


Exploring the Development of a Stormwater Utility








Three Case Studies in Albany County, New York:
Town of New Scotland
Town of Colonie
Village of Menands



April 2020

Stormwater Coalition of Albany County
"Education, Participation, Compliance"



What is stormwater management?

-  PUBLIC EDUCATION
-  ILLICIT DISCHARGE DETECTION
-  SYSTEM MAPPING
-  WATER QUALITY TESTING
-  CONSTRUCTION SITE RUNOFF CONTROL
-  UPGRADE AND MAINTAIN AGING INFRASTRUCTURE
-  INSTALLING NEW INFRASTRUCTURE



STORMWATER MANAGEMENT GOALS



**Reduce
Stormwater
Flooding**



**Invest in the
Future**



**Control Water
Pollution/Improve
Water Quality**



**Meet Regulatory
Requirements**

SOME EXISTING FINANCIAL MECHANISMS

- General Fund (property tax)
- Capital Funding Grants



**Competition between
departments**

Why is a dedicated stormwater fund necessary?

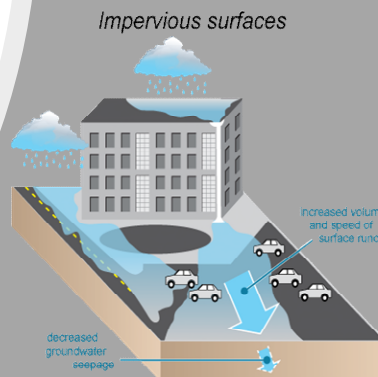
- **No competition** with other priority items for funding
- **Reliable & Predictable**
- Fee is **based upon use** of the stormwater system
- Increasing opportunities to **update stormwater infrastructure**



Weston & Sampson

What is a stormwater utility?

a stormwater utility is a
**FEE based on
IMPERVIOUS SURFACES**
on a parcel



Ex: roofs, roads, parking lots, patios, large areas of pavement



Ex: natural landscapes, green roofs, rain gardens, grass pavers, parking lots, infiltration trenches



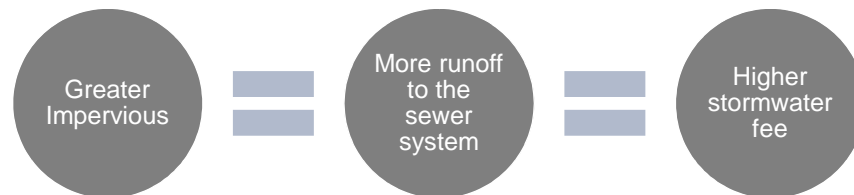
Weston & Sampson

HOW IS A STORMWATER UTILITY EQUITABLE?

A stormwater utility aids in funding stormwater projects

A stormwater utility is based on the impervious surface of a residential parcel with three units or less

Parcels which produce more stormwater runoff pay a higher fee



Weston & Sampson

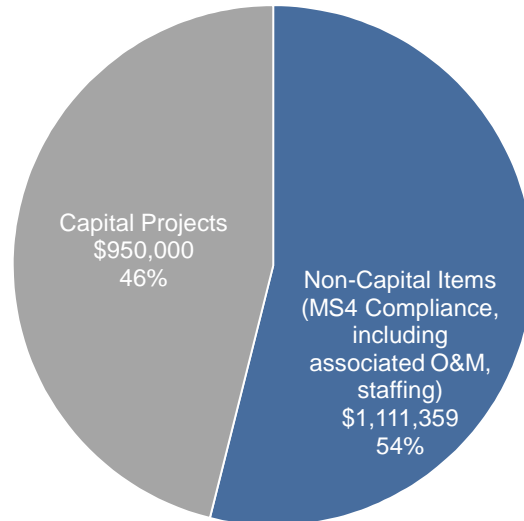
STEPS TO SETUP A STORMWATER UTILITY

1. Determine existing & future stormwater budget needs ✓
2. Delineate parcel impervious surface area by land use type ✓
3. Assess rate structure options and fees ✓
4. Meet with stakeholders to review findings, assess feasibility, and determine best way to move forward
5. Pass enabling legislation at Town Meeting



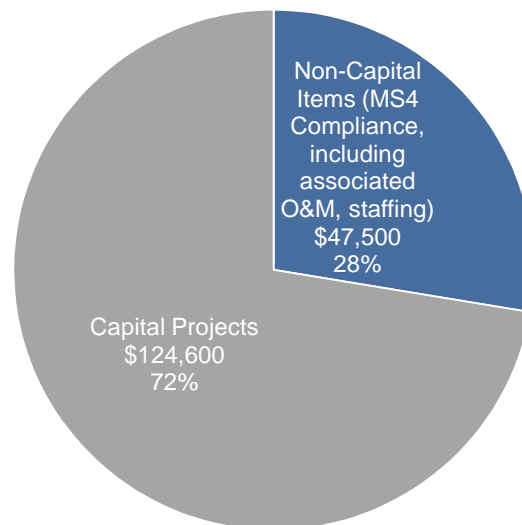
Weston & Sampson

Town of Colonie 2020 Budgetary Needs: \$2,053,209



Weston & Sampson

Town of New Scotland 2020 Budgetary Needs: \$172,100

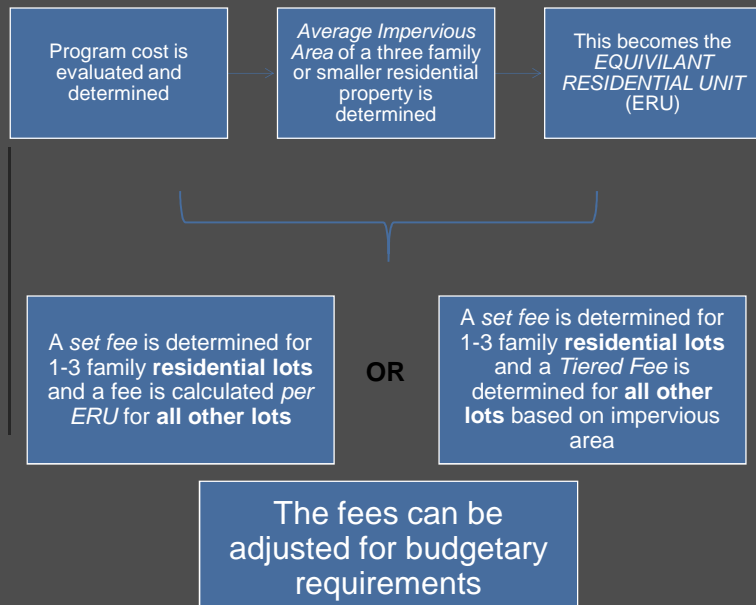


Weston & Sampson

EQUIVALENT RESIDENTIAL UNIT (ERU) METHODOLOGY

All parcels (excluding government) are billed an amount proportional to the impervious area on a parcel, regardless of the parcel's total area. The rate is based on an ERU, which is the average impervious area of 1-3 family residential parcels.

How are the ERU fees determined?



Recommended Fee Structure

 Residential

Flat Fee

 Commercial

Impervious Area
Tiers or using ERU

Fairness

Cost of Implementation

Budgetary Needs

New York Models



Weston & Sampson

EXAMPLE

New Scotland
ERU calculation

IMPERVIOUS AREA
(BASED OFF 1 – 3 FAMILY RESIDENTIAL PARCELS)

TOTAL: 14,269,171 square feet

AVERAGE: 7,040 square feet

1 ERU = 7,040 square feet



Weston & Sampson

Commercial Property A (ERU Method)

Amount of Impervious Area	20,983 square feet
Equivalent Residential Unit (ERU)	\div 7,040 square feet
	<hr/>
	3 ERUs (rounded)
Rate per ERU	\$40 per year
Commercial Property A	\times 3 ERUs
	<hr/>
Stormwater Utility Fee	\$120 per year



Weston & Sampson

Commercial Property A (Tiered Method)

Amount of Impervious Area:	20,983 square feet
Tier 4 (15,000 SF < IA < 25,000 SF):	\$150 flat rate

Commercial Property A

Stormwater Utility Fee: \$150 per year



Weston & Sampson

Estimated Cost per Household



Small
Residential

- \$40 per year =
\$3.33 per month



Commercial/
Large Residential

- \$40 dollars per ERU



Weston & Sampson

Revenue Generated in New Scotland



Small
Residential

\$40 per year
X 2,027 parcels
\$81,080 revenue
generated per year



Commercial/
Large Residential

\$40 dollars per ERU
X 2,186 ERUs
\$87,440 revenue
generated per year



Weston & Sampson

Revenue Generated in Town of Colonie



Small
Residential

\$40 per year
X 22,694 parcels
 \$907,760 revenue
 generated per year



Commercial/
Large Residential

\$40 dollars per ERU
X 40,429 ERUs
 \$1,617,160 revenue
 generated per year



Weston & Sampson

Revenue Generated in Menands



Small
Residential

\$25 per year
X 863 parcels
 \$17,260 revenue
 generated per year



Commercial/
Large Residential

\$75 dollars per parcel
X 243 parcels
 \$12,150 revenue
 generated per year



Weston & Sampson

**\$40 fee per household and per ERU
Town of New Scotland**

\$172,100

Stormwater Cost
Permit Year 1

98%

of approximate
budgetary needs in
Permit Year 1 could be
covered by the
Stormwater Utility Fee



Weston & Sampson

**\$40 fee per household and per ERU
Town of Colonie**

\$2,061,359

Stormwater Cost
Permit Year 1

100%

of approximate
budgetary needs in
Permit Year 1 could be
covered by the
Stormwater Utility Fee



Weston & Sampson

\$25 fee per household and \$75 fee per other parcels
Village of Menands

\$39,800

Revenue generated
annually



Weston & Sampson

INTENSITY OF DEVELOPMENT (ID) METHODOLOGY

All parcels (excluding government) are charged a fee based on percentage of impervious area. Level of development is categorized, and parcels in each category are charged a fee based on the "total served area" - meaning total area of the parcel.

Intensity of Development Methodology

Fees are calculated based on the percentage of impervious area of a parcel

Category (impervious percentage range)	Rate per month per 1,000 square feet of total served area (impervious plus pervious)
Vacant/Undeveloped (0%)	\$0.08
Light development (1% to 20%)	\$0.12
Moderate development (21% to 40%)	\$0.16
Heavy development (41% to 70%)	\$0.24
Very heavy development (71% to 100%)	\$0.32



Weston & Sampson

Revenue Generated in the Town of New Scotland

Impervious Percent Range	Annual Revenue
Vacant/Undeveloped (0%)	\$211,270
Light Development (1% to 20%)	\$1,715,333
Moderate Development (21% to 40%)	\$18,033
Heavy Development (41% to 70%)	\$4,059
Very Heavy Development (71% to 100%)	\$1,058
TOTAL REVENUE GENERATED ANNUALLY	\$1,949,754



Weston & Sampson

Revenue Generated in the Town of Colonie

Impervious Percent Range	Annual Revenue
Vacant/Undeveloped (0%)	\$91,175
Light Development (1% to 20%)	\$916,172
Moderate Development (21% to 40%)	\$570,067
Heavy Development (41% to 70%)	\$354,976
Very Heavy Development (71% to 100%)	\$172,072
TOTAL REVENUE GENERATED ANNUALLY	\$2,104,462



Weston & Sampson

Revenue Generated in the Village of Menands

Impervious Percent Range	Annual Revenue
Vacant/Undeveloped (0%)	\$2,393
Light Development (1% to 20%)	\$39,052
Moderate Development (21% to 40%)	\$20,490
Heavy Development (41% to 70%)	\$23,525
Very Heavy Development (71% to 100%)	\$30,698
TOTAL REVENUE GENERATED ANNUALLY	\$116,158



Weston & Sampson

Intensity of Development Method Town of New Scotland

\$172,100

Stormwater Cost
Permit Year 1

>100%

of approximate
budgetary needs in
Permit Year 1 could be
covered by the
Stormwater Utility Fee



Weston & Sampson

Intensity of Development Method Town of Colonie

\$2,061,359

Stormwater Cost
Permit Year 1

100%

of approximate
budgetary needs in
Permit Year 1 could be
covered by the
Stormwater Utility Fee



Weston & Sampson

Intensity of Development Method Village of Menands

\$116,158

Revenue generated
annually



Weston & Sampson

Credits and Incentives

Credits and incentives are received when a property owner reduces the amount of impervious area on their property.

Credits = permanent (or semi-permanent) reduction of stormwater fees

Incentives = one-time rebate

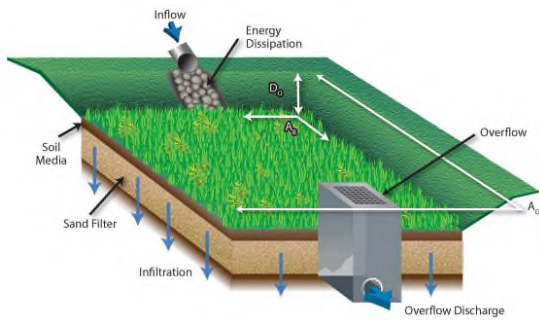


Weston & Sampson

Examples

CREDITS

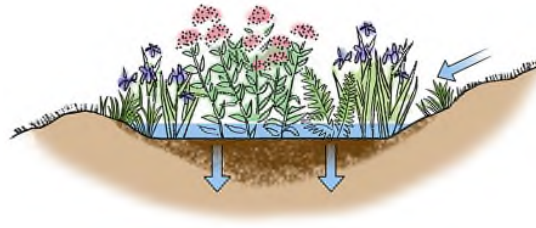
- Stormwater Detention Basins/Vaults
- Infiltration Basin



Weston & Sampson

INCENTIVES

- Rain Barrels
- Rain Gardens
- Permeable Pavement



THANK YOU!

Questions or Comments?



Weston & Sampson