

**MINUTES OF BOC WORK SESSION
COBB COUNTY BOARD OF COMMISSIONERS
DECEMBER 13, 2022
1:30 PM**

The Work Session of the Cobb County Board of Commissioners was held on Tuesday, December 13, 2022 at 1:30 p.m. in the second-floor public meeting room at 100 Cherokee Street, Cobb County Building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairwoman Lisa Cupid
Commissioner JoAnn Birrell
Commissioner Keli Gambrill
Commissioner Jerica Richardson
Commissioner Monique Sheffield

CALL TO ORDER

Chairwoman Cupid called the meeting to order at 2:20 p.m.

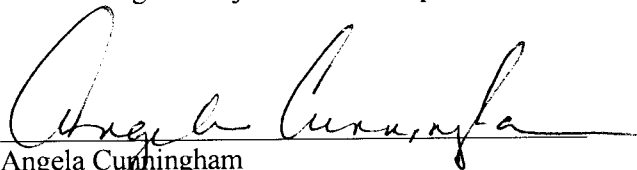
PRESENTATIONS

1. **To present information on stormwater management services and the preliminary analysis of a stormwater fee based on impervious surface.**

Judy Jones, Water System Agency Director, presented information and provided feedback regarding Cobb County's stormwater management services and the establishment of a stormwater fee based on impervious surface.

ADJOURNMENT

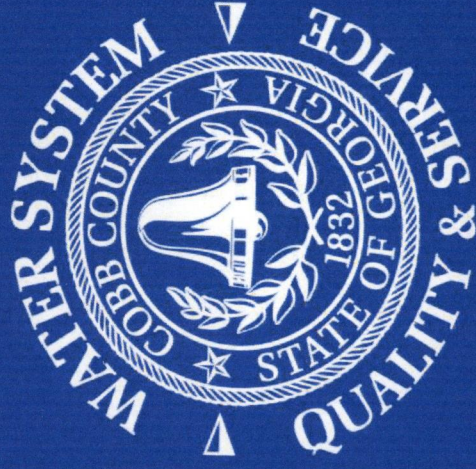
The meeting was adjourned at 2:58 p.m.

A handwritten signature in black ink, appearing to read 'Angela Cunningham', is written over a horizontal line.

Angela Cunningham
Deputy County Clerk
Cobb County Board of Commissioners

Stormwater Work Session

December 13, 2022



COBB COUNTY WATER SYSTEM

A utility operation responsible for water distribution, wastewater collection and treatment, and stormwater management.

STORMWATER

- Stormwater runoff is water generated from rain events that flow over land or impervious surfaces, such as paved streets, parking lots, and building rooftops, and does not soak into the ground.
- The runoff picks up pollutants like trash, chemicals, oils, and dirt/sediment that can harm our streams and lakes.
- Population growth and development contribute to the amount of pollutants in the runoff and the volume and rate of runoff from impervious surfaces.
- State & Federal regulations require Stormwater Management Programs to reduce the discharge of pollutants and potential for flooding.

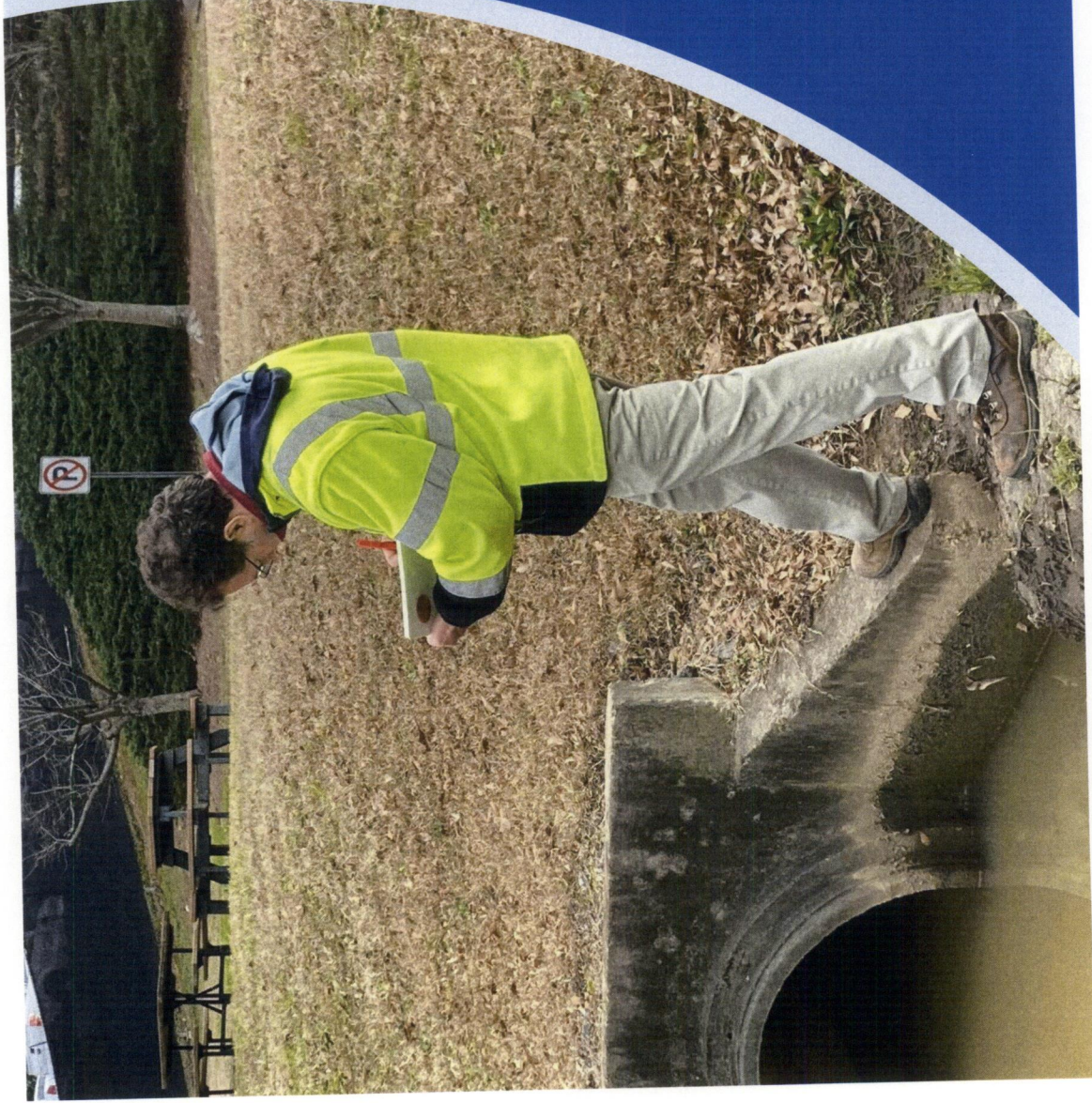
CCWS STORMWATER MANAGEMENT

- Water System has been responsible for dedicated stormwater infrastructure outside of the right-of-way in unincorporated Cobb County since 1995.
- Funded by water and sewer fees. In 1999, established In-City rates for reduced fees for customers not receiving stormwater services.
- Approximately 3,300 public and private detention ponds in Cobb with about 400 of those owned by the Water System.
- Approximately 1,200 miles of public and private drainage pipes outside of right-of-way.
- CDOT maintains about 750 miles of drainage pipes in right-of-way.

CHALLENGES

- Aging infrastructure from the '70s and the '80s is failing more frequently.
- Understaffed and underfunded for years.
- Backlog of sinkhole work orders.
- Backlog of detention pond maintenance work orders.
- Contractor staffing issues and cost escalation.
- Pressure from public to provide additional services.
- Increased regulations.

How do our
services
compare
with other
stormwater
utilities?



PIPES

Jurisdiction	Maintains dedicated pipes in easements on residential property	Maintains non-dedicated pipes in easements on residential property	Maintains pipes on commercial property.	Maintenance of pipes in ROW funded by SW Utility	Maintenance of pipes in ROW funded by General fund and/or SPLOST
Cobb	X	Only when Final Plat is so old it does not show pipes; pipe is connected to pipe in ROW; and can obtain easement.			X
Austell	X			X	
Kennesaw	X			X	
Powder Springs	Only up to first structure outside of r-o-w.			X	X
Smyrna	Only up to first structure outside of r-o-w.			X	X
Roswell	X			X	
Clayton WA	X	Only when pipe is connected to pipe in ROW and can obtain easement/license agreement.		X	
Douglas WSA	X			X	
Gwinnett	X			X	

OPEN CHANNELS

Jurisdiction	Maintains all open channels on residential property	Maintains only open channels downstream of public pipe for limited distance on residential property	Maintains open channels on commercial property
Cobb			
Austell		X	
Kennesaw		X	
Powder Springs			
Smyrna		X	
Roswell		X	
Clayton WA		X	
Douglas WSA		X	
Gwinnett		X	

DETENTION PONDS

Jurisdiction	Maintains non-dedicated detention ponds on residential property	Accepts dedication of detention pond lots in subdivisions when initially developed.	Maintains detention ponds on commercial Property
Cobb		X	
Austell			
Kennesaw	In rare instances, has repaired and charges property owners within the subdivisions to recoup their costs.		
Powder Springs			
Smyrna		Did for a very short period.	
Roswell			
Clayton WA	If funds are available and a critical need exists, will do it on a "one-time only" basis.	Mechanism is in place and has been done, but not the norm.	
Douglas WSA			
Gwinnett		Did for a very short period.	

DAMS AND LAKES

Jurisdiction	Maintain dams on residential property	Maintain dams on commercial property	Dredge lakes on residential property	Dredge lakes on commercial property
Cobb				
Austell				
Kennesaw				
Powder Springs				
Smyrna				
Roswell				
Clayton WA				
Douglas WSA				
Gwinnett				

SPECIAL PROGRAMS

Jurisdiction	Beaver Control (affecting sanitary sewer lines)	Purchase storage volume in Private Lakes	Acquire undeveloped floodplain Property	Acquire homes in floodplain subject to chronic flooding through GEMA Grants
Cobb	X	X	X	X
Austell	X			X
Kennesaw	X			X
Powder Springs			X	X
Smyrna				X
Roswell				X
Clayton WA	X		X	
Douglas WSA	X			X
Gwinnett	X			X

OTHER CCWS STORMWATER SERVICES

- Additional Flood Mitigation
 - Floodplain mapping
 - FEMA's Community Rating System (CRS)
 - Practices exceed the minimum requirements of the National Flood Insurance Program (10% discount on premiums)
 - No additional fill allowed in floodplain
 - Restrict development in dam breach zones
 - Since late 1980s, lowest finished floor elevation must be 3 feet above floodplain
- Development Plan Review and Zoning Analysis
 - Detention pond design more stringent than State requirements
 - Stream buffer requirements more stringent than State requirements.
- Code Enforcement
- Stream Water Quality Monitoring
- Public Education

Stormwater Funding



CURRENT STORMWATER FEE

Cobb County Water System Monthly Billing Information

Información Mensual del Sistema de Agua del Condado de Cobb

WATER RATES:

Tarifa del Agua:

Non-Residential:

Single Family Residential:

	Unincorporated Cobb Cobb No Incorporado	Inside City Limits Dentro los límites de la ciudad
Tier One / Nivel Uno:	\$5.31 per 1,000 gallons	\$5.12 per 1,000 gallons
Tier Two / Nivel Dos:	\$3.51 per 1,000 gallons	\$3.38 per 1,000 gallons
Tier Three / Nivel Tres:	\$5.41 per 1,000 gallons	\$5.22 per 1,000 gallons
Tier Four / Nivel Cuatro:	\$6.73 per 1,000 gallons	\$6.49 per 1,000 gallons
Tier Five / Nivel Cinco:	\$7.88 per 1,000 gallons	\$7.60 per 1,000 gallons
	\$10.22 per 1,000 gallons	\$9.86 per 1,000 gallons

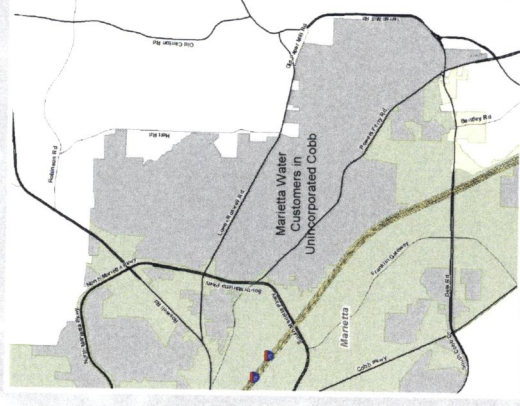
Water and sewer rates for customers located inside city limits are slightly lower to account for the portion of the Water System's revenues that fund stormwater services which do not benefit properties inside city limits.

SEWER RATE / Tarifa de la Alcantarilla: \$6.70 per 1,000 gallons (Unincorporated Cobb); \$6.46 per 1,000 gallons (Inside City Limits);

IRRIGATION / Irrigación: \$10.22 per 1,000 gallons (Unincorporated Cobb); \$9.86 per 1,000 gallons (Inside City Limits);

CHALLENGES WITH CURRENT FEE STRUCTURE

- Properties in unincorporated Cobb that are not Water System customers do not pay for stormwater services.
- Water consumption is not the best measure of a property's impact on the stormwater system.



	Monthly Water Consumption (Gallons)	Impervious Area (ft ²)	Current Fee Based on Consumption
Drug Store	3,000	59,062	\$1.26
Fast Food	36,000	33,843	\$15.12

FEE BASED ON IMPERVIOUS SURFACE

- More than 60 stormwater utilities in Georgia charge a fee based on square footage of impervious surface on property, including the following:

Acworth	Clarkston	Fayetteville	McDonough
Albany	Clayton County WA	Garden City	Richmond Hill
Athens-Clarke County	College Park	Griffin	Rockdale County
Auburn	Columbia County	Gwinnett County	Roswell
Augusta	Conyers	Henry County	Senoia
Austell	Decatur	Hinesville	Snellville
Barrow County	Dekalb County	Holly Springs	Smyrna
Brookhaven	Doraville	Johns Creek	Statesboro
Camilla	Douglasville-Douglas	Kennesaw	Sugar Hill
Canton	County WA	Lawrenceville	Suwanee
Cartersville	Duluth	Peachtree City	Union City
Centerville	Dunwoody	Perry	Valdosta
Chamblee	East Point	Powder Springs	Warner Robins
Chickamauga	Fayette County	Macon WA	Woodstock

FEE BASED ON IMPERVIOUS SURFACE

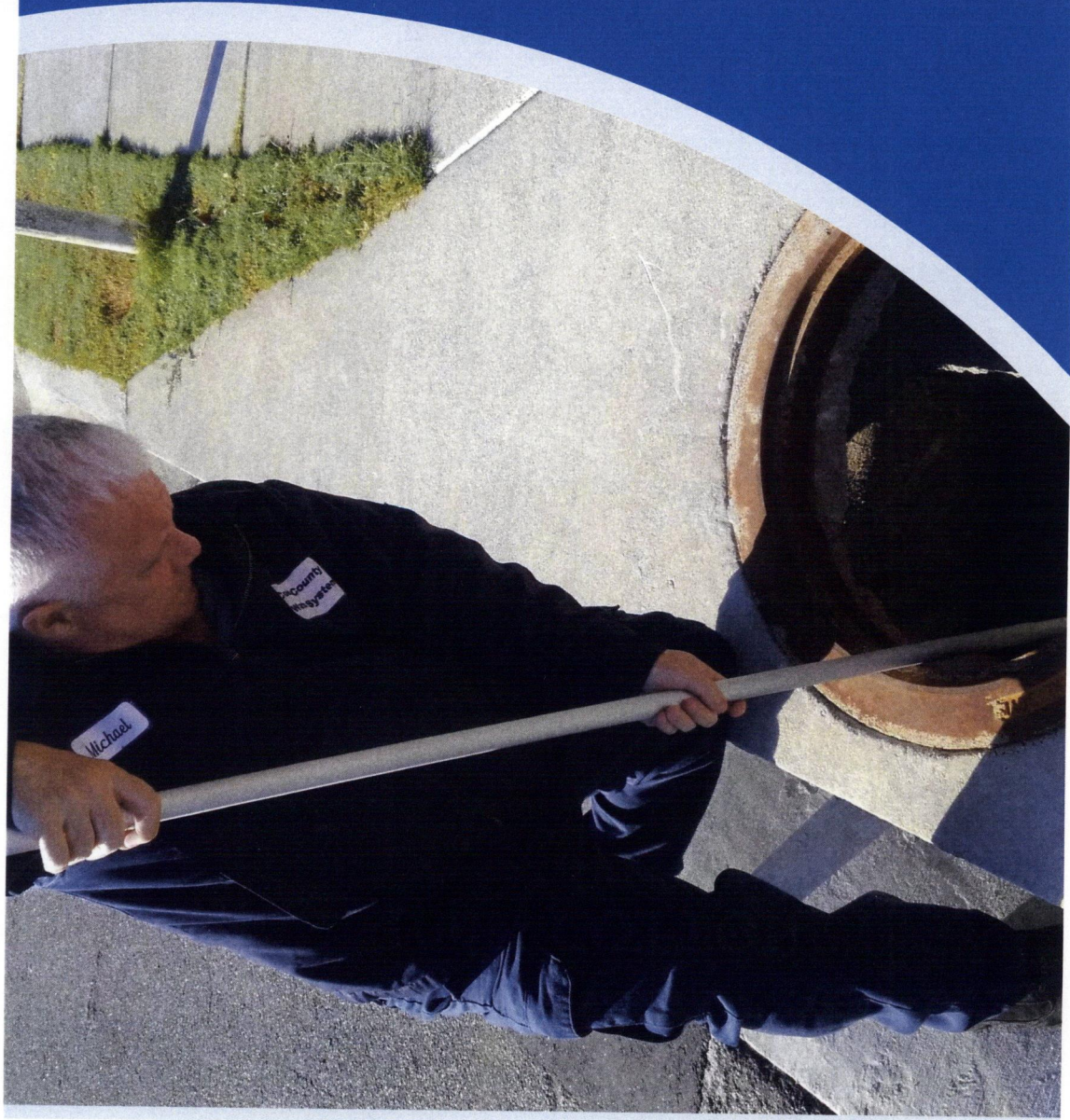
- Creates dedicated funding for stormwater management program.
- Can be charged as a monthly fee on water bill or as an annual fee on property tax bill.

Stormwater Fee Invoiced	Austell	Clayton County WA	Columbia County WU	Dekalb County	Douglasville-Douglas Co. WA	Gwinnett County	Kennesaw	Macon WA	McDonough	Powder Springs	Rockdale County	Roswell	Smyrna
Monthly Water or Sanitation Bill		X	X		X		X	X				X	X
Annual Property Tax Bill	X			X		X			X	X	X		

FEE BASED ON IMPERVIOUS SURFACE

- Typically charged to all properties (residential, commercial, government, non-profits, etc.).
- Residential properties charged a flat rate based on Equivalent Residential Unit. (Ex. ERU = 3,700 ft²) Some utilities have a tiered residential structure.
 - Tier 1: 500 – 2,699 ft² (Flat Rate)
 - Tier 2: 2,700 – 4,699 ft² (Flat Rate)
 - Tier 3: 4,700 – 6,999 ft² (Flat Rate)
 - Tier 4: 7,000 – 10,000 ft² (Flat Rate)
 - Tier 5: +10,000 ft² (Calculated)
- Non-residential properties charged on actual square footage.

Next Steps



NEXT STEPS

- Determine Services
 - Keep Same
 - Expand
- Funding Mechanism
 - Keep billing based on water & sewer usage
 - Change to bill based on impervious surface area
- Public Communication & Outreach

TO IMPLEMENT FEE BASED ON IMPERVIOUS

- Develop Stormwater Credit Manual
- Update impervious data in GIS
- Amend code
- Change unincorporated water & sewer rates to be equal to in-city rates
- If fee is included on monthly water bill:
 - Add stormwater fee to billing system
 - Revise bill to list fee

Questions & Direction

