

PUBLIC WORKS MEMORANDUM
#17-2026

DATE: July 13, 2026

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager *hmg*
Jason Loveland, Deputy City Manager *12*

FROM: Sarah Borgers, Director of Public Works *SB*

SUBJECT: CR-91 – Stormwater Fee Increase

PURPOSE

To consider CR-91, a resolution increasing stormwater fees from \$2 per month to \$7 per month for residential customers and from \$20 per acre per month to \$70 per acre per month for all other customers effective Jan. 1, 2027.

BACKGROUND

The City maintains an extensive stormwater system. This system plays a critical role in safely moving stormwater from roadways through pipes and open ditches to safe discharge points. Recognizing the age and varying condition of these assets, the City initiated a comprehensive stormwater system assessment with mapping updates to document existing infrastructure, evaluate its condition, and identify critical repair and maintenance needs.

The findings highlight a growing need for reinvestment in the stormwater system. Additional funding is needed for capital projects to both repair infrastructure and invest in improvements through Mile High Flood District cost sharing.

At its June 1, 2026 Study Session, City Council reviewed the assessment findings, the financial condition of the Stormwater Fund, and options for increasing stormwater fees. Following that discussion, Council directed staff to prepare a resolution that would increase the stormwater fee from \$2 to \$7 per month for residential customers and from \$20 to \$70 per acre per month for all other customers.

The proposed fee increase would provide funding to:

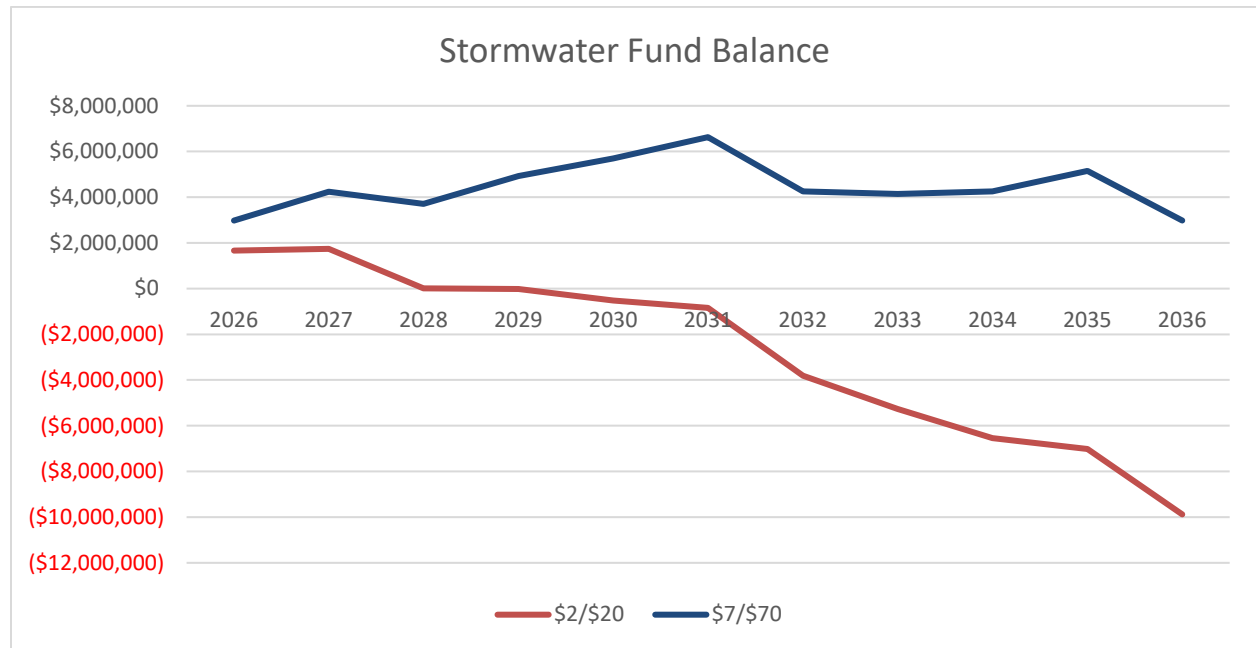
- Complete the five highest-priority capital improvement projects identified in the assessment;
- Increase routine inspection and maintenance activities to extend the life of existing infrastructure;
- Leverage additional matching funds through partnerships with Mile High Flood District; and
- Maintain adequate reserves for emergency stormwater repairs.

Without additional revenue, the Stormwater Fund can support only minimal maintenance activities and will not be able to fund the recommended capital improvements needed to maintain the City's stormwater infrastructure.

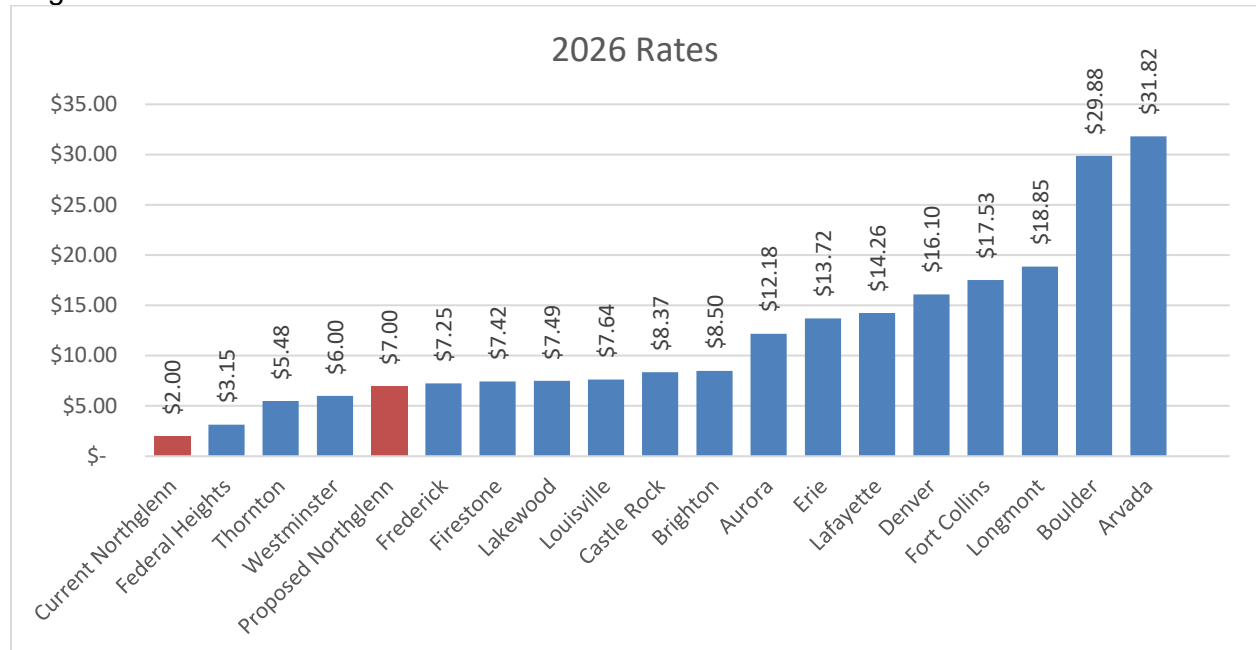
Section 16-13-7.5(a) of the Municipal Code authorizes City Council to establish and modify stormwater impact fees by resolution to fund stormwater management activities, including the design, construction, repair, maintenance, and operation of the City's stormwater system.

The graph below shows the Stormwater Fund Balance in two scenarios:

- Current stormwater fees (\$2/\$20) with the top five capital improvement projects spread across ten years, a stormwater system assessment update, and \$5 million in improvements in conjunction with Mile High Flood District matching. This model shows the fund balance taking a quick negative trajectory.
- The proposed stormwater fees (\$7/\$70) including the top five capital improvement projects spread across ten years, improvement projects in conjunction with Mile High Flood District of \$7.7 million over ten years, and a stormwater assessment update. This model shows stable fund balance over the ten-year period.



Regional benchmarks for stormwater service include:



BUDGET/TIME IMPLICATIONS

If approved, annual Stormwater Fund revenue from stormwater impact fees would increase from an estimated \$460,000 annually to \$1.6 million beginning in 2027.

This additional revenue would fund priority capital improvements, expand routine maintenance, increase opportunities to leverage matching funds through the Mile High Flood District, and maintain a financially sustainable Stormwater Fund throughout the ten-year planning period.

New fees would be effective Jan. 1, 2027.

STAFF RECOMMENDATION

Staff recommends approval of CR-91.

STAFF REFERENCE

If Council members have any questions, please contact Sarah Borgers at sborgers@northglenn.org or 303.450.4005.

ATTACHMENT

1. Presentation

CR-91 – STORMWATER FEE INCREASE

Sarah Borgers

Director of Public Works

303.405.4005

sborgers@northglenn.org

City Council Meeting

July 13, 2026



**CITY OF
Northglenn**

PURPOSE

- **To consider CR-91, a resolution increasing stormwater impact fees, effective Jan. 1, 2027**



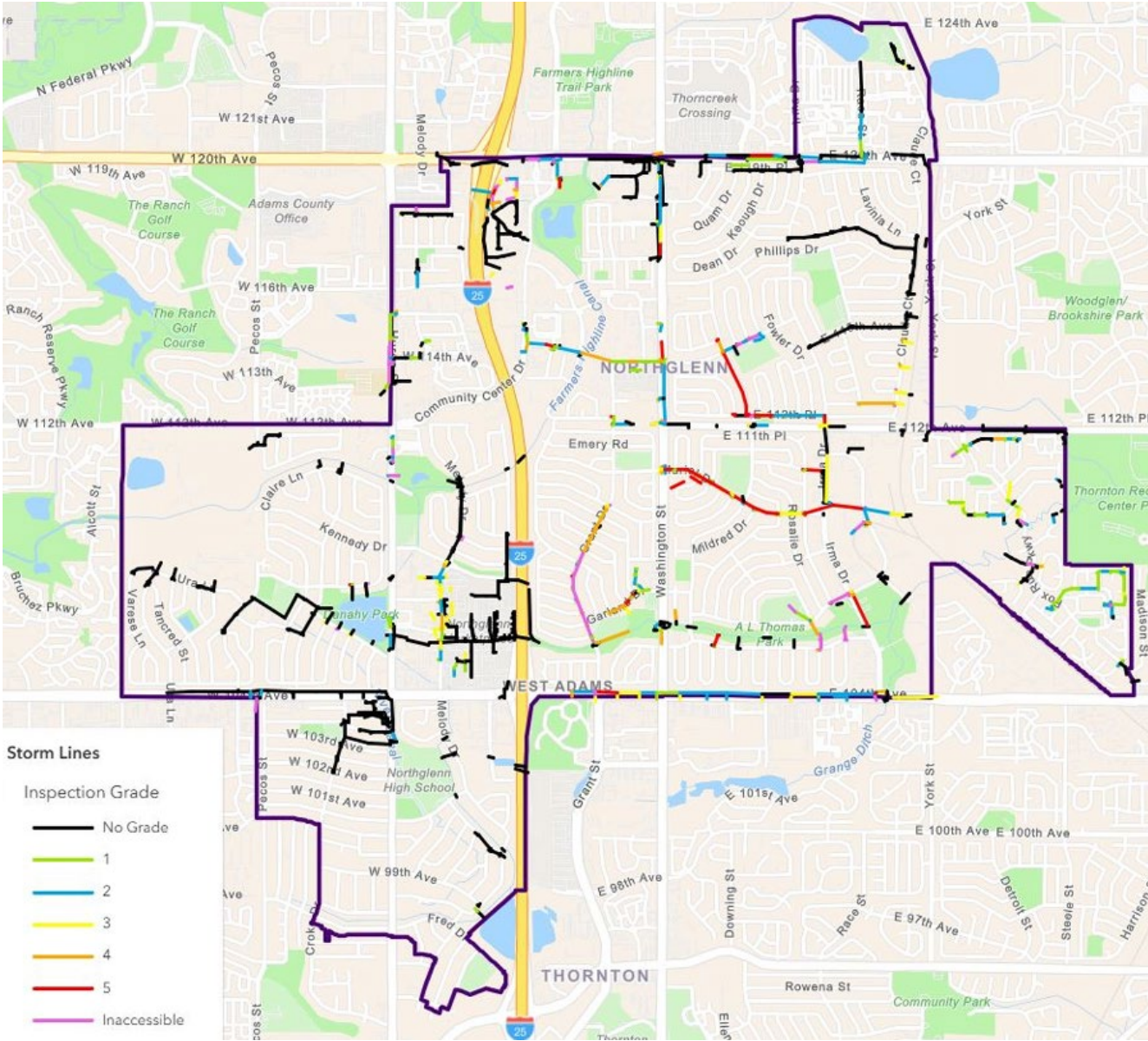
STORMWATER SYSTEM

- Inlets (729)
- Maintenance holes (410)
- Open ditches
- Storm pipe (28 miles)
- Box culverts (2,898 feet)
- Outfalls (138)



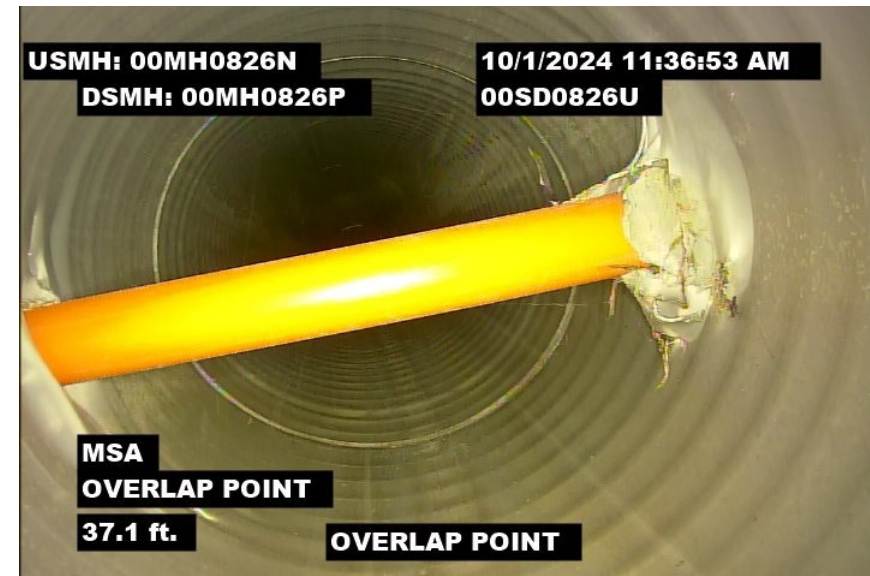
CONDITION RATING

5	Immediate Action Required
4	Immediate Repair Recommended
3	Action Suggested
2	Future Action Recommended
1	Future Repair or Cleaning Recommended
0	No Action Needed



HIGH PRIORITY

- **22 locations**
- **Utility conflicts**
- **Major structural failures**



MEDIUM PRIORITY

- **11 locations**
- **Separated joints or minor cracks**
- **Debris obstructions**
- **Eventual pipe repair**



LOW PRIORITY

- **9 locations**
- **Minor wear**
- **Some debris**
- **Establish inspection routine**



INACCESSIBLE PIPES

- Various reasons including:
 - Debris
 - Standing water
 - Offset pipe sections
 - Utility lines (fiber and electric)
 - Damage



Defect Listing Plot With Images

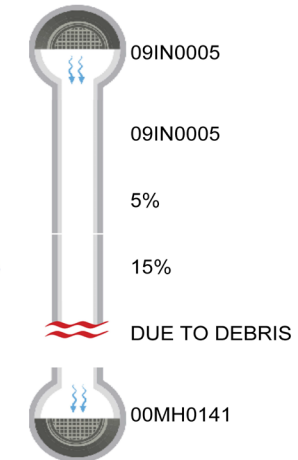
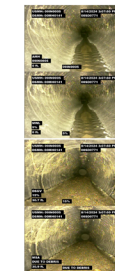
Pipe Segment Reference 00SD0771	City NORTHGLENN	Street W 111TH WAY	Material Polyethylene	Location Code Local rural streets	Pipe Use Stormwater
Upstream MH 09IN0005	Total Length 54	Up Rim to Invert	Shape Circular	Location Details	
Downstream MH 00MH0141	Length surveyed 30.9	Down Rim to Invert	Height 18	Width	Pipe Joint
SPR 0	MPR 3	PO Number		Customer CON	
SPRI 0	MPRI 3	Work Order Number		Purpose Routine Assessment	
QSR 0000	QMR 3100	Direction Downstream	Date 8/14/2024 3:08:12 PM	Media label	
OPR 3	Surveyed By JEFF GROFF	Pre-Cleaning No Pre-Cleaning	Time 8/14/2024 3:08:34 PM	Weather Dry - No	
OPRI 3	Certificate Number U-308-6378	Date Cleaned	End Time 8/14/2024 3:11:36 PM	Additional Info	

0 ft Access Point Manhole

0 ft Miscellaneous Water Level

30.7 ft Deposits Settled Gravel

30.9 ft Miscellaneous Survey Abandoned

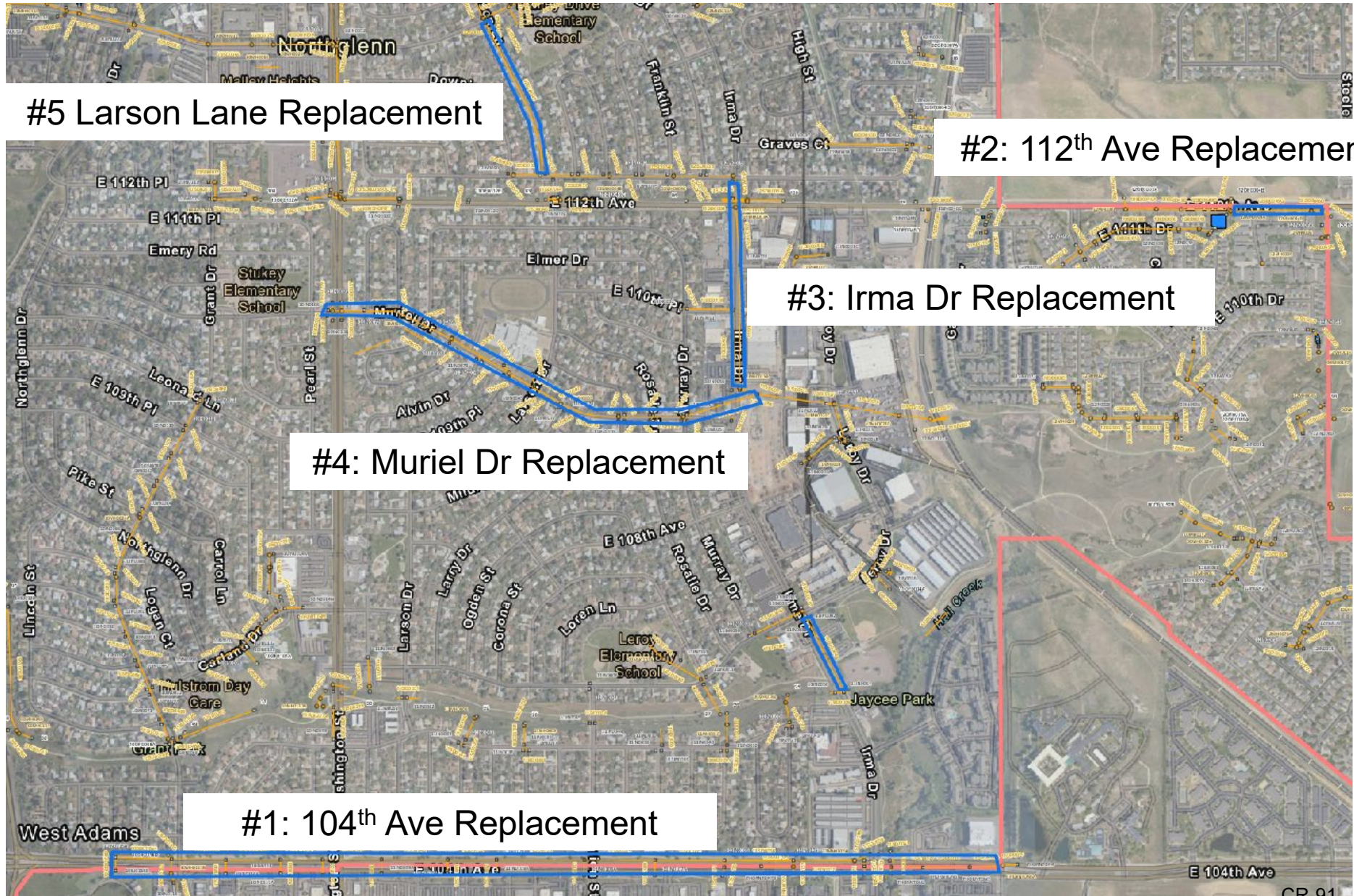


GENERAL MAINTENANCE

- **\$100,000 set aside beginning in 2026 budget to address maintenance-related issues:**
 - Regular cleaning and CCTV inspection
 - Inaccessible pipes
 - Lower-priority issues with maintenance to reduce future need for additional capital improvements



TOP 5 RECOMMENDED PROJECTS



#5 Larson Lane Replacement

#2: 112th Ave Replacement

#3: Irma Dr Replacement

#4: Muriel Dr Replacement

#1: 104th Ave Replacement



TOP 5 RECOMMENDED CIP COSTS

- **104th Avenue Replacement: \$840,000**
- **112th Avenue Replacement: \$790,000**
- **Irma Drive Replacement: \$625,000**
- **Muriel Drive Replacement: \$956,000**
- **Larson Lane Replacement: \$330,000**



PROPOSED FEE INCREASE

- **Current fees are not sufficient to address identified repair and replacement needs.**
- **Propose pairing stormwater impact fee increase with a deliberate and measured capital improvement program.**
 - Residential: \$2 to \$7 per month
 - Commercial: \$20 to \$70 per acre per month



CURRENT STORMWATER FUNDING

	No Fee Increase with CIP Repairs	2026 Estimate	2027 Estimate	2028 Estimate	2029 Estimate	2030 Estimate	2031 Estimate	2032 Estimate	2033 Estimate	2034 Estimate	2035 Estimate	2036 Estimate
Beginning Fund Balance		\$ 1,480,250	\$ 1,663,750	\$ 1,740,160	\$ 1,009,042	\$ 1,004,267	\$ 527,093	\$ 230,950	\$ (2,702,429)	\$ (4,136,938)	\$ (5,380,372)	\$ (5,824,189)
Revenue Projections												
100% Stormwater Charges		\$ 459,500	\$ 459,500	\$ 459,500	\$ 459,500	\$ 459,500	\$ 459,500	\$ 459,500	\$ 459,500	\$ 459,500	\$ 459,500	\$ 459,500
Investment Earnings		36,000	41,000	43,000	24,000	24,000	12,000	5,000	(69,000)	(104,000)	(136,000)	(147,000)
Total		\$ 495,500	\$ 500,500	\$ 502,500	\$ 483,500	\$ 483,500	\$ 471,500	\$ 464,500	\$ 390,500	\$ 355,500	\$ 323,500	\$ 312,500
Expenditures Summary												
Operating		\$ 212,000	\$ 218,000	\$ 225,000	\$ 232,000	\$ 239,000	\$ 246,000	\$ 253,000	\$ 261,000	\$ 269,000	\$ 277,000	\$ 285,000
Increased Operating Cost Due to New Permit Requirements				\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Additional maintenance funding		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
* MHFD shared capital costs - FUTURE PROJECTS							250,000	2,250,000			250,000	2,250,000
104th Avenue Repairs			106,090	808,618	-	-	-	-	-	-	-	-
E 112th Avenue Repair/Replace			-	-	56,275	521,673	-	-	-	-	-	-
Irma Drive Repair/Replace			-	-	-	-	71,643	694,879	-	-	-	-
Muriel Drive Repairs			-	-	-	-	-	-	114,009	1,129,934	-	-
Larson Ln. Repairs			-	-	-	-	-	-	-	-	40,317	415,270
Stormwater System Assessment Update									1,250,000			
Total		\$ 312,000	\$ 424,090	\$ 1,233,618	\$ 488,275	\$ 960,673	\$ 767,643	\$ 3,397,879	\$ 1,825,009	\$ 1,598,934	\$ 767,317	\$ 3,150,270
Net Change		\$183,500	\$76,410	(\$731,118)	(\$4,775)	(\$477,173)	(\$296,143)	(\$2,933,379)	(\$1,434,509)	(\$1,243,434)	(\$443,817)	(\$2,837,770)
Unassigned Fund Balance		\$1,663,750	\$1,740,160	\$1,009,042	\$1,004,267	\$527,093	\$230,950	(\$2,702,429)	(\$4,136,938)	(\$5,380,372)	(\$5,824,189)	(\$8,661,959)

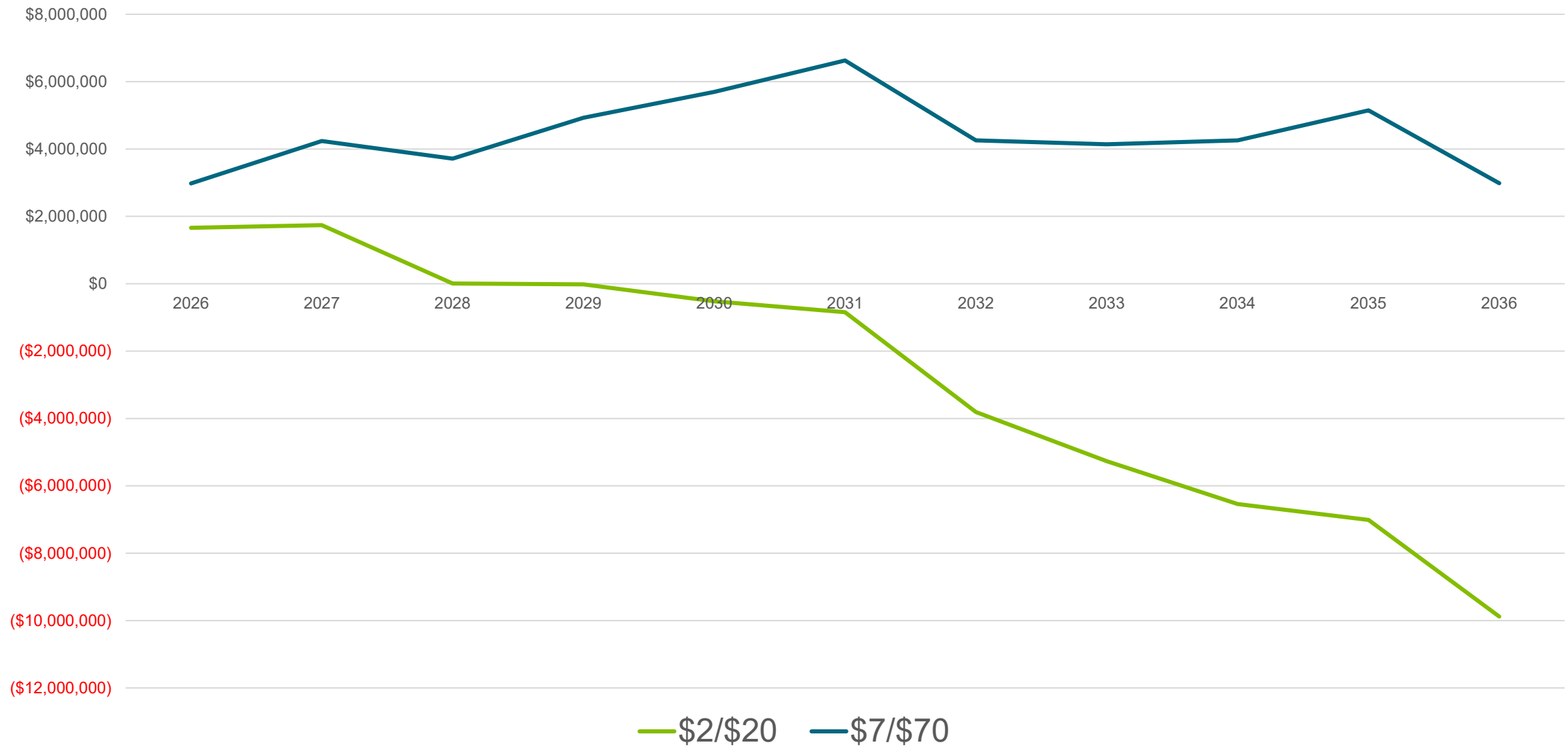


FEE INCREASE TO \$7.00

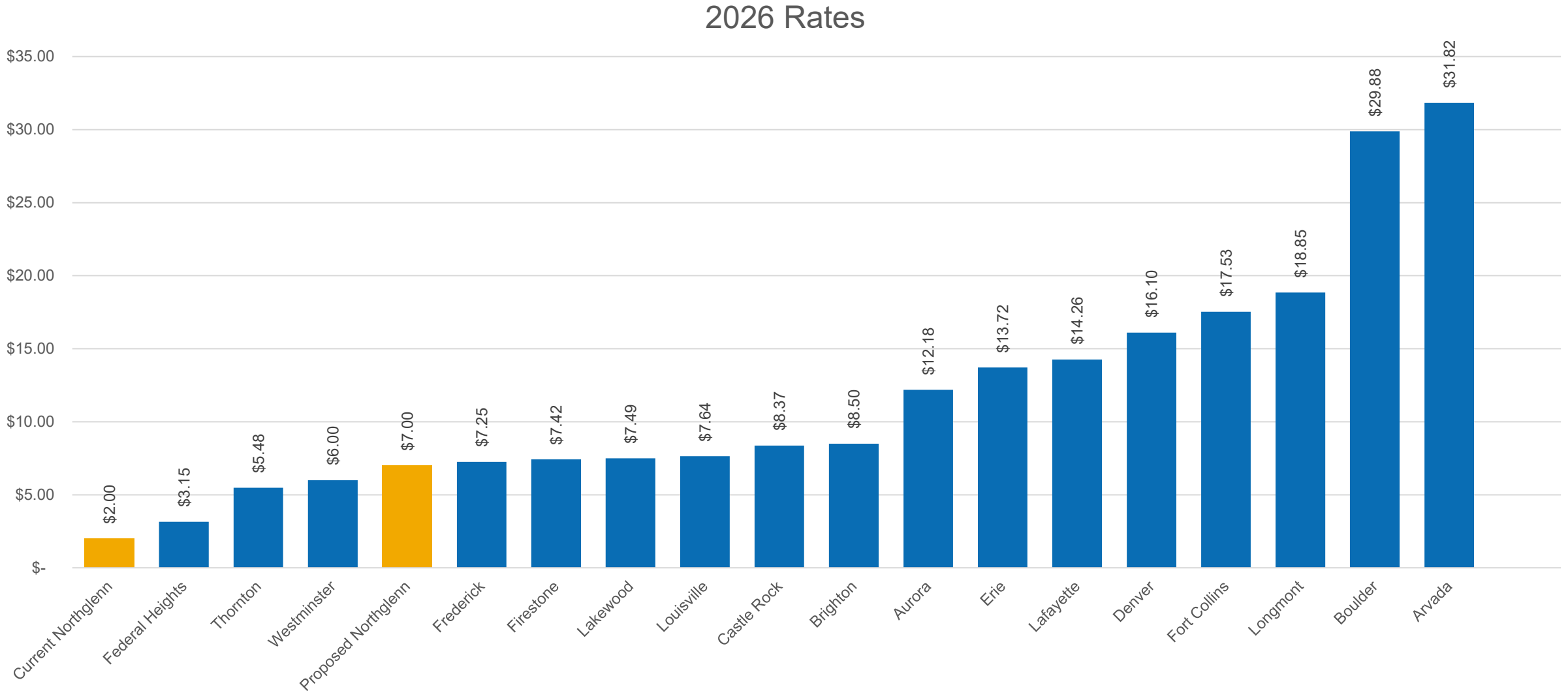
	\$7 Fee beginning 2027	2026 Estimate 2026	2027 Estimate 2027	2028 Estimate 2028	2029 Estimate 2029	2030 Estimate 2030	2031 Estimate 2031	2032 Estimate 2032	2033 Estimate 2033	2034 Estimate 2034	2035 Estimate 2035	2036 Estimate 2036
Beginning Fund Balance		\$ 2,763,182	\$ 2,978,682	\$ 4,235,842	\$ 4,615,474	\$ 4,849,449	\$ 5,617,025	\$ 6,546,632	\$ 4,170,003	\$ 4,056,244	\$ 4,165,560	\$ 5,059,493
Revenue Projections												
350% Stormwater Charges		\$ 459,500	\$ 1,608,250	\$ 1,608,250	\$ 1,608,250	\$ 1,608,250	\$ 1,608,250	\$ 1,608,250	\$ 1,608,250	\$ 1,608,250	\$ 1,608,250	\$ 1,608,250
Investment Earnings		68,000	73,000	105,000	114,000	120,000	139,000	163,000	103,000	100,000	103,000	125,000
Total		\$ 527,500	\$ 1,681,250	\$ 1,713,250	\$ 1,722,250	\$ 1,728,250	\$ 1,747,250	\$ 1,771,250	\$ 1,711,250	\$ 1,708,250	\$ 1,711,250	\$ 1,733,250
Expenditures Summary												
Operating		\$ 212,000	\$ 218,000	\$ 225,000	\$ 232,000	\$ 239,000	\$ 246,000	\$ 253,000	\$ 261,000	\$ 269,000	\$ 277,000	\$ 285,000
Increased Operating Cost Due to New Permit Requirements				\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Additional maintenance funding		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
* MHFD shared capital costs - FUTURE PROJECTS				100,000	1,000,000		300,000	3,000,000			300,000	3,000,000
104th Avenue Repairs			106,090	808,618	-	-	-	-	-	-	-	-
E 112th Avenue Repair/Replace			-	-	56,275	521,673	-	-	-	-	-	-
Irma Drive Repair/Replace			-	-	-	-	71,643	694,879	-	-	-	-
Muriel Drive Repairs			-	-	-	-	-	-	114,009	1,129,934	-	-
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Total		\$ 312,000	\$ 424,090	\$ 1,333,618	\$ 1,488,275	\$ 960,673	\$ 817,643	\$ 4,147,879	\$ 1,825,009	\$ 1,598,934	\$ 817,317	\$ 3,900,270
Net Change		\$215,500	\$1,257,160	\$379,632	\$233,975	\$767,577	\$929,607	(\$2,376,629)	(\$113,759)	\$109,316	\$893,933	(\$2,167,020)
Unassigned Fund Balance		\$2,978,682	\$4,235,842	\$4,615,474	\$4,849,449	\$5,617,025	\$6,546,632	\$4,170,003	\$4,056,244	\$4,165,560	\$5,059,493	\$2,892,473



STORMWATER FUND BALANCE



NEIGHBORING COMMUNITY RATES



Based on 8,000 SF Residential Lot



COMMUNICATION

- **Social media**
- **Connection newsletter**
- **“Stormwater Fee at Work” signs during construction**
- **Utility bills**



FUTURE COUNCIL COMMUNICATION

- **Council requested improved transparency around the condition of the stormwater system and the Stormwater Fund**
- **Staff will come back to Council every other year to provide an update on stormwater system condition, improvements, and areas of concern.**



NEXT STEPS

Consider CR-91 to increase stormwater fees:

- **Residential Customers:
\$2 to \$7 per month**
- **Commercial and Other Customers:
\$20 to \$70 per acre per month**
- **Effective Jan. 1, 2027**



QUESTIONS?



CITY OF
Northglenn

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-91
Series of 2026

Series of 2026

A RESOLUTION INCREASING THE STORMWATER IMPACT FEE PURSUANT TO SECTION 16-13-7.5 OF THE NORTHGLENN MUNICIPAL CODE

WHEREAS, the City of Northglenn is required by federal law to implement and maintain a Stormwater Management Program;

WHEREAS, Sections 16-13-2 and 16-13-7.5 of the Northglenn Municipal Code authorize the City Council to establish and amend stormwater impact fees to fund the direct and indirect costs of implementing the City's Stormwater Management Program and the design, construction, repair, and maintenance of stormwater and drainage-related capital improvements;

WHEREAS, the City recently completed a comprehensive stormwater system assessment and mapping project that documented existing infrastructure, evaluated system conditions, and identified significant maintenance, repair, and capital improvement needs necessary to preserve the City's stormwater system and protect public infrastructure;

WHEREAS, the assessment concluded that additional funding is necessary to address priority capital projects, expand routine maintenance activities, and leverage cost-sharing opportunities with Mile High Flood District for regional drainage improvements; and

WHEREAS, the City Council finds that increasing the Stormwater Impact Fees will provide a sustainable funding source to maintain and improve the City's stormwater system while ensuring that all revenues continue to be separately accounted for and used exclusively for stormwater management purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Effective January 1, 2027, pursuant to Section 16-13-7.5 of the Northglenn Municipal Code, the Stormwater Impact Fee is hereby established at the following rates:

Property Type	Fee
Residential Properties, including single-family residences and townhomes	\$7.00 per unit per month
Commercial Properties, including all churches, schools, non-profit, industrial, office, state, and Federal properties	\$70.00 per acre per month
Fees are calculated to the nearest tenth acre, based on Adams County Assessor property records. The minimum charge will be \$7.00 per month. City-owned properties are excluded from the Stormwater Impact Fee.	
Section 36, located in Weld County, is not within the urbanized area defined by the 2020 US Census and will not be charged a Stormwater Impact Fee.	

Section 2. Funds generated by the Stormwater Impact Fee shall be separately accounted for and used exclusively to defray the direct and indirect costs associated with implementation of the City of Northglenn Stormwater Management Program and the design, construction, repair, and maintenance of stormwater and drainage related capital improvements.

Section 3. The City Council further directs City staff to provide information as part of the budgetary process no less than every two years for the City Council to determine the necessity for modifying the Stormwater Impact Fee.

DATED, at Northglenn, Colorado, this _____ day of _____, 2026.

SHANNON LUKEMAN-HIROMASA
Mayor Pro Tem

ATTEST:

JOHANNA SMALL, MMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney