

The Stormwater Funding workshop of the Monroe Township Board of Supervisors was called to order by Chairman Castle.

ATTENDANCE

A.W. Castle, III, Chairman
Philip F. Kehoe, Vice Chairman
Carl W. Kuhl, Supervisor

Michael Pykosh, Solicitor
Chris Gleeson, Solicitor
Greg Rogalski, Engineer
Vicki Aycock, Engineer
Karen Lowery, Recording Secretary

Mr. Rogalski provided a Stormwater Funding presentation (attached). He explained that this meeting is a high level look of how to fund the required MS4 pollution reduction plan that was approved by the state to complete projects that must be done. The funding stream would cover the MS4 requirements, but also cover other areas of the township with stormwater issues. This stormwater requirement is not only affecting Monroe Township, but several municipalities around us. MS4 was implemented in 2003 and according to the EPA and Chesapeake Bay Foundation, Pennsylvania is not keeping up with reducing pollutants. Mr. Rogalski believes the mandates will continue to grow in the future and added that farms are not regulated at this time.

Mr. Rogalski would like to keep this process moving to have fees being collected by the end of 2020 so that the first wave of projects can be started. Mr. Kehoe suggested defining the process with more budgeting and planning exceeding a 5 year plan so that fees do not have to be raised over and over. Mr. Rogalski also feels that additional staff may be needed in the next few years to keep up with the work load.

The Board liked the idea of moving forward with a feasibility study, so Mr. Rogalski will be prepared to discuss a Request for Proposal for the study the December meeting.

PUBLIC COMMENT

Jared Hockenberry, 826 Tamanini Way, asked if raising taxes was considered. He does feel the fee is more fair and equitable and the funds are restricted. He is an engineer at East Pennsboro and has some knowledge with this. He is also interested in volunteering to help with this matter, if the Board creates a committee.

Rick Line, asked where the MS4 area is located. He suggested hiring a manager / MS4 coordinator. The township has been handling stormwater issues, so why start a fee – is a sham. Raise the taxes to increase the money needed. He also suggested not creating a new authority because the Board doesn't listen to the one in place.

ADJOURN

The meeting was adjourned at 7:40.

Respectfully Submitted,
Karen M. Lowery
Recording Secretary

STORMWATER FUNDING MONROE TOWNSHIP

October 29, 2018



PARTNERS FOR WHAT'S POSSIBLE
www.pennoni.com

EXISTING FUNDING MECHANISM

- ◆ **General Fund**
 - ◆ Unfunded State and Federal Mandates
 - ◆ MS4 Program
 - ◆ *Minimum Control Measures (MCMs)*
 - ◆ *Pollutant Reduction Plan Goals / BMP Implementation*
 - ◆ *Appendix B – Pathogens*
 - ◆ *Appendix C – Priority Organic Compounds*
 - ◆ Aging, Deteriorated Stormwater Conveyance System
 - ◆ Competition for Dollars With Other Municipal Needs

FEE VERSUS TAX

- ◆ **PA Act 68 in 2013 Authorized Ability to Charge Stormwater Fees Via a Municipal Authority**
 - ❖ Stormwater Fees More Equitable Than Property Tax
 - ❖ Tax Exempt Properties Pay Their Fair Share
 - ❖ Dedicated Revenue Stream for any Stormwater Improvements (Conveyance and Flood Control)
 - ❖ Dedicated Fund versus General Fund
 - ❖ Directly Relates to Demands on System
 - ❖ Provides for Long Term Investment and Better System Management
 - ❖ Stormwater fee, like sanitary sewer fee, can be based on demand a user places on the system.

CREATING A STORMWATER AUTHORITY

- ◆ **Authority Options**
 - ◆ Operating Authority Paired with Management and Services Agreement
 - ◆ *Township transfers facilities to Authority, which collects a rate and charges from users to finance the operation, maintenance and improvements.*
 - ◆ *Authority hires Township to conduct operations and maintenance and perform administrative functions.*
 - ◆ Reverse Leaseback Authority
 - ◆ *Township owns facilities and finances capital improvements, but leases system to Authority for operation, maintenance and the setting of rates and charges.*

CREATING A STORMWATER AUTHORITY

- ❖ **Pre-Implementation**
 - ❖ Feasibility Study - Provide Real Numbers and a Plan
 - ❖ Create a Billing System
 - ❖ Roll Out a Public Information Program
 - ❖ *Identify Key Users and Groups*
 - ❖ *Establish Advisory Committee*
 - ❖ *Create Stormwater Authority Web Site*
 - ❖ *Prepare Pamphlets and Presentations*
 - ❖ *Meet with Key User Groups and Media*
 - ❖ *Distribute Information before Initial Billing*
 - ❖ Adopt a Fee Ordinance

RATE STRUCTURE

- ◆ **Three Basic Methods To Calculate Service Fees**
 - ◆ Equivalent Residential Unit (ERU)
 - ◆ *Parcels Billed On Impervious Area*
 - ◆ *Method Based On Typical Single Family Residential (SFR) Home's Impervious Area Footprint*
 - ◆ *Representative Sample of SFR Parcels Reviewed to Determine Impervious Area of Typical SFR Parcel*
 - ◆ Intensity of Development (ID)
 - ◆ *Based on Percentage of Impervious Area Relative to an Entire Parcel's Size*
 - ◆ *All Parcels (Including Vacant/Undeveloped) are Charged a Fee*
 - ◆ *Rates Calculated for Several ID Categories.*
 - ◆ *ID Categories Billed At Sliding Scale*

RATE STRUCTURE

- ❖ Equivalent Hydraulic Area (EHA)
 - ❖ *Parcels Billed On Basis of Combined Impact of Their Impervious and Pervious Areas*
 - ❖ *Impervious Area is Charged at a Much Higher Rate Than the Pervious Area*
- ❖ Provide for Credits
 - ❖ *Credits can be used to Provide Incentives*
 - ❖ *Credits Should be Clearly Described in the Ordinance*

RATE STRUCTURE

- ❖ Credit Examples
 - ❖ *Maximum Aggregate Credit 50%*
 - ❖ *Credit Renewals & Expiration – Credits Good for Three (3) Years Then Must be Renewed*
 - ❖ *Credits Offered For:*

| | <u>MAXIMUM</u> |
|---------------------------------|----------------|
| ▪ RATE CONTROLS | 25% |
| ▪ VOLUME CONTROLS | 25% |
| ▪ EDUCATION PROGRAM | 20% |
| ▪ FERTILIZER MANAGEMENT PROGRAM | 15% |



RATE STRUCTURE

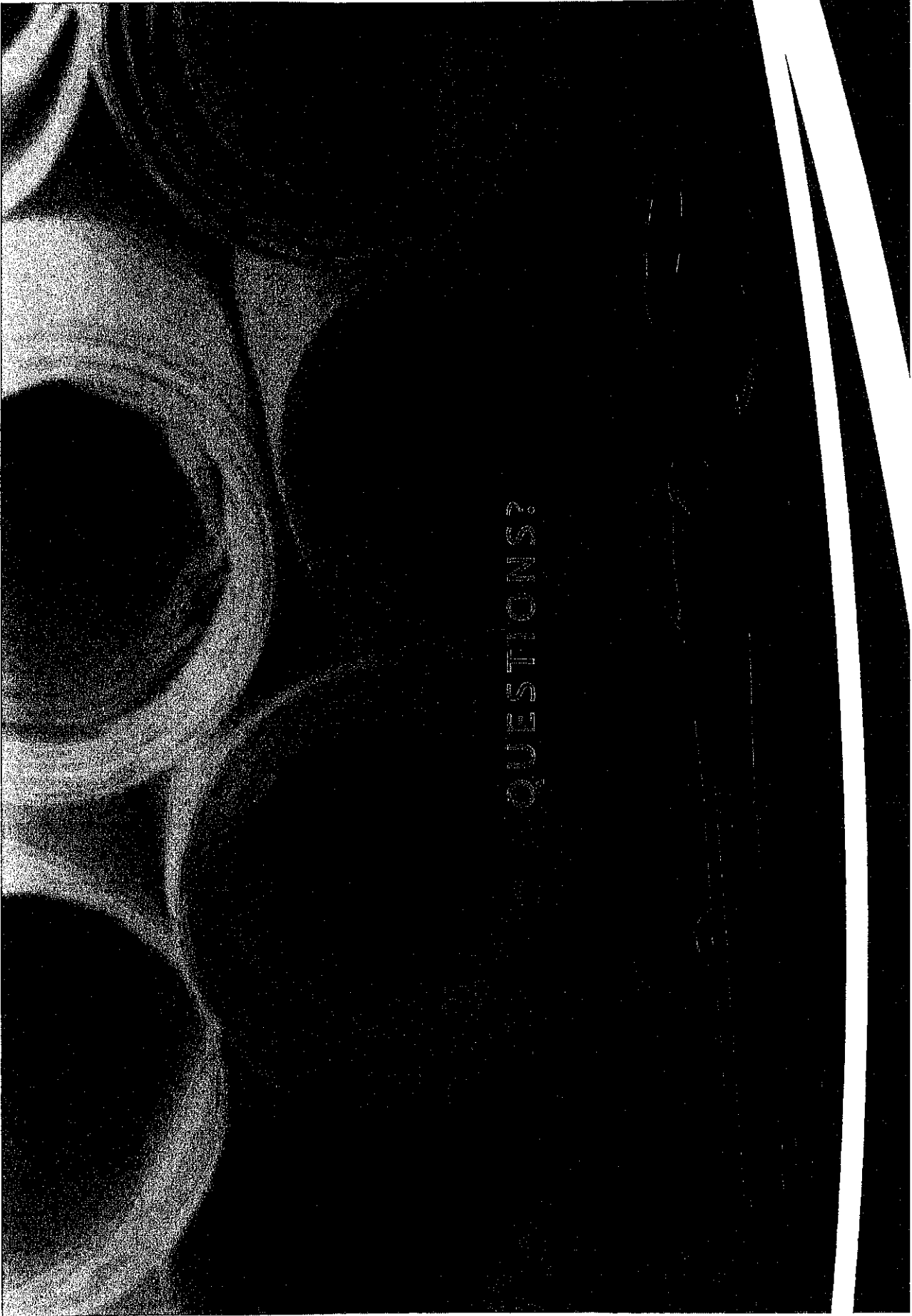
- ◆ **Local Examples**
 - ❖ **Hampden Township**
 - ❖ *\$13.25 per Equivalent Residential Unit (ERU) per Quarter*
 - ❖ *ERU is Calculated to be 3,534 Square Feet*
 - ❖ *Non-Residential Based on Measured Impervious Area and Charged \$13.25 / ERU / Quarter*
 - ❖ *Ordinance Allows For Credits*
 - ❖ **Carlisle Borough – Tiered System**
 - ❖ *Tier 1 \$10.50 / Quarter up to 1,800 S.F.*
 - ❖ *Tier 2 \$21.00 / Quarter 1,800 to 3,600 S.F.*
 - ❖ *Tier 3 \$31.50 / Quarter > 3,600 S.F.*
 - ❖ *Non-Residential Based on Measured Impervious Area and Charged \$21.00 / Quarter / 2,410 S.F. or Part Thereof*

RATE STRUCTURE

- ◆ **Local Examples**
 - ◆ Derry Township
 - ◆ \$6.50 per Equivalent Residential Unit (ERU) per Month
 - ◆ ERU is Calculated to be 3,800 Square Feet
 - ◆ Non-Residential Based on Measured Impervious Area and Charged \$6.50/ERU / Month
 - ◆ Ordinance Allows For Credits
 - ◆ York County
 - ◆ \$4.08 per Equivalent Residential Unit (ERU) per Month
 - ◆ Non-Residential Based on Measured Impervious Area and Charged \$0.01205 / Impervious Area / Year with a Yearly Minimum of \$48.90.
 - ◆ Farms \$48.90/ Year, Plus \$9.00 / Year / Tillable Acre

SEQUENCE OF EVENTS

- ◆ **Feasibility Study**
 - ❖ Authority and Rate Structure
- ◆ **Establish Administrative Procedures**
- ◆ **Engage Public**
 - ❖ Develop and Post FAQs
- ◆ **Enact Stormwater Fee Ordinance**
- ◆ **Collect Fees**
- ◆ **Operate and Maintain Existing System**
- ◆ **MS-4 Stormwater Management Program**
- ◆ **Implement PRP Projects**
- ◆ **Evaluate Fee Structure**



QUESTIONS?