Wiley|Wilson®
Constant Progress

STAUNTON™
VIRGINIA

CITY COUNCIL – FEE ASSESSMENT REPORT FOR: STAUNTON STORMWATER FEE

December 14, 2023

TABLE OF CONTENTS

1. MS4 Recap
2. Existing Fee Structure
3. Funding Needs
4. Adjustment Options
5. Recommendations

HOW THE MS4 PROGRAM CAME TO BE

In 2013 the City was mandated to develop, implement, and enforce an MS4 (Municipal Separate Storm Sewer System) Program to comply with the Chesapeake Bay Act(CBA) through coverage under VDEQ/General Permit No. VAR040132, issued by the Virginia Department of Environmental Quality.

The MS4 Program mandates an MS4 Program Plan be developed that specified six Minimum Control Measures (MCMs) and the “special conditions” of the approved Lewis Creek TMDL (Total Maximum Daily Load) per the CBA which requires TMDL reductions.

SIX MINIMUM CONTROL MEASURES (MCMS) OF THE PROGRAM INCLUDE:

MCM1 - Public education and outreach

MCM2 - Public involvement and participation

MCM3 - Illicit discharge detection and elimination

MCM4 - Construction site runoff control

MCM5 - Post-construction runoff control

MCM6 - Pollution prevention and good housekeeping

Chesapeake Bay TMDL (Completed by 2028)

FEE STUDY GOALS

- Review the fee “Structure”
  - Equitability
  - Impacts of the crediting approach
- Review the ability to fund future costs
- Review modification options to fund stormwater program

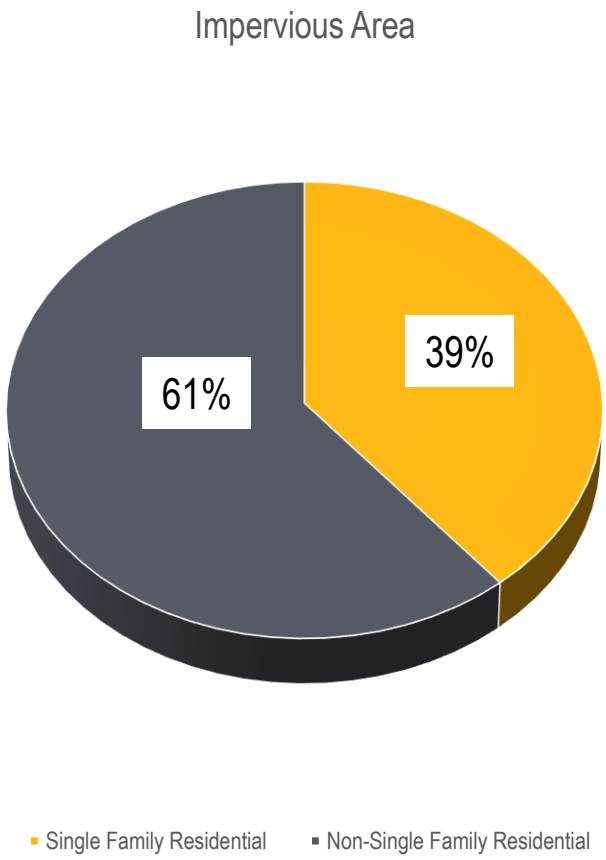
CURRENT STRUCTURE

- 18 Tier System
- Base Rate $3.20/Month
- Credits
  - No Annual Verification
  - No Maximum Value

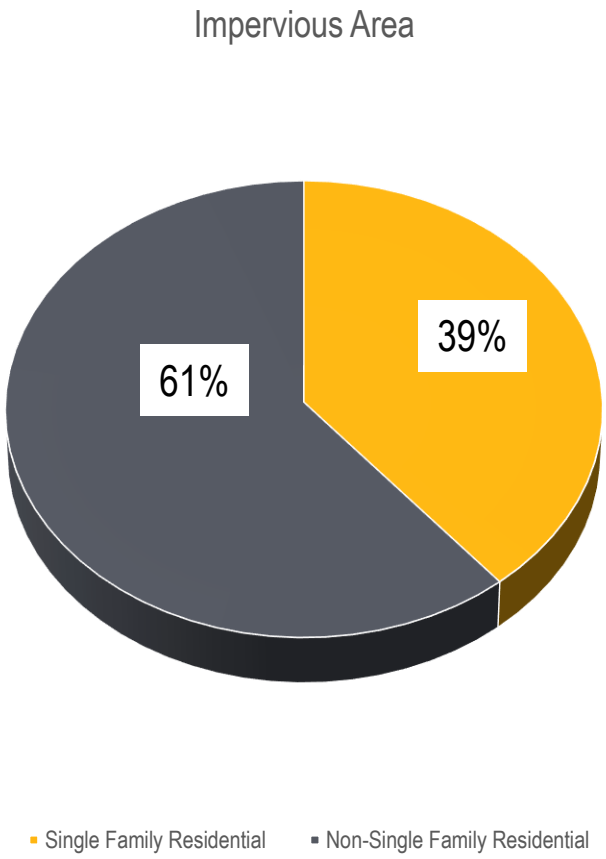
CURRENT SW UTILITY FEE							
Tier	Impervious Area		Monthly Rate	Tier	Impervious Area		Monthly Rate
1	0	3,400	$ 3.20	10	70,001	80,000	$ 92.31
2	3,401	6,800	$ 6.28	11	80,001	90,000	$ 104.62
3	6,801	10,000	$ 10.34	12	90,001	100,000	$ 116.92
4	10,001	20,000	$ 18.46	13	100,001	200,000	$ 184.62
5	20,001	30,000	$ 30.77	14	200,001	300,000	$ 307.69
6	30,001	40,000	$ 43.08	15	300,001	400,000	$ 430.77
7	40,001	50,000	$ 55.38	16	400,001	500,000	$ 553.85
8	50,001	60,000	$ 67.69	17	500,001	1,000,000	$ 923.08
9	60,001	70,000	$ 80.00	18	1,000,001	>	$ 1,230.77

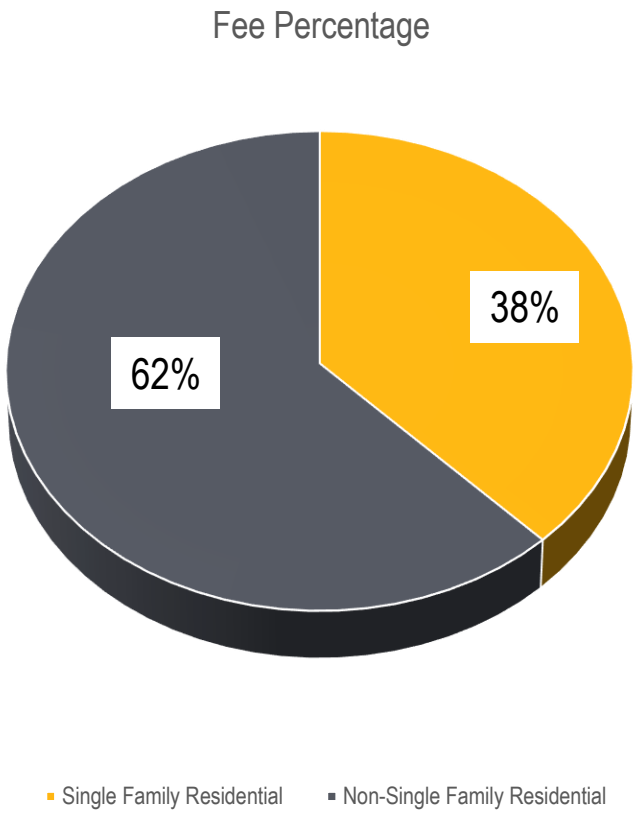
STRUCTURE

- Equitability
  - % SFR impervious/fee
  - % NSFR impervious/fee



STRUCTURE


Impervious Area
39%
61%
Single Family Residential
Non-Single Family Residential


Fee Percentage
38%
62%
Single Family Residential
Non-Single Family Residential

CREDITING IMPACT

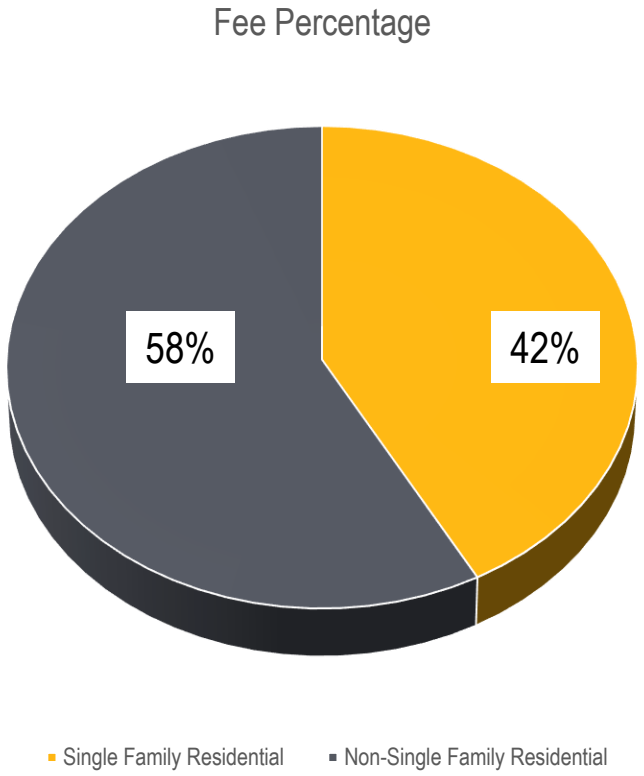
- Staunton Credit Program
  - 3-tier reduction Quality
  - 3-tier reduction Quantity
- Example
  - Tier 18 Property
  - Full 6-tier Credit
  - 90% Reduction
- Others
  - Limit 40-50% Total
  - Annual Renewal
  - Annual Inspection

CURRENT SW UTILITY FEE

Tier	Impervious Area		Monthly Rate	Tier	Impervious Area		Monthly Rate
1	0	3,400	$ 3.20	10	70,001	80,000	$ 92.31
2	3,401	6,800	$ 6.28	11	80,001	90,000	$ 104.62
3	6,801	10,000	$ 10.34	12	90,001	100,000	$ 116.92
4	10,001	20,000	$ 18.46	13	100,001	200,000	$ 184.62
5	20,001	30,000	$ 30.77	14	200,001	300,000	$ 307.69
6	30,001	40,000	$ 43.08	15	300,001	400,000	$ 30.77
7	40,001	50,000	$ 55.38	16	400,001	500,000	$ 553.85
8	50,001	60,000	$ 67.69	17	500,001	1,000,000	$ 923.08
9	60,001	70,000	$ 80.00	18	1,000,001	>	$ 1,230.77

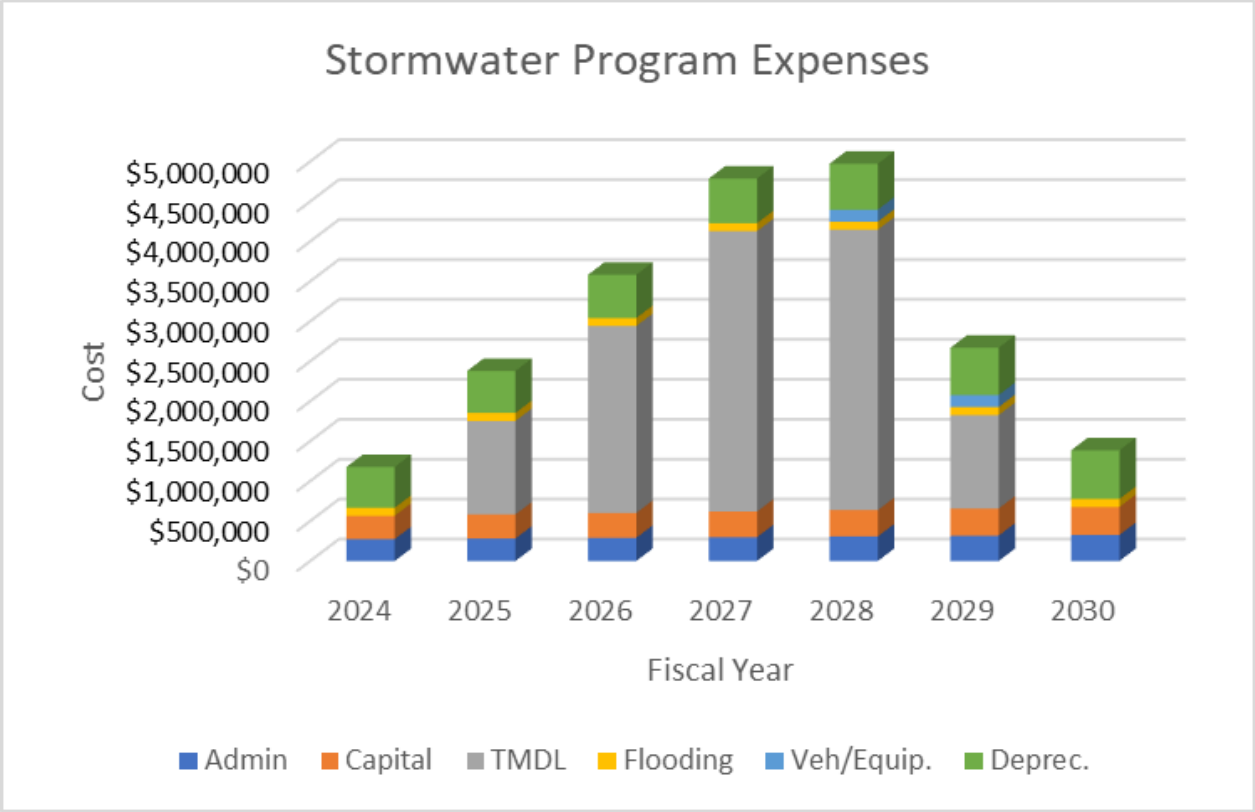
CREDITING IMPACT

- Impacts of the crediting approach
  - Reduces Revenue 25% (>$250K)
  - 5% Typical Other Localities
  - Equitability Impact



FUNDING NEEDS

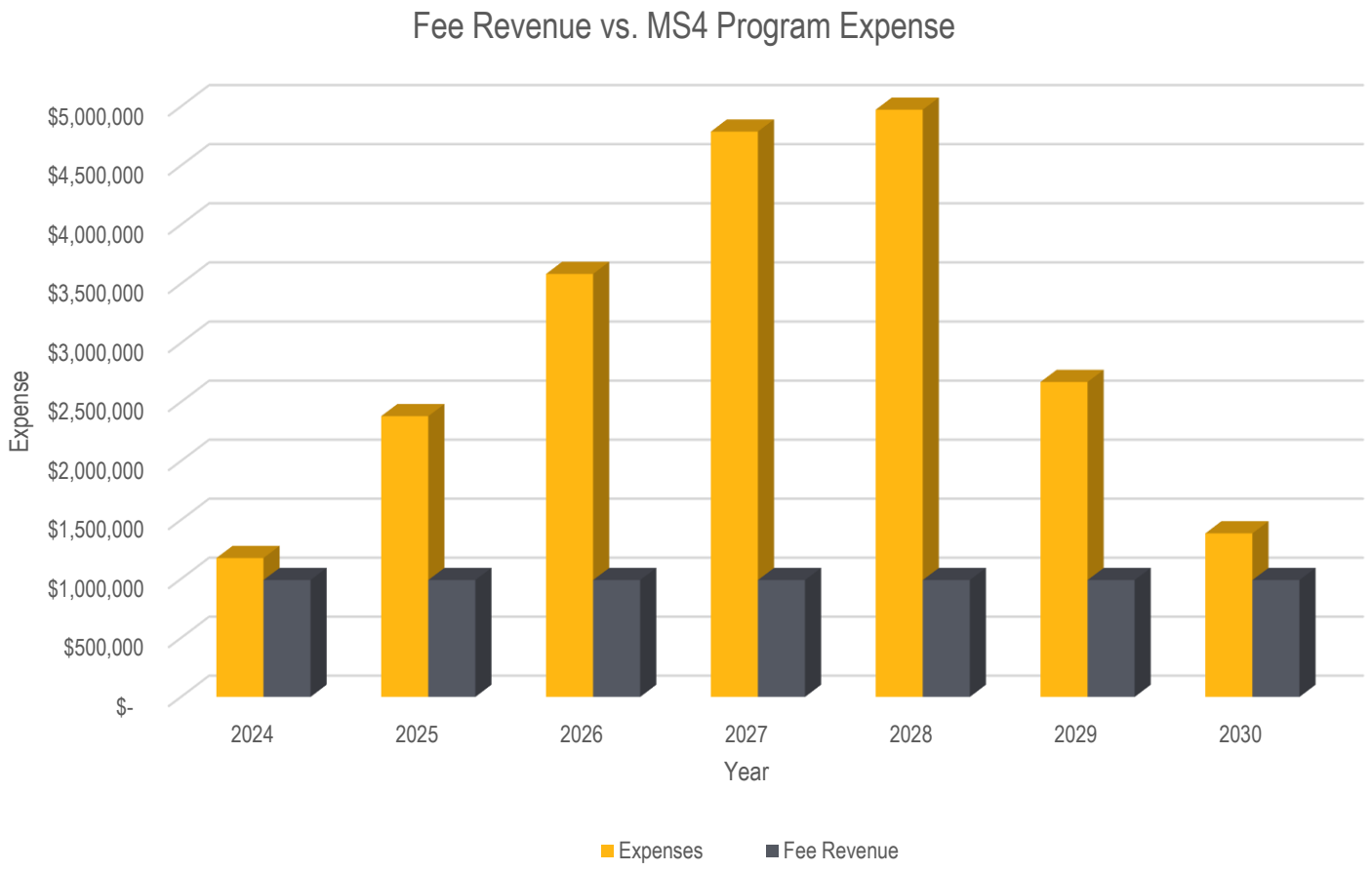
- Program Administration
  - Staff
  - Equipment
  - Depreciation
- Flooding
- TMDL Cost



FUNDING NEEDS

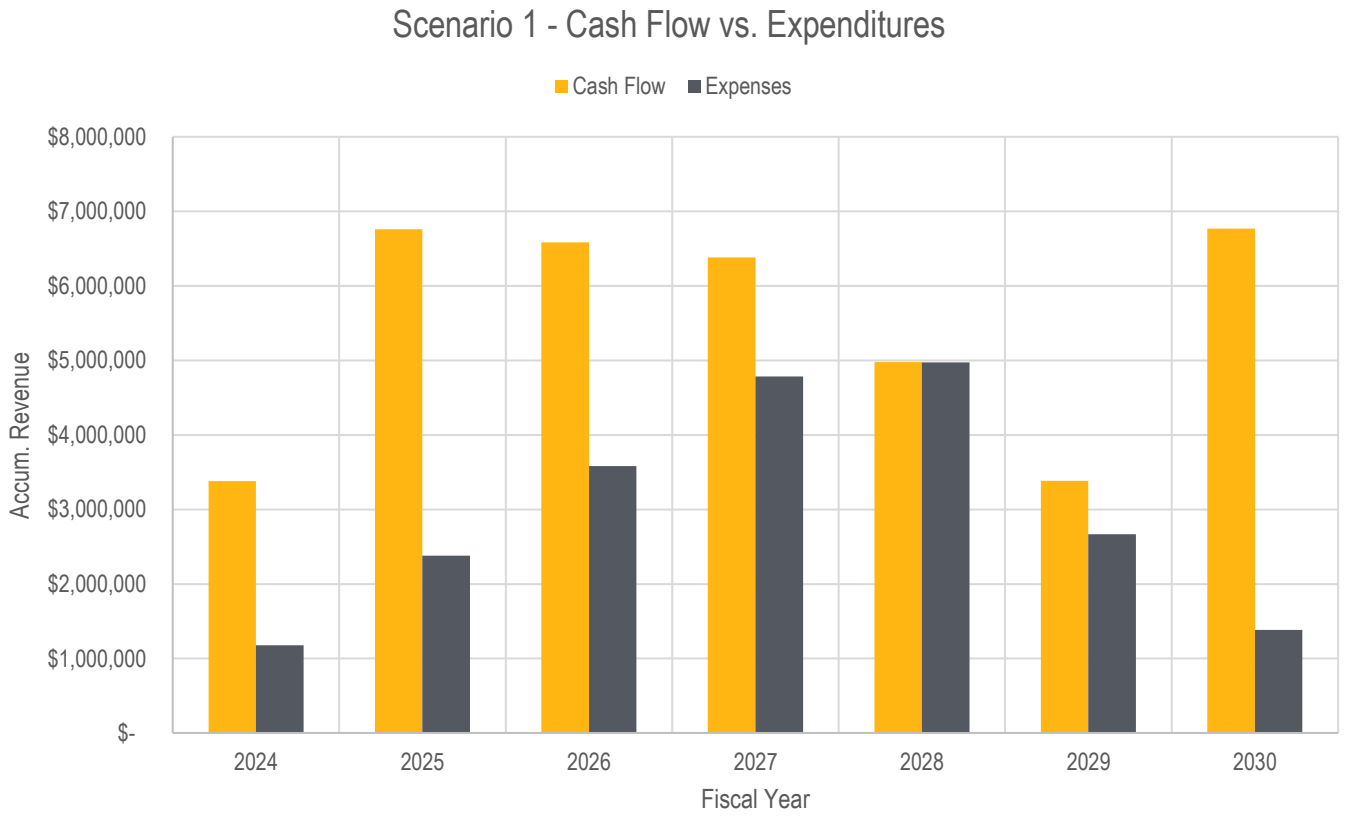
- TMDL Cost - $11.6M
  - Asylum Creek Restoration - $850,000 (2025-2026)
  - Green Hills Ponds Retrofits - $2,500,000 (2025-2028)
  - Public/Private BMP Restoration Projects – $7,000,000 (2025 – 2028)
  - Staunton High School - $1,350,000 (2026-2027)

REVENUE VS. EXPENSES



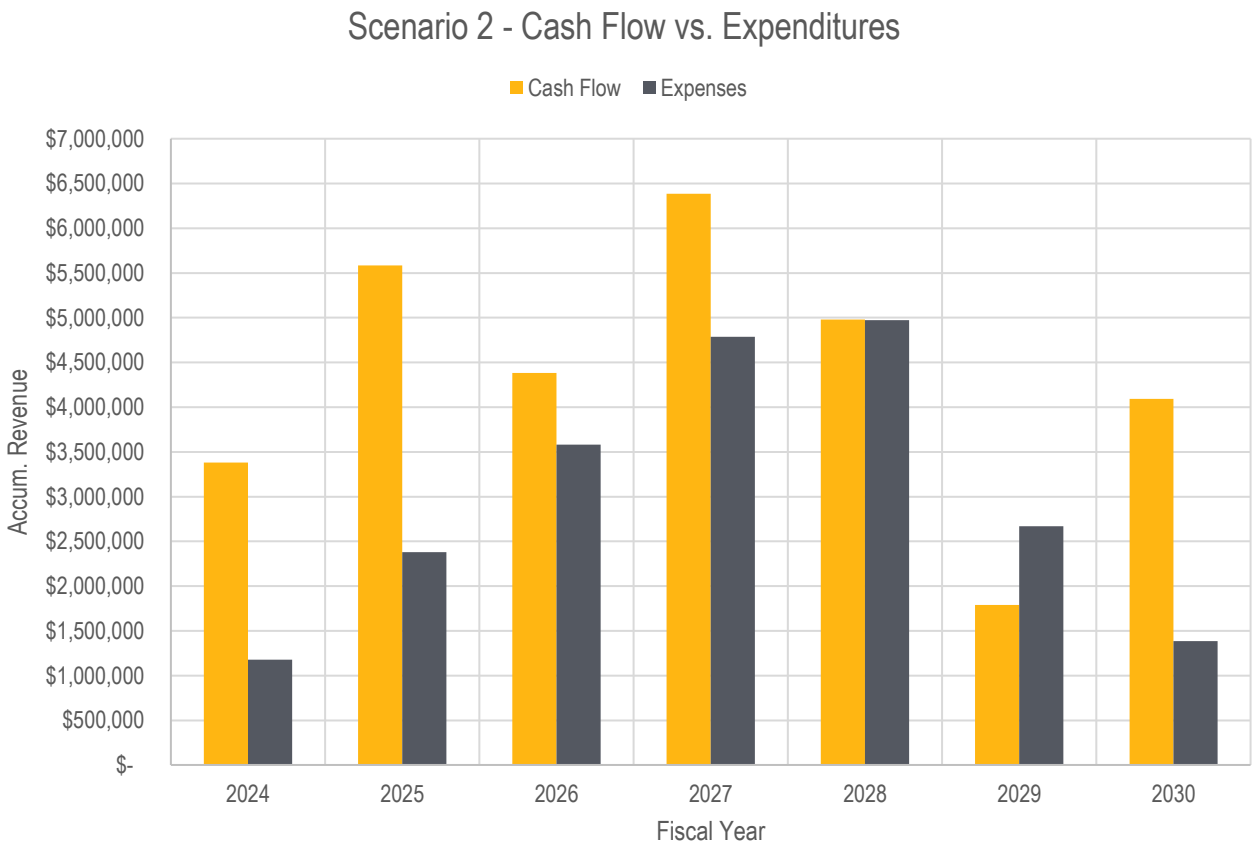
OPTIONS – SCENARIO #1

- Increase Fee
- 2028 Break Even
- $10.56 /Month
- No other Changes



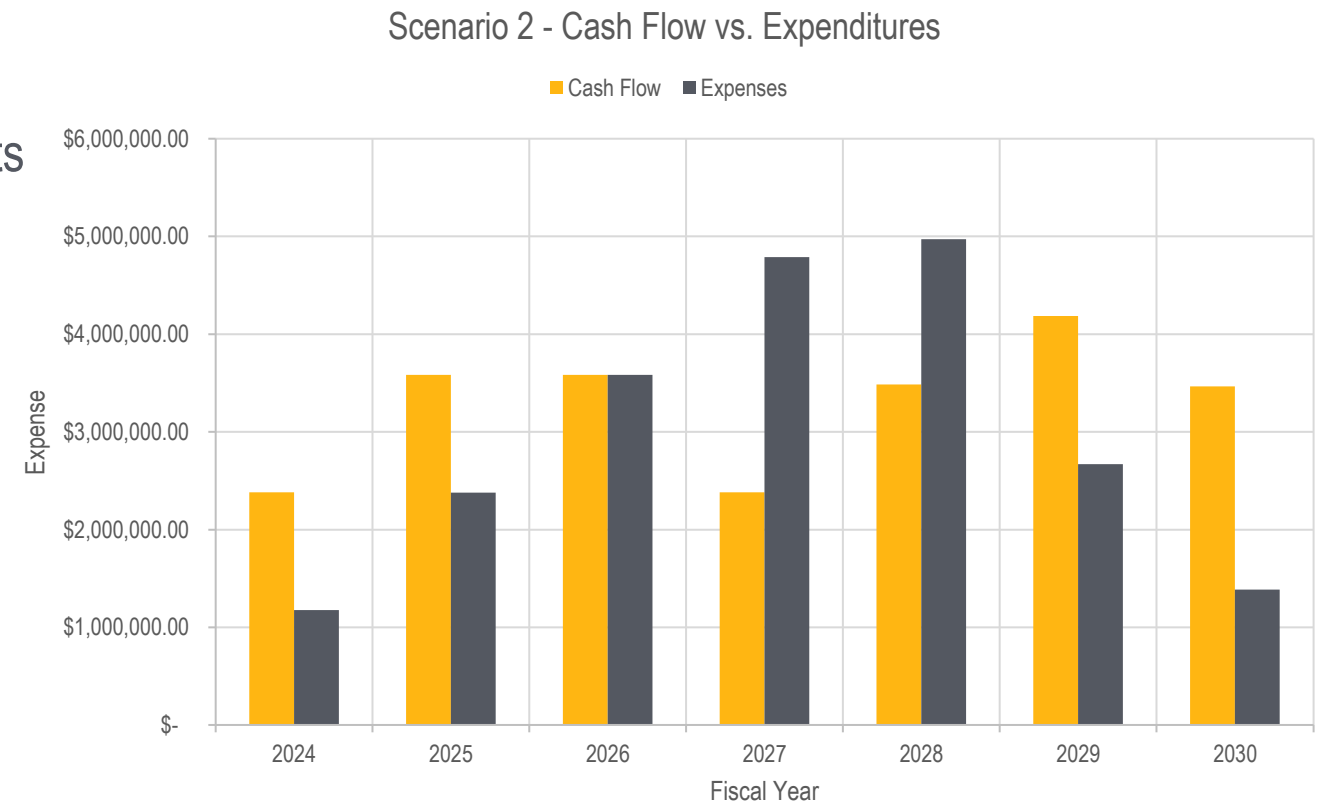
OPTIONS – SCENARIO #2

- Increase Fee
- Modify Credit Program
- 2028 Break Even
- $8.04 /Month



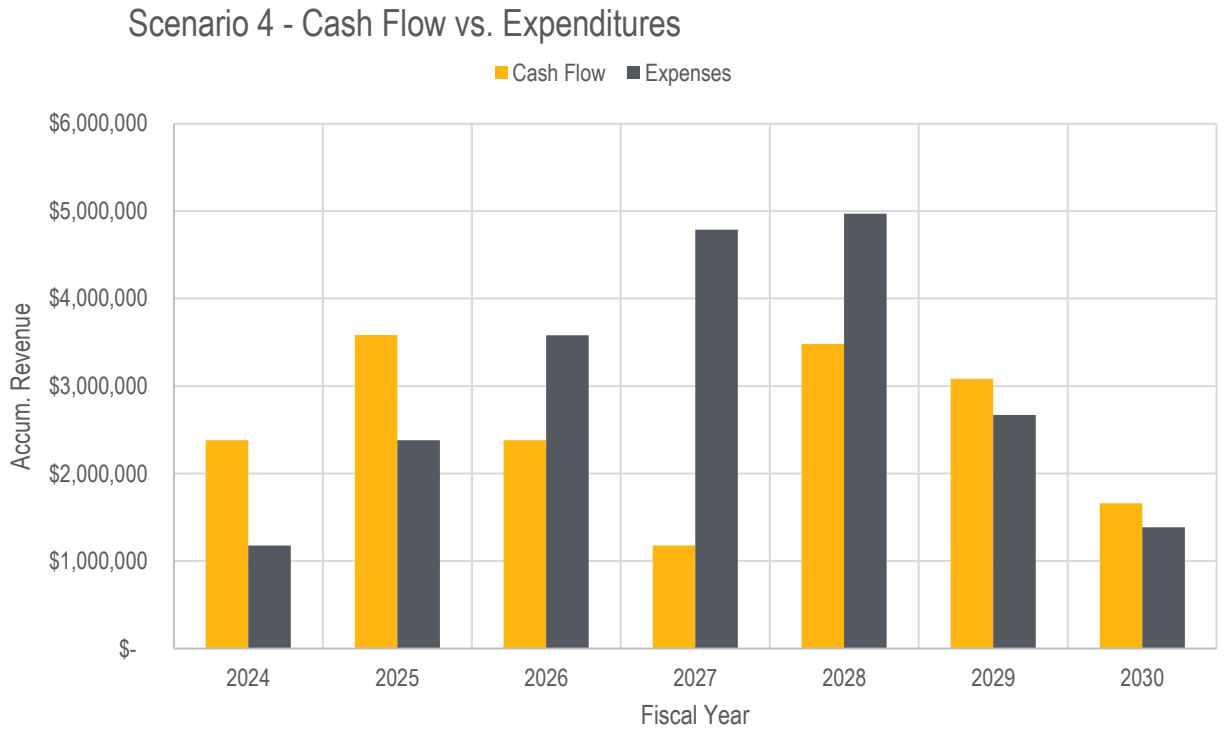
OPTIONS – SCENARIO #3

- Rate Increase
- Finance TMDL Projects
  - $11.6M
  - 20-year
- 2028 Break Even
- $7.66 /Month
- No other Changes



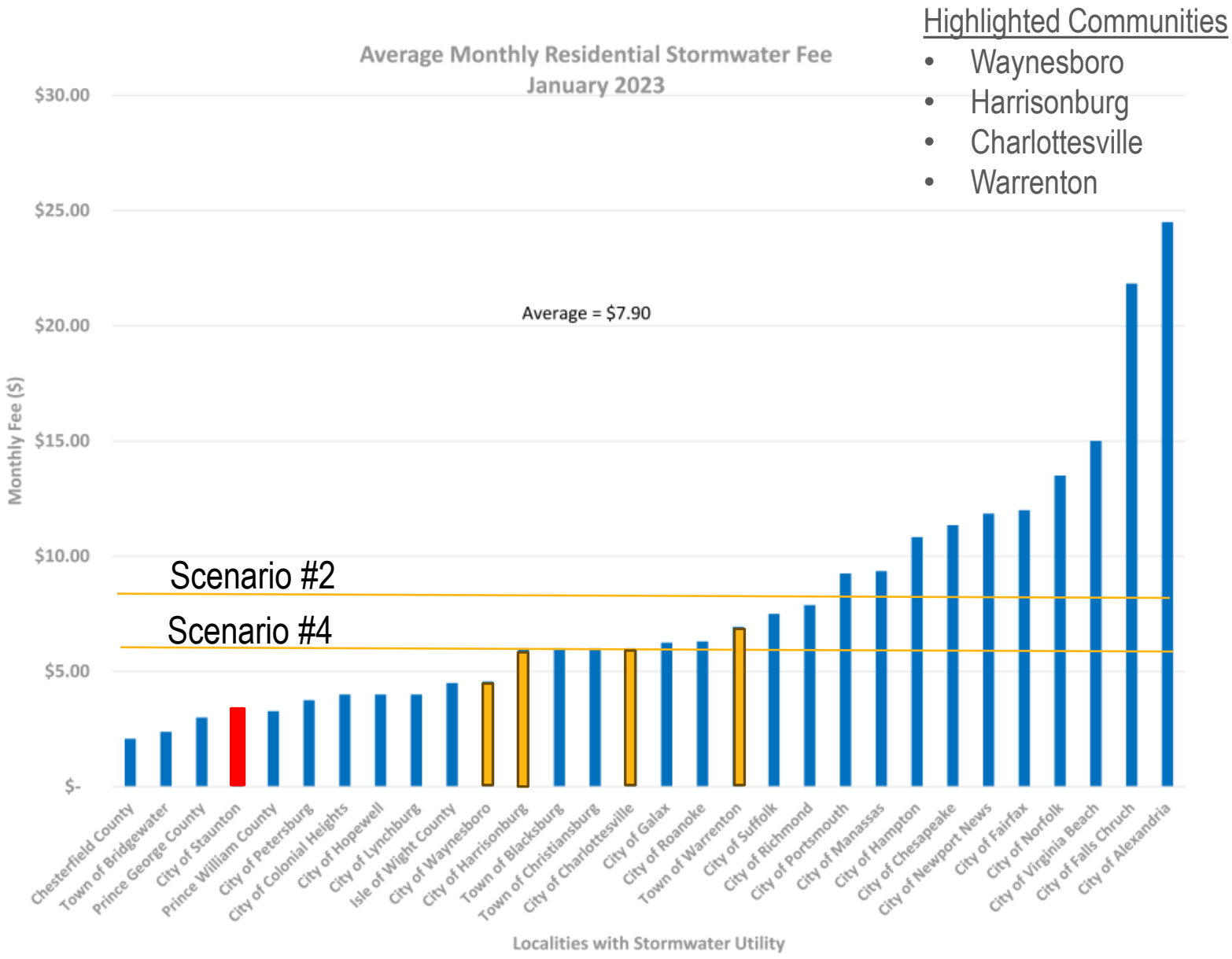
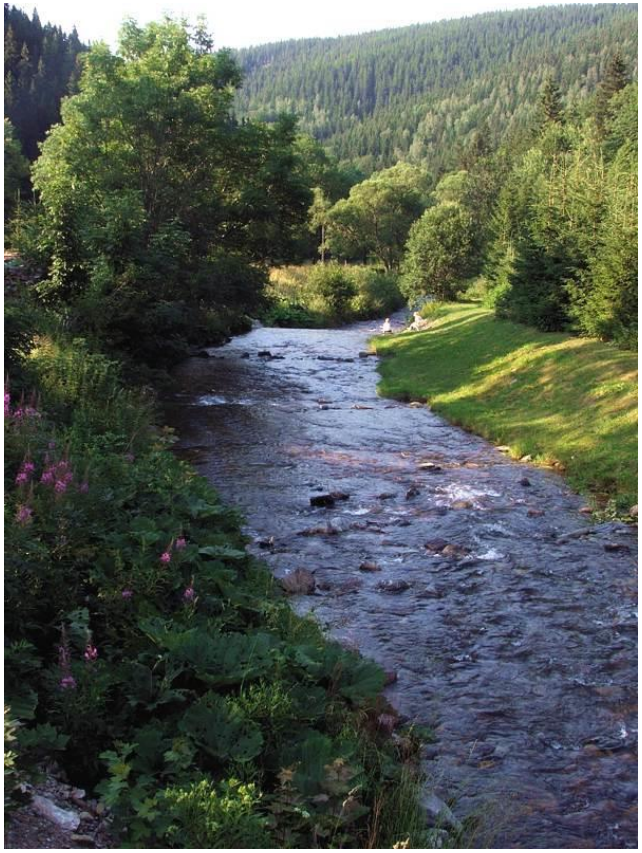
OPTIONS – SCENARIO #4

- Rate Increase
- Finance TMDL Projects
  - $11.6M
  - 20-Year
- Modify Credit Program
- 2028 Break Even
- $5.91 /Month



RECOMMENDATIONS

- Modify Crediting Program
  - Cap at 50% typical other localities (25% Quality/25% Quantity)
  - Require annual renewal and third-party inspections
- Increase the fee
  - Scenario 2 - $8.04 per month, no financing, updated crediting
  - Scenario 4 - $5.91 per month, finance TMDL projects, updated crediting
  - Selected Increase – Value between Scenario 2 and 4, financing as needed, updated crediting
- Review 5-year cycles w/ permitting requirements


Average Monthly Residential Stormwater Fee
January 2023
Highlighted Communities
• Waynesboro
• Harrisonburg
• Charlottesville
• Warrenton
$30.00
$25.00
$20.00
$15.00
$10.00
$5.00
$-
Monthly Fee ($)
Average = $7.90
Scenario #2
Scenario #4
Chesterfield County
Town of Bridgewater
Prince George County
City of Staunton
Prince William County
City of Petersburg
City of Colonial Heights
City of Hopewell
City of Lynchburg
Isle of Wight County
City of Waynesboro
City of Harrisonburg
Town of Blacksburg
Town of Christiansburg
City of Charlottesville
City of Galax
City of Roanoke
Town of Warrenton
City of Suffolk
City of Richmond
City of Portsmouth
City of Manassas
City of Hampton
City of Chesapeake
City of Newport News
City of Fairfax
City of Norfolk
City of Virginia Beach
City of Falls Chruch
City of Alexandria
Localities with Stormwater Utility

QUESTIONS?