

KENT COUNTY STORMWATER MAINTENANCE DISTRICT FACT SHEET

WHAT IS THE STORMWATER MAINTENANCE DISTRICT?



The Stormwater Maintenance District (SWMD) enables Kent County to take over maintenance responsibilities for stormwater management basins and best management practices (BMPs) such as bio-swales and infiltration facilities from HOAs as well as commercial property owners. A fee will be assessed to each property owner within subdivisions and from commercial owners to offset the costs to the County. The Kent Conservation District (KCD) will perform maintenance work and / or oversee contractors under agreement with Kent County.

WHY FORM THE STORMWATER MAINTENANCE DISTRICT?

HOAs in general perform minimum upkeep like grass cutting but other tasks such as repair of eroded banks or removal of obstructions from outlets typically are not performed regularly if at all which can increase future maintenance costs and / or necessitate major renovations.

Joining the SWMD will be advantageous for a number of reasons:

- ✓ HOA officers will be relieved from the burden of maintaining their community's basins and BMPs
- ✓ Total expenditures will likely be reduced due to economies of scale
- ✓ Water quality in Kent County will be improved through enhanced maintenance

WHAT SERVICES WILL THE STORMWATER MAINTENANCE DISTRICT PROVIDE?

KCD already performs inspections of each basin and BMP in the County every two to three years and has an extensive database including name, location, drainage area, and condition at the time of inspection. This function will continue to be performed by KCD whether or not a subdivision or commercial property joins the SWMD.

Kent County and KCD will perform minor maintenance activities which typically occur annually or every two or three years such as:

- ✓ Removal of accumulated sediments
- ✓ Clearing of obstructions
- ✓ Stabilization of low flow channels
- ✓ Resetting of rip rap
- ✓ Repair of eroded banks
- ✓ Filling of burrow holes



Kent County and KCD will also perform more infrequent major maintenance tasks such as:

- ✓ Replacement of outlet structures and pipes
- ✓ Rebuilding of inlet pipes and aprons
- ✓ Repair of embankments
- ✓ Rehabilitation or retrofit

The SWMD will perform routine maintenance like grass cutting, vegetative management, and control of invasive species for a separate fee based on factors including square footage or acreage and number of times mowing is to occur each season. The SWMD will not perform tasks such as trash removal and will not perform any routine maintenance for commercial properties.



HOW MUCH WILL IT COST MY DEVELOPMENT TO JOIN THE STORMWATER MAINTENANCE DISTRICT?

An evaluation was performed of the 293 residential stormwater management structures in the KCD database that are located in unincorporated portions of Kent County. These are located within 147 subdivisions that contain over 15,000 homes. Using the publication *Costs of Stormwater Management Practices in Maryland Counties* published by the University of Maryland Center for Environmental Science, it was found that on average, \$750 is needed per structure per year for maintenance (not including routine tasks described above). Once administrative costs are included as well as a small set aside for related drainage projects, the residential fee has been initially established at \$28 per lot per year.



Commercial locations will be assessed on an equivalent dwelling unit (EDU) basis. One EDU is 3,500 square feet and represents the average amount of imperviousness (rooftops plus driveways and sidewalks) on residential lots in the "AC" zoning district within the Growth Zone. Commercial locations with impervious area at or below 33 EDUs or 115,500 square feet will pay a flat fee of \$1,012.50 per year. Locations with impervious area above 33 EDUs or 115,500 square feet will pay \$32.40 per EDU per year. Kent County will assist in determining impervious acreage of commercial locations if requested.

HOW CAN WE FIND OUT MORE?

Public meetings will be held on the following dates:

- January 15, 2014 – 6:30 p.m. Kent County Administration Complex, Room 220
- January 16, 2014 – 6:30 p.m. Citizens' Hose Company, Smyrna
- January 23, 2014 – 6:30 p.m. Magnolia Fire Hall, Magnolia



WHAT DO WE NEED TO DO TO JOIN?

Fifty-one percent of all lot / unit owners within major subdivisions or land developments in Kent County may petition the Levy Court to create or extend the Stormwater Maintenance District. The petition will be completed using forms provided by the County and include:

- ✓ List of the property owners with their property and mailing addresses
- ✓ A description of the area to be included in the district
- ✓ Services to be provided (i.e., routine maintenance)

For subdivisions and land developments located within incorporated areas, the petition shall be accompanied by evidence of concurrence by the local governing body.



KCD shall provide the Levy Court with a report describing any required repairs to the stormwater system that will need to be completed by the property owners prior to creation of the District. Alternatively, the property owners may petition the District to complete the repairs and the cost apportioned to the property owners for payment based upon a schedule to be established in the resolution creating the District.

WHERE CAN WE GET MORE INFORMATION?

Contact the Kent County Department of Planning Services at (302) 744-2471 or visit

<http://kclevy.co.kent.de.us/planning-dept/planning/homeowners-association.aspx>