



Roanoke County Stormwater Advisory Committee

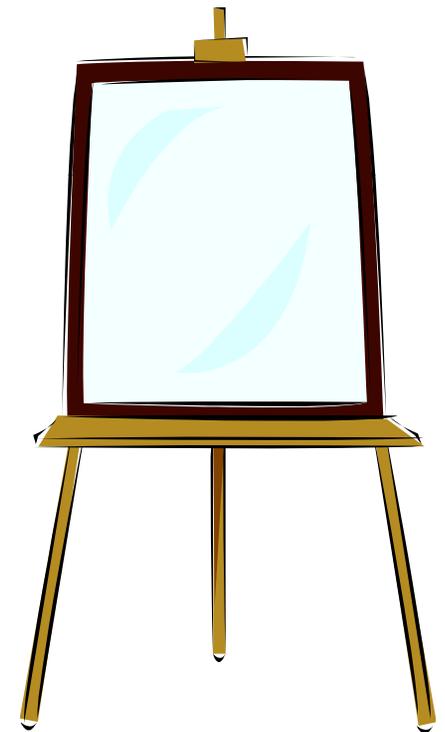


Meeting 7 – Evaluate/Modify Recommendations

February 27, 2014

Agenda

- Welcome and Committee Business
- Review of Meeting #6 – Draft Recommendations
- Rate Refinement
- Feedback from Public Meetings
- Final Recommendations
- Next Steps



Meeting #6 Review

- Discussed results of second prioritization exercise and modified five-year program.
- Presented revenue generating options, ERU analysis and estimated rates.
- Discussed preliminary committee recommendations.



Draft Recommendations

- Based on preliminary feedback from the committee members at the January 9, 2014 meeting:
 - Stormwater services should be provided in accordance with the recommended five-year program.
 - The County should fund stormwater through a dedicated fund and move it out of the general fund.
 - The County should fund stormwater through a utility structure with billing based on impervious surface (either ERU or straight impervious cover) because of equity.



Draft Recommendations

- Impervious data should be clearly defined and defensible.
- Tax-exempt properties should not be excluded from paying for stormwater.
- The County should establish a credit program to recognize stormwater management measures by property owners.
- The general fund taxes should be decreased if the entire stormwater program is funded through a dedicated user fee.



Rate Refinement



Utility Administration Costs

- The estimated rates presented in January were adjusted to account for potential stormwater utility administrative costs to:
 - Coordinate Billing
 - Manage Impervious Data
 - Respond to Appeals
 - Review and Respond to Credit Requests
- These costs combined were estimated to be \$40,000 annually



Other Adjustments

- Existing program costs were increased by ~ \$75,000 to reflect better information since the original estimate
- The billing units were also revised to remove the Town of Vinton (separate rate will be developed for Vinton)
- To reflect the potential additional administrative costs for a stormwater utility and the other adjustments (new program costs only):
 - the Equivalent Residential Unit (ERU) rate was increased by \$2.60 per ERU **per year (Year 5)**
 - the straight impervious cover rate per 500 square foot billing unit was increased by \$0.43 per billing unit **per year (Year 5).**



Adjusted Preliminary Rates per Billing Unit



	Year One	Year Five
Stormwater Utility Fee		
New Program Costs Only		
Annual Rate Per ERU (Flat Rate for Residential 3,225 All Others)	\$ 17.40	\$ 27.00
Annual Rate Per 500 SF (All Properties)	\$ 2.16	\$ 3.24
All Program Costs		
Annual Rate Per ERU (Flat Rate for Residential 3,225 All Others)	\$ 47.52	\$ 52.80
Annual Rate Per 500 SF (All Properties)	\$ 5.76	\$ 6.24
Real Property Tax		
New Program Costs Only - Tax Rate Impact	\$ 0.013	\$ 0.025
All Program Costs - Tax Rate Impact	\$ 0.037	\$ 0.048



Adjusted Preliminary Fee for Typical Residence in Year 5



	Stormwater Utility Fee (for typical residence with 3,225 square feet of impervious area)	
	ERU - Flat Residential Annual Fee	Straight Impervious Cover (500 sq. ft. billing unit) Annual Fee
New Program Costs (Year 5)		
Single Family Detached	\$ 27.00	\$ 22.68
Single Family Attached*	\$ 27.00	\$ 16.20
Condominium*	\$ 27.00	\$ 12.96
All Program Costs (Year 5)		
Single Family Detached	\$ 52.80	\$ 43.68
Single Family Attached*	\$ 52.80	\$ 31.20
Condominium*	\$ 52.80	\$ 24.96

* Townhomes and Condos are subject to additional fees through HOA for common areas



County Payments

- It is proposed that the County and Public Schools will pay the fee for impervious area on their properties.
- This payment would come from the General Fund. This should be taken into account when considering potential tax relief for moving all stormwater costs to a fee.
 - County properties: Estimated Impervious Area = 2,204,425 sf.
Approximate annual bill: \$18,470 (New Program ERU, Year 5)
 - Public School properties: Estimated Impervious Area = 6,902,850 sf.
Approximate annual bill: \$57,810 (New Program ERU, Year 5)
- Another option is to not bill County or School properties; however, excluding them would increase the rate to cover the decrease in available billing units.



Purpose of Credits

- Acknowledges that certain on-site actions can reduce the long-term cost of public stormwater services.
- Allows individual property owners to assist the County in meeting community-wide stormwater goals



Code of Virginia

- §15.2-2114.D *requires* credits for anyone who installs, operates, and maintains a stormwater facility.
 - Must achieve a permanent reduction in flow and/or pollutant loadings.
 - The amount of credit is up to the locality, but must be based in part on reductions in flow or pollutant loadings.



Code of Virginia

- §15.2-2114.E *allows* the County to provide credits for entities that:
 - implement or participate in strategies, techniques, or programs that reduce flow or pollutant loadings; or,
 - decrease the cost of maintaining or operating the public system.



Credit Impacts

- The public benefit is long-term, as a result, credits shift the burden of the short-term program to those who do not have credits.
 - The County's database currently includes 724 facilities (BMPs) that potentially could qualify for credits.
 - County anticipated approximately \$25,000 - \$60,000 in credits in the rate model (depending on amount of program covered under the fee).
 - Based on experiences in other communities, it is unlikely that all BMP owners would apply for credits.
- The impact of a credit on a specific property will depend on the rate structure and the amount of impervious cover treated.
 - Credits are not meant as payback for on-site facilities but rather as a recognition of the need for on-going maintenance

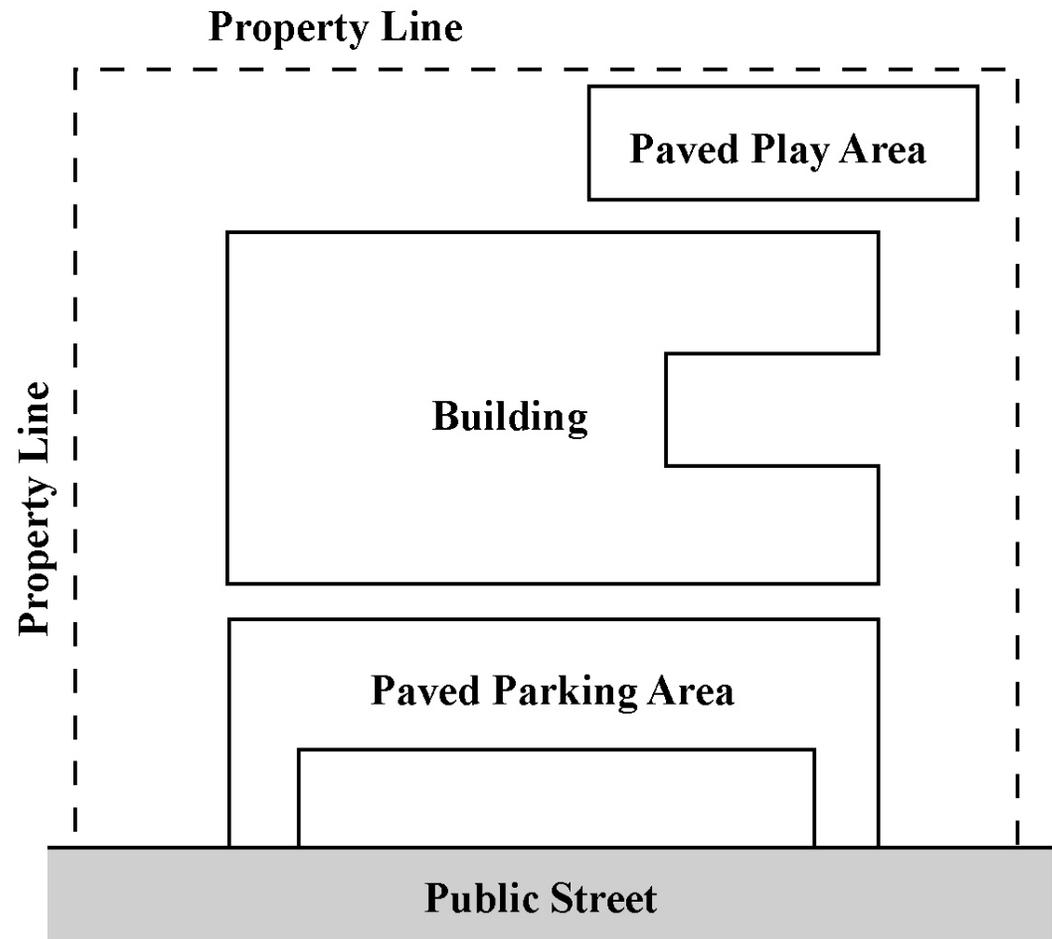


Example Property – Pre-Credit Fee

**Impervious Area
(IA) = 15,120 SF**

**Billing Units
(BUs) = 5**

**New Program Annual
Fee (Year 5) = \$132**



Example Property – SWM Facility (Quality) – assume 50% credit



SWM Facility = 50% Credit

Total IA – 15,120 SF

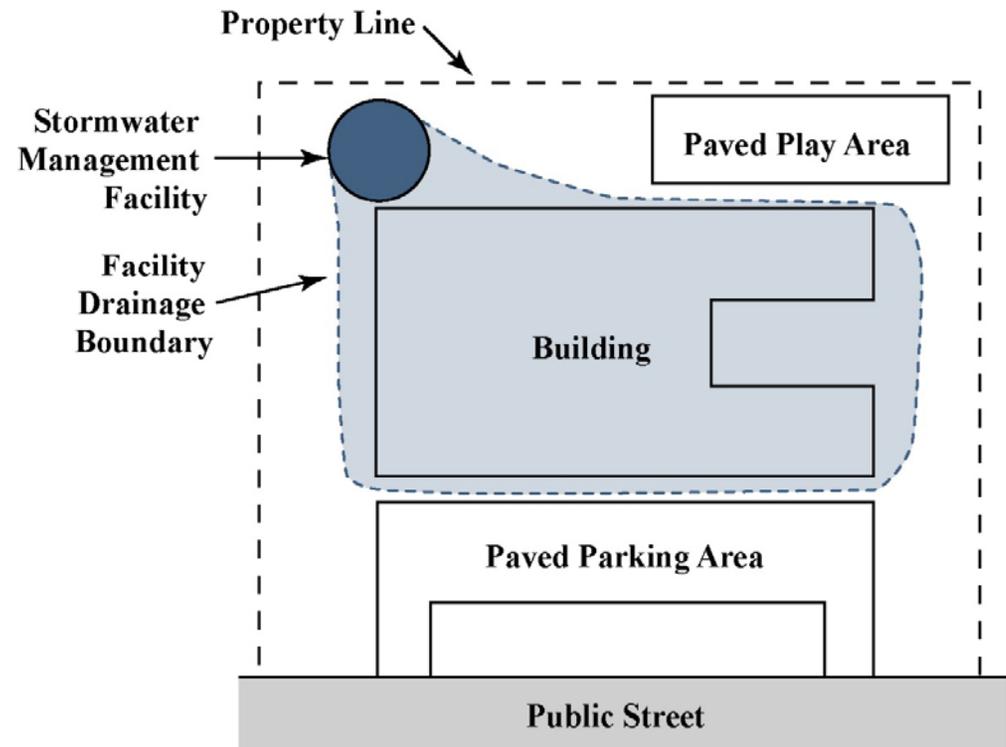
IA Treated = 7,980 SF

**Apply Credit to IA Treated
= $7,980 \times 0.5 = 3,990$ SF**

**Billable IA = $15,120 - 3,990$
= 11,130 SF**

Adjusted BU = 4

**Adjusted Annual Fee =
\$105.60 (\$26.40 in savings)**



Purpose of Incentives

- Allows the County to provide an incentive to implement projects that have a benefit to the public system that might not otherwise have been built.
- Gives residents and businesses that might not be eligible for a credit an alternative way to support the stormwater management program.



Example - Lynchburg, Virginia

Non-residential/Multi-Family Credits



- Maximum credit amount is 50% per property
 - Up to 20% water quality credit.
 - Up to 50% water quantity credit – reflects combined sewer system issues.
 - Facility must meet Virginia Stormwater Management Handbook or Virginia Stormwater BMP Clearinghouse standards.
 - 20% credit for VPDES industrial stormwater permit.
- Must submit inspection checklist and report annually to maintain the credit.



Example - Richmond, Virginia

Non-residential/Multi-Family Credits



- Maximum credit amount is 50% per property.
 - Up to 50% water quality credit.
 - Up to 50% water quantity credit.
 - Facility must meet Virginia Stormwater Management Handbook or Virginia Stormwater BMP Clearinghouse standards.
 - 50% credit for VPDES industrial stormwater permit
 - 10% green landscaping credit – choose 5 out of 8 practices.
- Must submit inspection checklist and report annually to maintain the credit.



Feedback from Public Meetings



Public Meetings

- Five meetings held February 3-7 from 6 – 8 pm
 - February 3: South County Library
 - February 4: Glenvar Library
 - February 5: Greenridge Recreation Center
 - February 6: Vinton War Memorial
 - February 7: County Administration Building
- Total Attendance: 50



Public Meetings

- Summary of Comments (Pro):
 - Prefer stormwater utility fee based on impervious area. Include some budget for illicit discharge elimination.
 - Needs to be an incentive program for homeowners who take measures to reduce stormwater runoff such as reforestation and rain gardens.
 - Prefer the stormwater utility fee option that distributes cost based on impervious cover and provides credits.



Public Meetings

- Summary of Comments (Con):
 - Use positive economic action to reduce pollution. Put a "bounty" on recyclable materials.
 - As an owner in an Homeowners Association, I pay to maintain a stormwater pond in addition to normal taxes used to maintain the over-all storm sewer system. This seems unfair
 - The U.S. Environmental Protection Agency should not be able to control every County's needs. Let the County determine how much regulation or tax is needed.



Public Meetings

- **Summary of Comments (Con):**
 - It is premature to establish a separate funding authority. The program should be funded from the General Fund. The utility funding structure should be avoided at this time.
 - Equipment rental (lease/purchased) should be continued rather than purchased.
 - In summary, the County should take a low-cost, slow approach doing the minimum primarily due to the possibility that requirements may be reduced due to popular (Citizen) objections. Potential cost is excessive.
 - This tax is outrageous. We are not a part of the Chesapeake watershed and we should have been exempted.



Public Meetings

- Questions posed at the meetings are answered on the County's website. An example:
 - Question: Are any Non-Governmental Organizations involved in the process? Are any NGO's consulted?
 - Response: The committee is composed of 21 individuals that represent a wide spectrum of our community. The committee membership is listed on the County's Stormwater Advisory Committee website. The committee is broadly composed of individuals that represent the following interests: Citizens (5), Local Chambers of Commerce and Economic Development Commission (4), Development Community (5), Non-Profits - Private school and Church (2), Roanoke County Schools (1), Local Businesses (3), Local Environmental Group (1). No other entities have been involved in this process.



Citizen Expectations

- Implementation of a user fee has the indirect impact of raising awareness about stormwater issues and would likely increase demand for services.
- It needs to be clearly communicated that the fee will be dedicated to managing the **public stormwater system** – the County’s role in addressing private property drainage issues will not be expanded.



Final Recommendations



Implementation Costs

- If the program plan and user fee approach are approved by the BOS, additional investment will be needed to implement the user fee. Activities required for implementation would likely include:
 - Impervious area digitization (cost varies based on the rate structure chosen);
 - billing file development;
 - finalization of the program and rate;
 - credit policy and manual development;
 - public education and outreach;
 - customer service training; and
 - ordinance development.

- It is estimated that the costs for the above activities could be in the \$100,000 - \$150,000 range.



Final Recommendations

- Group discussion on recommendations



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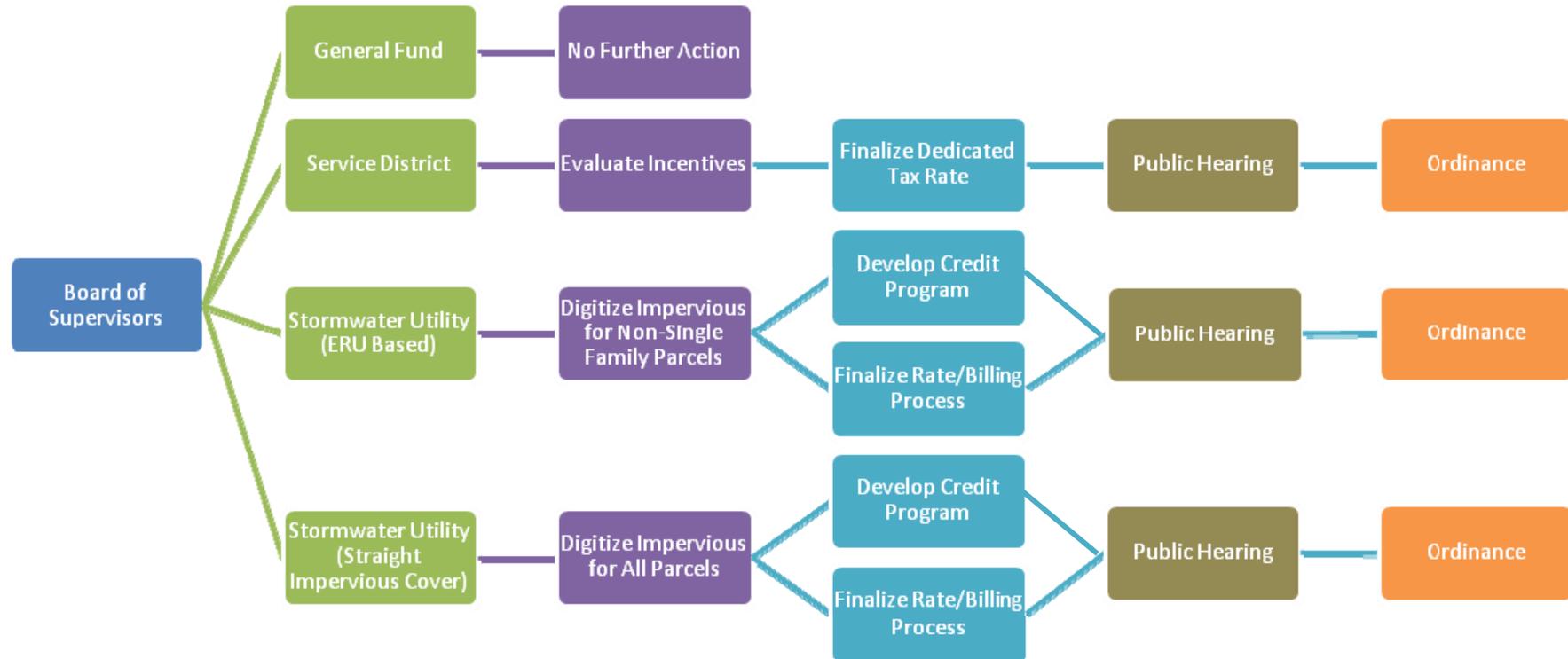


Next Steps



Next Steps

- Once the Board of Supervisors has had more public input they will be asked to consider the following options:



Next Steps

- Presentation of Recommendations to Board of Supervisors

