LAWRENCEVILLE
GEORGIA

STORMWATER AUTHORITY

AGENDA

Wednesday, November 18, 2026	Third Floor GwMA Conference Room
6:00 PM	70 S. Clayton St, GA 30046

Call to Order

Approval of Prior Meeting Minutes

1. September 16, 2026 – Stormwater Authority Meeting
2. October 21, 2026 – Stormwater Authority Meeting

Review of Current Projects

3. Stormwater Program Updates
4. Sandalwood Community Improvements Project Update

Review of Proposed New Projects

Comments from Utility Board Staff

Final Adjournment

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AGENDA REPORT
MEETING: STORMWATER AUTHORITY, NOVEMBER 18, 2026
AGENDA CATEGORY: REVIEW OF CURRENT PROJECTS

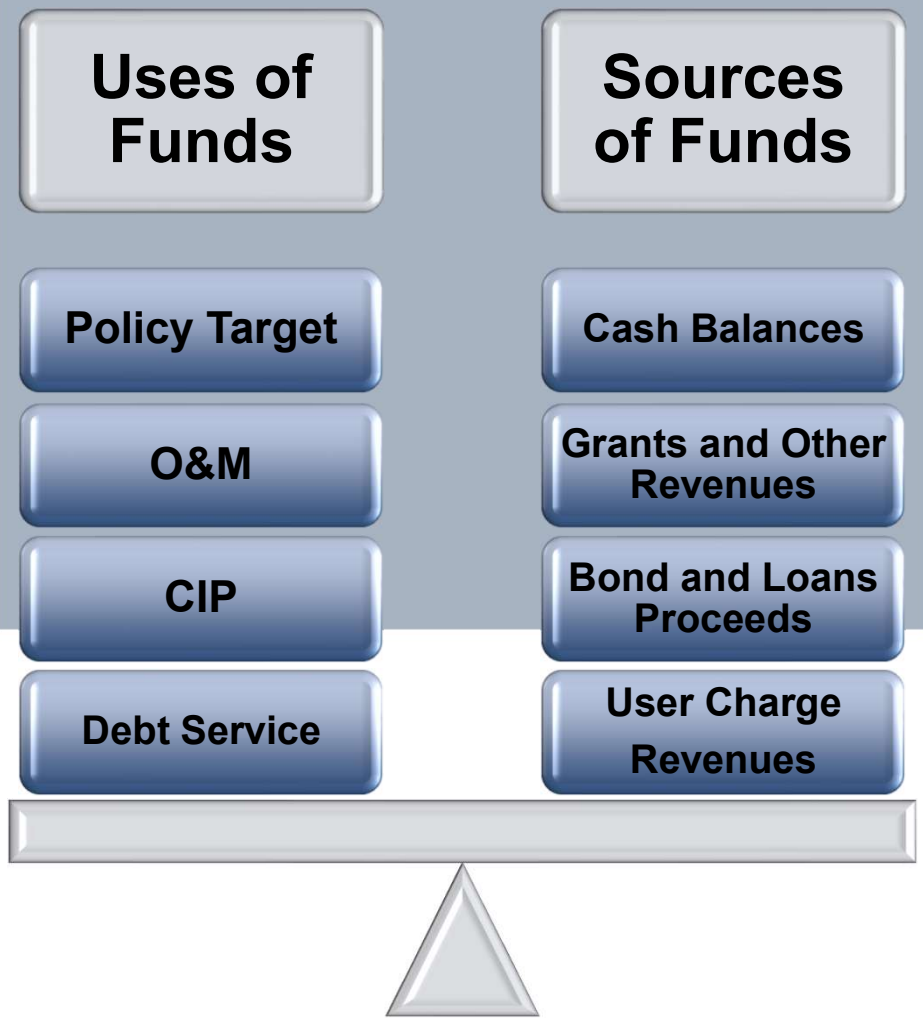
Item:	Stormwater Program Updates
Department:	Engineering
Date of Meeting:	Wednesday, November 18, 2026
Fiscal Impact:	$0
Presented By:	Madison Smith, Stormwater Coordinator
Action Requested:	None

Summary: Stormwater Management Program updates to include project updates on utility fee assessment.

Hazen

City of Lawrenceville Stormwater Utility Rate Analysis

November SWU Board Meeting



November 18, 2026

Agenda

- Project Overview
- Stormwater Utility Needs
- Benchmarking
- Rate Structure Alternatives Overview
- Next Steps



Project Team



Alan Bowling, PE
Project Director



Olivia August, PE
Project Manager



David Hostetler, PE
Technical Lead & QAQC



Gabby Stringer, EIT
Project Engineer



Fernando Aranda
Financial SME



Sean Allen, PE
GIS Lead



Sarah Bailey, EIT
Project Engineer

Project Overview

1. Does the current fee need to be adjusted to stormwater cover costs?

- Compare Lawrenceville's stormwater fee with peer utilities
- Calculate revenue utility needs to fund stormwater staff, programs, and infrastructure
- Determine the percentage increase needed to close any gap from current rates

2. What rate structure is best and how does that impact?

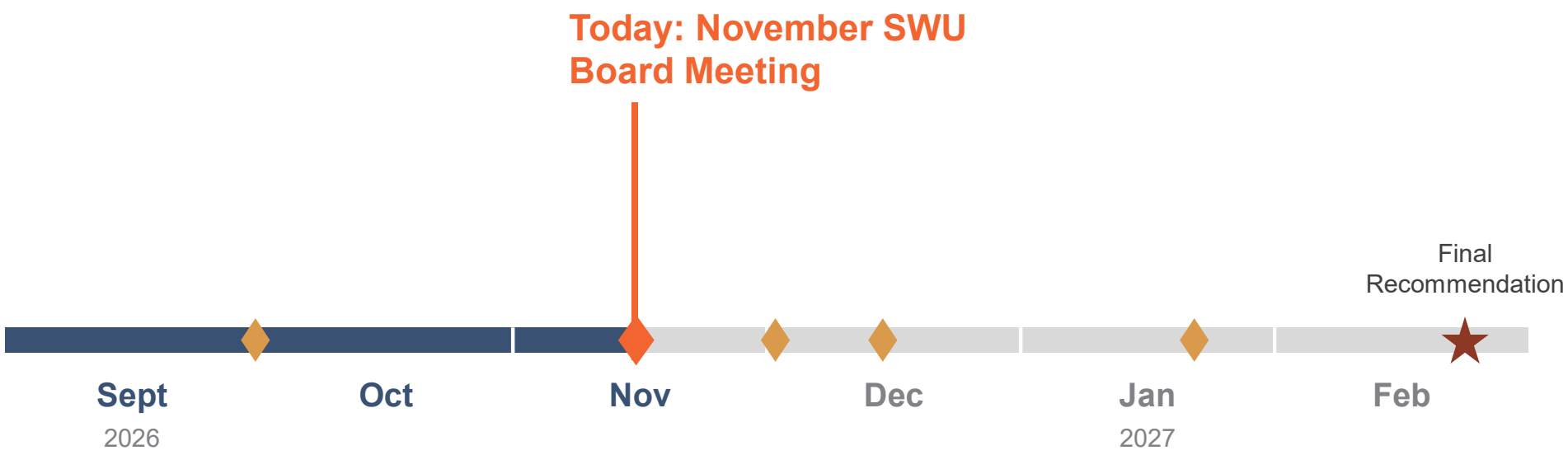
- Measure impervious area on every parcel in the City
- Compare various rate structures and their impacts to residential and non-residential parcels
- Develop final rate recommendation to the Board





Project Schedule

Six-month study, September 2026 to February 2027



Stormwater Utility

What the Stormwater Utility Fee Supports

Staffing & Program

Examples:

- Core stormwater staff and engineers
- Shared City support (IT, HR, Finance)

Operations & Maintenance

Examples:

- Infrastructure repairs and pipe cleaning
- Street sweeping (189 miles in FY26)

Capital Improvements

Examples:

- Replace aging pipes
- Detention, pond and green infrastructure projects

MS4 Permit Compliance

Examples:

- Inspect every MS4 structure every 5 years
- Find and stop illicit discharges

Data & Billing Management

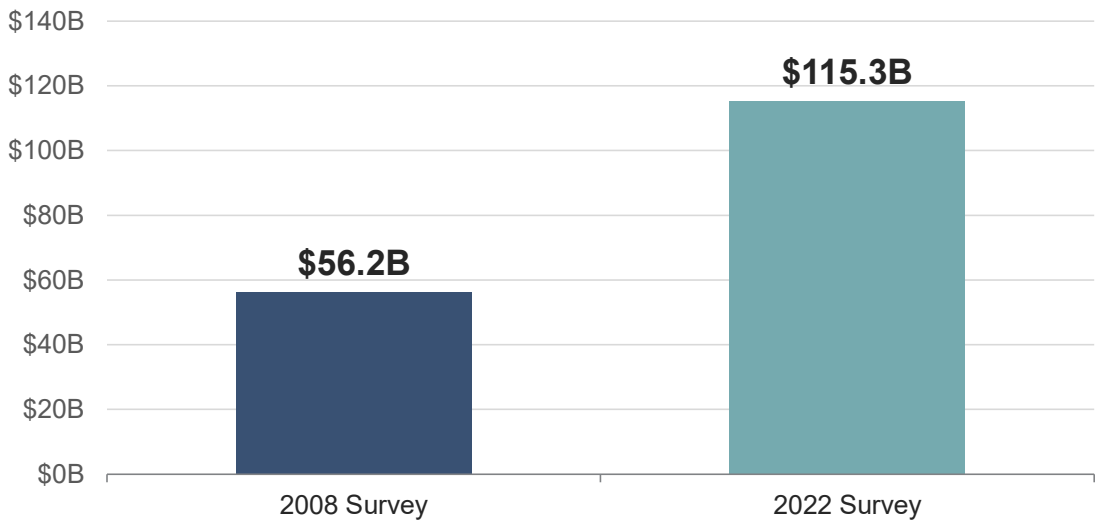
Examples:

- Parcel analysis and billing
- GIS data inventory improvements

Stormwater Investment Needs Are Growing

Documented U.S. stormwater capital needs roughly doubled in real terms between 2008 and 2022

U.S. Stormwater Capital Needs ($ billions, January 2022 dollars)
EPA Clean Watersheds Needs Survey



As reported (nominal dollars): 2008 $42.3B; 2022 $115.3B.

+105%
Real growth in documented stormwater needs, 2008 to 2022

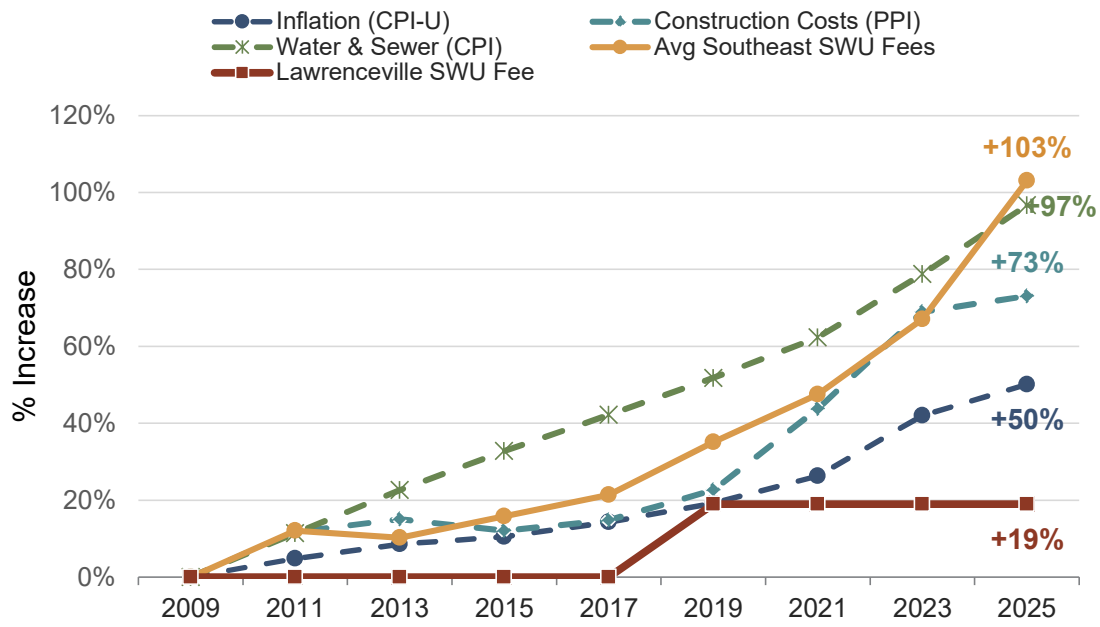
9 → 23 per year
U.S. billion-dollar weather disasters: 1980–2024 avg. vs. 2020–2024 avg.

77%
of stormwater utilities say funding does not cover O&M and capital needs

Sources: U.S. EPA, 2022 Clean Watersheds Needs Survey Report to Congress (2008 restated in Jan-2022 $); NOAA NCEI via Climate.gov (Jan. 2025, CPI-adjusted); Black & Veatch 2021 Stormwater Utility Survey.

Lawrenceville's Stormwater Utility Rate Has Not Kept Pace with Costs

Cumulative Increase Since 2009 (% change from 2009)



+19%
Lawrenceville rate since 2009: $4.20 to $5.00 per ERU per month (one increase)

+97%
Water and Sewer services costs (CPI), 2009 to 2025

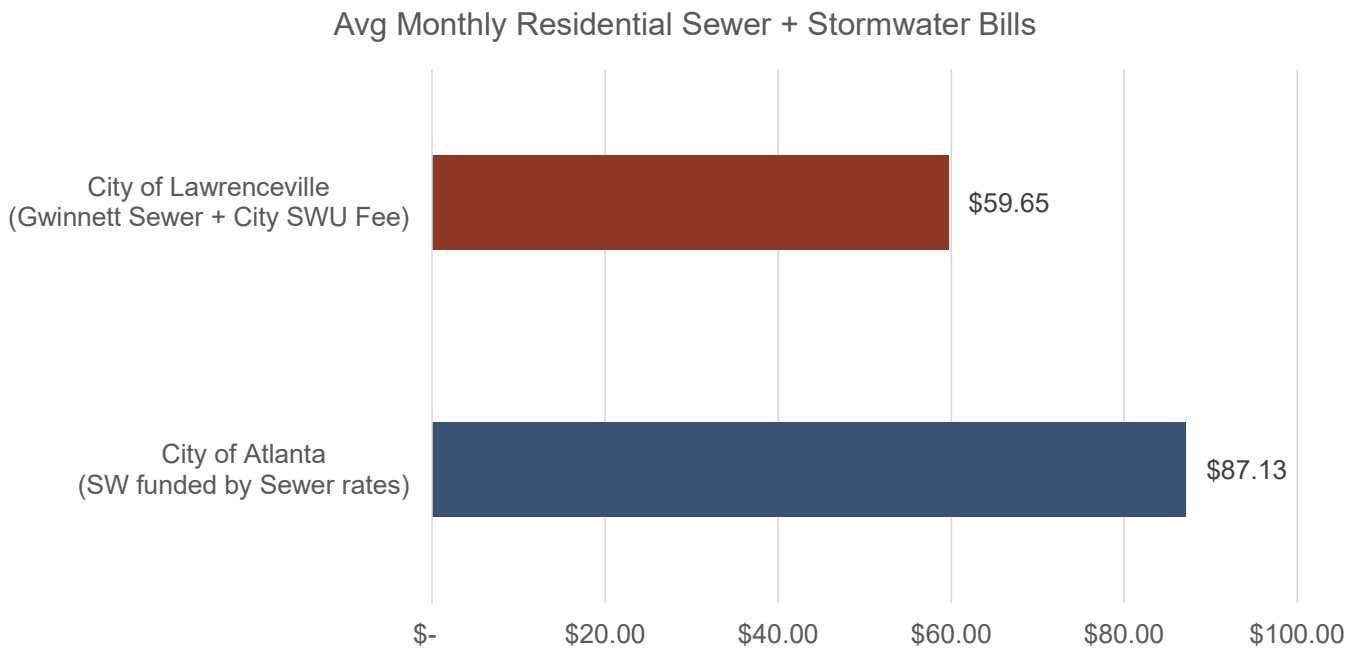
+103%
Southeast (SESWA) average SWU rate, 2009 ($3.22) to 2025 ($6.54)

Sources: SESWA Stormwater Utility Reports (2019, 2025), Comparative Monthly Stormwater Rates; City of Lawrenceville; BLS PPI Inputs to Construction Industries (WPUIP2300001, via FRED; a component of the UNC EFC construction cost index) and CPI-U, U.S. city average, annual averages (CPI 2025 = 11-month average).

Benchmarking

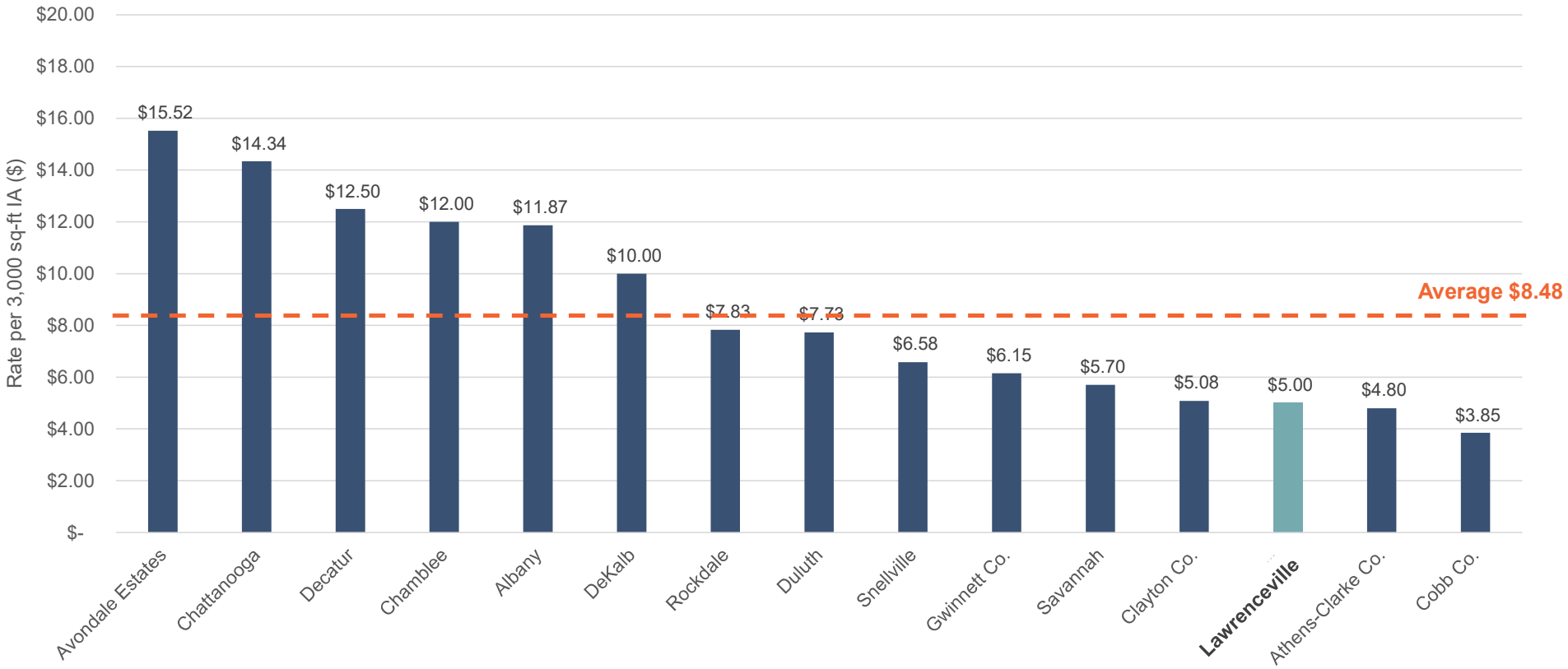
A separate Stormwater Utility Fee does not mean higher costs

Assumes 5/8” meter, 5,000 gal/month usage, and 3,000 sq-ft impervious area



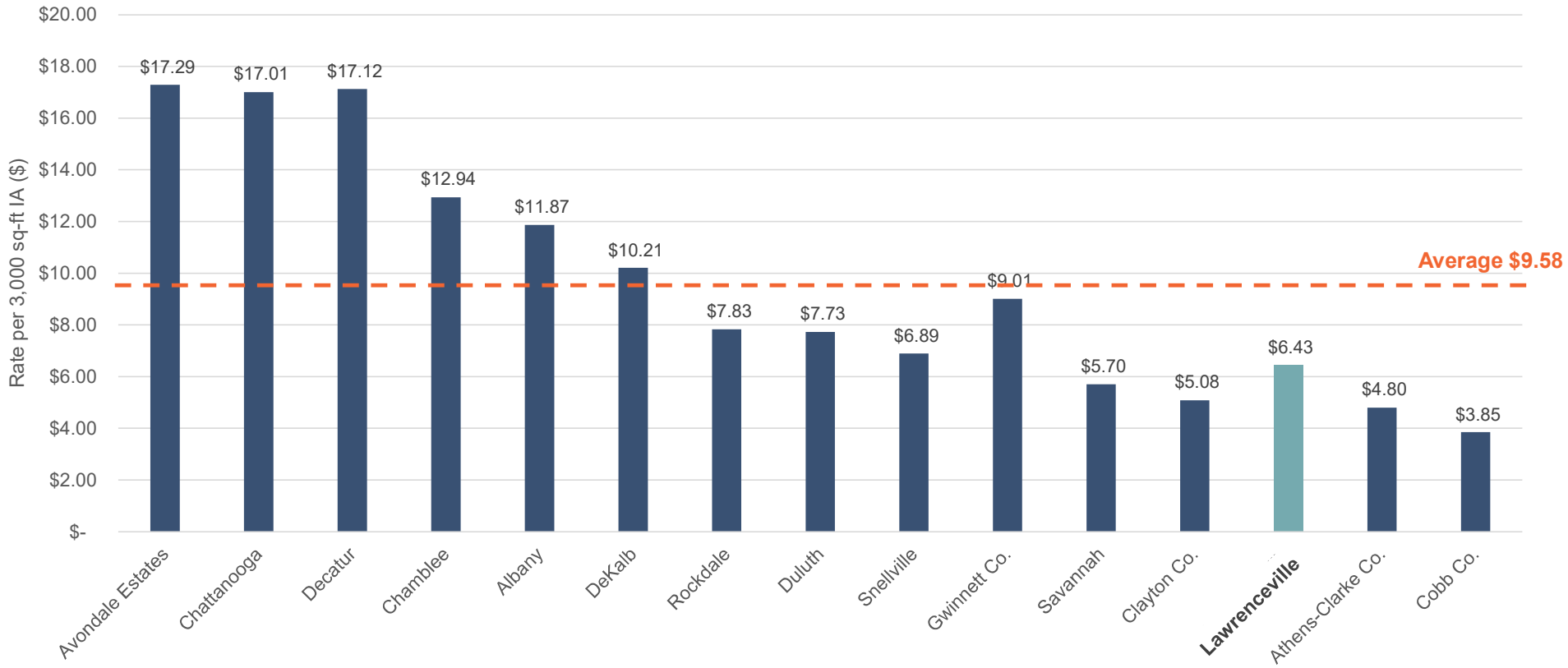
Stormwater Utility Fee Comparison

Avg Monthly Residential Stormwater Fee per 3,000 sq-ft impervious area



Stormwater Utility Fee Comparison

Inflation-adjusted (CPI-U) Rates based on Last Increase



Rate Structure Alternatives

Stormwater Utility Rate Structure Goals



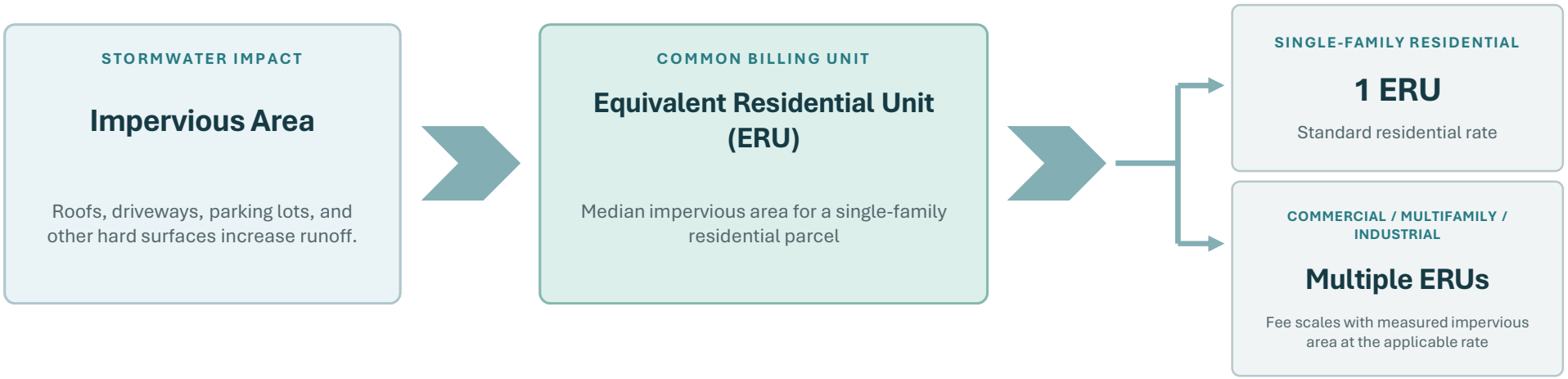
Assign fee based on impact (i.e., Impervious Area)

- Ensures compliance with state legal rulings
- Fair system to assign system costs



Minimize administrative costs

Typical Stormwater Utility Rate Structure



Equivalent Residential Unit (ERU)

- Standard practice for stormwater utility billing
- Based on the median impervious area of a single-family residential parcel
- Typical range is 2,500 – 3,500 ft^2
- Lawrenceville Current ERU = 3,000 ft^2
- Municipalities vary on # of significant digits for their ERU (3,000 vs 3,300 vs 3,333)



The Meadows Shopping Center – 7.42 ac

Impervious = 250,000 sf → **83.3 ERUs**

Rate Structure Alternatives

Alternatives	Single-Family Residential Approach	All Other Parcels Approach
Alt. 1 (Current)	1 ERU	75% x Parcel Area
Alt. 2	1 ERU	Impervious Area (i.e., # of ERUs)
Alt. 3	Tiered by Impervious Area	Impervious Area (i.e., # of ERUs)
Alt. 4	Impervious Area (i.e., # of ERUs)	Impervious Area (i.e., # of ERUs)
Alt. 5	Zoning Max. % Impervious Area	Zoning Max. % Impervious Area

Alternative 1 – Flat Residential Rate & Non-Res Parcel Size (Current)

- Current Practice:
  - **Single Family Residential – Charge 1 ERU**
  - **All Other Parcels – Charge 75% of Parcel Area / ERU**
- Benefits:
  - **Easily tracked**
  - **No uncertainty on the total impervious area of parcel**
- Drawbacks:
  - **Undeveloped commercial properties are charged disproportionately**
  - **Commercial properties built out over 75% are not charged as much per impervious area**
  - **Commercial properties with low % impervious could argue that the fee is not in line with their impact**



The Meadows Shopping Center – 7.42 ac

Impervious = 250,000 sf → **83.3 ERUs**
Current Rate Charges for 240,000 sf → **80.8 ERUs**

Alternative 1 – Flat Residential Rate & Non-Res Parcel Size (Current)

Single Family Residential

- 1 ERU per Parcel



Parcel Area = 0.68 ac
Impervious Area = 7,300 sf → **1 ERU**

All Other Parcels

- 75% x Parcel Area



Parcel Area = 2.98 ac
Impervious Area = 83,000 sf
75% Impervious Area = 97,356 sf → **32.4 ERUs**

Alternative 2 – Flat Residential Rate & Non-Res Impervious Area

Single Family Residential

- 1 ERU per Parcel



Parcel Area = 0.68 ac
Impervious Area = 7,300 sf → **1 ERU**

All Other Parcels

- Impervious Area / ERU



Parcel Area = 2.98 ac
Impervious Area = 83,000 sf → **27.6 ERUs**

Alternative 3 – Tiered Residential Rate

Single Family Residential

- Tiered by Impervious Area / ERU



Parcel Area = 0.68 ac
Impervious Area = 7,300 sf → **2 ERU**

All Other Parcels

- Impervious Area / ERU



Parcel Area = 2.98 ac
Impervious Area = 83,000 sf → **27.6 ERUs**

Alternative 4 – All Parcels based on Impervious Area

Single Family Residential

- Impervious Area / ERU



Parcel Area = 0.68 ac
Impervious Area = 7,300 sf → **2.4 ERU**

All Other Parcels

- Impervious Area / ERU



Parcel Area = 2.98 ac
Impervious Area = 83,000 sf → **27.6 ERUs**

Alternative 5 – Zoning Category

Single Family Residential

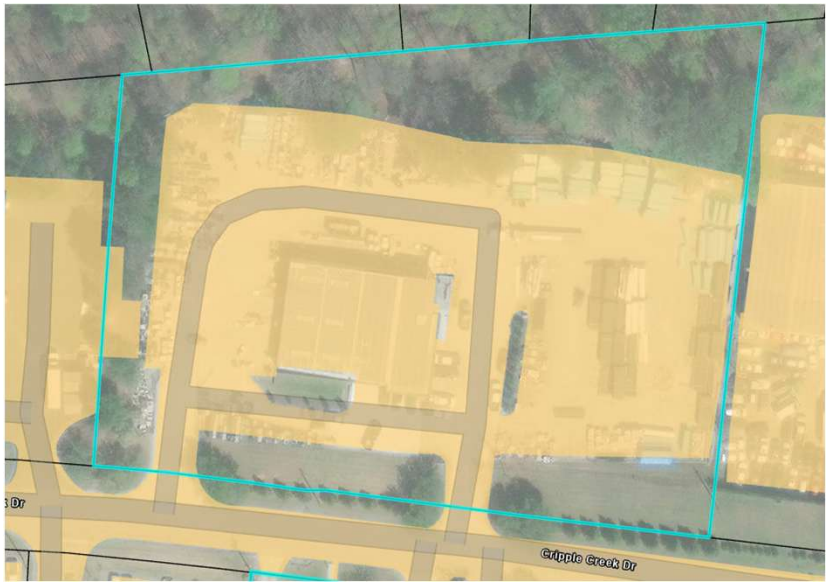
- Parcel Area x Zoning Maximum Lot Coverage Allowed



Zoned: Single-Family Residential
Parcel Area = 0.68 ac
Maximum Lot Coverage Allowed = 75%
Impervious Area Allowed = 22,200 sf → **7.4 ERUs**
Actual Impervious Area = 7,300 sf

All Other Parcels

- Parcel Area x Zoning Maximum Lot Coverage Allowed



Zoned: Light Manufacturing
Parcel Area = 2.98 ac
Maximum Lot Coverage Allowed = 85%
Impervious Area Allowed = 110,300 sf → **36.8 ERUs**
Actual Impervious Area = 45,800 sf

Rate Structure Alternatives - Tradeoffs

Alternatives	Single-Family Residential Approach	All Other Parcels Approach	Cost to Maintain	Correlation with Runoff
Alt. 1 (Current)	1 ERU	75% x Parcel Area	$	Low
Alt. 2	1 ERU	Impervious Area (i.e., # of ERUs)	$$	Medium
Alt. 3	Tiered by Impervious Area	Impervious Area (i.e., # of ERUs)	$$	Medium to High
Alt. 4	Impervious Area (i.e., # of ERUs)	Impervious Area (i.e., # of ERUs)	$$$	High
Alt. 5	Zoning Max. % Impervious Area	Zoning Max. % Impervious Area	$	Low

- Detailed Residential Impervious Area/ERU approach (Alt. 4) could lead to a significant increase in customer billing review requests
- Rate structures that are too general or do not correlate to runoff potential (Alt. 1 and Alt. 5) risks potential legal challenges

Next Steps

Next Steps

- Continue financial analysis to determine total cost of the City's stormwater utility
- Calculate % adjustment to get current revenue to meet calculated costs
- Complete impervious data review and cleanup to being parcel calculations
- Continue rate structure alternatives analysis

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AGENDA REPORT
MEETING: STORMWATER AUTHORITY, NOVEMBER 18, 2026
AGENDA CATEGORY: REVIEW OF CURRENT PROJECTS

Item:	Sandalwood Community Improvements Project Update
Department:	Engineering
Date of Meeting:	Wednesday, November 18, 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 began on 1/5/2026. By 11/12/2026, the contractor completed phase 1 site erosion control, water main replacement and service line connections, fire hydrant installation, lake drainage, temporary bypass pipe installation at the dam, cofferdam installation, demolition of the existing dam, the lake dredging, and spillway construction. The contractor is currently performing New mailbox/kiosk area and backfilling the dam for pedestrian bridge installation. Turn lane construction on New Hope Road has started, with grading and stormwater utility already finished.

Proposed Schedule (submitted as 10/27/2026):

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

Part 2: Lake Dredging
- Lake dredging: 5/11/2026 – 9/7/2026 (Completed)

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 (Completed)
- Pedestrian bridge: 11/10/2026 – 11/18/2026 (Under progress)
- 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 (Completed)