

Stormwater



Public Stormwater Systems on Private Property

- AN OPEN CONVERSATION

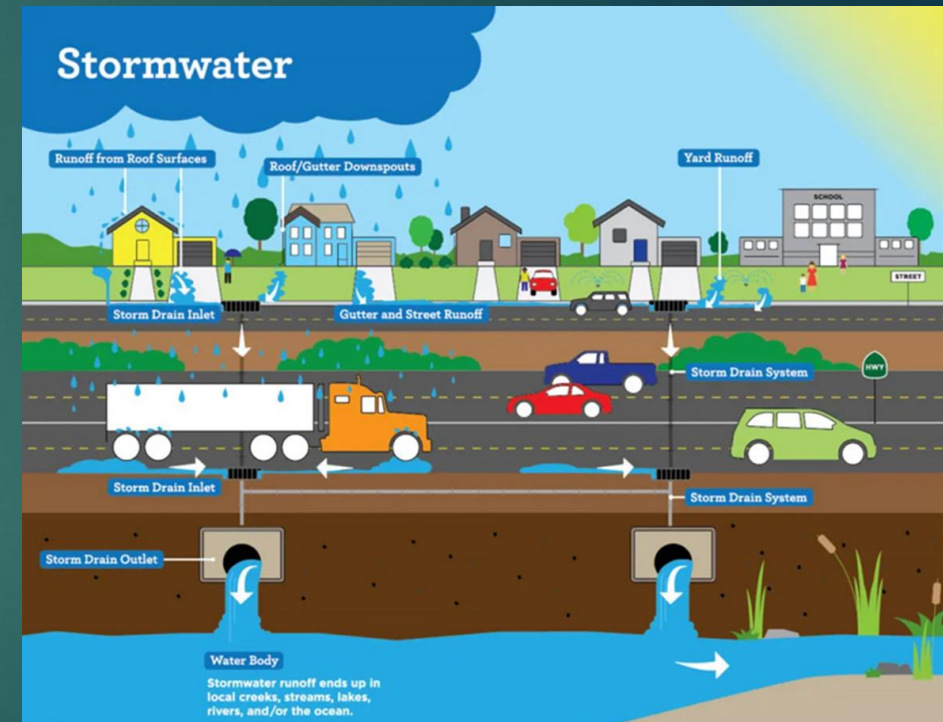
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BARRY FAGAN, PE/PLS, CPESC, CPMSM, CESSWI

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The Issue: Public Stormwater Systems on Private Property

- Watersheds don't respect boundaries.
- Hydrological changes caused by development must be managed.
- Cities often place management responsibilities on property owners.



The Experts:

Richard Johnson, PE

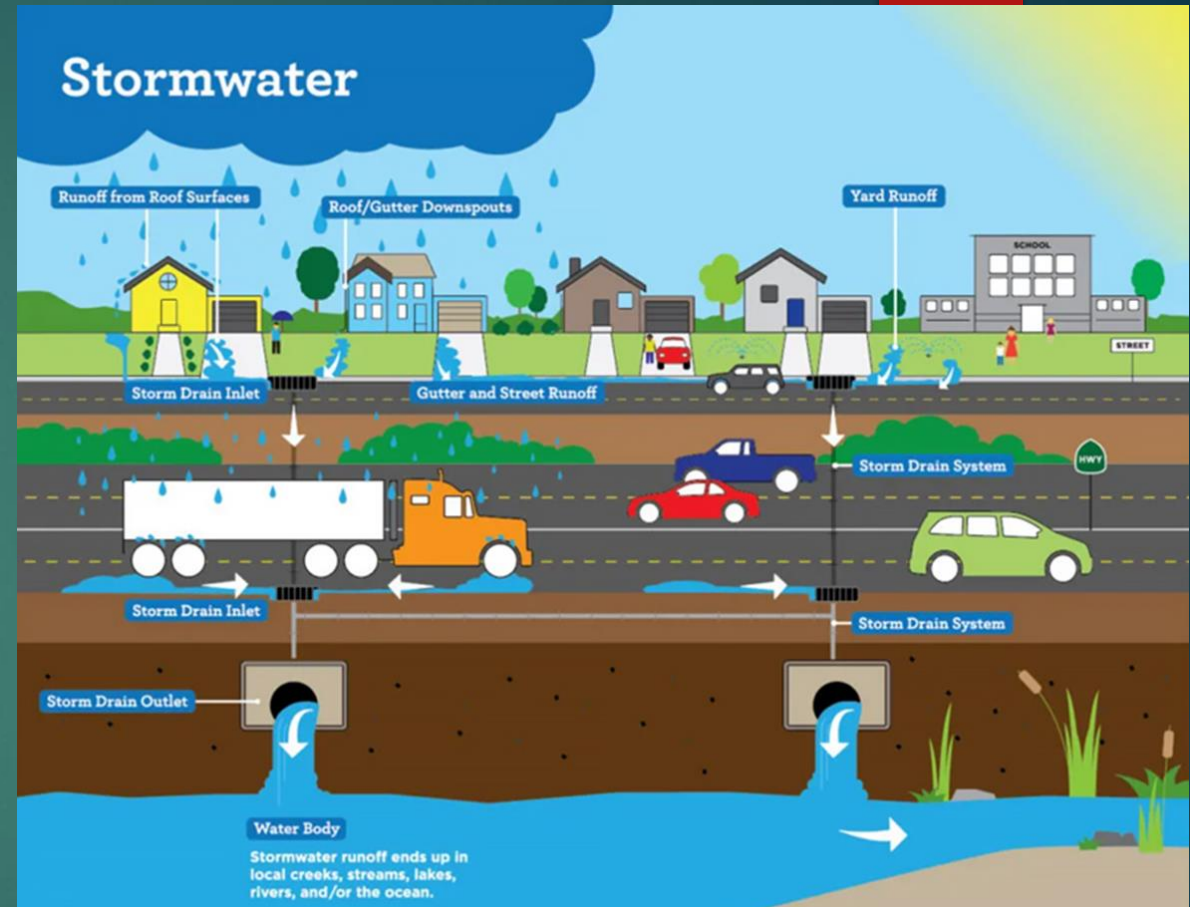
Public Works Director
City of Fairhope

Joel Coleman

VP of Development
TerraCore Development Services

Chad Yarbrough

Fairfield Place Homeowners Association
Fairhope, AL



A public works director, a developer, and a homeowner walk into a bar...



HOA Purpose

The Fairfield Place Homeowners association consists of neighbors looking out for the well being of the community.

We work together to increase not only the value of our properties, but most importantly, the value of our relationships.



Subdivision Regulation

Such facilities [detention/retention] shall be owned, operated and maintained by the development entities and shall not be accepted for inspection and maintenance by the City of Fairhope.



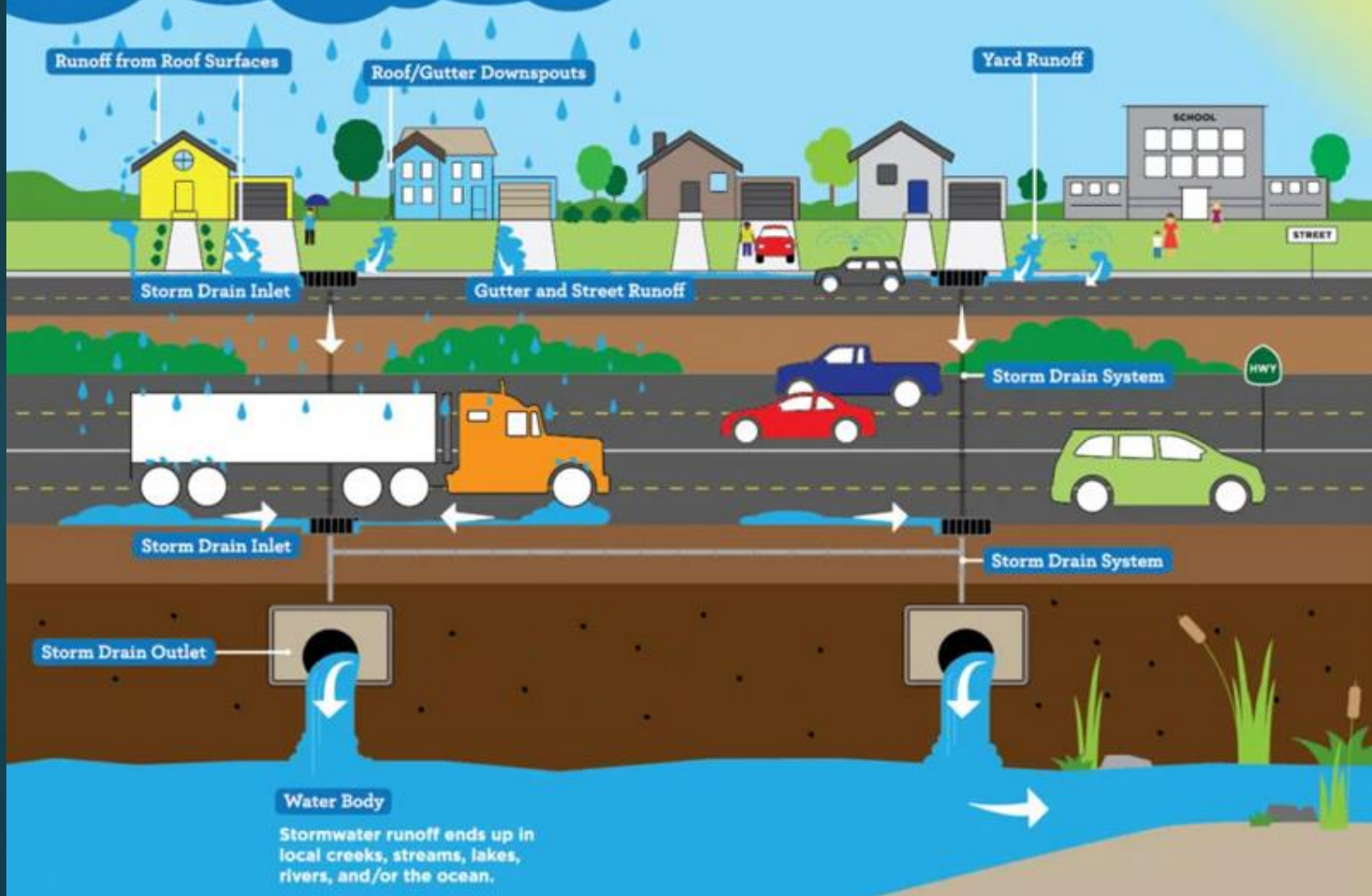
WHAT WE DO



The largest residential lot supplier on the Gulf Coast.

- ▶ 5,700 lots developed
- ▶ 2,822 lots currently under construction
- ▶ \$310,567,307 revenue of lots sold

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2022 REPORT CARD

FUNDING & FUTURE NEEDED



User Fees

- The Alabama Legislature has limited the monthly fee for residential properties to \$0.83.
 - 14% of the National median of \$5.87
 - 20% of the regional median \$4.22
- Of the 69 MS4 communities in the State, only 25 have implemented a stormwater user fee.
- 18 of those 25 charge only half of that allowed by law.
- User fees in Alabama are roughly \$7/capita/year.
- User fees in Georgia are about \$46/capita/year.