



**TOWN OF CARRBORO  
STORMWATER ADVISORY COMMISSION**

**AGENDA**

May 7th, 2018; 6:30 pm  
Town Hall Room 109

<b><u>Time</u></b>	<b><u>Item</u></b>	<b><u>Presenter/Facilitator</u></b>
6:30 pm	Administrative matters <ul style="list-style-type: none"><li>• Adjustments to agenda</li><li>• Approval of 4/12 minutes</li></ul>	Chair, All
6:35 pm	Spring 2018 outreach activities: Input received Public Hearing	Staff, All
7:10 pm	Announcements and Adjourn	Chair, All



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**TOWN OF CARRBORO  
STORMWATER ADVISORY COMMISSION – SUMMARY**

Meeting on April 12, 2018, 6:30 pm, Town Hall Room 100

<b>Board Members</b>		<b>Guests</b>	<b>Staff</b>
Kevin Brigham	Shauna Hay		Randy Dodd
John Cox	Tom Hoban		
Robert Dickson	Jeanette O'Connor		
Randee Haven O'Donnell (Board Liaison; absent)	Michael Paul		

**Administrative Matters**

The March 21st meeting minutes were approved.

**Planned Outreach**

Dodd reported on the spring schedule and planned process for outreach and review of the draft rate structure. Plans were discussed for two outreach sessions and Carrboro Day, and input received to date was shared. Hoban shared information regarding a symposium on stormwater outreach he attended.

**Announcements**

Dodd announced a planned community input session regarding potential improvements to the outdoor seating/event/open area at Weaver Street Market.

**Adjourn**

The meeting was adjourned at 7:35 pm. The next meeting will be on April 12th.



TOWN OF CARRBORO  
NORTH CAROLINA  
**STORMWATER UTILITY**

**To: Stormwater Advisory Commission**  
**From: Randy Dodd, Stormwater Utility Manager**  
**Date: May 3, 2018**  
**Subject: Update on consideration of a draft stormwater rate structure**

**Background and Summary**

The purpose of this memorandum is to provide an update subsequent to additional analysis of the draft rate structure and properties affected and recent outreach, and as background information prior to the Public Hearing planned for May 15th.

**Information**

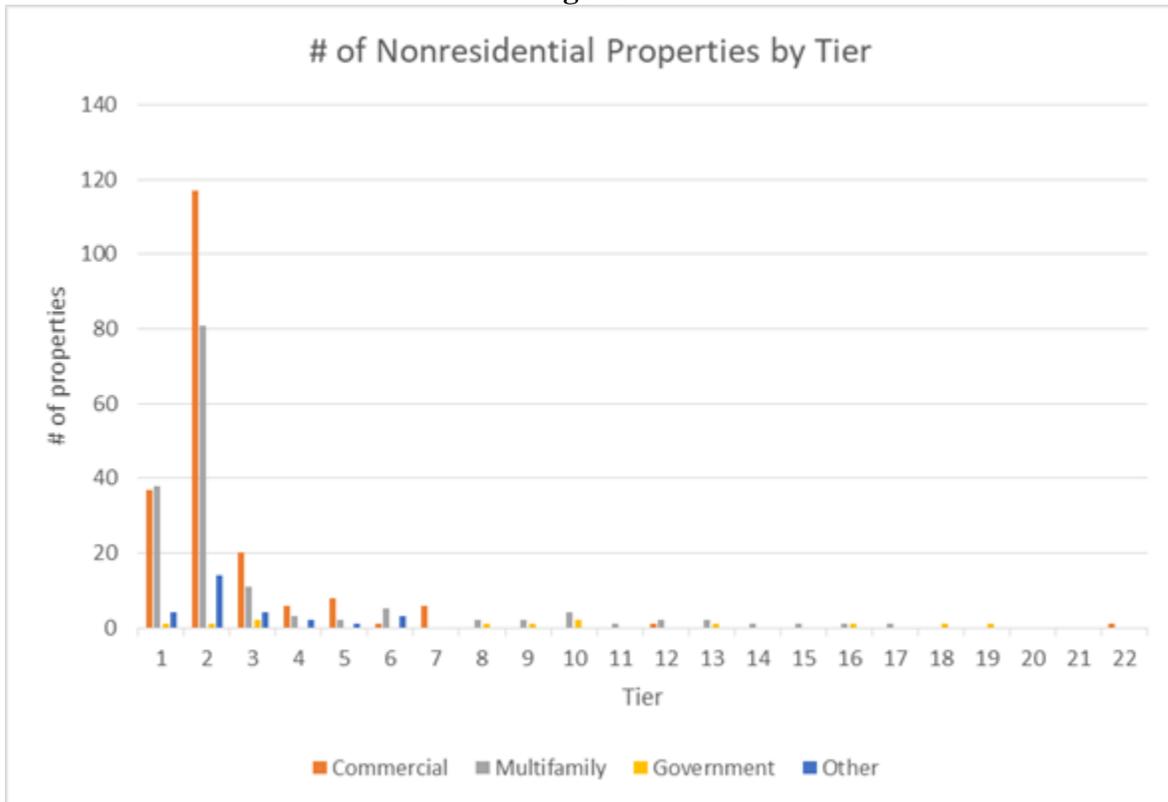
A report on a draft rate structure was presented to the Board of Aldermen and Stormwater Advisory Commission in March, 2018, and then to advisory boards. Subsequently, an outreach effort has been pursued to inform the community of the proposed new stormwater utility fees and seek feedback. In addition, staff have worked with Orange County staff to draft an Interlocal Agreement to have the County provide support with billing for the utility.

To further document these recent efforts and compliment and provide an overview of the other attachments in this agenda item, the following topics are included in this memo:

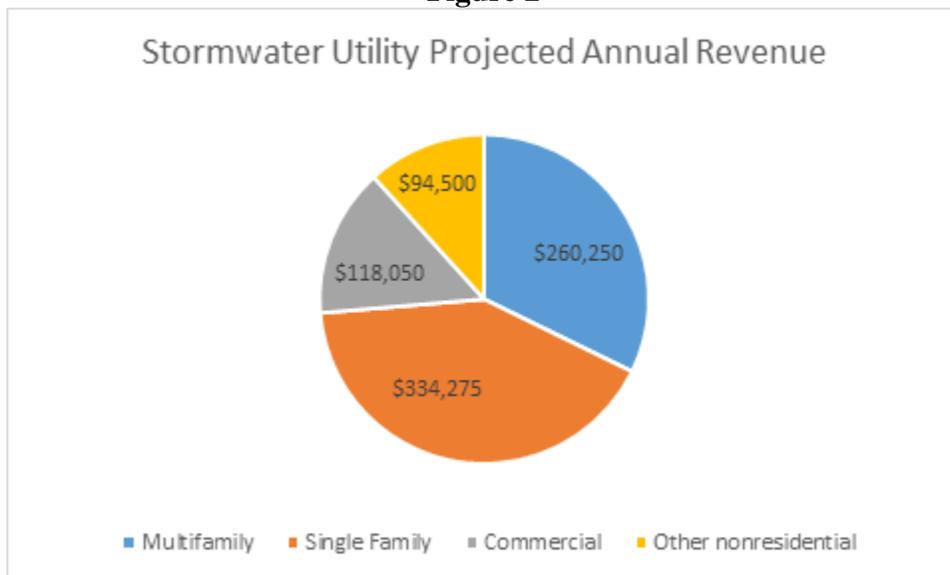
- 1) A summary of the distribution of properties subject to the draft rate structure and projected revenue;
- 2) A compilation of the community feedback

Figure 1 presents the number of nonresidential properties across all tiers, and Figure 2 shows the projected annual revenue by different types of properties.

**Figure 1**



**Figure 2**



Additional observations pulled from the data presented in Figures 1 and 2 include:

1) about 75% of the projected revenue is from residential (single and multi family) properties, with the remainder being fairly evenly split between commercial and noncommercial/nonresidential properties.

2) 197 commercial properties have been identified to which the fee would apply. Of these:

- a. Slightly more than 3/4 (154) would pay \$75 or \$375 (Tier 1 or Tier 2)
- b. 88% (174) would pay less than \$1000/year (Tiers 1-3)
- c. 98% (195) would pay \$3375/year (Tier 7) or less

3) of the 27 properties paying more than \$3375, 17 are apartment complexes, 8 are schools or state owned properties, and 2 are commercial.

With regard to community input provided to date, the appendix provided below provides a compilation of written input. Attendance at the drop in sessions was sparse, and a minimal amount of other input has been provided since the last SWAC meeting.

### **Recommendation**

It is recommended that the Stormwater Advisory Commission review the information provided and consider any additional input to offer in consideration of the potential adoption of a rate structure.

## Appendix 1

### Survey Responses

1. 15 responses. 7 support rate structure, 5 do not support rate structure, 4 need more information
2. I support the rate structure because:
  - a. It's based on a well done study and gone through an appropriate process.
  - b. \$75/year seems reasonable if it will ensure my property is not flooded again. non-residential tiers make sense to adequately assess a businesses impact based on its stormwater impact.
  - c. All residents participate in the program. Residential fees are fixed and are the same city-wide.
  - d. No -- backwards... should reflect property's total permeable land as well!
  - e. I need more information regarding the rate structure, but obviously, this needs to be funded somehow as Carrboro does not 'perk' or drain all that effectively.
  - f. In principle, I do support this initiative, but my vote is a qualified yes. Responsible resource management is of course in our collective best interest. Not to mention the right thing to do. In practice, I have a specific concern I'd like to discuss. I have spent half an hour skimming the materials available, but have yet to find either the map resulting from the scientific survey or one indicating the distribution of ERU by parcel - either of which would have allowed me to preliminarily address my concern autonomously. I can drop by the town hall for a brief discussion.
  - g. Town needs to support a program for addressing stormwater regulations and mitigating stormwater problems that contribute to property damage, stream degradation, and pollution.
  - h. We need to invest in stormwater infrastructure improvements in Carrboro - that is obvious. Support for the rate structure/format is based on the fact that rates are tied to impervious surface area. I would support credits/fee reduction for those properties mitigating their impact. I tentatively support the specific dollar rates proposed based on trust that the statement "The draft rate structure is based on: Carrboro's Town Code, which provides the legal structure; anticipated expenses for the utility; a GIS study of impervious surfaces in Carrboro; and experience from other North Carolina jurisdictions that have implemented utilities. " is accurate.
  - i. Rephrasing more specifically: I very much support the existence of a dedicated revenue stream that is tied to the underlying driver of stormwater runoff (that is, impervious surface area). That said, without really analyzing the Rate Structure Study, I have no idea whether the actual proposed rates are too high, too low, or just right like Goldilocks. But given the Chapel Hill and Hillsborough comparable examples, it's good to get started on the effort.
3. I do not support the rate structure because:
  - a. Rate must consider BOTH permeable and impermeable surface of a property. 3,000 sq ft on a quarter-acre should pay more than the same 3,000 sq ft on a full acre.
  - b. The residential rate is just one number for all houses (\$75) but not all houses are equal. My house, at 1400 sq. ft. should not have to pay the same as a 4000+ sq ft McMansion. Could there be some broad scaling done for residential as is done for commercial?
  - c. Cost of surveying all of the impervious in carrboro? Is a GIS study accurate?
  - d. If owner A has 5+ ERU's but live at the lowest point in carrboro then he/she could be paying more than Owner B living at the highest point with just 1 ERU. But owner A has

no impact on fellow carrboro neighbors whereas Owner B does have an impact. Likely there will be situations all over town like this and it could end up being Regressive taxation (see #3 below).

- e. A poor resident might have a lot of impervious. In other words Impervious quantity does not equal wealth or fancy digs. Imagine an 1 story ranch house with a shed and a long driveway. This property might be old and low value AND might be in a flood zone. Compare this hypothetical property with a new 2 or 3 story \$800k property with relatively low impervious ratio and sits on high ground.. In this scenario the poor resident pays a lot more than the person who can afford it.
  - f. For these reasons I think rate structure should be tied to either property value or make it a flat rate per acre.
  - g. In general... I don't support new taxation for this utility because it should already be included in what we pay for Public Works. Carrboro taxes are very high please keep that in mind.
  - h. Public Works has really nice trucks and equipment and manpower and maybe their budget should be looked at to compensate for capital improvements to town drainage.
  - i. Not sure how funds will be used and don't have enough information. Credit for improvements invested already.
  - j. Large residences with paved driveways have a lot more impermeable surface than small residences with gravel driveways.
  - k. Too expensive
4. I'd like to see the following changes to the rate structure
- a. Some homeowners have permeable—not impermeable—surfaces on their property. There ought to be financial incentives (or discounts on the rate structure) for green driveways and other features that reduce stormwater runoff.
  - b. Some consideration could be given for people who currently receive reduced property taxes. It seems that NC regulations will not permit this, however. Perhaps fund surplus (over a certain level) could be used to do this. The Utility fund should be separate and not used to offset other capital needs. Multi-year surplus (above a certain level) could be re-distributed proportional to amount paid in fees.
  - c. Include BOTH the permeable and impermeable surface of the property in the assessment -- don't incentivize tiny houses on micro-lots!
  - d. See above.
  - e. see above please.
  - f. More tiers for residences with small homes paying less.
  - g. Cheaper
  - h. tbd!
5. Contact info:
- a. [kurt.stolka@gmail.com](mailto:kurt.stolka@gmail.com)
  - b. John Parker, no need to contact me
  - c. Susan Deupree, 102E Laurel Ave
  - d. Marywinne Sherwood, 101Circadian Way, Chapel Hill, NC (located in Carrboro).
  - e. Luke and Claire Mongoven 1020 W Main St. 919-270-9837. mongoven@gmail.com
  - f. Reed Palmer, 408 Broad Street

## **Additional Input**

Hi Tamara,  
That is something that we plan to do and thank you for the suggestion!  
David

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**From:** Tamara S [tamarab.sanders@gmail.com]  
**Sent:** Friday, April 27, 2018 11:54 AM  
**To:** boa  
**Subject:** Stormwater Utility Project

Good morning alderfolk!

I was unable to attend either Stormwater Utility Project input sessions.

Several years back, I worked with the county's Division of Soil and Water Conservation to set up a cost/share rainwater harvesting system. I am now set up with a total of 1600 gallons in three different cisterns, the plumbing and a pump to irrigate my ~1600 sq ft. garden. This setup was no small investment.

I'd like to see these investments for storm water mitigation by residents and businesses help offset that property's fees for this proposed utility.

Thanks and happy Friday!

Tamara Sanders  
708 Davie Rd.



# TOWN OF CARRBORO

301 West Main Street, Carrboro, North Carolina 27510

## RECOMMENDATION

APRIL 5, 2018

### Stormwater Utility Rate Structure

Motion was made by CANLORO-MUNOZ and seconded by FOUSHEE that the PLANNING BOARD recommends that the Board of Aldermen APPROVE the draft stormwater utility rate structure.

Additional comments:

ON ATTACHED SHEET

**VOTE:**

AYES: 6

ABSENT/EXCUSED: 2

NOES: 0

ABSTENTIONS: 0

[Signature] April 5, 2018  
(Chair) (Date)

The Planning Board additionally suggests that:

- The recommendations of the Stormwater Advisory Commission be adopted.
- The rate structure be adjusted to reflect both the amount of impervious surface on a property and the level of need to reduce run-off in a particular area of the town.
- The Stormwater Utility encourage the reduction of impervious surfaces through the rate structure and by publishing a list of suggestions to property owners on how to reduce run-off.
- The penalties mentioned in Town Code Section 18-7 be specified.