



Stormwater Program Update



East Lampeter Township

Herbert, Rowland & Grubic, Inc.

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
2. 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 budget of <u>\$1,400,000</u>								
Option A - Tiered All Customer Classes				(No differentiation between Residential and Non Residential)				
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)
All Customer Classes	0	0-499	6.5%	0.1%	No Fee	349	98	\$0
	1	500-1499	22.0%	1.9%	\$2.65	1,181	993	\$27,416
	2	1500-2999	41.7%	7.6%	\$5.60	2,241	2,109	\$109,934
	3	3000-4599	8.7%	2.7%	\$9.50	470	3,588	\$39,113
	4	4500-7999	5.2%	2.7%	\$16.00	277	6,023	\$38,824
	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 /ERU
Borough of West Chester	\$ 18.43
City of Philadelphia	\$ 15.53
<i>Borough of Clarion</i>	<i>\$ 11.90</i>
<i>Lower Paxton Township</i>	<i>\$ 10.67</i>
<i>Township of Ferguson</i>	<i>\$ 10.00</i>
<i>Borough of Dormont</i>	<i>\$ 9.00</i>
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
<i>Lower Allen Township</i>	<i>\$ 6.30</i>
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.



Potential Magnitude of ELSA Fee



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	Large 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



Actual fee charged to property owner based upon total IA, not property type. Fees above are examples based upon total IA of specific properties.

Credit Types for Consideration – DRAFT

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

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

Spring 2020:

- 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).