

Memorandum



CITY OF DALLAS

DATE March 15, 2019

TO Honorable Members of the Mobility Solutions, Infrastructure and Sustainability Committee

SUBJECT **Response to Question from the February 25, 2019 Update on Dallas' "One Water Program" Briefing**

This memorandum is in response to a question raised during the February 25, 2019 Mobility Solutions, Infrastructure and Sustainability Committee briefing, Update on Dallas' "One Water Program." The Committee asked for clarification on the calculation of commercial stormwater rates shown on pages 27 and 28 in the Appendix. The fee is calculated at the current rate of \$2.01 per 1,000 square feet of impervious area of the property with a minimum charge of \$5.74.

As you can see from the attached examples of various types of properties, the fee is not based on the square footage of the property but impervious area. For example, the campus style property with higher impervious area (653 units in the example) pays more than a shopping center with lower impervious area (384 units in the example).

Prior to the restructuring of rates enacted in Fiscal Year 2016-17, fees were based on parcel size and assumptions based on premise type. This approach did not value the benefits of having pervious surfaces in place and did not incentivize owners to make choices about impervious surfaces on their property. Under the current rate structure, the City utilizes aerial photography, flown every two years, to assess the actual impervious surfaces on each parcel billed for residential and commercial properties. The impervious data is then placed in a tiered billing structure for residential properties and an actual unit for commercial properties. The attached examples clarify this application in the commercial properties' categories.

Should you need additional information, please contact Terry S. Lowery, Director of Dallas Water Utilities.

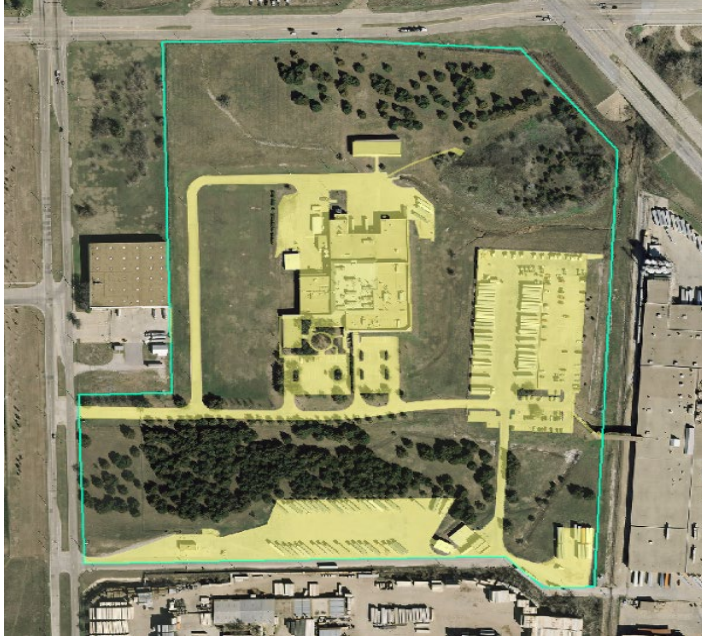


Majed A. Al-Ghafry, P.E.
Assistant City Manager

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Carol A. Smith, City Auditor (Interim)
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
Directors and Assistant Directors

**Appendix Page 27 Stormwater Fee Examples of Commercial Rates
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Campus Style Office Building



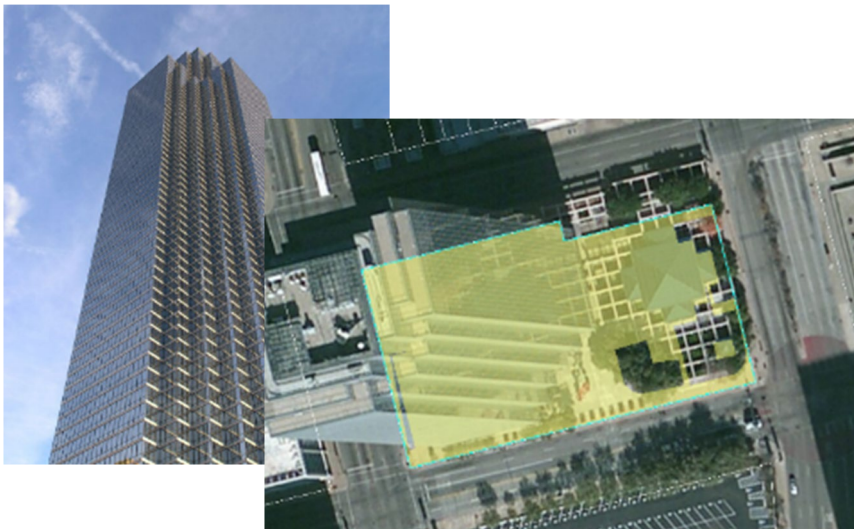
Shopping Center

Example:	Number of Impervious Units (1,000 square feet)	Unit Price	Fee Amount
Campus Style	653	\$2.01	\$1,313
Shopping Center	384	\$2.01	\$772

**Appendix Page 28 Stormwater Fee Examples of Commercial Rates
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Warehouse



High Rise Office Building

Example:	Number of Impervious Units (1,000 square feet)	Unit Price	Fee Amount
Warehouse	77	\$2.01	\$155
High Rise	54	\$2.01	\$109