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TOWN OF WILLISTON

M E M O R A N D U M

TO: Rick McGuire, Town Manager

FROM: James Sherrard, Stormwater Coordinator

CC: Bruce K. Hoar, Public Works Director

DATE: May 3nd, 2017

RE: Staff Recommendations for the Stormwater Grant Funding Equitability Policy

As the town seeks grant funding for residential expired permit holders, the allocation of funds must be equitable throughout all neighborhoods. A challenge with obtaining grant funding is the need to associate the grant to a specific improvement, such as an individual neighborhood, while spreading the funding throughout all participating neighborhoods. Accordingly, this approach requires all funds to be applied to said improvement. In the short term, this method of funding is inequitable with certain neighborhoods receiving grants and others bearing the full cost of improvements.

Through discussions between Town Staff and neighborhood Stormwater Representatives, a potential solution to the issue of equitability is proposed. This solution will allow for the Town to obtain grant funding for an individual stormwater improvement and equitably allocate funds to all neighborhoods participating in the Allen Brook Flow Restoration Plan (FRP). An essential component of this policy is how to allocate said funds. A discussion of two potential methods follows.

Grant Allocation Based on Impervious Surface

An allocation metric which distributes funds to treated impervious cover provides a direct nexus to the impairment of Allen Brook. This impairment, that of stormwater runoff, is directly correlated to impervious surfaces. Accordingly, this approach rewards treatment of impervious surfaces above all else. However, an allocation metric which distributes funds based on construction costs provides no direct nexus to the treatment of impervious cover, and by association improving the health of Allen Brook. Instead, this approach rewards increased construction costs which in many cases are a result of historically poor maintenance of the existing system or the

failure to have constructed the stormwater system as required by the state stormwater permit covering that neighborhood.

Since the percent distribution per neighborhood and associated fund allocation amounts will be capped at the cost of construction, as projects become capped additional fund will once again be redistributed among the non-capped neighborhoods based on the allocation metric. An example of grant fund allocation assuming $450,000 of funds received are shown in Table 01 (allocation based on impervious cover) and Table 02 (allocation based on construction cost). A side by side comparison of the two funding methods and associated allocation of funds is shown in Table 03.

As can been seen in Figure 01, a fund distribution based on impervious cover allots 49% of grant funds to the three neighborhoods with the largest amount of treated impervious cover (49% of total impervious treated in the residential neighborhoods). Accordingly, this distribution of funds represents a direct correlation to the amount of benefit Allen Brook receives through the treatment of impervious cover.

Grant Allocation Based on Construction Costs

Another approach for distributing grant funds as suggested by one neighborhood, it to use a ratio of construction costs for a neighborhood and total construction costs for all neighborhood projects.

As can been seen in Figure 02, a fund distribution based on construction costs allots 46% of grant funds to a single neighborhood. This results in 14% of treated impervious cover receiving approximately half of all grant funding. Accordingly, this allocation metric does not correlate benefit to Allen Brook to fund distribution.

Staff Recommendation

Staff recommends that the most fair and equitable approach to allocating any future grant funds be that of treated impervious cover.

Table 01: Impervious Acres Treated - Grant Distribution of $450,000

Neighborhood	Estimated Construction Costs	Impervious Acres Treated	Percent of Total Impervious Treated[1]	Final Distribution
Allenbrook Meadows	$13,697	1.88	2%	$8,936
Brennan Woods	$75,000	16.21	17%	$75,000
Coyote Run	$30,730	6.33	7%	$30,086
Golf Links Neighborhood	$45,000	7.53	8%	$35,777
Heritage Meadows	$40,000	5.22	5%	$24,811
Indian Ridge	$75,000	4.59	5%	$21,821
Meadow Run & Forest Run	$95,000	7.03	7%	$33,423
Meadowridge	$800,000	13.60	14%	$64,641
Old Stage Estates	$135,000	4.21	4%	$20,013
Pleasant Acres	$4,635	0.24	0%	$1,141
South Ridge Neighborhood	$115,000	16.61	17%	$78,947
Taft Farms Condiminums	$40,000	1.77	2%	$8,418
Turtle Crossing	$40,000	3.28	3%	$15,590
Turtle Pond	$15,000	1.82	2%	$8,650
Whitney Hill	$100,000	1.42	1%	$6,768
Williston Commons	$130,000	3.36	4%	$15,980
Total	**$1,754,062**	**95.11**	**100%**	$450,000

[1] Percent of Total Impervious Treated refers to the total amount of impervious from all neighborhoods. The values shown are the individual contribution to the whole (95.11 acres)

Table 02: Construction Cost - Grant Distribution of $450,000

Neighborhood	Estimated Construction Costs	Impervious Acres Treated	Percent of Total Construction Cost[1]	Final Distribution
Allenbrook Meadows	$13,697	1.88	1%	$3,514
Brennan Woods	$75,000	16.21	4%	$19,241
Coyote Run	$30,730	6.33	2%	$7,884
Golf Links Neighborhood	$45,000	7.53	3%	$11,545
Heritage Meadows	$40,000	5.22	2%	$10,262
Indian Ridge	$75,000	4.59	4%	$19,241
Meadow Run & Forest Run	$95,000	7.03	5%	$24,372
Meadowridge	$800,000	13.60	46%	$205,238
Old Stage Estates	$135,000	4.21	8%	$34,634
Pleasant Acres	$4,635	0.24	0%	$1,189
South Ridge Neighborhood	$115,000	16.61	7%	$29,503
Taft Farms Condiminums	$40,000	1.77	2%	$10,262
Turtle Crossing	$40,000	3.28	2%	$10,262
Turtle Pond	$15,000	1.82	1%	$3,848
Whitney Hill	$100,000	1.42	6%	$25,655
Williston Commons	$130,000	3.36	7%	$33,351
Total	**$1,754,062**	**95.11**	**100%**	$450,000

Table 03: Impervious Cover vs. Construction Cost Comparison - Grant Distribution of $450,000

Neighborhood	Estimated Construction Costs	Impervious Acres Treated	Percent of Total Construction Cost	Final Distribution: Construction Cost	Percent of Total Impervious Treated	Final Distribution: Impervious Cover
Allenbrook Meadows	$13,697	1.88	1%	$3,514	2%	$8,936
Brennan Woods	$75,000	16.21	4%	$19,241	17%	$75,000
Coyote Run	$30,730	6.33	2%	$7,884	7%	$30,086
Golf Links Neighborhood	$45,000	7.53	3%	$11,545	8%	$35,777
Heritage Meadows	$40,000	5.22	2%	$10,262	5%	$24,811
Indian Ridge	$75,000	4.59	4%	$19,241	5%	$21,821
Meadow Run & Forest Run	$95,000	7.03	5%	$24,372	7%	$33,423
Meadowridge	$800,000	13.60	46%	$205,238	14%	$64,641
Old Stage Estates	$135,000	4.21	8%	$34,634	4%	$20,013
Pleasant Acres	$4,635	0.24	0%	$1,189	0%	$1,141
South Ridge Neighborhood	$115,000	16.61	7%	$29,503	17%	$78,947
Taft Farms Condiminums	$40,000	1.77	2%	$10,262	2%	$8,418
Turtle Crossing	$40,000	3.28	2%	$10,262	3%	$15,590
Turtle Pond	$15,000	1.82	1%	$3,848	2%	$8,650
Whitney Hill	$100,000	1.42	6%	$25,655	1%	$6,768
Williston Commons	$130,000	3.36	7%	$33,351	4%	$15,980
Total	$1,754,062	95.11	100%	$450,000	100%	$450,000

Figure 01: Impervious Cover Percent Distribution of Funds

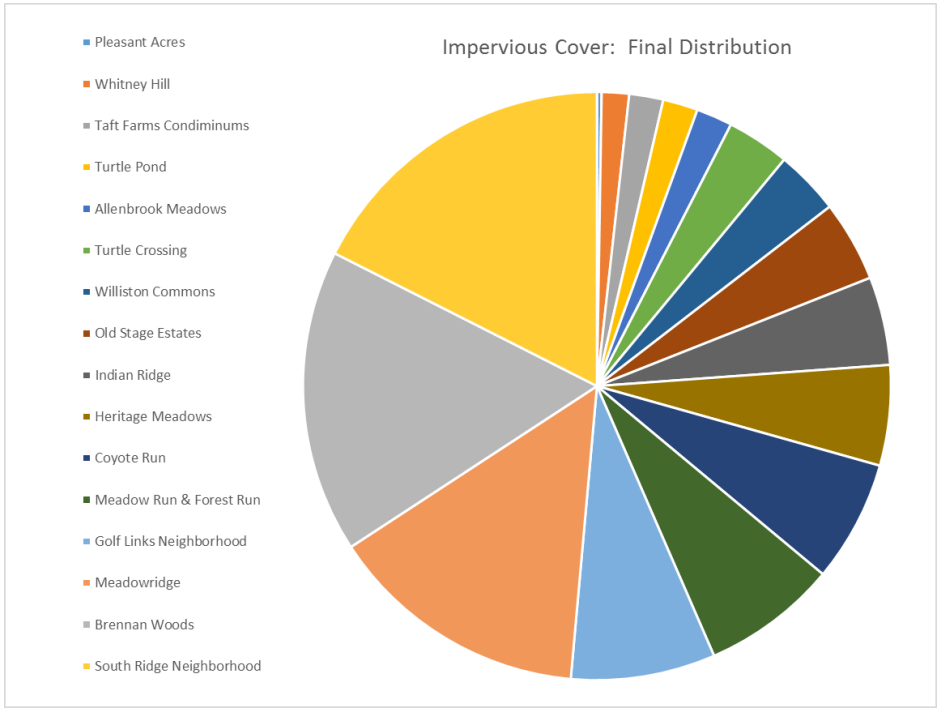

Figure 02: Construction Cost Percent Distribution of Funds