

City of Stoughton Stormwater Utility Overview

Mark Shubak, P.E.
Strand Associates, Inc.
May 19, 2010



Why is the City Considering Stormwater Utility Creation?

- Address Current Mandated Regulatory Requirements While Minimizing Property Tax Impacts
- Improve Equitability of Funding
- Protect and Enhance City's Rivers and Lakes

Feasibility Study Guided By An 11-Member Technical Advisory Committee

Member	Affiliation
Mayor Donna Olson	City of Stoughton
Alderman Tim Carter	City Council
Alderman Carl Chenoweth	City Council
Rodney Scheel, Dir. Of Planning & Development	City of Stoughton
Laurie Sullivan, Finance Dir./Treasurer	City of Stoughton
Karl Manthe, Street Superintendent	City of Stoughton
Utilities Director Bob Kardasz	Stoughton Utilities
Peter Sveum, President	Coldwell Banker Success Realty
Dennis Barkenhagen	Stoughton School District
Robert Barnett	Citizen
Ken Wahlin	Stoughton Trailers

Four TAC Meetings Held To Date

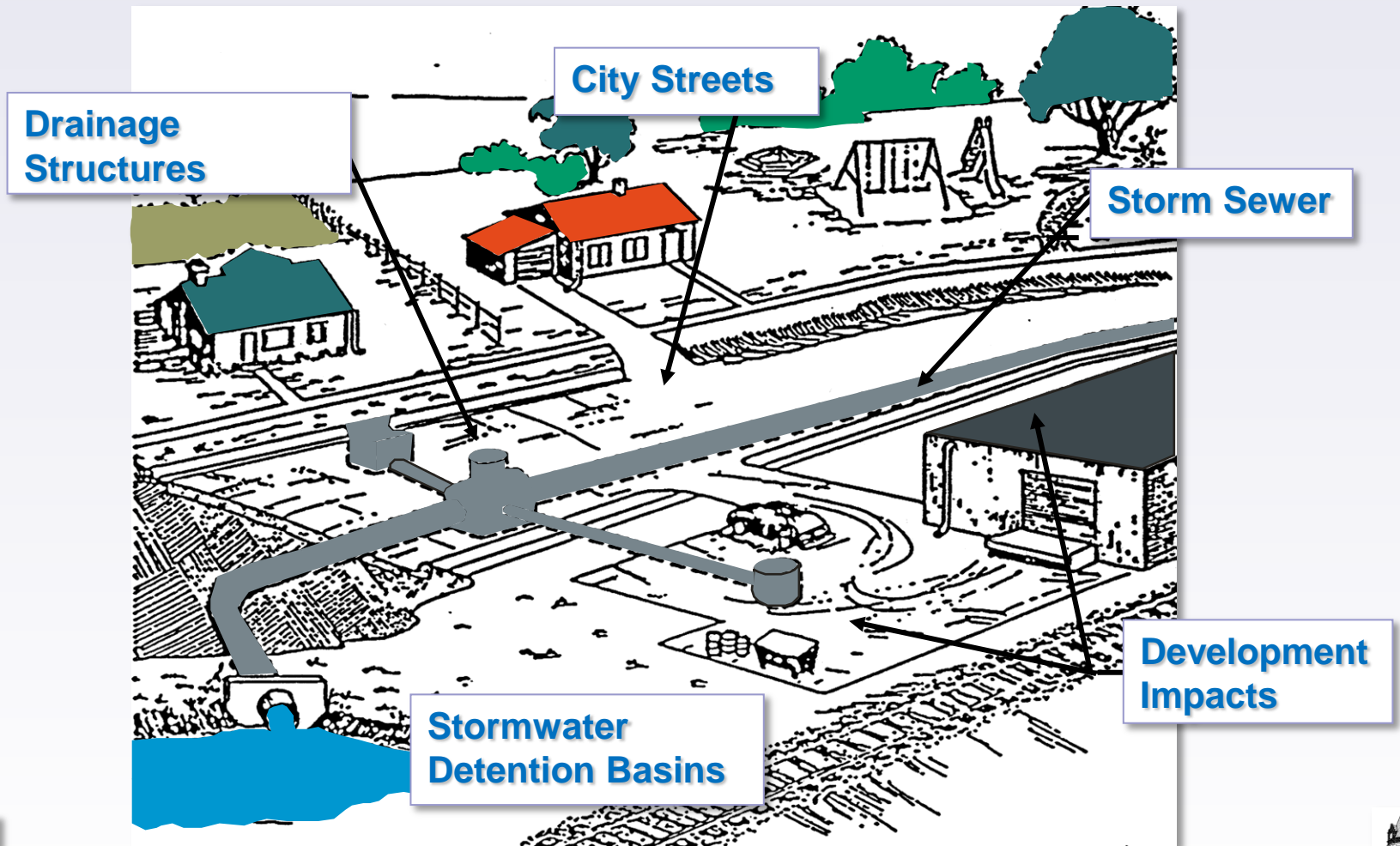


TAC Meeting Topics of Discussion

- City Stormwater Facilities/Responsibilities Including Mandated Permit Requirements
- Current & Future Stormwater Program Budget and Revenue Needs
- Stormwater Utility Rate Structure
- Stormwater Utility Impacts to Specific Properties
- Potential Credit Policies
- Public Information and Education (Future Meeting)



City Stormwater Facilities/Responsibilities Represents Increasing Share of Tax Burden



Current Mandated City Stormwater Permit Requirements

- Public Education and Outreach
- Public Involvement/Participation
- Illicit Discharge Detection Program
- Construction Site Erosion Control
- Post-Construction Stormwater Management
- Pollution Prevention Program
 - Good-Housekeeping Practices for City Operations
- Stormwater Quality Management
 - March 10, 2008 – 20% Reduction of TSS
 - March 10, 2013 – 40% Reduction of TSS
- Storm Sewer System Map
- Annual Report

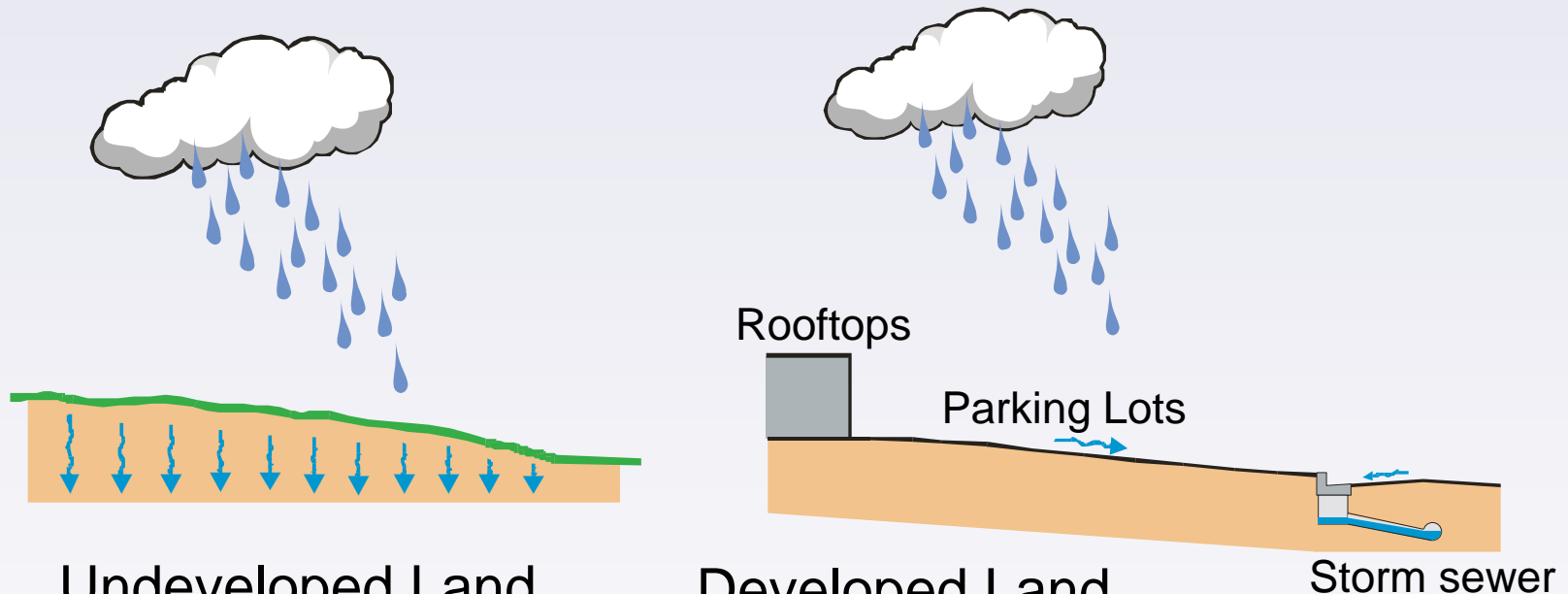
Street Sweeping
Leaf & Brush Collection
Storm Sewer Cleaning



Estimated 2011 Stormwater Program Budget

Stormwater Program Component	Estimated Cost
Administration	\$112,680
Operation and Maintenance	\$279,870
Capital Improvements and Debt Service	\$568,190
Total	\$960,740

Cost Basis Under a Stormwater Utility Would Be “Impervious Area”

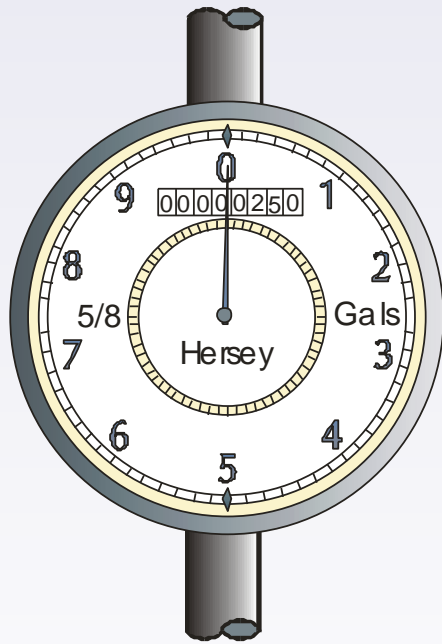


Undeveloped Land
Grass Field
Lawns

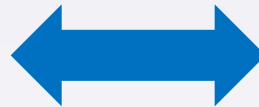
Developed Land
Rooftops, Parking Lots
Sidewalks, Compacted
Gravel, Etc.

More Impervious Area = More Runoff

Impervious Area Serves as “Meter” For Utility Fee Estimation



Water Utility - Meter Reading



Stormwater Utility - Impervious Area

Stormwater Fees Would Be Based On “Equivalent Runoff Units” (ERU’s)

ERU

Represents the average fee for services necessary to manage stormwater for the average single family residential customer

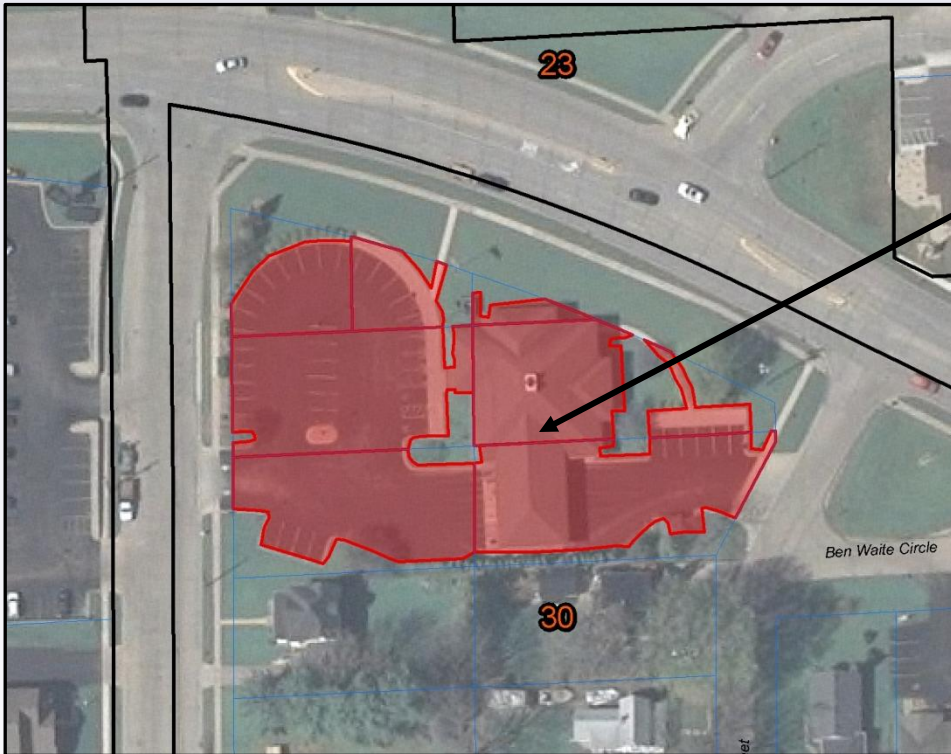


Impervious Area = 1 ERU = 3,105 sq. ft.

*Average of 206 Selected
Parcels Measured*

“Average” Single Family Residential Parcel

Nonresidential Fees May Be Based on Measured Impervious Areas



Impervious Area =
34,649 sq. ft.

1 ERU = 3,105 sq. ft.

$$\text{ERU's} = \frac{34,649 \text{ sq. ft.}}{3,105 \text{ sq. ft.}}$$
$$= 11.2 \text{ ERU's}$$

Rate Per ERU Based On Revenue Needs Divided By Total ERU's

2011 Estimated Budget = \$960,740

Assumes "Flat" Rate Structure

Total ERU's = 7,377
(Assumes 10% Credit Reduction)

Rate / ERU = \$960,740 / 7,377
= \$130.24 / ERU / Year
= \$10.85 / ERU / Mo.

Associated Bank Would Pay
\$130.24 x 11.2 ERU's = \$1,459/Yr

Cost Per ERU/Year Comparison

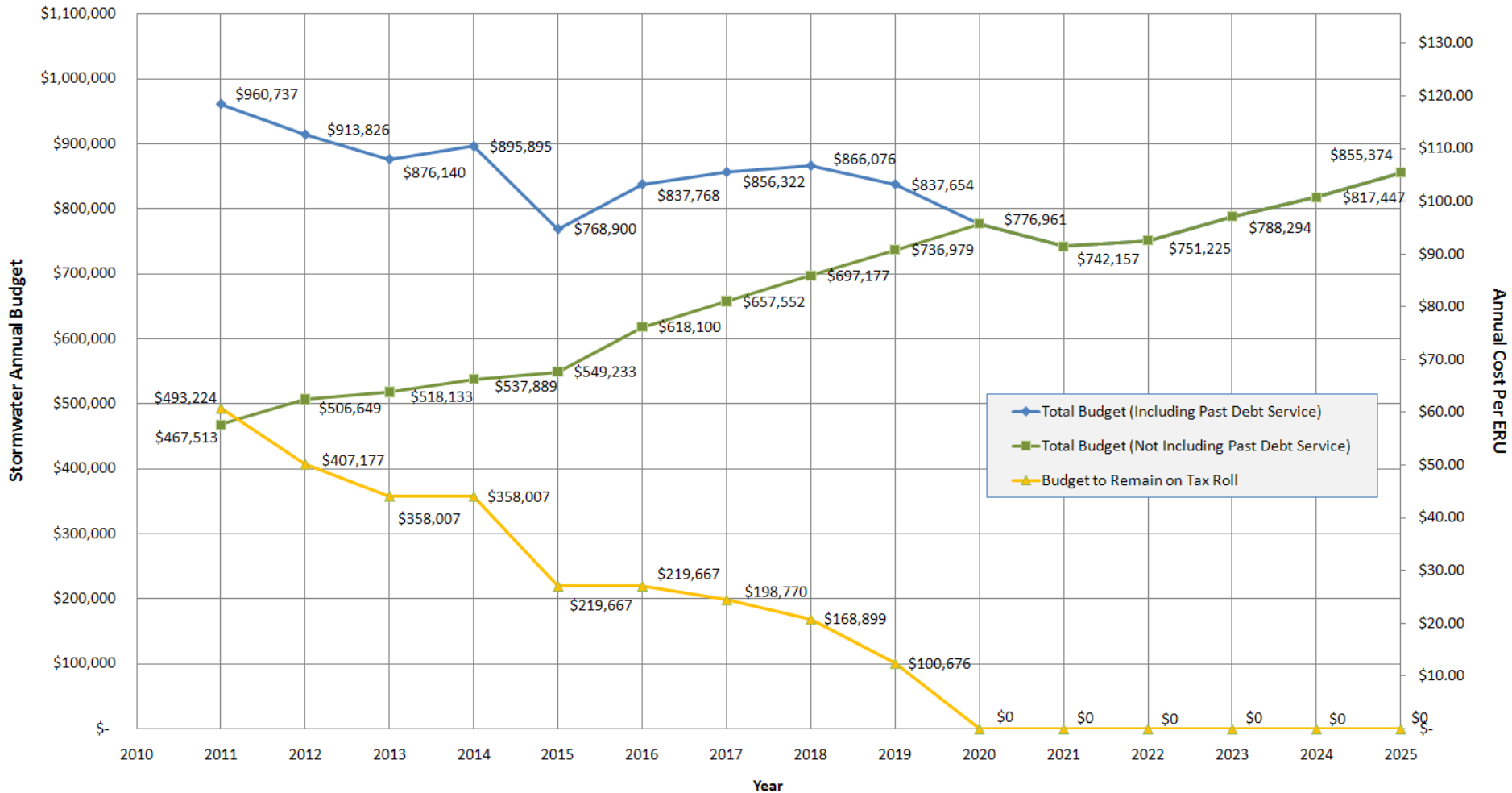
- APWA Database (January 6, 2010)

**Average Cost per ERU/Year for 71 Utilities = \$49
(Expected to increase to cover cost of Stormwater
Permit Requirements).**

- To Possibly “Phase-in” Stormwater Utility Fees Over Time, the TAC and City Council May Want to Consider NOT including Debt Service from Past Capital Projects
- For 2011, This “Phased-in” Approach Would Lower the Cost per ERU/Year to \$63.38

Stormwater Utility Budget Projections

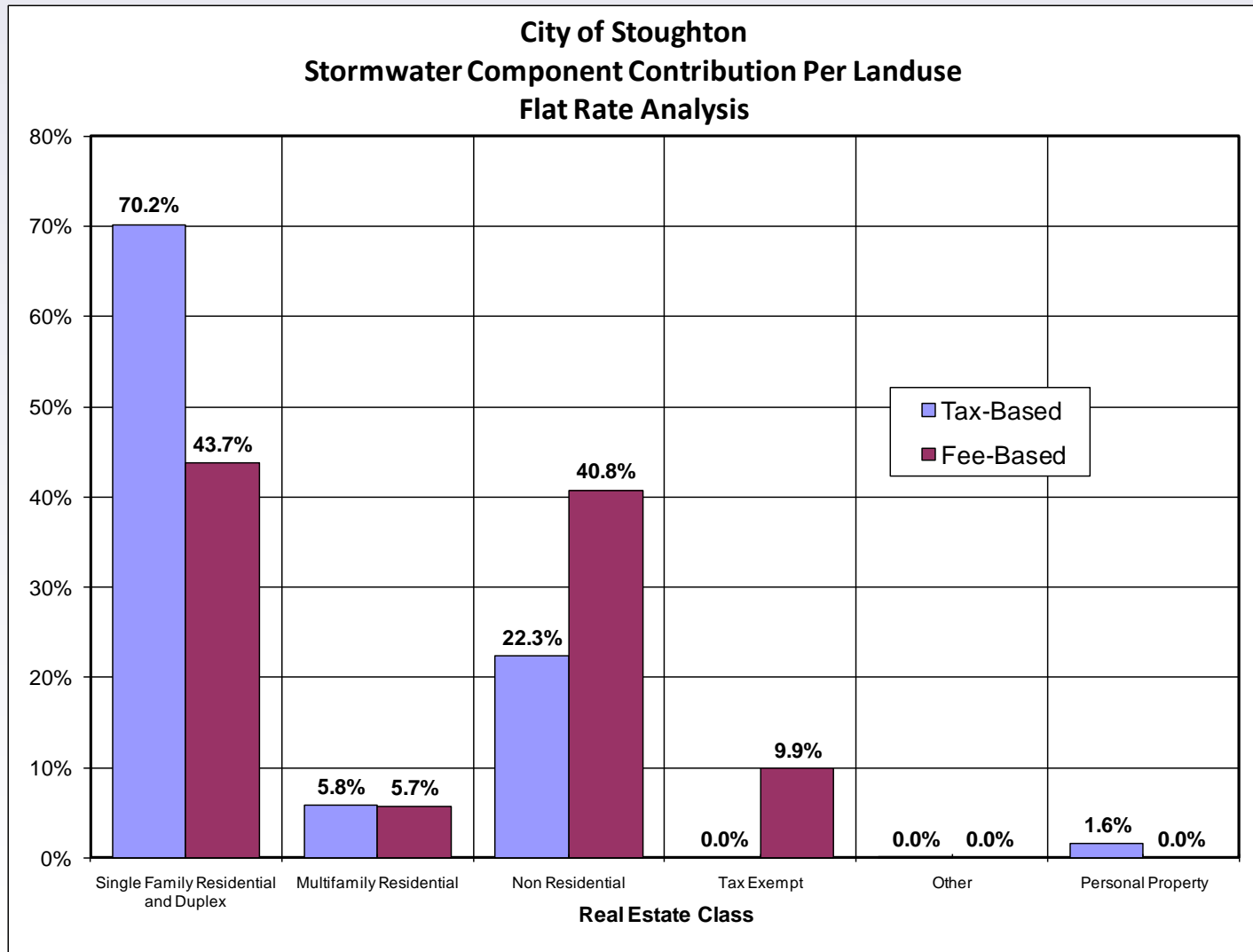
City of Stoughton, Stormwater Utility Annual Budget Projections



Estimated Impacts on Selected Parcels

Owner	Class	Tax-Based (2011)	Stormwater Contribution Rate	Annual Contribution	Fee-Based (2011 Stormwater Budget)	Rate/ERU	Annual Contribution	Change
		Assessed Value			ERU's			
Typical Residential Property	Single Family Residential	\$191,500	0.000485	\$93	1.0	\$63.38	\$63	-\$30
Castleberg Apartments	Multifamily Residential	\$862,400	0.000485	\$419	5.8	\$63.38	\$368	-\$51
WPA LLC - Page Street Apartments	Multifamily Residential	\$900,000	0.000485	\$437	7.0	\$63.38	\$444	\$7
WalMart	Commercial	\$2,137,000	0.000485	\$1,037	63.2	\$63.38	\$4,005	\$2,968
Associated Bank	Commercial	\$1,190,600	0.000485	\$578	11.2	\$63.38	\$710	\$132
Stoughton Trailer (10 Parcels)	Manufacturing	\$11,906,000	0.000485	\$5,778	1081.4	\$63.38	\$68,534	\$62,756
First Lutheran Church	Tax Exempt	\$0	0.000485	\$0	12.4	\$63.38	\$786	\$786
Stoughton Hospital (15 Parcels)	Tax Exempt	\$0	0.000485	\$0	32.5	\$63.38	\$2,060	\$2,060
Stoughton School District (9 Parcels)	Tax Exempt	\$0	0.000485	\$0	534.9	\$63.38	\$33,900	\$33,900
City of Stoughton (120 Parcels)	Tax Exempt	\$0	0.000485	\$0	156.8	\$63.38	\$9,937	\$9,937
Venevoll (4 Parcels)	Commercial	\$5,331,500	0.000485	\$2,587	49.8	\$63.38	\$3,156	\$569
Venevoll (11 Parcels)	Tax Exempt	\$0	0.000485	\$0	62.5	\$63.38	\$3,961	\$3,961
Subtotal		\$5,331,500	0.000485	\$2,587	112.3	\$63.38	\$7,117	\$4,530
Fosdal Bakery	Commercial	\$152,700	0.000485	\$74	1.0	\$63.38	\$63	-\$11
Ortega (3 Parcels)	Industrial	\$1,540,500	0.000485	\$748	62.0	\$63.38	\$3,929	\$3,182
Diversitech, Inc. (3 Parcels)	Industrial	\$1,484,000	0.000485	\$720	13.9	\$63.38	\$881	\$161

Fee Would Redistribute Funding To Non-residential Properties



Development of Credit Policy will Encourage Stormwater Best Management Practices




**STORM WATER UTILITY
WATER EDUCATION CREDIT ANNUAL RENEWAL FORM**

All completed application forms and supporting documentation shall be submitted by **September 1** to:
Town of Stroud, Assistant: Public Works Department, Director of Public Works, 315 South Lowry Street, Stroud, IN 47167

**Stormwater Utility
Credit Policy Manual**

Village of New Glarus



**STORM WATER UTILITY
CREDIT REQUEST APPLICATION FORM**
Village of New Glarus, Assistant: Village Administrator
219 Dod Street, P.O. Box 200, New Glarus, WI 53574

All completed application forms and supporting documentation shall be submitted by:

Property Owner Information

Name: _____
 Property Address: _____
 Utility Billing Address: _____
 E-mail: _____

Property Information

Dated No. _____ Phone: _____
 Utility Account No. _____

Credits Requested (check all that apply):

Credit for Peak Flow Reduction
 Credit for Water Quality

(Refer to the Stormwater Credit Policy Manual for required supporting documentation)

Substantial Description (Provide complete description of proposed credits) requested, attach additional pages as necessary: _____

I certify that the attached information is accurate to the best of my knowledge and that I have the authority to make such a request for the property. I agree to provide the Village of New Glarus with corrected information should there be any changes to the information provided herein. I further authorize the Village of New Glarus to access the property identified for credit in this application.

Signature: _____
 Date: _____ Name: _____ (Printed)

VILLAGE OF NEW GLARUS USE (Do not write in shaded areas)		
<input type="checkbox"/> Credit Submittal (Check all that apply)	Approved (Yes or No)	Credit (%)
<input type="checkbox"/> Credit for Peak Flow Reduction		
<input type="checkbox"/> Credit for Water Quality		

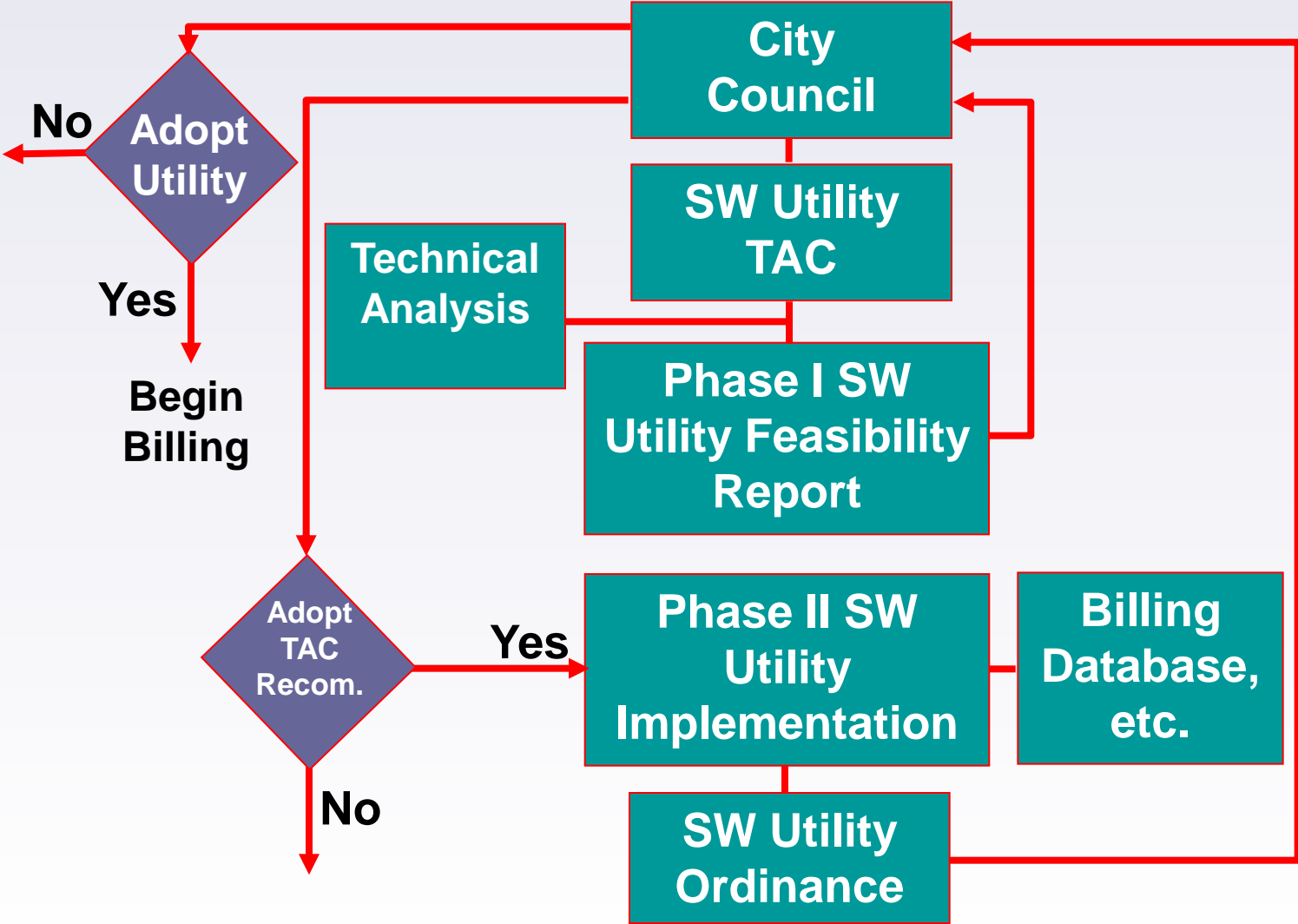
Date Written Notification Letter Sent to Applicant: _____
 Date Adjustment Submitted to Billing: _____
 Approved By: _____ Signature: _____
 Title: _____ Date: _____



Emphasis on Public Education and Awareness Will Ensure Utility Buy-in

- Press Release – March 10, 2010
- Web Page – FAQs
- Stormwater Utility Brochure
- Public Information Open House
- Bill Stuffers

Stormwater Utility Decision Making Process



Questions?