



## Stormwater Utility Fee (SUF) FAQ

**Beginning August 1, 2019, The City of Eudora changed how the existing Stormwater Utility Fee (SUF) is calculated for properties within the city limits of Eudora, KS.**

**Read our Frequently Asked Questions (FAQ) below to learn more about the Stormwater Utility Fee, the calculation adjustment, and why it is necessary and beneficial for us to manage this utility.**

**What is Stormwater?** Stormwater is any precipitation that falls from the sky, in the form of rain, sleet or snow.

**What is an impervious surface?** An impervious surface is a surface that has been compacted or covered with a layer of material preventing water from soaking into the ground – this includes but is not limited to concrete, asphalt, and crushed stone. Impervious surfaces increase stormwater runoff and contribute to pollutants entering the groundwater. Examples of impervious areas include: sidewalks, rooftops, compacted soils, gravel surfaces, roadways, parking lots, buildings, and other man-made structures.

**Why are we charged for stormwater (rain)?** Every developed property in the City contributes to stormwater runoff, and therefore every property should support the improvements, operation, and maintenance of stormwater drainage systems in an equitable manner.

**Will all properties see a different fee amount?** Currently, the SUF is assessed to all single-family residential, City utility bills at the rate of \$3.25 per month. The City charges all non-single-family residential properties at a proportional rate based on the average impervious surface of single-family residential properties within the City.

**What is considered a single-family residence (SFR)?** Any individually metered dwelling units, which includes single-family homes and detached townhomes.

**Who is considered non-single-family residential (NSFR)?** All commercial, industrial, institutional, and residential properties, where multiple dwelling units are served by a single water meter.

**What is the Non-Single-Family rate?** The rate is based off the equivalent dwelling unit (EDU) rate of \$3.25 per 2,800 square feet charged to the single-family residential classification. The Stormwater Utility Fee for non-single-family residential is calculated by dividing the total amount of impervious surface on the property by 2,800 sf (the EDU) and then multiplying the result by \$3.25.

For example, a commercial property which has 30,000 sf of impervious area would pay \$34.72 per month. (30,000 sf Impervious Area = 30,000 sf/2,800 sf EDU x \$3.25 = \$34.82/month)

**How is the amount of impervious area calculated on all of the properties within the City?**

The impervious area of non-single family residential (NSFR) parcels was derived/calculated using County records and an aerial photography and/or field verification method. County records and aerial photography were also used to establish that the average amount of impervious area of residential (SFR) parcels in the City. The average amount of impervious area for a residential property (equivalent dwelling unit (EDU)) has been set at 2,800 square feet.

**How are multi-family developments billed?** These customers are billed as NSFR customers. In all cases, the entire monthly user fee charge is billed to the property owner/landlord. Please contact the City Utility Billing Office for specific monthly billing details regarding these customer types.

**How is a stormwater utility fee different from a tax?** The Stormwater Utility Fee is not a tax. All properties, including tax-exempt properties must pay the fee based on their amount of impervious surface area. The amount of revenue collected must be related to the cost of services it funds, in this case, funds must be used for stormwater management. Revenue from property taxes, for example, is tied to the assessed value of the property and funds general government services.

**Why are tax-exempt properties not exempt from the stormwater fee?** Tax exempt properties impact stormwater utility systems just like commercial and industrial sites. Impervious surfaces on the parcels of tax-exempt properties place a demand on the stormwater system just the same as taxable properties. Stormwater runoff generated by any property must be controlled and conveyed once it leaves the property so that it does not create problems for the community.

**How is revenue from stormwater fees used?** Revenue from stormwater fees are used solely for stormwater management in the City of Eudora. This includes: replacing aging infrastructure, improving and maintaining existing systems, and complying with state and federal regulations.

**Why do I have to pay when I do not have any drainage problems?** All properties in the City contribute stormwater to the system, so all properties should contribute to the cost of maintaining the system. Although you may not have issues directly on your property, the runoff from your property may cause issues downstream. A portion of the utility's revenue will be used to maintain and make water quality improvements throughout the entire system.

**I have detention ponds on my property that I pay to maintain. Do I still have to pay the stormwater fee?** Stormwater detention ponds do provide some benefits to the City by reducing the amount of stormwater runoff that enters the City's drainage system. However, as beneficial as these devices may be, the effectiveness is not absolute and stormwater still exits a property depending on a number of factors, such as the intensity and duration of rainfall. As such, detention ponds do not completely eliminate the impacts from stormwater runoff or the need for stormwater services from the City, which is still required to provide services to manage stormwater runoff from larger storms than detention ponds are designed to control, comply with new federal stormwater regulations, and proactively plan and manage the operation and improvement of the City's drainage system.

**When did the fee adjustment start?** Bills issued after July 15, 2019 include the new and adjusted fees.

**How do I report a stormwater problem (drainage, flooding, pollution, etc.) or to ask questions about the Stormwater Utility?** Please call 785-542-2153 so that the City can further investigate the problem and respond to your question about stormwater management or improvements.

**Still have questions?** City staff are available to assist you. Please call us at 785-542-2153.