



ARTICLE 34: Stormwater Enterprise Fund Expenditures

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Motion: Commissioner Weber moves that the Town take affirmative action on Article 34 to authorize the expenditure of \$1,062,800 from the Stormwater Enterprise Fund for the operation of the Stormwater System for the fiscal year ending June 30, 2026, in accordance with Mass. Gen. Laws c. 44, § 53F½, to be expended under the direction of the Town Manager.

ARTICLE 34: Stormwater Enterprise Fund Expenditures

The Issue



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Stormwater Budget Drivers

Old and Aging Infrastructure

- 171 Culverts, 9 Bridges over Water, 3788 Catch Basins, 1640 Manholes, 62 Miles Pipe and More

Unfunded Federal Mandates (MS4)

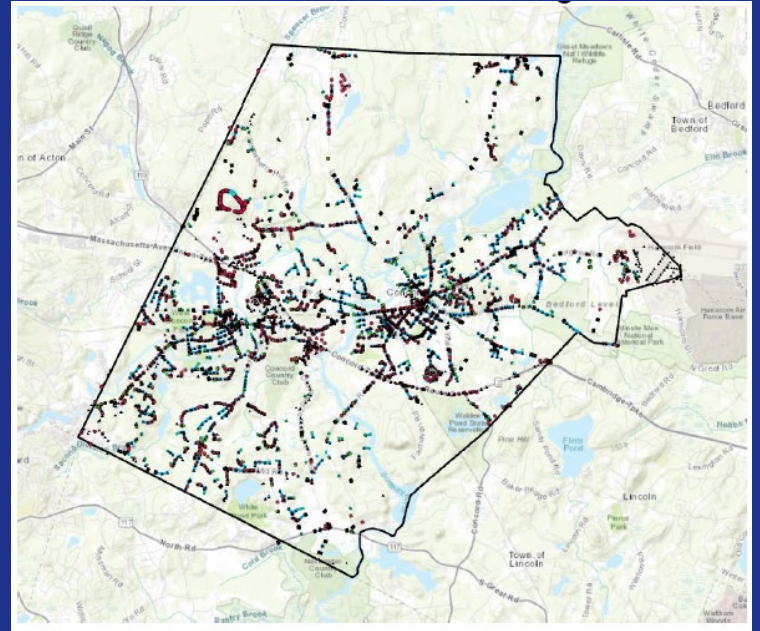
Chronic Underfunding: O&M & Capital

Compromised Environmental Protection

Emergency/Unplanned Spending

Climate Vulnerability

Insufficient Staffing & Equipment





ARTICLE 34: Stormwater Enterprise Fund Expenditures

Reminder: 2024 Annual Town Meeting

Town approved Article 16 by:

- 1) accepted the provisions of Mass. Gen. Laws. Chapter 44, § 53F½ to authorize the establishment of a Stormwater Enterprise Fund, **effective July 1, 2025**; and
- 2) adopted a bylaw regarding such Stormwater Enterprise Fund.

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BYLAW: FRAMEWORK

- Sec 1- Purpose:
 - MS4 Permit Compliance
 - Flood Mitigation: Climate resiliency
 - Failing Infrastructure
 - Deferred Maintenance
 - Stormwater Quality
- Sec 2: Definitions
- Sec 3: Responsibilities
- Sec 4: Establish Enterprise Fund
- Sec 5: Rate Setting
- Sec 6: Billing, Collection, Credits
- Sec 7: Appeals



Commercial

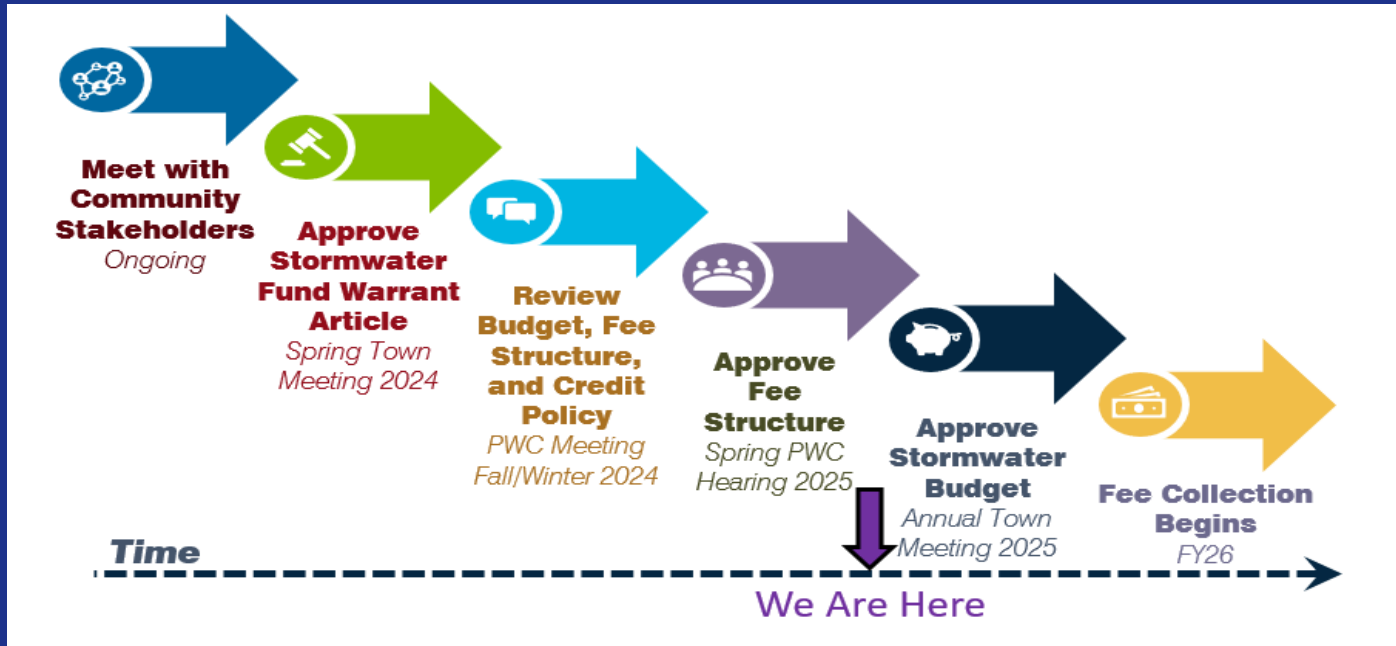


Residential



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2024 ATM established the stormwater enterprise fund and bylaw

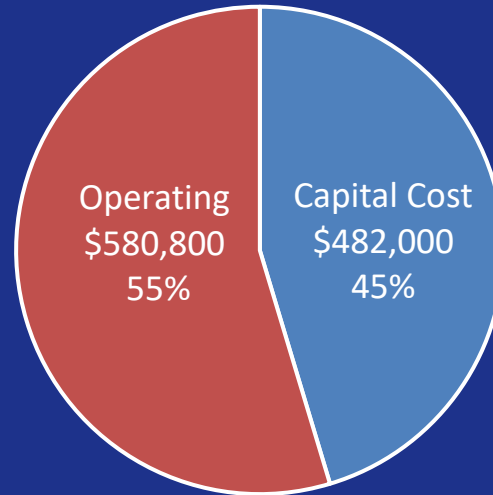




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Stormwater FY26 Budget

**Estimated FY26
Budget**
\$1.06 million





ARTICLE 34: Stormwater Enterprise Fund Expenditures

Operating Costs

- **\$312,800** - EPA - MS4 Permit Compliance Requirements
 - Drainage mapping
 - Wet weather outfall screening & sampling
 - Catchment investigation to remove illicit discharges
 - Phosphorous source evaluation for Concord River watershed and Shawsheen River watershed



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Operating Costs (Continued)

- **\$131,000:** Asset Management and Drain Line Cleaning -
 - Develop asset management program for stormwater infrastructure
 - Clean, inspect, and inventory conditions of drainpipes and culverts
 - Catch basin Cleaning



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Operating Costs (Continued)

- **\$25,000** - Inspection & Maintenance of Pollutant removal & Infiltration Systems
- **\$100,000** - Staffing
 - Billing Assistance/Administrative Support - \$50,000
 - Consulting Assistance - \$50,000
- **\$7,000** - Billing Software
- **\$5,000** - Water Quality Monitoring



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Capital Costs – \$482,000

- **\$300,000** - Construction of BMP retrofits for phosphorus removal, per MS4 permit requirements
- **\$30,000** – Equipment Rentals: Jetter Trailer
- **\$152,000** - Stormwater System Upgrades & Repairs:
 - Drainpipes, Culverts, Catchbasins





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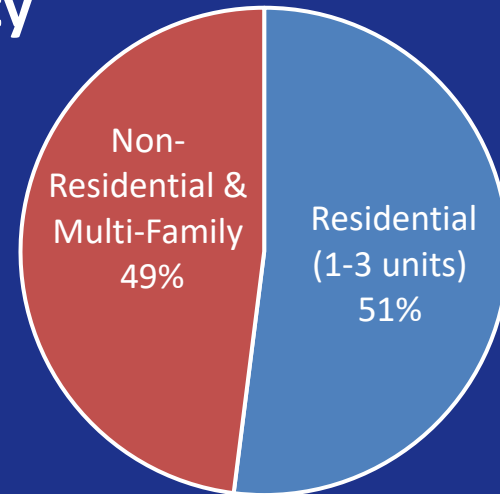
Funding Sources

Funded by Fees from all Property Types

- 51% Residential (1- 3 units)
- 49% Non-Residential & Multi-Family

Fee based on impervious area

Credits available





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For related documents:

- Concord Stormwater Enterprise Fund Evaluation Report
- Fee Structure Analysis
- Credit Policy
- Stormwater Enterprise FAQ

QR code of Stormwater Utility Page:





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Supplemental Information

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Example of Rate Impacts - Residential



Main St (0.4 Acre)

IA = 4,250 SF

\$78.23/yr

\$6.52/mo



College Rd (1.3 Acre)

IA = 5,469 SF

\$144.31/yr

\$12.03/mo



Off Monument St (5.0 Acre)

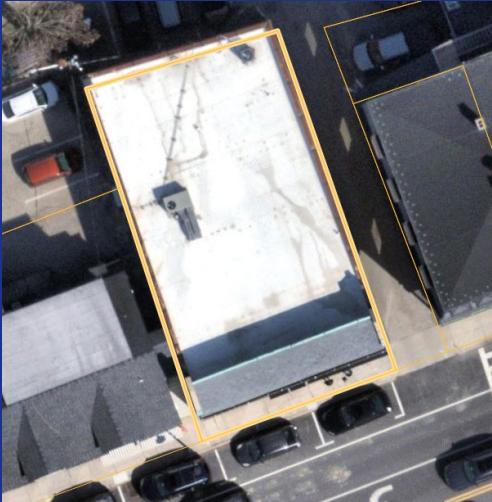
IA = 28,900 SF

\$733.49/yr

\$61.12/mo

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Example of Rate Impacts - Commercial



Main St (0.11 Acre)

IA = 4,470 SF

\$118/yr - \$9.83/mo



Baker Ave (4.3 Acre)

IA = 105,100 SF

\$2,806.64/yr - \$233.87/mo



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Example Annual Fees as approved by PWC



1 to 3-Family Residential

Impervious Area (SF)	Annual Fee
0 – 2,500	\$41.30
2,500 – 5,000	\$78.23
5,000 – 10,000	\$144.31
10,000 – 25,000	\$297.24
25,000 – N/A	\$733.49



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Proposed Fees by Parcel Type (cont.) Non-Residential & Larger Multi-Family Residential

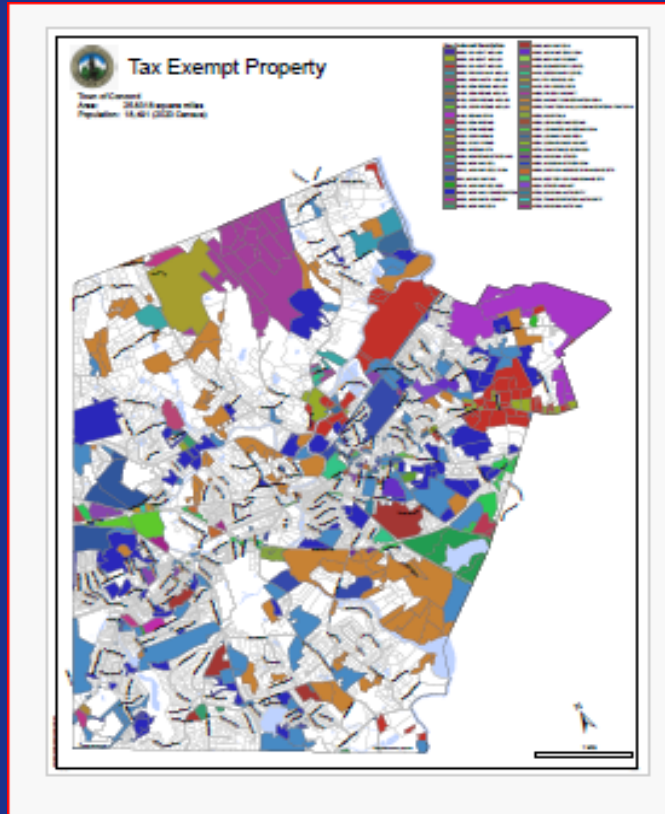


Impervious Area (SF)	Annual Fee
0-5,000	\$118.00
5,000-10,000	\$154.75
10,000-15,000	\$261.26
15,000-25,000	\$424.10
25,000-50,000	\$763.12
50,000-75,000	\$1,299.66
75,000-100,000	\$1,786.72
100,000-250,000	\$2,806.64
250,000-500,000	\$6,918.73
500,000-N/A	\$23,347.99

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93% of our tax base are residential properties.

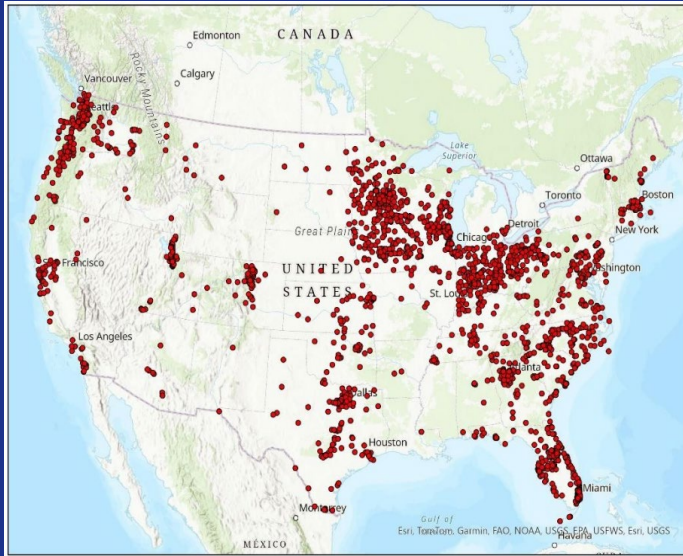


59% of fee revenues will come from residential properties.

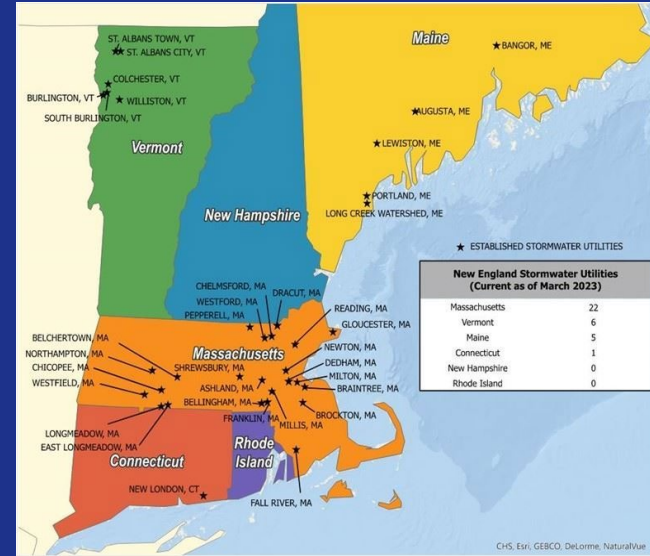


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National Response to Stormwater Regulations



Utilities Established in More than 2,100 communities across the Country



Utilities Established in about 22 communities in MA

Massachusetts Stormwater Enterprise Funds

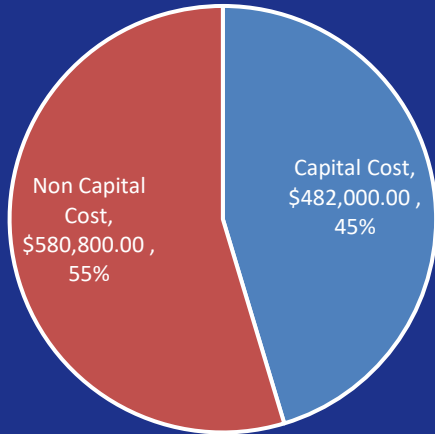
- Ashland
- Ayer
- Bellingham
- Braintree
- Canton
- Chicopee
- Chelmsford
- Dedham
- Dracut
- East Longmeadow
- Fall River
- Franklin
- Gloucester
- Longmeadow
- Millis
- Milton
- Newton
- Northampton
- Pepperell
- Reading
- Rutland
- Shrewsbury
- Tewksbury
- Wellesley
- Westfield
- Westford

*Many more are exploring the feasibility of adopting a stormwater enterprise fund.

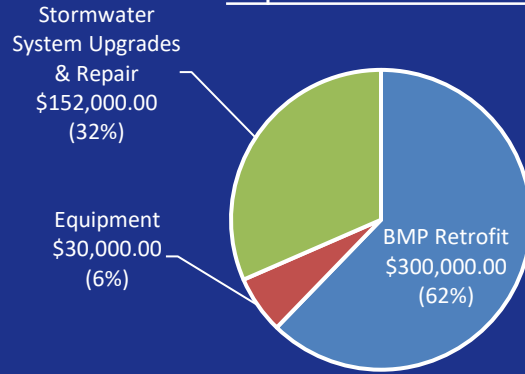


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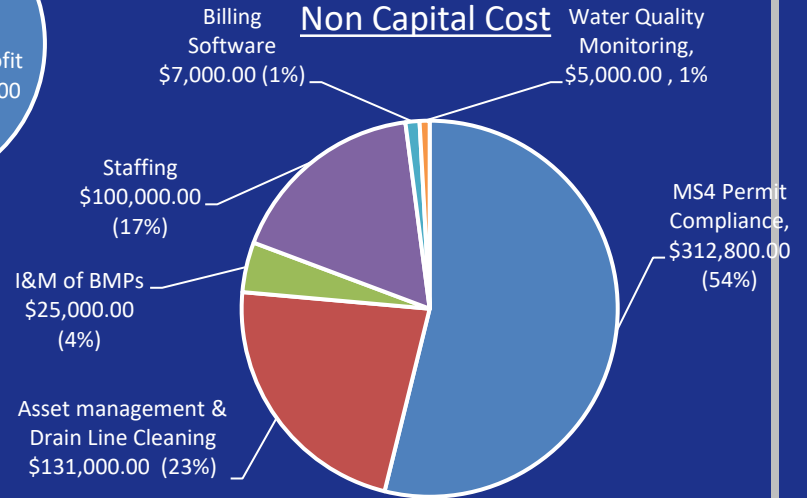
Stormwater Budget



Capital Cost Breakdown



Non Capital Cost





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Stormwater Rate Structures

Approved at PWC Hearing on May 14th, 2025

Tiered Structure

- a. Calculated on Impervious Area
- b. Establish a Common Unit: An Equivalent Residential Unit (ERU) is the amount of impervious area on a single-family residential parcel.
 - Flat Rate
 - Tiered

Rates Based on Actual Costs for Stormwater Management



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Proposed Stormwater Credits

Small Residential (Up to 25% credit):

- Single-family homes, duplexes, etc.
- Acceptable BMPs: Rain gardens, dry wells, and porous pavers

Non-Residential and Multi-Family (Up to 50% credit):

- Acceptable BMPs: Oil/Grit Separators, sediment forebays, rain gardens, filters, detention basins, porous pavers

Income Eligible Households (Up to 25% credit):

- Residents in financial assistance programs (Water, Sewer, Electric programs)

Budget/Fees - To Be Approved at Future ATM

Preliminary Needs Assessment

- \$1.5M to \$2M per year
- Town-wide Impervious Cover 53 million sq ft
 - Does not include roads
 - 52% Residential
 - 48% Non-Residential

Fee Structure – To Be Established by PWC (after public hearing)

- Enterprise Fund – Fee to be assessed to ALL properties
 - \$100-\$200/Year – Base Residential Annual (Estimate)
- Incentives for reductions in impervious cover

Federal Stormwater Regulations

2003 – 2008

\$ Education and Housekeeping

2016 – 2022

\$\$ Inventory and Water Quality Monitoring

2024+

\$\$ Maintenance and Repair

\$\$\$ Replace/Improve

Increased Complexity = More Funding



MS4

Municipal
Separate
Storm
Sewer
System

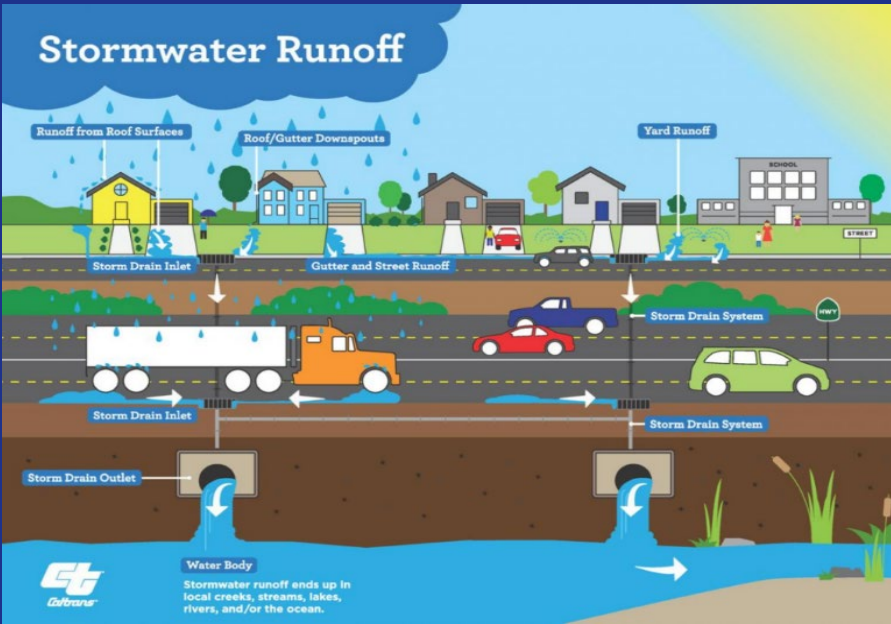
How would a Stormwater Fee work?

- A stormwater fee is a payment for stormwater management, operation, and maintenance provided by the Town.
- Stormwater fees are collected from property owners based on a property's impact on the storm drain system in addition to assumed usage of roadways and sidewalks.
- Stormwater enterprise funds receive all revenue from a stormwater fee and are only used for the purposes of stormwater management.



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What is Stormwater?



Stormwater is rain or melting snow that flows over land or impervious surfaces - paved streets, parking lots, building rooftops.

Urban areas have less vegetation, more impervious surfaces - less rain able to infiltrate into ground, more runoff generated.