

Storm Water Fee Presentation

Bowen Collins & Associates

City Council Meeting

6/8/20



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& ASSOCIATES

Overview/Objectives – Answer 4 Questions:

- What is a storm water fee?
- Why does Millcreek need a storm water fee?
- How will the proposed storm water fee work?
- What is the recommended storm water fee?

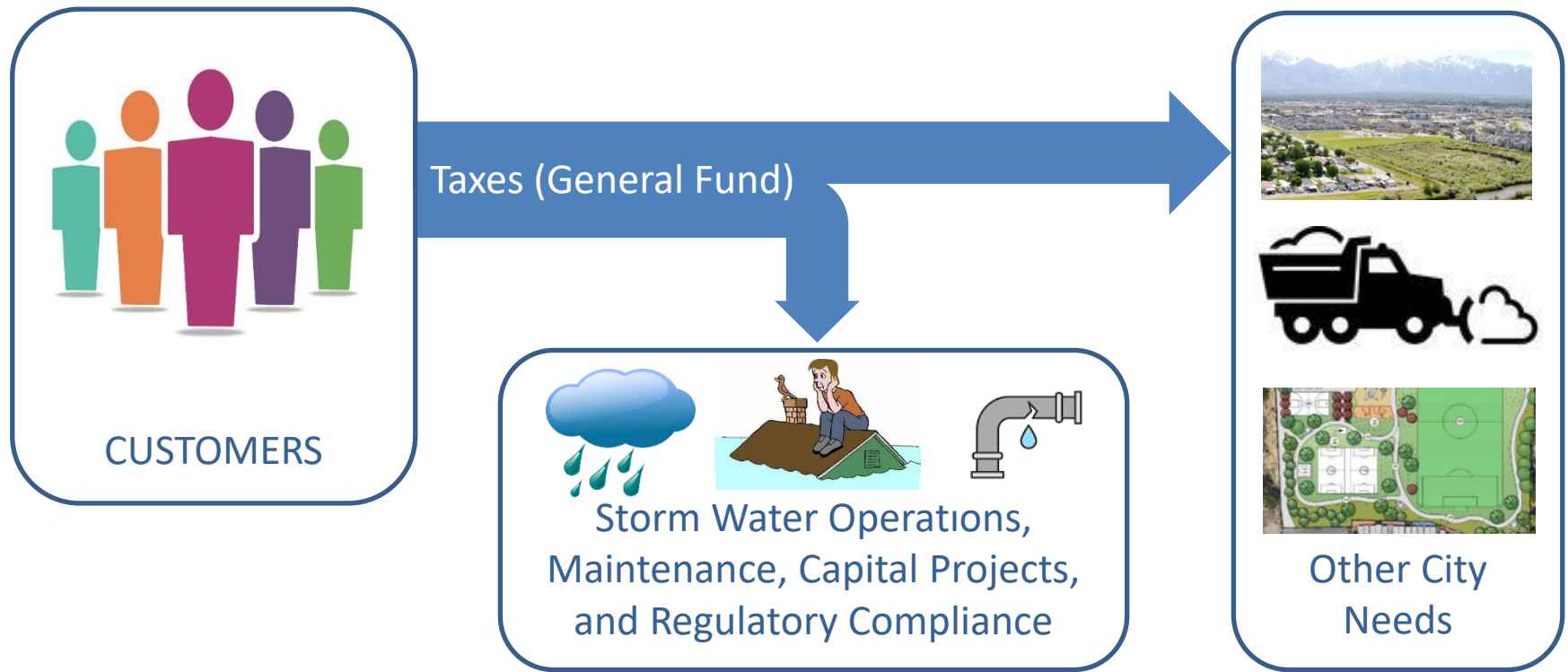


What is a storm water fee?

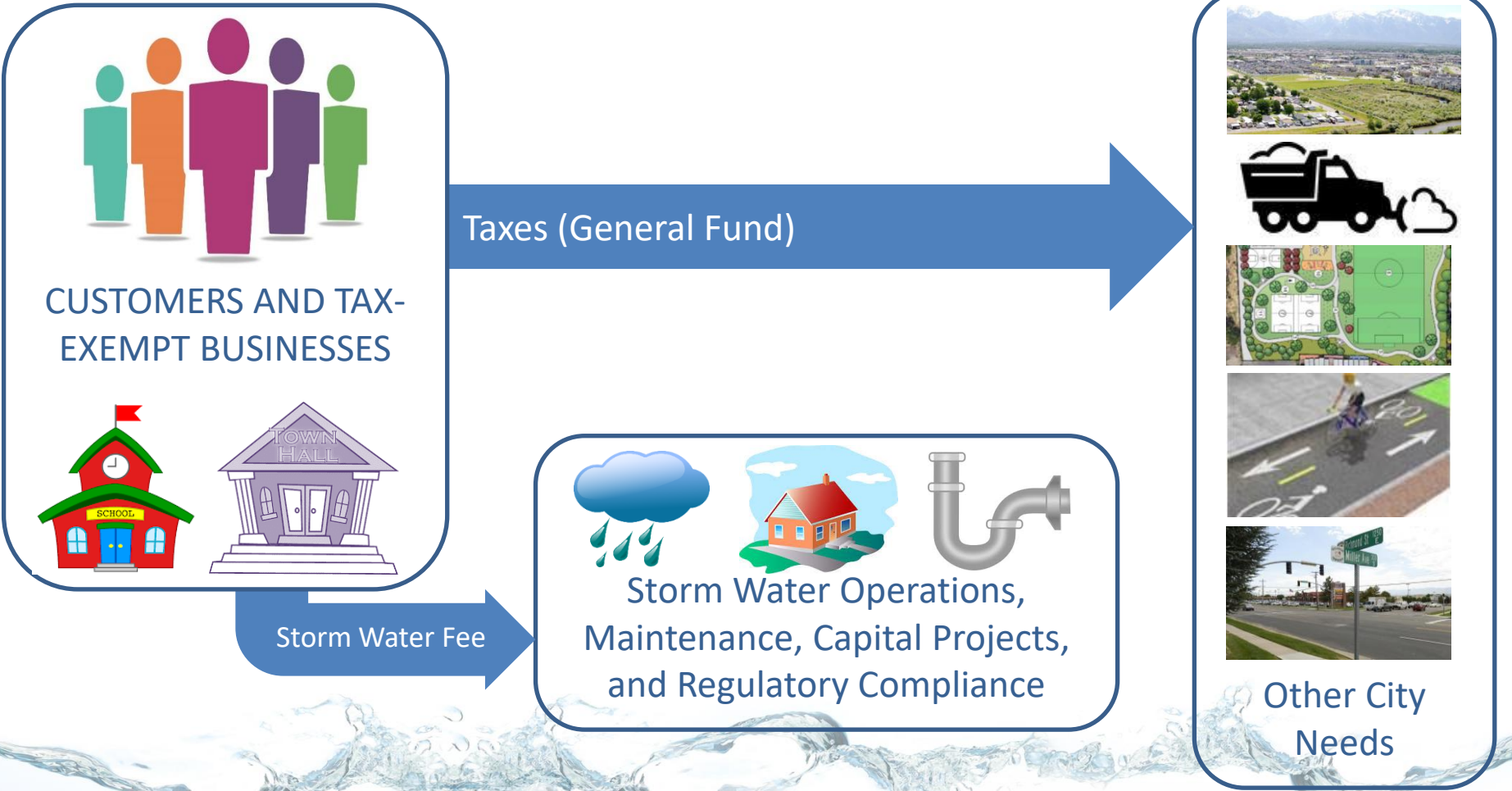


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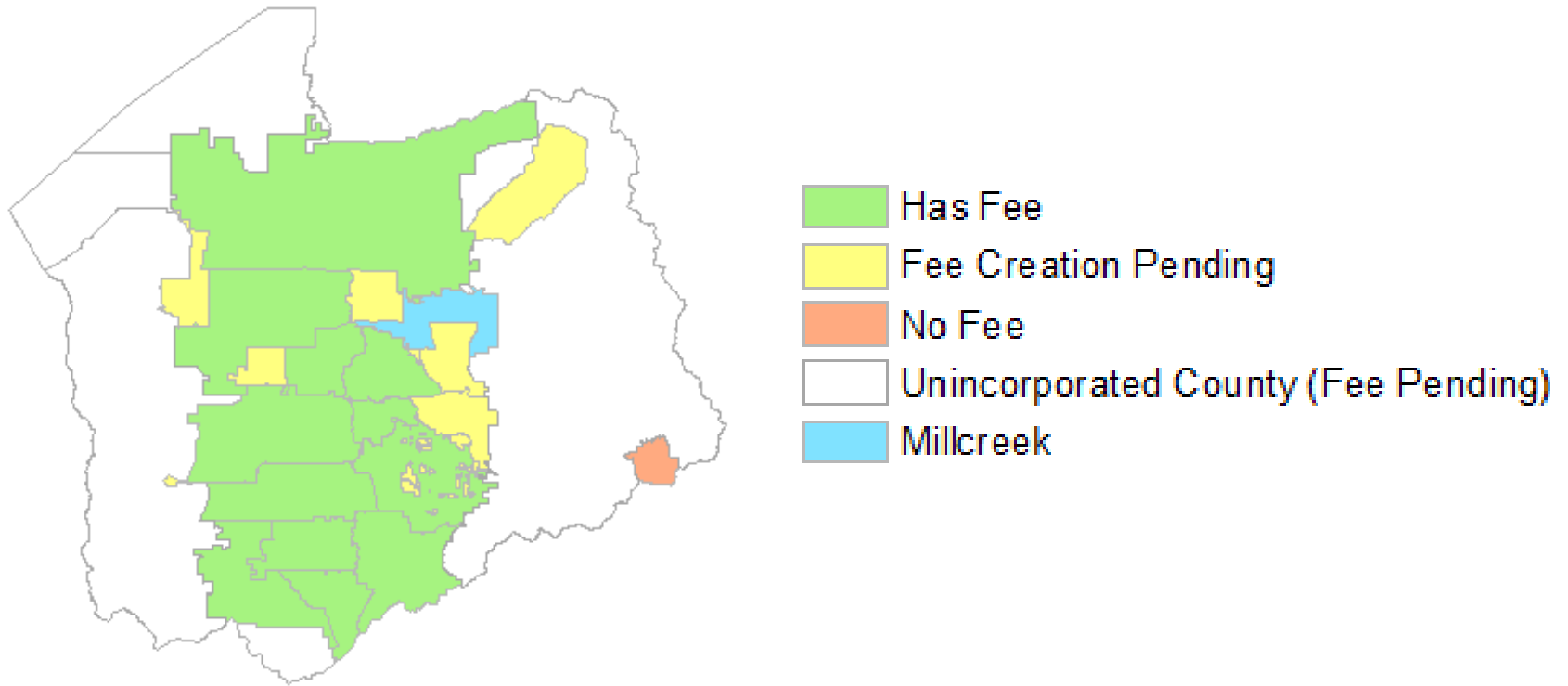
Current Approach



Storm Water Utility Approach



Approach of Neighboring SL County Entities



Why does Millcreek need a storm water fee?



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Aging Infrastructure

Current Infrastructure Problems Include:

Cracked Pipe



Clogged Pipe



Flooding



Walled-Off Pipe



- There is currently 21,500* linear feet of Corrugated Metal Storm Water Pipe in Millcreek, most of which was installed before the 1980's.
- There is currently 173,000* linear feet of Reinforced Concrete Storm Water Pipe in Millcreek, much of which is not mapped

*Inventory of pipe based on a 2018 JUB study, not confirmed by City Engineering

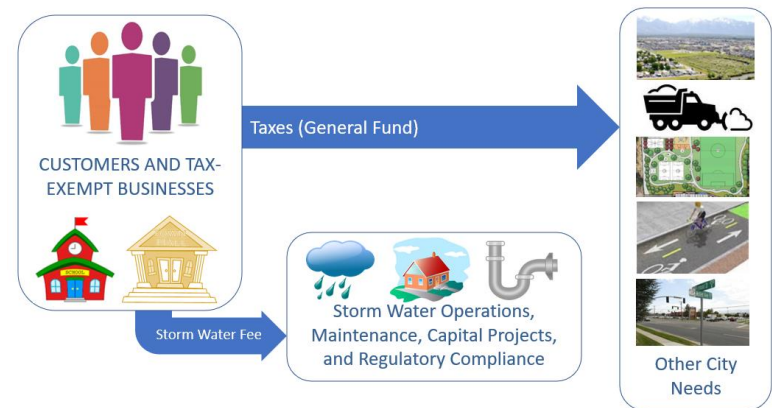
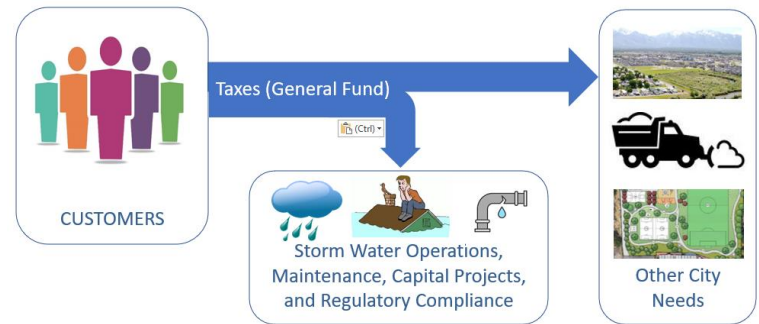
Municipal Separate Storm Sewer System (MS4) Compliance

- Federal and State regulatory requirements
- Includes litter prevention and cleanup, public education, regular water testing, code enforcement, and other pollution monitoring and prevention activities
- Millcreek needs to have the full program in place by 2022



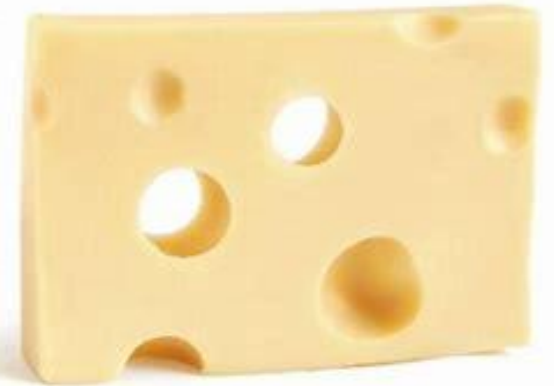
Reliability of Funding Source

- Dedicated funding is fiscally sustainable
- Road funds are no longer needed to fund storm water projects
- The Storm Water Program does not compete with other critical budget items



To be Equitable and Defensible, All Customers Pay

- Current Situation
 - Only taxable properties participate in funding storm water needs
- With new fee, all users pay

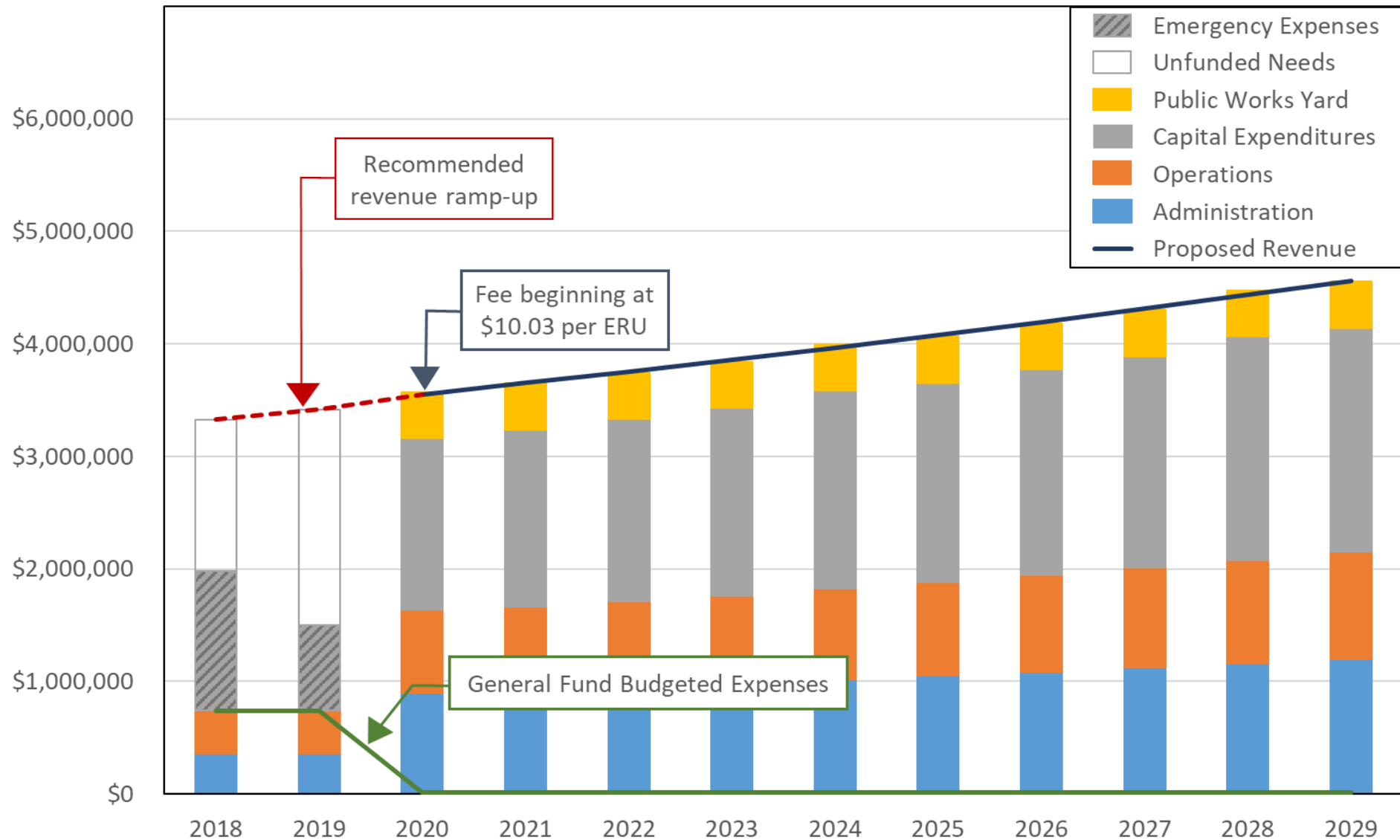


Recommended Budget (in 2020 Dollars)

Administration	\$895,000
Operations	\$741,000
Capital Expenditures	\$1,526,000
Debt Service	\$410,000
Total	\$3,572,000



Historic and Projected Revenue and Expenses



Note: Years listed are the beginning of the fiscal year (e.g. 2020 is the July 2020 - June 2021 fiscal year).

How will the Storm Water Fee Work?



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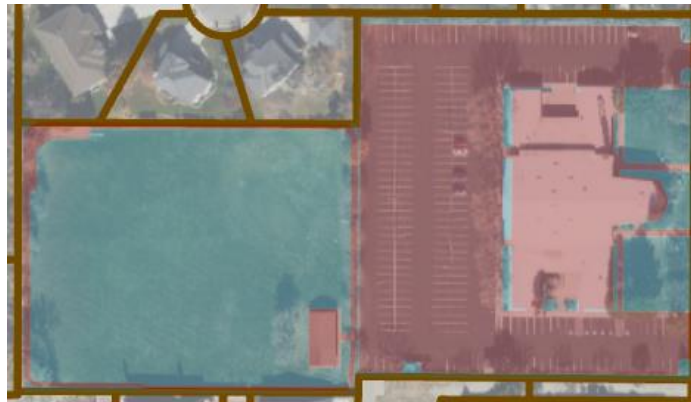
Impervious Area

- Impervious area correlates to storm water runoff
- Average Single-Family Resident in Millcreek has 4,198 SF of Impervious area, rounded to 4,000 SF for simplicity
- 1 ERU = 4,000 SF of Impervious Area



Customer Classes

- Class 1: Single Family Residential with lots under 11,000 Square Feet
- Class 2: Single Family Residential with lots over 11,000 Square Feet
- Class 3: Commercial, Institutional, Civic, and Mixed Use
- Class 4: Multi-Family Residential (Stacked Housing, Condominiums, and Apartments)
- Class 5: Multi-Family Residential (Townhomes)



Class 3 Example: Church with Park

Customer Breakdown

Customer Class	ERUs	Share of ERUs
Class 1: Single Family Residential with lots under 11,000 Square Feet	8,777	28.5%
Class 2: Single Family Residential with lots over 11,000 Square Feet	6,926	22.5%
Class 3: Commercial, Institutional, Civic, and Mixed Use	10,067	32.6%
Class 4: Multi-Family Residential (Stacked Housing, Condominiums, and Apartments)	3,439	11.2%
Class 5: Multi-Family Residential (Townhomes)	1,599	5.2%
Total	30,808	100%



Fee Credits May be Offered

Credits may be offered to only Customer Class 3 (commercial / institutional / civic / mixed Use) for **privately maintaining a detention system, privately maintaining a retention system, and privately conducting storm water quality training**

A Hardship Waiver will be offered to Customer Classes 1, 2, 4, and 5 (residential) in the case of **financial hardship** or **active military household member**



What is the Recommended Fee?



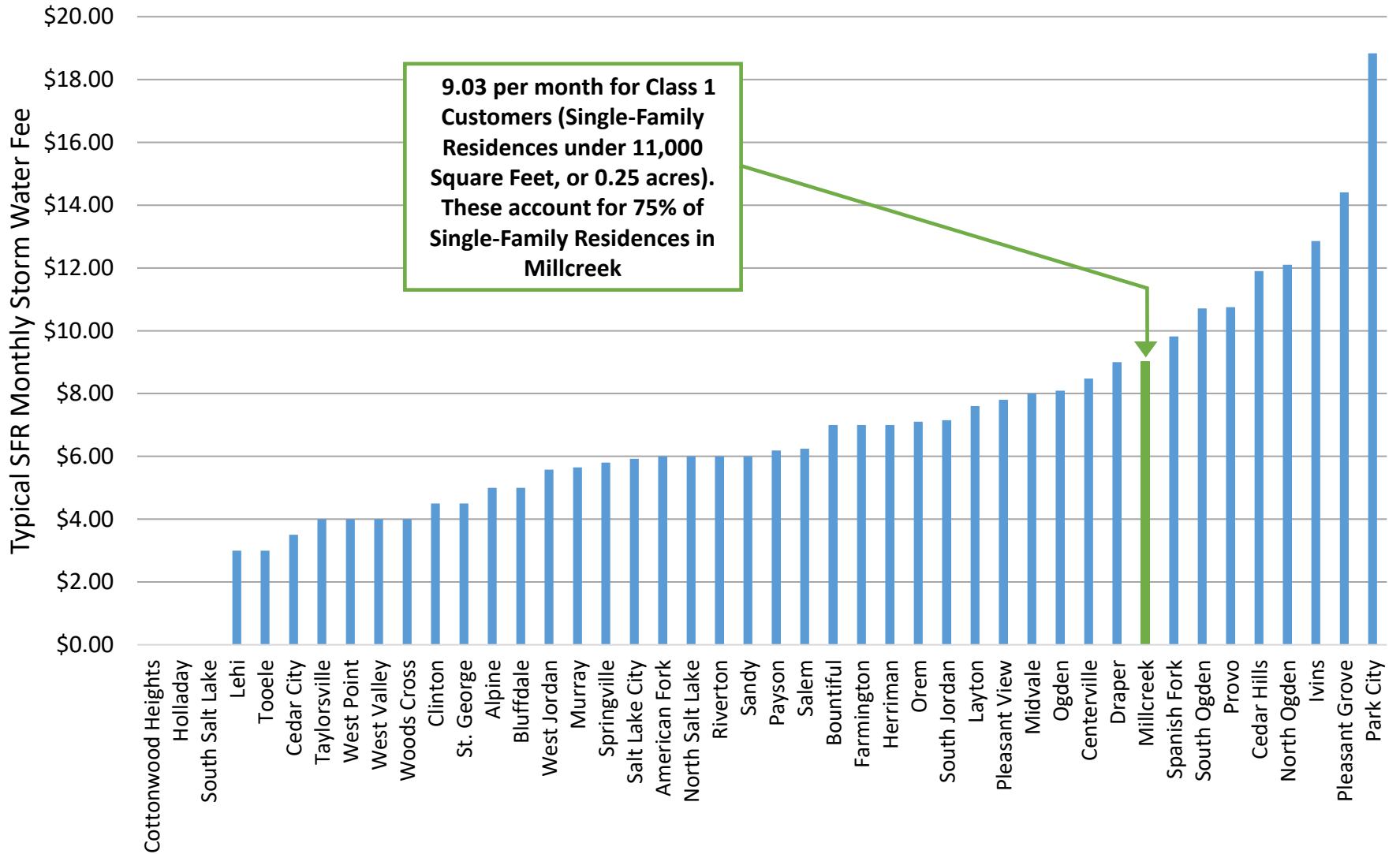
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Recommended Fee & Projected Revenue

Fiscal Year	Recommended Rate (\$/ERU per month)	Projected Revenue
2020-2021	\$10.03	\$3,552,000
2021-2022	\$10.26	\$3,652,000
2022-2023	\$10.50	\$3,755,000
2023-2024	\$10.74	\$3,860,000
2024-2025	\$10.99	\$3,968,000



Storm Water Utility Fees in Utah



Data Source: Official website of referenced entity (accessed between January 2020 - March 2020)

Typical Fee – Class 1

Single Family Residential with lots under 11,000 Square Feet

- 0.9 ERUs
- \$9.03 per month
- 75% of Single Family Residential Properties



Typical Fee – Class 2

Single Family Residential with lots over 11,000 Square Feet

- 1.6 ERUs
- \$16.05 per month
- 25% of Single Family Residential Properties



Typical Fee – Class 3

Commercial, Institutional, Civic, and Mixed Use

- Based on measured impervious area
- \$10.03 per ERU per month
- (Prior to applying credits)

Example	Fee Per Month
St. Marks Hospital	\$1,908
Churchill Jr. High	\$712
Motor Sports Land	\$78
Verizon	\$37
Wasatch Jr. High	\$505
Church (1100 E and Lorraine Ave.)	\$136



Typical Fee – Class 4

Multi-Family Residential (Stacked Housing, Condominiums, and Apartments)

- 0.4 ERUs
- \$4.01 per month



Typical Fee – Class 5

Multi-Family Residential (Townhomes)

- 0.8 ERUs
- \$8.02 per month



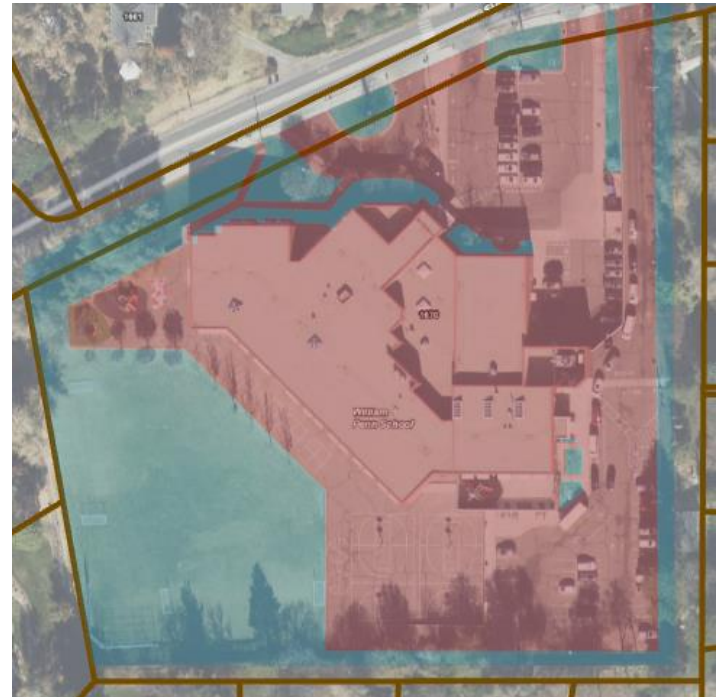
Questions



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School Example

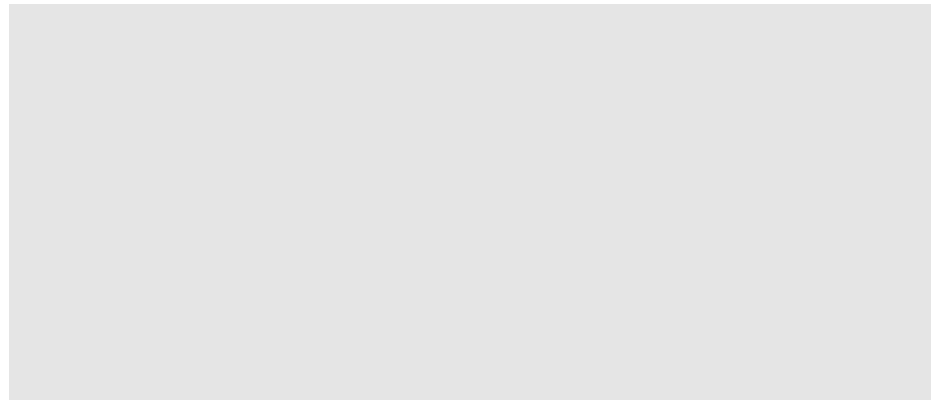
- Custom Calculation for each Commercial, Institutional, Civic, and Mixed-Use property
- Example Calculation
 - William Penn School has 139,010 SF of Impervious Area
 - $139,010 \text{ SF} \div 4,000 \text{ SF per ERU} = 34.7525 \text{ ERUs}$
 - Bill based on 34.8 ERUs (round to nearest tenth)
 - $34.8 \times \$10.03 = \mathbf{\$349.04/month}$ for this Complex





Rashelle Hobbs

Salt Lake County Recorder







Salt Lake County Recorder's Office



ACCORDING TO THE FBI:

Title and Mortgage Fraud are the fastest growing white collar crimes in America.



Everything is stored online these days - including your home's title. Domestic and international cyber-thieves target U.S. homeowners equity in their homes. Removing you from your home's title takes just minutes. Then they forge their name on the title document and refile it. Next, they take out loans using your home's equity and stick you with the payments. You likely won't know until you get a late payment or foreclosure notice from several banks.

Get your **FREE TITLE SCAN** and **COMPREHENSIVE TITLE REPORT** (a \$100 value **FREE** with sign up)

SIGN-UP NOW RISK-FREE >

65% of Home Title Claims are Fraud Related

Why You Need Home Title Lock to Protect Your Property



Your home's title and mortgage are online. Thieves transfer you off your home's title and take out massive loans using your home's equity. You won't know until you get late payment notices.



Identity theft programs, banks, and homeowner insurance policies **DON'T** protect you. For pennies a day, Home Title Lock posts a virtual perimeter around your home's online title and mortgage.



The instant we detect anyone tampering with your title or mortgage, we're on it alerting you and mobilizing to help shut it down.



In the unlikely event your title or mortgage is compromised, our U.S. based Resolution Experts will assist until the matter is resolved.*

*Must be an active Home Title Lock member at the time of the crime.

Get your **FREE TITLE SCAN** and **COMPREHENSIVE TITLE REPORT** (a \$100 value **FREE** with sign up)

Welcome to the Salt Lake County Recorder's Office Property Watch.

We are excited to introduce this new service being offered to Salt Lake County residents free of charge.

Signing up for the Property Watch will enable you to keep track of any recorded changes to your property.

The Salt Lake County Recorder's Office will send you an email, alerting you to any recorded documents. (i.e. Liens, Deeds, Reconveyance Deeds etc.)

Rest assured that your contact information will not be distributed and will only be used to communicate Property Watch information.

Some addresses have multiple parcel numbers. You only need to submit 1 address for 1 parcel number.

Notification of recorded documents will apply to all parcel numbers attached to an address.



1 Salt Lake County Address • Select from drop down list

2001 S State Street

2 Property Watch Contact Information

Rashelle Hobbs

rhobbs@slco.org

3 Parcel Number • Populated after selecting an address

Parcel Number *

Apply

Millcreek Business License Fee Assessment

- 1- What does licensing that business truly cost the city?
- 2- What fees are palatable to businesses?
- 3- How do these fees compare to neighboring cities?

	MURRAY	TAYLORSVILLE	HOLLADAY
CATEGORIES	29	23	48
COST FOR NEW LICENSE	\$100.00	\$137.00	\$110.00
PER EMPLOYEE	\$6	No	No
COST FOR RENEWAL	\$100.00	\$78.00	Disproportionate
DISPROPORTIONATE FEE	Yes	Yes	Yes
HOME OCCUPATION	\$100.00	\$75.00-\$100.00	\$100.00

WEST VALLEY	SOUTH SALT LAKE	SALT LAKE CITY
20	36	90
\$110.00	\$147.00	\$153.00
\$10	No	No
Base plus Disproportionate	Base plus Disproportionate	Varies
Yes	Yes	Yes
\$110.00	\$43.00	\$121.00

MILLCREEK NOW	MILLCREEK PROPOSED
35	35
\$150.00	\$145.00
\$6	\$0
\$150.00	\$145.00
No	Yes
\$150.00	\$55.00

MURRAY		TAYLORSVILLE	
CATEGORY	COST	CATEGORY	COST
Alcohol-Off Premise Beer	\$ 200.00	Base Fee	\$137.00
Alcohol-Private Club	\$ 500.00	New Restaurant 5000	\$362.00
Alcohol Special Event	\$ 100.00	New Department Stor	\$361.00
Alcohol - Tavern Beer	\$ 500.00	Renewal for Existing E	\$78.00
Alcohol- On Premise Restaurant	\$ 500.00	Renewal for existing r	\$303.00
Auto Body Repair and or Paint	\$ 350.00	Renewal for Existing C	\$161.00
Barber Shop	\$ 100.00	Alcohol and Beer Sales	
Convalescent Home	\$ 250.00	Amusement Halls/Arc	\$330.00
Day Care - Home Occupation Insp	\$ 175.00	Automotive	\$414.00
Gasoline/Propane Dispensing	\$ 350.00	Apartments and Rent:	\$20-\$85
Hazardous Materials	\$ 350.00	Construction and Mar	\$25.00
Hotel/Motel	\$ 250.00	Convenience Store wi	\$800.00
Pawn Broker	\$ 200.00	Department Stores/Bi	\$2,000.00
Rental Units - Per unit	\$ 6.00	Family Services	\$50.00
Sexually Oriented Business	\$ 500.00	Financial Institution (E	\$889.00
Storage Unit Facility	\$ 150.00	Grocery Store	\$2,000.00
Tobacco Retailer	\$ 200.00	Hotel or Motel	\$83 per room
Amusement Device	\$ 150.00	Movie Theaters	\$330.00
Auto Towing/ Wrecking	\$ 150.00	Nursing Home	\$20 per bed
Beauty Salon/ Personal Care	\$ 100.00	Personal Services (Les	\$25.00
Day Care - Commercial	\$ 150.00	Personal Services (51-	\$100.00
Fireworks/ Christmas Tree Sales	\$ 160.00	Personal Services (20:	\$250.00
Group Homes	\$ 250.00	Professional Services	\$50.00
Hazardous Materials - Hospital	\$ 350.00	Professional Services	\$100.00
Mobile Painting	\$ 200.00	Professional Services	\$250.00
Rehabilitation Facility	\$ 250.00	Restaurants and Food	\$225.00
Second Hand Dealer	\$ 100.00	Retail/Wholesale (Les	\$50.00
Spa/Massage	\$ 100.00	Retail/Wholesale (Ovr	\$300.00
Tattoo Parlor	\$ 250.00		
Vehicle Fee	\$ 10.00		

HOLLADAY		WEST VALLEY	
CATEGORY	COST	CATEGORY	COST
Automotive	\$325.00	Base Fee	\$110.00
Banking/Credit Un	\$625.00	Inspection Fee	\$50.00
Bed and Breakfast	\$250.00	Per Employee	\$10.00
Professional and	\$225.00	Alcohol License Fee	\$500.00
Convenience Store	\$1,750.00	Fire Inspection	\$72.00
Daycare	\$375.00	Alcoholic Beverage Licens	\$1,000.00
Department Store	\$2,975.00	Alcohol Beverage Licenses	\$500.00
Educational Servic	\$300.00	Banks and Credit Union	\$500.00
Entertainment	\$725.00	Department Stores	\$1,000.00
Fireworks Sales	\$350.00	Drive in Theater	\$1,000.00
Grocery Store	\$1,050.00	Home Improvement Cent	\$1,000.00
Hotels	\$9 plus \$12 per Room	Hotel and Motel	\$1,000.00
Manufacturing	\$1,050.00	Mobile Home Park	\$31 per pad
Motion Picture an	\$10.00	Rental Dwelling	\$35 per unit
Personal Services	\$300.00	Pawnshop	\$1,700.00
Nursing, residenti	\$100 plus \$44 per room	Racetrack	\$1,000.00
Restaurant /Fast F	\$700.00	Salvage Yard	\$1,100.00
Restaurant with Li	\$1,100.00		
Retail/Wholesale,	\$250.00		
Salon Booth Renta	\$100.00		
Seasonal/Tempora	\$225.00		
Solicitor	\$275.00		
Mobile Food	\$275.00		
Mobile Food Cour	\$225.00		
Smoke Shop	\$2,050.00		
Pharmacy	\$1,400.00		
Social Club	\$1,550.00		
Trade School	\$3,325.00		
Home Occupation	\$100.00		
Home Occupation	\$200.00		
3 + Apartment Con	\$11 plus \$10 per unit		
Brewery	\$383.00		
Off Premise Beer	\$283.00		
On Premise Beer	\$383.00		
Taverns	\$523.00		
On Premises Banq	\$383.00		
Club (Under 50% F	\$523.00		
Club (Over 50% Fo	\$433.00		
Restaurant Full Se	\$433.00		
Restaurant Limite	\$383.00		
Special Even Alco	\$100.00		
Special Event Pern	\$100.00		
Cleanup Bond	\$2,000.00		
Business Name Cha	\$25.00		

New Location Trar \$35.00
Penalty for commi25% of Annual Fee

SOUTH SALT LAKE		SALT LAKE CITY	
CATEGORY	COST	CATEGORY	COST
Amusement	\$147.00	Home Occupation	\$121.00
Auto Sales, Repair, Towing, Rental, Leasing	\$173.00	General License Fee	\$153.00
Bowling Alley	\$1,354.00	Per Employee	\$22.00
Check Cashing and Pawn	\$422.00	Auto Dealer	\$60.00
Construction Manufacturing and Contract	\$302.00	Auto Parts Sales	\$112.00
Convenience Stores No Fuel	\$1,860.00	Auto Repair	\$60.00
Convenience Store, With Fuel, Pre-Pay	\$2,281.00	Auto Towing	\$20.00
Convenience Store, With Fuel, No Pre-Pay	\$4,318.00	Bank	\$127.00
Day Care	\$369.00	Retail Beer	\$313.00
Day Care Home	\$249.00	Restaurant Beer	\$247.00
Drug Store	\$2,052.00	Bar Tavern	\$350.00
Fast Food	\$1,093.00	Special Event	\$247.00
Financial	\$719.00	Recreational Beer	\$313.00
Golf	\$781.00	Business Name Char	\$18.00
Horse Stables	\$180.00	Childcare	\$131.00
Indoor Sports Training	\$1,720.00	Clothing Sales	\$99.00
Large Grocery Store	\$1,818.00	Construction Business	\$27.00
Large Retail	\$1,633.00	Retirement Home	\$158.00
Live Entertainment	\$147.00	Dry Cleaning	\$131.00
Commercial Long Term Rental	\$147 plus \$89 Per Unit	Electronic Goods Sales	\$157.00
Short Term Rental	\$147 plus \$7 Per Unit	Gas Station	\$154.00
Markets, Bakeries and Café	\$231.00	Grocery/Convenience	\$131.00
Mini-Storage	\$147 plus \$.30 per unit	Hardware Store	\$131.00
Mobile Food Service	\$147	Hospitals/Healthcare	\$47.00
Mobile Home Park	\$147 plus \$101 per pad	Pawnbroker	\$1,641.00
Movie Theater	\$4,470.00	Social Club	\$439.00
Moving and Warehouse	\$312	SOB	\$378.00
Nursing Home	\$147 plus \$50 per Unit		
Personal Services	\$291.00		
Private Club, SOB, Tavern	\$1,550		
Professional And Business Services	\$225.00		
Restaurant	\$432.00		
Retail General	\$372.00		
Wholesale	\$366.00		

MILLCREEK PROPOSED		
CATEGORY	COST	PROPOSED
Base Fee	\$165.00	\$145.00
Home Business	\$97.53	\$55.00
Home based daycare	\$180	\$90.00
Group Homes	\$0	\$0.00
Assisted Living	\$10	\$10 per bed
Automotive Dealers	\$384	\$390.00
Automotive and Transportation Services	\$474	\$390.00
Bank/Finance	\$825	\$825.00
Business and Professional Services	\$230	\$230.00
Contracted Services - Construction, Landscaping, etc.	\$172	\$172.00
Convenience Store	\$2,042	\$1,970.00
Day Care	\$272	\$272.00
Education and Clubs	\$0	\$230.00
Entertainment	\$183	\$183.00
Grocery Stores	\$111	\$1,970.00
Legal Services	\$178	\$230.00
Movie Theaters	\$0	\$1,900.00
Gyms	\$207	\$207.00
Industrial, Manufacturing, and Wholesale	\$231	\$231.00
Lodging	\$0	\$1,000.00
Massage Center	\$199	\$199.00
Medical Center	\$2,294	\$2,294.00
Medical Professional	\$132	\$230.00
Personal and Home Services	\$329	\$275.00
Restaurant w/ Alcohol	\$279	\$482.00
Fast Food and Take-Out	\$814	\$482.00
Restaurants and Food (no Alcohol)	\$354	\$482.00
Retail	\$206	\$206.00
Short-Term Rentals	\$0	\$245.00
Storage	\$0	\$150.00
Sexually Oriented Business	\$2,446	\$1,970.00