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**MEMO**

**TO: Town of Holland Town Board and General Public**

**FROM: Lukasz Lyzwa, Project Engineer**

**DATE: 09/30/2020**

**SUBJECT: Stormwater Utility Creation Public Hearing Meeting – August 26,2020**

The purpose of this memo is to create a response to the General Public comments and questions during the Public Hearing Meeting regarding Stormwater Utility Creation Meeting in the Town of Holland.

**Question:**

**Why the Town is taking the action now, and looking to create stormwater utility and implement another fee?**

**Answer:**

The recent stormwater (winter or summer) events created unsafe conditions for the residents within the Town. The Town Board feels obligated to the Town people to respond and address those issues and occurrences. At the same time, the Town's general budget is not in the position of providing additional funding to improve existing stormwater infrastructure.

At this time, the Town is at a crossroad. Either the Town will take on more debt by borrowing money (and paying interest) or implementing a small fee by creating a Utility where the focus will be resolving stormwater issues.

**Question:**

**How will the proposed Utility fee work for multiple properties?**

**Answer:**

The Town is considering a few options on how this will be handled. At this time, under considerations are options such as, different fee structures or lower fees for multiple properties. Additionally, the Town is considering a no-fee option for undeveloped land. The proposed alternatives will be reviewed in the next few weeks and presented to the public.

**Question:**

**Farmland development is not affected as much as subdivisions. Why will farmers pay the same amount as residential area development?**

**Answer:**

Based on the public's comments, the Town is considering two separate fees for residential and farmland development. The proposed options will be reviewed in the next few weeks and presented to the public.

**Question:**

*My property is located along a County Road. Why should I pay another fee? I will not see any benefits.*

**Answer:**

The residents living along a County Road will not be a direct beneficiary of the stormwater utility, but the funding will be used to improve drainage of the Town roads. The same road that those residents are using when they are traveling within the Town.

Additionally, stormwater is leaving the properties via surface or subsurface flow and is accumulating in the lower or downstream areas. In some cases, the cumulation of the runoff in those areas is affecting the Town residents and their property.

**Question:**

*How will the Stormwater Utility operate? How will the money be handled, and will there be a credit structure for practices at individual properties?*

**Answer:**

The proposed Stormwater Utility will operate similarly as the Plan Commission does. The Utility Board's primary function will be to advise and make recommendations to the Town Board. The stormwater utility budget will cover the cost of stormwater improvements.

The Code of Ordinance will be created to specify the duties and responsibilities of the Stormwater Utility. The Ordinance will include provisions about credit policy. The Property Owners who seek to reduce their fee will have a credit opportunity to consider.

**Question:**

*How will the future development be addressed, as it appears the issues are within subdivisions?*

**Answer:**

One of the roles and responsibilities of the Stormwater Utility will be detailed review and oversight of future land developments within the Town. The Utility Board will be working closely with the County to ensure the proposed stormwater features within proposed subdivisions are adequate and sufficient in handling the stormwater runoff.

**Question:**

*Should the Town address current issues such as infilled ditches or plugged culverts. Why not enforce current rules?*

**Answer:**

The Town enforces current rules to the best of their ability, however any enforcement costs money, and the general budget is not in the position of covering this expense without diverting the funding from other budget items.

**Question:**

*The property owners or the residents within the area that are experiencing issues should be responsible for the cost of improvement. Why not approach the water issues by making individual owners to pay for their issues?*

**Answer:**

The proposed approach would be unfair to individual residents. A good example is the Van Dunk area, where the stormwater feature provides attenuation of the runoff for approximately half of the development in the area (20 homes). The pond itself is located within the private land and is abutting to a residential home.

During the last snowmelt, the pond overtopped and flooded private property. Due to frozen ground conditions, the pond area was too small to contain all runoff within. To improve those conditions, there is a need for an infiltration area that can be accessed when the situation will occur again.

The property owner experienced flooding within their land and would be unfair for this Owner to pay for the pond's improvements, where the contribution area is half of the subdivision.

End of the Memo