



Town of Cobourg Stormwater Asset Management Plan & Funding Assessment

Council Presentation
May 9, 2022

Introduction



- Watson & Associates Economists Ltd. (Watson) has been retained to by the Town of Cobourg (Town) to develop an Asset Management Plan and Funding Study for the Town's stormwater infrastructure
- The goals of this study are:
 - Develop a better understanding of the Town's existing stormwater management infrastructure
 - Bring the Town closer to compliance with O. Reg. 588/17
 - Establish a sustainable level of annual investment by understanding the lifecycle needs of assets, including operating and capital components
 - Make informed recommendations about stormwater funding options

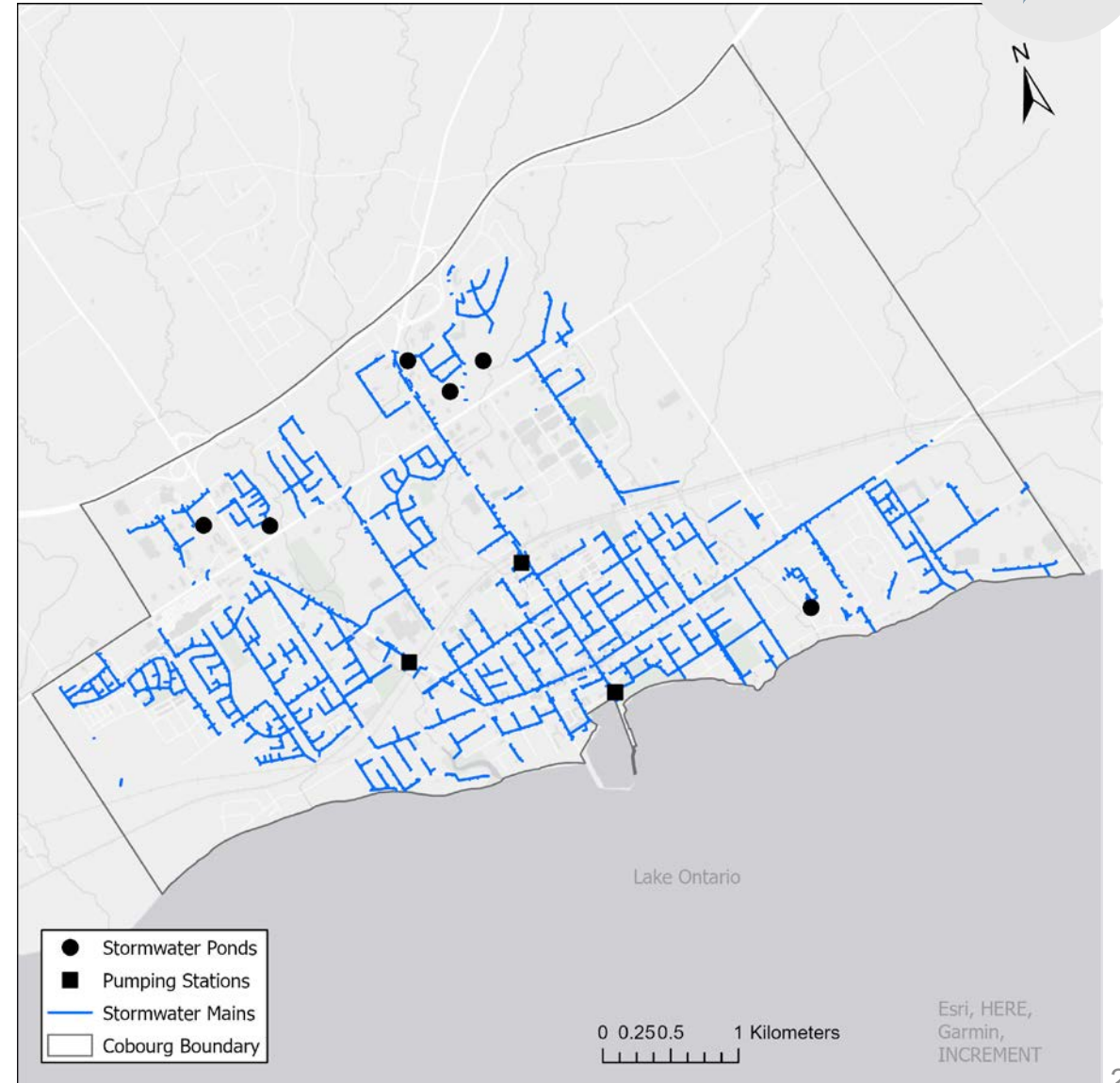
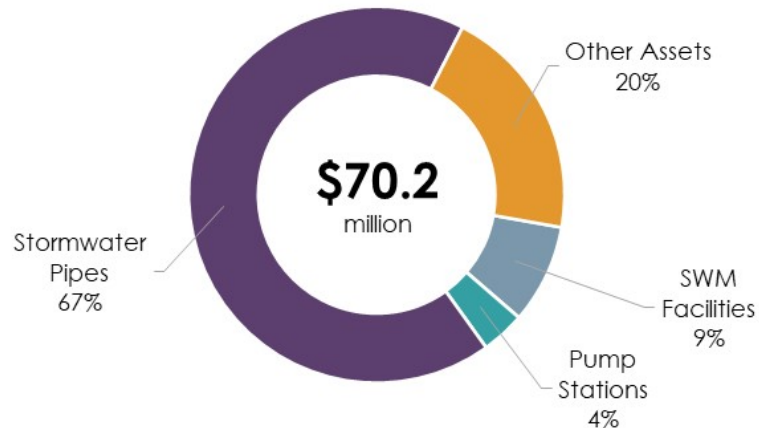
Asset Summary



Cobourg stormwater system:

- Over 70 km of storm sewers
- 3,474 manholes and catch basins
- 6 stormwater ponds
- 3 pump stations
- 65 outlet points
- 4 oil/grit separators

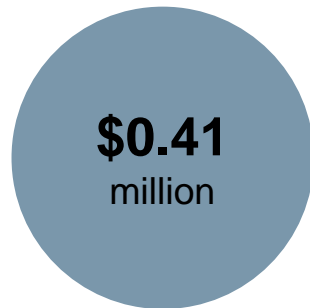
Asset replacement cost:



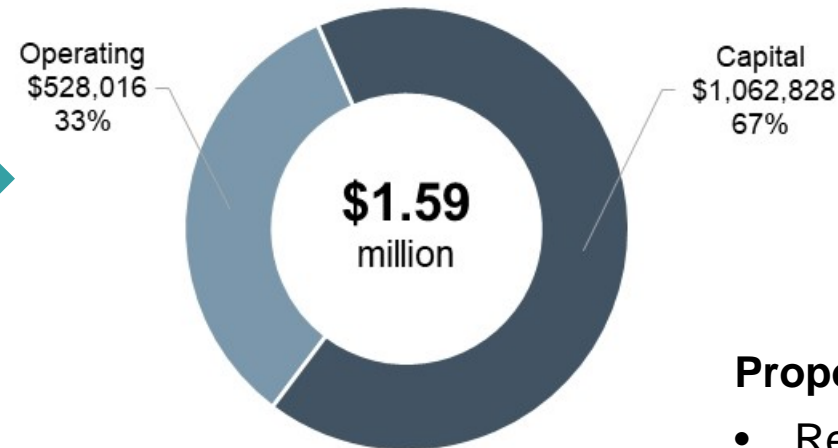
Stormwater Program – Estimated Annual Cost of Service



Current SW Program:



Proposed SW Program:

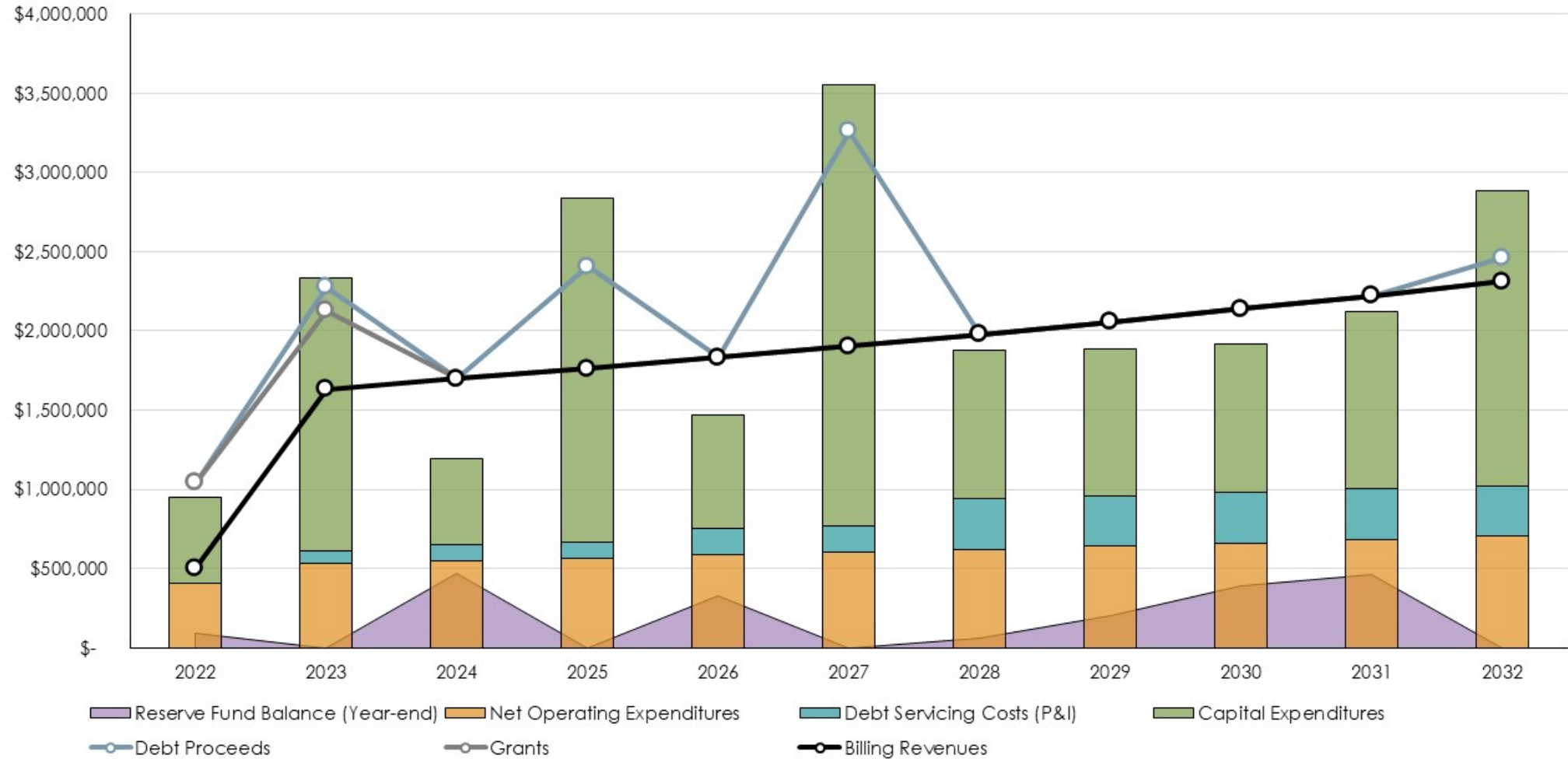


- Storm sewer maintenance and repairs
- Catch basin cleanouts
- Street sweeping
- Contracted services (incl. SWM pond maintenance)
- Equipment rentals and operating costs
- Pumping station maintenance and utility costs
- Administration and management

Proposed program enhancements:

- Regular flushing and CCTV inspections of storm sewers
- Analysis of data collected through CCTV inspection program
- Regular inspections of SWM ponds, oil/grit separators, and pump stations
- Regular updates of asset inventory
- Full funding of annual lifecycle costs of infrastructure

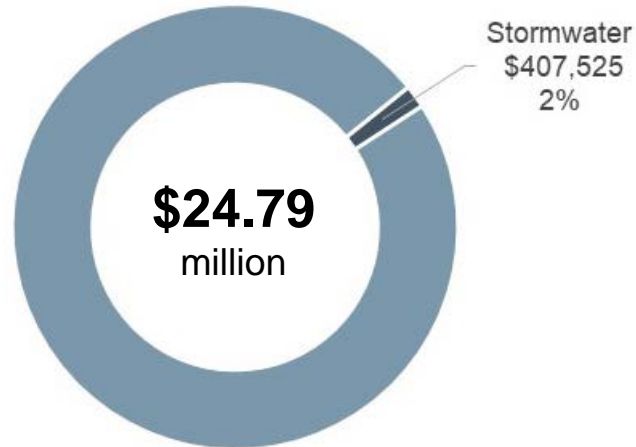
Financial Forecast



Financial Impacts

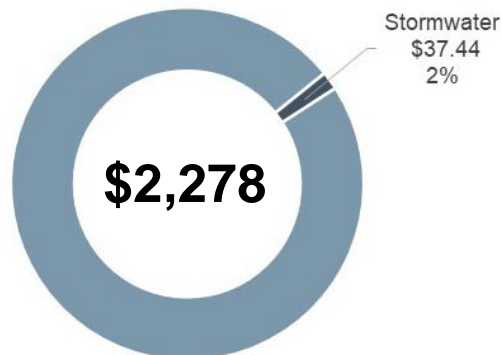


2021 Municipal Tax Levy



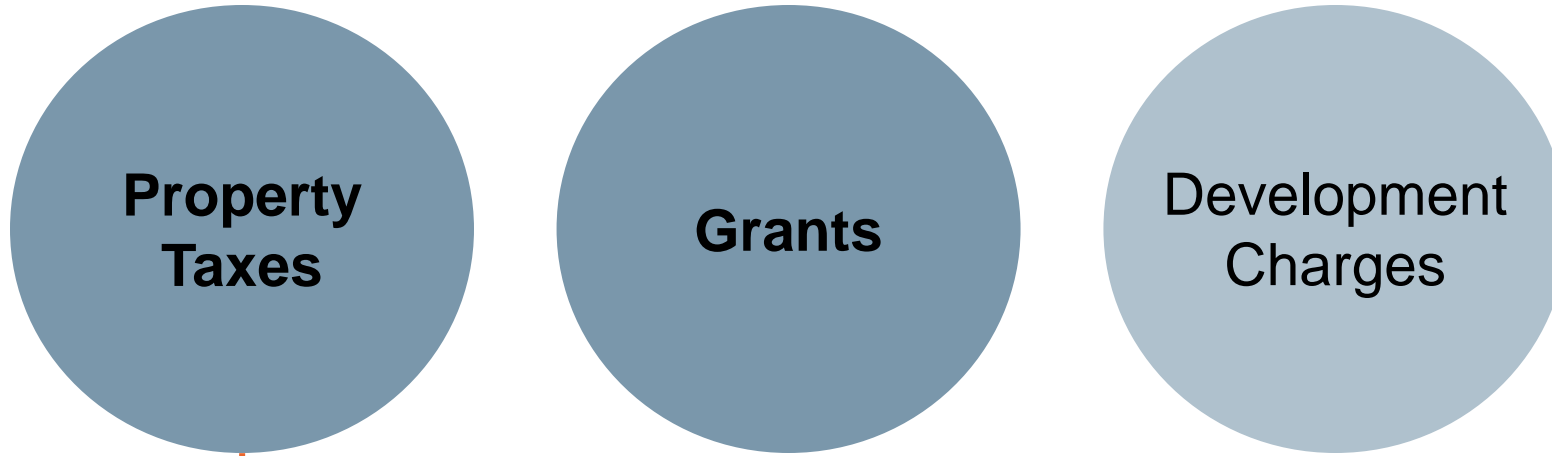
- Approximately 2% of the annual municipal tax levy is directly and indirectly supporting stormwater services
- Based on the 2021 Municipal Tax Levy and the average assessment of \$275,700, the average municipal property tax bill is \$2,278.
 - Approximately \$37 of that annual tax bill is going towards stormwater services
- In order to fund the proposed stormwater program, the tax levy would need to increase by approximately 5%

2021 Average Property Tax Bill



Additional amount needed to fund proposed stormwater program

Current Funding Model & Alternatives



Assessment of alternatives

- Uniform Flat Rates
- Utility (water/wastewater) Rate
- Variable Flat Rate based on property class/category
- Variable Rate applied to property land area
- Rate applied to Actual Impervious Area of Each Property

Assessment Criteria:

Ease of calculation

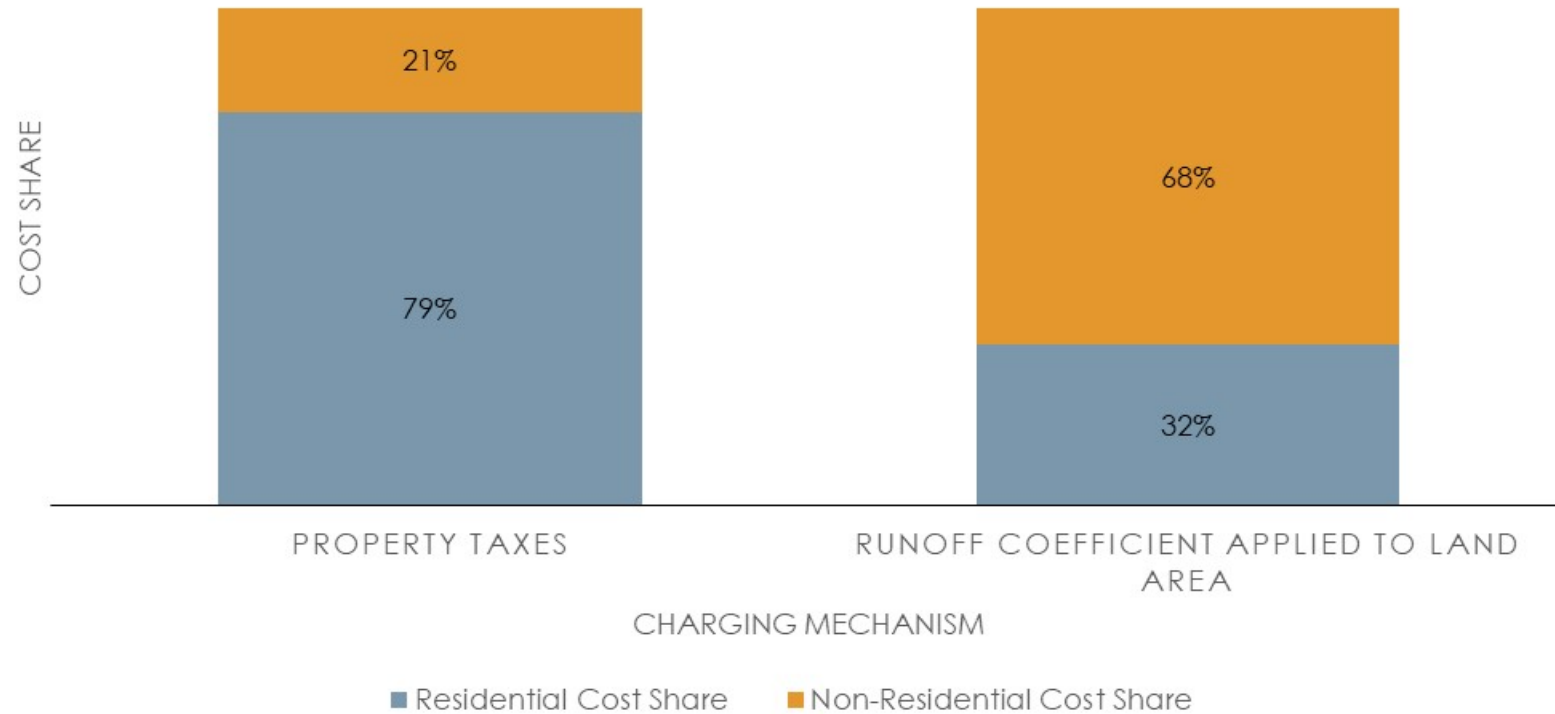
Linkage between amount paid and service utilization

Cost of administration

Users' control over charging mechanism

Stormwater Services Cost Share

Residential vs. Non-residential Properties



Calculated Rates and Impacts



Stormwater Rate Forecast

Property Type	Annual Charge per Hectare of Land Area										
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Commercial	\$ 250.20	\$ 1,809.44	\$ 1,872.70	\$ 1,938.16	\$ 2,005.91	\$ 2,074.47	\$ 2,147.01	\$ 2,222.07	\$ 2,299.76	\$ 2,380.17	\$ 2,463.66
Institutional	\$ 208.50	\$ 1,507.87	\$ 1,560.58	\$ 1,615.13	\$ 1,671.60	\$ 1,728.73	\$ 1,789.17	\$ 1,851.73	\$ 1,916.47	\$ 1,983.48	\$ 2,053.05
Industrial	\$ 222.40	\$ 1,608.39	\$ 1,664.62	\$ 1,722.81	\$ 1,783.04	\$ 1,843.98	\$ 1,908.45	\$ 1,975.18	\$ 2,044.24	\$ 2,115.71	\$ 2,189.92
Agricultural/Vacant	\$ 55.60	\$ 402.10	\$ 416.15	\$ 430.70	\$ 445.76	\$ 460.99	\$ 477.11	\$ 493.79	\$ 511.06	\$ 528.93	\$ 547.48
Residential (Low Density)	\$ 125.10	\$ 904.72	\$ 936.35	\$ 969.08	\$ 1,002.96	\$ 1,037.24	\$ 1,073.50	\$ 1,111.04	\$ 1,149.88	\$ 1,190.09	\$ 1,231.83
Residential (Medium Density)	\$ 166.80	\$ 1,206.29	\$ 1,248.46	\$ 1,292.11	\$ 1,337.28	\$ 1,382.98	\$ 1,431.34	\$ 1,481.38	\$ 1,533.18	\$ 1,586.78	\$ 1,642.44
Residential (High Density)	\$ 208.50	\$ 1,507.87	\$ 1,560.58	\$ 1,615.13	\$ 1,671.60	\$ 1,728.73	\$ 1,789.17	\$ 1,851.73	\$ 1,916.47	\$ 1,983.48	\$ 2,053.05

Estimated Bill Impacts

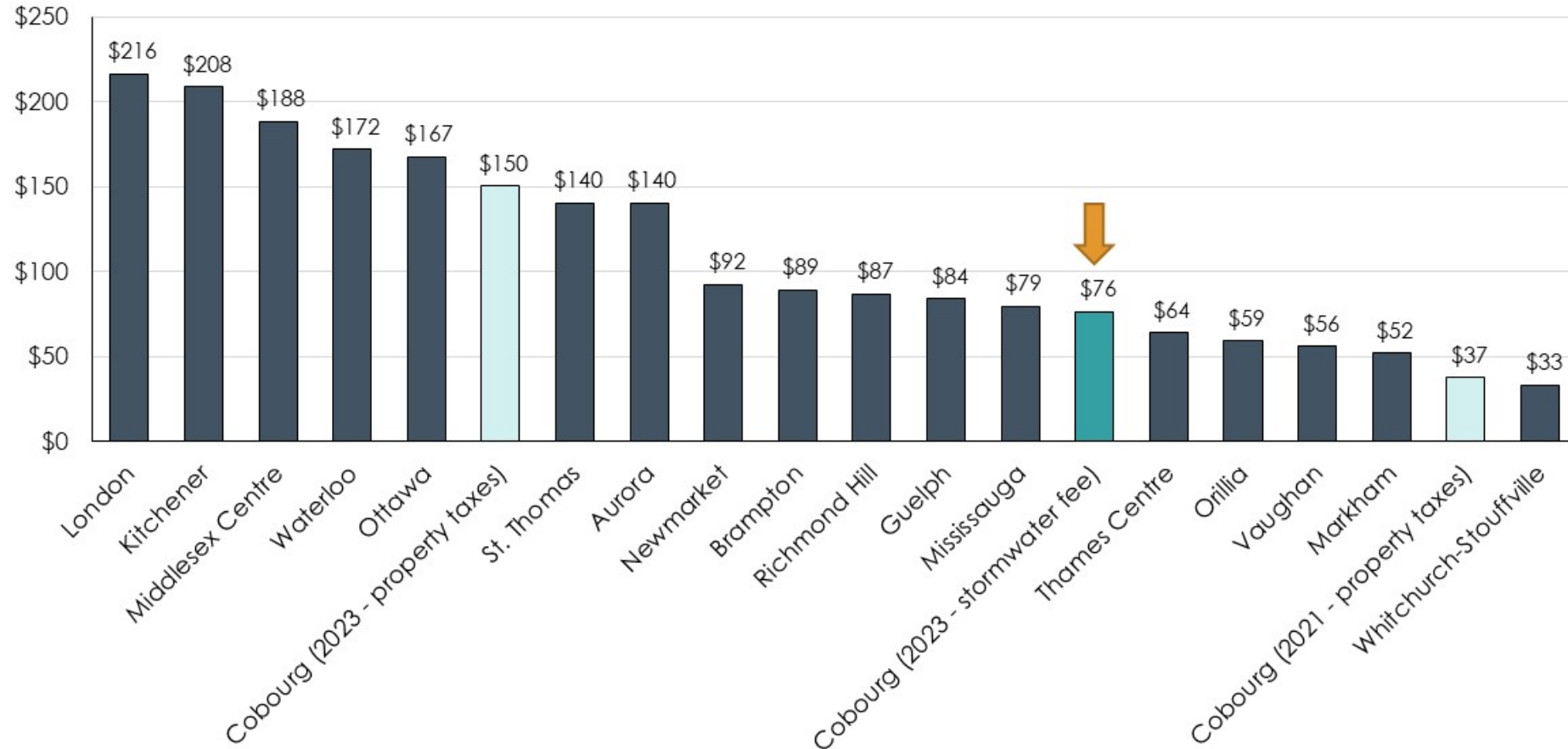
Sample Property	Annual Stormwater Bill											
	2021 ^[A]	2022 ^[B]	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Residential Single Detached	\$ 37.44	\$ 36.09	\$ 76.25	\$ 78.92	\$ 81.67	\$ 84.53	\$ 87.42	\$ 90.48	\$ 93.64	\$ 96.91	\$ 100.30	\$ 103.82
Small Commercial	\$ 108.57	\$ 100.42	\$ 190.39	\$ 190.39	\$ 197.04	\$ 203.93	\$ 211.06	\$ 218.27	\$ 225.90	\$ 233.80	\$ 241.98	\$ 250.44
Medium Commercial	\$ 156.64	\$ 230.43	\$ 893.35	\$ 924.58	\$ 956.90	\$ 990.35	\$ 1,024.20	\$ 1,060.01	\$ 1,097.08	\$ 1,135.43	\$ 1,175.13	\$ 1,216.35
Large Commercial	\$ 5,392.92	\$ 6,166.93	\$ 17,984.20	\$ 18,612.90	\$ 19,263.56	\$ 19,936.98	\$ 20,618.39	\$ 21,339.29	\$ 22,085.39	\$ 22,857.58	\$ 23,656.76	\$ 24,486.58

^[A] The Annual Bill amounts presented for 2021 include the proportionate share of the property tax bill related to stormwater services.

^[B] The Annual Bill amounts presented for 2022 include the proportionate share of the property tax bill related to stormwater services and the estimated stormwater charge that would be applied in 2022.

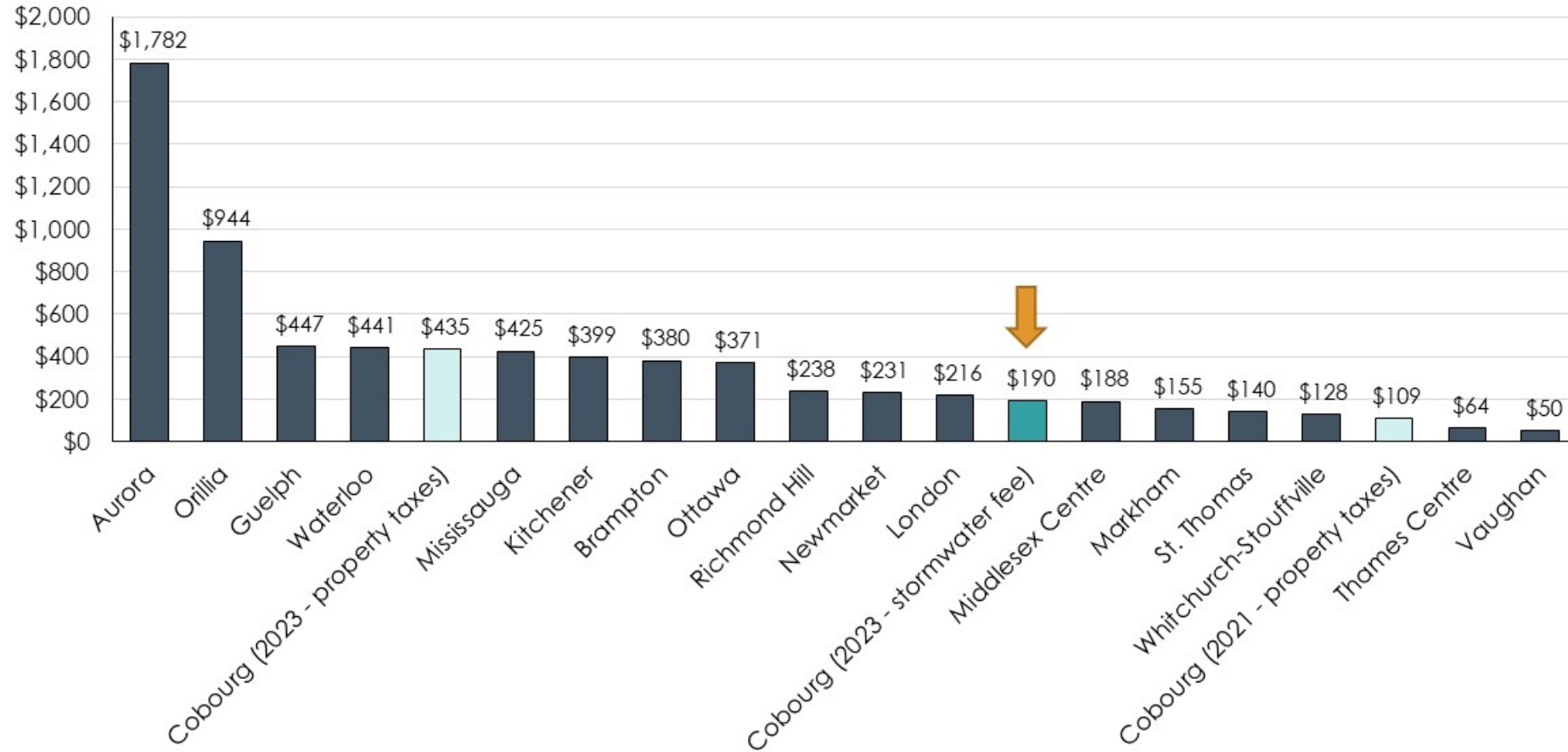
Comparison of Annual Stormwater Charges

Average Single Detached House



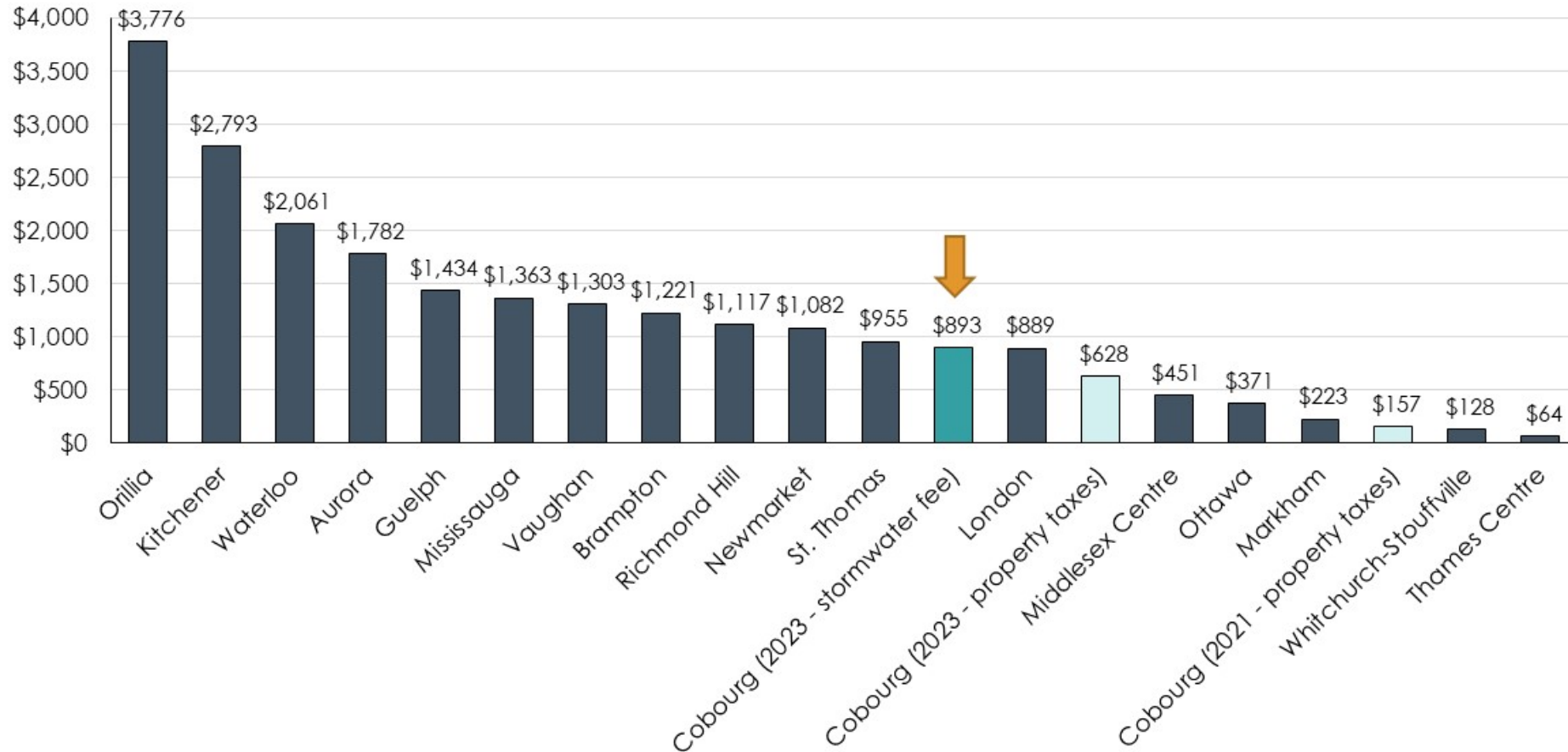
Comparison of Annual Stormwater Charges

Small Commercial Property (e.g., fast-food restaurant)



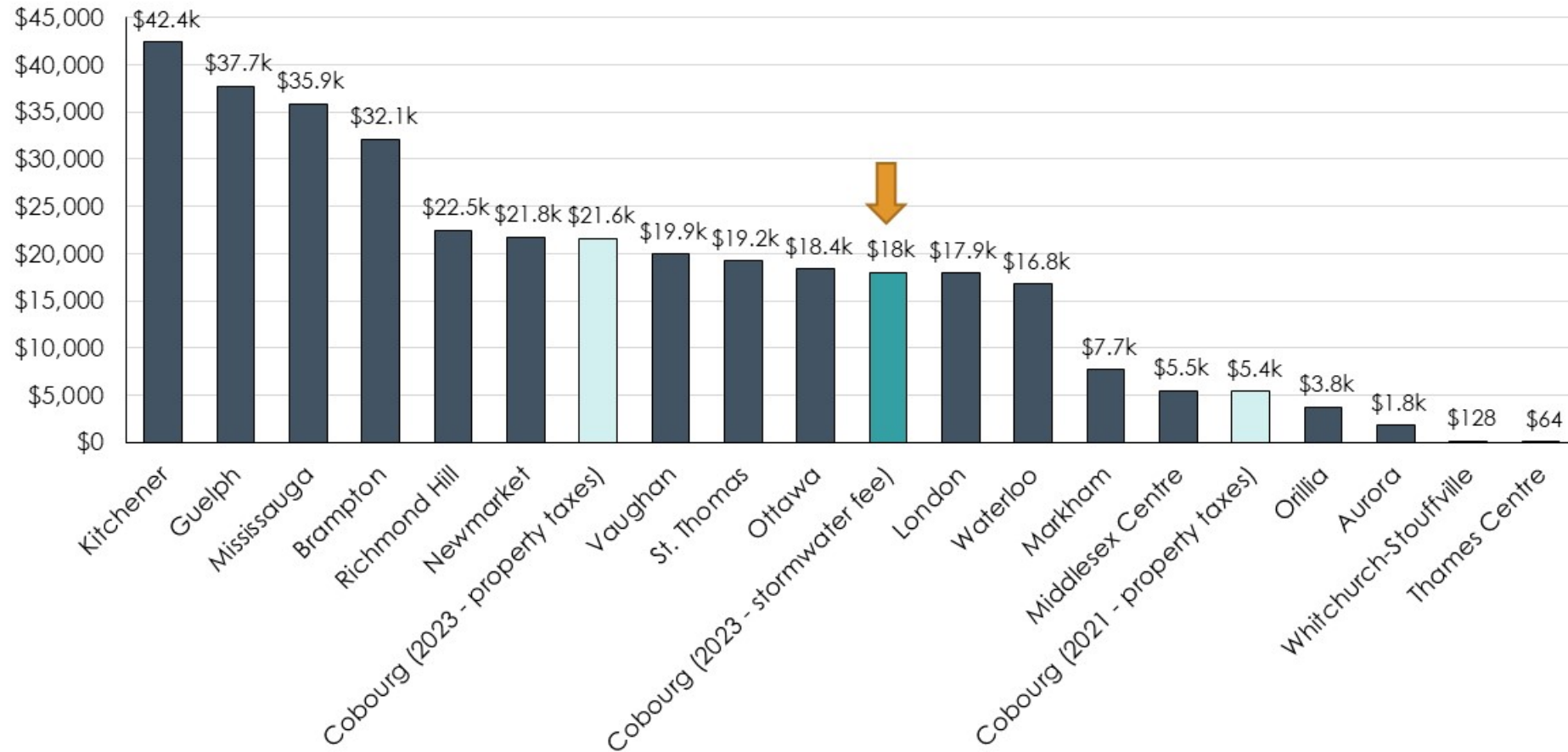
Comparison of Annual Stormwater Charges

Medium Commercial Property (e.g., car dealership)



Comparison of Annual Stormwater Charges

Large Commercial Property (e.g., commercial plaza/shopping mall)



Recommendations



- Endorsement for and implementation of future program levels of service
- Separation of stormwater funding from property taxes and implementation of a dedicated stormwater charge, imposed as a variable rate applied to property land area
- Implementation of tracking and annual reporting on level of service performance measures

Next Steps



- Public engagement
- Council approval of Asset Management Plan and Funding Study
- Implementation