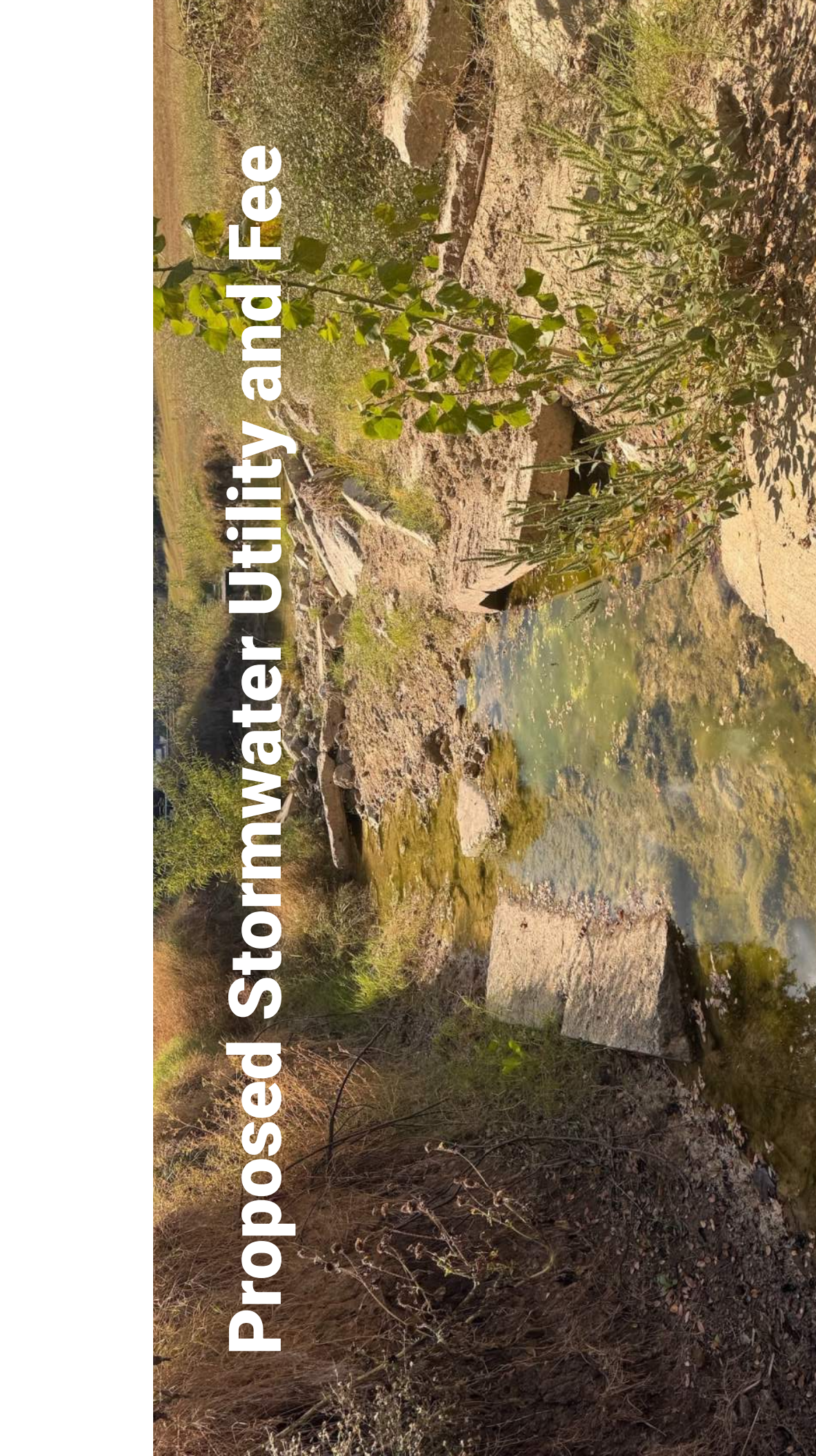




Proposed Stormwater Utility and Fee

Overview for Religious Institutions & Faith Leaders

December 2, 2025

Agenda

- Background
- Fee Basis
- Summary of Recent Committee and Full Council Guidance
- Cost of Service and Preliminary Fees
- Next Steps

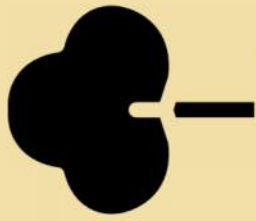
Burleson Drainage Facts



281
culverts

11
Miles of
storm
channels

13%



of square
miles in the
city are in
floodplain

OVER

\$146 M

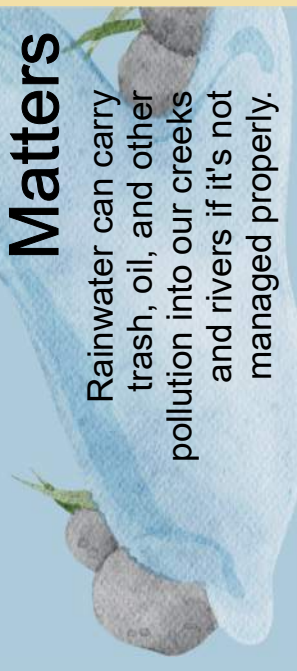
currently identified in
drainage maintenance
projects in Burleson

*The current budget provides
\$550,000 dedicated to drainage
maintenance yearly*

When it rains, water
flows off roofs,
driveways, and
streets into storm
drains and then into
local creeks and rivers.

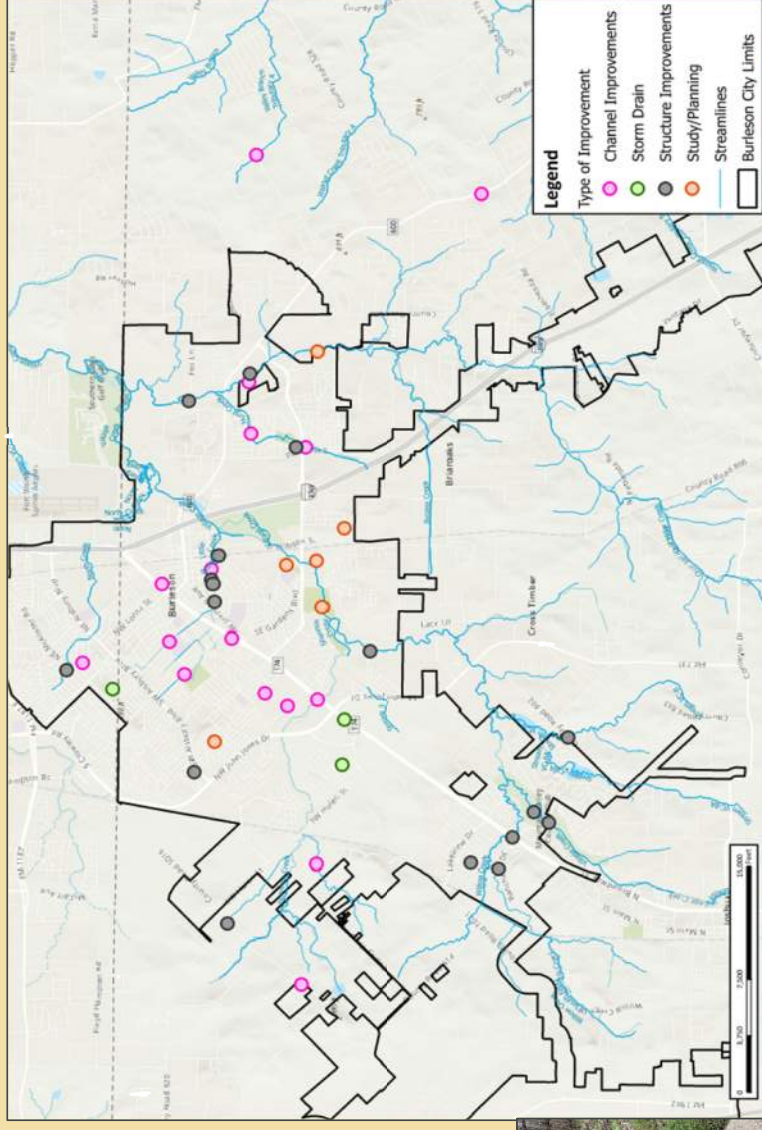
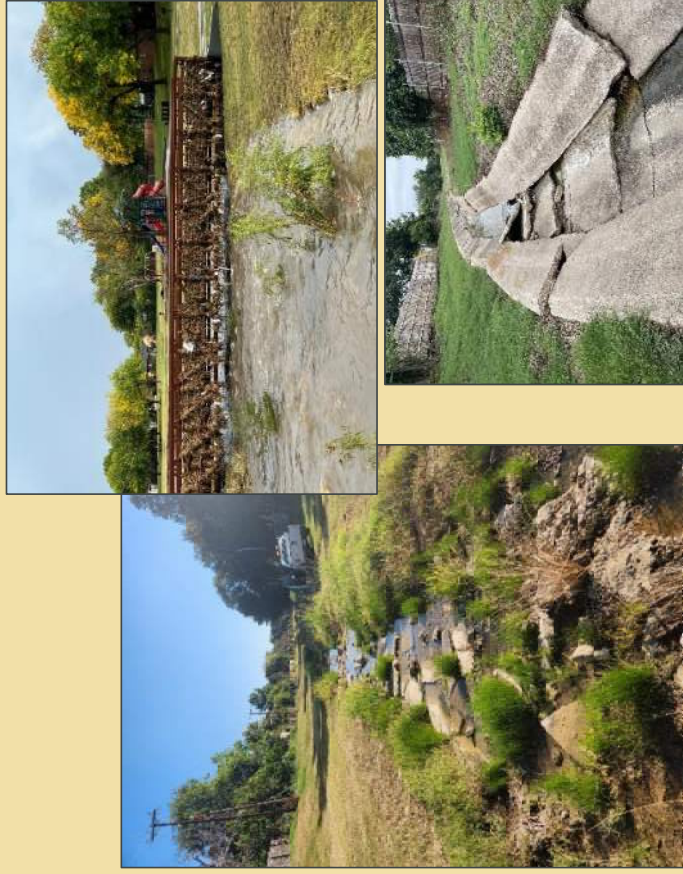
**Why
This
Matters**

Rainwater can carry
trash, oil, and other
pollution into our creeks
and rivers if it's not
managed properly.



Drainage Needs Inventory

- At least 42 known problem areas citywide
- At least two planning projects identified
- \$146 million+ cost projection



Common Issues

- Aging and/or damaged infrastructure affects drainage system function
- Stormwater flow causes erosion
- Inadequate capacity contributes to flooding
- Runoff picks up pollutants and affects water quality



Creek Erosion



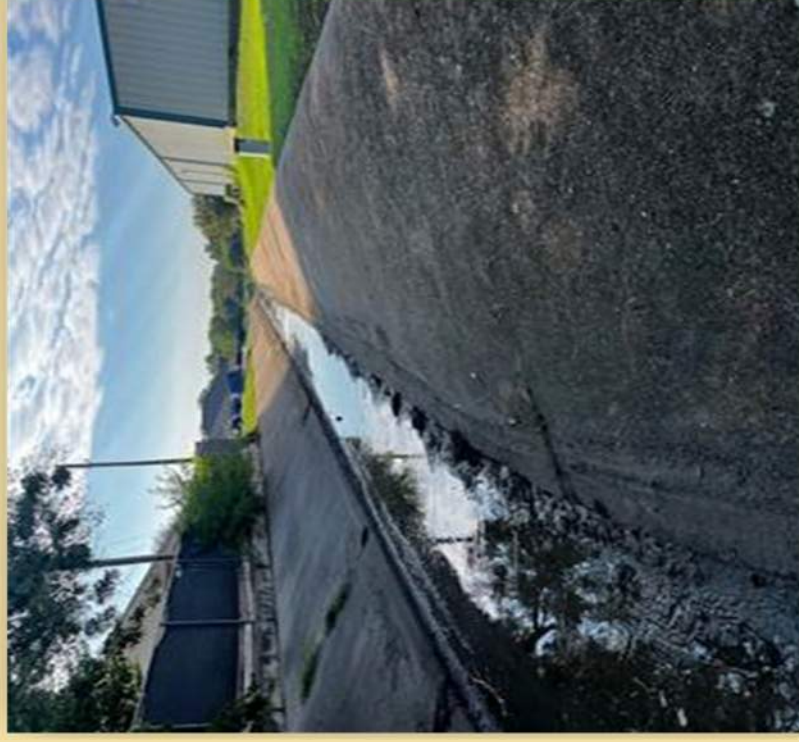
Flooding



Water Pollution

Common Maintenance Issues

Eliminating vegetation and debris allows channels to function as designed



Booger Creek west of Johnson Ave.

Example Drainage Maintenance Project



BEFORE



AFTER

Drainage Channel in the vicinity of Shady Oaks Drive – approx. \$70k

December 15, 2025

Example Drainage Maintenance



BEFORE maintenance



AFTER maintenance

Location: Drainage crossing at Johnson Avenue near Warren Park

December 15, 2025

Example Drainage Improvement



Approx. \$35k interim work to slow erosion with more defined channel and stabilization

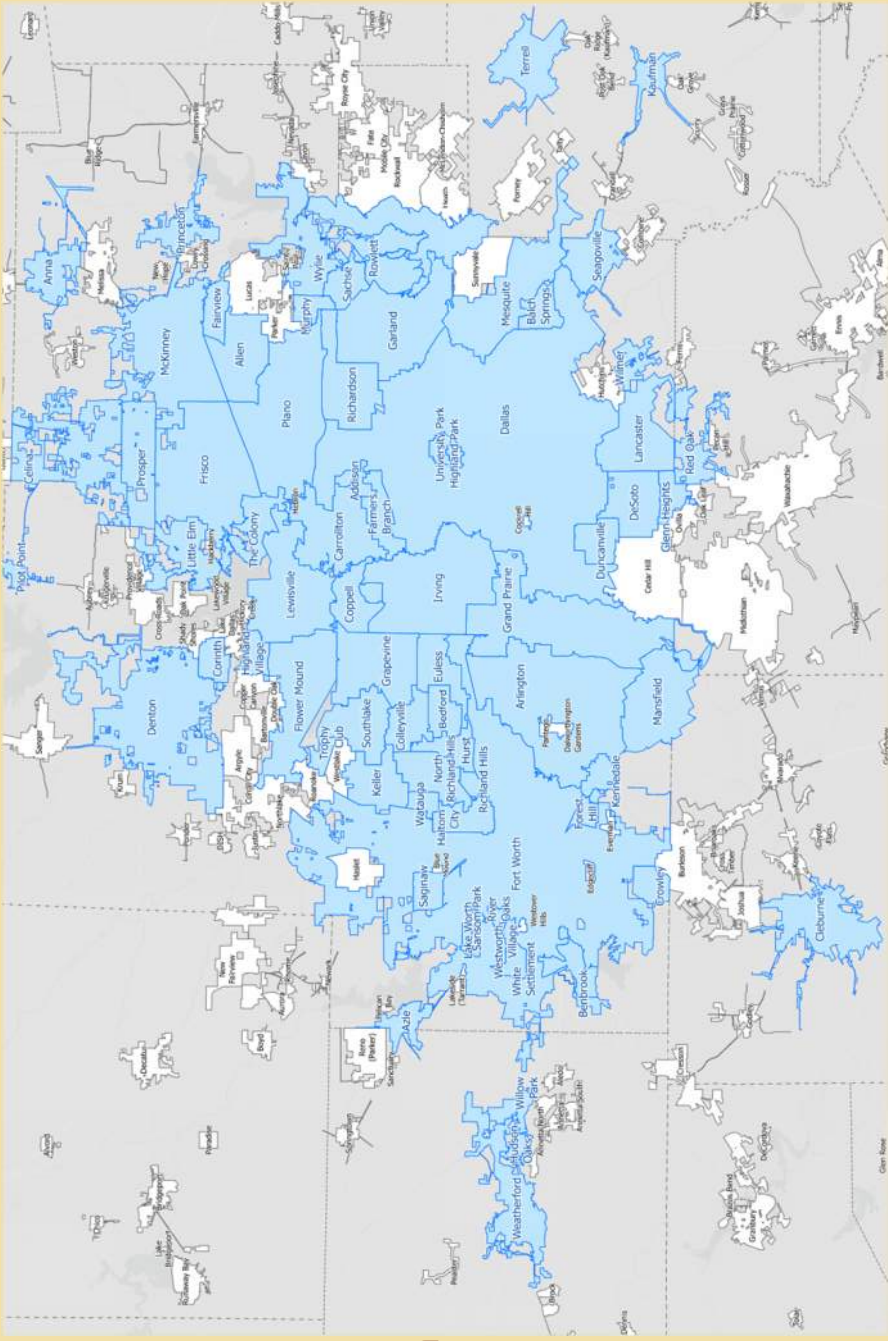


S. Hurst Rd. between Hidden Creek Parkway and Cardinal Ridge Road

December 15, 2025

What is a Stormwater Utility?

- **Authorized by State law**
Local Government Code 552, Subchapter C (Municipal Drainage Utility Systems Act)
- **Dedicated funding mechanism**
Directly supports costs to maintain the stormwater system
- **Service-based fee**
 - Must be reasonable, equitable, non-discriminatory
 - Based on cost of providing drainage service



How is the Stormwater Fee Determined?

- Fees based on each property's anticipated contribution of stormwater runoff
- Stormwater runoff measured by the amount of impervious area, or hard surface, on the property
- Stormwater fees directly support costs of maintaining the stormwater system (restricted use of funds)

Funding Drivers

Storm System Operations & Maintenance

- Current O&M service level
- Future service demands
- Plan for future development

Regulatory Compliance & Agreements

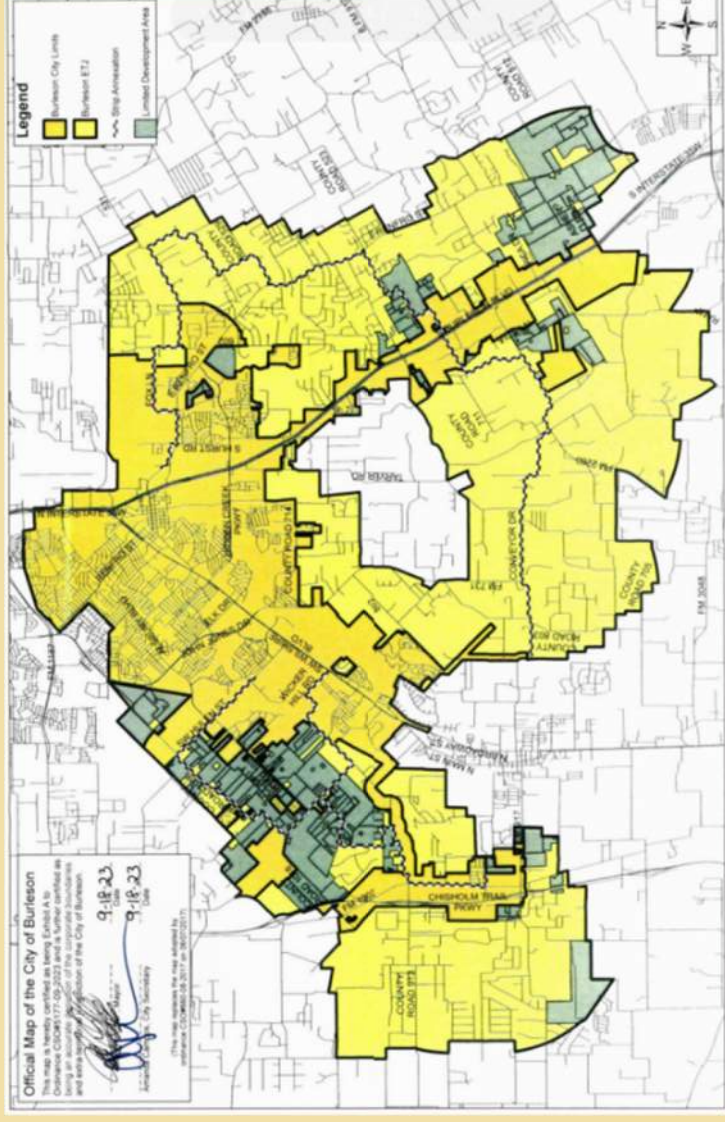
- Phase II MS4
- FEMA Floodplain Administration

Capital Improvement Projects

- Correct known flooding problems
- Creek erosion
- Regional solutions
- Correct water quality problems
- Greenway system enhancements

Burleson Property Analysis

- All 17,529 properties within the corporate boundaries of the City of Burleson have been analyzed individually to determine impervious area for each
- Results used to determine what is referred to as the “Equivalent Residential Unit” (ERU)
- **ERU represents the median impervious area of the overall average residential property in Burleson**
- ERU is a standard unit of measurement allowing residential and non-residential properties to be compared / evaluated on a common basis



How is the fee determined?

The fee for each property is based on that property's impervious area which is the total area covered by materials such as asphalt, concrete, brick, stone and compacted surfaces which reduce infiltration of rainfall. Impervious area on a property directly relates to how much stormwater runoff leaves the property and enters the storm drainage system that the city maintains.



IMPERVIOUS SURFACE	AREA (SF)
Living Area	1,990
Attached Garage	450
Covered Patio	310
Detached Shed	250
Walkway	80
Driveway	360
Patio	160
Total	3,600

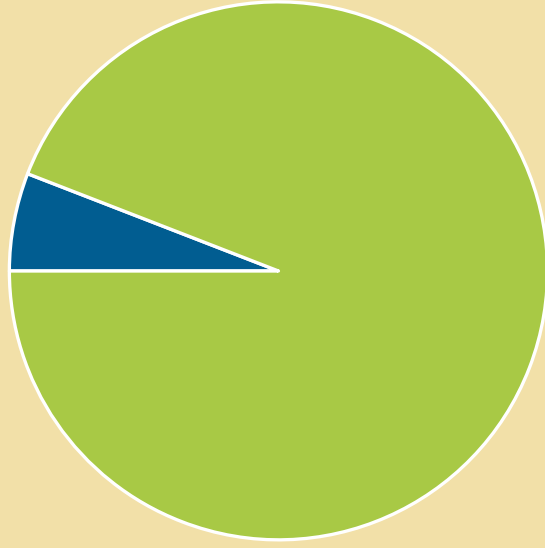
Structures (Living Area, Attached Garage, Covered Patio, Detached Shed)

Pavement (Walkway, Driveway, Patio)

What is impervious area?

Surfaces that do not allow rainfall to soak into the ground such as rooftops, brick pavers and driveways

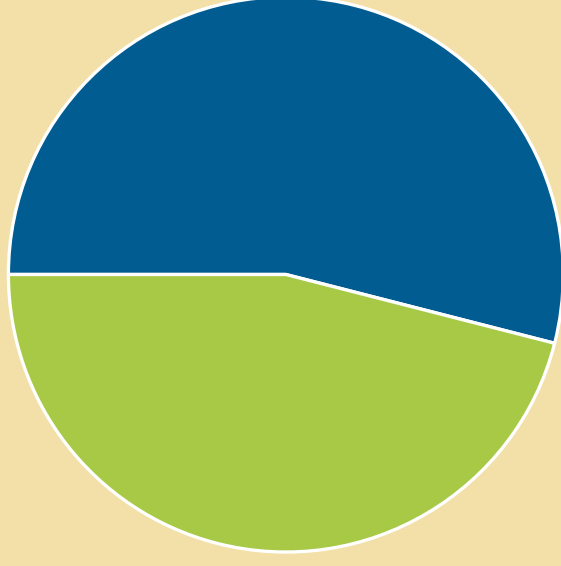
Property Count Summary



■ Non-Residential ■ Residential

Type of Property	Number of Parcels	Percentage
Non-Residential	1,236	6.1%
Residential	16,293	93.9%

Impervious Area Summary



■ Non-Residential ■ Residential

Type of Property	Percentage	Sq. Ft
Non-Residential	54%	77M
Residential	46%	66M

Residential = single family homes in this context

Latest Committee Recommendations and City Council Direction

Infrastructure & Development Committee Recommendation May 21, 2025

- Recommended the City Council consider implementation of a Stormwater Utility with a rate not to exceed \$8/ERU per month with tiered residential rates
- Recommended the City Council not include any exemptions

City Council Direction May 27, 2025

- Proceed with development of a Stormwater Utility with a rate not to exceed \$8/ERU per month with a tiered residential structure that includes a capital component and an additional drainage crew
- Proceed with developing the fee without exemptions

Full City Council or Council Committees also discussed development of a potential stormwater utility & fee 2/13/2024, 5/8/2024, 5/20/2024, and 11/18/2024

Current Scenario (per May Council Direction)

Generates \$3.7M - \$4.1M annually

- ✓ Existing activity expenses and program administration: \$1.86M
- ✓ New Crew (3 Workers + 1 Leader): \$340K
- ✓ New equipment (purchase and replacement contributions): \$100K
- ✓ Debt service for up to \$20M in capital projects: \$1.4M - \$1.8M

Tiered Residential Rates

- Tier 1 (smaller 10%): 0.63 ERU or \$5.04 per month
- Tier 2 (middle 80%): 1.00 ERU or \$8.00 per month
- Tier 3: (larger 10%): 1.92 ERU or \$15.36 per month

Non-Residential Rate
\$8.00 per month/ERU

**** Preliminary rates ****

Adding an additional crew would significantly increase the City's ability to manage critical drainage infrastructure. With this added capacity, Public Works would be able to more adequately address more than 11 miles of storm channels and 281 culverts that fall within the City's responsibility.

Residential Property Examples

Small (10%)



<2,400 sq. ft IA

Medium (80%)



2,400 - 5,300 sq. ft IA

Large (10%)



5,301+ sq. ft IA

Residential Structure	Monthly Fee (0.62 ERU)	Monthly Fee (1.00 ERU)	Monthly Fee (1.92 ERU)
Preliminary Tiers (10/80/10)	\$5.04	\$8.00	\$15.36

All rates are preliminary and approximate amounts until approved by City Council

Non-Residential Examples

(all developed properties other than single family homes)

Small

(Insurance Agency)



10,500 sq. ft IA

Medium

(Car Wash)



35,000 sq. ft IA

Large

(Grocery Store)



157,500 sq. ft IA

Non-Residential Structure	3 ERU	10 ERU	45 ERU
Charged per 3,500 sq ft of impervious area	\$24.00/Month (\$8.00/ERU)	\$80.00/Month (\$8.00/ERU)	\$360.00/Month (\$8.00/ERU)

These are all preliminary and approximate amounts until approved by City Council

Religious Institution Example

Burleson Bible Church, 260 S. Hurst Rd

- Total property area: 183,305 sq ft (~4.2ac)
- Impervious area: ~45,393 sq ft
- Equivalent Residential Units: ~12.97
- Projected fee: \$104/month (\$1,245 annually)



These are preliminary and approximate amounts until approved by City Council

Religious Institution Example

Grace Church, 880 W. CR 714

- Total property area: 234,391 sq ft (~5.4ac)
- Impervious area: ~83,751 sq ft
- Equivalent Residential Units: ~23.93
- Projected fee: \$192/month (\$2,297 annually)



These are preliminary and approximate amounts until approved by City Council

Religious Institution Example

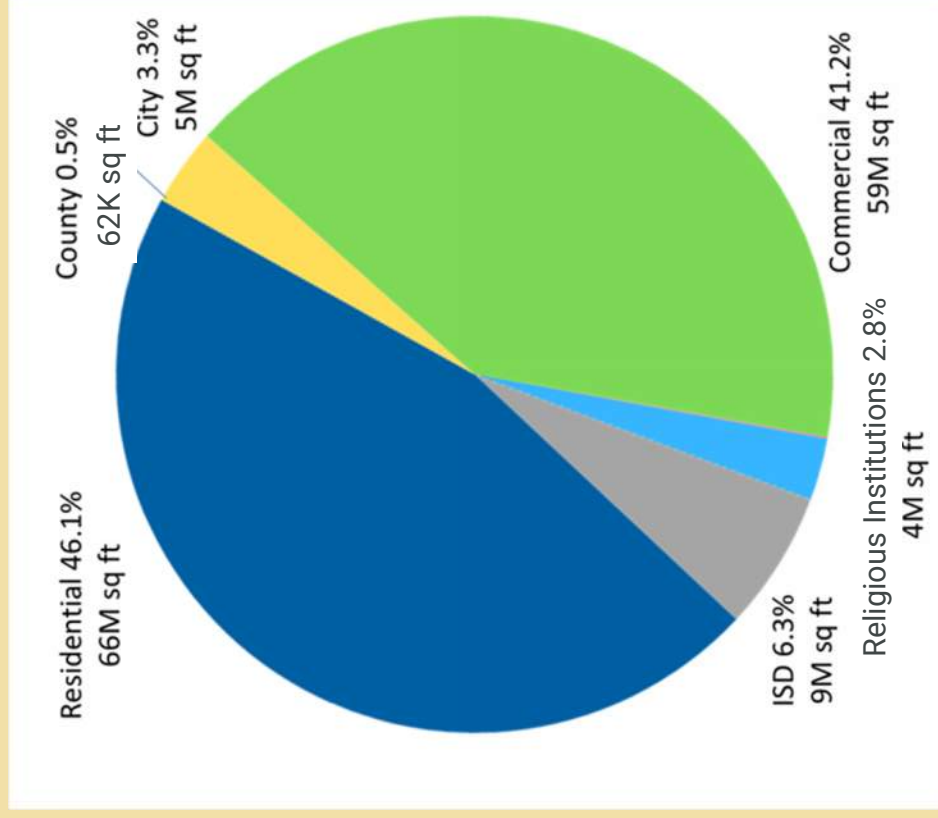
Pathway Church, 325 NW Renfro St.

- Total property area: 305,029 sq ft (~ 7 ac)
- Impervious area: ~256,419 sq ft
- Equivalent Residential Units: ~73.26
- Projected fee: \$586/month (\$7,033 annually)

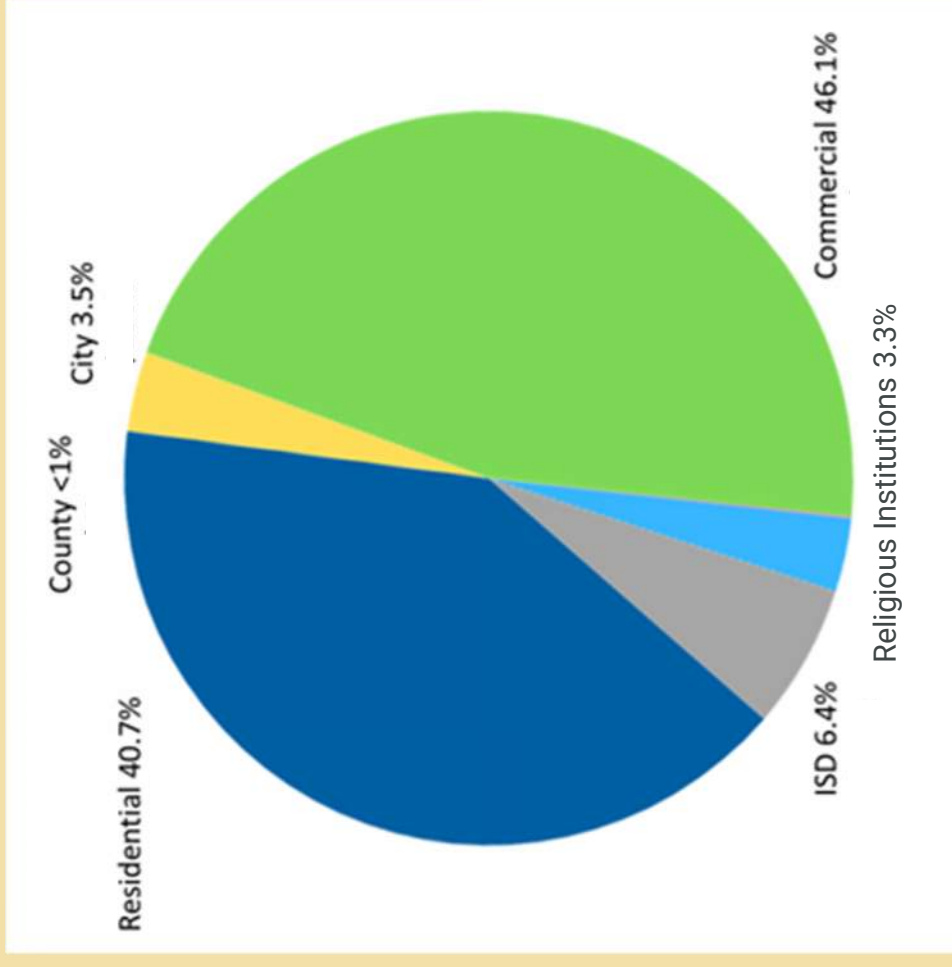


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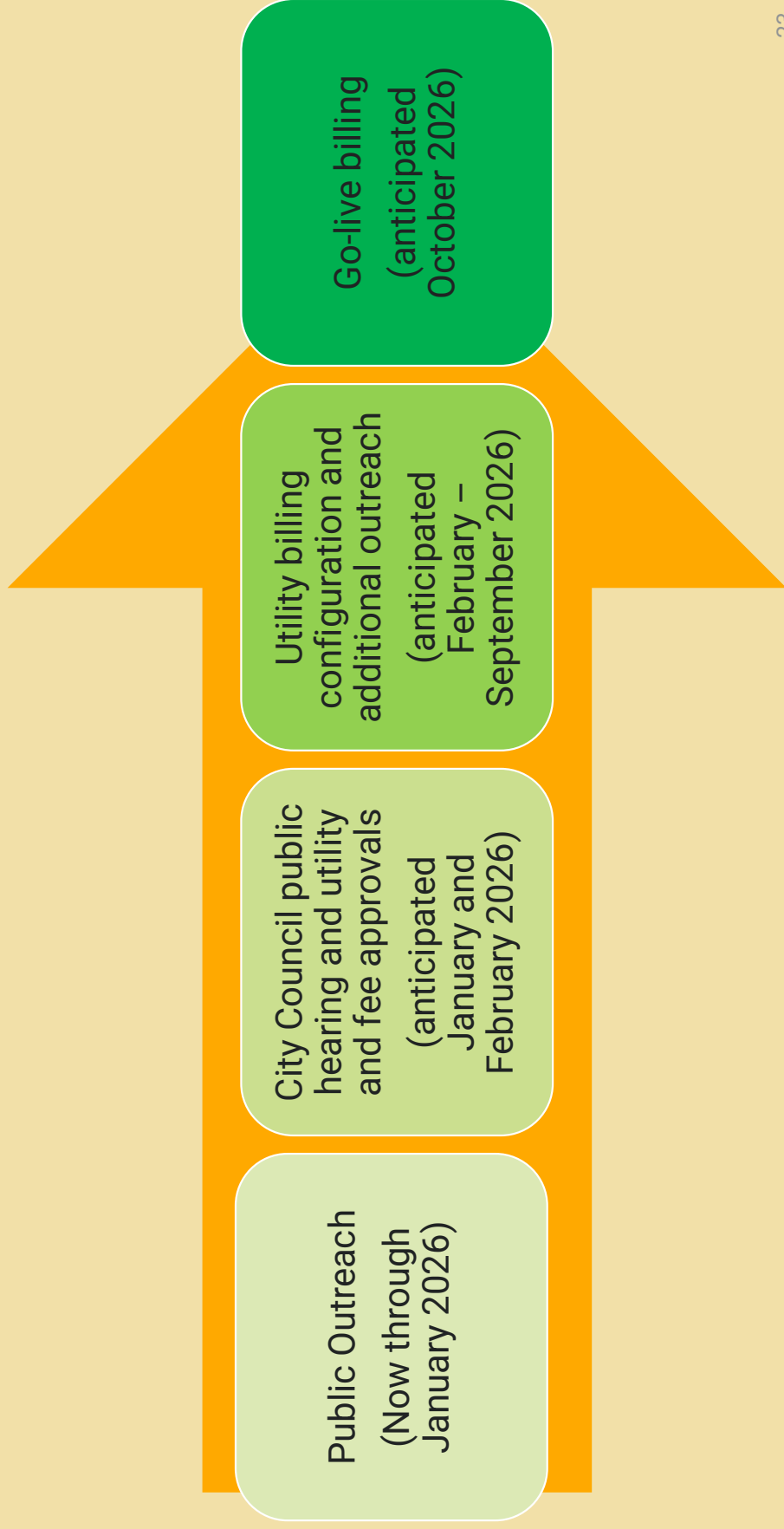
Impervious Area Summary



Revenue Summary



Next Steps



Stay Informed

Scan the QR for drainage-related information



For property-specific fee estimates,
email a request to

Drainage@burlesontx.com



www.burlesontx.com/drainage