

**RESOLUTION NUMBER \_\_\_\_\_**

**Kitsap County Surface and Stormwater Management Program  
Six-Year Capital Facilities Plan**

**WHEREAS**, in compliance with Kitsap County Code Chapter 12.36, the Kitsap County Department of Public Works/Surface and Stormwater Management Program (SSWM) has conducted an assessment of the County owned/operated municipal storm sewer systems and has developed a six-year comprehensive plan for financing municipal storm drainage improvements for the period of January 1, 2011 through December 31, 2016 and,

**WHEREAS**, in further compliance with said RCW, the Board of Kitsap County Commissioners has held a public hearing this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**BE IT THEREFORE RESOLVED**, by the Board of Kitsap County Commissioners, that the attached Six Year Capital Facilities Plan for Kitsap County Department of Public Works / Surface and Stormwater Management Program be adopted as set forth in detail, for the period mentioned, consisting of pages numbered 1 through 3, which are incorporated and made part of this Resolution.

**BE IT FURTHER RESOLVED**, that, pursuant to RCW 36.70A.130(2)(a)(iii) and KCC 21.08.020(H), the Board of County Commissioners hereby incorporates portions of the SSWM Program Six-Year Capital Facilities Plan into the Kitsap County Comprehensive Plan, Appendix A – Capital Facilities Plan. This incorporation by reference replaces and updates the Stormwater section, specifically the subsection entitled “Capital Facilities Projects and Financing: 2010-2015.” The portions of the SSWM Program Six-Year Capital Facilities Plan that are incorporated are only those components necessary for the Capital Facilities Plan, as set forth in the current Capital Facilities Plan.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**BOARD OF COUNTY COMMISSIONERS  
KITSAP COUNTY, WASHINGTON**

\_\_\_\_\_  
**Josh Brown**, Chair

ATTEST:

\_\_\_\_\_  
**Steve Bauer**, Commissioner

\_\_\_\_\_  
Opal Robertson  
Clerk of the Board

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**Charlotte Garrido**, Commissioner

# *Surface & Stormwater Management*

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## **Background**

The surface and stormwater system within unincorporated Kitsap County includes a network of natural and constructed conveyance channels, as well as stormwater facilities designed for runoff quantity reduction and flow-control. Also included in the system are facilities for local flood control and water-quality treatment devices. Ownership, maintenance, and stewardship of this stormwater management infrastructure are the responsibility of the Kitsap County Public Works Department, Surface and Stormwater Management (SSWM) Program.

The National Pollutant Discharge Elimination System (NPDES) is part of the US Environmental Protection Agency (US-EPA) and requires that discharges of potential pollutants meet federal and state water-quality standards and that routine monitoring be conducted to ensure compliance. The program was authorized by the Clean Water Act (CWA) of 1972, and is administered for the EPA by the Washington State Department of Ecology (WA-DOE). WA-DOE issued the Western Washington Phase II Municipal NPDES Stormwater Permit on January 16, 2007. Discharges from Kitsap County's municipal stormwater system located within the urban growth area (UGA) associated with Poulsbo, Bremerton, and Port Orchard, as well as the census-defined urbanized areas located outside the UGA within unincorporated Kitsap County are regulated under this NPDES permit.

The NPDES Municipal Stormwater Permit requires that all local jurisdictions implement stormwater management programs addressing state goals and objectives. WA-DOE was charged with providing program implementation guidance to local jurisdictions within the Puget Sound Basin. The latest version of the WA-DOE *Stormwater Management Manual for the Western Washington* was completed in February 2005. All NPDES Phase II cities and counties within the Puget Sound Basin are required to adopt ordinances and technical manuals that are "substantially equivalent" to the DOE manual by August 15, 2009. Kitsap County began development of a stormwater management manual in 1991. The Kitsap County Surface and Stormwater Management Program (SSWM) was adopted by the County Commissioners in October 1994. In 1996 Kitsap County upgraded stormwater management standards and adopted a revised manual. Then, in 2008, in order to comply with the NPDES Phase II stormwater permit, Kitsap County adopted the current DOE stormwater standards in a new *Kitsap County Stormwater Management Ordinance and Design Manual*.

According to the NPDES Stormwater Phase II guidance, permitted municipalities are required to reduce pollutants in stormwater to the maximum extent practicable (MEP) and protect water quality in receiving waters. Compliance with this MEP requirement is attained by developing and implementing a stormwater management program that addresses the NPDES minimum control measures. These minimum control measures are the basis for the Kitsap County SSWM Program elements:

1. **Comprehensive Watershed Planning** – SSWM shall develop and implement watershed-based plans to manage stormwater impacts on surface waters. These plans shall include stormwater a capital improvement project program, public education & outreach initiatives, operations and maintenance activities, pollution prevention (source-control) measures, and other methods to protect and enhance the designated beneficial uses of the watershed.
2. **Public Education and Citizen Outreach Programs** – SSWM shall develop and implement programs to educate the public about land-use and other human activities that can adversely affect water resources and how we can minimize our

impact on the aquatic environment. SSWM shall also develop and implement citizen involvement (volunteer) programs to monitor, restore, and enhance our aquatic resources that are consistent with watershed plans.

3. **Capital Improvement Project (CIP) Program** – SSWM shall develop a comprehensive 5-year CIP program to address stormwater management problems within each watershed. This program shall include new facilities to prevent future problems and retrofits to address existing problems and enhance older stormwater management facilities. This CIP program shall address runoff volume reduction, runoff flow-control, flooding impact reduction, fish-passage barrier correction, and water-quality treatment.
4. **Operations and Maintenance (O&M) Program** – SSWM shall develop and implement a comprehensive O&M program, including inspections, routine maintenance, facility repair and replacement, and enforcement of stormwater regulations. This program should address public and private stormwater management facilities.
5. **Monitoring Program** – SSWM shall develop and implement a monitoring program to monitor the ambient water quality of natural receiving waters, as well as a monitoring program to evaluate the effectiveness of source-control measures and stormwater best management practices (BMP). This monitoring program shall be coordinated with other county agencies, as well as federal and state agencies. The results of the monitoring program will be communicated to county regulatory agencies, decision-makers, and the public.
6. **Source Control Program** – SSWM shall develop and implement a comprehensive source-control program, including an Illicit Discharge Detection and Elimination (IDDE) effort, to improve water quality throughout the county. This program should address toxic chemicals, on-site sewage (OSS) treatment systems, hazardous waste, wellhead protection, and marine (boat) pollution. The Pollution Identification and Correction (PIC) Program is a key component of the overall source-control effort. Enhancing agricultural practices to improve water quality is also a part of this effort. SSWM shall also develop and implement a shellfish harvest protection program as outlined in RCW 90-72.

## **SSWM Program Goals & Objectives**

The goal of the Kitsap County SSWM Program is to protect and restore the quality of our freshwater and marine resources for all citizens and to work with regional partners to conserve the aquatic resources of the Puget Sound. The following objectives are the foundation of the program:

- Protect life and property from storm, waste, flood, or surplus surface water,
- Protect water quality by preventing siltation, contamination, and erosion of County waterways,
- Protect groundwater aquifers.
- Protect County shellfish resources,
- Assure compliance with federal and state surface water management and water quality regulations and legislation,
- Increase public awareness and citizen involvement, and
- Encourage preservation of natural drainage systems.

The mission of the Kitsap County SSWM Program is to promote and protect public health, safety, and welfare by establishing a comprehensive, sustainable approach to surface and stormwater management pursuant to RCW 36-89. The SSWM program will endeavor to protect Kitsap County citizens, public infrastructure, private property, and natural habitat from the hazards presented by stormwater and flood waters through the use of volume and flow-control measures. The Kitsap County SSWM Program is also responsible for protecting and improving receiving water quality by preventing or reducing stormwater pollution to support ecological integrity and aquatic-life, as well as shellfish harvest and contact-recreation beneficial uses. Protection of groundwater aquifer resources is also part of the SSWM mission. The Kitsap County SSWM Program will utilize a suite of techniques to accomplish these goals, including public outreach and education, engineered stormwater treatment and control facilities, source-control measures, and preservation of natural drainage systems. In addition, the Kitsap County SSWM Program will assure compliance with federal and state surface water management and water quality regulations, and actively support the Puget Sound Partnership Action Agenda.

In accordance with the Kitsap County “Water is a Resource” policy, the guiding principles for the SSWM Program are:

- Preserve and Restore the Natural Hydrologic Regime
- Conserve and Recharge Groundwater Resources
- Reduce Pollutant Loading to Surface and Groundwater
- Reduce Stormwater Runoff Volume and High Flows
- Encourage Sustainable Land-Use Practices
- Continue to Refine Science Based Management of Water Resources
- Ensure we Utilize Public Resources Effectively and Efficiently

## **Current Facilities Inventory**

Drainage facilities within Kitsap County are composed of three basic types:

1. Conveyance Network
2. Runoff Quantity and Flow-Control Facilities
3. Stormwater Quality Treatment Systems

Topography and flows govern the nature and function of the drainage infrastructure without consideration to property ownership, land use, or political boundaries.

The conveyance network includes all natural (streams and swales) and constructed open channels (swales and ditches), as well as piped drainage systems (including catch basins and conveyance structures) and culverts. These systems may be located on private property or within County right-of-way. The division of ownership, function, and location determines the entity responsible for facilities maintenance.

Quantity and flow-control facilities include infiltration facilities, retention and detention ponds, tanks, and vaults, as well as bioretention systems. The common purpose of these facilities is to reduce the rate of stormwater flow from a specific site or area to reduce the potential for localized flooding, minimize flow damage to natural water courses, and prevent downstream erosion problems. These facilities are designed to hold a volume of runoff based on the amount of impervious area and a specific design storm event. These facilities may be located on public or private property depending upon the area being served.

Stormwater quality enhancement facilities include water-quality (wet) ponds, biofiltration swales, infiltration facilities, and bioretention systems. The purpose of these facilities is to remove a certain type and/or amount of pollutant from the runoff before it is discharged into a water body or collection system or dispersed over the ground for infiltration. These facilities may be located on public or private property depending upon the area being served.

Development activities taking place within Kitsap County are conditioned during the application process to comply with minimum requirements of the Kitsap County Stormwater Management Ordinance. Drainage control and water quality enhancement facilities constructed for large residential projects are dedicated to Kitsap County SSWM for maintenance. Facilities constructed for commercial and multifamily developments are maintained privately.

An inventory of constructed retention and detention facilities and water quality swales is presented in Table SD.1.

**Table SD.1. Current Facilities Inventory – Stormwater**

Type of System	Quantity
Detention Pond	209
Detention Tanks or Vaults	68
Retention Pond	67
Water-Quality Wet-Pond	34
Biofiltration Swale	139
Bioretention Facility or Rain Garden	3
Infiltration Basin	112
Infiltration Trench	27
Underground Water-Quality Filter (StormFilter)	6
Tidegate	13
Hydro-Dynamic WQ Treatment Device	25
<b>Total Stormwater Management Facilities</b>	<b>557</b>

### Level of Service

As of December 2007, the Kitsap County Surface and Stormwater Management (SSWM) Program assumed maintenance responsibility for more than 675 stormwater retention/detention and runoff quality enhancement facilities. More than 55 newly constructed and private residential facilities are expected to be included in the SSWM Inspection and Maintenance Programs within the next two years. Approximately 33 percent of the SSWM Program budget is dedicated to inspection, maintenance, and retrofitting of existing County stormwater facilities.

The goals and objectives of the County's SSWM Program reflect the level of service (LOS) for stormwater management facilities. The SSWM Capital Improvement Program, adoption of the Kitsap County Stormwater Management Ordinance, and watershed planning activities undertaken by the Department of Community Development all contribute to the public's level of service expectations.

The current level of service complies with applicable state regulations Land development activities requiring land use approval from Kitsap County are currently conditioned to meet the water quality, runoff control, and erosion control requirements of Kitsap County's Stormwater Management Ordinance and Design Manual, which was adopted by the Board of Commissioners in December 1996 and implemented in April 1997.

The Kitsap County Storm Drainage Ordinance and Design Manual requires development projects to provide water quality enhancement for storm events up to the 6-month, 24-hour duration storm. When discharging to streams or open channels, runoff rates from development sites are required to be controlled to meet stream bank erosion control standards. These standards require that post-developed peak flow runoff rates for the 2-year, 24-hour duration storm event be released at one-half of the pre-developed peak flow rate for that storm event. These standards also require that pre-developed peak flow runoff rates be maintained for the 10-year and 100-year/24-hour duration storm events after development occurs. Construction sites are required to provide erosion and sediment control for storm events up to and including the 2-year, 24-hour duration storm.

## Capital Facilities Projects and Financing

The Capital Facilities Plan (CFP) for SSWM consists of three major elements: the construction of regional stormwater facilities; completion of drainage analysis reports; and other necessary capital improvements which include fish passage barrier elimination, flood reduction, and runoff quality enhancement projects. The first SSWM Capital Improvement Plan (CIP), formally adopted by the Board of County Commissioners in 2003, presents a strategy for future regional infrastructure planning and regional CIP projects based upon existing and future land use, flooding impacts to public and private properties, habitat values and other infrastructure needs.

The CIP includes a clear set of objectives for future capital projects, criteria for ranking existing stormwater problems and prioritizing future area specific drainage infrastructure planning efforts, taking into account future land use, habitat values and other basin conditions. SSWM staff work with a Stormwater Advisory Committee consisting of program agencies, citizens, tribes, cities, and state officials. The Committee provides input into the prioritization of capital projects as well as providing SSWM with a broad range of input regarding program direction and implementation.

Regional capital projects initiated to date have addressed cumulative impacts of past land use practices. It is a goal of the plan to work more proactively and constructively with the development community and other agencies to arrive at mutually beneficial solutions to regional stormwater quality and quantity problems.

The proposed six-year CIP represents a conservative approach to budgeting and completing SSWM capital projects. Where feasible, grant funds and other revenue sources for capital projects will be aggressively pursued. Grants are highly competitive and available sources have been reduced in recent years. Therefore, grants are considered supplemental to the SSWM Capital Facilities Plan. Consideration is also being given to financing options for stormwater capital projects planned for potential annexation and incorporation areas so that repayment arrangements can be made through urban growth management agreements or other mechanisms.

### Capital Facilities Projects and Financing: 2011-2016

SSWM CIP/CFP projects focus on correction of drainage problems that are not likely to be financed by the County road fund. The objective of the program element is to secure sufficient funding to construct projects that address identified water quality problems, publicly owned fish passage barriers, and serious flooding problems located beyond County rights-of-way. The proposed financing plan is shown in Table SD.3.

Table SD.3 - SSWM Capital Facilities Projects and Financing 2011-2016

Project Descriptions	Surface & Stormwater Management (SSWM) Utility						TOTAL
	2011	2012	2013	2014	2015	2016	
<i>Stormwater Capacity – Conveyance &amp; Flood Control – Water Quality Improvement – Fish Passage – Aquatic Restoration</i>							
<i>Red = SSWM Project   Blue = Joint SSWM-Roads Project   Green = Joint SSWM-Parks Project</i>							
<b>1. Central Kitsap – Silverdale Stormwater &amp; LID Retrofit Plan</b>							
Estimated Project Cost (Design-Permitting, & Construction)	\$150K						\$150K
Stormwater Utility Funding (97003084)	\$150K						\$150K
<b>2. North Kitsap – Kingston Stormwater &amp; LID Retrofit Plan</b>							

Surface & Stormwater Management (SSWM) Utility							
Project Descriptions	2011	2012	2013	2014	2015	2016	TOTAL
Estimated Total Project Cost (Design, Permitting, & Construction)	\$150K						\$150K
Stormwater Utility Funding (97003096)	\$150K						\$150K
<b>3. Central Kitsap (Navy Yard City) - Charlotte &amp; Webster Drainage Improvements</b>							
Estimated Total Project Cost (Design, Permitting, & Construction)			\$300K				\$300K
Rev - Stormwater Utility Funding (97003083)			\$300K				\$300K
<b>4. North Kitsap (Suquamish) - Division Street Drainage &amp; Road Improvements (Columbia)</b>							
Estimated Total Project Cost (Design, Permitting, & Construction)	\$400K	\$400K					\$800K
Stormwater Utility Funding (97003038)	\$400K	\$400K					\$800K
<b>5. North Kitsap (Suquamish) - Suquamish Way Drainage &amp; Road Improvements (Augusta)</b>							
Estimated Total Project Cost (Design, Permitting, & Construction)		\$400K	\$400K				\$800K
Stormwater Utility Funding (97003037)		\$400K	\$400K				\$800K
<b>6. South Kitsap (Manchester) – Colchester Drainage Improvements</b>							
Estimated Total Project Cost (Design, Permitting, & Construction)	\$250K						\$250K
Stormwater Utility Funding (97003099)	\$250K						\$250K
<b>7. Central Kitsap – Bucklin Hill Rd Drainage Improvements and Sidewalk/Road Improvements</b>							
Estimated Total Project Cost (Design, Permitting, & Construction)	\$100K	\$550K					\$650K
Roads (TIP) Funding		\$550K					\$550K
Stormwater Utility Funding (97003013)	\$100K						\$100K
<b>8. South Kitsap – Manchester Stormwater &amp; LID Retrofit Plan</b>							
Estimated Project Cost (Design-Permitting, & Construction)		\$150K					\$150K
Stormwater Utility Funding (97003104)		\$150K					\$150K
<b>9. Central Kitsap - Erlands Point Drainage Improvements</b>							
Estimated Project Cost (Design-Permitting, & Construction)					\$200K		\$200K
Stormwater Utility Funding (97003085)					\$200K		\$200K
<b>10. South Kitsap - Jackson &amp; Lund Regional Drainage Improvements</b>							
Estimated Project Cost (Design-Permitting, & Construction)	\$50K	\$250K					\$300K
Stormwater Utility Funding (97003090)	\$50K	\$250K					\$300K
<b>12. Central Kitsap – Dickerson Creek Culvert Replacement &amp; Floodplain Restoration</b>							

Surface & Stormwater Management (SSWM) Utility							
Project Descriptions	2011	2012	2013	2014	2015	2016	TOTAL
Estimated Project Cost (Design-Permitting, & Construction)	\$150K	\$350K	\$300K				\$800K
Stormwater Utility Funding (97003093)	\$150K	\$350K	\$300K				\$800K
<b>13. North Kitsap – WF Clear Creek Culvert Replacement (Sunde Rd)</b>							
Estimated Project Cost (Design-Permitting, & Construction)	\$100K		\$250K				\$350K
Stormwater Utility Funding (97003094)	\$100K		\$250K				\$350K
<b>14. North Kitsap – WF Clear Creek Culvert Replacement (Shadow Glen Rd)</b>							
Estimated Project Cost (Design-Permitting, & Construction)	\$50K		\$200K				\$250K
Stormwater Utility Funding (97003095)	\$50K		\$200K				\$250K
<b>15. North Kitsap – Clear Creek Floodplain &amp; Wetland Restoration (Schold &amp; Markwick)</b>							
Estimated Project Cost (Design-Permitting, & Construction)	\$100K	\$300K	\$200K	\$300K			\$900K
Stormwater Utility Funding (97003096)	\$100K	\$300K	\$200K	\$300K			\$900K
<b>16. North Kitsap – Silverdale/Ridgetop Regional Stormwater Facility (Phase I)</b>							
Estimated Project Cost (Design-Permitting, & Construction)	\$100K	\$200K	\$300K				\$600K
Stormwater Utility Funding (97003081)	\$100K	\$200K	\$300K				\$600K
<b>Stormwater Capacity – Conveyance &amp; Flood Control – Water Quality Improvement – Fish Passage – Aquatic Restoration</b>							
<b>Red = SSWM Project Blue = Joint SSWM-Roads Project Green = Joint SSWM-Parks Project</b>							
<b>17. North Kitsap - Crouch Creek (Paulsen Rd) Culvert Replacement</b>							
Estimated Project Cost (Design-Permitting, & Construction)					\$100K	\$100K	\$200K
Stormwater Utility Funding (97003079)					\$100K	\$100K	\$200K
<b>18. North Kitsap - Driftwood Key South (Vista Key &amp; Bay) Stormwater Treatment Facility</b>							
Estimated Project Cost (Design-Permitting, & Construction)	\$100K	\$100K	\$200K				\$400K
Stormwater Utility Funding (97003091)	\$100K	\$100K	\$200K				\$400K
<b>19. North Kitsap - Driftwood Key North (Canal &amp; Bay) Stormwater Treatment Facility</b>							
Estimated Project Cost (Design-Permitting, & Construction)	\$50K	\$50K	\$200K				\$300K
Stormwater Utility Funding (97003092)	\$50K	\$50K	\$200K				\$300K
<b>20. South Kitsap – Burley Creek Culvert (Bethel-Burley Rd) Replacement</b>							

Surface & Stormwater Management (SSWM) Utility							
Project Descriptions	2011	2012	2013	2014	2015	2016	TOTAL
Estimated Project Cost (Design-Permitting, & Construction)	\$100K				\$1.5M		\$1.6M
Roads (TIP) Funding					\$1.5M		\$1.5M
Stormwater Utility Funding (97003100)	\$100K						\$100K
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<b>21. Central Kitsap – Wildcat Creek Culvert (Wildcat Lake Rd) Replacement</b>							
Estimated Project Cost (Design-Permitting, & Construction)	\$100K		\$400K				\$500K
Roads (TIP) Funding			\$400K				\$400K
Stormwater Utility Funding (97003101)	\$100K						\$100K
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<b>22. Central Kitsap – Strawberry Creek Culvert (Silverdale Loop Rd) Replacement</b>							
Estimated Project Cost (Design-Permitting, & Construction)	\$150K				\$400K		\$550K
Stormwater Utility Funding (97003102)	\$150K				\$400K		\$550K
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<b>23. North Kitsap – EF Clear Creek Culvert (Mountainview Rd) Replacement</b>							
Estimated Project Cost (Design-Permitting, & Construction)	\$100K			\$400K			\$500K
Stormwater Utility Funding (97003028)	\$100K			\$400K			\$500K
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<b>24. North Kitsap – Silverdale/Ridgetop Regional Stormwater Facility (Phase II)</b>							
Estimated Project Cost (Design-Permitting, & Construction)				\$100K	\$200K	\$200K	\$500K
Stormwater Utility Funding (97003081)				\$100K	\$200K	\$200K	\$500K
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<b>25. North Kitsap – Indianola Stormwater &amp; LID Retrofit Plan</b>							
Estimated Project Cost (Design-Permitting, & Construction)			\$150K				\$150K
Stormwater Utility Funding (97003XXX)			\$150K				\$150K
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<b>26. North Kitsap – Suquamish Stormwater &amp; LID Retrofit Plan</b>							
Estimated Project Cost (Design-Permitting, & Construction)				\$150K			\$150K
Stormwater Utility Funding (97003XXX)				\$150K			\$150K
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<b>27. Central Kitsap – East Bremerton Stormwater &amp; LID Retrofit Plan</b>							
Estimated Project Cost (Design-Permitting, & Construction)					\$150K		\$150K
Stormwater Utility Funding (97003XXX)					\$150K		\$150K
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<b>28. South Kitsap – East Port Orchard Stormwater &amp; LID Retrofit Plan</b>							
Estimated Project Cost (Design-Permitting, & Construction)					\$150K		\$150K
Stormwater Utility Funding (97003XXX)					\$150K		\$150K
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<b>29. Central Kitsap – Lake Symington Stormwater &amp; LID Retrofit Plan</b>							

Surface & Stormwater Management (SSWM) Utility							
Project Descriptions	2011	2012	2013	2014	2015	2016	TOTAL
Estimated Project Cost (Design-Permitting, & Construction)						\$150K	\$150K
Stormwater Utility Funding (97003XXX)						\$150K	\$150K

30. Central Kitsap - Illahee Regional Stormwater Treatment Facility

Estimated Project Cost (Design-Permitting, & Construction)				\$100K	\$100K	\$350K	\$550K
Stormwater Utility Funding (97003088)				\$100K	\$100K	\$350K	\$550K

*SUMMARY: COSTS AND REVENUES*

	2011	2012	2013	2014	2015	2016	TOTAL
<b>Annual Estimated CIP Project Costs</b>	\$2.2M	\$2.2M	\$2.2M	\$1.2M	\$1.2M	\$1.0M	\$10M
Stormwater Utility Funds	\$850K	\$850K	\$850K	\$850K	\$850K	\$850K	\$5.1M
Stormwater Fund Reserves	\$1.35M	\$1.35M	\$1.35M	\$350K	\$350K	\$150K	\$4.9M
Grant Funding							
<b>Total Annual Funding</b>	\$2.2M	\$2.2M	\$2.2M	\$1.2M	\$1.2M	\$1.0M	\$10M
Stormwater Reserve Fund Balance	\$7.9M	\$6.55M	\$5.20M	\$3.85M	\$3.50M	\$3.15M	\$3M