



Buckeye Lake Stormwater Utility Overview



What is a Stormwater Utility?

- ❖ Stand-alone utility service similar to the water utility service
- ❖ Dedicated to stormwater runoff planning and management
- ❖ Responsible for funding and performing stormwater system
 - Operation
 - Construction
 - Maintenance
- ❖ Generates revenues through fees for service

Why does the Village need a Stormwater Utility?

- ❖ No dedicated funding for stormwater system
 - Major improvements
 - Preventative maintenance
 - Repair
- ❖ Current budget only allows for emergency repairs
- ❖ Existing stormwater system is
 - Breaking down
 - Too small and insufficient
 - No longer effective
- ❖ Enforcement of the unfunded mandates from the Ohio EPA and U.S. EPA.
- ❖ A comprehensive program is needed to control stormwater runoff



What is stormwater runoff?

- ❖ Stormwater runoff is precipitation from rain or snow that does not soak into the ground
- ❖ Impervious surfaces such as driveways, parking lots, sidewalks, streets and roofs prevent stormwater from naturally soaking into the ground
- ❖ Urban stormwater is the number one source of surface water pollution in the U.S. and causes
 - public safety hazards
 - health risks
 - environmental threats
- ❖ Rainfall or irrigation ultimately drains into a Village maintained drainage system



Why is stormwater runoff an issue?

❖ Flooding due to

- Excessive runoff to downstream
- Back up

❖ Pollution

- Stormwater flow mobilizes contaminants and pollutants
- Chemicals such as oil, pesticides, fertilizer, metals, trash, sediments and animal wastes

❖ Soil Erosion

- Washes away topsoil and stream banks

❖ Water Quality

- Leading cause of nutrient contamination, leading to algae blooms and low oxygen levels, which can result in fish kills



How does stormwater quality affect the environment?

- ❖ Contributes to erosion, which causes sediment build-up in our streams and rivers
- ❖ Picks up a lot of things on its way to area streams and rivers
 - Litter, road salt, lawn and garden chemicals and more
 - Backyard mechanics that drain oil, antifreeze or gas into the storm sewer pose a threat to the environment.
- ❖ Stormwater carrying harmful pollutants
 - Destroys wildlife habitat
 - Affects drinking water supplies
 - Affects recreational activities such as swimming, fishing and water skiing



What are the causes of stormwater problems?

❖ Urbanization

- Growth and development increases stormwater runoff and pollutants

❖ Aging infrastructure

- Pipes, culverts and inlets have a limited life expectancy and must be repaired or replaced

❖ Changes in design standards

- Stormwater systems may be inadequate with respect to current standards and criteria

❖ Inadequate planning and maintenance

- Failure to appropriate resources
- Neglecting to maintain current stormwater systems

❖ Poor design and/or faulty construction

- Developer plans and sites may not have been properly reviewed and inspected for potential problems

What can I expect from the Stormwater Utility?

❖ New Program

- It will take time for the full effect of the Stormwater utility to be realized
- Improvements should be visible within a couple of years after implementation



❖ Expectations

- Substantial improvements in stormwater system maintenance
- Better stormwater drainage and less flooding
- Improved water quality
- Compliance with EPA regulations



What will the generated revenue be used for?

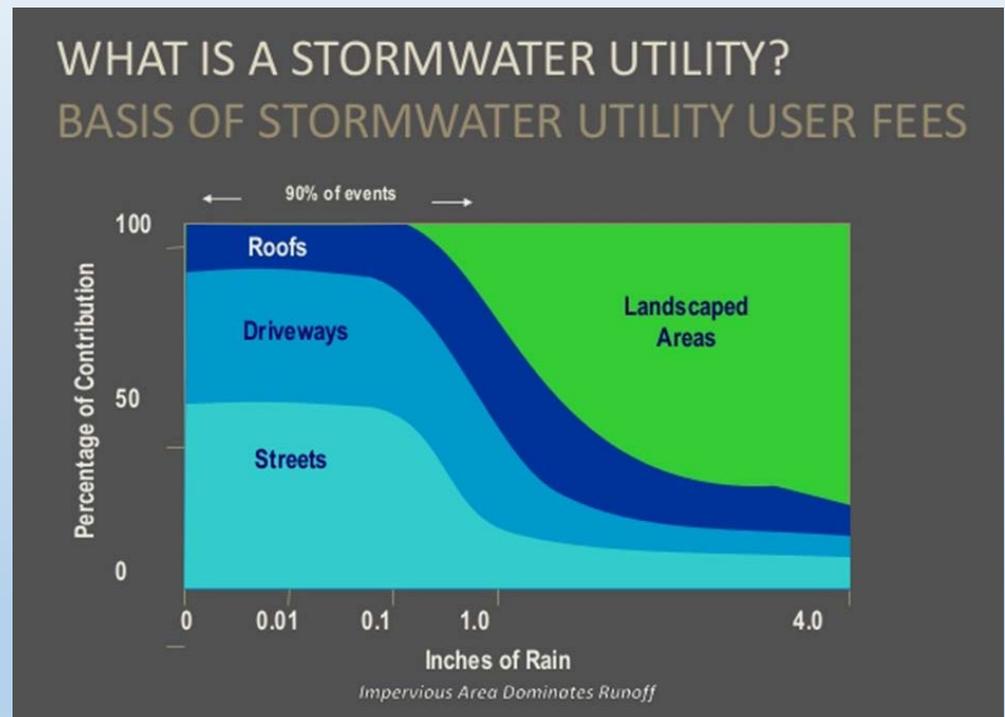
❖ Generated revenue will be used to:

- Inspect, maintain and repair storm sewers and the stormwater system
- Ditch, swale and stream maintenance
- Address flooding issues and reduce flooding occurrences
- Improve quality of stormwater runoff (less contaminants and pollutants)
- Stormwater regulation compliance
- Street sweeping and litter, trash and debris control
- Establish leaf collection program



What is the basis for the Stormwater Utility fee? (Continued)

- Impervious area is used to calculate rates because impervious surfaces prevent water from being absorbed in the ground
- Impervious surfaces create more runoff and increase the rate at which stormwater drains from the area
- Impervious surfaces provide the primary contribution to runoff for 90% of rainfall events



What is an impervious area?

❖ Impervious surface areas:

- Include artificial structures
 - Pavements (roads, sidewalks, driveways and parking lots)
 - Coverage by impenetrable materials such as asphalt, concrete, brick, stone and rooftops
- Can't absorb stormwater
- Stormwater moves quickly over these surfaces into nearby storm sewers and streams
- Collect pollutants and contaminants that easily wash off with stormwater runoff



Who pays the Stormwater Utility service charge (fee)?

❖ PAYS:

- Developed residential properties
- Developed non-residential properties
 - Businesses & Industries
 - Schools & Churches
 - Vacant land with >250 square feet of impervious area

❖ DOES NOT PAY:

- Undeveloped properties
 - Having less than or equal to two hundred fifty (250) square feet of impervious area
- Governmental properties
 - Village, township, county, state and federal properties
 - Responsible for their own stormwater programs that must comply with stormwater regulations

How is the service charge (fee) determined?

❖ Based on impervious surface area

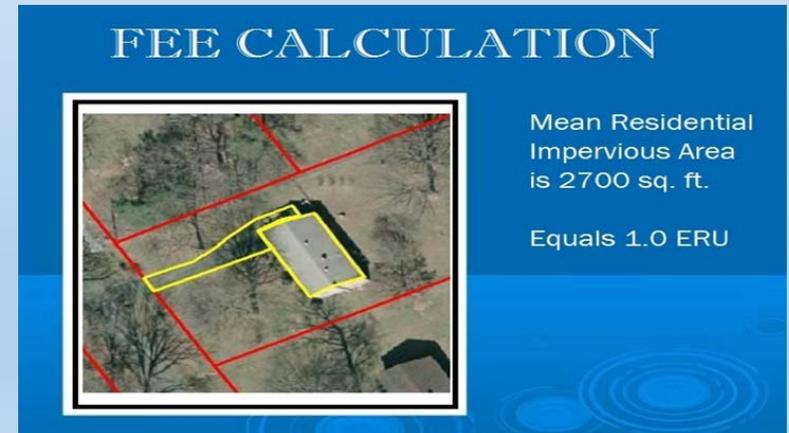
- Impervious area is the best indicator of how much a property will use the stormwater system
- Impervious areas measured from Licking and Fairfield County GIS information

❖ Single family residential properties provide the basis for the fee rate

- Formed the basis for the Stormwater Utility fee rate structure
- Average amount of impervious area determined to be **2,700 square feet**
- Defined to be **one (1) Equivalent Residential Unit (ERU)**

❖ Non-single family residential properties

- Amount of impervious area determined from County GIS
- Compare 2,700 square feet or 1 ERU to determine number of chargeable ERUs
- Example: **27,000 sq. ft. of impervious area equates to 10 ERUs** (Equivalent Residential Units)



Why a Stormwater Utility fee instead of a tax?

- ❖ A property's value does not affect runoff, so property taxes are not the most equitable way to pay for Stormwater Utility services.
- ❖ For example:
 - A high-rise building and a shopping mall may have similar value and pay similar property taxes
 - The shopping centre produces more stormwater runoff because of the amount of parking and rooftops
 - The impervious area method ensures the shopping centre pays a higher stormwater fee than the high rise building

How will I be billed?

- ❖ The stormwater utility fee will be included as a separate line item on the water bill
- ❖ If a property does not receive a water bill, a bill for the stormwater utility service charge will be issued. It will be billed to the property owner of record



Are tax-exempt properties and non-profits billed?

❖ Yes

- The stormwater utility fee is not a tax, but a fee based on the property's impervious areas
- If a property does not receive a water bill, a bill for the stormwater utility service charge will be issued

How much will I pay (fee rates)?

❖ Single family residential properties

- Pay \$4.00 per month per one (1) ERU for single family detached homes
- Residential duplexes will be treated the same as single-family residential properties

❖ Developed non-single family residential properties

- e.g., nonresidential, businesses, commercial and multi-family residential
- Charged based on the total amount of impervious area on the site and the resulting equivalent ERUs, at a rate of \$4.00 per ERU per month
- Example: 27,000 sq. ft. of impervious area equates to 10 ERUs which results in a stormwater utility service charge (fee) of \$40.00 per month
(10 ERU x \$4.00/ERU = \$40.00)
- May receive up to 50% reduction in stormwater charges based on approved stormwater credit policy

Can adjustments be made?

❖ Developed non-single family residential properties

- May petition for adjustments to their stormwater utility fee based on applied for and approved credits in the Stormwater Utility Plan

❖ All properties: grounds for adjustments of the fee are defined in the Stormwater Utility Plan:

- An error was made regarding the calculation of the impervious area of developed non-single family residential properties
- The fee for developed single family residential properties is a flat fee and cannot be appealed
- The property is exempt from the fee, but received a bill in error
- The identification of the property owner billed is in error
- There is a mathematical error in calculating the stormwater utility fee
- An approved credit for non-single family developed properties was incorrectly applied



Who will be exempt from the fee?

❖ ADJUSTMENTS OR EXEMPTIONS ALLOWED:

- Village, township, county, state and federal properties will be exempt since they are responsible for their own stormwater programs and meeting stormwater regulations
- Undeveloped or vacant properties containing less than 250 square feet of impervious area will be exempt
- Non-single family residential properties that are developed will be eligible for stormwater utility credits when defined criteria are met

❖ ADJUSTMENTS OR EXEMPTIONS NOT ALLOWED:

- Income level
- Tax exempt status
- Non-profit status



What are credits?

❖ Stormwater credit

- Is a reduction in a portion of the stormwater utility service charge for certain qualifying activities
- Limited to not exceed 50% of the service charge (fee)
- Can't be less than 1 ERU

❖ Given to:

- Reduce the impact of increased stormwater runoff
- Reduce the Village's costs of providing stormwater management
- Creates green infrastructure and/or improves the environment

❖ Requirements to receive:

- Meet certain criteria and conditions
- Submit application
- Must be approved by the Village of Buckeye Lake



What credits are allowed?

AVAILABLE CREDITS

- ❖ Detention/Retention (10% to 30%)
- ❖ Preservation/Flood Hazard Area (10% to 50%)
- ❖ Education Credit (Up To 50%)
- ❖ Maintenance Credit (Up to 50%)
- ❖ Brownfield Reuse Credit (10%)
- ❖ Individual Industrial NPDES Permit Credit (10%)
- ❖ Economic Development Credit (10%)
- ❖ Phase In Credit (20% to 50%) for 2018)
- ❖ Phase In Credit (15% to 25%) for 2019)

