



LAWRENCEVILLE

GEORGIA

STORMWATER AUTHORITY AGENDA

Wednesday, May 20, 2026
6:00 PM

Third Floor GwMA Conference Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Prior Meeting Minutes

1. February 18, 2026 – Stormwater Authority Meeting

Review of Current Projects

- [2.](#) Stormwater Updates – Stormwater Overview
- [3.](#) Sandalwood Community Improvements Project Update

Comments from Utility Board Staff

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: STORMWATER AUTHORITY, MAY 20, 2026
AGENDA CATEGORY: REVIEW OF CURRENT PROJECTS

- Item:** Stormwater Updates – Stormwater Overview
- Department:** Engineering
- Date of Meeting:** Wednesday, May 20, 2026
- Fiscal Impact:** \$0
- Presented By:** Madison Smith, Stormwater Coordinator
- Action Requested:** None

Summary:

The City of Lawrenceville’s Engineering Department is presenting on the Municipal Separate Storm Sewer System (MS4) Permit, Stormwater Management Program (SWMP) and the Stormwater Utility System. This presentation is intended to provide a broad overview of each program and provide insight into how they impact each other.

Fiscal Impact:

None

Attachments/Exhibits:

- Stormwater Utility Board Presentation.pdf
- ARTICLE_VI.___STORMWATER_UTILTY.pdf

Stormwater Program and Stormwater Utility

Engineering Department

Stormwater Utility Board Meeting – May 2026



Stormwater Management Program

Implementing the Municipal Separate
Storm Sewer (MS4) Permit



Origins

- Clean Water Act
 - Created the National Pollutant Discharge Elimination System (NPDES) Permits authorizing agencies and corporations to discharge stormwater.
 - Established by Environmental Protection Agency (EPA)
 - Reviewed by Georgia Environmental Protection Division (GAEPD)
 - Implemented by City of Lawrenceville
 - NPDES Phase 1 Large Municipal Separate Storm Sewer System (MS4) Permit



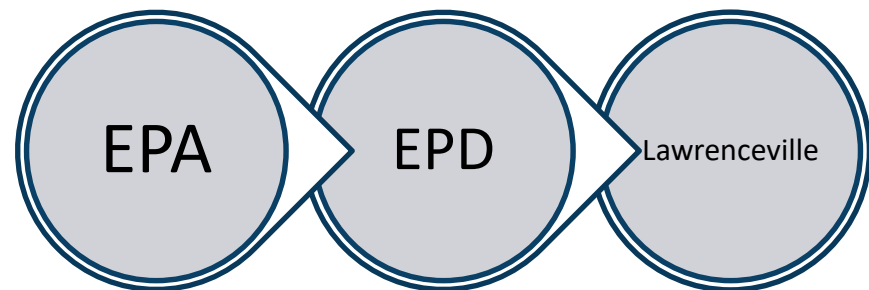
NPDES Phase 1 Large MS4 Permit

- City's Permit was reissued June 11, 2024
 - Permit term from June 11, 2024 to June 10, 2029
 - Always 5 year terms
 - Permit Annual Reporting is May 1 to April 30 of the subsequent year
 - i.e. May 1, 2025 to April 30, 2026 (current period)
 - Each year we report on all activities we completed for compliance to the EPD through the Annual Report



MS4 Permit

- Requirements set forth by EPD
 - EPD sets the minimum requirements
- Stormwater Management Program (SWMP)
 - Identifies how the City will implement the permit requirements





Stormwater Management Program

- Stormwater Management Program (SWMP) is the “how” the City will meet compliance with MS4 Permit requirements.
 - Submitted the updated SWMP December 2024 with MS4 permit renewal
 - Received comments on SWMP December 2025 during EPD Audit
 - Updated SWMP to EPD December 2025
 - Updated SWMP for Annual Report April 2026



SWMP

- Organize according to permit requirements
- Written to inform the public and staff of how to meet compliance
 - Planned activities for each of the permit requirements
 - Any additional actions to meet requirements of applicable Total Maximum Daily Loads (TMDLs)
 - Any additional actions to meet requirements for monitoring
- Annual Reporting
 - Document activities
 - Evaluate the program(s) effectiveness
 - Refine program plan and schedule



What is Stormwater(SW)?

Water that originates from precipitation, such as rain, snow and ice melt. Stormwater can soak into the ground, be stored on land in lakes, evaporate, or contribute to surface runoff.





What is SW Runoff?



Water from precipitation that flows across the land and eventually into rivers, creeks, lakes, and ditches bringing with it all the debris, sediment, pollutants, bacteria, and nutrients from sidewalks, streets, parking lots, and other impervious areas.



Why manage stormwater?

- Mimic natural hydrology
- Reduce physical, chemical, and biological degradation of streams
- Meet local, state, and federal requirements
- Allow for future growth and development
- Stormwater is the leading cause of water quality impairments





Without stormwater management?



- Increased volume of runoff
- Increased peak discharge
- Increased velocities
- Shorter time to max flow
- More frequent flooding
- Higher costs to maintain instead of routine



Connectivity

- Where does stormwater go when it rains and flows away?
 - All inlets drain to waterways





MS4 Permit Requirements



Structural and Source Control Measures

Illicit Discharge Detection and Elimination Program



Industrial Facility Stormwater Discharge Control

Construction Site Management



Highly Visible Pollutant Sources

Enforcement Response Plan



Impaired Waters



Municipal Employee Training

Public Education



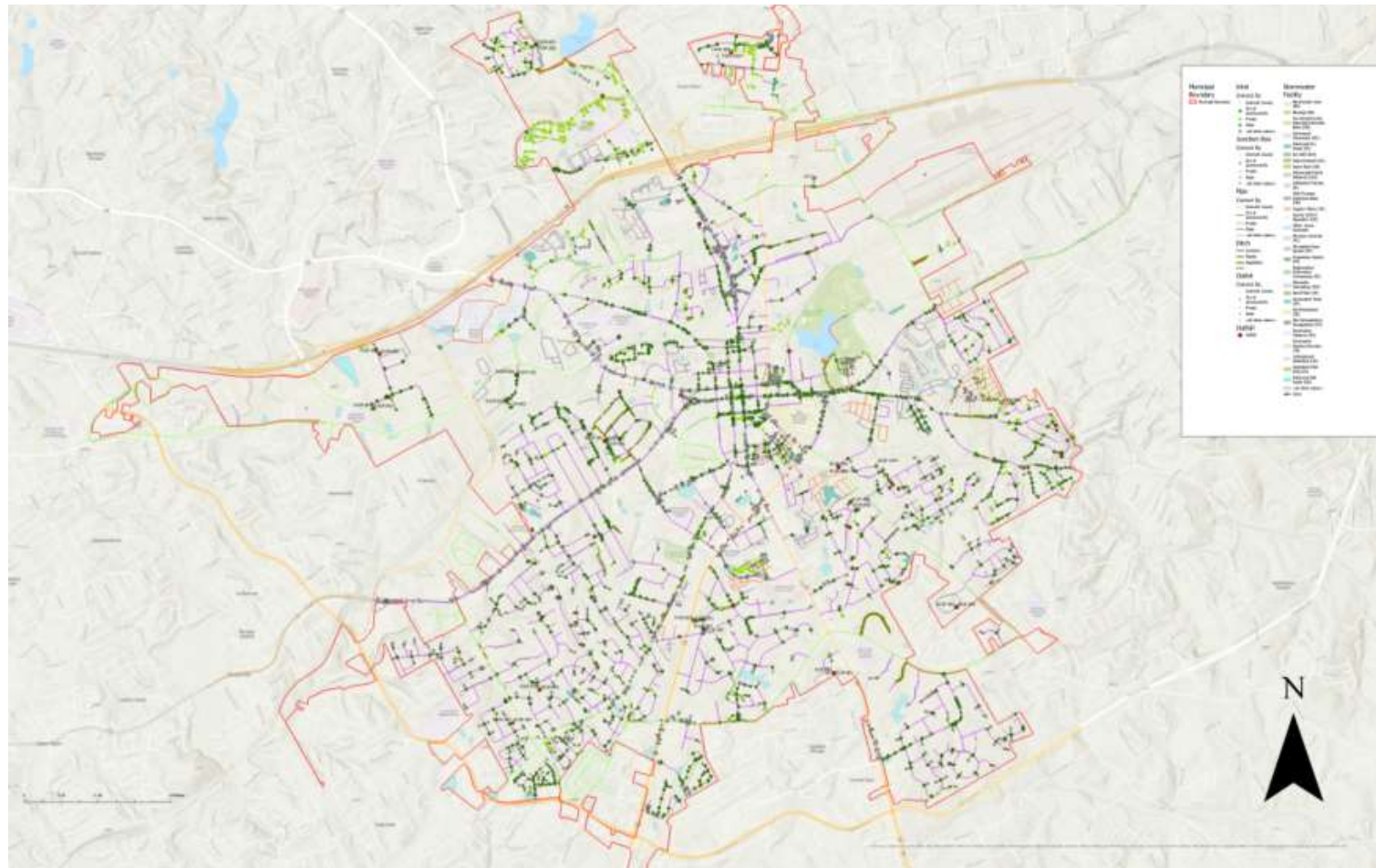
Public Involvement

Post-Construction





SW Utility System





Inspections

- Inspect 100% of city-owned assets over the course of 5-year permit cycle
 - Compliance:
 - Infrastructure
 - Stormwater facilities
 - Commercial properties
 - Industrial facilities
 - Active construction sites
- Inspect remaining assets (privately-owned) to ensure system is maintained and continues to function
 - Goal is to ensure the safe conveyance of stormwater runoff



Infrastructure Assessments

Excellent Condition



Failing Condition





Stormwater Infrastructure Maintenance

- Conduct stormwater infrastructure maintenance, based on inspection results of City-owned systems.
 - Cleaning Practices
 - Maintenance Practices
 - Repair Practices
 - Replacement Practices



Stormwater Pond Maintenance

- Traditional Maintenance
 - Utilizing specialized equipment on vegetative maintenance
- Alternative Maintenance
 - Utilizing alternative methods on vegetative maintenance





Stormwater Program Goals

- Protection of life and property
- Enhance and upgrade aging infrastructure
- Continue to prevent the risk of flooding of roadway
- Prevent the risk of undermining culverts
- Ensuring stormwater design criteria are met to allow for continued economic and development growth
- Improving infrastructure size to reduce the risk of flooding
- Continue to maintain compliance with state and federal requirements



Stormwater Utility and Master Plan

Ensuring the safe conveyance of stormwater



Stormwater Master Plan

- Guideline for the City of Lawrenceville to manage its stormwater utility system.
- Provides a snapshot of the existing stormwater infrastructure system and estimates future conditions and associated costs of maintaining the stormwater system.
- Identifies necessary growth for Stormwater Management Program including, equipment, staffing, external assistance.
- Identifies stormwater operation and maintenance needs.



Condition of System

- Stormwater Pipes
 - Coated CMP: 707 pipes
 - Plain CMP: 930 pipes
- Total % of CMP within the system: 46.8%
- Life of CMP is approximately 20 to 30 years
 - Most communities were constructed between 1980-1989
- Nearing or at the end of CMP's viable life



Identified Project Categories

- Emergency Maintenance
- Replacement of Impaired Culverts
- Replacement of Stormwater System
- Future Televising Inspection Program (CCTV)





Prioritizing Projects

- Emergency Response
 - Protecting Life and Property
 - Identify neighborhoods with single point of roadway access
- Community data
 - Age of community and its infrastructure
 - Community rated grade of all infrastructure for large scale repairs
 - Material of the infrastructure
 - Review with Pavement Condition Index data



Flood Impacts

- Approximately 34 road crossings which may be jeopardized by severe weather.
 - Calculated based on 100-year or 1% chance of a storm
 - Flood that statistically has a 1% chance of occurring in any given year.
 - Probability of a flood heights reaching X feet once in a 100 years.
- Understand our areas of concern during severe weather.
- Identify areas of study to determine infrastructure demands.
- Current and future stormwater infrastructure impacts.



Critical Issues

- Protection of life and property
- Aging infrastructure
- Flood hazard risks
- Culvert collapses
- Increasing development with increasing runoff quantities
- Undersized infrastructure with continued development
- Increasing state and federal compliance requirements



Funding

- Stormwater Utility Fee
 - ~ \$2,500,000 annually
- ~ 50% of system is CMP installed approximately 20 to 30 years ago
 - As CMP reaches end of its useful life, the potential for emergency repairs increases.
 - Emergency repairs are more costly than planned repairs.

Typical Useful Life

- CMP 20-25 Years
- HDPE 50-70 Years
- RCP 75-100 Years



Preparing Next Steps

- Evaluate current available data
 - Do we have enough accurate data to support the Stormwater Management Program and Utility?
 - GIS and 2NForm
 - Level of service parameters
 - Extent of service parameters
 - Do we know what we own?
- Master Planning
 - Do we have a plan and course of action for meeting compliance, ensuring an operational system, and planning for future projects?
- Fee Study
 - Does our current fee support the needs of the permit and utility to ensure we compliance requirements, operation demands, and capital needs?

ARTICLE VI. STORMWATER UTILITY¹

Sec. 38-180. Short title, authority and applicability.

- (a) This article shall be known and may be cited as the "City of Lawrenceville Stormwater Utility Ordinance."
- (b) The City of Lawrenceville has the authority to adopt this article pursuant to Ga. Const. art. IX, § II, ¶ III(a)(6), (c) and (d) and O.C.G.A. §§ 36-82-61(4)(C)(ii) and 36-82-62(a)(2).

(Ord. No. 2021-5, § 1, 5-24-2021)

Sec. 38-181. Findings.

The City Council of the City of Lawrenceville, Georgia, make the following findings:

- (1) The federal Clean Water Act, as amended by the Water Quality Act of 1987 (33 U.S.C. 1251 et seq.) and rules promulgated by the United States Environmental Protection Agency pursuant to the Act emphasizes the role of local governments in developing, implementing, conducting and funding stormwater programs which address water quality impacts of stormwater runoff.
- (2) Stormwater management services and stormwater management systems and facilities will assist the City in meeting the regulatory obligations imposed by its national pollutant discharge elimination system (NPDES) permits by reducing pollution and increasing water quality within the City.
- (3) Stormwater management services and stormwater management systems and facilities will assist the City in protecting the public health, safety and welfare and the environment. Provision of stormwater management services, stormwater management systems and facilities and regulation of the use thereof renders and/or results in both service and benefit to individual parcels, parcel owners, citizens and residents of the City and to all parcels, parcel owners, citizens and residents of the City concurrently and the environment in a variety of ways.
- (4) The City of Lawrenceville presently owns and operates stormwater management systems and facilities which have been developed over many years. The future usefulness of the existing stormwater management systems and facilities owned and operated by the City, and of additions and improvements thereto, rests on the ability of the City to effectively manage, protect, control, regulate, use, and enhance stormwater management systems and facilities in the City in concert with the management of other public utilities in the City. In order to do so, the City must have adequate and stable funding for its stormwater management program's operating needs and capital program.
- (5) Stormwater management services and stormwater management systems and facilities are needed throughout the City. While specific service and facility demands may differ from area to area at any given point in time, a stormwater management service area encompassing all lands and water bodies within the City is consistent with the present and future needs of the community.

¹Editor's note(s)—Ord. No. 2021-5, § 1, adopted May 24, 2021, amended Art. VI in its entirety to read as herein set out. Former Art. VI, §§ 38-180—38-193, pertained to similar subject matter and derived from Code 2005, §§ 12-401—12-414; Ord. of 12-1-2008; Ord. No. 2018-30, §§ 1—3, 12-3-2018.

- (6) The provision of stormwater management services and stormwater management systems and facilities in the City promotes an essential regulatory purpose by influencing where stormwater runoff flows and how it is managed, thereby reducing flooding, erosion and water pollution caused by stormwater runoff.
- (7) By mitigating the impact of stormwater runoff from developed parcels, the stormwater management systems and facilities help prevent damage that would subject a parcel owner to civil liability.
- (8) The City Council is responsible for the protection and preservation of the public health, safety, and welfare of the community, and the environment, and finds that it is in the best interest of the health, safety, and welfare of the citizens of the City and the community at large and the environment to proceed with the development, implementation, and operation of a utility for stormwater management accounted for in the City budget as a separate enterprise fund dedicated solely to stormwater management and to institute funding methods associated therewith.
- (9) The City has undertaken a comprehensive review by staff and professional consultants of the need for, management of, and funding for, a stormwater utility. The City staff reports and the professional engineering analysis submitted to the City properly assesses and defines the stormwater management problems, needs, goals, program priorities and funding opportunities of the City.
- (10) As a result, the City Council finds that a stormwater utility provides the most practical and appropriate means of properly delivering stormwater management services and stormwater management systems and facilities, and the City Council finds that a stormwater service fee provides the most practical and appropriate means of funding stormwater management services in the City of Lawrenceville.

(Ord. No. 2021-5, § 1, 5-24-2021)

Sec. 38-182. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

City standards means the City ordinances that govern water quality and water quantity, including, but not limited to, the development regulations, the floodplain management ordinance, the soil erosion and sediment control ordinance, the illicit discharge and illegal connection ordinance, the stream buffer protection ordinance, the stream buffer mitigation bank ordinance, the zoning resolution, the stormwater design manual, and all procedures, rules and policies pertaining thereto as these may be updated or amended from time to time.

Credit means a conditional reduction allowed against the stormwater service fee charged to an individual parcel based upon the technical requirements and the design and performance standards contained in the City's stormwater credits manual, to be adopted pursuant to this article, as it may be updated or amended from time to time.

Customer means all persons, parcels, and entities served by the utility's acquisition, management, maintenance, extension, and improvement of the public stormwater management systems and facilities and regulation of public and private stormwater systems, facilities, and activities related thereto, and persons, parcels, and entities which will ultimately be served or benefited as a result of the stormwater management program.

Developed land means all parcels not deemed as undeveloped land, as defined in this section.

Direct lien means a lien enforced against an individual or parcel prior to obtaining a judgment against the individual or parcel, such as liens established by operation of law for unpaid taxes.

Director means the City of Lawrenceville City Engineer or his designee.

Impervious surfaces means any paved, hardened or structural surfaces, including, but not limited to, buildings, dams, decks, driveways, parking areas, patios, streets, swimming pools, tennis courts, walkways or other structures which prevent or impede the infiltration of stormwater into the soil.

Parcel means a designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.

Private stormwater management systems and facilities means those natural and manmade channels, swales, ditches, rivers, streams, creeks, branches, reservoirs, ponds, drainageways, inlets, catchbasins, pipes, headwalls, storm drains, lakes and other physical works, properties and improvements which transfer, control, convey or otherwise influence the movement of stormwater runoff or water quality, which are not public.

Public stormwater management systems and facilities(or City of Lawrenceville's Municipal Separate Storm Sewer System) means those natural and manmade channels, swales, ditches, rivers, streams, creeks, branches, reservoirs, ponds, drainageways, inlets, catchbasins, pipes, headwalls, storm drains, public streets, curbs and gutters, lakes and other physical works, properties and improvements which transfer, control, convey or otherwise influence either the movement of stormwater runoff or water quality, which are either owned by the City or over which the City has accepted an offer of dedication of an easement or other legally binding permanent right of use for stormwater drainage, and for which the City has the obligation of maintenance for stormwater drainage purposes.

Stormwater management services may address the quality and the quantity of stormwater runoff and include all services provided by the City which relate to the:

- (1) Transfer, control, conveyance or movement of stormwater runoff through the City;
- (2) Operation, maintenance, repair, enhancement and replacement of existing public stormwater management systems and facilities;
- (3) Planning, development, design and construction of additional stormwater management and facilities to meet current and anticipated needs;
- (4) Regulation of the use of stormwater management services or of stormwater management systems and facilities;
- (5) Education of the public as to stormwater issues;
- (6) Development plan review to require compliance with City standards;
- (7) Inspection for water quantity and water quality to require compliance with City standards;
- (8) Monitoring for water quantity and water quality to determine compliance with City standards, State water quality standards and stormwater management programs; and
- (9) Other services as the Director may deem appropriate.

Stormwater service fee means the periodic service charge imposed by the City to a parcel of developed land pursuant to this article for providing the stormwater management services and stormwater management systems and facilities, which fees shall be used only for the purpose of funding the City of Lawrenceville stormwater utility's cost of providing stormwater management services and stormwater management systems and facilities. Stormwater service fees shall be based on the relative contribution of each parcel to the demand for stormwater management services, shall be structured so as to be fair and reasonable and shall bear a substantial relationship to the cost of providing stormwater management services and stormwater management systems and facilities. The cost of operating expenses, capital investments and reserve accounts may be included in the stormwater service fees.

Undeveloped land means a parcel that has less than 100 square feet of impervious surface.

Water quality means the chemical, physical, and biological characteristics of the State's public utilities.

Water quantity means the volume of runoff which is not entirely confined and retained completely upon a parcel.

(Ord. No. 2021-5, § 1, 5-24-2021)

Sec. 38-183. Establishment of a stormwater utility.

- (a) There is hereby established a stormwater utility within the Engineering Department which shall be responsible for providing stormwater management services, for providing stormwater management systems and facilities, and for determining labor, material and administrative fees for the operation of the stormwater utility throughout the City.
- (b) The City Council hereby delegates management responsibility for stormwater services over the existing stormwater management systems and facilities and other related assets, including, but not limited to, properties upon which such facilities are located, easements, rights-of-entry and rights-of-access, and certain equipment to the stormwater utility authority, subject to the restrictions and guidelines set forth in this article.
- (c) The stormwater utility shall provide stormwater management services, shall provide stormwater management systems and facilities and shall collect stormwater service fees and other fees as provided in this article within the City in accordance with the terms of this article, subject to funding availability and to policy determinations made in the best interest of public health, welfare and safety and the environment; provided, however, that the stormwater utility shall not be authorized to operate outside of the boundaries of the City.
- (d) The stormwater utility shall be operated by the Stormwater Utility Authority. Said authority shall be comprised of the City Manager, the Assistant City Manager Public Works, the City Engineer, one member of the Lawrenceville City Council, and three citizens of the City of Lawrenceville or owners/employees of businesses located within the City of Lawrenceville. The quorum for conducting a regular meeting of this authority shall be fixed at four members. The City Engineer shall serve as the Chairman of the Authority. Except for the number of authority members, the definition of a quorum, and the selection of Chairman, the authority shall establish bylaws and rules for conducting its meetings and business as its first order of business.

(Ord. No. 2021-5, § 1, 5-24-2021)

Sec. 38-184. Scope of responsibility for the stormwater utility.

- (a) The stormwater utility shall provide stormwater management services for existing and proposed public stormwater management systems and facilities as defined in this article, subject to funding availability and to policy determinations made in the best interest of the public health, welfare and safety and the environment. Additionally, the stormwater authority may request that the City Council accept the responsibility for providing stormwater management services to private stormwater management systems and facilities. The acceptance of any private stormwater management system or facility shall require action by the City Council, include a recorded easement, and shall conform to policies established by the City Council.
- (b) The City owns or has rights established by written agreements which allow the stormwater utility to provide stormwater management services and access those stormwater management systems and facilities which are located:
 - (1) Within public road rights-of-way maintained by the City and public road easements maintained by the City;

(Supp. No. 14)

- (2) On private property but within easements granted to and accepted by the City, or are otherwise permitted to be located on such private property by written agreements for rights-of-entry, rights-of-access, rights-of-use or other permanent provisions;
 - (3) On public land which is owned by the City or by another governmental entity, and with which the City has written agreements to provide stormwater management services and access to the stormwater management systems and facilities; or
 - (4) Any pipe which begins within the public road rights-of-way maintained by the City or public road easements maintained by the City that conveys water from the public road rights-of-way/road easement (maintained by the City) until said pipe ends. This shall not include any pipes that begin on private property, convey water to public rights-of-way/road easements and/or end on public rights-of-way/road easements.
- (c) Stormwater management systems and facilities which are located on private property or on public property not owned by the City or leased to the City by another political subdivision of the State of Georgia, and for which there has been no written agreement granting easements which have been dedicated to and accepted by the City, rights-of-entry, rights-of-access, rights-of-use or other form of dedication thereof to the City for operation, maintenance, improvement and access of such stormwater management systems and facilities, shall be and remain the legal responsibility of the property owner, except as otherwise provided for by the laws of the State and the United States.
- (d) The stormwater utility may provide stormwater management services to privately owned stormwater management systems and facilities to ascertain that said facilities are functioning as designed and approved. The stormwater utility may provide for remedial maintenance of said private facilities based upon the severity of stormwater problems and potential hazard to the public health, safety, and welfare and the environment, and in cases where such remedial maintenance is required, the City shall bill the owner of said private facility for the costs of such maintenance. The performance of any such services by the stormwater utility shall not constitute an acceptance of or any continued responsibility or liability for said private facilities. Said private facilities shall remain the responsibility of the private owner thereof.
- (e) It is the express intent of this article to protect the public health, safety and welfare of people, property, and the environment, in general, but not to create any special duty or relationship with any individual person, or to any specific parcel within or outside the boundaries of the City. The City expressly reserves the right to assert all available immunities and defenses in any action seeking to impose monetary damages or equitable remedies upon the City, its elected officials, employees, and agents arising out of any alleged failure or breach of duty or relationship.
- (f) If any permit, plan approval, inspection or similar act is required by the City as a condition precedent to any activity or change upon property not owned by the City pursuant to this article or any other regulatory ordinance, regulation or rule of the City, or under federal or State law, the issuance of such permit, plan approval or inspection shall not be deemed to constitute a warranty, express or implied, nor shall it afford the basis for any action, including any action based on failure to permit or negligent issuance of a permit, seeking the imposition of money damages or equitable remedies against the City, its elected officials, employees or agents.
- (g) All contracts and other official documents, once approved in accordance with this article or the policies and procedures of the Authority and/or the City, shall be executed by the City Manager or his designee and attested by the City Clerk.

(Ord. No. 2021-5, § 1, 5-24-2021)

Sec. 38-185. Compensation.

Members of the stormwater utility shall receive compensation, if any, in an amount to be determined by the City Council. Employees and elected officials of the City shall be not eligible to receive said compensation.

(Ord. No. 2021-5, § 1, 5-24-2021)

Sec. 38-186. Establishment of enterprise fund.

- (a) The City Manager shall establish a stormwater enterprise fund in the City budget and accounting system for the purpose of dedicating and protecting all funding applicable to the purposes and responsibilities of the stormwater utility, including, but not limited to, rentals, rates, charges, fees, and licenses as may be established by the City Council.
- (b) Any revenues and receipts of the stormwater utility shall be placed in the stormwater enterprise funds and all expenses of the utility shall be paid from the stormwater enterprise fund, except that other revenues, receipts, and resources not in the stormwater utility enterprise fund may be applied to stormwater management operations and capital investments as deemed appropriate by the City Council, upon recommendation of the City Manager.
 - (1) The stormwater authority shall comply with all city ordinances and state laws setting forth procurement and bidding requirements. Any project in excess of \$300,000.00 shall require approval of the City Council.
- (c) The City may pledge all or any portion of all income and revenue of any nature derived from the operation of the stormwater management systems and facilities owned by the City or owned by another political subdivision of the State of Georgia and leased to the City, including periodic stormwater service charges and other charges for stormwater service, to the payment of principal of premium, if any, and interest on any revenue bonds or other obligations lawfully issued or otherwise contracted for by the City as may be provided in any resolution authorizing such bonds or obligations or in any trust instrument relating to such bonds or obligations. The stormwater authority may recommend that the City consider issuing revenue bonds as provided in this section; however, no revenue bonds shall be issued unless approved by the City Council.

(Ord. No. 2021-5, § 1, 5-24-2021)

Sec. 38-187. Rates of stormwater service fees to be established.

In order to recover the cost of providing stormwater services and stormwater management systems and facilities while fairly and reasonably apportioning the costs among developed properties throughout the City based on the use of stormwater services and stormwater management systems and facilities, the City Council shall establish by ordinance a stormwater service fee rate, which shall apply uniformly throughout the area of the City that may be included within the stormwater utility pursuant to the jurisdiction granted by this article. The fee is as established from time and time and as approved by separate ordinance of the City Council. The stormwater utility authority shall review the service fee rate on an annual basis and shall make a recommendation of any changes to said service fee to the City Council.

(Ord. No. 2021-5, § 1, 5-24-2021)

Sec. 38-188. Effective date of stormwater service charges.

The stormwater service fee shall accrue beginning September 1, 2007, and shall be billed periodically thereafter.

(Ord. No. 2021-5, § 1, 5-24-2021)

Sec. 38-189. Credits.

Owners of developed land may apply for and receive a stormwater service fee credit for on-site systems or facilities. The Director shall determine such stormwater service fee credits based on the technical requirements, design and performance standards contained in the City's stormwater credits manual, to be adopted by the Director pursuant to this article, as it may be updated or amended from time to time. All of the stormwater service fee credits that may be awarded pursuant to the stormwater credits manual shall not exceed 40 percent of the stormwater service fee applicable to a parcel. The Director shall establish objective standards for securing credits under this section and shall publish a written application for obtaining and calculating the credits.

(Ord. No. 2021-5, § 1, 5-24-2021)

Sec. 38-190. Stormwater service fee, billing, delinquencies and collections.

- (a) The stormwater service fee may be billed separately, on a customer statement and collected along with other fees for services, or on a customer ad valorem tax statement, at the City's sole discretion, provided that in no instance shall the service fee constitute a direct lien against the parcel. Unpaid stormwater service fees shall be collected by filing suit to collect on an unpaid account and by using all methods allowed by Georgia law to collect on any judgment obtained thereby.
- (b) A stormwater service fee bill may be sent through the U.S. mail or by alternative means notifying the customer of the amount of the bill, the date the payment is due, and the date when past due. Failure to receive a bill is not justification for nonpayment. Regardless of the party to whom the bill is initially directed, the owner of each parcel of developed land shall be ultimately obligated to pay such fee. If a customer is under-billed or if no bill is sent for developed land, the City may back bill for a period of up to one year, but shall not assess penalties for any delinquency due to the failure to send a bill or an under-billing. A ten percent per month late charge shall be assessed against the owner for the unpaid balance of any stormwater utility service charge that becomes delinquent.

(Ord. No. 2021-5, § 1, 5-24-2021)

Sec. 38-191. Stormwater utility inspections and enforcement.

- (a) Every occupant of real property located in the City, and every owner, contractor or developer who holds title to undeveloped real property located in the City, shall be obligated to provide stormwater management systems and facilities sufficient to collect, convey, detain, control and discharge stormwater in a safe manner consistent with all the City ordinances and development regulations, and the laws of the State of Georgia and the United States of America.
- (b) The Director shall be permitted to enter and inspect parcels and stormwater management systems and facilities at reasonable times as often as may be necessary to determine compliance with this article.

- (c) If a parcel or facility has security measures in force which require proper identification and clearance before entry into its premises, the owner, developer or contractor shall make the necessary arrangements to allow access to the Director.
- (d) The owner, developer or contractor shall allow the Director ready access to all parts of the parcel or facility for the purposes of inspection, investigation, observation, monitoring, measurement, recording, enforcement, sampling and testing, photography and videotaping for the purpose of ensuring compliance with the provisions of this article. The owner, developer or contractor shall allow the Director to examine and copy any records that are required under the conditions of an NPDES permit or development permit. The Director shall duly notify the owner, developer or contractor of said parcel or the representative on site, except in the case of an emergency.
- (e) The Director shall have the right to set up on any parcel or facility such devices as are necessary in the opinion of the department to conduct monitoring and/or sampling of discharges.
- (f) The owner, developer or contractor may allow the City to install monitoring equipment and perform monitoring as necessary. This sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the owner, developer or contractor and shall be installed at the expense of the City. All devices used to measure flow and quality shall be calibrated to ensure their accuracy. Measurements, tests and analyses performed shall be completed in accordance with 40 CFR Part 136, unless the Director approves another method.
- (g) Any temporary or permanent obstruction to safe and easy access to the parcel or facility to be inspected and/or sampled shall be promptly removed by the owner, developer or contractor at the written request of the Director and shall not be replaced. The costs of clearing such access shall be borne by the owner, developer or contractor.
- (h) Unreasonable delays in allowing the Director access to a facility or parcel shall constitute a violation of this article.
- (i) If the Director has been refused access to any part of a parcel or facility from which stormwater is or would likely be discharged, and the Director is able to demonstrate probable cause to believe that there may be a violation of this article, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this article or any order issued under this article, or to protect the overall public health, safety, environment and welfare of the community, then the department may seek issuance of a search warrant from any court of competent jurisdiction.
- (j) The Director may determine inspection schedules necessary to enforce the provisions of this article.
- (k) Any failure to meet the obligations set forth in this section shall constitute a nuisance and be subject to an abatement action filed by any damaged party or by the City in any court of competent jurisdiction. In the event a public nuisance is found by the Court to exist, which the owner, developer or contractor fails to properly abate within such reasonable time as allowed by the Court, the City may enter upon the parcel and cause such work as is reasonably necessary to abate the nuisance with the actual cost thereof assessed against the owner, developer, or contractor, if any, on a joint and several basis. From the date of the filing of such action, the City shall have lien rights, which may be perfected, after judgment, by filing a notice of lien on the General Execution Docket of the Superior Court of Gwinnett County. The City of Lawrenceville shall have the right, pursuant to the authority of this article, for its designated elected officials and employees to enter upon private and public parcels owned by entities other than the City, upon reasonable notice to the owner thereof, to inspect the parcel and conduct surveys and engineering tests thereon in order to ensure compliance with this section.

(Ord. No. 2021-5, § 1, 5-24-2021)

Sec. 38-192. Appeals.

- (a) Any customer who believes the provisions of this article have been applied in error may appeal in the following manner:
 - (1) An appeal to the Stormwater Utility Authority must be filed in writing with the Director within 30 days of the decision that is appealed. The appeal must be on a form prepared by the City and shall include such information as is reasonably necessary to understand the issue appealed as requested by the Stormwater Utility Authority.
 - (2) The Stormwater Utility Authority shall conduct a technical review of the conditions on the parcel and respond to the appeal in writing within 30 days of receipt.
 - (3) In response to an appeal, the Stormwater Utility Authority may adjust the stormwater service fee applicable to a parcel in conformance with the general purpose and intent of this article.
 - (4) All decisions by the Stormwater Utility Authority shall be final.
- (b) The appeal process contained in this section shall be a condition precedent to an aggrieved customer seeking judicial relief. Any decision of the Stormwater Utility Authority may be appealed by application for writ of certiorari in the Superior Court of Gwinnett County, filed within 30 days of the date of receipt of service of the decision of the Stormwater Utility Authority.

(Ord. No. 2021-5, § 1, 5-24-2021)

Sec. 38-193. Authority to implement article.

The Director is authorized to make all necessary and reasonable rules, procedures and policies with respect to the enforcement of this article. All such rules, procedures and policies shall be consistent with the provisions of this article and shall be effective 30 days after being signed by the Director.

(Ord. No. 2021-5, § 1, 5-24-2021)

Secs. 38-194—38-200. Reserved.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: STORMWATER AUTHORITY, MAY 20, 2026
AGENDA CATEGORY: REVIEW OF CURRENT PROJECTS

- Item:** Sandalwood Community Improvements Project Update
- Department:** Engineering
- Date of Meeting:** Wednesday, May 20, 2026
- Fiscal Impact:** \$0
- Presented By:** Eranildo Lustosa Alves Junior, City Engineer
- Action Requested:** None

Summary: The Sandalwood Community Improvement Project includes lake dredging, dam reconstruction, storm pipe replacement, water main replacement, curb and gutter reconstruction, milling and resurfacing of affected roadways, site improvements such as a turn lane, and associated site restoration.

Background:

Contractor: North Georgia Concrete, Inc.
Contract amount \$8,919,501.00 (County \$1,892,159.00 & City \$7,027,342.00)
Timeline: 450 Calendar Days

Summary Progress:

Construction start-up 1/5/2026. As of 5/13/2026, the contractor has completed phase 1 of site erosion control, performed water main replacement, installed fire hydrants, drained the lake, installed temporary bypass pipes at the dam, and installed the cofferdam. Currently, the contractor is initiating connections of the water service lines to the main, lake dredging, demolition of the existing dam, and grading for the proposed dam.

Proposed Schedule (submitted as 5/13/2026):

Part 1: Site Development Plans

- New Hope Road Turn Lane: 5/29/2026 – 8/14/2026
- Amenity area and dumpster enclosure: 10/1/2026 – 1/27/2027
- New mailbox/kiosk area: 10/20/2026 – 3/2/2027
- Paving: 11/16/2026 – 1/21/2027

Part 2: Lake Dredging

- Lake dredging: 5/11/2026 – 9/7/2026 (Under progress)

Part 3: Dam Rehabilitation and Pedestrian Bridge

- Lake drain & bypass pipes: 1/12/2026 – 4/1/2026 (Completed)
- Spillway construction: 4/2/2026 – 10/22/2026 (Under progress)
- Pedestrian bridge: 10/14/2026 – 10/22/2026
- Lake maintenance (refill): 10/23/2026 – 12/4/2026

Part 4: Water Main Replacement

- Install 8” water line: 1/5/2026 – 4/6/2026 (Completed)
- Service tie-ins: 4/14/2026 – 6/2/2026 (Under progress)