

**MINUTES OF BOC WORK SESSION
COBB COUNTY BOARD OF COMMISSIONERS
NOVEMBER 28, 2023
1:30 PM**

The Work Session of the Cobb County Board of Commissioners was held on Tuesday, November 28, 2023, 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 - arrived at 2:04 p.m.
Commissioner Monique Sheffield - arrived at 1:33 p.m.

CALL TO ORDER

Chairwoman Cupid called the meeting to order at 1:30 p.m.

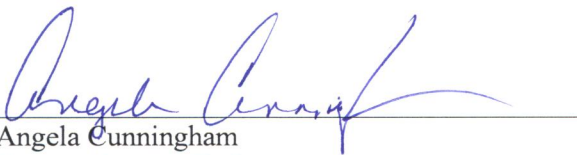
PRESENTATIONS

1. **To present information regarding the establishment of a stormwater utility fee based on impervious surface area and associated amendments to the Cobb County Code.**

Judy Jones, Water System Agency Director, presented information regarding the establishment of a stormwater utility fee based on impervious surface area and reviewed the proposed associated amendments to the Cobb County Code.

ADJOURNMENT

The meeting was adjourned at 2:45 p.m.



Angela Cunningham
Deputy County Clerk
Cobb County Board of Commissioners



Stormwater Work Session

November 28, 2023



STORMWATER OVERVIEW

- Responsible for dedicated stormwater infrastructure outside of the right-of-way in unincorporated Cobb County.
- Responsible for compliance with Phase I Municipal Separate Storm Sewer System (MS4) permit.
- In 1999, established in-city rates for reduced fees for customers inside city limits not receiving stormwater services.
- Aging infrastructure from the '70s and the '80s is failing more frequently.
- Backlog of pipe (sinkhole) and detention pond work orders.
- Pressure from public to repair sinkholes timely and provide additional services.

SERVICES CCWS PROVIDES THAT OTHERS DO NOT

- Acceptance and maintenance of detention ponds in new subdivisions (no others).
- Purchase stormwater storage volume in private lakes (few others).
- Acquire undeveloped flood plain property (few others).
- Maintain dedicated infrastructure on residential property (some others).
- Participate in FEMA's National Flood Insurance Program's Community Rating Service (CRS) Program (some others).

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SERVICES CCWS DOES NOT PROVIDE THAT SOME OTHER UTILITIES DO

- Maintenance of structures in r-o-w.
- Maintenance of open channels in the influence zone of a public pipe.
- Provide rip rap to residential property owners for them to place to address streambank erosion.

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SERVICES TYPICALLY NOT PROVIDED BY UTILITIES OR LOCAL GOVERNMENT

- Maintenance of structures on commercial property.
- Maintenance of all open channels outside of public influence zone.
- Maintenance of pipe on residential property not shown on subdivision plat.
- Dredge private lakes.
- Maintain private dams.

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Stormwater
Funding

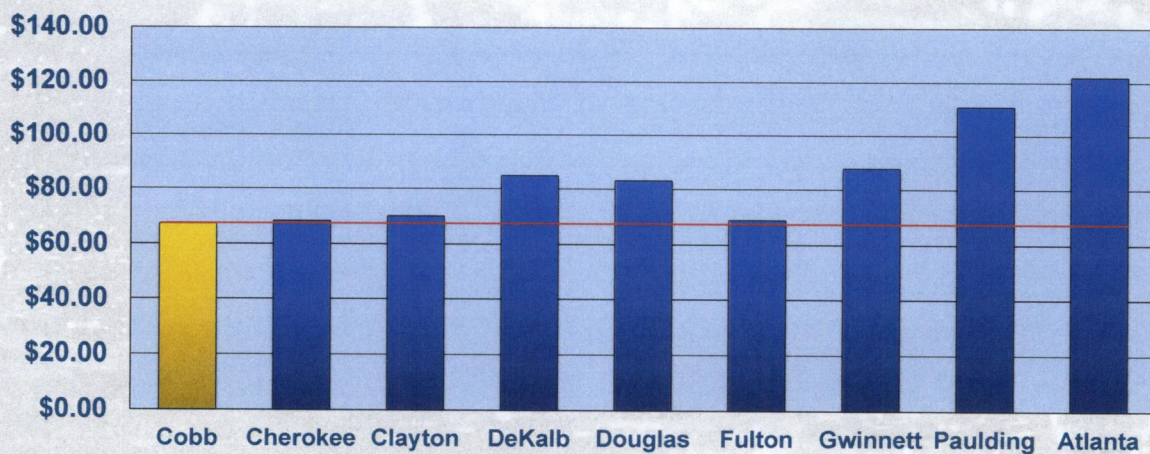
STORMWATER FUNDING MECHANISMS

- Property Tax & SPLOST
- Stormwater Utility Fee
- Water & Sewer Fees (Only Cobb & Atlanta)

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RESIDENTIAL WATER & SEWER RATES

Based on 5,000 Gallons



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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:

		Unincorporated Cobb Cobb No Incorporado	Inside City Limits Dentro los límites de la ciudad
Non-Residential:		\$5.71 per 1,000 gallons	\$5.50 per 1,000 gallons
Single Family Residential:	Tier One / Nivel Uno: 1,000 - 3,000 gallons	\$3.77 per 1,000 gallons	\$3.63 per 1,000 gallons
	Tier Two / Nivel Dos: 4,000 - 15,000 gallons	\$5.82 per 1,000 gallons	\$5.61 per 1,000 gallons
	Tier Three / Nivel Tres: 16,000 - 29,000 gallons	\$7.23 per 1,000 gallons	\$6.98 per 1,000 gallons
	Tier Four / Nivel Cuatro: 30,000 - 49,000 gallons	\$8.47 per 1,000 gallons	\$8.17 per 1,000 gallons
	Tier Five / Nivel Cinco: 50,000 - above gallons	\$10.99 per 1,000 gallons	\$10.60 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: \$7.27 per 1,000 gallons (Unincorporated Cobb); \$7.01 per 1,000 gallons (Inside City Limits);

IRRIGATION / Irrigación: \$10.99 per 1,000 gallons (Unincorporated Cobb); \$10.60 per 1,000 gallons (Inside City Limits);

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CURRENT STORMWATER FEE

Based on Consumption

Consumption	Residential		Commercial	
	Water & Sewer	Water Only	Water & Sewer	Water Only
5,000 gallons	\$2.14	\$0.84	\$2.35	\$0.95
6,000 gallons	\$2.61	\$1.05	\$2.82	\$1.26
10,000 gallons	\$4.49	\$1.89	\$4.70	\$2.10
15,000 gallons	\$6.84	\$2.94	\$7.05	\$3.15

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FEE BASED ON IMPERVIOUS SURFACE

- More than 60 stormwater utilities in Georgia charge a fee based on square footage of impervious surface on property.
- 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.
- Typically charged to all properties (residential, commercial, schools, churches, government, etc.).
- Residential properties charged a flat rate or tiered rate based on Equivalent Residential Unit. (Ex. ERU = 3,700 ft²)
- Non-residential properties charged on actual square footage.

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PROPOSED RATE STRUCTURE **Based on Current Services**

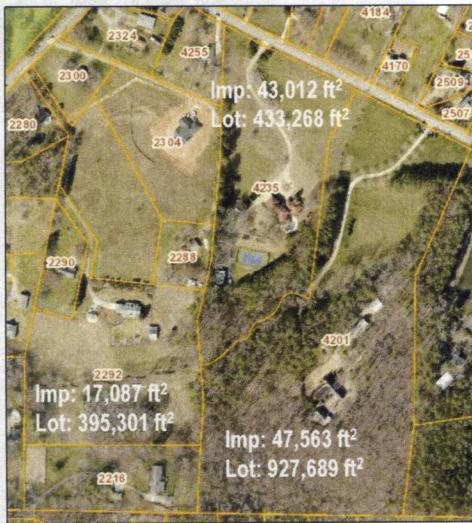
1 ERU (3,700 ft²)

Rate	Impervious Surface Area	% Residential Customers	Monthly Structure Option A	Monthly Structure Option B
Residential Tier 1	500 – 2,699 ft ²	15%	\$1.06	\$1.09
Residential Tier 2	2,700 - 4,699 ft ² (1 ERU)	53%	\$2.12	\$2.17
Residential Tier 3	4,700 – 6,999 ft ²	22%	\$3.18	\$3.26
Residential Tier 4	7,000 – 10,000 ft ²	6%	\$4.24	\$4.34
Residential Tier 5	More than 10,000 ft ²	4%	Calculated*	\$6.51
Non-Residential		N/A	Calculated*	Calculated*

*Monthly Fee calculated by dividing impervious area by 3,700 then multiplying by 1 ERU Fee (\$2.12 or \$2.17)
Example: (20,000 ft² / 3,700 ft²) x \$2.12 = \$11.46 per month

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RESIDENTIAL OVER 10,000 FT²



Calculated $[(40,000 \text{ ft}^2 / 3,700 \text{ ft}^2) \times \$2.12 = \$22.92 \text{ per month}]$ vs Flat Tier 5 Rate [\$6.51]

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MONTHLY FEE EXAMPLES

1 ERU (3,700 ft²) = \$2.17

Property	Monthly Water Consumption (Gallons)	Current Fee Based on Consumption	Impervious Area (ft ²)	Fee Based on Impervious
House	3,000	\$1.20	4,200	\$2.17
House	5,000	\$2.14	4,200	\$2.17
Drug Store	3,000	\$1.41	59,062	\$34.63
Fast Food	36,000	\$16.92	33,843	\$19.85
Church	121,000	\$56.87	300,464	\$176.22
Big-Box Store	133,000	\$62.51	370,939	\$217.55

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EXAMPLE BILLING CHANGE

1 ERU (3,700 ft²) = \$2.17

Residential

Current Summary of Charges			
Water	3,000	gal	11.31
Water (Tier Two)	2,000	gal	11.64
Cost of Basic Services			8.00
Sewer	5,000	gal	36.35
Street Light			3.80
TOTAL AMOUNT DUE			71.10

Impervious Summary of Charges			
Water	3,000	gal	10.89
Water (Tier Two)	2,000	gal	11.22
Cost of Basic Services			8.00
Sewer	5,000	gal	35.05
Street Light			3.80
Stormwater			2.17
TOTAL AMOUNT DUE			71.13

Non-Residential (Big-Box Store)

Current Summary of Charges			
Water	133,000	gal	759.43
Cost of Basic Services			51.00
Sewer	133,000	gal	966.91
TOTAL AMOUNT DUE			1,777.34

Impervious Summary of Charges			
Water	133,000	gal	680.96
Cost of Basic Services			51.00
Sewer	133,000	gal	859.18
Stormwater			217.55
TOTAL AMOUNT DUE			1,808.69

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PRELIMINARY FEE CALCULATIONS

Potential Expanded Services

Options	Services	Annual Expenses	Monthly Fee ERU=3,700 ft ²	Cum Total
Current Services	FY24 Budget (Operating and CIP)	\$8,452,247	\$2.17 per month per ERU	\$2.17
Option 1	Additional Positions & Equipment	\$1,500,000	\$0.39 per month per ERU	\$2.56
Option 2	Additional Funding for Contracted Pipe Repairs	\$1,000,000	\$0.26 per month per ERU	\$2.82
Option 3	Fund Open Channel Mnt Immediately Downstream of County Pipe & Provide Limited Rip Rap	\$1,000,000	\$0.26 per month per ERU	\$3.08
Option 4	Increase Lake Storage Volume Purchase Price	\$200,000	\$0.05 per month per ERU	\$3.13
Option 5	CCWS Conduct Stormwater Development Inspections	\$225,000	\$0.06 per month per ERU	\$3.19
Option 6	Proactive Pipe Lining	\$2,000,000	\$0.52 per month per ERU	\$3.71
Option 7	Additional Funding for CCWS Detention Ponds	\$2,000,000	\$0.52 per month per ERU	\$4.23
Option 8	Funding for Future Regional Projects	\$1,000,000	\$0.26 per month per ERU	\$4.49
Option 9	Fund Portion of Stormwater Pipe Repairs in ROW	\$2,000,000	\$0.52 per month per ERU	\$5.01
	Total	\$19,377,247	\$5.01 per month per ERU	

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NEW POSITIONS AND EQUIPMENT

- 4-person Crew – Inhouse Repairs
 - Crew truck
 - Dump truck
 - Mini Excavator
 - Compact Track Loader
 - Two Trailers
- Engineer III – Plan Review
- Engineer II – Plat & As-Built Review, Engineering for Projects
- GIS Analyst – Maintain Stormwater Data
- Project Manager & 2 Project/Contract Inspectors – Additional Projects

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DETENTION PONDS

On Lot with House



On Individual Lot



Include funding in base stormwater fee or charge a separate fee only to properties in subdivisions with ponds CCWS maintains.

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PRELIMINARY FEE CALCULATIONS

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STORMWATER UTILITY FEES

Jurisdiction	Monthly Residential Rate 1 ERU*	Monthly Calculated Rate for 3,700 ft ²
Cobb (Proposed)	\$2.12 - \$5.00	\$2.12 - \$5.00
Austell	\$5.00	\$5.97
Acworth	\$5.00	\$6.17
Kennesaw	\$5.00	\$6.17
Powder Springs	\$3.79	\$4.94
Smyrna	\$3.52	\$3.34
Roswell	\$4.95	\$4.47
Clayton WA	\$3.75	\$4.70
Douglas WSA	\$4.00	\$5.82
Gwinnett**	Calculated	\$7.59

*ERU square footage varies.

**Gwinnett calculates for all property types, so does not have flat ERU rate. Residential 3,700 ft² = \$7.59.

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RESIDENTIAL WITH PERIODIC WATERING COMPARISON

Month	Consumption	Current Stormwater Charges	Fee Based on Impervious	Fee Based on Impervious
Nov 2023	4,000	\$1.67	\$2.12	\$5.00
Oct 2023	6,000	\$2.61	\$2.12	\$5.00
Sept 2023	10,000	\$4.49	\$2.12	\$5.00
Aug 2023	12,000	\$5.43	\$2.12	\$5.00
July 2023	10,000	\$4.49	\$2.12	\$5.00
June 2023	5,000	\$2.14	\$2.12	\$5.00
May 2023	4,000	\$1.67	\$2.12	\$5.00
Apr 2023	3,000	\$1.20	\$2.12	\$5.00
Mar 2023	4,000	\$1.67	\$2.12	\$5.00
Feb 2023	3,000	\$1.20	\$2.12	\$5.00
Jan 2023	4,000	\$1.67	\$2.12	\$5.00
Dec 2022	4,000	\$1.67	\$2.12	\$5.00
Total	69,000	\$29.91	\$25.44	\$60.00

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CREDIT MANUAL

Max Total Reduction – 40%

- Retrofitting Stormwater Detention Facility
- Septic Tank Maintenance
- No Direct Discharge
- Watershed Improvement Project
- Watershed Stewardship
- Watershed Education

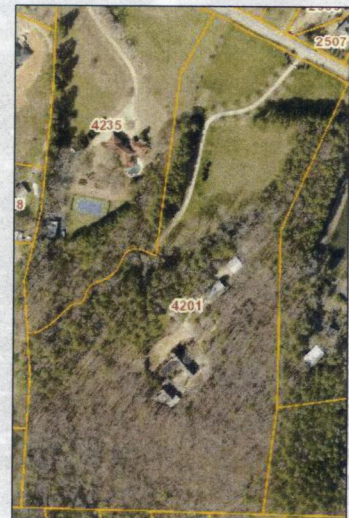


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CREDIT MANUAL (CONT'D)

Max Total Reduction – 40%

- NPDES Industrial Stormwater General Permit Compliance
- Hot Spot BMP Implementation
- Low Impact Parcel
- Reduction of Impervious Area
- Residential Detention Pond Maintenance or Adopt-A-Pond



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Code Amendments

CHAPTER 50 - ENVIRONMENT

ARTICLE IV. POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT

Delete the following sections:

- Stormwater management assessment districts.
- Maintenance of stormwater facilities—Residential
- Maintenance of stormwater facilities—Commercial/industrial.

CHAPTER 122 - UTILITIES

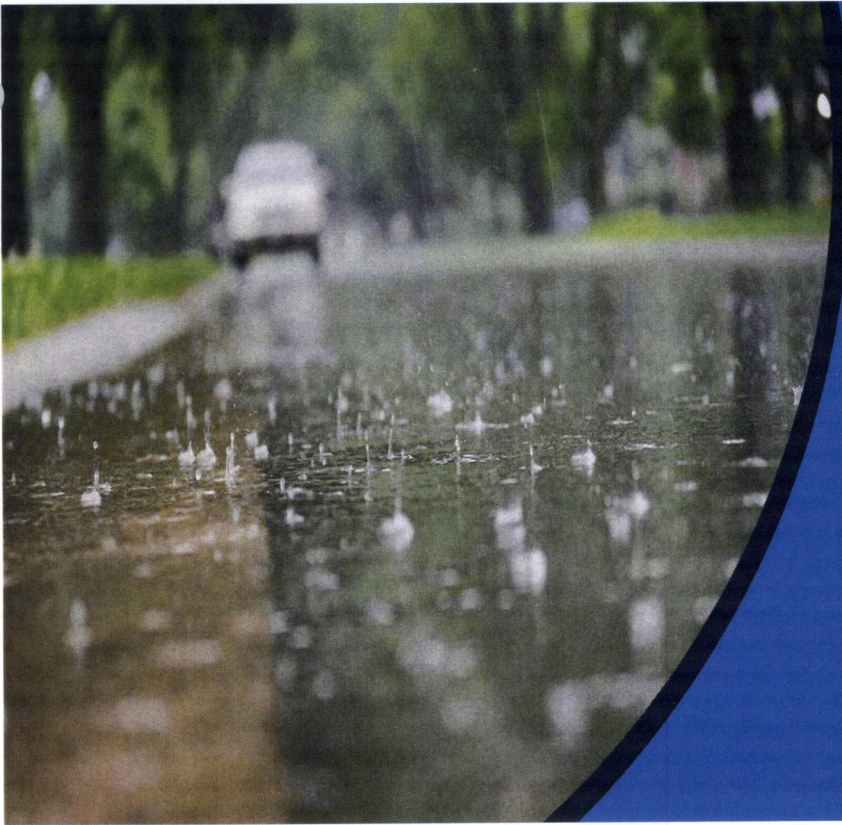
Add Article III – Stormwater Management

- Definitions
- Purpose and policy
- Establishment of stormwater utility
- Scope of responsibility
- Nuisance
- Establishment of enterprise fund

CHAPTER 122 - UTILITIES

Add Article III – Stormwater Management (continued)

- Service charges, rates, and fees generally
- Stormwater management and miscellaneous charges and fees
- Stormwater service fee exemptions
- Billing, payments, and delinquencies
- Credits
- Appeals



Next Steps

NEXT STEPS

- Determine services
 - Expanded services
 - Reduced services – detention ponds
- Determine fee structure
 - Residential properties > 10,000 ft² of impervious area
 - Detention ponds
 - Cost for 1 ERU
- Revise code amendments
- BOC vote on fee and code amendments
- Complete detention pond ownership research
- Complete assigning impervious amount to billing system accounts
- Complete credit manual
- Program billing system

