



FY 2026-27 STORMWATER UTILITY RATES AND IMPERVIOUS GIS DATA

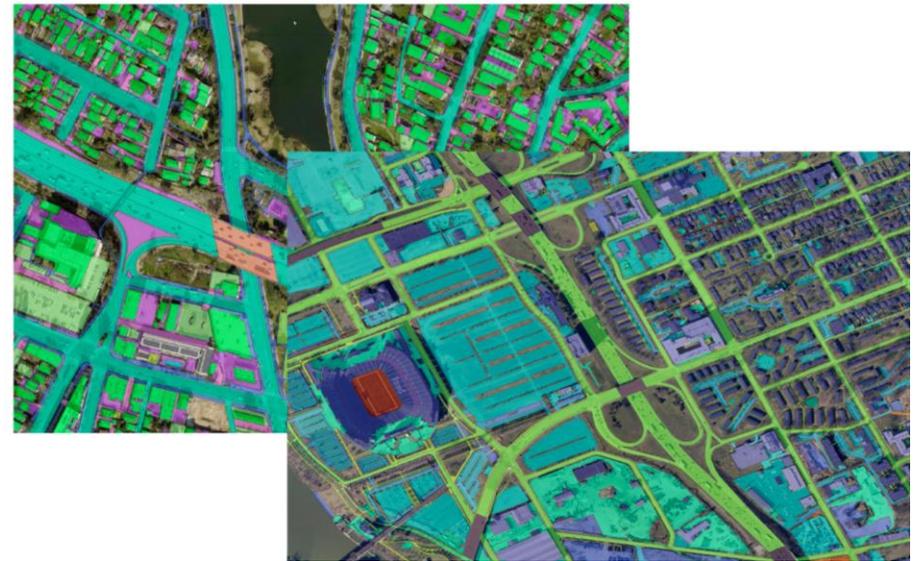
February 16, 2026



TOWN OF CARRBORO • NC

AGENDA

- Data Needs and Opportunities – Stormwater Rates
- Considerations
- Options to Map Built Environment
- Staff Recommendations



Source: Eagleview 2025

Rate Structure

(Annual Service Charge/Fee)

Residential (1 ERU): < 6000 sf impervious area.....\$100

6000 sf impervious area or more.....\$200

Non-residential:

Tier 1 (1 ERU)..... \$100

Tier 2 (5 ERUs)..... \$500

Tier 3 (11 ERUs) \$1100

Tier 4 (17 ERUs) \$1,700

Tier 5 (25 ERUs) \$2,500

Additional Tiers (+10 ERUs)*add \$1000 from the immediately adjacent lower tier

*in 10 ERU increments, price per tier, total of 22 tiers. The largest tier has 195 ERUs. The annual fee for this tier is \$19,500. A table showing all 22 non-residential tiers is provided [here](#).

Stormwater Utility Rates

Residential Rates - Impervious

\$100 for < 6,000 ft²

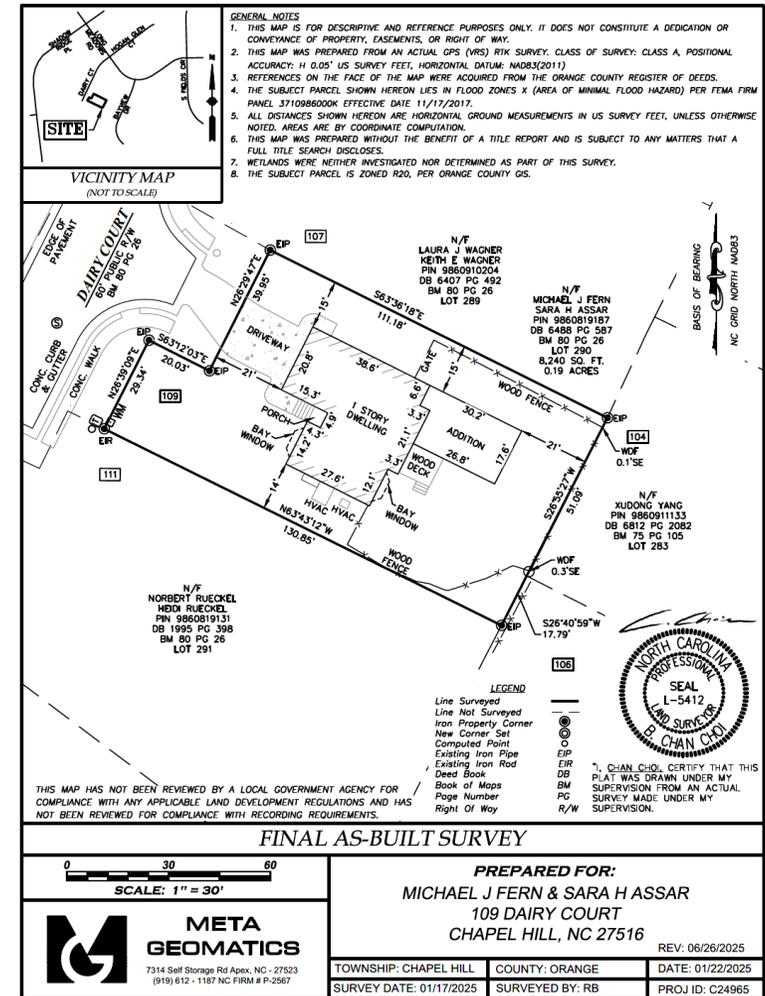
\$200 for >= 6,000 ft²

Non-Residential Rates

Fees are calculated as a function of impervious surface relative to the "Equivalent Residential Unit" (ERU) of impervious surface.

Impervious Data Needs

- Accurate GIS data needed to capture changing built environment
- Current process for capturing change relies on as-builts
 - Last townwide update was 2013
 - Remote sensing and modeling not currently used to update this data



Opportunities

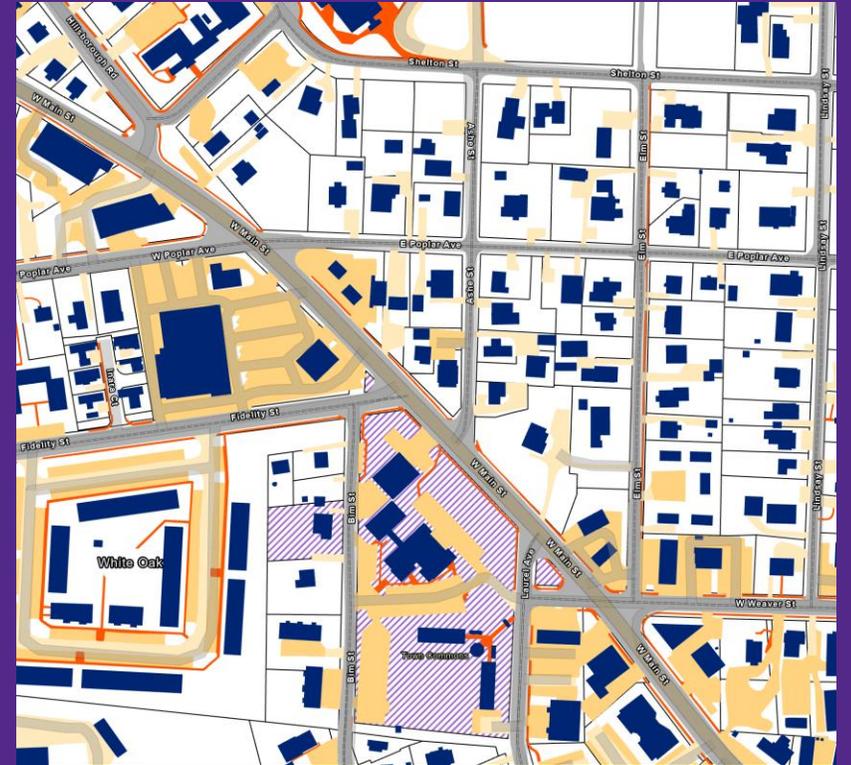
- Establish new procedures to create and maintain data, staying current and accurate
- High resolution imagery (6")
 - NC 911 Board - 2025 (3-year cycle)
 - Orange County
- NC LiDAR - 2024
- Machine learning algorithms, advanced GIS modeling



Source: Ecopia Feature Extraction 2026

Considerations

- GIS is not a survey.
- Property lines maintained by County can be inaccurate.
- Modifications to current structure may lead to appeals and subsequent staff time to investigate and reply.



Source: TOCs Impervious GIS Data 2026

Options for Mapping Built Environment

1. In-house modeling, image classification of high-resolution imagery (6") – machine learning and GeoAI
2. Contract with a vendor to supply new impervious data.
3. Collaborate with Orange County Tax Office.

Staff Recommendations

- **Year 1 - 2026**: *Quick start*: capitalize on free and current (Feb 2025) imagery and contract with vendor to produce new impervious surface model (~\$16k)
- **Year 2 - 2027**: *Collaborate* with Orange County contract that would provide updated imagery and impervious surfaces models (\$10-15k? Potentially \$0)
- **Year 3 – 2028**: *Establish* our own built environment modeling procedures using State and/or County supplied imagery or LiDAR from the State

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