



CITY OF WASHINGTON, ILLINOIS

Committee of the Whole Agenda Communication

Meeting Date: September 14, 2020

Prepared By: Jon Oliphant, AICP, Planning & Development Director
Dennis Carr, PE, City Engineer

Agenda Item: Stormwater Management Funding Consideration

Explanation: Staff is often asked to intervene within private property matters following heavier rainfall events. Some of these properties are at least partially located in a 100-year floodplain. Others are in unmapped floodplain areas that do not even have a stormwater drainage easement. In nearly all of the cases, there is not a budgeted funding source to adequately address an issue that is traditionally the burden of the resident. Additionally, this does not take into consideration detention basins, culverts, and other storm sewer infrastructure that are under the City's ownership.

The number and intensity of the storm events has been increasing in recent years and does not figure to diminish anytime soon. While regulations can be modified to address new subdivisions and developments, most preexisting sites were not designed to handle floods that are more common today. Both the City of Eureka and the Village of Morton are two nearby examples of entities that have implemented stormwater utility fees to help address flood mitigation. Each municipality has a base monthly fee that assumes roughly 3,300 square feet of impervious area for each Equivalent Residential Unit (ERU). This currently ranges between \$5.22 per ERU in Morton to \$6 per ERU in Eureka. This acknowledges that every property that has physical improvements contributes to additional stormwater runoff. Developed non-single-family residential properties are assessed based on the number of ERU's on the property to certify an equitable assessment. The minimum utility bill for any developed property is one ERU.

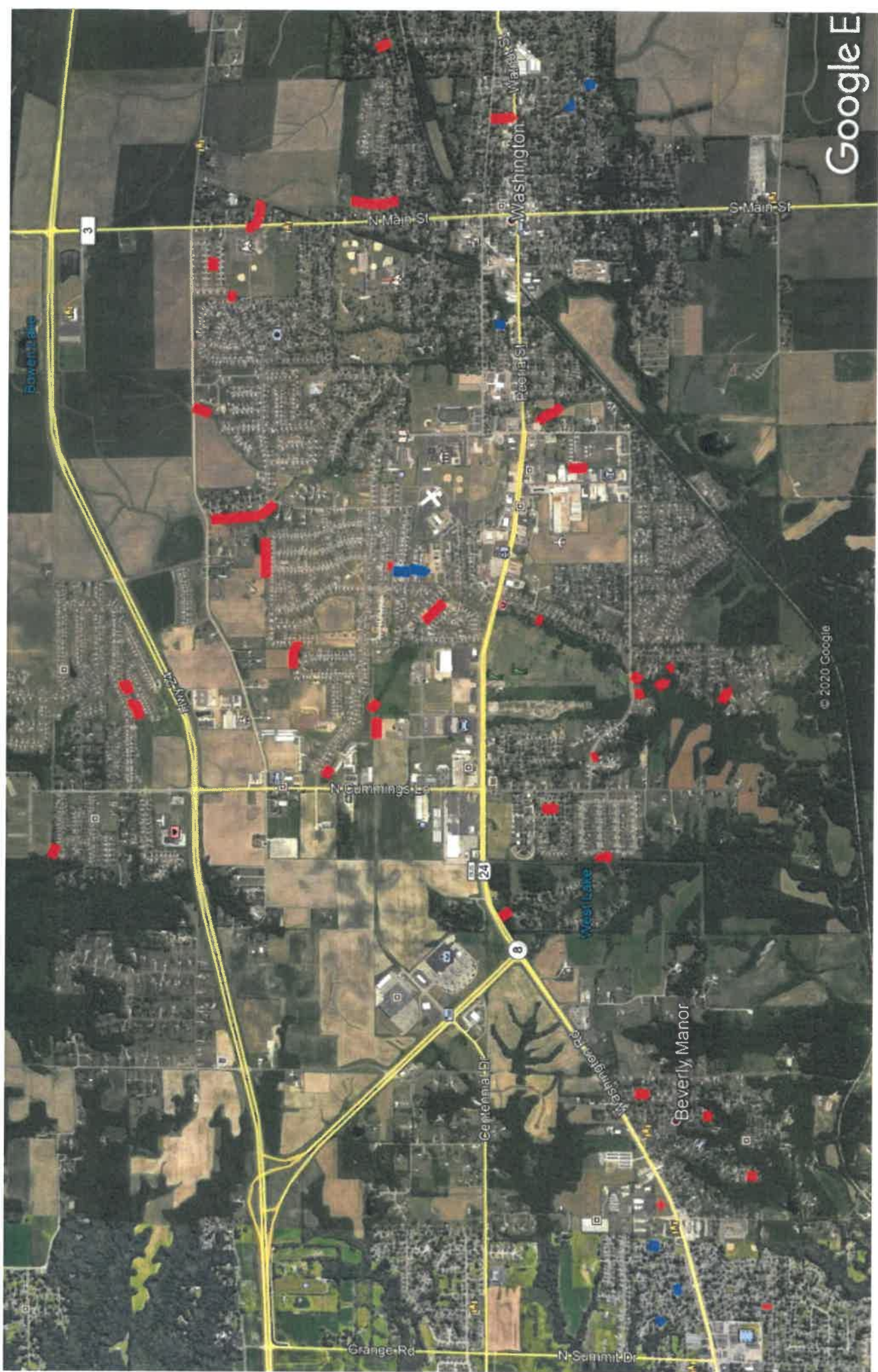
Staff completed a rough estimate of the revenue generated for developed properties in the city limits that is based on the Morton rate of \$5.22 per ERU. This assumes that 75% of the developed properties would be detached single family residences (DSFR) and be assessed at the \$5.22 per month rate. The remaining 25% of the developed lots would be based on the amount of impervious surface. Further use of GIS would be able to more accurately depict the impervious surface for each non-DSFR lot. Based on the \$5.22 per ERU rate, a little more than \$400,000 would be generated to be earmarked specifically for stormwater mitigation projects. Parcels are eligible to receive a stormwater service charge credit based on compliance with the Morton Stormwater Credit Manual.

Should there be interest in implementing a funding mechanism to assist with flood-related projects, staff would highly recommend that additional planning be done to ensure that any revenue generated is sufficient to meet the obligations of the program. This would include an evaluation of all such applicable projects and the funds that would be necessary to undertake consequential improvements. FEMA has a grant program that can be utilized to assist with any priority flood management projects. This is funded on a 75/25 basis. If there was interest in pursuing such a grant, a pre-application form must be submitted to IEMA by September 30. The actual grant cycle opens on September 30 and must be submitted by January 29.

Attached is a map identifying the locations of drainage complaints received by staff this year. Also attached is an estimate of a multi-tiered example project to address historic flooding issues along and near a tributary that flows through the Washington Estates subdivision. This includes a graphic showing the depth of the of the tributary and pinch points that are exposed during heavier rainfall events. A more substantial project that included the construction of an upstream detention basin was submitted for grant consideration through the HUD National Disaster Resilience Competition program in 2015 but was not awarded.

Fiscal Impact: TBD depending on if there is interest in pursuing a funding mechanism to address a variety of drainage-related projects throughout the city.

Action Requested: Staff was asked to bring this to the Committee of Whole meeting for direction on the consideration of a stormwater funding mechanism following discussion at the August Public Works Committee meeting.



© 2020 Google

Google E

EXAMPLE PROJECT COSTS - GILMAN TO BUS 24

Component	Quantity	Unit	Unit Cost	Total Cost
BR-24 Culvert				
Demo Existing Culvert	1	Each	50,000	\$50,000
Structural Concrete (Large Vol)	315	Cu Yd	\$1,000	\$315,000
Riprap Outlet Protection	500	Tons	\$50	\$25,000
Traffic Control and Protection	12	Cal. Mo.	\$5,000	\$60,000
BR-24 Culvert Subtotal				\$450,000
Channel Improvements				
Expanded Property Easements	40	Each	\$10,000	\$400,000
Channel Shaping (1,825 LF) w/ Spoils Hauled Off-site	10,000	Cu Yd	\$20	\$200,000
Hard Armor (15' wide riprap base channel)	2,000	Tons	\$50	\$100,000
Restoration				\$75,000
Channel Improvements Subtotal				\$775,000

