



# City of Essex Junction

Stormwater Ordinances Public Hearing

April 23, 2025



# Agenda

1. Stormwater Management
2. What is a Stormwater Utility and how are user fees calculated?
3. Credit Manual
4. Proposed or Amended Stormwater Chapters for Municipal Code

# Why Manage Stormwater?

- Human development has disrupted the watershed balance causing water to runoff the landscape instead of infiltrating
- Stormwater runoff carries excess nutrients, sediment, and pollutants into our waterways
- In VT especially the Lake Champlain Basin, the excess nutrients (phosphorus) affect water quality and cause toxic algae blooms

# Stormwater Management History

- Established through the Clean Water Act of 1972
  - Created permits requiring states to manage and reduce stormwater runoff to improve water quality
    - MS4 permits-Municipal Separate Storm Sewer System
- Lake Champlain Total Maximum Daily Load- daily limit in the amount of phosphorus that can go into the Lake without negative effects on water quality
  - Timeline for the State to meet the target daily limit by 2036

# MS4 Permit Requirements

- Reduce the amount of stormwater runoff into stormwater-impaired streams
  - Indian Brook and Sunderland Brook
- Implement stormwater infiltration projects by 2036 to reduce the amount of phosphorus within municipal boundary by 25% per lake watershed
  - › Two lake watersheds in City- Mallet's Bay and Main Lake

# Aging Infrastructure

- Many of the stormwater pipes in the City were installed over 30 years ago
- Often corrugated metal pipe was used which rusts and breaks down over time leading to collapsed pipes and sink holes
- Preserve the pipes we can through slip lining or replace them with larger plastic pipes that have a longer life expectancy

# What is a Stormwater Utility?

- Stormwater utilities are funded by stormwater user fees
  - › Stormwater runoff isn't metered like water. Instead, the burden that each property places on the system is based on property characteristics and most importantly, its total **impervious area**.
- Seven communities have established stormwater utilities, and two more are in formation

# Why form a stormwater utility?

- Provides a fair, equitable, and stable source of funding
- Currently stormwater management is funded through the General Fund based on property taxes
- Before separation from the Town of Essex, stormwater capital projects were funded through the Town's Stormwater Capital Fund. Since the separation, these stormwater projects no longer have a dedicated source of capital. Instead, they are ranked alongside General Fund Capital projects, which do not have specific deadlines for implementation.

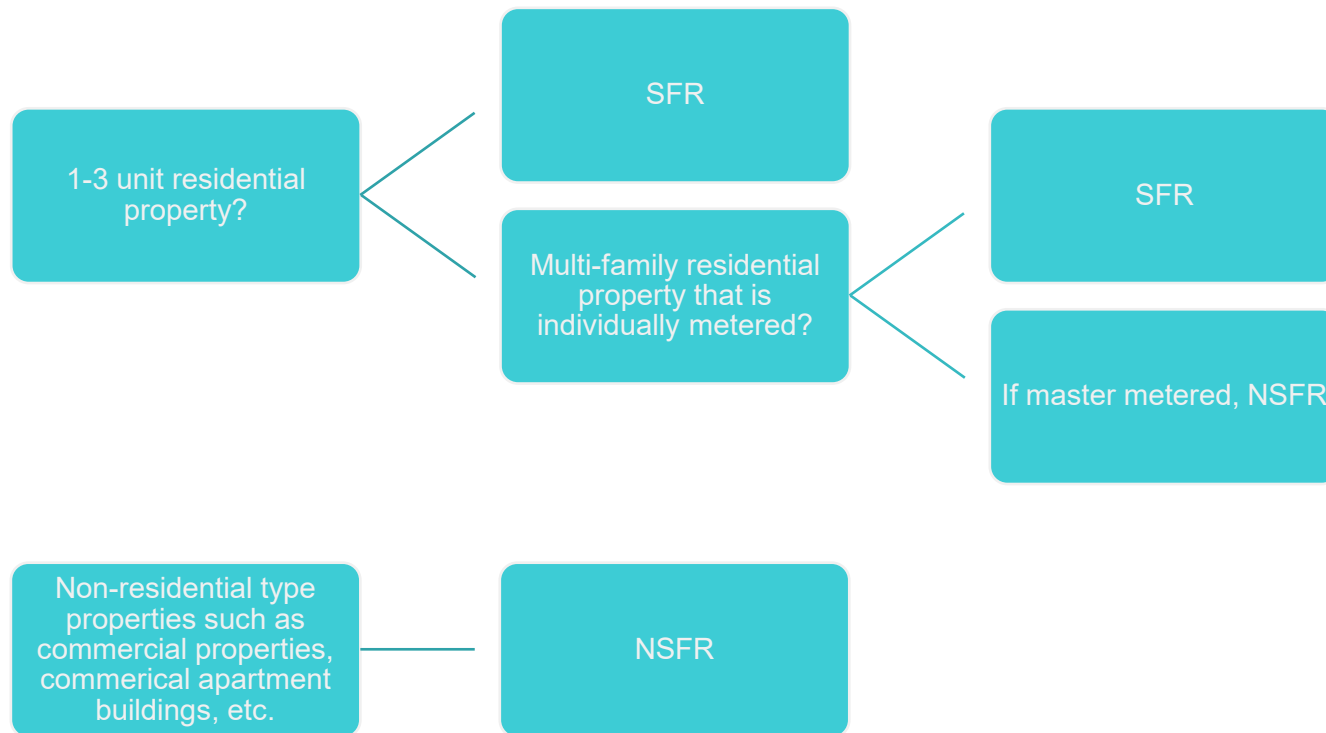


# How to Bill Based on Impervious Area?

- **Impervious area (IA)** is defined as developed areas of land that prevent or significantly impede the infiltration of stormwater into the soil.
- The standard unit of charge is the **Equivalent Residential Unit (ERU)**.
- The ERU is defined as the typical amount of impervious area on a single-family residential parcel. Calculated based on a median amount of IA in the City (2823 sq ft).
- The ERU is then calculated for all non-single family residential parcels based on the amount of measured impervious area.

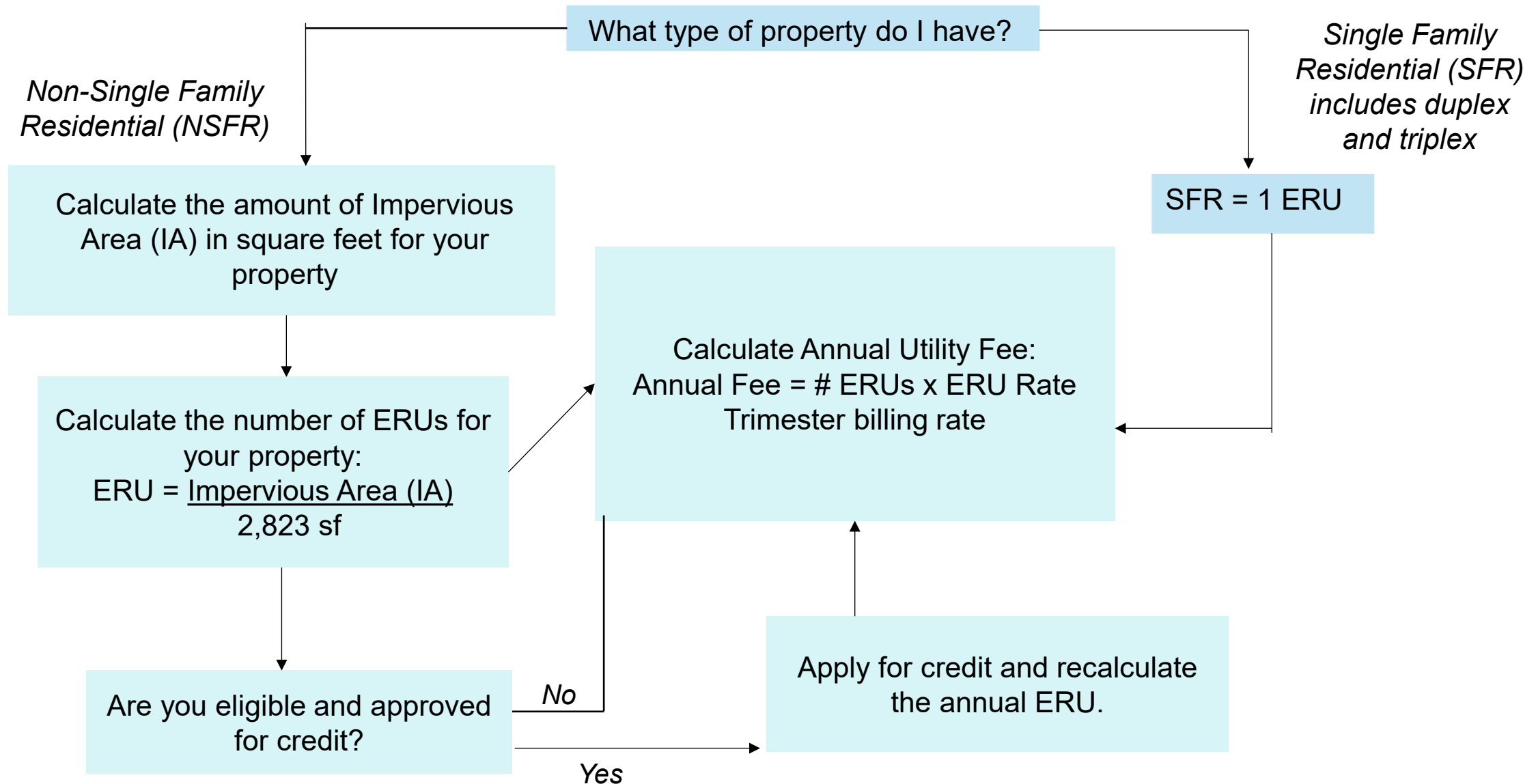


# How SFR vs NSFR translate to your bill?



- NSFR Condo Developments:  
Heritage Hill, Sherwood Square,  
Highland Village, Brickyard (Essex Park  
East & West, Eastcreek, Southcreek,  
Northcreek)
- SFR Condo Developments:  
Brookside, Sugartree, Brookfield  
Woods, Sussex Place, Village Glen,  
Rivers Edge, Whitcomb Heights

# Stormwater Utility Fee Flowchart



# Example Properties

Single Family Residential  
Property:



2,823 sq ft IA

1 ERU

\$54.32 annual fee

Commercial Property:



57,785 sq ft IA

20 ERUs

\$1,086.40 annual fee

Tax Exempt Property:



44,857 sq ft IA

16 ERUs

\$869.12 annual fee

# Credit Manual

- **Credit** towards the stormwater fee assessed for a property
- Application available online or through mail
- Only NSFR properties are eligible
- Credit cannot exceed 50% of the stormwater fee assessed for a property. Minimum charge of 1 ERU.

# Credit Manual Categories

- Stormwater Treatment Practice (STP)
  - › Parcels that have practices on their site can apply
  - › Must be operational and maintained
  - › % credit received based on treatment standards met as specified in the Vermont Stormwater Management Manual
  - › The better the practice is at infiltration or improving water quality the more credit can be received
- MS4/TS4 permit holders
  - › % credit capped at 35%
- Education Credit
  - › Demonstrate teaching stormwater or water quality curriculum
  - › Schools can receive on top of STP credit

# Credit Manual Categories Continue

- NPDES or State Stormwater Permit Credit
  - › Parcels that have federal/state permit requirements to perform best management practices intended to reduce the impact of stormwater runoff or provide an ongoing public health benefit related to stormwater management.
  - › % credit=10% cap regardless of the number of permits/parcel
  - › Annual submission of reports to demonstrate compliance with permit requirements
- Combined Sewer Credit
  - › Parcels that have a combined sewer system that carries both sewage and stormwater through the same network of pipes and is treated at a Wastewater Treatment Facility before discharging to a waterway.
  - › % credit= Amount of impervious (sq. ft) area treated through WWTF/Total impervious area (sq ft) assigned to parcel= % credit
  - › The amount of credit will be rounded up to the next whole number.

# Credit Compliance Reports

- Periodic inspections may occur by Stormwater staff to ensure compliance with credit terms.
- Parcel owners who receive Education, NPDES/State, and STP credits need to submit annual compliance reports by 11/15 to continue to receive credit.

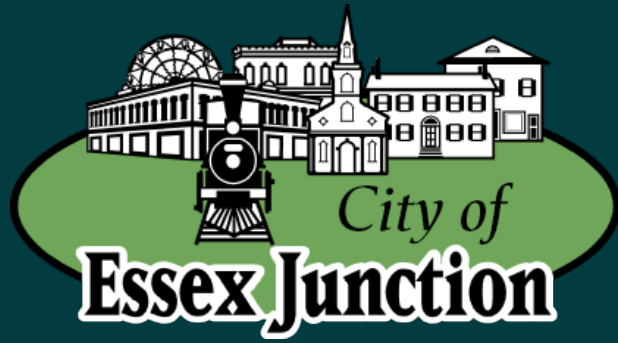


# Chapter 21: Regulation of Stormwater Utility

- New proposed chapter that establishes the City's stormwater utility
- Outlines the following:
  - › Administration, development, and procedures of utility
  - › Assignment of ERU's
  - › Credits
  - › Billing and Collections
  - › Formation of Enterprise fund for stormwater
- Changes since 4/9/25 hearings- removal of credit categories in ordinance to allow greater flexibility in adjusting credit manual in the future

# What's next

- May 16<sup>th</sup>- Credit applications are due to the Water Quality Superintendent so they can be applied to the first year of bills
- June 11<sup>th</sup> - set the ERU rate as part of the Fiscal Year 2026 City Enterprise Fund budget process
- October- First round of stormwater utility bills issued on utility bills



# Thank you!

**Any questions or concerns can be directed to:**

Chelsea Mandigo, Water Quality Superintendent

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802-878-6943 X1705

City's stormwater utility page contains most up to date info!

<https://www.essexjunction.org/departments/stormwater/stormwater-utility>