

Storm Sewer Utility Assessment policy

City Engineering
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City Engineering
Greg Fries



Storm Water Assessment Charge Methods:

- Area Assessment:** an assessment based on a parcel's area, as calculated in Section 4.3(3).
- Direct Assessment:** an assessment based upon specific work or improvements provided to a parcel, as calculated in Section 4.3(1).

Assessment Types:

- 1) **Direct Assessments** – this method is for work that is directly attributable to the parcel including:
 - a) Private serviced / laterals / connections
 - b) Rain gardens constructed in the terrace as requested by the property owner.

Area Assessment - 1:

- 1) No Assessment for storm sewer installed or upgraded as part of a street reconstruction project, shall be made excepting:
 - a) If the project includes a new/redevelopment that requires new or incrementally increased capacity in the storm sewer to serve the development the sewer shall be assessed as follows:
 - i) if the existing storm is in serviceable condition and sized for existing but not proposed conditions the development is responsible for the full cost of upgrading the storm sewer
 - ii) if the existing storm is in poor condition and sized for existing but not proposed conditions the development is responsible for the proportional cost of upgrading the sewer to the correct size to serve the site.

Area Assessment - 2:

- 1) No Assessment for storm sewer installed or upgraded as part of a street reconstruction project, shall be made excepting:
 - b) If the project includes a new/redevelopment that requires new or incrementally increased capacity in the storm sewer to serve the development **and the project includes upgrades needed for flood mitigation** the sewer shall be assessed as follows:
 - i) If the existing storm sewer does not have sufficient capacity to serve the new/redevelopment properties to meet MGO requirements and regardless of condition of the existing storm system, and regional flood mitigation is required, only the incremental cost to serve the new development over and above the costs to replace and upsize the storm system (for regional flood mitigation) shall be assessed.
 - ii) If the existing storm sewer has sufficient capacity to serve the new/redevelopment to meet MGO requirements and regardless of condition of the existing storm sewer system, and regional flood mitigation is required, storm sewer assessments shall be limited to only direct assessment.

Area Assessment – 3 – NEW CONSTRUCTION:

Policy: The cost of constructing storm water improvements on new streets constructed under a City public works contract shall be assessed to benefiting properties using an Area Assessment and, in addition, may include a Direct Assessment where applicable. The Direct Assessment for a property is calculated in accordance with section 4.3(1). Not all parcels will have a direct assessment.

In accordance with MGO Sec. 16.23(9)(d)5, all costs associated with the construction of the required public drainage system as part of subdivision development are the responsibility of the Developer. This code provides for an exception upon a determination of the City Engineer that a “significant portion” of the area generating stormwater is beyond the perimeter of the subdivision, or where the cost of storm sewer mains is “significant”. In either of those cases, the Developer may request the City install these improvements.

To allow a uniform implementation and understanding of what a “significant portion”, or “significant” cost means, a request for cost sharing by the Developer under MGO Sec. 16.23(9)(d)5 shall be considered when:

The storm sewer required to serve a development exceeds a design capacity of 1300 cubic feet per second (CFS).

a) New Construction Developer Responsibility with City share (Example Rockstream):

- i) The total required design capacity shall be determined by City Engineering staff.
- ii) The City portion of the costs shall be established by flow-apportioned amounts. For example, if the total design flow were 1600 CFS, or 300 CFS more than the design capacity noted above, the City would be responsible for a cost share of $(1600-1300)/1600$ or 18.75% of the pipe material and installation costs.
- iii) Available means of providing the City apportionment of the costs to the Developer shall include, but not be limited to, the following:

Direct reimbursement, up to the statutory amount of \$25,000.00 (over which the project must be let as a Public Works project);

Direct provision of materials in an amount equal to the City’s apportioned costs;

Direct construction of the project via a Public Works project, in which case the project shall be assessed in accord with 4.3 above.

Funding of all options noted above are subject to available funding and budgetary approval of the Mayor and Common Council ■

Storm Sewer for Flood Mitigation Purposes

Policy: The cost of constructing the Public Storm Sewer for a flood mitigation projects shall not be assessed unless specified in 4.3(2)(b). For any project that is for the sole purpose of flood mitigation purposes (no component of the project is needed to facilitate new development, new street construction, new private connections or terrace rain gardens), the storm sewer and other required improvements shall not be assessed and all costs shall be borne by the Stormwater Utility.

Questions and Discussion

