

394 Boyers Rd
Rockingham, VA 22801

ROCKINGHAM COUNTY

JUN 08 2020

VIRGINIA

Dear Sirs,

I am writing concerning the proposed charges for the proposed Lake Shenandoah Watershed Authority upgrades.

I would like to address some items.

First of all, the problem is entirely due to the development or over development in this area. When you replace vegetation with houses, buildings, sidewalks, and roads it stands to reason this is going to increase runoff. It also stands to reason that those responsible for the problem and those profiting from it should incur the cost of fixing the problem.

Secondly, as far as approving development within the watershed boundary. How does the county have an obligation to respond to public need and demand with further development in this area? Further development is not a necessity it is a choice. As citizens and taxpayers, we are told that development increases the tax base & therefore increases revenue, if that is the case taxes and charges would not continue to increase.

It states that those within the Lake Shenandoah watershed boundary should bear the cost because this project does not benefit the county as whole. There are numerous examples of projects or expenditures that do no benefit or serve the entire county. Some of which come at a very high price tag. The most obvious example of this is the new county park between Keezletown and Penn Laird.

Finally, it is stated that this is a ten year project. Does that mean the charges will go away after 10 years? I find that to be highly unlikely, as I've never known a tax or charge to be taken away once it has been imposed. There is always a need for more revenue.

In summary, I do understand the importance of this and other projects, but the burden of the cost should not be put on the back residents who just happen to live in a particular area, while those that created the problems are getting a pass.

Sincerely,



Roger Michael
540-801-8427.

From: Casey Armstrong
Sent: Monday, June 8, 2020 2:07 PM
To: 'Reif, Harry L - reifhl'
Subject: RE: Lake Shenandoah meeting letter

Hello Mr. Reif,

It was a pleasure talking to you as well, I will share your letter with the Board.

This meeting will start at 6pm and be open to a limited number of attendees based on roughly 50% occupancy of the Board room. Attendees will be encouraged to wear masks and maintain social distancing. Feel free to remove the mask when speaking to the Board.

Thanks,

From: Reif, Harry L - reifhl [<mailto:reifhl@jmu.edu>]
Sent: Monday, June 8, 2020 10:36 AM
To: Casey Armstrong
Subject: Lake Shenandoah meeting letter

Casey,

It was a pleasure talking with you last week. As promised, I'm sharing a copy of the letter I intend to read from at Tuesday's meeting. There's no problem sharing it in advance with the Board or County staff.

Please let me know how things will work on Tuesday evening as you finalize the meeting plan. I am comfortable wearing a mask but would prefer to be able to remove it while speaking if that's permissible.

Thanks for your help,

Harry Reif, Phd

Professor Emeritus
Computer Information Systems and Business Analytics
James Madison University
MSC 0202
Harrisonburg, VA 22807



From: Casey Armstrong
Sent: Tuesday, June 9, 2020 8:22 AM
To: 'antoinette lucas'
Subject: RE: Lake Shenandoah Stormwater Control Authority

Thank you Ms. Lucas, I will direct your comments to the Board of Supervisors.

From: antoinette lucas [<mailto:antoinettelucas1@gmail.com>]
Sent: Monday, June 8, 2020 9:35 PM
To: Casey Armstrong
Subject: Re: Lake Shenandoah Stormwater Control Authority

Hi Casey,

Thank you for your reply. I believe my total bill amount is close enough to correct for your rooftop calculation. About \$300. I do not know for sure that my roof is 3,000 sq feet as my home only has 2400 of square feet of living space but I have a garage. My point was that lot size and soil **should** be factored into your assessment equation. Your rooftop equation is only equitable if lot sizes and roof sizes are similar- as are the vast majority of lots/homes that have been zoned/built in the last 20 years. However, if my lot size is 3 times larger than the very vast majority of other lots, and my roof is of similar size, then theoretically my lot will absorb 3 times more water and produce 3 times less storm water than a similar size roof/home built on a much smaller lot. I do not feel it is fair or just to so imprecisely use roof size as way to assess my 1.59 acre lot in the same way as someone with a .4 acre lot size with a similar roof size. Not to mention that the majority of my home is on one level vs. at higher levels, as exhibited by many of the newer homes that have been built, and that this also affects the speed at which water can be absorbed. Greed has allowed development to continue without regard or brakes for foreseeable consequences. Buildings have been built where they should not have been built. I am generally ok with pitching in for the greater good, however if homeowners are now going to be assessed to fix this mess, I am NOT in any way ok to be so inequitably assessed to pay for it.

Sincerely,

Antoinette

On Mon, Jun 8, 2020 at 2:30 PM Casey Armstrong <carmstrong@rockinghamcountyva.gov> wrote:

Thank you Ms. Lucas, I will convey your comments to the Board of Supervisors.

If you don't mind, can you send me your total bill amount so we can look into your specific bill to see if an error was made. Generally, you should be charged 10 cents per square foot of roof top on your property, so your lot size isn't currently being factored into the equation.

Thank you,

From: antoinette lucas [mailto:antoinettelucas1@gmail.com]
Sent: Monday, June 8, 2020 2:06 PM
To: Casey Armstrong
Subject: Lake Shenandoah Stormwater Control Authority

Hi Mr. Armstrong,

I have been directed to send my comments to you regarding our hearing of the Lake Shenandoah Watershed Authority. If this is incorrect please let me know and who I should send my comments to.

I live at 1359 Kentshire Dr. Rockingham, VA 22801. My property has the original home that was built on 16 acres of land. It was subdivided in 2002. I bought the home in 2004 and have inherited the original rezoning request maps. I can see that my home has approx. 68,995 square feet of land acres of land with the majority of the other lots on Kentshire, Broadridge, Briarwood and Baybrook having approximately 20,000 square feet of property.

With the proposed assessments, I can see that we are being assessed according to rooftop. However, in consulting with a property attorney, he noted that when comparing my rooftop to my land size that I will be being charged 3+ times the amount of my neighbors to fund

improvements to enhance storm water infrastructure to reduce flooding that occurs in neighborhoods where homes probably should not have been built in the first place. It may be cost effective for you to simply measure roof size as a measure of storm water runoff but it is not cost effective to me- especially at this time as a single home owner with recently reduced compensation. What you have proposed is an unequal and unfair assessment for those of us with a property/land size that can absorb far more water runoff from their roofs than a roof with land under it that is much smaller in size. I recognize that I am in the minority on this issue but would like this addressed in the meeting on Wednesday evening.

Sincerely and thank you,

Antoinette Lucas

From: tcp11660@aol.com
Sent: Monday, June 8, 2020 10:08 AM
To: Casey Armstrong
Subject: Re: RE: Stormwater Authority

Thank you very much

-----Original Message-----

From: Casey Armstrong <carmstrong@rockinghamcountyva.gov>
To: 'tcp11660@aol.com' <tcp11660@aol.com>
Sent: Mon, Jun 8, 2020 08:09 AM
Subject: RE: Stormwater Authority

Thank you for your input, I will direct your comments to the Board of Supervisors.

From: tcp11660@aol.com [<mailto:tcp11660@aol.com>]
Sent: Sunday, June 7, 2020 10:25 AM
To: Casey Armstrong
Subject: Re: Stormwater Authority

This concerns Storm Water Authority Meeting in June 2020 .. The fee proposed is to high and too many years possible 8 to 10 or more?? I have read other storm authority fees are under \$100 a year.. How about doing project in moderation main ones first and make fee reasonable for homeowners who did not create this problem .. Maybe in years to come a grant will come through .. Make things right! Thank you..... Ted P.

-----Original Message-----

From: Casey Armstrong <carmstrong@rockinghamcountyva.gov>
To: 'tcp11660@aol.com' <tcp11660@aol.com>
Sent: Mon, Mar 23, 2020 8:22 am
Subject: RE: Stormwater Authority

Thank you for your input, I will share it with the Board of Supervisors.

Due to COVID-19, the public hearing scheduled for March 25th regarding the Lake Shenandoah Stormwater Control Authority has been postponed indefinitely.

Thank you,

From: tcp11660@aol.com [<mailto:tcp11660@aol.com>]

Sent: Saturday, March 21, 2020 12:34 PM

To: Casey Armstrong

Subject: Stormwater Authority

Due to COVID-19 I will not be at meeting March 25 2020 .. I understand that the project needs attention. I feel the yearly fee is a bit more than expected.. I am guessing this fee will go on for some years.. I hope that people can afford this fee due to economic times to come...Thank you for listening...Along with my vote opinions matter... T P

From: Casey Armstrong
Sent: Monday, June 8, 2020 2:16 PM
To: 'Taylor Howell'
Cc: Stephen King
Subject: RE: LAKE SHENANDOAH WATERSHED AUTHORITY-PERSONAL COMMENTS-JUNE 10, 2020 MEETING DATE

Thank you for your input, I will forward your comments to the Board of Supervisors.

From: Taylor Howell [<mailto:howelltaylorl@gmail.com>]
Sent: Sunday, June 7, 2020 6:42 PM
To: Casey Armstrong
Cc: Stephen King
Subject: LAKE SHENANDOAH WATERSHED AUTHORITY-PERSONAL COMMENTS-JUNE 10, 2020 MEETING DATE

FIRST OF ALL, I WOULD LIKE TO GO ON RECORD REQUESTING POSTPONEMENT OF THIS MEETING UNTIL COVID19 ATTENDANCE RESTRICTIONS ARE LIFTED. MANY ROCKINGHAM COUNTY CITIZENS THAT WILL BE IMPACTED BY FUTURE RULINGS OF **LSWA** ARE, OR NEAR, SENIOR CITIZEN AGE AND PRACTICING GOOD QUARANTINE PROCEDURES ACCORDING TO CDC GUIDELINES. PERSONALLY, I FEEL ANY WRITTEN INPUT, IN LIEU OF IN PERSON ATTENDANCE, CAN CONVENIENTLY BE DISREGARDED OR DIMINISHED. THEREFORE, I REQUEST A POSTPONEMENT AT SUCH TIME WE, CITIZENS, CAN VOICE OUR CONCERNS IN PERSON.

FORMAL COMMENTS:

I PURCHASED A CONDO IN THE TAYLOR SPRINGS TOWNHOME DEVELOPMENT 17 YRS AGO. DURING THAT TIME, I WITNESSED THE COMPLETE BUILDOUT OF THAT PROJECT. AT NO TIME HAD THERE BEEN ANY CONCERNS VOICED THAT THIS PROJECT ADVERSELY AFFECTED THE LAKE SHENANDOAH WATERSHED. NONE! THE LATE JIM SIPE DEVELOPED THAT PROPERTY CORRECTLY AND ADDRESSED RUNOFF ISSUES APPROPRIATELY. ROCKINGHAM COUNTY ADMINISTRATION REVIEWED, APPROVED, AND LICENSED THAT PROJECT, START TO FINISH.

APPROXIMATELY 3-5 YRS AGO, THE VERY LARGE WOODED SITE **NORTHEAST OF THE CULLISTON CT/BOYERS ROAD INTERSECTION** WAS PURCHASED AND **COMPLETELY CLEARCUT**. IMMEDIATE ENVIRONMENTAL IMPACTS WERE EXPERIENCED DURING RAINY PERIODS THAT ROCKINGHAM COUNTY ADMINISTRATION WAS AWARE OF. I HAD CONVERSATIONS WITH MR JOE PAXTON, RETIRED COUNTY ADMINISTRATOR, ON RUNOFF AND OPEN BURNING OF EXTENSIVE DEBRIS PILES ON THAT PARCEL. THE COUNTY DEMANDED LAND OWNER SHRED DEBRIS AND HAUL OFF SITE. TO MY KNOWLEDGE, NO ACTION WAS REQUIRED AFFECTING SIGNIFICANT RUNOFF FROM THAT PROPERTY WHICH DRAINS DIRECTLY INTO THE LAKE SHENANDOAH AREA.

WITHIN THE LAST 6 MONTHS, THE PARCELS OF LAND ADJACENT TO AND ACROSS THE ROAD FROM THE **CULLISTON CT/BOYERS ROAD INTERSECTION** HAVE COME UNDER HEAVY DEVELOPMENT. THE NEAREST PARCEL N.E. OF THIS INTERSECTION **IS BEING EXTENSIVELY REGRADED TO THE DETRIMENT OF THE LAKE SHENANDOAH WATERSHED**.

UP TO APPROXIMATELY 5 YEARS AGO, THIS AREA OF ROCKINGHAM COUNTY HAS HAD A STABLE AND APPROPRIATE WATERSHED MANAGEMENT PROGRAM IN PLACE. IT IS MY OPINION THAT THE PROBLEMS OUTLINED BY THE **LSWA** ARE A DIRECT RESULT OF THE ACTIONS TAKEN BY THE ABOVE MENTIONED LANDOWNERS. THEIR ADVERSE ENVIRONMENTAL IMPACTS HAVE DIRECTLY AFFECTED THE LAKE SHENANDOAH WATERSHED. THEY AND FUTURE DEVELOPERS IN THAT N.E. PART OF BOYERS SHOULD BE RESPONSIBLE FOR THE LION'S SHARE OF COSTS OF CONTAINMENT.

FINALLY, I WOULD LIKE SOME DETAILED DISCUSSIONS CONCERNING THE HUGE FEE PROPOSALS PRESENTED IN RECENT MAILING FROM **LSWA**. WHAT COSTS ARE BEING INCURRED, CALCULATED, AND WHAT REMEDIAL COSTS ARE BEING CONSIDERED. MANY OF US ARE RETIRED AND ON FIXED INCOMES. THIS IS A VERY BURDENSOME TAX RATE.

THANK YOU FOR THE OPPORTUNITY TO COMMENT.

TAYLOR L HOWELL
1469 MILLER SPRING CT
ROCKINGHAM VA 22801

From: Casey Armstrong
Sent: Monday, June 8, 2020 8:09 AM
To: 'tcp11660@aol.com'
Subject: RE: Stormwater Authority

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Rockingham County Administration Center
Attn: Casey Armstrong
20 E Gay St
Harrisonburg VA 22802

June 8, 2020

Dear Citizens of Rockingham County and Board of Supervisors,

I am writing regarding the proposed property assessments relating to the Shenandoah Stormwater Control Authority. A compelling case has been presented for mitigating problems caused as a result of property development within the Lake Shenandoah watershed area. I applaud the focus on mitigating the problem, but strongly object to the proposed method for funding the corrective actions.

A case was successfully presented during this past year for establishing the Authority. During those discussions, residents were provided with examples of how the proposed special assessment funding method has previously been utilized to pay for other water-related issues within the County. The examples fail to take into consideration a very significant difference that must be considered as the County applies the special fee funding model to the Lake Shenandoah situation.

The Lake Shenandoah area watershed problems result from development undertaken in accordance with recommendations prescribed in Rockingham County's "Comprehensive Plan for 2020 and Beyond" developed in 2004 by County staff in concert with the County Planning Commission and a Citizen Advisory Committee (of which I was a member) and subsequently updated in 2006, 2011, and 2015. The current Lake Shenandoah area flooding problems have NOT been attributed to developers or residents doing anything other than what was prescribed by the County's Comprehensive Plan. The developments within the Authority were developed as subdivisions that included engineering work as required by the County.

Historically County funds, State/Federal grants, and proffers have funded changes/improvements to drainage, roadways, buggy pathways, bike paths, and similar infrastructure projects. The proposed fee assessment, a special tax on properties within the Control Authority's boundary, introduces a new strategy for repairing infrastructure or flooding problems are NOT result of illegal actions taken by developers or property owners.

My question to County administration and Supervisors is, "Why resort to a new strategy for correcting problems instead of relying on the ways we have historically relied upon in the past?" Establishing this new strategy sets a precedent where residents of one section of the County should not feel compelled to contribute to correct flooding and infrastructure problems occurring in other parts of the County. In my opinion, this is an unwise precedent to establish.

County residents collectively share the benefits and costs of our infrastructure through property and other taxes along with specific one-time development related permits and fees. Residential properties within the Control Authority are among the highest property tax revenue contributors, considering lot sizes, within the County. These taxes benefit ALL parts of the County. The proposed assessment taxes these home-owners at a higher rate than the rest of the County for no reason. This disproportionate tax will negatively affect property values and will likely redirect development to areas of the County not currently recommended for growth in Rockingham's Long Range Plan.

Thanks for allowing me to comment. I applaud the efforts to date towards correcting the unforeseen flooding problems and trust that the perspective I've presented causes you to reconsider imposing a selective tax on the Authority's residents. Instead, I implore you to fund the solution more equitably using County-wide and/or grant funds.

Sincerely,

Harry Reif
1432 Cumberland Dr.
Rockingham VA 22801

G. Little bit much to charge - more, when people may not have been working.

ROCKINGHAM COUNTY

JUN 04 2020

VIRGINIA

Questions 1-6
Would like these questions and
my summary.

Ms Doris Jean Taylor Bishop

1. What if we have drought? How will help?
2. \$20/mth, we are paying more.
1808 Mainman Spr. Rd
3. When rains goes down driveway and in back yard. Come look.
Don't get from backyard.
Don't stay in the house.
4. Accountability/Taxation without representation.
5. Will taxes go lower

ROCKINGHAM COUNTY

JUN 04 2020

Chad D. Moorman
3417 Taylor Spring Lane
Harrisonburg, VA 22801

Rockingham County Administration Center
Attn: Casey Armstrong
20 E. Gay St.
Harrisonburg, VA 22802

VIRGINIA

Dear Administration,

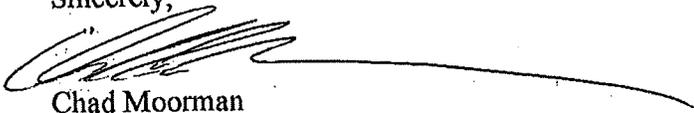
I object on many levels the additional tax being placed on the flooding tax, for the following reasons, as below.

1. You calculated, based on poor software, the square footage of my roof as a rectangle at 5232 square feet. My roof is not a rectangle, it's a shape of a letter "E". I recalculated it correctly at 476.10 dollars. You can't even calculate this correctly, so I don't trust you with my money to do this correctly.
2. My house is on a full wooded lot of 5.6 acres. **NONE OF THE RUN-OFF FROM MY HOUSE LEAVES MY PROPERTY.** I did not cut all the trees down like every other house and neighborhood has done, which means I should be credited because my lot is part of the solution. It helps to absorb the run-off from all of those lots. I am a single lot, not part of any of the neighborhoods (Lakewood, Barrington, etc).
3. Once again you all have decided to urbanize this area, so you all pay for the run off issue. When you build more houses, and parking lots for townhouses you develop land that can't absorb water, **NOT MY LAND OF 200+ TREES THAT DOES ABSORB WATER TO PREVENT RUN-OFF.**

FINALLY, I WILL NOT PAY THIS RIDICULOUS TAX BASED ON ROOF SIZE- THAT IS IDIOTIC. Its needs to be based on the overall makeup of a lot. My house on 5.6 acres of 200+ trees absorbs all my runoff and the other neighbors. Now, a house on 1/2 acre lot with no trees and just grass is causing run-off issues; and town-houses with all that pavement and parking lots are causing the run-off. I am not paying for other people's flooding issues or overall developers' poor development and planning. Barrington was developed down a hill; which was poor planning, and if I was ever buying a house, I would look at the topographical map and know not to buy in that area. In the end those houses should not be built there in the first place.

Once again, I oppose this tax because you can't calculate this correctly; and you need to look at the whole lot, not just the roof. **I WILL NOT PAY THIS LUDICROUS AND ABSURD TAX.** Rockingham County had a meeting and stated very clearly and outright that they wanted to urbanize this area and were pushing developers to build here; well, tax them to take care of this. In the end you are using our money to try to help the developers augment the run-off cost, which we don't want. We don't want any more town houses or development in our area. **YOUR LOGIC ON THE COST AND USE OF THIS MONEY IS NOT ALLOWED AND AS A TAX PAYER I AM NOT FOR IT; YOU ARE OVERSTEPPING YOUR USE OF POWER AND HAVE NO RIGHT TO DO THIS TO US.**

Sincerely,



Chad Moorman

Lake Shenandoah Watershed Authority (LSWA) Public Hearing of 10 June 2020

Debra Canelakes <canelakestd@gmail.com>

Mon, Jun 1, 2020 at 3:42 PM

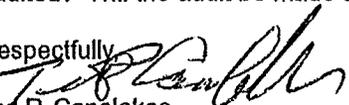
Casey Armstrong,

I'm providing input for your consideration regarding the proposed mitigation solution and the associated 'never ending' tax assessment.

For starters, I found it difficult to evaluate and comment on the formula for calculating the tax each of us would end up paying. I can say without equivocation that any proposed "never ending" tax must be closely scrutinized before approval is granted. Such a tax is an anathema to everything conservative Republicans believe. This is particularly true when a clear understanding of the problem, its impact, and the annual cost to the county has not been widely known and appreciated. Were competitive bids for solving the problem invited, and why on heavens earth would you choose a 'mitigation' solution vice a 'permanent' solution to the problem? How long will this mitigation solution take to execute? Why? At what cost? Under the proposed tax, how much will be collected after the first year? Why shouldn't we collect a tax sufficient to fix the problem permanently? If necessary, when the permanent solution fails due to an act of nature, not contractor failure, the tax can resume?

A 'never ending' tax assessment also begs several important questions. Such as, how exactly will the money be spent? Will a staff be hired to administer this mitigation solution? Has a budget been prepared for this new staff? Can the assessed tax be spent on other county needs or projects? How about county emergencies? Who must approve such expenditures? Should limits be set for such expenditures in writing? How often will this project and its administration be audited? Will the audit be made available to the public?

Respectfully,



Ted P. Canelakes
for the Canelakes Family Trust
3170 Arrowhead Road
Rockingham, VA 22801
(703) 300-1168

ROCKINGHAM COUNTY

JUN 04 2020

VIRGINIA

2922 Port Republic Road
Rockingham, VA 22801
May 25, 2020

Rockingham County Administration Center
Attn: Mr. Stephen G. King, Administrator
Mr. Casey Armstrong
20 East Gay Street
Harrisonburg, VA 22802

Re: Lake Shenandoah Watershed Authority Meeting on June 10, 2020
Prior request that agricultural barns/structures be exempt from proposed
rooftop fees

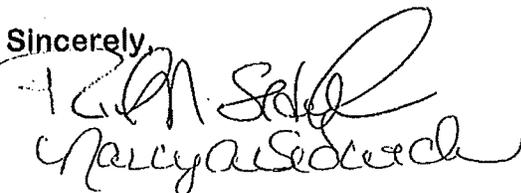
Dear Sirs:

As per our previous communication, we request that agricultural buildings within the watershed authority that are used for agricultural purposes be exempt from the proposed rooftop fee calculation.

Our farm property, upon which we have resided & farmed for over 34 years, remains unchanged & undeveloped as opposed to the ongoing massive residential & commercial developments elsewhere on Port Republic Road .

Thank you for your consideration to our request as well as that of others in similar circumstances.

Sincerely,



Richard E.N. Sedwick
Nancy A. Sedwick

cc: Rick Chandler, Supervisor
Rockingham County Election District No. 3

ROCKINGHAM COUNTY

April 28, 2020

MAY 4 2020

Mr. Stephen G. King
Chief Administrative Officer
Lake Shenandoah Stormwater
Control Authority
20 East Gay Street
Harrisonburg, 22802

VIRGINIA

Re: Water Authority Assessment Criteria

Dear Mr. King:

I understand the need for taking substantial action to remedy the problems with the Lake Shenandoah water catchment area. The Lake is in horrible shape, and the development within the area has increased the demands placed upon it since the Lake was established. Although I do not fully understand the need for the Authority, I hope the County will be quick to fund other water-problem infrastructure by creating other authorities. I don't feel it's equitable to ask those in this Authority's catchment area to fund the Lake area's problems and then use a share of our general tax assessments to fund the stormwater problems in the neighborhoods of others.

I do have one request about the Authority regarding how you determined the assessment. The determination by simply and only using roof square footage overlooks other items that can contribute even more to stormwater run-off, and creates an inequitable, unfair assessment that does not fully reflect a property's contribution to stormwater drainage.

1. **Paving.** Paved areas create as much storm run-off as roofs. I have traveled over the catchment area and have observed many individual properties whose paved driveways, sidewalks and patios are far in excess of their roof square footage. And likewise, I have observed properties where paved areas are far smaller than roof area. Also, in townhouse developments the paved roadways, parking areas and sidewalks exceed the total of the aggregate roof area of all townhouses. Certainly, you cannot expect two homeowners to have equal assessments when one has more, or less, paved area.

Consideration: Include paved square footage in the determination of the assessment along with roof area. For separate homes and businesses include paved square footage along with roof areas. For townhouse

developments apportion paved square footage of common property equally to the assessment of each property owner along with roof area.

2. **Land coverage.** As one who has operated a landscape design business, I can expertly say that all ground does not absorb rainfall equally. Undeveloped woodland with trees and heavy surface litter is most absorbent and grass covered surfaces are least absorbent among surfaces with vegetative covering. Some properties in the Authority's catchment area are nearly all woodlands, others are all grass covered, and many are somewhere in between those extremes.

Consideration: Use type of ground covering in making the assessment. Type of vegetative ground cover is a real determinant of how much stormwater run-off occurs. But including in the assessment would be extremely difficult.

I would never expect you to consider using ground cover as a basis for assessment. However, I believe using solely roof surface area, although simple to attain from County records, is extremely unfair and is inequitable relative to the amount of actual stormwater run-off that may come from a property.

Recommendation:

Either:

1. Include all property paved surfaces (including concrete surfaces) along with roof square footage in making individual assessments.

OR

2. Use parcel or lot sizes to determine the Authority's assessments as you do for real estate taxes.

A. You already have this information.

B. For a property with a grass lawn the total water run-off from the lawn may, and probably does, exceed that of the house. This is patricianly true if the parcel is sloped, grass coverage is thin, or the parcel faces away from the sun slowing drying between rains.

C. By doing so you can use zoning ratings for properties to have different assessment rates. Farm properties get a break as they should, and businesses pay a little more than individual homeowners.

D. You can easily allocate common property in townhouse developments to individual owners using parcel area.

E. Taxpayers and county officials are all used to this system of taxation assessment. It would just be easier for your citizens to accept.

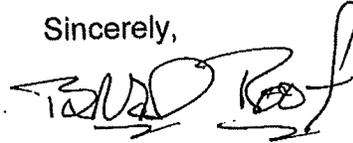
This assessment is really a new tax, a new type of tax, and a new assessment method. Imagine if we never had property taxes, there never would have been a need to have a record of building square footages. If real estate taxes were newly introduced, the County would have to collect the square footages. If your new assessment technique is trying to use some surrogate measure of run-off for the assessment, you cannot ignore paved surfaces. You will just have to collect paved square footage as you would have to collect building square footage if we were starting real estate taxes from scratch. Otherwise choose option 2 above ... Just use parcel size

Please do not choose assessment criteria using only roof square footage just because it's easy and of little expense. That's no justification for being inequitable and unfair by using only roof square footage.

Thank you for reading and considering my letter.

Best of luck for success in improving the Lake Shenandoah area.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Roof". The signature is stylized with a large, looping initial "B" and a long, sweeping underline.

Brad Roof
3066 Arrowhead Road
Rockingham, VA 22801
540-478-4303

March 22, 2020

Rockingham County
20 East Gay Street
Harrisonburg, VA 22802

ATTN: Lisa Koerner Perry

REF: Lake Shenandoah Stormwater Control Tax Annual Bill Increase

I received your notice of proposed annual bill for Stormwater Management. I have the following comments and questions for the upcoming meeting:

1. I think it is unfair to only assess this tax on certain areas. We live in Rockingham County, and I feel that the tax should be spread over the entire county, to keep our taxes at a reduced rate this should be absorbed by everyone. When you plan to build a school, do you only increase taxes for that area, no, it will be passed onto the entire Rockingham County. We are all in this together!
2. Our home was built 24 years ago, when this was built, there was no requirements for stormwater management. Only thru the development of the EPA, requirements have expanded. Not to say this is a bad thing, but we need common sense in our government rules and regulations. I have noticed there are no new single-family subdivisions being developed, only more townhouses and apartments, because the regulations are killing the pricing for single family homes. Our County needs to think of the future for Contractors and our people.
3. I see the newer subdivisions have curb and gutter with storm sewers to retention ponds, which is a good thing. But the increase of storm water is by the runoff from the roads, not the roofs. To base our cost on the size of the roof is a falsehood. My gutter downpipes have been extended with drain pipes to keep the rain water away from my foundation, and they exit onto my grass, not the road.
4. I see in my area on Shen Lake Drive, the flooding that took place near the golf course and Port Republic Road. This I believe, was from inadequate and blocked storm pipes crossing under the road. And the streams did not have the capacity to handle torrential rains for an extended time, such is life and nature. The County can deal with this, but spread the cost to everyone in the county. I am sure we have other areas in the County that may demand upgrades, but don't penalize us, be fair and spread the cost.
5. Many families in my area are retired and on Social Security, don't make it tougher on them, spread the cost to everyone.

Robert W. and Mary Ellen Beall
4140 Lucy Long Drive
Rockingham, VA 22801
(540)438-5792

May 31, 2020

Rockingham County
20 East Gay Street
Harrisonburg, VA 22802

ROCKINGHAM COUNTY

JUN 03 2020

VIRGINIA

ATTN: Casey Armstrong/Lisa Koerner Perry

REF: Lake Shenandoah Stormwater Control Tax Annual Bill Increase

Enclosed letter I sent on March 22, 2020, and then the meeting was postponed due to the virus. Please make sure this is added for comments to be addressed at the meeting.

Robert W. Beall and Mary Ellen Beall
4140 Lucy Long Drive
Rockingham, VA 22801
(540)438-5792

From: Tammy Gray
Sent: Wednesday, June 3, 2020 8:41 AM
To: Casey Armstrong
Subject: Comments from Cathy Slusher

From: Tammy Gray
Sent: Wednesday, May 27, 2020 4:11 PM
To: 'Cathy Slusher'
Subject: RE: Test Email

I am passing this onto Administrator King.

From: Cathy Slusher [<mailto:leoparddoc13@gmail.com>]
Sent: Wednesday, May 27, 2020 2:56 PM
To: Tammy Gray
Subject: Re: Test Email

I did receive it - thanks.

My talking points for the Watershed Meeting on 6/10 for Mr. King:

*The flooding annually in the Barrington area of Baybrook and Berryfield Drives certainly needs addressed with a definitive and corrective plan, and I totally support these efforts.

*The problem has worsened in the 14 years that I have lived here at 3337 Baybrook Dr. I witness my neighbors having flooded and ruined basements repeatedly on all sides of my home. One nearly had fatalities from the flooding on 6/6/18. One suffers from mud and grit all through the basement that is permanent. Another suffers the same, despite trying to avert the water with a sandbag wall. Another suffers even with increased drainage pipes planted in the lawn. I have lost 3 gardens, which is minimal in comparison, but thrived in the early years of our settling here. Our ditch, beside the house which was never upgraded by the county, has flooded and become a river regularly flowing throughout the summer. Our efforts to make it a non-eyesore and more functional have been defeated and ruined with the repetitive flooding.

*What has changed in 14 years? There has been new construction above us, namely more in Taylor Springs, the creation of Taylor Grove, and the newest Townhouses on Taylor Springs Drive, to name the major ones. No attention was given in the planning for adequate runoff retention ponds. All the impervious surfaces that have been created with new construction drain to the lowest point in the area -- our culdesac. This definitely represents poor planning in their development by the Planning Commission and approval through the Supervisors.

*How is an assessment to the owners of the homes in the watershed a fair way to make the necessary changes occur? When poor planning and inappropriate approvals without adequate drainage caused the problem, should it not be the responsibility of the County, with or without contributions from the developers, to cover the costs? It is inappropriate to tax the citizens that were established in this area to foot the bill for this poor planning that occurred after the development of their neighborhood.

This is the gist of my concerns and comments. How long will I have to speak - I think 2 minutes? I look forward to this opportunity, whether live or by zoom. Thank you very much. I look forward to your forthcoming email outlining the format of the upcoming meeting.

Cathy Slusher
3337 Baybrook Dr.
Rockingham, VA 22801
540-476-4060

On Wed, May 27, 2020 at 11:59 AM Tammy Gray <tgray@rockinghamcountyva.gov> wrote:

Please let me know if you receive this email.

As I indicated there will be additional information on the County website closer to the public hearing. If you have additional questions, feel free to email or call me.

Tammy Gray
Executive Assistant
Rockingham County
540-564-3027

From: Rick Chandler
Sent: Thursday, June 4, 2020 11:06 PM
To: Sallie Wolfe-Garrison; William B. Kyger; Brent Trumbo; Michael Breeden
Cc: Stephen King; Casey Armstrong; Tom Miller
Subject: Fwd: Online Form Submittal: Email Supervisor Chandler

FYI

Sent from my iPhone

Begin forwarded message:

From: <noreply@rockinghamcountyva.gov>
Date: June 4, 2020 at 10:33:36 PM EDT
To: <rhandler@rockinghamcountyva.gov>
Subject: Online Form Submittal: Email Supervisor Chandler

Email Supervisor Chandler

Use this form to request assistance or report a concern. Your name, telephone number and email address are requested so we may contact you should questions arise.

(Section Break)

Contact Information

First Name Roger

Last Name Michael

Phone Number 540-801-8427

Email Address mroger307@comcast.net

Street Address: 394 Boyers Rd.

Request or concern:

Nature of Request I am writing concerning the proposed charges for the proposed Lake Shenandoah Watershed Authority upgrades.

I would like to address some items.

First of all, the problem is entirely due to the development or over development in this area. When you replace vegetation

with houses, buildings, sidewalks, and roads it stands to reason this is going to increase runoff. It also stands to reason that those responsible for the problem and those profiting from it should incur the cost of fixing the problem.

Secondly, as far as approving development within the watershed boundary. How does the county have an obligation to respond to public need and demand with further development in this area? Further development is not a necessity it is a choice. As citizens and taxpayers, we are told that development increases the tax base & therefore increases revenue, if that is the case taxes and charges would not continue to increase.

It states that those within the Lake Shenandoah watershed boundary should bear the cost because this project does not benefit the county as whole. There are numerous examples of projects or expenditures that do no benefit or serve the entire county. Some of which come at a very high price tag. The most obvious example of this is the new county park between Keezletown and Penn Laird.

Finally, it is stated that this is a ten year project. Does that mean the charges will go away after 10 years? I find that to be highly unlikely.