

**CITY OF COLORADO SPRINGS/EL PASO COUNTY
DRAINAGE BOARD AGENDA
OCTOBER 3, 2019**

The City of Colorado Springs/El Paso County Drainage Board will hold the scheduled meeting at **3:00PM on Thursday, October 3, 2019** in the City Council Chambers at City Hall at 107 N. Nevada Avenue.

Item 1: Call to Order

Item 2: Approval of the July 11, 2019 Drainage Board minutes.

Item 3: Old Business

Item 4: New Business

- a) **Quarterly Financial Update – City of Colorado Springs**
- b) **Fee Increase for 2020 – City of Colorado Springs**
- c) **Housekeeping**
 - 1) **Reimbursement Procedures**
- d) **Open Discussion**

Item 5: Adjournment

For the Public Works Director/City Engineer



Public Works/Water Resources Engineering

C: (with Attachments)

Drainage Board Members

Erin Powers, City, Stormwater Enterprise

Elizabeth Nijkamp, El Paso County Engineering

Gilbert LaForce, El Paso County Engineering

Holly Williams, El Paso County Commissioner

Jennifer Irvine, El Paso County Engineering

Jessica Hyman, City Finance

Lois Ruggera, City Planning

Marla Novak, Director, Government Affairs, HBA

Mike Cartmell, El Paso County Engineering

Richard Mulledy, Public Works/Water Resources Engineering

Tracy Peters, City Finance

C: (w/o Attachments)

Travis Easton, City, Public Works Director

City Clerk (for posting)

Fran St. Germain, County Administration

Greenberg, Rebecca, City Attorney

Amy Folsom, County Administrator

Public Communications Department

**City of Colorado Springs/ El Paso County
Drainage Board Meeting Summary
July 11, 2019**

The City of Colorado Springs/ El Paso County Drainage Board held its meeting at 3:00 PM, Thursday, July 11, 2019 in the City Council Chambers at City Hall at 107 N. Nevada Avenue.

MEMBERS PRESENT: Bob Irwin, Tim McConnell, Jonathan Moore, Marc Whorton, Jim Houk, and Darin Moffett

MEMBERS ABSENT: Vince Crowell

OTHERS PRESENT: Erin Powers (City), Jeff Bailey (City), Elizabeth Nijkamp (El Paso County), Adam Copper (City), Lois Ruggera (City), Jessica Hyman (City), Carol Medina (City), Dan Bare (Matrix Design Group), Dave Lethbridge (DRL Bridge Consulting)

Item 1: Meeting called to order by Bob Irwin at 3:02 pm

Item 2: Approval of the minutes from the May 2, 2019 Drainage Board Meeting. Motion was made by *Darin Moffett* to **approve** the minutes of May 2, 2019. Motion was seconded by *Tim McConnell*.

Motion passed 6-0

Item 3: Old Business

Item 4: New Business –

a) Quarterly Financial Update – (City)

Item was presented by Jessica Hyman. Presented current quarterly report containing fund balances, outstanding reimbursement credits for drainage, pond land, and bridge fees, and reimbursements paid out the previous quarter.

b) 2019 Cottonwood Creek Drainage Basin Planning Study Approval – (City)

ACTION REQUESTED: This action is requested to approve the use and implementation of the 2019 Cottonwood Creek Drainage Basin Planning Study.

Item was presented by Adam Copper. City staff recommends that the Drainage Board approve the implementation of the 2019 Cottonwood Creek Drainage Basin Planning Study. Dan Bare (Matrix Design Group) gave a presentation containing highlights from the Study. The Study would update the basin hydrology and remove the prudent line concept.

Jim Houk asked why the majority of the Sand Creek channel segments are shown as satisfactory. Dan Bare explained assessments.

Tim McConnell asked about the detention alternatives. *Adam Copper* described already constructed and future planned detention facilities.

Motion was made by *Jim Houk* to **approve** the use and implementation of the 2019 Cottonwood Creek Drainage Basin Planning Study. Motion was seconded by *Tim McConnell*

Motion passed 6-0

c) **Sand Creek Drainage Basin Fee Increase and Request for Reimbursement for Westgate at Powers Filing No. 1 – (City)**

ACTION REQUESTED: This action is a requested by Powers and Airport, LLC to increase the fund in Sand Creek Drainage Basin by \$791,053.31. This will result in a Fee increase of \$124/acre. The subsequent action is for improvements in the Westgate and Powers Filing No.1 Subdivision to Powers and Airport, LLC for drainage facilities constructed within the Center Tributary Sand Creek. The total request from the Sand Creek Drainage Basin Fund for drainage facilities is \$1,329,929.31 to Powers and Airport, LLC.

Item was presented by Jeff Bailey. City staff recommends that the Drainage Board approve the Sand Creek Drainage Basin Fee Increase and Request for Reimbursement for Westgate at Powers Filing No. 1.

Tim McConnell asked whether additional acreage would be platted by the same developer in the Sand Creek basin. *Dave Lethbridge* stated that he didn't know at the time of the meeting.

Motion was made by *Jonathan Moore* to increase the Sand Creek Drainage Basin Fee by \$124/acre for a total fee of \$12,769/acre. Motion was seconded by *Tim McConnell*.

Motion passed 6-0

Motion was made by *Jonathan Moore* to reimburse Powers and Airport, LLC \$1,329,929.31 for drainage facilities from the Sand Creek Drainage Basin Fund. Motion was seconded by *Tim McConnell*.

Motion passed 6-0

d) **Housekeeping**

e) **Open Discussion**

Item 5: Meeting adjourned at 3:39 pm.



DATE: October 3, 2019

TO: City/County Subdivision Drainage Board

FROM: Tracy Peters, Accounting Manager
Jessica Hyman, Senior Accountant

RE: Storm Drainage Quarterly Accounting Update

Attached are the regular quarterly reports showing the current fund balances and outstanding reimbursement credits due against those balances in Fund 152 - Drainage/pond and Fund 153 – Bridge. Also included are the deferred credits and comparative plat activity summary, which shows total platted acres as well as calculated versus paid fees.

The semi-annual payouts were completed in July and August 2019 and are reflected in the current fund balances. They included the following: Black Squirrel Drainage - \$1,007,665.32, Cottonwood Drainage - \$193,032.92, Middle Tributary - \$40,904.07, Templeton Gap Drainage - \$11,115.81, Sand Creek Pond Land - \$60,153.26, Sand Creek Pond Facilities - \$39,016.86, and Sand Creek Bridge - \$57,386.39.

Please let us know if you have any questions or concerns.

c: Jeff Greene, Chief of Staff
Charae McDaniel, CFO
Peter Wysocki, Planning and Development Director
Travis Easton, Public Works Director
Richard Mulledy, Stormwater Division Manager
Erin Powers, Stormwater Projects Engineer
Lois Ruggera, Real Estate Specialist II

Attachments:

- 1 Basin summary of fund 152 balance and reimbursements due as of September 20, 2019
- 2 Basin summary of fund 153 balance and reimbursements due as of September 20, 2019
- 3 Basin summary of deferred credits as of September 20, 2019
- 4 Summary of platted acreage and fees paid – 2014 through 2019

Drainage Basin Fee Program
Drainage and Pond Fund 152
Basin Summary as of September 20, 2019

Basin	Fund 152 Balance	Outstanding reimbursements
19th Street	-	53,331.86
21st Street	-	495,289.39
Bear Creek	-	103,696.63
Black Squirrel	451,573.43	-
Black Squirrel Pond	64,076.50	-
Camp Creek	75,443.83	-
Cottonwood	59,131.73	3,340,885.88
Douglas Creek	-	1,028,341.13
Dry Creek	-	42,252.47
Little Johnson Pond	23,935.03	-
Little Johnson	306,062.14	-
Mesa	716,348.96	-
Middle Tributary	401,752.37	-
Middle Tributary Pond Land	29,485.08	-
Miscellaneous	174,827.86	-
Monument Branch Pond	-	-
Monument Branch	-	-
North Rockrimmon	122,836.44	360.00
Peregrin Dry Creek	(4,268.14)	-
Peterson	-	1,921,456.73
Popes Bluff	5,752.32	348,936.11
Pulpit Rock	-	169,484.31
Sand Creek	2,198,090.39	45,801.01
Sand Creek Pond Land	109,249.14	2,497,049.03
Sand Creek Pond Fac	533,920.12	-
Smith Creek	-	-
Smith Creek Pond	-	-
South Rockrimmon	-	136,431.49
Southwest	45,474.68	16,189.54
Spring Creek	773,782.36	-
T-Gap	-	755,677.55
Park Vista	80,323.36	-
Windmill Gulch - Pond Land	312,220.67	-
Unspecified basin - Pre-1994 balance	46,575.99	-
Interest	53,931.67	-
Subtotal	6,580,525.93	10,955,183.13
Cottonwood Surcharge	206,790.86	0.00
Grand Total	6,787,316.79	10,955,183.13

NOTE: Total payouts cannot exceed the total fund balance.

Drainage Basin Fee Program
Bridge Fund 153
Basin Summary as of September 20, 2019

Basin	Fund 153 Balance	Outstanding reimbursements
Bear Creek	113,077.07	
Black Squirrel	488,142.84	
Cottonwood	816,624.01	
Douglas Creek	193,595.41	
Dry Creek	55.00	
Peterson	176,430.16	
Popes Bluff	47,703.28	
Sand Creek	75,819.65	242,956.92
Smith Creek	7,461.11	
T-Gap	72,449.30	
Windmill Gulch	15,228.20	
Interest	7,693.87	
Total	2,014,279.90	242,956.92

NOTE: Total payouts cannot exceed the total fund balance.

Storm Drainage Fees										
Drainage fees deferred for facility construction										
As of September 20, 2019										
Basin	Drainage Fees	Pond Fees	Bridge Fees	Cottonwood Surcharge	Total Unpaid	(Less): Payments made	Plus/(Less): Assignments	Plus: Payouts	Less: Approved Reimbursements	Net Unpaid (credit indicates fees due or facilities to be built; debit indicates overpayment)
Black Squirrel - Interquest-Pulpit Rock	153,848.37	11,590.41	17,569.24		183,008.02					(183,008.02)
Black Squirrel - Flying Horse at Palermo-Pulpit Rock	721,790.61	51,520.92	0.00		773,311.52					(773,311.52)
Black Squirrel - Interquest - D. Jenkins	16,233.15	1,222.95	1,853.80		19,309.90					(19,309.90)
Black Squirrel - Allison Valley Devpt	1,815,856.60	114,627.49			1,930,484.09				(1,269,175.03)	(661,309.06)
Black Squirrel - Elite Properties of America	44,595.04	2,675.50			47,270.54					(47,270.54)
Black Squirrel - The Farm-Pulpit Rock Investments	41,820.18	2,509.02			44,329.20					(44,329.20)
Cottonwood - Wolf Ranch	4,861,150.61	0.00	2.17		4,861,152.78				(492,878.32)	(4,368,274.46)
Cottonwood - Perkins - Kum & Go	66,645.76				66,645.76					(66,645.76)
Cottonwood - Ridgeview	2,392.50		0.48	132.99	2,525.97					(2,525.97)
Mesa - Garden of the Gods Club	234,761.47				234,761.47					(234,761.47)
Middle Trib - Allison Valley Devpt	113,091.73	7,454.65			120,546.38				(63,846.93)	(56,699.45)
Middle Trib - Lorson Land Co	113,893.82	36,755.35			150,649.17					(150,649.17)
Misc - US Olympic Museum	17,552.97				17,552.97					(17,552.97)
Misc - Gold Hill Neighborhood	187,510.63				187,510.63					(187,510.63)
Peterson - Aeroplaza Fountain LLC	26,700.00				26,700.00					(26,700.00)
Sand Creek - Village One - Banning Lewis	6,799,720.90	2,097,529.74	427,022.05		9,324,272.69					(9,324,272.69)
Sand Creek - Oakwood - Banning Lewis	2,671,518.57	1,062,155.28	162,497.36		3,896,171.21					(3,896,171.21)
Sand Creek - Clayton Properties - Banning Lewis	3,607,876.74	1,364,604.02	217,165.64		5,189,646.39					(5,189,646.39)
Sand Creek - Challenger Communities - Enclaves	191,466.26	96,137.90	15,181.91		302,786.07					(302,786.07)
Sand Creek - CH MVPATIO LLC - Enclaves	211,812.92	80,696.60	12,743.45		305,252.97					(305,252.97)
Sand Creek - Ridgeview - Pond - Morley Entities		52,661.54			52,661.54				(25,427.00)	(27,234.54)
Sand Creek - Ridgeview - Pond - Melody		(8.24)			(8.24)					8.24
Sand Creek - Ridgeview - Pond - N Powers Prop/Brill		1,647.20			1,647.20					(1,647.20)
Sand Creek - Ridgeview - Pond - Pulte		(4,755.01)			(4,755.01)					4,755.01
Sand Creek - SWAT X LLC (J.Morley)	1,402,460.02		88,114.67		1,490,574.69				(1,402,460.03)	(88,114.66)
Sand Creek - Morley Co Fam Inv 2 LLLP	102,628.96		6,350.38		108,979.34					(6,350.38)
Sand Creek - Allen Brown/DT Sayles Rev Trust	83,177.20		5,225.60		88,402.80					(88,402.80)
Sand Creek - Engineering & Surveying (J.Morley)	159,178.73				159,178.73				(149,623.60)	(9,555.13)
Sand Creek - International Devpt CO	15,748.32				15,748.32					(15,748.32)
Sand Creek - Indigo Ranch - Novak Investments		46,410.03			46,410.03					(46,410.03)
Sand Creek - Indigo Ranch - Pulpit Rock	1,202,671.51				1,202,671.51					(1,202,671.51)
Sand Creek - SunCap Colorado Springs LLC	133,788.60				133,788.60					(133,788.60)
Sand Creek - Nextop Holdings LLC	39,120.24				39,120.24					(39,120.24)
Sand Creek - Gelles Family Trust	143,194.00				143,194.00					(143,194.00)
Sand Creek - CS-Shilo LLC	155,654.07				155,654.07					(155,654.07)
Sand Creek - Powers & Airport LLC	133,379.46				133,379.46					(133,379.46)
Totals	25,471,239.94	5,025,435.34	953,726.75	132.99	31,450,535.02	0.00	0.00	0.00	(3,506,039.87)	(27,944,495.15)
										(0.00)

NOTE: Items on this list include fees deferred because the developer will be required to build drainage facilities, financial assurances that have not yet been received, and unpaid fees as a result of Development Agreements signed by City Engineering.

Subdivision Drainage Program						
Annual Acres Platted - fees paid versus calculated						
Current as of: September 20, 2019						
New Acres Platted						
Basin	2019	2018	2017	2016	2015	2014
21st St		3.42				
Bear Creek		5.29	13.92	0.21		
Black Squirrel	44.56	67.05	47.60	94.62	8.07	21.43
Camp Creek	7.12	8.15	6.53	3.48		7.41
Cottonwood	76.07	125.52	104.94	117.94	58.21	48.79
Douglas Creek	28.75		3.62			
Mesa		9.70		32.18	4.19	10.93
Middle Tributary	7.04	14.10	44.33			43.85
Miscellaneous	11.22	16.95	19.02	17.85	11.51	7.57
Monument Branch						
North Rockrimmon			14.29			
Peterson		4.11		8.76		
S Rockrimmon						6.45
Sand Creek	220.75	237.63	252.82	240.79	224.60	143.80
Southwest	0.20	1.00		2.66		
Spring Creek	0.53	48.84	1.47	8.68	12.42	4.16
Templeton Gap	1.70		1.54	6.32	2.14	
Windmill Gulch				5.99		
Wolf Ranch	14.22					
Total	412.14	541.76	510.08	539.48	321.14	294.39
	TRUE					
NOTE: Dublin Kwan #8 was deferred by a Development Agreement in 2016 when platted; when DA expired, fees were paid in February 2017. Adjusted all figures for 2016 to move fees due/collected into 2017. Plat was 3.5 acres in Cottonwood and 23.8 acres in Sand Creek.						
Fees related to acres platted						
Calculated Fees						
Basin	2019	2018	2017	2016	2015	2014
21st St		18,647				
Bear Creek		21,486	18,226	779		
Black Squirrel	743,885	1,035,448	696,940	1,239,550	109,475	290,797
Camp Creek	16,167	17,333	13,146	6,452		13,747
Cottonwood	801,875	1,464,972	1,540,789	1,620,139	783,233	699,208
Douglas Creek	350,598		41,725			
Mesa		97,302		294,908	36,650	95,592
Middle Tributary	57,137	193,028	321,699			298,178
Miscellaneous	133,538	189,833	200,220	173,693	112,008	73,378
North Rockrimmon			77,947			
Peterson		52,027		101,458		
S Rockrimmon						25,381
Sand Creek	4,600,876	3,976,135	4,200,331	3,723,065	3,379,963	2,128,566
Southwest	2,693	12,598		30,184		
Spring Creek	5,570	473,953	13,793	78,847	107,693	36,062
Templeton Gap	11,238		9,652	36,696	20,942	
Windmill Gulch				92,054		
Wolf Ranch	26,352					
Total	6,749,929	7,552,762	7,134,468	7,397,825	4,549,964	3,660,909
	TRUE					

Subdivision Drainage Program						
Annual Acres Platted - fees paid versus calculated						
Current as of: September 20, 2019						
Paid Fees						
Basin	2019	2018	2017	2016	2015	2014
21st St	0	18,647				
Bear Creek	0	21,486	18,226	779		
Black Squirrel	237,902	100,715	219,922	636,968	10,569	28,075
Camp Creek	16,167	17,333	13,146	6,452		13,747
Cottonwood	374,628	732,915	241,909	358,567	107,659	134,241
Douglas Creek	7,675		1,288			
Mesa	0	97,302		60,146	36,650	95,592
Middle Tributary	7,892	141,976	301,450			298,178
Miscellaneous	133,538	2,322	182,667	81,887	29,976	21,901
North Rockrimmon	0		77,947			
Peterson	0	52,027		74,758		
Sand Creek	1,931,161	1,114,058	1,727,257	1,270,506	801,636	190,091
Southwest	2,693	12,598		30,184		
Spring Creek	5,570	473,953	13,793	78,847	86,470	69,513
Templeton Gap	11,238		9,652	36,696	20,942	
Windmill Gulch	0			92,054		
Wolf Ranch	26,352					
Total	2,754,816	2,785,332	2,807,257	2,727,844	1,093,902	851,338
	TRUE					
Difference in paid fees versus calculated fees:	(3,995,114)	(4,767,430)	(4,327,211)	(4,669,981)	(3,456,062)	(2,809,571)

NOTE: Paid fees for 2018 for Middle Tributary represents payment of prior deferred fees of \$84,783.



DATE: October 3, 2019

TO: City/County Subdivision Storm Drainage Board

FROM: Erin Powers, Senior Technical Engineer

SUBJECT: 2020 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 2019 to adjust for inflationary costs for fees to be collected in 2020.

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 3.5% in February of 2017, 5.7% in January of 2018, and 6.7% effective January 1, 2019 with the adoption by City Council at the recommendation of the City/County Drainage Board. There was no adjustment based upon a forecast for 2019.

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-Aurora-Lakewood consumer price index (CPI-U);
- Cost data per Engineering News Record (ENR); and
- Local developers, contractors, consultants, and providers of construction materials.
- UCCS Economic Form data for the local economy

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 2.63% from the first quarter of 2018 to the first quarter of 2019. 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 indicate the highest increase, which is consistent with what we have seen with the local construction industry.

<u>Item</u>	<u>1st Quarter. 2018 Index</u>	<u>1st Quarter. 2019 Index</u>	<u>% Change (averaged over year)</u>
Earthwork (Price (\$/CY))	14.81	13.94	-5.87%
Structural Concrete Price (\$/CY)	681.91	758.62	11.25%
Reinforcing Steel Price (\$/LB)	1.19	1.22	2.52%
			2.63%

Consumer Price Index (CPI-U): The nationwide CPI-U information provided in the UCCS Economic Forum data for July 2019 indicates all items less food and energy index advanced 2.1%. The Denver-Aurora-Lakewood CPI-U indicates all items less food and energy index advanced close to 1%.

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 2018 to July 2019.

<u>Materials & Labor (ENR, July. 2018 to July 2019, for</u>				
---	--	--	--	--

<u>Denver)</u>				
<u>Item</u>	<u>July 2018 Index</u>	<u>July 2019 Index</u>		<u>% Change (averaged over year)</u>
Concrete, 4000psi	126.37	132.25		4.65%
Pipe (avg. of 3 sizes)	69	72.44		4.99%
Rebar, Grade 60, #4	54.36	54.32		-0.07%
Common Labor	818.18	818.18		0.00%
Skilled Labor	762.06	847.28		11.18%
				4.15%

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 4.15%.

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 2018 to 2019, as well as developer constructed in place costs, and reported an average increase of approximately 4.75% in industries that support drainage projects.

Summary:

2019 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 3.4 % from the second quarter of 2018 to the second quarter of 2019.

2020 Forecast: The Governor's Office of State Planning and Budgeting has forecast an increase to the Consumer Price Index of 2% for 2019 and an increase of 2.2% for 2020.

Recommendation:

Staff recommends an increase of 4.0% over the 2019 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 2019.

EXHIBIT A

**2020 DRAINAGE, BRIDGE AND POND FEES
CITY OF COLORADO SPRINGS**

Basin Name	DBPS Year	Drainage Fee/Acre	Bridge Fee/Acre	Pond Land Fee/Acre	Pond Facility Fee/Acre	Surcharge/Acre
19th Street	1964	\$4,191				
21st Street	1977	\$6,397				
Bear Creek	1980	\$4,117	\$388			
Big Johnson, Crews	1991	\$15,929	\$1,309	\$241		
Black Squirrel Creek	1989	\$14,593	\$1,667	\$789		
Camp Creek	1964	\$2,360				
Cottonwood Creek ^{1, 2}	2019	\$14,356	\$1,175			\$752
Douglas Creek	1981	\$13,327	\$296			
Dry Creek ³	1966	\$0.00				
Elkhorn Basin ⁴	n/a	\$0.00				
Fishers Canyon ⁵	1991	\$0.00				
Fountain Creek ⁶	n/a	VAR				
Jimmy Camp Creek	2015	\$8,294			\$2,703	
Kettle Creek ⁷ Old Ranch Trib.	2001	\$0.00				
Little Johnson	1988	\$13,902		\$1,227		
Mesa	1986	\$11,127				
Middle Tributary	1987	\$7,275		\$1,121		
Miscellaneous ⁸	n/a	\$12,381				
Monument Branch ¹²	1987	\$0.00				
North Rockrimmon	1973	\$6,398				
Park Vista (MDDP)	2004	\$17,820				
Peterson Field	1984	\$13,442	\$619			
Pine Creek ⁹	1988	\$0.00				
Pope's Bluff	1976	\$4,260	\$729			
Pulpit Rock	1968	\$7,055				
Sand Creek ¹⁰	1996	\$13,309	\$791	\$1,070	\$3,823	\$1,386
Shooks Run ¹¹	1994	\$0.00				
Smith Creek ¹²	2002	\$0.00				
South Rockrimmon	1976	\$5,002				
Southwest Area	1984	\$14,220				
Spring Creek	1968	\$11,034				
Templeton Gap	1977	\$7,227	\$80			
Windmill Gulch	1992	\$15,178	\$282	\$3,055		

All Drainage, Bridge and Detention Pond Facilities Fees adjusted by 4.0% over 2019 by City Council Resolution No. ____-19 on December __, 2019 to be effective on January 1, 2020. Land Fees are based on the Park Land Dedication Fee which is currently \$76,602/acre (0% change for inflation in 2019).

¹ The 2020 Cottonwood Creek drainage fee consists of a capital improvement fee of \$11,287 per acre and land fee of \$3,069 per acre for a total of \$14,356 per acre. These fees are adjusted annually using different procedures but are combined for collection purposes. **The surcharge fee of \$752/ac is due in cash; credits for prior facility construction cannot be used to offset this fee, which is deposited into a separate City fund known as the "Cottonwood Creek Surcharge" fund.**

² The Wolf Ranch portion of the Cottonwood Creek Drainage Basin was approved as a "no fee" basin as to Drainage Fees only by City Council on August 28, 2018 by Resolution No. 96-18

³ Dry Creek is a closed basin per City Council Resolution No.118-08 on June 24, 2008

⁴ Elkhorn Basin is a closed basin per the Annexation Agreements for the area.

⁵ Fishers Canyon is a closed basin per City Council Resolution No. 74-08 on April 22, 2008.

⁶Pursuant to the recommendation of the Subdivision Storm Drainage Board adopted at its meeting of September 15, 1977, there are exempted and excluded from the provisions of this part construction of the main Fountain Creek Channel from the confluence of Fountain Creek with Monument Creek northwest to the City limits. Land developments taking place adjacent to Fountain Creek shall remain responsible for dedicating rights of way necessary for the channelization of Fountain Creek, and the developers shall continue to pay to the City as a condition of subdivision plat approval the applicable drainage fees. Drainage fees are required in accordance with the appropriate basin study.

⁷ Kettle Creek Old Ranch Tributary is a closed basin per City Council Resolution 139-02 on August 27, 2002.

⁸ Miscellaneous fee is assessed on unstudied areas and the Roswell and Westside Basins.

⁹ Pine Creek is a closed basin per City Council Resolution No.236-88 on December 13, 1988.

¹⁰Sand Creek Detention Pond #2 Surcharge (Ridgeview and Indigo Ranch) = \$1,386/ac. for 2020. Sand Creek Pond fees include two components, one for facility construction costs (\$3,823) and one for land dedication costs (\$1,070), the total Pond fee within Sand Creek is \$4,893/ac.

¹¹ Shooks Run is a closed basin pursuant to the recommendation of the Drainage Board, adopted at its meeting on October 15, 1963.

¹² Smith Creek is a closed basin per City Council Resolution 140-02 on August 27, 2002

¹² Monument Branch Basin is a closed basin per City Council Res. 177-10 on October 12, 2010

EXHIBIT B

2019 DRAINAGE, BRIDGE AND POND FEES
CITY OF COLORADO SPRINGS

Basin Name	DBPS Year	Drainage Fee/Acre	Bridge Fee/Acre	Pond Land Fee/Acre	Pond Facility Fee/Acre	Surcharge/Acre
19th Street	1964	\$4,030				
21st Street	1977	\$6,151				
Bear Creek	1980	\$3,959	\$373			
Big Johnson, Crews	1991	\$15,316	\$1,259	\$241		
Black Squirrel Creek	1989	\$14,302	\$1,603	\$789		
Camp Creek	1964	\$2,270				
Cottonwood Creek ^{1, 2}	2000	\$13,923	\$1,130			\$723
Douglas Creek	1981	\$12,728	\$285			
Dry Creek ³	1966	\$0.00				
Elkhorn Basin ⁴	n/a	\$0.00				
Fishers Canyon ⁵	1991	\$0.00				
Fountain Creek ⁶	n/a	VAR				
Jimmy Camp Creek	2015	\$7,975			\$2,599	
Kettle Creek ⁷ Old Ranch Trib.	2001	\$0.00				
Little Johnson	1988	\$13,367		\$1,227		
Mesa	1986	\$10,699				
Middle Tributary	1987	\$6,995		\$1,121		
Miscellaneous ⁸	n/a	\$11,905				
Monument Branch ¹²	1987	\$0.00				
North Rockrimmon	1973	\$6,152				
Park Vista (MDDP)	2004	\$17,135				
Peterson Field	1984	\$12,925	\$595			
Pine Creek ⁹	1988	\$0.00				
Pope's Bluff	1976	\$4,096	\$701			
Pulpit Rock	1968	\$6,784				
Sand Creek ¹⁰	1996	\$12,645	\$761	\$1,070	\$3,676	\$1,333
Shooks Run ¹¹	1994	\$0.00				
Smith Creek ¹²	2002	\$0.00				
South Rockrimmon	1976	\$4,810				
Southwest Area	1984	\$13,467				
Spring Creek	1968	\$10,609				
Templeton Gap	1977	\$6,997	\$77			
Windmill Gulch	1992	\$14,594	\$271	\$3,055		

All Drainage, Bridge and Detention Pond Facilities Fees adjusted by 6.7% over 2018 by City Council Resolution No. 159-18 on December 11, 2018 to be effective on January 1, 2019. Land Fees are based on the Park Land Dedication Fee which is currently \$76,602/acre (0% change for inflation in 2018).

¹ The 2018 Cottonwood Creek drainage fee consists of a capital improvement fee of \$10,853 per acre and land fee of \$3,069 per acre for a total of \$13,923 per acre. These fees are adjusted annually using different procedures but are combined for collection purposes. **The surcharge fee of \$723/ac is due in cash; credits for prior facility construction cannot be used to offset this fee,** which is deposited into a separate City fund known as the "Cottonwood Creek Surcharge" fund.

² The Wolf Ranch portion of the Cottonwood Creek Drainage Basin was approved as a "no fee" basin as to Drainage Fees only by City Council on August 28, 2018 by Resolution No. 96-18

³ Dry Creek is a closed basin per City Council Resolution No.118-08 on June 24, 2008

⁴ Elkhorn Basin is a closed basin per the Annexation Agreements for the area.

⁵ Fishers Canyon is a closed basin per City Council Resolution No. 74-08 on April 22, 2008.

⁶Pursuant to the recommendation of the Subdivision Storm Drainage Board adopted at its meeting of September 15, 1977, there are exempted and excluded from the provisions of this part construction of the main Fountain Creek Channel from the confluence of Fountain Creek with Monument Creek northwest to the City limits. Land developments taking place adjacent to Fountain Creek shall remain responsible for dedicating rights of way necessary for the channelization of Fountain Creek, and the developers shall continue to pay to the City as a condition of subdivision plat approval the applicable drainage fees. Drainage fees are required in accordance with the appropriate basin study.

⁷ Kettle Creek Old Ranch Tributary is a closed basin per City Council Resolution 139-02 on August 27, 2002.

⁸ Miscellaneous fee is assessed on unstudied areas and the Roswell and Westside Basins.

⁹ Pine Creek is a closed basin per City Council Resolution No.236-88 on December 13, 1988.

¹⁰Sand Creek Detention Pond #2 Surcharge (Ridgeview and Indigo Ranch) = \$1,333/ac. for 2019. Sand Creek Pond fees include two components, one for facility construction costs (\$3,676) and one for land dedication costs (\$1,070), the total Pond fee within Sand Creek is \$4,746/ac.

¹¹ Shooks Run is a closed basin pursuant to the recommendation of the Drainage Board, adopted at its meeting on October 15, 1963.

¹² Smith Creek is a closed basin per City Council Resolution 140-02 on August 27, 2002

¹² Monument Branch Basin is a closed basin per City Council Res. 177-10 on October 12, 2010