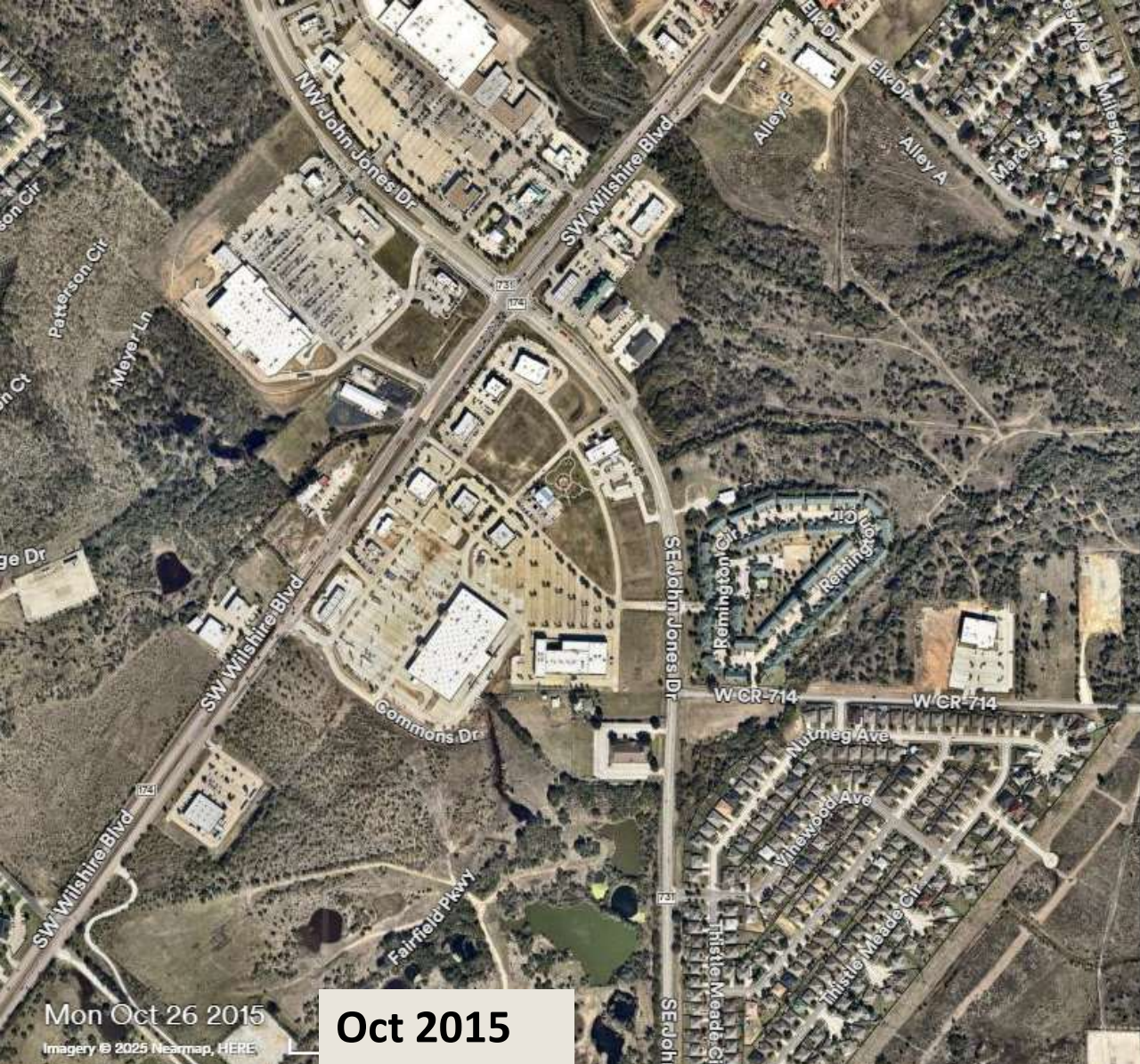
Agenda

- Initiative Background
- Community Outreach and Engagement
- Council Direction Sought
- Next Steps





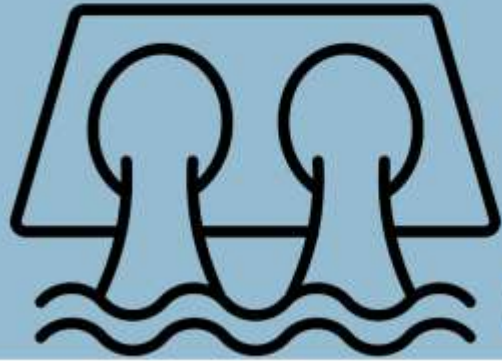
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|-------------------------------|--------------------------|-----------------------------------|-------------------|-------|
| 1. Christ Chapel Bible Church | 2. Village Creek Parkway | 3. Hiley Mazda | 4. Hard Eight BBQ | 5. QT |
| 6. The Rim, etc. | 7. Depot on Main | 8. Townhomes (Hemphill / Hampton) | 9. Reese Plumbing | |



Various developments over 10-year period (Firestone, Sprouts, The Riley & Auberge Apartments, Caliber Collison, medical services , rehabilitation center, etc.)

Elk / Wilshire / John Jones / Hulen

Burleson Drainage Facts



28
culverts

11 miles
of storm
channels

13%

of square miles
in the city
are in

Floodplain



OVER
\$146 M

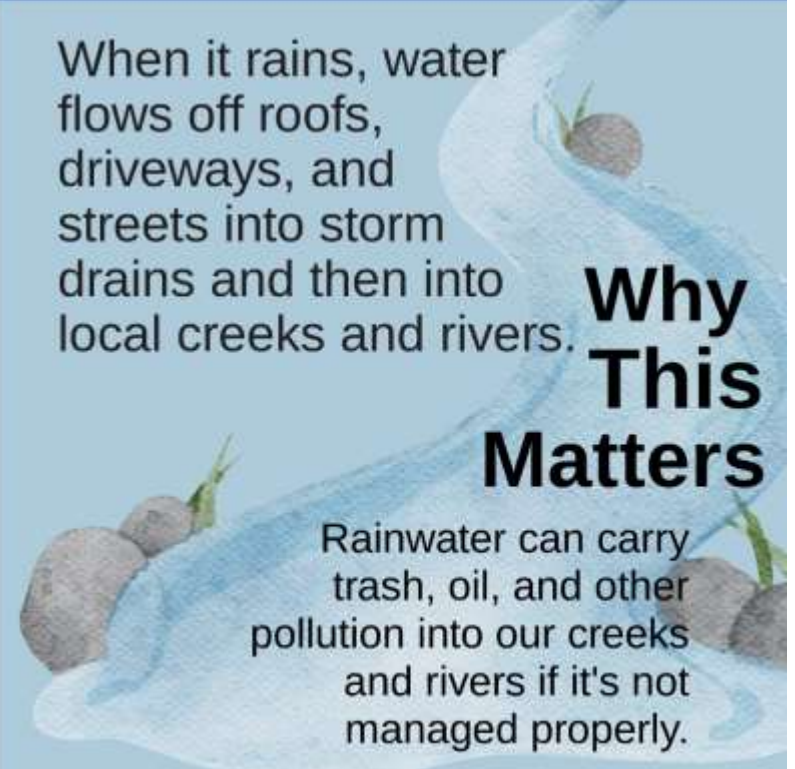
currently identified in
drainage maintenance
projects in Burleson

*The current budget provides
\$550,000 dedicated to drainage
maintenance yearly*

When it rains, water
flows off roofs,
driveways, and
streets into storm
drains and then into
local creeks and rivers.

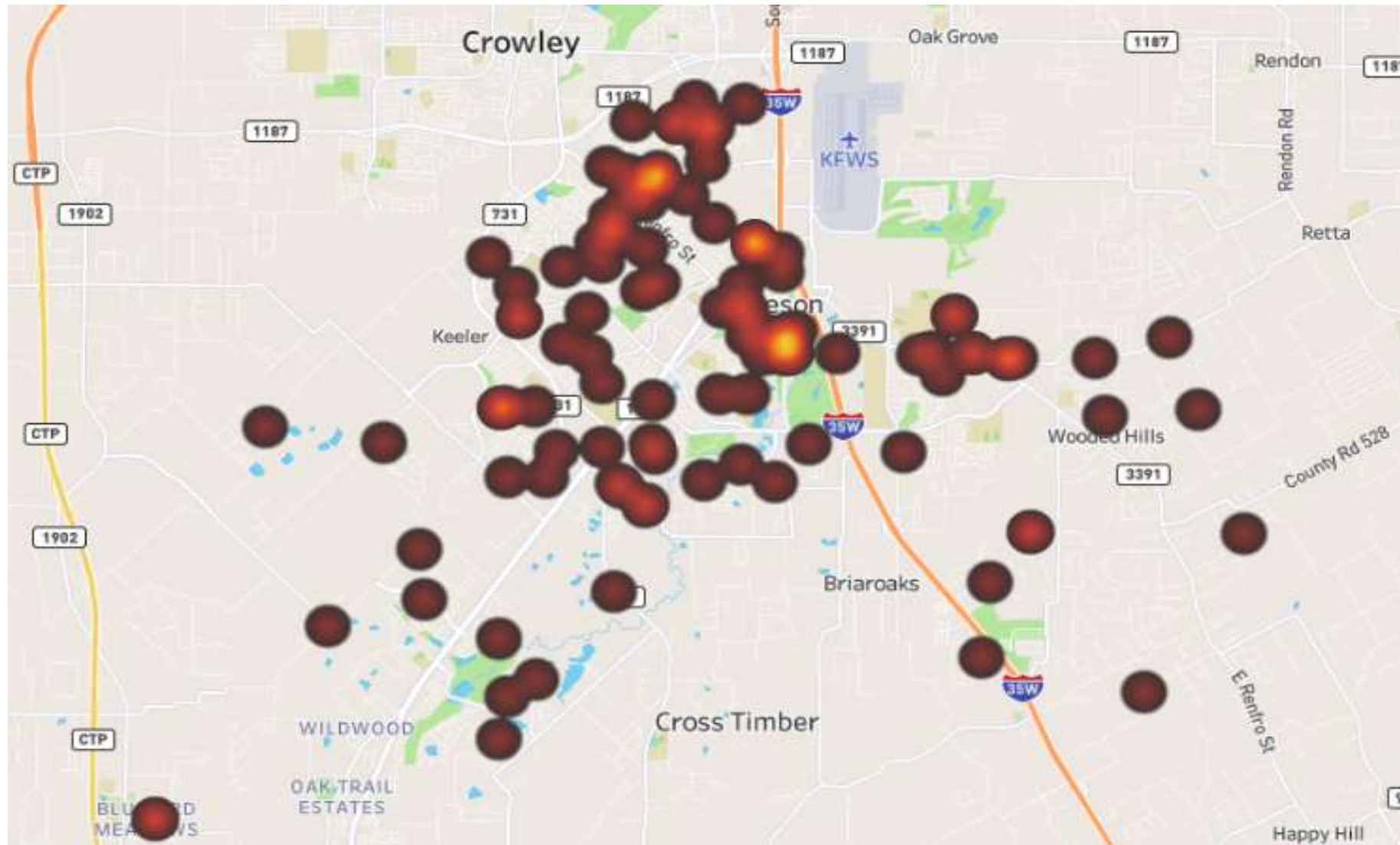
**Why
This
Matters**

Rainwater can carry
trash, oil, and other
pollution into our creeks
and rivers if it's not
managed properly.



Drainage issues and concerns affect all areas of Burleson

112 Drainage Requests submitted to BTX 311 from April 1, 2024 - October 24, 2025



Example Burleson Drainage Issue



Near Parkridge Blvd in Oak Valley
Concrete channel lining needed to address erosion and restore flow capacity

Burleson Drainage Maintenance



Ponding, stagnant water presents attractive environment for mosquitos and unwanted vegetation



SW Alsbury near Heather St

Burleson Drainage Needs



SW Alsbury near Heather St – anticipated cost approx. \$325k

Example Drainage Maintenance Project



Approximately
\$70k



Drainage Channel in the vicinity of Shady Oaks Drive

Example Drainage Maintenance Project



Approximately
\$35k



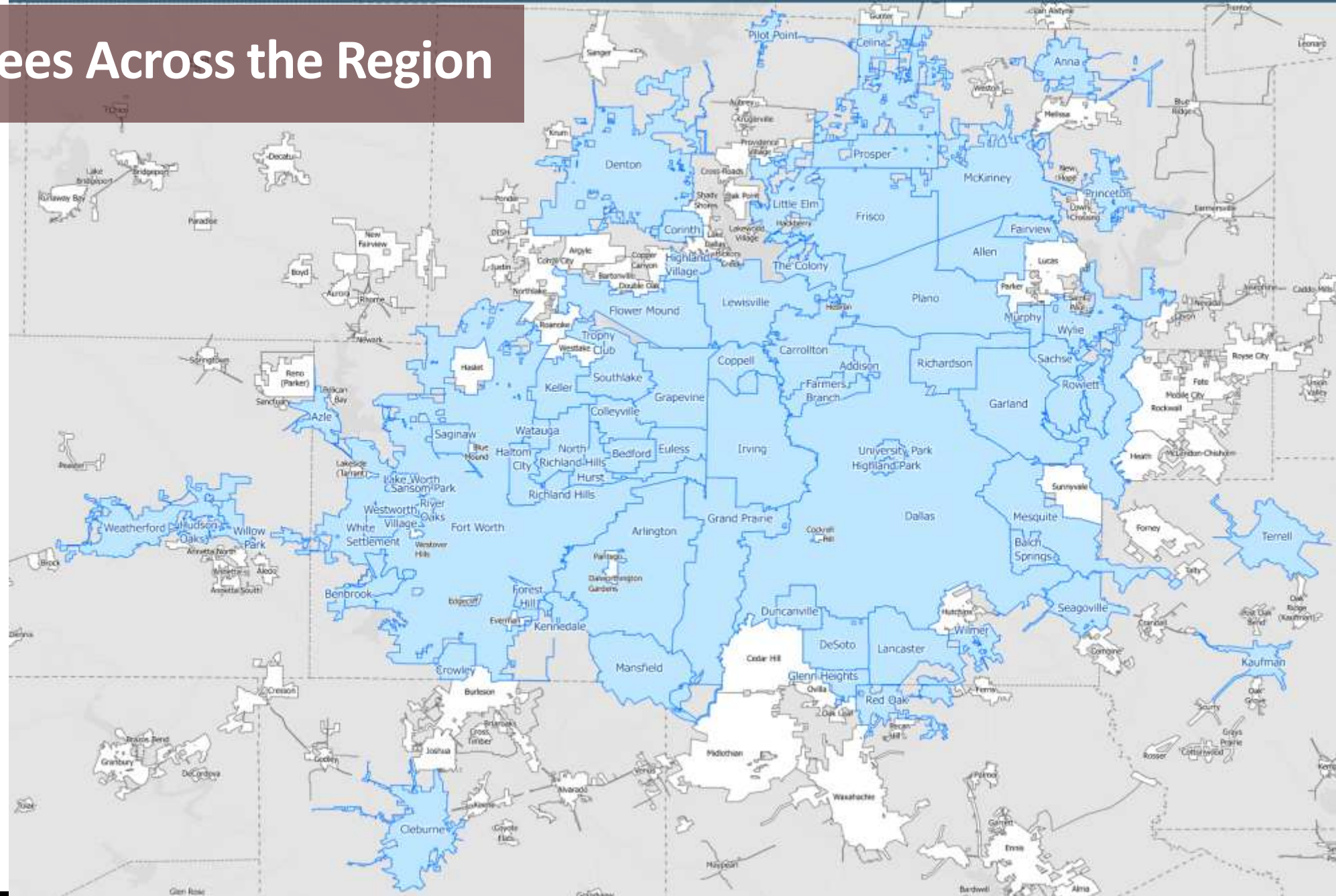
S. Hurst Rd. between Hidden Creek Parkway and Cardinal Ridge Road

Example Drainage Maintenance



Location: Drainage crossing at Johnson Avenue near Warren Park

Utilities and Fees Across the Region



Note:
Each city determines its own needs, structure, rates, and associated policies. As a result, each utility is customized for the needs of the respective community.

January 2025

- City Council authorized agreement with Freese and Nichols to develop framework for a potential stormwater utility and fee

May 2025

- Updates to Infrastructure & Development Committee and to City Council

October & November 2025

- Public Outreach and Engagement

Today

Update to City Council

Committee Recommendations and Council Direction



Infrastructure & Development Committee recommendations to City Council May 21, 2025:

Continue with development of a Stormwater Utility and fee with

- base rate not to exceed \$8 per Equivalent Residential Unit (ERU) per month
- tiered residential structure
- No exemptions

City Council direction to staff May 27, 2025:

Proceed with development of a Stormwater Utility and fee with

- Base rate not to exceed \$8 per ERU per month
- tiered residential structure
- capital component
- additional drainage crew
- No exemptions

Full City Council or Council Committees also discussed development of a potential stormwater utility & fee Feb 13, 2024, May 8, 2024, May 20, 2024, and Nov 18, 2024

Preliminary Program Based on Council Direction

Generates \$3.7M - \$4.1M annually

- ✓ Existing activity expenses and program administration: \$1.86M
- ✓ New Crew (3 Workers + 1 Leader): \$340K
- ✓ New equipment (purchase and replacement contributions): \$100K
- ✓ Debt service for up to \$20M in capital projects: \$1.4M - \$1.8M



How is the fee determined?

The fee for each property is based on that property's impervious area which is the total area covered by materials such as asphalt, concrete, brick, stone and compacted surfaces which reduce infiltration of rainfall. Impervious area on a property directly relates to how much stormwater runoff leaves the property and enters the storm drainage system that the city maintains.



IMPERVIOUS SURFACE	AREA (SF)	
Living Area	1,990	Structures
Attached Garage	450	
Covered Patio	310	
Detached Shed	250	
Walkway	80	Pavement
Driveway	360	
Patio	160	
Total	3,600	

What is impervious area?

Surfaces that do not allow rainfall to soak into the ground such as rooftops, brick pavers and driveways

What is an ERU? (Equivalent Residential Unit)



An ERU is a unit of measure allowing comparison of property types (single family homes, apartment buildings, restaurants, warehouses, other business, etc.)



For stormwater runoff purposes, one ERU represents the average impervious area of one single-family house (rooftops, driveways, walkways, etc.)

In Burleson,

1 ERU = 3,500 sq. ft. of impervious area

Anticipated Monthly Fees

Residential Properties

Tier 1 (10% of single-family properties)	Less than 2,400 square feet of impervious area	\$5.04 per month (0.63 ERU)
Tier 2 (80% of single-family properties)	Between 2,401 - 5,300 square feet of impervious area	\$8 per month (1 ERU)
Tier 3 (10% of single-family properties)	Greater than 5,301 square feet of impervious area	\$15.36 per month (1.92 ERU)

90% of residential properties would pay \$8 per month or less

Non-residential Properties

\$8 per month per 3,500 square feet of impervious area (or \$8 per ERU per month)

Billing the Fee

The preliminary Stormwater Utility program anticipates billing the vast majority of properties by adding the fee to the monthly utility invoice along with water / sewer / solid waste billing today

(Single-family) Residential Properties

Fee billed with the existing water/sewer/solid waste account associated with the property

Non-residential Properties (everything other than single-family residential)

- For single water meter/account parcels, the stormwater fee would be added as an additional line item on that monthly utility invoice
- For sub-metered parcels (multiple water meters/accounts with each typically serving a separate business/entity operating at a portion of the overall property), the fee would be distributed among water meters/accounts

Some Burleson residents receive their water bills from other providers based on their service areas (CCNs). In those cases, we have agreements with those partners to have other city services such as solid waste and wastewater billed on the water provider's invoice. Should the council adopt an ordinance establishing a stormwater utility, the billing integration phase that follows would include updating agreements with those partners to also incorporate the new fee.

Outreach Campaign – At a Glance



Target Audiences

Residential
Commercial
Industrial
Religious Institutions
School Districts
Johnson County

Social Media Activity

Facebook & Instagram Posts

Oct 23rd, 24th, 27th (x2), 29th, 30th
Nov 3rd

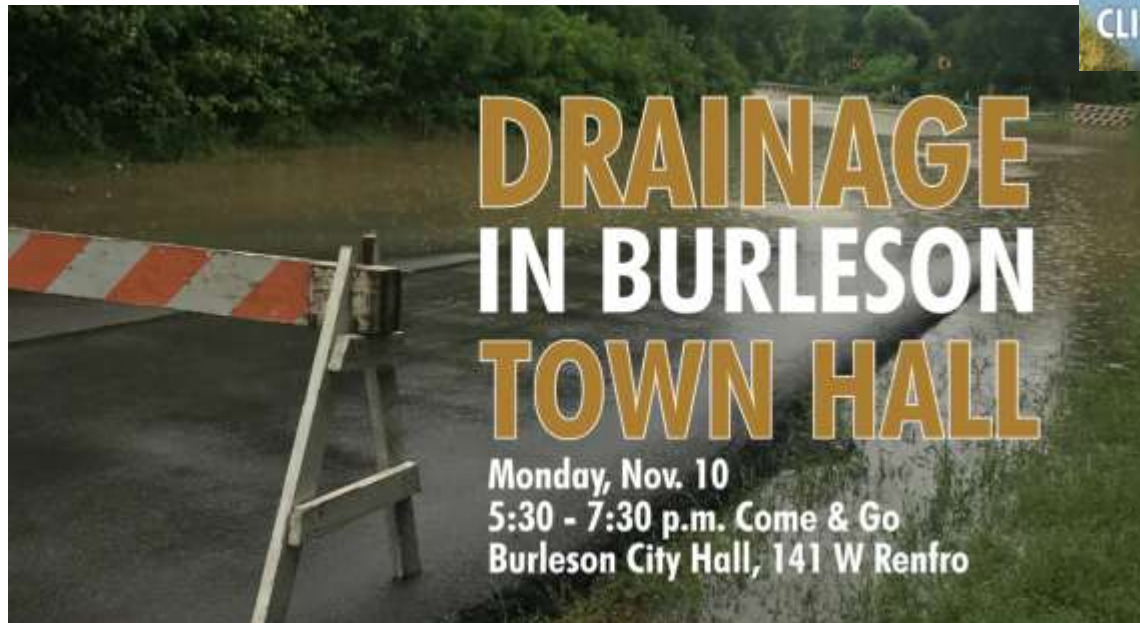
NextDoor Posts

Oct 28th
Nov 5th

Communication Channels

Website & Banner (**432 site visits** through November)
Yard Signs
Drainage-specific e-Newsletters (x3)
Newsletter Sign-ups
Town Hall Meetings
Flyers & Summary Handouts
Postcards for Religious Institutions
Foam Boards for Town Halls
Group emails to religious institutions, HOAs, Industry (sent twice)
Calendar & Facebook Events
News Releases (x2)
Social Media Posts (19 total) - **over 38,000 views, reaching over 26,000 individuals**
Facebook (x9) Instagram (x7) NextDoor (x2)

Example Campaign Graphics



Targeted Outreach



Staff has held additional meetings with various stakeholders including both school districts, Johnson County, and a large group of religious institutions across Burleson



Additional stakeholder meetings are scheduled and/or pending and staff remains available for additional engagements

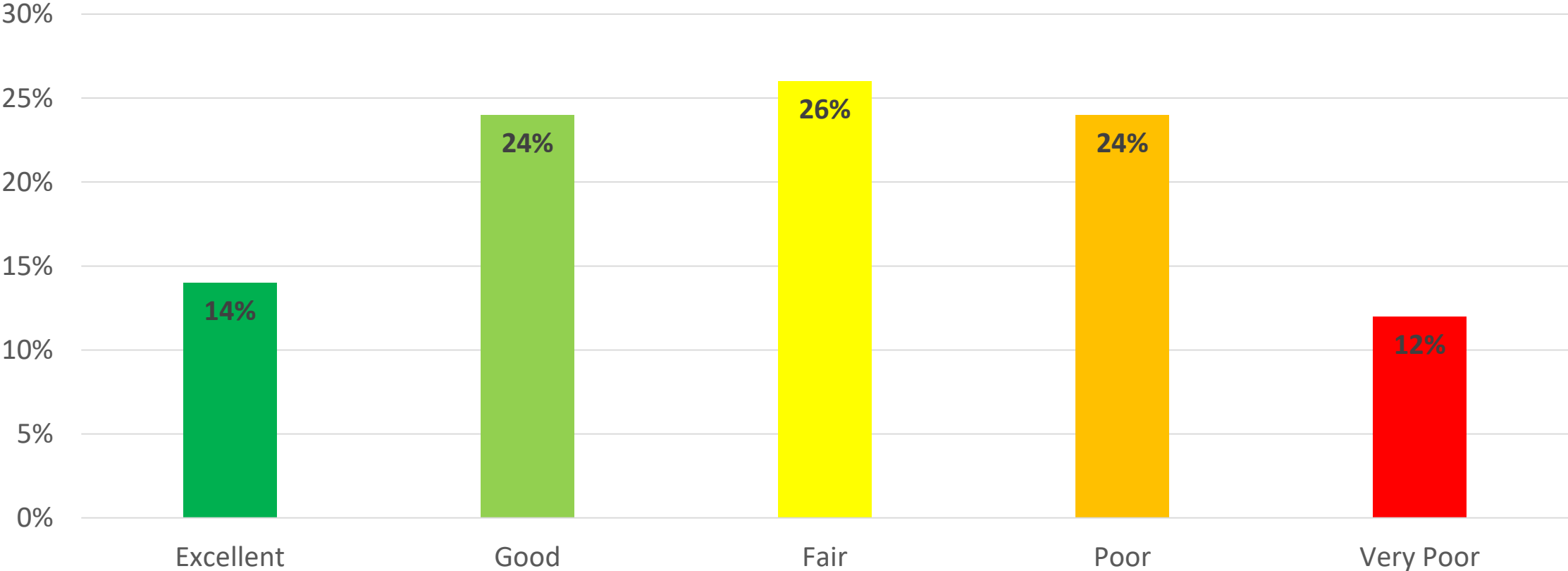


Online Drainage Survey



Online Drainage Survey

How Would You Rate Drainage Conditions in Your Neighborhood?



50 Responses received October 16th - November 14th and full survey results are posted with this agenda item

High-level Takeaways From Townhall Engagement

5:00pm – 7:00pm on November 10th with 19 residents in attendance

Of 19 attendees:

- Three expressed opposition to establishing a fee
- Nine expressed support for establishing a fee
- Seven expressed neither support for nor opposition to implementing a fee
- Virtually all attendees were appreciative of the information displayed, the interactive GIS map, and opportunity to have questions answered



Feedback From Other Engagement



Burleson Independent School District

- Appreciated the early engagement as it will help them plan for next year's budget
- Understood the need for additional drainage resources but also noted this may be received as an additional expense the district is taking on from the city (SROs)
- Interested in additional interim treatments where possible (example: erosion at the Elk / Wilshire) as well as more info on priorities

Joshua Independent School District

- Appreciated the early engagement as it will help them plan for next year's budget
- Understood the need for additional drainage resources
- Expressed desire for longer lasting treatments in addition to additional maintenance (example: sediment build up along Ranchway)
- Appreciated the clarification that undeveloped land would not be charged until construction

Johnson County

Appreciated the early engagement and understood the rationale

Note: Tarrant County does not have any developed properties in Burleson

Engagement with Religious Institutions



Additional Town Hall for Religious Institutions / Faith Leaders held December 2nd

- 31 invited, nine attended
- Staff presented:
 - background information and drainage needs
 - property analysis work to date
 - preliminary fee structure and rates consistent with council's May 2025 direction
 - preliminary estimated monthly fees for three example religious institutions
- Staff also reviewed the tentative timeline and extended an invitation to tonight's meeting as the next major milestone
- Meeting concluded with a robust question & answer / comment period

Council Direction Sought

Staff is seeking direction tonight on the following:

1. Adjustments to preliminary fee structure presented?
2. Adjustments to billing approach presented?
3. Timing
 - A. Continue implementation of Stormwater Utility and Fee now?
 - B. Expand and continue community outreach and engagement, potentially engaging a third-party for a more robust survey and statistically significant sample size?
 - C. Terminate the process and do not implement the Stormwater Utility and fee?

Next Steps

Should Council direct staff to continue now, the following schedule is anticipated



Should Council direct staff to expand and continue the outreach and engagement effort, the following schedule is anticipated



Questions / Discussion

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