



PUBLIC WORKS

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Stormwater Overview Document

In Kansas City, Kansas the Stormwater Utility is large, complex, and needs constant maintenance. The research into updating the Stormwater Utility's user fee is equally complex. The purpose of this document is to answer important questions:

- 1) What is stormwater?
- 2) What is Stormwater Management?
- 3) What is the Stormwater User Fee?
- 4) Why does the Stormwater User Fee need to be updated?
- 5) What will updating the Stormwater User Fee achieve?
- 6) What will happen if the Stormwater User Fee is not updated?
- 7) What has Public Works done since 2018 to facilitate the update?

What is stormwater?

When water falls to the earth as rain, snow, or ice, most of it is absorbed into the ground. If the ground is frozen, saturated, or covered by surfaces that do not allow it to soak into the ground, the excess water flows over the land, creating stormwater runoff.

Stormwater runoff is directed into storm drains that flow directly into local streams, rivers, and lakes carrying pollutants from the ground and hard surfaces. These pollutants include oil and grease, fertilizers, pesticides, pet waste, trash, and soil. The pollutants degrade the water quality and are harmful to wildlife.

Stormwater runoff also threatens homes, businesses, and streets.

What is Stormwater Management?

Stormwater Management is the protection of private property, commerce, roads, and the environment. This is accomplished through the maintenance, renewal, and improvement of stormwater infrastructure like pipes, inlets, ditches, swales, ponds, creeks, curbs, and pump stations.

In Kansas City, Kansas, Public Works is responsible for:

- More than 400 miles of stormwater pipe
- More than 10,000 stormwater structures, and
- More than 120 miles of open channel drainage

The city also has more than 600 miles of ditches. Infrastructure systems of this magnitude must be constantly and vigilantly maintained, and all that infrastructure has a finite life.



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What is the Stormwater User Fee?

Like other utility fees like water, electricity, and wastewater, many communities also have a utility fee designed to manage the rainwater from storms. The stormwater user fee supports the maintenance, renewal, and improvement of the stormwater system's various assets like pipes, inlets, bridge culverts, and open channels.

Right now, most properties in Kansas City, Kansas, pay a flat \$4.50 monthly fee, from single-family homes to big-box retailers and commercial facilities. In January 2022, the user fee will increase to \$6.00 per month for residential and \$14.00 for non-residential properties. This increase, adopted in September 2021 during the 2022 budget process, is a step in the right direction, but it does not generate the revenue needed to support the system's needs.

Why does the Stormwater User Fee need to be updated?

As with other utility fees, like water or electricity, the fee users pay must be periodically updated to continue providing a service. Updating a user fee can depend on a variety of factors like inflation, service growth, or asset age. In Kansas City, Kansas, the stormwater user fee needs to be updated because:

- 1) it does not generate the funding needed to perform routine maintenance
- 2) it does not generate the funding needed to perform projects
- 3) it does not generate the funding needed to account for increased population and development, and
- 4) it does not generate revenue fairly from users.

If the user fee is not updated to generate the revenue needed to accomplish these tasks, the fund will become insolvent by 2024, and a majority of the stormwater system in Kansas City, Kansas, will be in a poor to failed state by 2031.

What will updating the Stormwater User Fee achieve?

Updating the Stormwater User Fee will allow Public Works to systematically maintain, renew, and improve the stormwater system.

With a sustainable user fee in place, Public Works will:

- Create and deploy a ditching program to care for the city's more than 600 miles of ditches
- Increase the amount of street sweeping performed in flood-prone areas
- Begin reducing the maintenance backlog
- Renew aging assets like bridge culverts and curbing
- Improve existing assets like underground pipes
- Leverage federal and state funding to complete nine high-priority stormwater projects in critical basins to mitigate flooding risk, improve system functionality, and establish regular infrastructure improvement activities.



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The leveraging of federal and state funding in this program is especially beneficial and unique to the Unified Government. Throughout the engagement process, both the Board of County Commissioners and the business community encouraged the department to seek federal funding in the form of grants or loans wherever possible to boost the impact of work performed.

Public Works heard this feedback and responded by applying for the opportunity to receive funding via the Environmental Protection Agency's (EPA) Water Infrastructure Finance and Innovation Act (WIFIA). WIFIA is a federal credit program administered by the EPA for eligible water and wastewater infrastructure projects that combines low-interest rates with long-term repayment options and deferred payments up to five years after a project's completion.

The application was successful, and the Unified Government was awarded the opportunity to apply for up to \$74-million in funding in early 2021. To take advantage of this opportunity, two things must occur:

- (1) The Unified Government must identify a 49% funding match.
- (2) The Unified Government must have a rate that can repay the low-interest federal WIFIA loans.

Public Works identified a 49% funding match through the Kansas State Revolving Fund (SRF). The SRF Fund provides financial support to local governments in the form of low-interest loans that can be used for construction projects that are related to water.

The deadline to apply for WIFIA assistance is January 15, 2022. The projects the WIFIA program would support for stormwater are:

1. New Stormwater infrastructure in Argentine adjacent to the Kansas River
 - a. Includes 4,500 linear feet of storm sewer from 15 to 72-inch pipes and new inlets for drainage.
2. Jersey Creek Improvements
 - a. Includes new drainage inlets and 1,500 linear feet of new pipe. This project will be leveraged alongside concurrent wastewater system improvements to create a larger-impact improvement for residents.
3. Muncie Drainage improvements
 - a. Includes upsizing and adding to the existing system to mitigate flooding risk for homeowners.
4. Clifton Park improvements
 - a. Green stormwater infrastructure additions that manage runoff, improve water quality, and increase park beauty.



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5. Combined Sewer Separation on Quindaro
 - a. Separate sewer and storm infrastructure and install approximately 5,000 linear feet of new stormwater pipes.
6. Combined Sewer Separation around Big 11 lake area
 - a. Separate sewer and storm infrastructure and install approximately 2,700 linear feet of new stormwater pipes.
7. Combined Sewer Separation in the Grandview Boulevard area
 - a. Separate sewer and storm infrastructure and install 9,300 linear feet of new pipe. Improvements also include the addition of green infrastructure to increase water quality and neighborhood beauty.
8. Bridge/Culvert Annual Repairs
 - a. The rehabilitation and replacement of aging culverts within 8 watersheds. Increases inspection program for more regular analysis of assets.
9. Curb & Gutter Annual Repairs
 - a. The rehabilitation and replacement of gutter in conjunction with yearly overlay/pavement preservation activity.

Utilizing SRF and WIFIA to fund these projects saves the Unified Government approximately \$80-million dollars over the life of the loans, as compared to using traditional General Obligation bonds.

What will happen if the Stormwater User Fee is not updated?

If the stormwater user fee is not updated to meet the system's needs, a majority of the stormwater system in Kansas City, Kansas, will be in a poor to failed state by 2031.

Public Works will not be able to provide adequate maintenance, and deferred maintenance backlogs will continue to increase.

The WIFIA and SRF package will also have to be significantly reduced, as the revenue generated by the current fee will not be enough to pay back the loans. For example, 'significantly,' in this case, means projects like Jersey Creek and Argentine would not be done.

Even more importantly, the safety of residents, businesses, private property, and the health of our natural environment will decline.



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What has Public Works done since 2018 to facilitate the update?

In order to provide a sound basis for an update to the utility's rate structure and generate appropriate dollars each year, Public Works commissioned a 2017 study of 8 out of 50 watersheds in Kansas City, Kansas.

There were two reasons to study just eight watersheds: lack of available funds, and the eight watersheds were by far the most troubling for the public. A watershed is a place where all of the rainwater travels to distinct streams or creeks and then drains to a common outlet, like a river. Because Kansas City, Kansas, is surrounded by two major rivers, the city has an unusually high number of watersheds – significantly higher than our neighbors. This means that the city has more water to manage and be responsible for than others.

More than \$150-million (2018 dollars) of needed work was identified within these eight watersheds. This work includes both projects and programs.

Programs are the day-to-day management of small projects and maintenance or asset renewal activities. In the case of stormwater, this would be things like ditch maintenance, curb replacement, inlet repair, under-the-road culvert replacement, and so forth.

Projects are those things that are not maintenance or asset renewal activities. Projects result from specific written plans with well-defined durations and with well-defined scopes. Projects are almost always greater than \$250,000 in cost. In the case of stormwater, the Unified Government has not completed a stormwater project in at least three years because available funding is devoted almost entirely to emergency maintenance and repairs, like the recent Roe Lane closure and the 91st Street wing-wall replacement

In addition to this need, the study highlighted severe liabilities within the system. Further investigation indicated that substantial portions of the system were aged and would become at risk of failure if no action was taken.

Before this study, the Stormwater Utility Fee had not been updated since 2012. The Public Works team responsible for the program's management fell behind on their ability to perform general maintenance, renew existing assets, and prevent emergencies as a result. With the new data in hand, Public Works set out to understand how best to overcome the challenge and prevent system failure.

Outreach

In late 2018, Public Works began a community engagement process that continues. The engagement process includes:

- More than a dozen multi-hour, multi-location, open houses
- Numerous FAQ boards and flyers
- A dedicated FAQ website



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- Publication in E-News, Livable Neighborhoods
- Paid event promotion via Facebook
- ETC Community Survey question
- Regular meetings with the Chamber of Commerce
- Business meetings with Chamber Membership
- Citizen Advisory group with residents, local schools, and small/medium/ large businesses
- A Credit Program Development Committee
- Stakeholder meetings with local non-profits
- Targeted direct mail
- Publication in the Citizen Newsletter
- A 30-minute “Open House” walkthrough video which aired on YouTube and UGTV
- Interviews with local news media as recently as November 22, 2021

Hard Surface Model

When engagement began in 2018, Public Works proposed a fee structure that met funding needs and was fairer for ratepayers. This proposal, and all subsequent recommendations, is based on the amount of hard surface an individual property has. Hard, or impervious surface, is any surface that does not allow rainwater to absorb naturally into the ground.

If rainwater is not absorbed naturally into the ground, it becomes the stormwater that runs off a property and must be managed by the stormwater system. The more hard surface a property has, the more stormwater runoff it generates, and the more demand it places on the stormwater system.

Right now, most properties in Kansas City, Kansas, pay a flat \$4.50 monthly fee, from single-family homes to big-box retailers and commercial facilities. In January 2022, the user fee will increase to \$6.00 per month for residential and \$14.00 for non-residential properties. This increase does not generate the funding needed to support the system's needs, but it is a step in the right direction.

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- Updated FAQ videos
- Updated FAQ websites
- Creation of a stormwater@wycokck.org email address for residents and businesses to ask questions
- An online survey about rate option preferences
- 4 Public presentations for the Board of Commissioners
- 14 On3s
- 15 On1s
- 36 Weekly Footnotes on the proposed change, community engagement, or stormwater issues
- 4 Stormwater/Wastewater Infrastructure Subcommittee meetings
- Meetings with the Chamber's newly formed Infrastructure Committee



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Basing the user fee on the amount of hard surface a property has helps make the substantial cost of maintaining, renewing, and improving the stormwater system much fairer for ratepayers. To understand how residents and businesses felt about this system, Public Works engaged both.

The 2018 Proposal & Community Feedback

The original proposal was \$5.90 per 2,420 ft² of hard surface. 2,420 ft² is the median square footage of residential property in Kansas City, Kansas.

As an example, a property with 4,000 ft² of hard surface would pay \$9.75 per month under the original proposal. This amount is calculated by dividing 4,000 by 2,420, which equals 1.65 billing units. The billing unit is then multiplied by the \$5.90 rate for a total of \$9.75.

Community and business feedback on this initial proposal was clear: the cost was too high, and the increase occurred too quickly. The community instructed Public Works to scale this proposal back and stretch the funding needed over more years.

Public Works responded by scaling back the program and spreading the increases over multiple years. A reduced rate of \$3.85 per 2,420 ft² was proposed in February 2019, but community feedback was again clear: the cost was too high, and the increases occurred too quickly. Public Works responded by reducing the proposed rate to \$0.84 per 500 ft² in April 2019.

Following additional feedback on the third rate proposal, Public Works was asked to reduce costs further to limit the increase some small businesses would experience.

The Credit & Appeals Programs

At the same time, Public Works coordinated closely with the Kansas City, Kansas Chamber of Commerce to address another important concern: credits for fee reduction.

As part of their development agreements, many businesses are required to manage stormwater runoff on their property. This can include things like retention ponds, curbs, underground tanks, and so forth. The Chamber believes these businesses should be able to reduce their monthly fee because they are already required to manage stormwater to a certain extent. Public Works agrees and created a Credit Program Committee comprised of small, medium, and large business owners/representatives in Kansas City, Kansas, to discuss the opportunity further.

From that committee, the Credit and Appeals Programs were born. Both residential and non-residential properties could reduce their monthly bill by implementing Best Management Practices for stormwater runoff quality and quantity as described by the Mid-America Regional Council and American Public Works Association Manual of Best Management Practices for Stormwater Quality. Under this program, participants could reduce bills by up to 25% for managing stormwater quality and up to 25% for managing stormwater quantity. Credits could be



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combined for a maximum reduction of 35%. A credit would also be given to those organizations which met the minimum standards required.

In addition to quality and quantity credits, Public Works recognized that not all parcels are created equally. Some properties discharge their stormwater directly to local rivers by way of permit through the State of Kansas. In these rare cases, a Discharge Credit of 75% is granted. There are also instances where properties have large pervious areas, such as farmland. In cases where the property area to hard surface area is at least 30:1, the property would receive a 50% credit.

First Recommendation

On June 13, 2019, Public Works presented Commission with three options for updating the rate. The first option was to increase the flat fee from \$4.50 per month to \$7.70 per month. The second option was developed by the Kansas City, Kansas Chamber of Commerce and proposed a residential rate of \$8.50 per month and a non-residential rate of \$61.14 per month.

The third rate option, as formed by community feedback, was \$0.45 per 500 ft². Under this individually calculated rate proposal, the property with 4,000 ft² of hard surface would pay \$3.60 per month. However, it is important to note that because customers were already paying a flat \$4.50 per month, any parcel that fell below this amount would pay the minimum fee of \$4.50. In this example, a property with 4,000 ft² of hard surface would see no change in their monthly bill in the first year. 82% of all parcels in Kansas City, Kansas, have 4,000 ft² or less of hard surface. The third rate option was still based on impervious surface, but the capital projects had been scaled back from \$58-million to \$30-million to reduce costs for ratepayers:

Option 3	June 1, 2020	2021	2022	2023	2024	2025	2026	2027
Rate per 500 ft²	\$0.45	\$0.71	\$0.96	\$1.06	\$1.13	\$1.19	\$1.25	\$1.28
% of residential not impacted	92%	69%	32%	32%	13%	13%	13%	13%

All three proposals met funding needs for maintenance and projects. Public Works recommended the third, individually calculated rate option. Under Option 3, 92% of residential parcels would not see a change in their bill in the first year.

Second Recommendation

Between June 13, 2019, and January 9, 2020, Public Works performed additional outreach and worked with the Kansas City, Kansas Chamber of Commerce to find a rate that was acceptable. This outreach included many of the items listed earlier in this document, with the addition of a county-wide notification being sent to more than 64,000 residential addresses and results from the 2020 ETC Unified Government Community Survey being returned.



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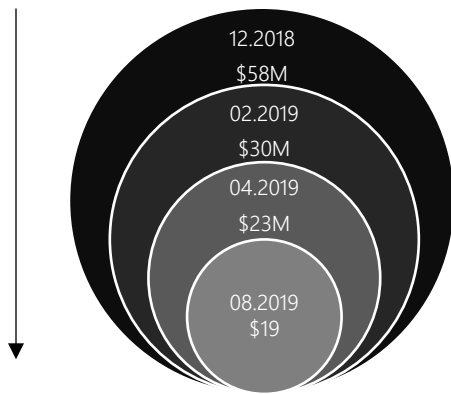
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In the 2020 survey, “Eighty-three percent (83%) of respondents think it is either “very important” (50%) or “important” (33%) for the Unified Government to manage stormwater runoff to help protect the quality of water in lakes and streams. Eighty-one percent (81%) of respondents who had an opinion believe property owners who generate more runoff should pay more per square foot owned than those who generate less runoff, while 19% believe all property owners should pay the same rate for stormwater fees.”¹

The 2020 ETC Survey findings were consistent with feedback back Public Works had received to date: most people favored a funding structure that supported stormwater management and more fairly recovered costs from users of the system, similar to electric and water.

Between April and August 2019, the capital projects proposed in March 2019 were reduced from \$30-million to \$19-million.



On January 9, 2020, Public Works presented Commission with two options for updating the rate. Like previous iterations, both options were based on the amount of hard surface a property has and included all community feedback obtained between March and December 2019.

The first option was, like previous recommendations, based on hard surface and individually calculated for each property or parcel. Under this option, the rate per 500 ft² was \$0.67 per month. A property with 4,000 ft² of hard

surface would pay \$5.36 per month, a slight increase from the June 13, 2019, recommendation:

Option 1	2021	2022	2023	2024	2025	2026	2027
Rate per 500 ft²	\$0.67	\$0.88	\$1.04	\$1.22	\$1.22	\$1.28	\$1.35
Minimum Charge	\$4.50	\$4.50	\$4.50	\$4.50	\$4.50	\$4.50	\$4.50
% of parcels not impacted	70%	58%	43%	28%	28%	28%	28%

There are two reasons for this slight increase, despite the number of capital projects being reduced:

- (1) The rate structure proposed was to be in effect for 7 years, as opposed to 3 or 4. By increasing the rate per 500 ft² in the first year, it was possible for Public Works to prevent the “too quick” increases experienced by previous rate structures in later years. This method helped “smooth” the curve in rate increases by spreading them out across multiple years.
- (2) Public Works’ Stormwater Program was still charging users a flat \$4.50 per month, which is not enough to sustain the system. This caused the backlog of work to increase, thereby

¹ 2020 Unified Government Community Survey Findings Report, pg. 5



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increasing the amount and cost of regular maintenance work that needed to be addressed.

The second option, like previous recommendations, was based on hard surface. However, this option was based on tiers of hard surface. A total of 13 tiers were proposed ranging from \$4.50 per month to \$5,803.83 per month. Only two parcels in Kansas City, Kansas, fell into Tier 13 at \$5,803.83 per month. 82% of parcels fall into Tier 2 or lower and would pay a maximum of \$4.84 per month:

Option 2									
Tier	Range (ft ²)	% Parcels	2021	2022	2023	2024	2025	2026	2027
1	0 - 2,000	42.53%	\$4.50	\$4.50	\$5.09	\$5.89	\$5.92	\$6.20	\$6.57
2	2,001 - 4,000	40.65%	\$4.84	\$4.84	\$5.48	\$6.34	\$6.37	\$6.67	\$7.07
3	4,001 - 6,000	7.39%	\$6.15	\$8.21	\$9.58	\$11.08	\$11.14	\$11.66	\$12.36
4	6,001 - 10,000	3.61%	\$9.59	\$12.82	\$14.94	\$17.29	\$17.38	\$18.20	\$19.29
5	10,001 - 20,000	2.41%	\$17.61	\$23.52	\$27.43	\$31.74	\$31.90	\$33.41	\$35.41
6	20,001 - 30,000	0.94%	\$31.92	\$42.65	\$49.73	\$57.54	\$57.84	\$60.57	\$64.19
7	30,001 - 60,000	1.14%	\$53.29	\$71.19	\$83.01	\$96.06	\$96.55	\$101.12	\$107.15
8	60,001 - 100,000	0.48%	\$99.53	\$132.97	\$155.05	\$179.42	\$180.33	\$188.86	\$200.13
9	100,001 - 250,000	0.51%	\$189.81	\$253.57	\$295.67	\$342.14	\$343.88	\$360.15	\$381.64
10	250,001 - 500,000	0.22%	\$436.30	\$582.88	\$679.65	\$786.47	\$790.47	\$827.86	\$877.27
11	500,001 - 1,000,000	0.08%	\$864.01	\$1,154.27	\$1,345.90	\$1,557.43	\$1,565.37	\$1,639.40	\$1,737.24
12	1,000,001 - 5,500,000	0.04%	\$1,844.67	\$2,464.39	\$2,873.52	\$3,325.15	\$3,342.09	\$3,500.16	\$3,709.04
13	5,500,001 +	0.00%	\$5,803.83	\$7,753.61	\$9,040.86	\$10,461.82	\$10,515.10	\$11,012.44	\$11,669.63

This is the first occurrence of Public Works showing a tiered system based on impervious surface. Public Works recommended the adoption of Option 1. The department was instructed to



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perform additional outreach, return with a description of the Credit Program, and seek federal funding or grant opportunities wherever possible.

Third Recommendation

On January 30, 2021, Public Works returned to full Commission to offer an updated Option 3 and more detailed information on the Credit Program.

Option 3 was developed and shown to Commissioners in On1s spanning January 16 to 29, 2020. Option 3 was a simplified tiered approach that was still based on hard surface. Option 3 had 3 Tiers:

Option 3							
Tier	Range (ft ²)	% Parcels	2021	2022	2023	2024	2025
1	0 - 10,000	94.2%	\$5.00	\$5.88	\$6.84	\$7.94	\$8.12
2	10,001 - 100,000	4.9%	\$38.21	\$56.53	\$65.80	\$76.34	\$78.11
3	100,001 +	0.8%	\$363.59	\$537.94	\$626.10	\$726.40	\$743.25

Under Option 3, 94.2% of parcels would have paid \$5.00 monthly, and 0.8% would have fallen into Tier 3 and paid \$363.69 monthly.

This Option was not shown in a public meeting.

Fourth Recommendation

Following January 30, 2021, Public Works reviewed all feedback received and all options proposed. The community was clear:

- (1) They believed stormwater management was important
- (2) They understood the needs the system has
- (3) They believed all properties should pay their fair share, and
- (4) They believed increases should be manageable and consistent

At the same time, the existing \$4.50 was causing the stormwater enterprise fund to become insolvent. Insolvent funds are funds that cannot repay their debts, and they can threaten a municipal bond rating long term, so quick action must be taken.

Public Works devised a rate structure that temporarily resolved insolvency issues, met system needs, managed increases, and introduced consistency. At the same time, the Unified Government was awarded the opportunity to apply for up to \$74-million in WIFIA funding.

With an understanding that the fund would become insolvent and WIFIA was available, Public Works refined the tiered system shown to Commissioners during On1s in early 2021.

The resulting proposal contains a residential and non-residential category, with the non-residential category being tiered. The tiered non-residential category was constructed in a way



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that limits the burden placed on businesses while simultaneously managing costs for residential properties. Like all previous options, this option is also based on hard surface.

In 2022, Residential property would pay \$6.00, and non-residential would pay \$14.00. In 2023 & 2024, residential would pay \$6.00 and the non-residential tier structure would begin:

	2022	2023 & 2024
Residential	\$6.00	\$6.00
Non-Residential	\$14.00	Tier 1 0 – 5,000 ft ² , \$10 Tier 2 5,001 – 8,000ft ² , \$15 Tier 3 8,001 - 20,000 ft ² , \$35 Tier 4 20,001 - 50,000 ft ² , \$95 Tier 5 Over 50,000 ft ² , \$375

This option was shown to and unanimously approved by the Kansas City, Kansas Chamber of Commerce’s Board of Directors in mid-2021. Public Works proposed that Commission adopt it as part of the budget process in September 2021.

Commission opted to adopt the 2022 rates. Although this does not support WIFIA or SRF funding, it did ensure the enterprise fund would remain solvent until 2024, and it is a step in the right direction.

On November 18, 2021, Public Works presented its fourth recommendation to Commission by showing the above table. At this meeting, a member of the Governing Body gave a presentation outlining their thoughts and philosophical approach to the Stormwater user fee question. This presentation had been previously shown to the November 5, 2021, Stormwater/Wastewater Infrastructure Subcommittee.

The Commissioner proposed a possible solution to prevent sharp yearly increases but noted that the proposal did not immediately meet the system’s funding needs. If desired, the funding gap could be filled with funding from the American Rescue Plan Act (ARPA) of 2021.

Stormwater improvement is an allowable expense under ARPA. Using ARPA to fill the gap between revenue requirements and the proposed model would allow the Unified Government to get started on needed work, support WIFIA, and limit the burden placed on ratepayers.

Public Works recommended the Tiered approach developed in mid-2021 and unanimously supported by the Kansas City, Kansas Chamber of Commerce. However, it was noted that because this structure was not passed as part of the budget process, its effective date had been



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pushed back to July 1, 2023. Moving the effective date caused the previously shown numbers to increase across the tiers.

Commission requested both options be brought to the December 2, 2021, meeting for further discussion.

December 2, 2021, Full Commission Meeting

On December 2, 2021, Public Works presented both rate proposals to Commission as Option 1 and Option 2. Option 1 was the tiered approach which had Chamber support, but its rates had been updated to highlight the change in the proposed start date:

Option 1	July 1, 2023	2024	2025
Residential	\$7.50	\$7.50	\$7.75
Non-Residential	Tier 1 0 – 5,000 ft ² , \$15	Tier 1 0 – 5,000 ft ² , \$15	Tier 1 0 – 5,000 ft ² , \$16
	Tier 2 5,001 – 8,000ft ² , \$25	Tier 2 5,001 – 8,000ft ² , \$25	Tier 2 5,001 – 8,000ft ² , \$26
	Tier 3 8,001 - 20,000 ft ² , \$60	Tier 3 8,001 - 20,000 ft ² , \$60	Tier 3 8,001 - 20,000 ft ² , \$62
	Tier 4 20,001 - 50,000 ft ² , \$150	Tier 4 20,001 - 50,000 ft ² , \$150	Tier 4 20,001 - 50,000 ft ² , \$154
	Tier 5 Over 50,000 ft ² , \$400	Tier 5 Over 50,000 ft ² , \$400	Tier 5 Over 50,000 ft ² , \$410

By not adopting the Tiered proposal as part of the budget process, the 2023 start date had to be moved back. Moving the effective date back required the model to be updated to meet the stormwater system’s needs.

Option 2, which would require an additional \$10-million of support from other sources, was also shown:

Option 2	January 1, 2024	2025	2026
Monthly Base Charge	\$4.08	\$4.35	\$4.65
Rate per 500 ft²	\$0.80	\$0.85	\$0.91

The only difference between this option and previous options is that this version includes a “Monthly Base Charge.” To calculate the fee for a property with 4,000 ft² of hard surface, divide 4,000 by 500 to get 8. 8 is then multiplied by the 2024 Rate Per 500 ft² of \$0.80 to equal \$6.40. \$6.40 is then added to the 2024 Monthly Base Charge of \$4.08. For this property in 2024, the monthly charge would be \$10.48.



PUBLIC WORKS

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A selection of monthly bill examples was also shown:

Monthly Bill Examples – Rate per 500 ft² + Monthly Base Charge			
Hard Surface	2024	2025	2026
1,200 ft ²	\$6.00	\$6.39	\$6.83
2,500 ft ²	\$8.08	\$8.60	\$9.20
4,000 ft ²	\$10.48	\$11.15	\$11.93
10,000 ft ²	\$20.08	\$21.35	\$22.85
20,000 ft ²	\$36.08	\$38.35	\$41.05
75,000 ft ²	\$124.08	\$131.85	\$141.15
150,000 ft ²	\$244.08	\$259.35	\$277.65
500,000 ft ²	\$804.08	\$854.35	\$914.65

Commission will meet again on January 6, 2022, to discuss the Stormwater User Fee update.