



# City of Manor

## Stormwater Utility Feasibility Study

March 1, 2023

# Current Stormwater Program



- SW management performed using equipment from streets department and personnel from Streets Department and contracted engineering firm.
- Funded under the Streets Department budget, which draws funding from property tax revenues.
- Performs services to fulfill obligations under Phase II MS4 permit issued by TCEQ, including public outreach, site inspections and permit reviews.
- Maintains drainage system infrastructure on City property and ROW, including storm sewers, roadside drainage and streets.

# Future Program- proposed enhancements

## *Short Term*

- Enhanced preventative and proactive maintenance, asset management
- Acquire CMMS to help improve operational efficiency
- Street sweeping program to meet MS4 requirements
- Stormwater Master Plan



## *Long Term*

- City takes over responsibility of surface drainage, maintenance of all culverts and ditches (3 crew members and equipment (dump truck, gradall, vector trailer)
- Capital projects- street reprofiling to prevent flooding, other projects as identified in SWMP

To sufficiently fund a growing program, a fee is a more stable source of revenue than taxes/general fund.

# Stormwater Utility Funding Approach

## **Sufficient and Stable Revenue**

Rates set to recover sufficient program funding; funds do not need to compete with other City priorities

## **Fairness in Revenue Recovery**

Fees for each ratepayer tied to their impact and stormwater program costs, similar to water and sewer.

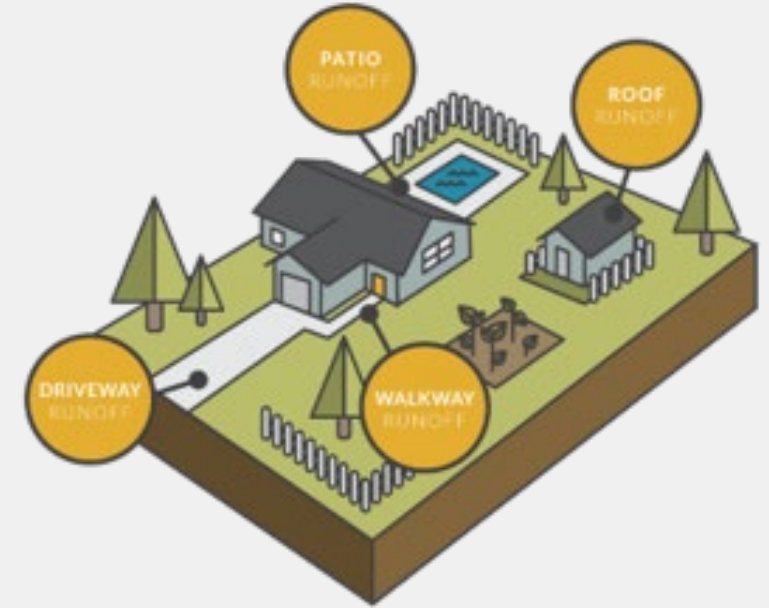
## **Increasingly Common in TX**

Large and small communities across the State have developed, or are developing, stormwater utilities

# Stormwater Fee Background

**Impervious area:** Hard surfaces that impede the infiltration of stormwater runoff, such as concrete, pavement, structures, and compacted dirt and gravel.

**ERU:** The amount of impervious area on a typical residential property in Manor (2,730 sq ft). Value calculated by measuring random sample of SFR properties in City.



Class	Count of Parcels	ERUs	Percent ERUs
NSFR	863	5,375	55%
SFR	4,333	4,333	45%
SFR-F	1,340	-	0%
<b>Total</b>	<b>6,536</b>	<b>9,708</b>	

## Single Family Residential

- › Properties with a single residential structure
- › For modeling purposes, each property assigned 1 ERU

## Non-Single Family Residential

- › All other properties
- › For modeling purposes, each property assigned a runoff factor to determine number of ERUs

# Stormwater Rate Structure



## Single Family Residential

- Each property charged a flat rate of 1 ERU (\$6.50\*)

## Non-Single Family Residential

- Charged \$6.50\* per ERU measured on the property.
- Charged a minimum of 1 ERU if they have greater than 400 sq ft impervious area
- Property's ERU rounded up to next whole number.

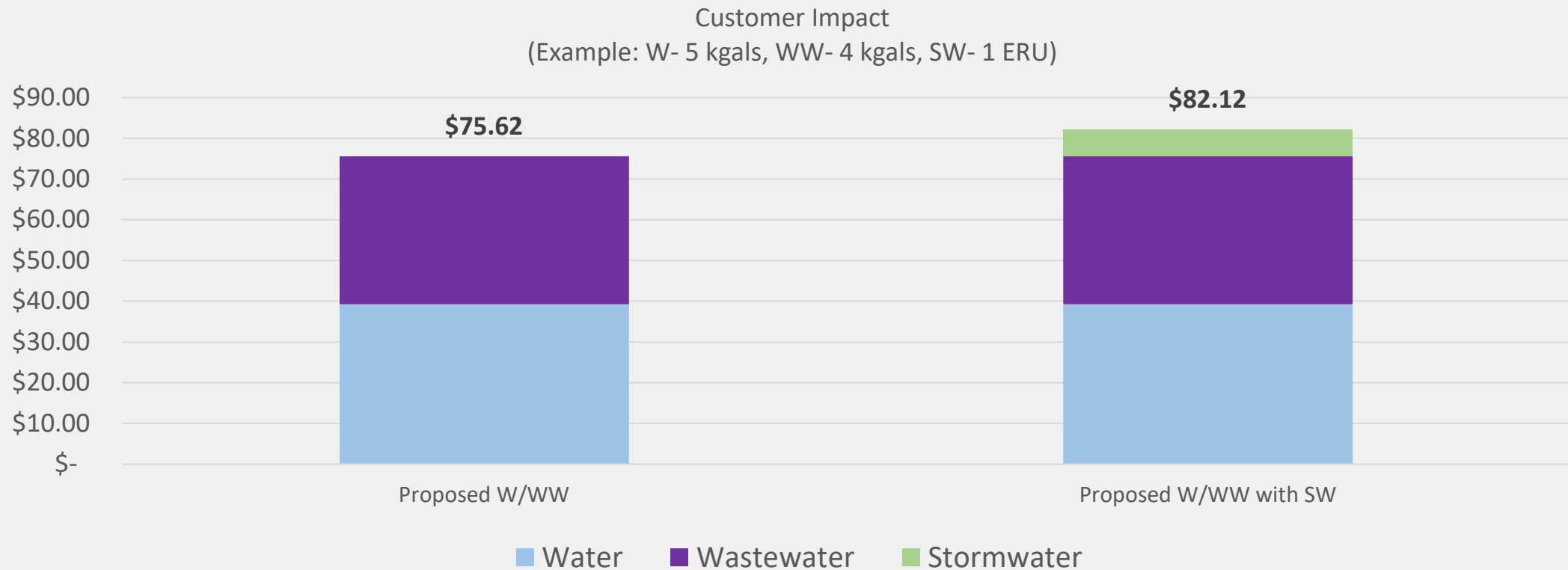


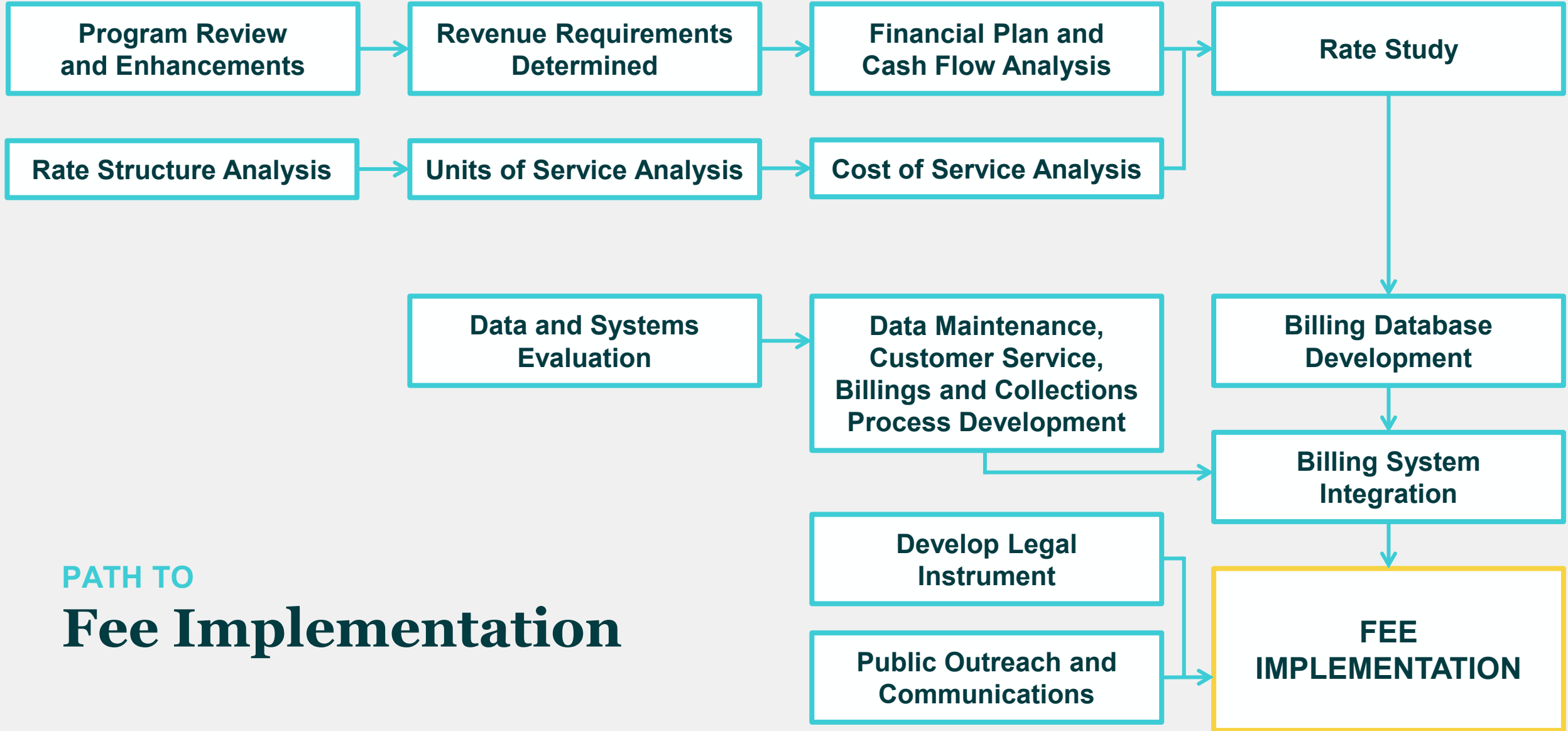
Example:

Impervious Area	ERUs	Fee
61,498 sq ft	23	\$149.50

\*Draft Rates from Feasibility Study

# Combined W/WW/SW Customer Impact

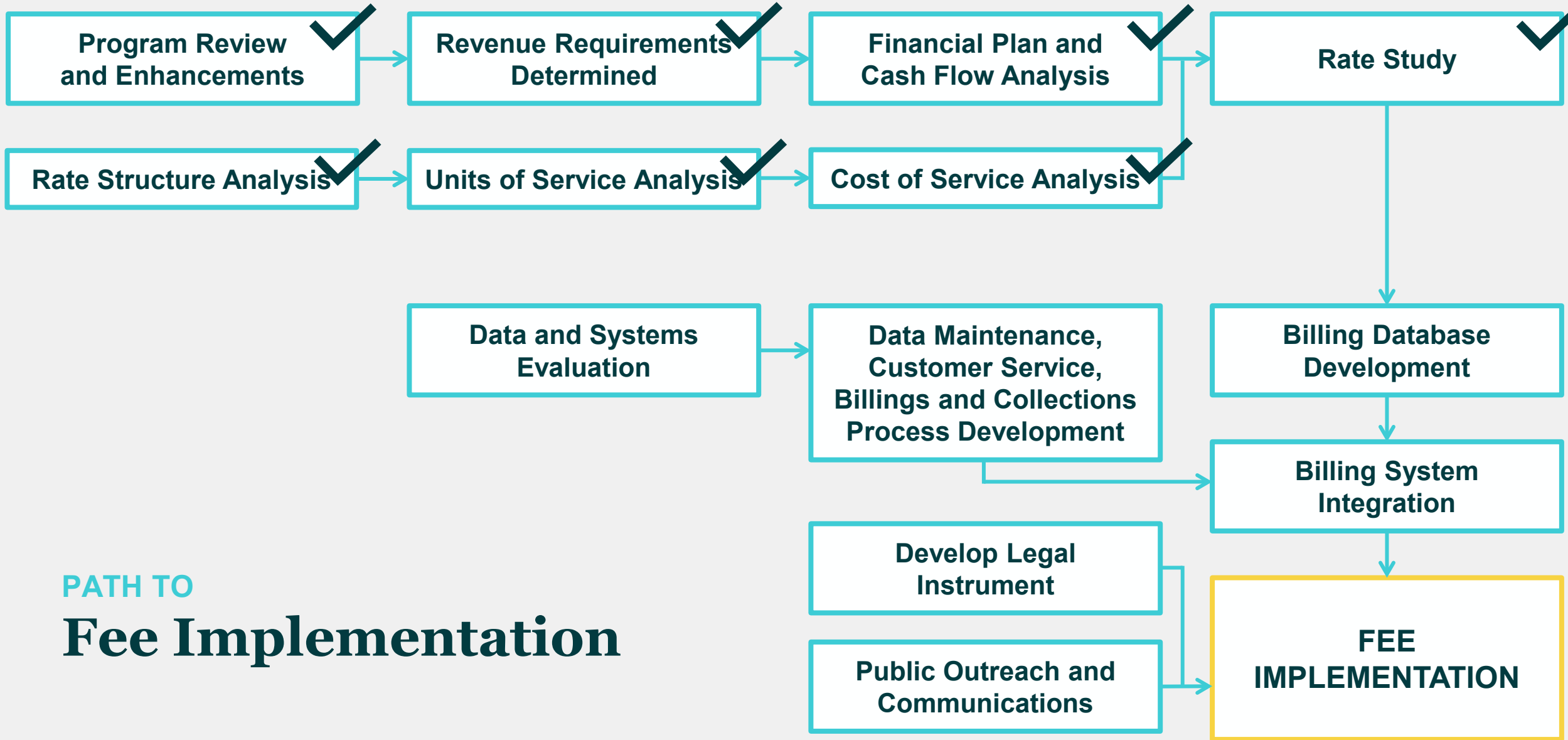




PATH TO

# Fee Implementation





PATH TO

# Fee Implementation

# Seeking Direction on...

- Timing of implementation, given:
  - › Existence of placeholder capital costs, to be refined through watershed study
  - › Proposed W/WW rate increases
- So, at this stage should we continue to move forward?