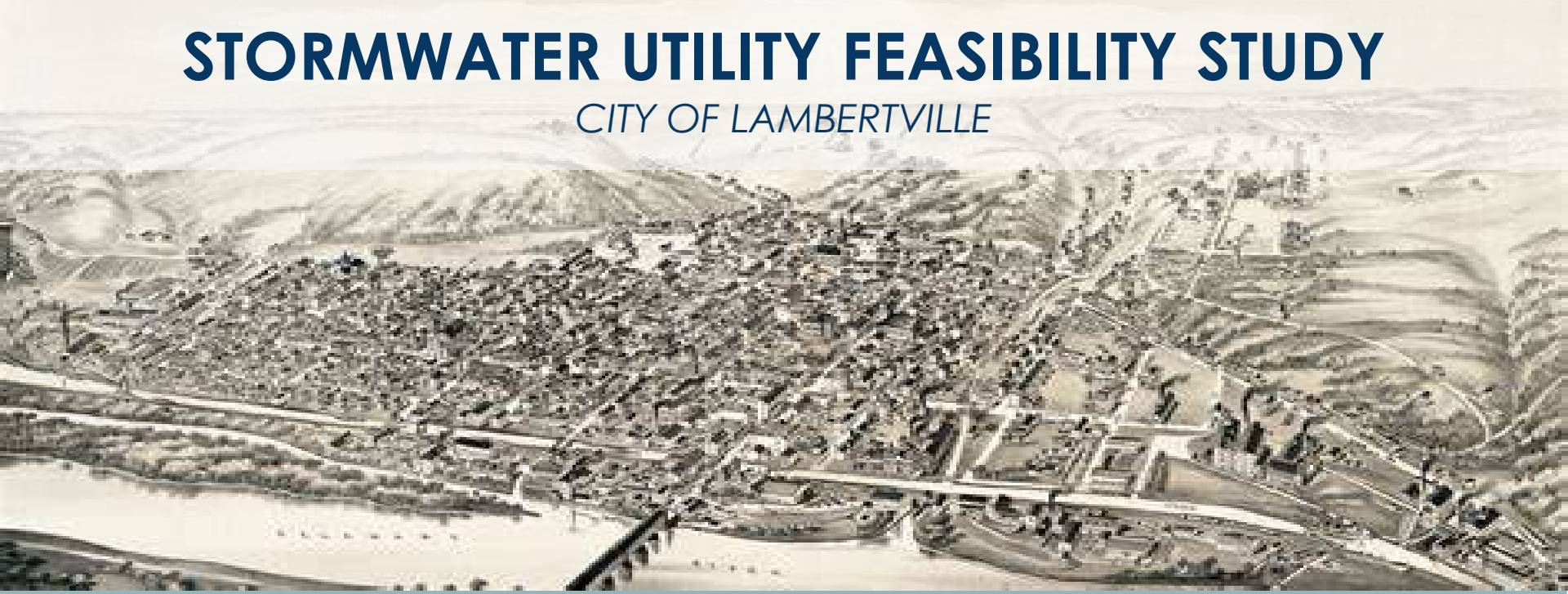
STORMWATER UTILITY FEASIBILITY STUDY

CITY OF LAMBERTVILLE



FOCUS GROUP- MEETING #3

MAY 7, 2024

AGENDA

I. Welcome Back and Introductions

II. Review of Project Milestones/Timeline

III. Rate Structures

IV. Discussion via Breakout Groups

V. Next Steps

FOCUS GROUP GROUND RULES

- ✓ Be respectful to others.
- ✓ Only one person will speak at a time.
- ✓ Keep an open mind.
- ✓ Share all relevant information
- ✓ Focus on interests, not positions.
- ✓ Everyone is responsible for enforcing ground rules.

YOUR ROLE

- Learn about a stormwater utility.
- Review Lambertville's current stormwater program & costs.
- Gain understanding of state stormwater mandates.
- Provide feedback on behalf of your community/org on stormwater management needs and priorities.
- Represent your organization or community while being open to hearing other perspectives.

TIMELINE

- **SEPT 2023**
  - Lambertville RFP for Stormwater Utility Feasibility Study ✓
  - Project Awarded to Princeton Hydro/WSP Team ✓
- **OCT 2023**
  - Project kick-off meeting ✓
- **NOV 2023**
  - Questionnaire & Interviews Conducted ✓
  - Review of Current Program Begins ✓
- **DEC 2023**
  - Impervious Area Mapping + Land Cover Analysis Begins ✓
- **JAN 2024**
  - Focus Group Meeting #1 ✓
  - Programmatic & Organizational Review ✓
  - Overview of Current Services Summary ✓
- **FEB 2024**
  - Future Program Needs Analysis ✓
  - Programmatic & Organizational Review Memorandum ✓
- **MAR 2024**
  - Focus Group Meeting #2 ✓
  - Equity of Current Stormwater Costs Evaluation ✓
  - User Fee Rate Options and Summary
- **APR 2024**
  - Stormwater Policy Development & Legislation Memo
  - Open Public Meeting ✓
- **MAY 2024**
  - Focus Group Meeting #3
  - Draft Summary Report for Implementation Decision
  - Draft Ordinance
- **JUN 2024**
  - Ordinance Introduction

POTENTIAL RATE STRUCTURES

RATE STRUCTURE OPTIONS

Uniform Flat Charge

Land Use Equivalency Factor

Equivalent Hydraulic Area

Calculated by runoff

Estimates runoff generated by a property within a land use category

Complex development process

Not equitable

Requires large data storage/ admin costs

Includes pervious and impervious areas

Includes undeveloped and vacant land

Requires labor-intensive measurement of each property

Requires large data storage/admin costs

Equivalent Residential Unit (ERU)

Fixed Value Rate Factor

Calculated by impervious area

Easy to develop

Measures IA on NSF-residential parcels; Creates ERU for residential prop.

Minimal data management required for residential prop.

Cost effective

Equitable

Widely accepted and understood

Based on parcel-by-parcel basis; Not tied to land use categories

Highly equitable distribution of costs

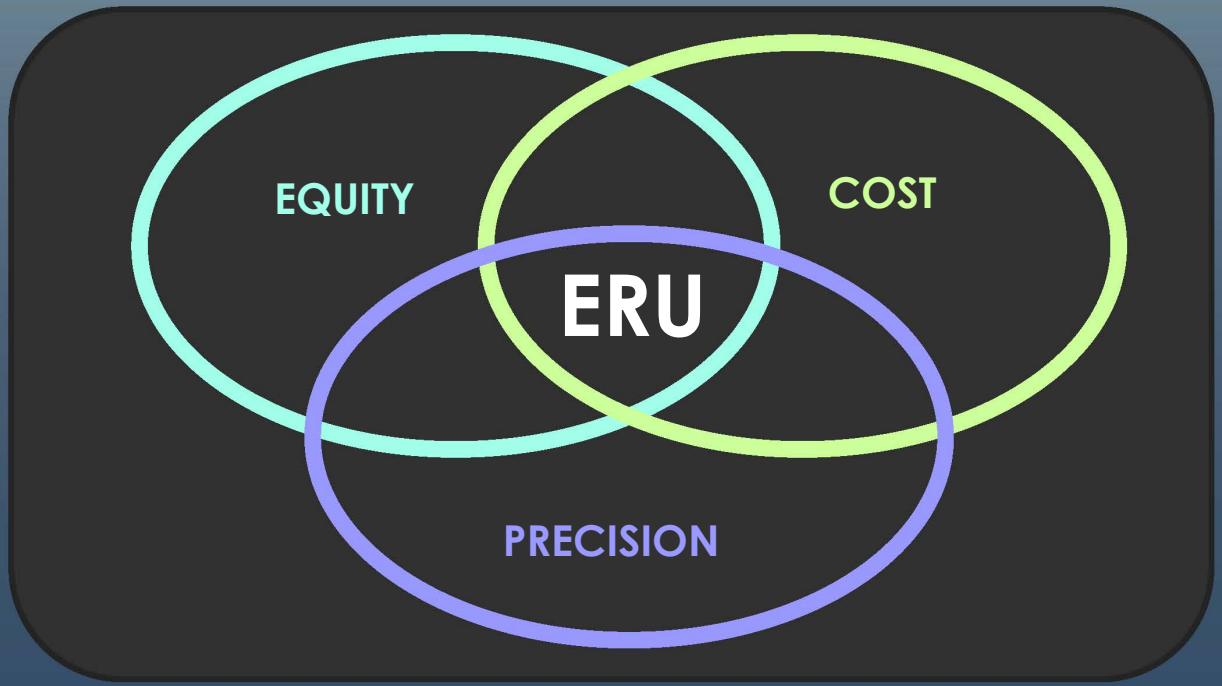
Requires long-term management of IA data on each parcel; Must track change in IA

Cost prohibitive

It is recommended that the City consider an

EQUIVALENT RESIDENTIAL UNIT

as the basic rate structure (with the potential for additional tier modifiers) to provide a balance between equity and administrative oversight/costs.

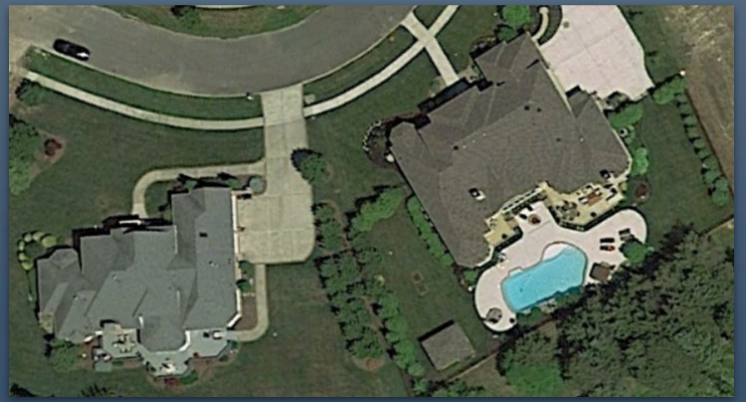


ERU STRUCTURE WITH TIER MODIFIERS

Tiered Single Family Residential (SFR) System

- ➔ Property sizes are grouped into 2-5 tiers.
- ➔ Tier 1 represents a single representative small property and larger tiers are multiples of the single unit.
- ➔ More representative (equitable) for municipalities with significant variability among residential zones.

Tier 1 Lots



Tier 3 Lots

ERU RATE STRUCTURE (Examples)

Single Family Residential

- 2,022 sf of impervious cover
- 1 ERU

Downtown Business

- 2,500 sf of impervious cover
- 1.2 ERUs

Large Box Store

- 10 acres of impervious cover
- 215 ERUs

SCIENCE
ENGINEERING
DESIGN

LOCAL EXAMPLES

Analysis of 26 local SWUs (PA)

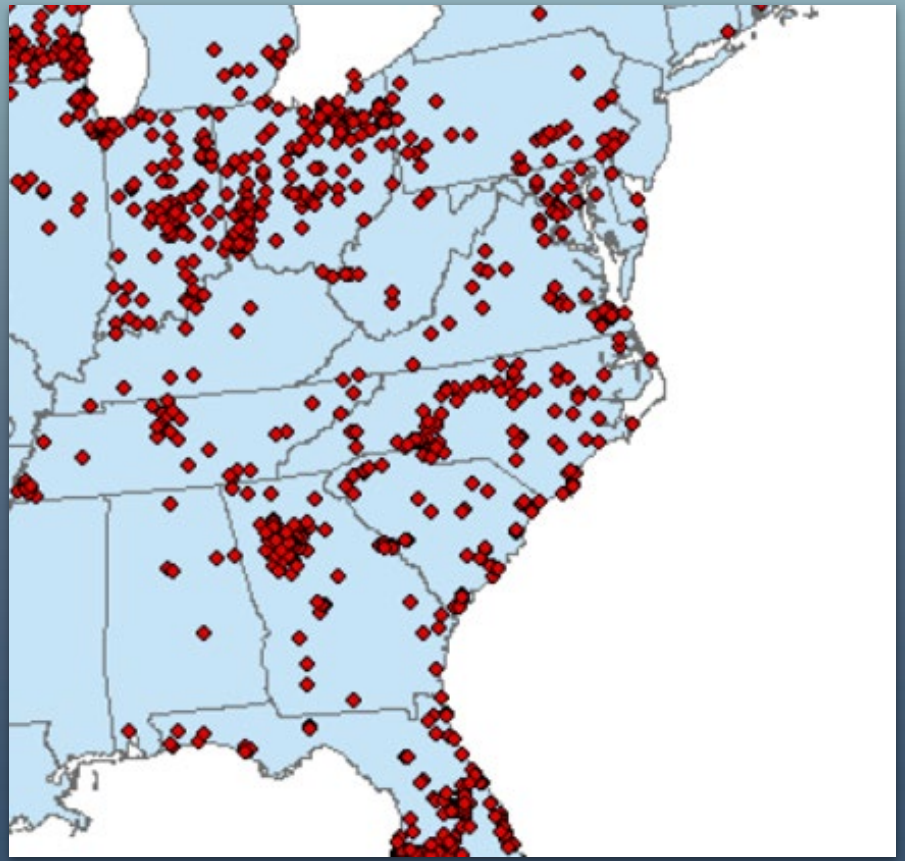
- ➔ The average ERU size was 2,850 sf.
- ➔ No observable relationship between ERU size/rate with respect to population (1,884 to 1.6M).

National Averages

- ➔ ERU 2,921 sf

City of Lambertville

- ➔ Median SFR 2,022 sf



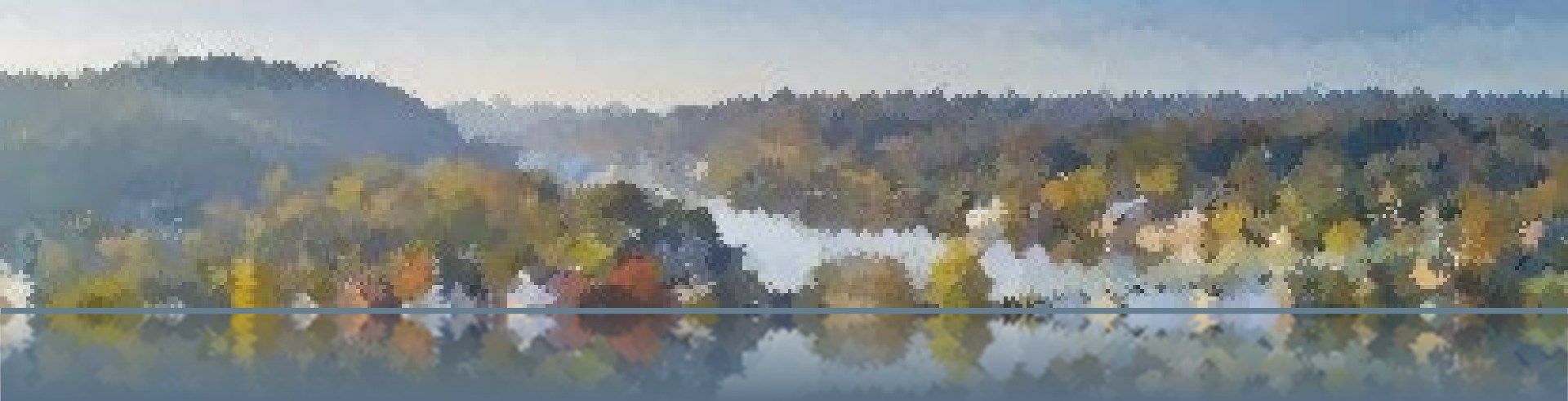
SCIENCE
ENGINEERING
DESIGN

IMPLEMENTATION

Billing Mechanism

- ➔ Often can be fit into current monthly/quarterly utility or standard City billing system.
- ➔ Single line item summarizing property ERUs.
- ➔ Minimizes costs associated with start up.

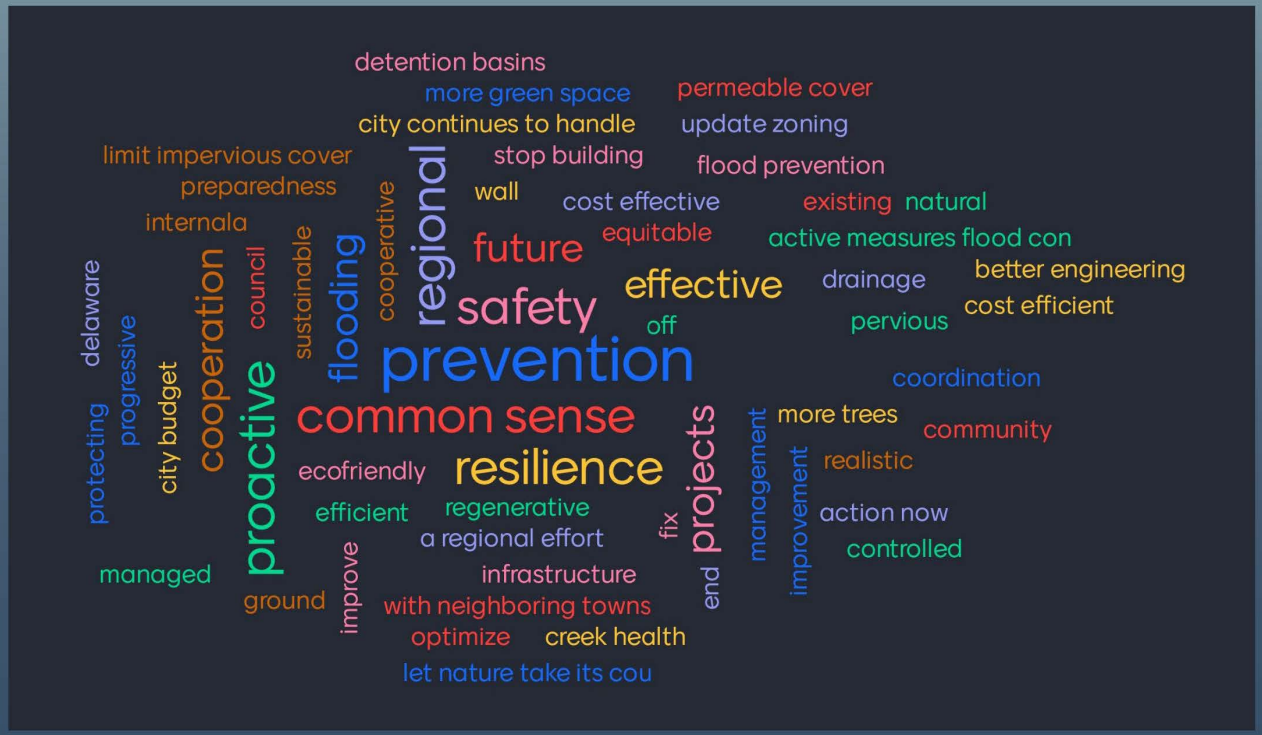
SCIENCE ENGINEERING DESIGN



QUESTIONS?

BREAKOUT GROUP DISCUSSION

IN ONE WORD, WHAT IS YOUR VISION FOR STORMWATER MANAGEMENT IN LAMBERTVILLE?



RESULTS FROM PUBLIC MEETING ON APRIL 23, 2024 (37 RESPONSES)

NEXT STEPS:

- ✓ User Fee Rate Options and Summary
- ✓ Stormwater Policy Development & Legislation Memo
- ✓ Draft Summary Report for Implementation Decision