



Ashland Stormwater Enterprise Fund

Est. Fall 2018



Decisions When Funding an MS4 Program

- How much do we need?
 - Hired Kleinnfelder
- How do we come up with Funding?
 - Enterprise Fund
- How do we alert the public?
 - Public Outreach
- How do we allocate the fee?
 - Residents, Commercial properties, etc.



To: Ashland Property Owners

From: Town of Ashland

Subject: Stormwater Management Charge - First Bill in August

A Stormwater Management Utility Enterprise Fund (SMU) was established by vote of the Town at the November 2018 Town Meeting effective July 1, 2019, the beginning of the 2019 fiscal year. The Town Meeting vote also provided interim funding for the implementation and first year expenses of the SMU. Beginning on July 1, 2019 (FY2020), funding for the SMU will be provided by charging a 'fee for stormwater services' referred to as a 'user fee'.

The fees will fund the actions required by the EPA MS4 permit that allows Ashland to discharge Stormwater into rivers and streams. The goal of the permit is to reduce stormwater related pollution of all wetlands. These actions include public education, enhanced street cleaning, increased cleaning and inspection of storm drains, testing of all water flowing into wetlands from the town's stormwater system, maintenance and repair of those systems, and a host of pollution prevention and abatement practices. More information can be found on the Town of Ashland Stormwater Advisory Committee and the Ashland DPW Stormwater web pages.

The Board of Selectmen and DPW created a two-tier user fee structure. Tier 1 sets the per parcel user fee at \$8.75 per quarter (\$35.00 per year) for single family homes, condos, and undeveloped non-commercial land owners. Tier 2 fees are set at 80¢ per 100 square feet of Impervious Area (IA). They are also billed quarterly with a minimum quarterly charge of \$20. Tier 2 includes all commercial properties including apartments. It also applies to Tax Exempt properties (not-for-profit properties and all government properties). Impervious area is any surface that prevents or significantly impedes the infiltration of water into the underlying soil. This can include but is not limited to buildings, rooftops, structures, roads, driveways, parking areas and other areas created using non porous material; artificial turf, compacted gravel or soil.

The DPW has created an Impervious Area Map for Tier 2 payers to view the impervious area on which the fee for their property is based on. Enter the following web address into your browser and insert the property address in the space provided to view the impervious area for that address. Click on the shaded impervious area to see the calculated IA. <https://www.ashlandmass.com/677/Ashland-Impervious-Area-Map>

A Senior Tax Exemption (Cl. 41C-1/2) is available for low income seniors on residential property rates. Contact the Board of Assessors at 508-881-0100 x2012 for information regarding exemption requirements. Stormwater and Stormwater User Fee related questions can be answered by reading the Frequently Asked Questions document on the DPW or Stormwater Advisory Committee web pages, or by calling 508-881-0109 and leaving a message. Calls will be responded to as quickly as possible. When calling please be sure to leave your name, address and telephone number.

Rate Structure

- Fee type determined using Assessor's Use Code
- Residential Properties were lowered from \$10/quarter to \$8.75/quarter by the Select Board
- Munis setup required a separate database

Class	Rate	Rate Min.
Residential Parcels	\$8.75/qtr	N/A
Commercial/ Industrial	\$.80/100sqft	\$20/quarter

Rate Structure Details

SMU Funding Scenario (v190324) Homes, Condos and Undeveloped Land: Tier 1 @ \$8.75/qtr per parcel Tier 1s - Means tested senior rate \$0 Commercial, Government and Other Non-tax Property @ \$.80/100SF						
	#	FY20	FY21	FY22	FY23	Total
SMU Compliance Funding		\$272,000	\$294,000	\$319,000	\$296,000	\$1,181,000
Additional budget items		\$31,031	\$31,031	\$31,031	\$31,031	\$124,124
Total budget		\$303,031	\$325,031	\$350,031	\$327,031	\$1,305,124
Tier 1: Flat Charge per parcel @ \$8.75/qtr or \$35/yr	5909	\$206,815	\$206,815	\$206,815	\$206,815	\$827,260
Tier 1s: Senior means tested rate \$0	160	\$0	\$0	\$0	\$0	\$0
Tier 2 Commercial & other @ \$.80 per 100 SF, min. \$20 per qtr	478 11,667,907SF	\$93,343	\$93,343	\$93,343	\$93,343	\$373,373
Tier 2 Town of Ashland Parcels 3,143,204 SF @ \$.80/100SF	61 3,143,204SF	\$25,146	\$25,146	\$25,146	\$25,146	\$100,583
Tier 2 Other Exempt Parcels 894,458 @ \$.80 /100 SF of I.A.	34 894,458SF	\$7,156	\$7,156	\$7,156	\$7,156	\$28,623
Tier 2 Comm of MA 2,087,945SF \$16,704 Can we collect?	19 2,087,945SF	0	0	0	0	0
Total Revenue	6661	\$332,460	\$332,460	\$332,460	\$332,460	\$1,329,838
Retained Earnings per year		\$29,429	\$7,429	-\$17,571	\$5,429	\$24,714
Cumulative Retained Earnings		\$29,429	\$36,857	\$19,286	\$24,714	

**Stormwater Management Utility
Stormwater Fee Structure Property Codes
March 1, 2019**

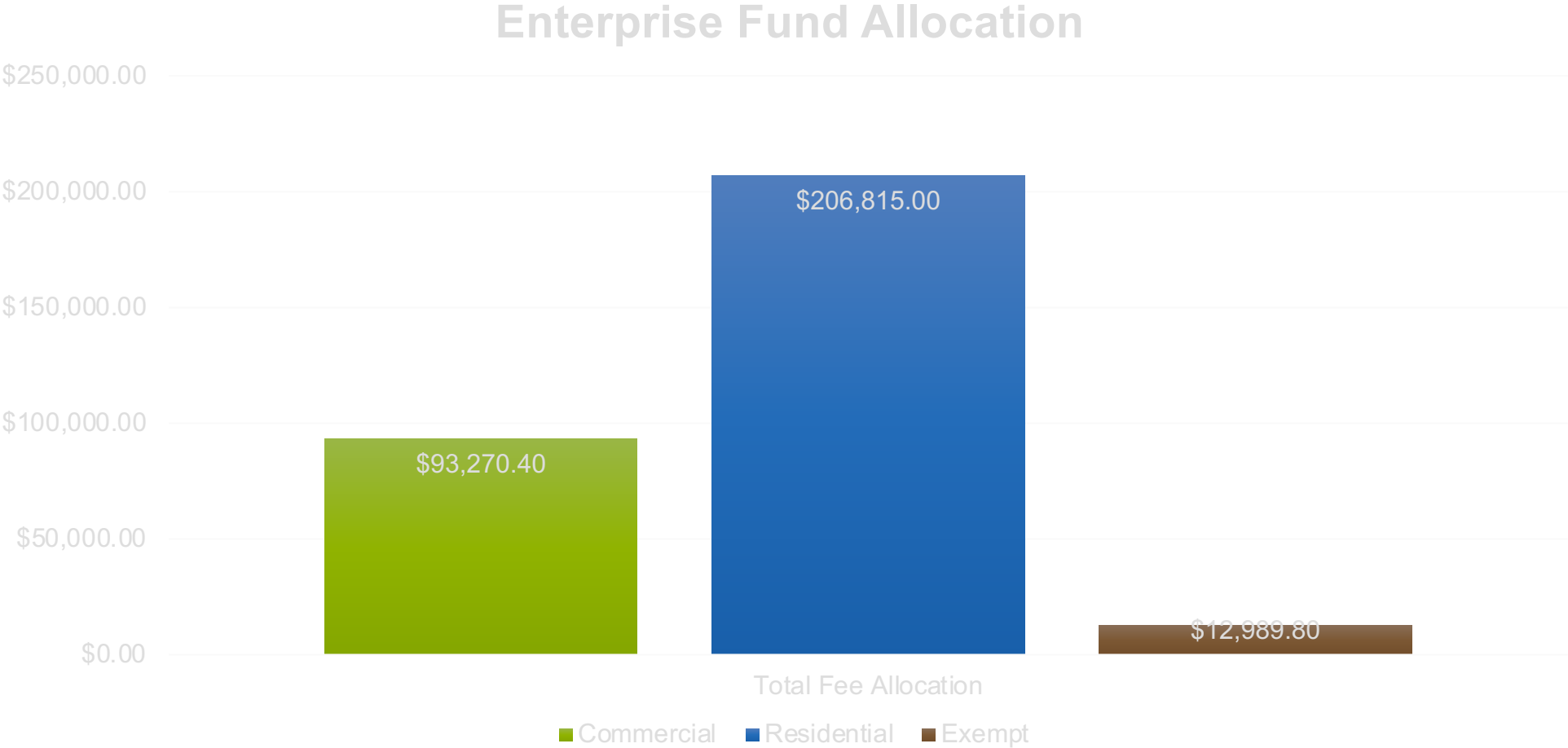
- Tier 1**
- 101 Single Family Home
- 102 Condominium
- 103 Mobile Home
- 106 Land with a small structure
- 130 Developable Land - Residential
- 131 Potentially Developable land - Residential
- 132 Undeveloped Land - Residential
- 201 Residential Open Land

- Tier 2**
- 013 Mixed-use Residential
- 017 Mixed-use Residential with 61A Agricultural plan
- 018 Mixed-use Residential with 61B Recreational plan
- 031 Multi-use Commercial
- 104 Two Family / Two-unit Apartments
- 105 Three Family / Three-unit Apartments
- 109 Multiple Residential Dwellings
- 111 Apartments - 4 to 8 units
- 112 Apartments - More than 8 units
- 121 Boarding House
- 304 Nursing Home
- 313 Lumber Yard
- 316 Commercial Warehouse
- 317 Commercial Farm Building
- 318 Commercial Green House
- 321 Equipment Rental
- 323 Shopping Plaza
- 325 Retail
- 326 Eating Establishment
- 330 Automotive
- 332 Auto Repair
- 334 Gas Station
- 335 Car Wash
- 337 Commercial Parking Lot
- 340 Office Building
- 341 Bank
- 342 Medical Office Building
- 343 Office Condo
- 351 Educational Facility
- 352 Day Care Facility
- 354 Business Facility

- 375 Tennis Club
- 388 Other - Outdoors
- 390 Commercial Developable Land
- 391 Commercial Potentially Developable Land
- 392 Commercial Undevelopable Land
- 400 Industrial - Manufacturing
- 401 Industrial - Warehouse
- 402 Industrial - Office Building
- 410 Mining & Quarrying
- 420 Tanks
- 426 Gas Easement
- 428 Gas Control
- 430 Telephone Exchange
- 431 Relay Tower
- 432 Cable TV Tower
- 433 Radio Tower
- 440 Industrial - Developable Land
- 441 Industrial - Potentially Developable Land
- 442 Industrial - Undevelopable Land
- 451 Solar Farms

- Tier 2 - Exempt from taxes Properties**
- 801 Hiking Trail
- 900 Federal property
- 901 State property
- 902 County property
- 903 City/Town property
- 904 State School property
- 905 Charitable organization property
- 906 Church property
- 907 Chap 121A exempt property
- 908 House Authority
- 910 Dept Conservation & Recreation-Parks & Recreation Div.
- 911 Div. Fish & Wildlife property
- 912 Dept Youth Services - Corrections
- 913 Dept Public Health - Soldiers
- 914 Dept Mental Health / Dept of Developmental Services
- 915 Dept Conservation & Recreation - water supply
- 919 Other

How to Allocate the Fee



Impervious Area Map

Impervious Area-Public ✎ Open in Map Viewer Classic 🔔 ⋮ 👤 Evan White ewhiteTA

- ➕ Add
- Layers
- Tables
- Basemap
- Charts
- Legend
- Bookmarks
- Save and open
- Map properties
- Share map
- Create app
- Print
- Information
- Collapse

Layers

- Additional IA Parcels - IA Area
- Additional IA Parcels
- Exempt Properties - Updated IA
- Exempt Properties - Parcel
- Commercial Properties - Updated_IA
- Commercial Properties - Parcel

Add

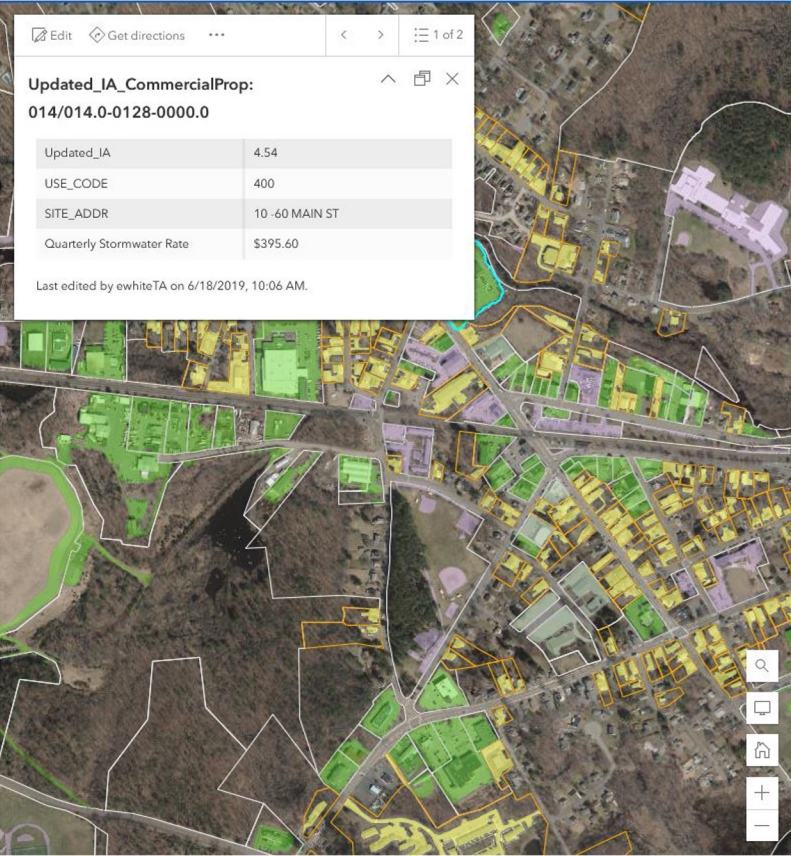
✎ Edit 📍 Get directions ⋮

< > ☰ 1 of 2

Updated_IA_CommercialProp:
014/014.0-0128-0000.0

Updated_IA	4.54
USE_CODE	400
SITE_ADDR	10 -60 MAIN ST
Quarterly Stormwater Rate	\$395.60

Last edited by ewhiteTA on 6/18/2019, 10:06 AM.



Additional IA Parcels - IA Area

Properties

Information

Symbology

Appearance

Blending

Transparency

Visibility

Properties

Styles

Filter

Effects

Pop-ups

Fields

Labels

Configure charts

Forms

Analysis

Edit

Add sketch

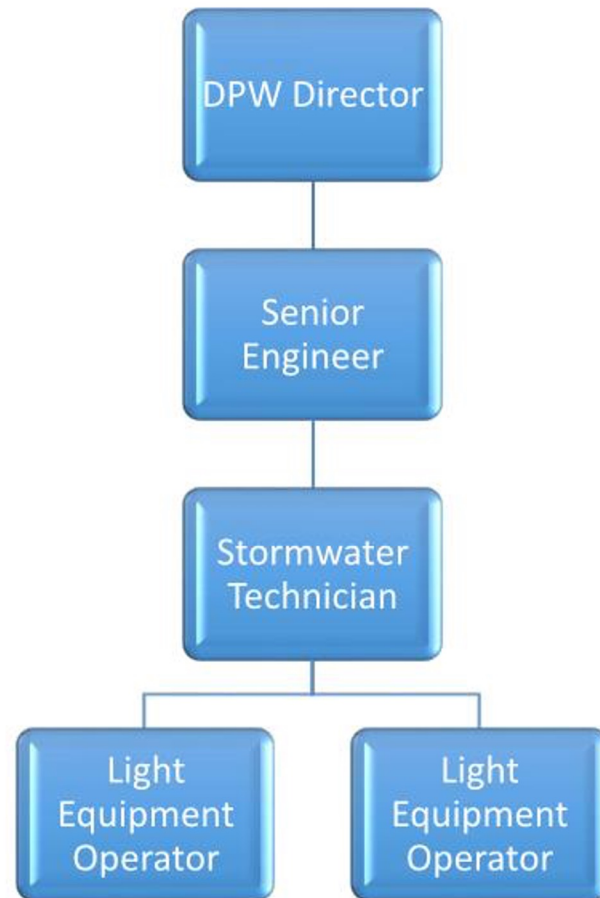
Map tools



Stormwater Program Since July 2019

Establishment of the Stormwater Department

Creation of the DPW Stormwater Division



DPW Stormwater Responsibilities:

- IDDE Program Implementation
- Outfall Screening
- Drainage Repairs
- Catchment Investigations

DPW Stormwater Division Local Projects



Thank You!

For more information please visit:

<https://www.ashlandmass.com/616/Stormwater>

Or check out the Ashland DPW Facebook page.

