

EXPERIENCE



**WARRENTON**

. VIRGINIA .

EST.  1810

**Public Works & Utilities Department  
Stormwater Utility Fee – HOA Presentation  
Olde Gold Cup  
August 26, 2021**

# Introduction

Since becoming a MS4 (Municipal Separate Storm Sewer System) permit holder in 2013 the Town has been subjected to increasingly intensive regulations administered by the State and Federal government. These more extensive program requirements have increased demand for funding allocations to pay for additional operations requirement and the requisite resources.

Virginia allows Local Governments the authority to establish a Stormwater Utility Fee Structure in lieu of reliance on the General Fund Tax System.



# Why is Stormwater Important

- Maintaining EPA (Environmental Protection Agency) / DEQ (Department of Environmental Quality) compliance
- Working to improve drainage infrastructure
- Having waters the community can enjoy



# How much does the Fee cost?

- Developed Single Family Residential properties will fall into one of the 3 rate tiers based on the impervious area of the property. The tiers are:
  - ❑ Tier 1 – 400 sf to 1,299 sf - \$5.55 per month
  - ❑ Tier 2 – 1,300 sf to 4,499 sf - \$6.94 per month
  - ❑ Tier 3 – 4,500 sf and up - \$17.37 per month

# Calculating Stormwater Fees

## Step 1: Annual Single-family Home Fee

Your single-family home (lot) has a total impervious area of 2,250 Sq. Ft. Therefore, the lot falls into Tier 2 (total impervious area of the property between 1,300 to 4,499 Sq. Ft. for a monthly fee of \$6.94) and receives an annual utility fee for the homeowner's lot of \$83.28.

(Tier 2 therefore \$6.94/mo.  
= \$41.64 for 6 months)

1 ERU = 2,200 sq ft.  
ERU = Equivalent Residential Unit

Roof: 1,100 sq ft.

Walkway/sidewalk:  
100 sq ft.

Patio: 300 sq ft.

Driveway: 750 sq ft.

### Impervious area:

- 1,100 sq ft. for roof
- 750 sq ft. for driveway
- 300 sq ft. for patio
- 100 sq ft. for sidewalk

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- **2,250 sq ft. Total impervious area**



# Calculating Stormwater Fees

## Step 2: Annual HOA Fee

Your single-family home is in an HOA Subdivision (Olde Gold Cup Association Inc.). The Olde Gold Cup Association (commonly owned) has an additional impervious section of private road known as Fox Street Extension within the complex (public roads are not included in the calculation) that generates a calculated annual SW utility fee of \$529.11. This will be reflected in the next bill to you and the others within the Olde Gold Cup development.



HOA Impervious area: 17,478 sf

# Property Owners: 214 lots

$17,478 \text{ sf} / 2,200 \text{ sf} = 7.95 \text{ ERUs}$

$7.95 \text{ ERUs} * \$5.55/\text{ERU} = \$44.09/\text{month}$

$\$44.09 * 12 \text{ months} = \mathbf{\$529.11/\text{year}}$

# Calculating Stormwater Fees

## Step 3: Annual HOA Fee split or portion

This subdivision that has common ownership of a section of private road within the complex consists of a total of 214 lots. Each lot owner will receive its share of the HOA Fee:

$\$529.11 / 214 \text{ lots} = \$2.47 / \text{lot/annually}$  (monthly fee of \$0.21)

## Step 4: The total Annual Single-family Home Fee (including HOA

Single-family Home Annual Fee		HOA Portion of Annual Fee		SFR + HOA portion Utility Annual Fee
\$83.28	+	\$2.47	=	<b>\$85.75</b>
2,250 sf (Tier 2)		81.67 sf (*) (common area)		

(\*)  $17,478 \text{ sf} / 214 \text{ lots} = 81.67 \text{ sf/lot}$

# Financial Impact

- This process will allow the Town of Warrenton to collect approximately \$800,000 per year, specifically targeted to the Town's stormwater programs in compliance with our MS4 permit requirements.
- Actual billings beginning December 2021 with payments due for the 2<sup>nd</sup> half of the 2022 fiscal year.
- Billings will be twice a year concurrent with the existing real estate billing process.

# Additional information Town's website

The screenshot shows the website's navigation menu with the following items: TOWN OF WARRENTON, VIRGINIA; OUR COMMUNITY; BUSINESS; RESIDENTS; GOVERNMENT; and HOW DO I... (highlighted in red). A search bar is located in the top right corner with the text 'Search here...' and a 'SEARCH' button. A dropdown menu is open under 'HOW DO I...', listing several options: 'Adopt a Stream?', 'Apply for a Building Permit?', 'Apply for Funding', 'Apply for a Special Event Permit?', 'Apply to Serve on a Board, Committee or Commission?', 'Find an Electric Vehicle Charging Station', 'Find out about Street Closures?', and 'Get Information on the SWM Utility Fee?'. A red arrow points to the last option. The background shows a grid of content cards, including one titled 'How much does the fee cost?' and another titled 'How is the Stormwater Utility Fee determined?'.

If you have additional questions or need further clarification, please feel free to email Dina Hermoso, Stormwater Administrator, at [stormwater@warrentonva.gov](mailto:stormwater@warrentonva.gov).

[Click here](#) for a printable pdf

[Click here](#) for the SW Fee Credit Application

[Click here](#) for the SW Fee Credit Manual for Non-Residential

[Click here](#) for the SW Fee Credit Manual for Single-Family Residential

[Click here](#) for the SW Fee Petition for Adjustments

[Click here](#) for the SW Fee Attachments/Land Use Affidavit

[Click here](#) for the SW Fee Attachments/SWMFMA Template

# What does the SW Utility Fee pay for?

- Regulatory compliance for increasing unfunded state and federal requirements for Stormwater system maintenance such as cleaning inlets, pipes, and ditches and replacing older, failing pipes, street sweeping, capital projects, including mandated pollution reductions (TMDL) and projects to reduce local flooding. In addition, the MS4 annual inspections, monitoring, and reporting requirements are significant.



- SW Regulatory Challenge (2021-2028): Nutrient reductions will require more expensive CIP projects to meet TMDL nutrient reduction goals.

# Stormwater Capital Improvement Projects

- Capital Projects are projected to be:

Planned Stormwater Division Capital Improvement or Capital Asset Repair Projects												
DEPT. #	PROJECT #	DEPT.	CATE.	CI / CA	PROJECT TITLE	FY22	FY23	FY24	FY25	FY26	FY 2027 +	TOTALCOST
SW-01	#N/A	SW	U	CARP	Stormwater Garret St Pond Retrofit	\$138,610	\$0	\$0	\$0	\$0	\$0	\$138,610
SW-02	#N/A	SW	U	CIP	Stormwater 5th St Parking Lot Bio Swale	\$107,798	\$0	\$0	\$0	\$0	\$0	\$107,798
SW-03	#N/A	SW	U	CARP	PW Shop and Yard Improvements	\$45,000	\$220,625	\$0	\$0	\$0	\$0	\$265,625
SW-04	#N/A	SW	U	CIP	Stream Restoration, Lee Hwy. / Hampton Inn	\$25,000	\$915,000	\$850,000	\$0	\$0	\$0	\$1,790,000
SW-05	#N/A	SW	U	CIP	Ongoing BMP Retrofits and New Facilities	\$0	\$75,000	\$100,000	\$100,000	\$125,000	\$125,000	\$525,000
SW-06	#N/A	SW	U	CIP	East Street Drainage	\$0	\$30,000	\$235,000	\$0	\$0	\$0	\$265,000
SW-07	#N/A	SW	U	CARP	Stormwater Upgrade/Repair Lee Hwy. Culvert	\$0	\$0	\$0	\$0	\$0	\$175,000	\$175,000
SW-08	#N/A	SW	U	CARP	Drainage Upgrade - Sullivan/Broadview	\$0	\$0	\$30,000	\$224,400	\$0	\$0	\$254,400
SW-09	#N/A	SW	U	CIP	SWM/Bio Retention Below Shop	\$0	\$0	\$0	\$0	\$25,000	\$195,000	\$220,000
SW-10	#N/A	SW	U	CIP	Stream Retrofit Dog Park to Washington Street	\$0	\$60,000	\$545,000	\$0	\$0	\$0	\$605,000
SW-11	#N/A	SW	U	CARP	Master Drainage Plan	\$0	\$100,000	\$200,000	\$200,000	\$200,000	\$300,000	\$1,000,000
<b>Total Capital Improvements</b>						<b>\$316,408</b>	<b>\$1,400,625</b>	<b>\$1,960,000</b>	<b>\$524,400</b>	<b>\$350,000</b>	<b>\$795,000</b>	<b>\$5,346,433</b>

- The Town hopes to apply for and be awarded some State and Federal Grants to make up for the shortfall in future years. If we are not awarded any Grants, we might have to put off some of these projects until adequate funding is available.