



Board of Directors Meeting February 7, 2007

UPDATES

- A. Proposed Policy for Consolidated Parcels**
- B. Credits**

Jon Sorensen

A. Potential Policies- Consolidated Parcels

- Revised Proposed Policy: Contiguous parcels under one ownership can be treated as one parcel for fee determination if the following criteria are met:
 1. Parcels are contiguous to each other and are not separated by a street, channel, or other facility, owned by another entity, that re-routes drainage.
 2. Parcels are owned by the same entity.
 3. The entity that owns the parcels also controls, owns, and operates the stormwater system.

A. Potential Policies- Consolidated Parcels

- Rationale:
 - The imperviousness and percent imperviousness that fees are based on should not be determined by parcel boundaries, but by the impact of the property as a whole on the SEMSWA stormwater system.

Example No. 1- Airport

- See 11 x 17 handout

Consolidated Fee Determination

Non-Single Family Residence

DRAFT

Cherry Creek School District #5

Current Annual Fee
\$27,894

Total Impervious Area: 1,360,000 sq ft
Total Parcel Area: 4,002,000 sq ft
Consolidated Impervious Percent = 34%
of Parcels: 5

Potential Consolidated Annual Fee
\$20,890

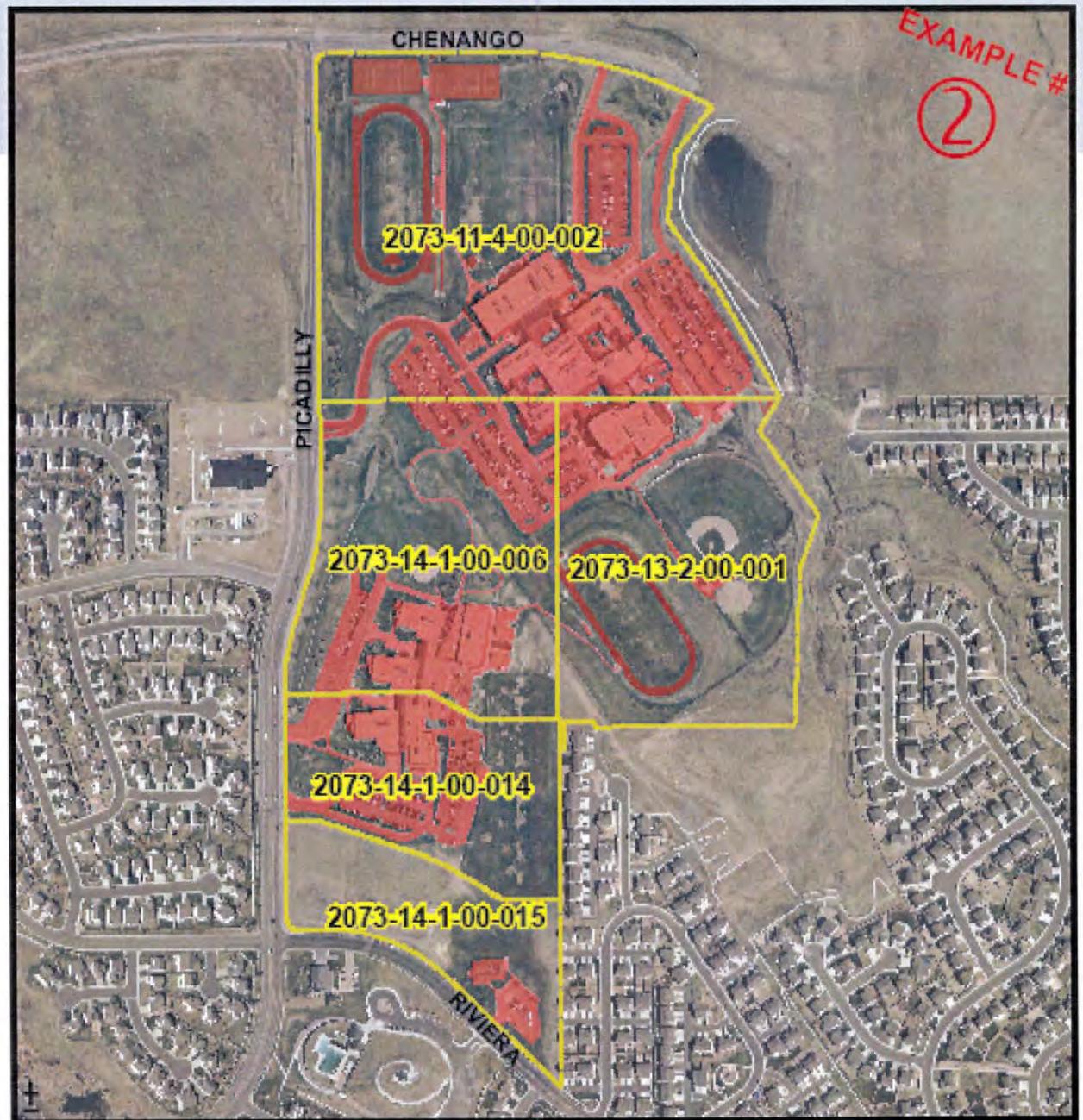
Potential Annual Fee Decrease
(\$7,004)

Stormwater Fee Structure <i>Non-Single Family Residence</i>		
Tier	Impervious Percent	Annual Fee Per sq. ft. of Impervious Area
1	2% to 40%	\$ 0.015360
2	41% to 70%	\$ 0.023640
3	71% to 100%	\$ 0.031908

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Parcel Boundary Impervious Area

The impervious surfaces on this report were mapped from aerial photography. Buildings that appear to lean are common, and impervious surfaces may appear to be offset from their measurement outlines. The horizontal accuracy for this photography is +/- 1 foot.

Consolidated Fee Determination

Non-Single Family Residence

DRAFT

Carr Office Park

Current Annual Fee

\$12,588

Total Impervious Area: 394,500 sq ft

Total Parcel Area: 803,500 sq ft

Consolidated Impervious Percent = 49%

of Parcels: 3

Potential Consolidated Annual Fee

\$9,326

Potential Annual Fee Decrease

(\$3,262)

Stormwater Fee Structure

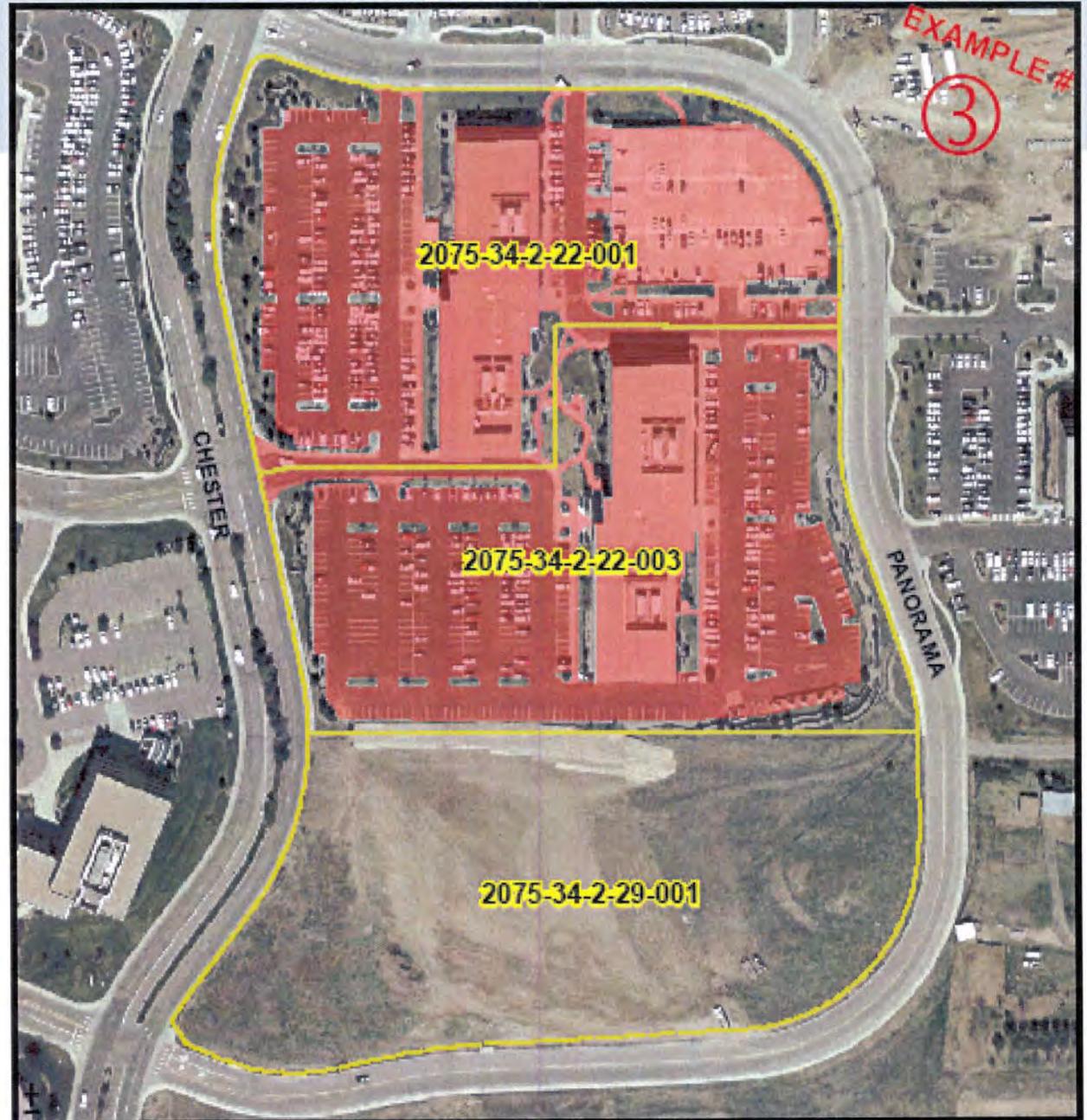
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A. Potential Policies- Consolidated Parcels

- Projection of Fiscal Impact
 - **Step 1- Completed**
 - AMEC reviewed all potentially contiguous properties with a total annual fee of over \$10,000
 - Parcels were under identical ownership (per County Assessor).
 - Initial checks were made to assess contiguity and no separation by street or channel.
 - No checks were completed to assess the owners control, ownership and operation of system.

A. Potential Policies- Consolidated Parcels

- Projection of Fiscal Impact
 - **Step 2- not completed**
 - Common ownership needs to be validated (could increase or decrease number of parcels under common ownership).
 - Control, ownership, and operation of the stormwater system by the owning entity needs to be validated.
 - Check of contiguity and no separation by street or channel owned by other entity needs to be validated.

A. Potential Policies- Consolidated Parcels

- Preliminary Projection of Fiscal Impact
 - Preliminary Estimate of Fiscal Impact Based on Step 1 analysis of potentials over \$10,000
 - 40% of potentially eligible fee base and
 - 5% of numbers of parcels
 - Estimated maximum impact is \$125,000 annually for above group
- See spreadsheet handout titled “Preliminary Fiscal Analysis of Potential Consolidation Policy”

A. Potential Policies- Consolidated Parcels

- Estimated AMEC cost for the analysis to date is approximately \$3,500
- Estimated AMEC cost for analysis of potentially eligible parcels between \$1,000 and \$10,000 is approximately \$3,500.

A. Potential Policies- Consolidated Parcels

- Proposed Process:
 - Qualifying properties would have to apply.
 - Qualifying properties would have the responsibility to go through an application process and demonstrate they meet all criteria (Step 2)

A. Potential Policies- Consolidated Parcels

- Owners that do meet all criteria would be issued a credit check for the fee reduction for 2007.
- The database would be changed to reflect reduced fees for 2008 prior to submission the County Treasurer on Nov. 1, 2007

B. Credits- Preliminary Estimated Fiscal Impact

Type of Property	Preliminary Projection of Fiscal Impact
Large properties that control, own, operate, and maintain stormwater systems 25%	-
Airport- 25%	\$51,000
Other Large Properties	Unknown
Properties with Regional Detention 25%	None Currently
Properties with NPDES permits 15% (total fees are about \$220,000)	No Longer Proposed
<u>Total</u>	Unknown