



The recent update to the stormwater utility rate involved three key changes:

1. **ERU Value Update:** Reduction from 4,863 to 2,800 square feet.
2. **Non-Residential Rate Calculation:** Simplification by removing the land use coefficient.
3. **ERU Rate Increase:** Adjustment from \$4.62 to \$6.62 per month.

### 1. Update of the ERU Value

- **Definition:** The ERU (Equivalent Residential Unit) value serves as a standard for residential stormwater fees, with all residential properties paying the same fee regardless of size or impervious surface.
- **Old ERU Value:** Adopted 20 years ago at 4,863 square feet based on the average impervious surface area for residential properties.
- **Impervious Surface Definition:** Surfaces that prevent stormwater from penetrating, requiring infrastructure to manage drainage.
- **Changes made:** Reduce the ERU value from 4,863 square feet to 2,800 square feet based on a comprehensive impervious surface analysis conducted by NewGen Strategies and Half Associates.
- **Rationale:** The current ERU value disproportionately affects residential properties, leading them to pay more than non-residential properties for the same impervious surface area due to flat fees for residential properties.

### 2. Simplification of Non-Residential Rate Calculation

- **Old Calculation:** Parcel square footage multiplied by a land use coefficient, divided by the ERU value (currently 4,863), and multiplied by the ERU rate.
- **Changes made:** Remove the land use coefficient, simplifying the calculation to actual impervious surface divided by the updated ERU value, multiplied by the ERU rate.
- **Data Utilization:** Incorporating actual impervious surface data for non-residential properties.

### 3. Increase in ERU Rate

- **Old Rate:** \$4.62 per month.
- **New Rate:** Increase to \$6.62 per month (an annual increase of \$24 for residential property owners).
- **Revenue Impact:**
  - Increasing the ERU rate alone would generate approximately \$236,000.
  - Adjusting the ERU value from 4,800 to 2,800 square feet would yield around \$190,000.



- Combined effect of both changes would approximate an increase of \$500,000 annually for the stormwater utility.
- **Importance:** This revenue increase will enable the city to fund essential stormwater improvement projects, which have been lacking due to a focus on maintaining existing infrastructure.