

Stormwater Management District Program Overview

- Program Highlights
- Enrollment Process
 - New Subdivision – Recorded after September 10, 2021
 - Existing Subdivision – Recorded before September 10, 2021
- Stormwater Maintenance Fee



SWM District Program Highlights

- State Legislators enabled program on September 10, 2021
- New Castle County Council approved program on January 11, 2022
- Public Works manages minor Stormwater Facility Maintenance
 - Mowing, Invasive and Algae Control, Debris Removal, etc.
 - Once you're in, you're in, cannot be removed from the Program
- Does not change Major Maintenance Responsibility
- Maintenance Organization still responsible for Open Space outside SWM Facility
- Voluntary for Existing Communities



SWM Districts – New Subdivision Enrollment

- Automatic enrollment within 45 days of turnover
- Execute SW Maintenance Agreement
- Initial Stormwater Maintenance Fee
 - Covered by Maintenance Escrow provided by Developer (covers 2 years)
 - After 2 years, Fee may be adjusted as needed (program to remain cost neutral)



SWM Districts – Existing Subdivision Enrollment

- Maintenance Organizations submit a Letter of Intent
 - Can submit LOI at any time, must include bylaws and/or Maintenance Declaration
- PW sends letter to residents that LOI was received, explain process
- PW reviews inspection reports, ensures eligibility
- Determine Stormwater Maintenance Fee
- Expect review to take 4 – 6 weeks



SWM Districts – Existing Subdivision Enrollment

- If MO is eligible, PW creates Petition
 - Petition includes Maintenance Plan and Area(s), Record Plan and Fee
- PW can host a Public Meeting
- Residents vote, Vote must follow Bylaws
 - PW must receive results by September 30
 - PW will inform each resident of the results
- If Petition passes, Council will provide final approval by ordinance
- Execute Stormwater Maintenance Agreement



SWM Districts – Ineligible Subdivisions

- Outstanding deficiencies per inspection reports
- Conditional Approval
 - MO addresses deficiencies
 - PW addresses deficiencies, charges residents
 - Assess a one-time fee to cover expenses, or
 - Remediation costs are included with the first year's Stormwater Maintenance Fee
- Will likely delay acceptance into SWM District Program



SWM Districts – Stormwater Maintenance Fee Estimate

- Stormwater Maintenance Fee added to Tax Bill

- Program to be Cost-Neutral
- First bill sent will include 18 months
- Unpaid amounts are subject to lien

- Maintenance Costs Estimate

- Will use existing Bid Vendor Prices
- SWM facility only (no other open space)

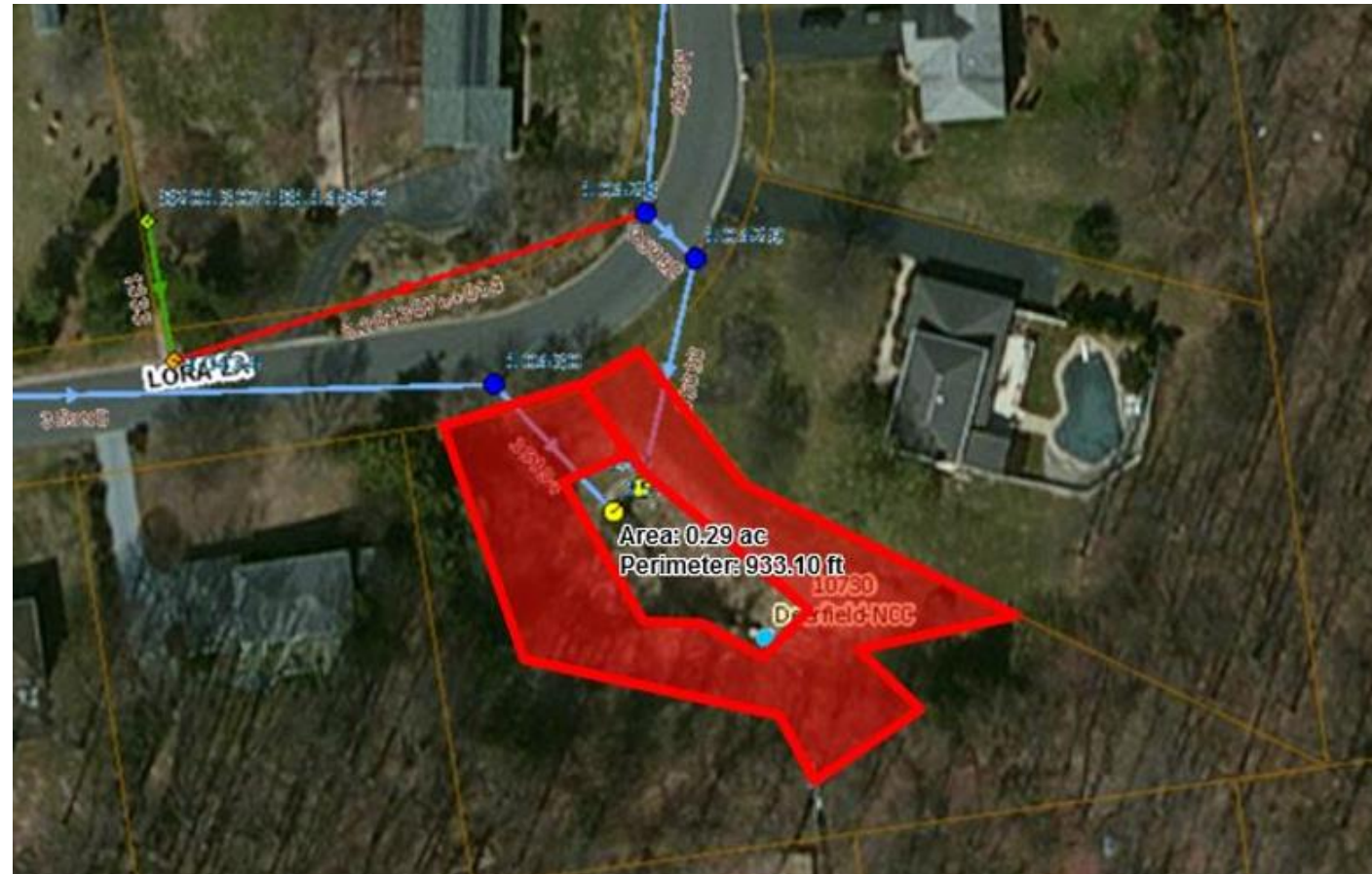
- Administrative Cost Estimate – \$15/lot

- Enrollment Process
- Coordination with MO and contractor
- Periodic inspections



SWM Districts – Stormwater Maintenance Fee Estimate

- Current NCC Bid prices:
 - \$110/acre for mowing, trash removal
 - \$8 cubic foot sediment removal
 - ~\$100/month for IVM services.
 - 20% contingency for non-routine items.
- Estimates generated during application process
- Costs adjusted up-down each year



Stormwater Maintenance Fee Calculation-Mansion Farm

- 413 Lots, 5 Wet Ponds (2 acres total)

	CSWMMP (per month)	Annual	Annual Chemical Budget	Mowing (per cut)	Season (14 cuts)	Annual clean up cut
Pond 1	\$102	\$1,224		\$52.80	\$739	
Pond 2	\$118	\$1,416		\$37.40	\$524	
Pond 3	\$95	\$1,140		\$57.20	\$801	
Pond 4	\$125	\$1,500		\$20.90	\$293	
Pond 5	\$95	\$1,140		\$50.60	\$708	
Total	\$535	\$6,420	\$3,119	\$218.90	\$3,064.60	\$7,010.00
Year 1 Bill (18 months)			\$32,925.52			
Per Lot			\$79.72	includes \$15 per lot OH fee		
Year 2 Bill (12 months)			\$19,613.68			
Per Lot			\$47.49	includes \$15 per lot OH fee		





Stormwater Maintenance District Program ? Questions ?

www.newcastlede.gov/StormwaterDistrictsProgram

