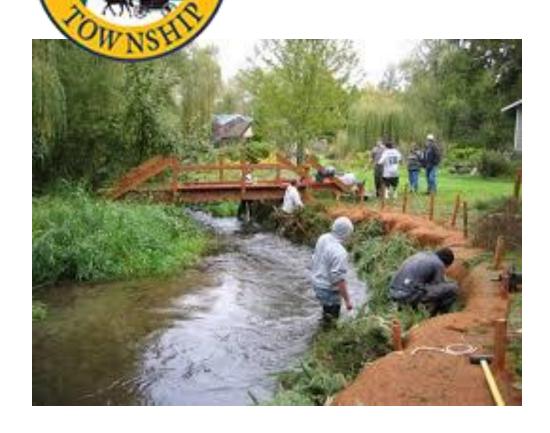
## **Stormwater Program Update**



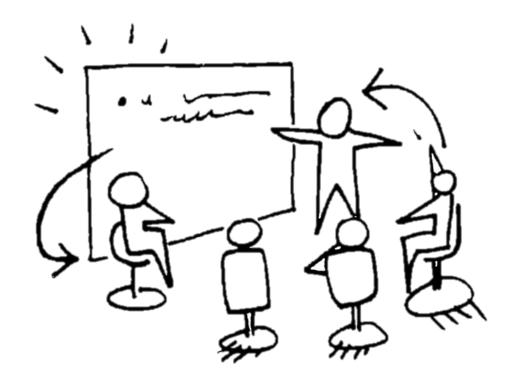


East Lampeter Township

August 19, 2019

# Agenda

- 1) Update on Stakeholder Advisory Group
- 2) Summary of key items relative to implementation
- 3) Schedule and Next Steps







## SAC Update

- 1. Stakeholder group met 5 times in 2019 to discuss:
  - a. System needs (O&M and Capital)/ Regulatory Requirements
  - b. Level of Service/Magnitude of Annual Budget
  - c. Organizational Structure
  - d. Rate Structure Options
  - e. Credit Policy Considerations
- An additional meeting is contemplated for further feedback on credits and implementation



## Recap of SAC Recommendations

- 1. Expand ELSA to act as an operating authority for stormwater.
- 2. Further consider regionalization.
- 3. Release targeted messaging in advance of public meetings.
- 4. Consider one-on-one meetings with largest fee payers.
- 5. Consider speaking with leaders in the Plain Sect community.
- 6. It is suggested for Township to ensure regulatory compliance is met in order to avoid fines and provide a better quality of life for residents and property owners.
- 7. Introduce a comprehensive LOS with education that outlines services provided for the \$1.4M budget.
- 8. Plan for regulatory compliance and system improvement needs over a 5-10 year planning period.
- 9. Allocate costs based upon impervious area using a tiered rate structure that does not differentiate between residential and nonresidential.
- 10. Further explore credits and incentives to develop a cost effective policy.

### Potential Breakdown of Stormwater Responsibilities

#### **Township**

- Appoint Authority Members
- Handle day-to-day operation and maintenance activities of the system
- Serve as Ms4 Permittee
- Complete Permit/regulatory compliance activities
- Complete engineering and management of projects
- Complete private infrastructure inspection and enforcement activities
- Enhance and maintain GIS and Asset
   Management systems
- Complete customer billing functions by adding SW to WW bill

#### **ELSA**

- Enact Stormwater Fee
- Adopt annual budgets which account for revenue and expenditures necessary to operate, maintain, and improve stormwater facilities
- Obtain funding as needed

# Example Stormwater Fee Structure

**DRAFT** 

Based on a	preliminary	total annual sw bu	udget of <u>\$1,400,</u>	000				
Option A - Tiered All Customer Classes		(No differentiat						
Class	Tier	Tier IA Range (sq ft)	% of Total Properties	% of IA	Monthly Charge	# of Properties	Avg IA for Tier (sq ft)	Annual Revenue (see Note)
S	0	0-499	6.5%	0.1%	No Fee	349	98	\$0
asse	1	500-1499	22.0%	1.9%	\$2.65	1,181	993	\$27,416
S S	2	1500-2999	41.7%	7.6%	\$5.60	2,241	2,109	\$109,934
mei	3	3000-4599	8.7%	2.7%	\$9.50	470	3,588	\$39,113
Isto	4	4500-7999	5.2%	2.7%	\$16.00	277	6,023	\$38,824
All Customer Classes	5	Over 8000	15.9%	85.1%	16.00+2.65/thousand over 8,000	856	61,872	\$1,190,468
					Total:	5,374		\$1,405,756





## Examples of Residential Stormwater Fees in PA

Municipality	Monthly Fee				
Municipality	/ERU				
Borough of West Chester	\$	18.43			
City of Philadelphia	\$	15.53			
Borough of Clarion	\$	11.90			
Lower Paxton Township	\$	10.67			
Township of Ferguson	\$	10.00			
Borough of Dormont	\$	9.00			
City of Allentown	\$	8.70			
City of Chester	\$	8.25			
Mount Lebanon Township	\$	8.00			
City of Bradford	\$	7.90			
City of Meadville	\$	7.50			
Derry Township	\$	6.50			
Lower Allen Township	\$	6.30			
Borough of Greenville	\$	6.25			
Swatara Township	\$	5.20			
City of Lancaster	\$	4.92			
WVSA	\$	4.80			
Hampden Township	\$	4.41			

ERU = Equivalent Residential Unit
IA = Impervious Area
Italicized font reflects proposed rate information which may not yet be adopted.







# Residential Tax Vs. Fee Comparison

Determination of average residential tax payment	
Total Annual Stormwater Revenue Need	\$ 1,400,000
Approx. Total Revenue received per 1 mill Assessment	\$ 1,882,776
Millage = Revenue Need/Total Assessed Property Value	0.7436
Average Residential Property Value in Township	\$ 218,000
Average Annual Residential Tax Payment related to SW	\$ 162.10
Average Monthly Residential Tax Payment related to SW	\$ 13.51
Average Monthly Residential Fee Payment related to SW	\$ 5.60
Savings to the Average Residential Customer	59%





# Comparison of Example Tax vs. Fees Charges

	Resident		Commercial - Retail		Commercial- Convenience		Commercial- Restaurant	
Assessed Property Value	\$	218,000	\$	319,200	\$	1,441,400	\$	368,800
Annual Tax Payment related to SW	\$	162	\$	237	\$	1,072	\$	274
Annual Fee related to SW	\$	66	\$	386	\$	605	\$	683
Annual Fee with Max Credit of 45%	\$	36	\$	212	\$	332	\$	376

	Non Profit - Church		Lar	ge Commercial	Large Developer		
Assessed Property Value	\$	2,033,100	\$	38,802,000	\$	287,521,900	
Annual Tax Payment related to SW	\$	-	\$	28,853	\$	213,796	
Annual Fee related to SW	\$	1,608	\$	26,596	\$	279,523	
Annual Fee with Max Credit of 45%	\$	884	\$	14,628	\$	153,738	





### Credit Types for Consideration – DRAFT

Note: Credits will likely be added or removed from this list prior to adoption.

	Eligible Pro	Max		
Credit	Tiers 2 thru 4	Tier 5	Max Credit	
Agricultural Use Parcels	Χ	Х		
BMP Easement	Χ	Χ	TBD	
Peak Rate Control/Volume Control Structural BMP		Χ	45%	
Riparian Buffer	Χ	X	40%	
Stream Restoration	Χ	X	40%	
Turf and Landscape Management Program		Χ	25%	
Permeable Pavement	Χ	X	45%	
Urban Tree Canopy	Χ	Χ	30%	
Green Roofs		Х	25%	
Education Credit	Χ	Χ	15%	
Separate MS4 Permit	Χ	X	15%/45%	
Stormwater Partnership Credit		Х	TBD	
Public Participation	X	X	15%	
Public Participation Credit Donation		Х	10%	
Adopt an Inlet	Х		15%	



→ Increased administration vs. benefit of credit.





## Key Program Components

- 1. Lease/Sale Agreement & Management and Services Agreement to be drafted.
- 2. Township to draft budget covering Township expenses and provides to Authority for incorporation into Authority budget.
- 3. ELSA adopts SW budget, passes fee resolution and adopts credit policy.
- 4. Fees to be based on impervious area per property. Intent for fees to remain fixed for initial period of time (~ 4 years). Currently proposed:
  - a. Tiered structure which does not differentiate between property type.
  - b. Credit policy providing maximum fee reduction of 45% for eligible activities that reduce Township expenditures (with the exception of Stormwater Partnership & Easement credits).
- 5. Public education in Fall/Winter 2019 to include:
  - a. Two SW focused public meetings with proposed newspaper interview
  - b. Newsletter article
  - c. Website content
  - d. One-on-one meetings with large impervious area property owners.
  - e. Discussion and action at Township and Authority meetings.

## Proposed Next Steps

#### September/October 2019:

- Supervisors adopt ordinance amending ELSA Articles of Incorporation and Bylaws. (Submitted to Commonwealth for approval.)
- Public meeting on revisions to SW program.
- Lease and Management & Services Agreements drafted.
- Township provide 2020 Twp SW expenses to ELSA for incorporation into Authority budget & adoption.
- Expand/Test Billing System.
- October newsletter article on SW Program.
- Commence one on one meetings with large property owners.
- Information added to website.

#### November/December 2019:

- Adoption of Rate Resolution and Credit Policy by ELSA
- Second Public meeting on fee and credit implementation.
- Information added to website.

#### <u>Spring 2020:</u>

- Fee Implementation (Bill April 2020 for service 1/2020 3/2020).
- January newsletter article on fees and credits.
- Revision to Rules and Regulations (as needed).