

BOCC



RESOLUTION NO. 18-470

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION TO APPROVE A 6.7% INFLATIONARY INCREASE TO THE DRAINAGE BASIN AND BRIDGE FEES

WHEREAS, Section 30-28-133 (11), C.R.S., authorizes counties to adopt subdivision regulations providing for the payment of a sum of money or proof of a line of credit or other fees in equitable contribution to the total costs of the drainage facilities in the drainage basin in which the subdivision is located; and

WHEREAS, Section 8.5.5 of the El Paso County Land Development Code provides for the assessment of drainage basin fees and for the repayment to a subdivider, from any surplus basin funds available, of any costs the subdivider incurs because of compliance with the plans for the development of drainage basins in excess of the sum of the drainage basin fees assessed against the subdivider's acreage; and

WHEREAS, on September 13, 1999 the El Paso County Board of County Commissioners (Board) adopted Resolution No. 99-383, which Resolution set forth a drainage basin fee schedule based upon impervious acreage and the nature and proportionality of a subdivision's impact on the necessity and extent of drainage improvements in the County; and

WHEREAS, Resolution No. 99-383 further provides that changes in a fee for one or more basins based upon inflation in costs or new and technically sound information including, but not limited to, a new Drainage Basin Planning Study (DBPS) or an addendum to a DBPS shall require action by the Board; and

WHEREAS, Resolution No. 16-093 abolished the drainage fee cap of \$15,000 per impervious acre; and

WHEREAS, at their meeting on November 1, 2018, the City/County Drainage Board recommended a 6.7% increase to the Drainage Basin and Bridge Fees; and

WHEREAS, the Board finds that certain new, technically sound research of various economic indices for the region and state supports a six point seven percent (6.7%) inflationary increase of Drainage Basin and Bridge Fees, and therefore desires to implement same, as is depicted in the 2019 Fee Study attached hereto and incorporated herein.

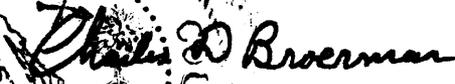
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of El Paso County, Colorado, that Drainage Basin and Bridge fees shall be increased by 6.7% based upon new and technically sound research.

BE IT FURTHER RESOLVED this Resolution shall become effective as of January 1, 2019, and that the provision regarding the increase in Drainage and Bridge fees shall apply to all subdivision development in the County where the County has not accepted a final plat submittal as of the date of the adoption of this Resolution.

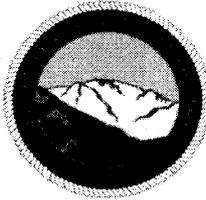
DONE THIS 11th day of December 2018, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

By: 
Darryl Glenn, President

ATTEST
EL PASO
By: 
Chuck Broerman
County Clerk and Recorder

EL PASO



COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Date: December 4, 2018

To: Board of County Commissioners
Darryl Glenn, President

Re: Annual drainage and bridge fees inflationary increase

From: Gilbert LaForce, PE, Engineer II
Craig Dossey, Executive Director

Subject: Six point seven percent (6.7%) inflationary increase to
drainage and bridge fees

Executive Summary: The consumer price index analysis was conducted by the City in partnership with representatives of HBA in making a recommendation to increase the 2019 basin fee by 6.7%. During the November 1, 2018 meeting of the City/County Drainage Board, the increase was approved and recommended for both jurisdictions.

Background: The El Paso County Board of County Commissioners adopted resolution No. 99-383 on September 13, 1999, thereby establishing a methodology by which new subdivisions would be required to contribute to the planned drainage and bridge infrastructure in their drainage basin with a per impervious acre fee. The resolution provides that changes in the fee for one or more basins based upon inflation shall require action by the Board.

Action: Should the Board of County Commissioners approve this request for reimbursement, then the attached fee schedule shall be effective on January 1, 2019.

Attachments:
Fee Schedule
City's 2019 Fee Study
HBA Letter of Support

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El Paso County Drainage Basin Fees

Resolution No. _____

Basin Number	Receiving Waters	Year Studied	Drainage Basin Name	2019 Drainage Fee (per Impervious Acre)	2019 Bridge Fee (per Impervious Acre)
<u>Drainage Basins with DBPS's:</u>					
CHMS0200	Chico Creek	2013	Haegler Ranch	\$10,324	\$1,524
CHWS1200	Chico Creek	2001	Bennett Ranch	\$11,558	\$4,433
CHWS1400	Chico Creek	2013	Falcon	\$29,622	\$4,069
FOFO2000	Fountain Creek	2001	West Fork Jimmy Camp Creek	\$12,564	\$3,717
FOFO2600	Fountain Creek	1991*	Big Johnson / Crews Gulch	\$18,350	\$2,370
FOFO2800	Fountain Creek	1988*	Widefield	\$18,350	\$0
FOFO2900	Fountain Creek	1988*	Security	\$18,350	\$0
FOFO3000	Fountain Creek	1991*	Windmill Gulch	\$18,350	\$275
FOFO3100 / FOFO3200	Fountain Creek	1988*	Carson Street / Little Johnson	\$11,192	\$0
FOFO3400	Fountain Creek	1984*	Peterson Field	\$13,235	\$1,004
FOFO3600	Fountain Creek	1991*	Fisher's Canyon	\$18,350	\$0
FOFO4000	Fountain Creek	1996	Sand Creek	\$18,940	\$5,559
FOFO4200	Fountain Creek	1977	Spring Creek	\$9,517	\$0
FOFO4600	Fountain Creek	1984*	Southwest Area	\$18,350	\$0
FOFO4800	Fountain Creek	1991	Bear Creek	\$18,350	\$1,004
FOFO5400	Fountain Creek	1977	21st Street	\$5,521	\$0
FOFO5600	Fountain Creek	1964	19th Street	\$3,611	\$0
FOFO5800	Fountain Creek	1964	Camp Creek	\$2,033	\$0
FOMO0400	Monument Creek	1986*	Mesa	\$9,598	\$0
FOMO1000	Monument Creek	1981	Douglas Creek	\$11,540	\$255
FOMO1200	Monument Creek	1977	Templeton Gap	\$11,847	\$275
FOMO1400	Monument Creek	1976	Pope's Bluff	\$3,676	\$627
FOMO1600	Monument Creek	1976	South Rockrimmon	\$4,314	\$0
FOMO1800	Monument Creek	1973	North Rockrimmon	\$5,521	\$0
FOMO2000	Monument Creek	1971	Pulpit Rock	\$6,085	\$0
FOMO2200	Monument Creek	1994	Cottonwood Creek / S. Pine	\$18,350	\$1,004
FOMO2400	Monument Creek	1966	Dry Creek	\$14,486	\$524
FOMO3600	Monument Creek	1989*	Black Squirrel Creek	\$8,331	\$524
FOMO3700	Monument Creek	1987*	Middle Tributary	\$15,312	\$0
FOMO3800	Monument Creek	1987*	Monument Branch	\$18,350	\$0
FOMO4000	Monument Creek	1996	Smith Creek	\$7,481	\$1,004
FOMO4200	Monument Creek	1989*	Black Forest	\$18,350	\$500
FOMO5200	Monument Creek	1993*	Dirty Woman Creek	\$18,350	\$1,004
FOMO5300	Fountain Creek	1993*	Crystal Creek	\$18,350	\$1,004
<u>Miscellaneous Drainage Basins: ¹</u>					
CHBS0800	Chico Creek		Book Ranch	\$17,217	\$2,492
CHEC0400	Chico Creek		Upper East Chico	\$9,380	\$272
CHWS0200	Chico Creek		Telephone Exchange	\$10,306	\$241
CHWS0400	Chico Creek		Livestock Company	\$16,976	\$202
CHWS0600	Chico Creek		West Squirrel	\$8,849	\$3,672
CHWS0800	Chico Creek		Solberg Ranch	\$18,350	\$0
FOFO1200	Fountain Creek		Crooked Canyon	\$5,540	\$0
FOFO1400	Fountain Creek		Calhan Reservoir	\$4,625	\$270
FOFO1600	Fountain Creek		Sand Canyon	\$3,342	\$0
FOFO2000	Fountain Creek		Jimmy Camp Creek ³	\$18,350	\$858
FOFO2200	Fountain Creek		Fort Carson	\$14,486	\$524
FOFO2700	Fountain Creek		West Little Johnson	\$1,209	\$0
FOFO3800	Fountain Creek		Stratton	\$8,801	\$394
FOFO5000	Fountain Creek		Midland	\$14,486	\$524
FOFO6000	Fountain Creek		Palmer Trail	\$14,486	\$524
FOFO6800	Fountain Creek		Black Canyon	\$14,486	\$524
FOMO4600	Monument Creek		Beaver Creek	\$10,970	\$0
FOMO3000	Monument Creek		Kettle Creek	\$9,909	\$0
FOMO3400	Monument Creek		Elkhorn	\$1,665	\$0
FOMO5000	Monument Creek		Monument Rock	\$7,953	\$0
FOMO5400	Monument Creek		Palmer Lake	\$12,717	\$0
FOMO5600	Monument Creek		Raspberry Mountain	\$4,278	\$0
PLPL0200	Monument Creek		Bald Mountain	\$9,116	\$0
<u>Interim Drainage Basins: ²</u>					
FOFO1800	Fountain Creek		Little Fountain Creek	\$2,346	\$0
FOMO4400	Monument Creek		Jackson Creek	\$7,263	\$0
FOMO4800	Monument Creek		Teachout Creek	\$5,044	\$758

1. The miscellaneous drainage fee previous to September 1999 resolution was the average of all drainage fees for basins with Basin Planning Studies performed.

2. Interim Drainage Fees are based upon draft Drainage Basin Planning Studies or the Drainage Basin Identification and Fee Estimation Report. (Best available)

3. This is an interim fee and will be adjusted when a DBPS is completed. In addition to the Drainage Fee a surety in the amount of \$7,285 per impervious acre shall be provided. If the DBPS results in a fee greater than the current fee, fees paid in excess of the future revised fee will be reimbursed. See Resolution 06-326 (9/14/06) and Resolution 06-327 (9/14/06).



DATE: November 1, 2018

TO: City/County Subdivision Storm Drainage Board

FROM: Brian Kelley, Stormwater Programs Manager

SUBJECT: 2019 FEE STUDY

Following is a summary of research on drainage construction costs with a recommendation regarding the annual review of the Drainage, Bridge and Detention Pond fees in 2018 to adjust for inflationary costs for fees to be collected in 2019.

Background. The City's Drainage Code includes the following paragraph about annual fee adjustments:

City Code:

7.7.902: STUDIES OF DRAINAGE BASINS:

Prior to January 1 of each year the unit drainage fee and the unit detention reservoir land fee shall be reviewed by the Drainage Board who shall make a recommendation to the City Council as to any adjustment to the fees. *Upon such recommendation the City Council shall establish by resolution the unit drainage fee and the unit detention reservoir land fee in each drainage basin to be effective January 1 of each year.* Said fees will be reestablished in accord with changes in construction and other costs or revisions suggested by additional studies or other information obtained. (Ord. 96-44; Ord. 01-42; Ord. 02-130; Ord. 08-44) (Emphasis added)

Drainage Basin fees shall be reviewed and adjusted annually in order to comply with City Code and to stay current with reimbursement costs. The purpose is to ensure consistent, fair, and equitable reimbursements for the costs of constructing public stormwater infrastructure.

The drainage basin fees were increased by 4.8% in June of 2016, 3.5% in February of 2017, and 5.7% effective January 1, 2018, with the adoption by City Council at the recommendation of the City/County Drainage Board. There was no adjustment based upon a forecast for 2018.

Data Sources:

As was done in past years, this analysis looks back at actual construction cost increases for the past year.

The research for this year's survey includes data from:

- Colorado Department of Transportation (CDOT) Colorado Construction cost index data;
- Denver-Boulder-Greeley consumer price index (CPI-U);
- Cost data per Engineering News Record (ENR);
- Local developers, contractors, consultants, and providers of construction materials; and
- UCCS Economic Form data for the local economy (NEW).

Colorado Department of Transportation (CDOT) Colorado Construction Index Report (“CCI”):

For specific construction items (Earthwork, Structural Concrete, and Reinforcing Steel) the average cost increased by 22.79% from the second quarter of 2017 to the second quarter of 2018. The CCI is difficult to rely on as the projects that CDOT completes vary widely in location, size, scope, and CDOT’s own materials availability. As is evidenced below, the costs of earthwork and reinforcing steel indicate the highest increases, which is consistent with what we have seen with the local construction industry.

Item	2nd Quarter. 2017 Index	2nd Quarter. 2018 Index	% Change (averaged over year)
Earthwork (Price (\$/CY))	13.35	16.83	26.07%
Structural Concrete Price (\$/CY)	632.98	748.33	18.22%
Reinforcing Steel Price (\$/LB)	1.08	1.34	24.07%
Average			22.79%

Consumer Price Index (CPI-U): The CPI-U information provided in the UCCS Economic Forum data for July 2018 indicates all items less food and energy index advanced 2.4%.

Engineering News Record (ENR):

Calculations were based upon the following commodities for the Denver area: Concrete, 4000 psi; Reinforced Concrete Pipe (average of 24”, 36” and 48”); Rebar, Grade 60, #4; Common Labor and Skilled Labor, comparing July 2017 to July 2018.

Item	July 2017 Index	July 2018 Index	% Change (averaged over year)
Concrete, 4000psi	122	126.37	3.58%
Pipe (avg. of 3 sizes)	66.49	69.00	3.78%
Rebar, Grade 60, #4	52.95	54.36	2.66%
Common Labor	818.18	818.18	0%
Skilled Labor	755.64	762.06	.85%
			2.17%

Based on these ENR statistics for the Denver area of a normal mix of labor and materials, a typical drainage project likely saw an average increase of approximately 2.17%.

Local Construction Costs (compiled by contacting local drainage construction contractors, consultants, materials providers, and developers):

City staff studied local project costs including concrete, rock, pipe and labor from 2017 to 2018, as well as developer constructed in place costs, and reported an average increase of approximately 7% in industries that support drainage projects.

Much of the local cost increases cited were attributed to the extremely high demand for construction services for the combination of local land development growth, the 2C ballot measure, dedicated stormwater funding, and high increases by suppliers for cement, rebar, boulders, and rip rap, along with an increase in skilled labor costs.

Summary:

2018 Overall: Using weighted averages based on the impact of local contractor and consultant data for the past year, CCI, ENR (Denver), CDOT and the CPI, for the same time period, it is estimated that overall drainage construction costs have increased an average of 6.7 % from the second quarter of 2017 to the second quarter of 2018.

2018 Forecast: The Governor's Office of State Planning and Budgeting has forecast an increase to the Consumer Price Index of 2.6% for 2018 and an increase of 2.2% for 2019.

Recommendation:

With an adjustment based on actual data from July 2017 compared to July 2018 of 6.7%, **staff recommends an increase of 6.7%** over the 2018 drainage, bridge and detention pond facility fees, to include the Miscellaneous Basin fee, and approval of the attached fee schedule effective upon City Council approval.

There has been no adjustment to the Park Land Dedication Fee (\$76,602 per acre); therefore the Detention Pond Land fee will remain the same as 2018.



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Mr. Brian Kelley
Water Resources Engineering Division/ Public Works
City of Colorado Springs
30 S. Nevada Ave., Suite 401
Colorado Springs, CO 80901

Dear Mr. Kelley:

On behalf of the Housing & Building Association of Colorado Springs (HBA), we would like to thank you for giving us the opportunity to review and discuss the proposed drainage basin fee increase.

We appreciate the staff's readiness to research drainage construction costs, which provided a better assessment of the actual construction cost increases. The proposed increase is in line with bids our members have received as well. The HBA supports moving forward with the recommended increase of 6.7% over the 2018 drainage, bridge, and detention pond facility fees. We look forward to continuing a collaborative partnership with the City of Colorado Springs.

Please do not hesitate to contact us with any questions about our organization's support.

Respectfully,
Mike DeGrant, DeGrant Consulting
2018 HBA President

Kevin Walker, Walker Schooler District Managers
2018 HBA Public Policy Council Chair

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Mark Long – Vanguard Homes
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