



# Fontana-On-Geneva Lake Storm Water Utility Update Presentation

Jonathan Cameron, MPA  
Economic Consultant



# Topics Covered

- Benefits of a Storm Water Utility
- Comparing storm water management charges under the tax levy vs. the storm water utility for specific parcels
- Potential credit program for properties under storm water utility



# Benefits of a Storm Water Utility

- Dedicated source of funds for increasing storm water costs
  - Pressure to keep levy low
  - Storm water management projects competing with other Village services
  - History of forgoing storm water management projects to keep levy low
- Service charges are more equitable than property taxes
  - Based on runoff, not on property value





# Benefits of a Storm Water Utility

- Ability to issue revenue bonds backed by user charges
- Small ongoing charges vs. large infrequent charges
  - Charged quarterly on sewer and water bill vs. annually on property tax bill
- Ability to offer credits for property owners that do more to manage storm water
  - Cannot offer credits on property tax bill



# Property Taxes vs. Storm Water Utility Charges – SF Home 1

	2009	2010	2011	2012	2013
<b>Storm Water Utility</b>					
Impervious Surface Area (Sq. Feet)	4,500	4,500	4,500	4,500	4,500
ERU (Sq. Feet)	4,500	4,500	4,500	4,500	4,500
Total ERUs	1	1	1	1	1
Charge per ERU	\$90	\$126	\$158	\$190	\$208
<b>Total Annual Storm Water Charge</b>	<b>\$90</b>	<b>\$126</b>	<b>\$158</b>	<b>\$190</b>	<b>\$208</b>
<b>Tax Rate Analysis</b>					
Total Equalized Value <sup>(1)</sup>	\$163,138	\$164,769	\$166,417	\$168,081	\$169,762
<b>Storm Water Management Costs</b>					
Equalized Tax Rate	\$0.19	\$0.26	\$0.33	\$0.39	\$0.42
<b>Total Annual Storm Water Property Tax Charge</b>	<b>\$31</b>	<b>\$44</b>	<b>\$55</b>	<b>\$65</b>	<b>\$71</b>
<b>Difference of Utility vs. Levy</b>	<b>\$59</b>	<b>\$82</b>	<b>\$104</b>	<b>\$125</b>	<b>\$137</b>
<b>Current Storm Water Charge on Tax Levy</b>	<b>\$16</b>				

(1) Property value assumed to increase by 1% annually.

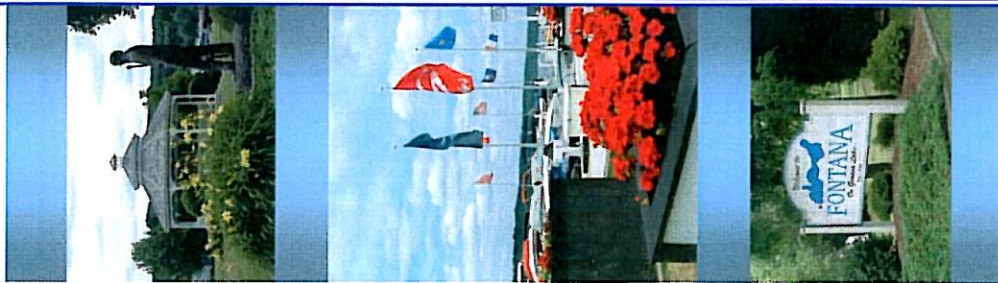




# Property Taxes vs. Storm Water Utility Charges – SF Home 2

	2009	2010	2011	2012	2013
<b>Storm Water Utility</b>					
Impervious Surface Area (Sq. Feet)	4,500	4,500	4,500	4,500	4,500
ERU (Sq. Feet)	4,500	4,500	4,500	4,500	4,500
Total ERUs	1	1	1	1	1
Charge per ERU	\$90	\$126	\$158	\$190	\$208
<b>Total Annual Storm Water Charge</b>	<b>\$90</b>	<b>\$126</b>	<b>\$158</b>	<b>\$190</b>	<b>\$208</b>
<b>Tax Rate Analysis</b>					
Total Equalized Value <sup>(1)</sup>	\$432,762	\$437,089	\$441,460	\$445,875	\$450,333
Storm Water Management Costs					
Equalized Tax Rate	\$0.19	\$0.26	\$0.33	\$0.39	\$0.42
<b>Total Annual Storm Water Property Tax Charge</b>	<b>\$83</b>	<b>\$116</b>	<b>\$145</b>	<b>\$172</b>	<b>\$188</b>
<b>Difference of Utility vs. Levy</b>	<b>\$7</b>	<b>\$10</b>	<b>\$14</b>	<b>\$17</b>	<b>\$20</b>
Current Storm Water Charge on Tax Levy	\$44				

(1) Property value assumed to increase by 1% annually.



# Property Taxes vs. Storm Water Utility Charges – SF Home 3

	2009	2010	2011	2012	2013
<b>Storm Water Utility</b>					
Impervious Surface Area (Sq. Feet)	4,500	4,500	4,500	4,500	4,500
ERU (Sq. Feet)	4,500	4,500	4,500	4,500	4,500
Total ERUs	1	1	1	1	1
Charge per ERU	\$90	\$126	\$158	\$190	\$208
<b>Total Annual Storm Water Charge</b>	<b>\$90</b>	<b>\$126</b>	<b>\$158</b>	<b>\$190</b>	<b>\$208</b>
<b>Tax Rate Analysis</b>					
Total Equalized Value <sup>(1)</sup>	\$737,111	\$744,482	\$751,927	\$759,446	\$767,041
<b>Storm Water Management Costs</b>					
Equalized Tax Rate	\$0.19	\$0.26	\$0.33	\$0.39	\$0.42
<b>Total Annual Storm Water Property Tax Charge</b>	<b>\$141</b>	<b>\$197</b>	<b>\$247</b>	<b>\$294</b>	<b>\$320</b>
<b>Difference of Utility vs. Levy</b>	<b>(\$51)</b>	<b>(\$71)</b>	<b>(\$88)</b>	<b>(\$104)</b>	<b>(\$112)</b>
<b>Current Storm Water Charge on Tax Levy</b>	<b>\$74</b>				

(1) Property value assumed to increase by 1% annually.







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# Property Taxes vs. Storm Water Utility Charges – Lake Property 1

	2009	2010	2011	2012	2013
<b>Storm Water Utility</b>					
Impervious Surface Area (Sq. Feet)	8,926	8,926	8,926	8,926	8,926
ERU (Sq. Feet)	4,500	4,500	4,500	4,500	4,500
Total ERUs	2	2	2	2	2
Charge per ERU	\$90	\$126	\$158	\$190	\$208
<b>Total Annual Storm Water Charge</b>	<b>\$179</b>	<b>\$252</b>	<b>\$317</b>	<b>\$380</b>	<b>\$416</b>
<b>Tax Rate Analysis</b>					
Total Equalized Value <sup>(1)</sup>	\$3,071,925	\$3,102,644	\$3,133,671	\$3,165,008	\$3,196,658
Storm Water Management Costs					
Equalized Tax Rate	\$0.19	\$0.26	\$0.33	\$0.39	\$0.42
<b>Total Annual Storm Water Property Tax Charge</b>	<b>\$587</b>	<b>\$820</b>	<b>\$1,027</b>	<b>\$1,224</b>	<b>\$1,334</b>
<b>Difference of Utility vs. Levy</b>	<b>(\$408)</b>	<b>(\$568)</b>	<b>(\$710)</b>	<b>(\$845)</b>	<b>(\$918)</b>
Current Storm Water Charge on Tax Levy	\$310				

(1) Property value assumed to increase by 1% annually.



# Property Taxes vs. Storm Water Utility Charges – Lake Property 2

	2009	2010	2011	2012	2013
<b>Storm Water Utility</b>					
Impervious Surface Area (Sq. Feet)	19,799	19,799	19,799	19,799	19,799
ERU (Sq. Feet)	4,500	4,500	4,500	4,500	4,500
Total ERUs	4	4	4	4	4
Charge per ERU	\$90	\$126	\$158	\$190	\$208
<b>Total Annual Storm Water Charge</b>	<b>\$359</b>	<b>\$504</b>	<b>\$634</b>	<b>\$759</b>	<b>\$831</b>
<b>Tax Rate Analysis</b>					
Total Equalized Value <sup>(1)</sup>	\$3,658,697	\$3,695,284	\$3,732,237	\$3,769,560	\$3,807,255
Storm Water Management Costs					
Equalized Tax Rate	\$0.19	\$0.26	\$0.33	\$0.39	\$0.42
<b>Total Annual Storm Water Property Tax Charge</b>	<b>\$700</b>	<b>\$977</b>	<b>\$1,224</b>	<b>\$1,458</b>	<b>\$1,589</b>
<b>Difference of Utility vs. Levy</b>	<b>(\$341)</b>	<b>(\$473)</b>	<b>(\$590)</b>	<b>(\$699)</b>	<b>(\$757)</b>
<b>Current Storm Water Charge on Tax Levy</b>	<b>\$369</b>				

(1) Property value assumed to increase by 1% annually.



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Economic Development Planning Council with Fontana City Government

# Property Taxes vs. Storm Water Utility Charges – Lake Property 3

	2009	2010	2011	2012	2013
<b>Storm Water Utility</b>					
Impervious Surface Area (Sq. Feet)	28,288	28,288	28,288	28,288	28,288
ERU (Sq. Feet)	4,500	4,500	4,500	4,500	4,500
Total ERUs	6	6	6	6	6
Charge per ERU	\$90	\$126	\$158	\$190	\$208
<b>Total Annual Storm Water Charge</b>	<b>\$538</b>	<b>\$756</b>	<b>\$951</b>	<b>\$1,139</b>	<b>\$1,247</b>
<b>Tax Rate Analysis</b>					
Total Equalized Value <sup>(1)</sup>	\$5,786,940	\$5,844,809	\$5,903,257	\$5,962,290	\$6,021,913
<b>Storm Water Management Costs Equalized Tax Rate</b>	<b>\$0.19</b>	<b>\$0.26</b>	<b>\$0.33</b>	<b>\$0.39</b>	<b>\$0.42</b>
<b>Total Annual Storm Water Property Tax Charge</b>	<b>\$1,106</b>	<b>\$1,545</b>	<b>\$1,935</b>	<b>\$2,307</b>	<b>\$2,513</b>
<b>Difference of Utility vs. Levy</b>	<b>(\$568)</b>	<b>(\$789)</b>	<b>(\$984)</b>	<b>(\$1,168)</b>	<b>(\$1,266)</b>
<b>Current Storm Water Charge on Tax Levy</b>	<b>\$583</b>				

<sup>(1)</sup> Property value assumed to increase by 1% annually.





# Property Taxes vs. Storm Water Utility Charges – St. Benedict's

	2009	2010	2011	2012	2013
<b>Storm Water Utility</b>					
Impervious Surface Area (Sq. Feet)	138,419	138,419	138,419	138,419	138,419
ERU (Sq. Feet)	4,500	4,500	4,500	4,500	4,500
Total ERUs	31	31	31	31	31
Charge per ERU	\$90	\$126	\$158	\$190	\$208
<b>Total Annual Storm Water Charge</b>	<b>\$2,782</b>	<b>\$3,904</b>	<b>\$4,913</b>	<b>\$5,885</b>	<b>\$6,442</b>
<b>Tax Rate Analysis</b>					
Total Equalized Value	\$0	\$0	\$0	\$0	\$0
<b>Storm Water Management Costs</b>					
Equalized Tax Rate	\$0.19	\$0.26	\$0.33	\$0.39	\$0.42
<b>Total Annual Storm Water Property Tax Charge</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Difference of Utility vs. Levy</b>	<b>\$2,782</b>	<b>\$3,904</b>	<b>\$4,913</b>	<b>\$5,885</b>	<b>\$6,442</b>
<b>Current Storm Water Charge on Tax Levy</b>	<b>\$0</b>				



# Property Taxes vs. Storm Water Utility Charges – Abbey

	2009	2010	2011	2012	2013
<b>Storm Water Utility</b>					
Impervious Surface Area (Sq. Feet)	946,674	946,674	946,674	946,674	946,674
ERU (Sq. Feet)	4,500	4,500	4,500	4,500	4,500
Total ERUs	210	210	210	210	210
Charge per ERU	\$90	\$126	\$158	\$190	\$208
<b>Total Annual Storm Water Charge</b>	<b>\$18,846</b>	<b>\$26,444</b>	<b>\$33,285</b>	<b>\$39,865</b>	<b>\$43,636</b>
<b>Tax Rate Analysis</b>					
Total Equalized Value <sup>(1)</sup>	\$121,557,423	\$122,772,997	\$124,000,727	\$125,240,735	\$126,493,142
Storm Water Management Costs					
Equalized Tax Rate	\$0.19	\$0.26	\$0.33	\$0.39	\$0.42
<b>Total Annual Storm Water Property Tax Charge</b>	<b>\$23,242</b>	<b>\$32,454</b>	<b>\$40,651</b>	<b>\$48,451</b>	<b>\$52,777</b>
<b>Difference of Utility vs. Levy</b>	<b>(\$4,396)</b>	<b>(\$6,009)</b>	<b>(\$7,366)</b>	<b>(\$8,586)</b>	<b>(\$9,140)</b>
Current Storm Water Charge on Tax Levy	\$12,254				

(1) Anticipated to increase in value by 1% annually.





# Potential Storm Water User Charge Credits

- American Public Works Association Survey of WI communities with storm water utilities show that 90% offer credits
- Most communities with credit set the max credit at less than 100% of the charge
- Fontana's recommended user rate structure is based solely on the amount of impervious area
- Credits offered would be a reduction in ERU's for properties that reduce the amount of runoff



# Questions???



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