

STORM WATER UTILITY DEVELOPMENT

SECTION 6

CONCLUSIONS AND RECOMMENDATIONS

BOROUGH OF GREENVILLE
STORM WATER UTILITY DEVELOPMENT
Section 6 – Conclusions & Recommendations

6.0 STORM WATER FEE CALCULATION

A summary of the total ERU values determined by the analysis of existing residential and non-residential parcels is presented in Table 6-1.

Table 6-1 – Total Number of ERUs within Greenville Borough

Type of Parcels	Number of Parcels*	Number of ERUs**
Residential	2082	2082
Non-Residential	334	2396
Total	2416	4478

* Vacant parcels are not included

**Calculated based on 1 ERU = 3,122.83 square feet

The recommended minimum Annual Storm Water Utility Program Cost is \$335,850 (See Section 5). In order to calculate the Storm Water Fee on a per ERU basis, the total annual program costs are divided by the total available ERUs.

Table 6-2 – Recommended Storm Water Fee Calculation

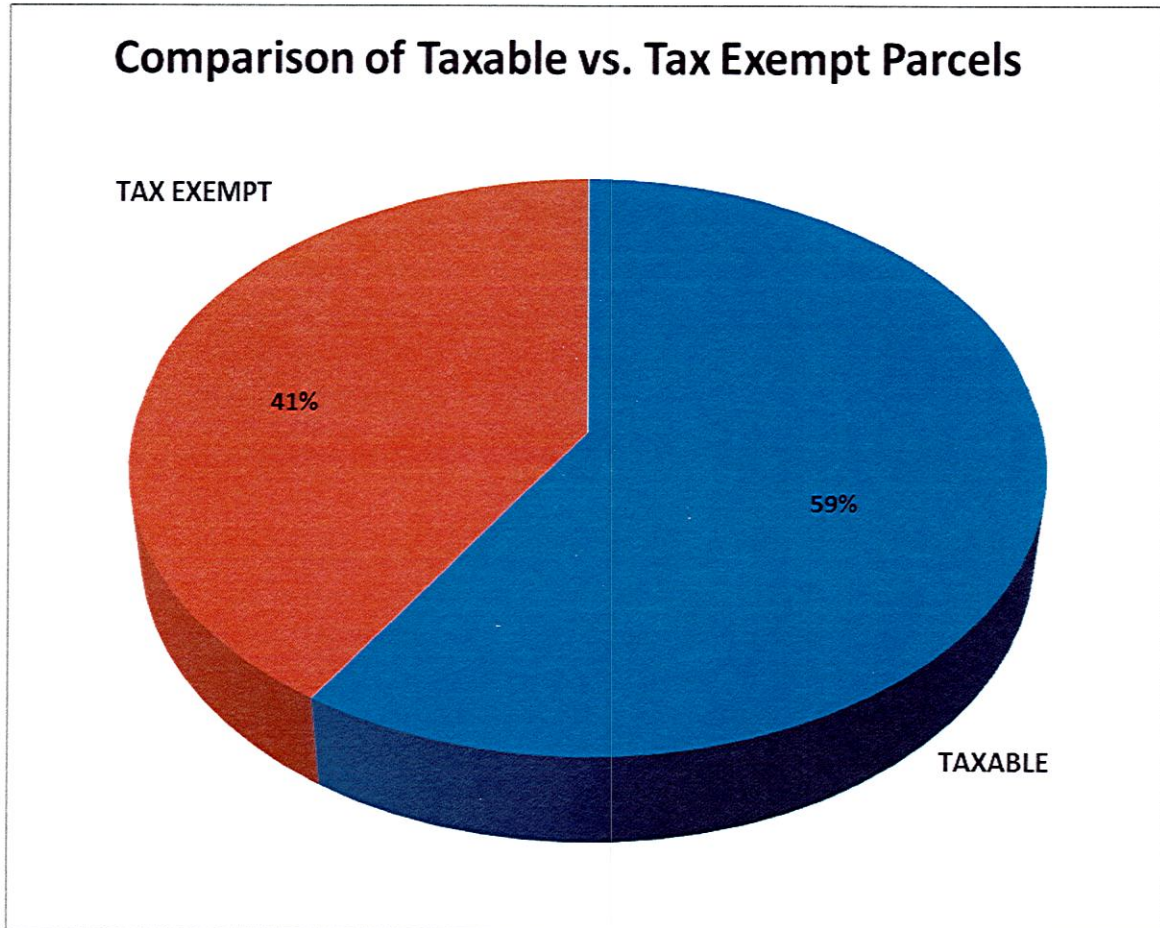
Annual Storm Water Utility Program Cost	=	<u>\$ 335,850</u>	=	\$75.00/ERU
Total Available ERUs		4,478 ERU		

6.1 ANALYSIS

Approximately fifty nine percent (59%) of the Borough’s parcels are currently taxable (i.e. residences, commercial businesses, etc.). The remaining forty one percent (41%) are tax exempt (i.e. churches, schools, non-profits, etc.), see Figure 6-1. This situation puts the burden of maintaining the entire storm water system on slightly over half of the parcels under the method traditionally used (i.e. general tax revenues). No provision is made under this traditional model to consider a parcel’s contribution of storm water to the storm sewer system. Intuitively, it can be recognized that many of the tax exempt parcels contain large impervious surfaces and contribute an inordinately larger share of storm water than a taxable parcel. An inequity further increased by the tax exempt parcel’s zero contribution to the municipality via general tax revenue.

BOROUGH OF GREENVILLE
STORM WATER UTILITY DEVELOPMENT
Section 6 – Conclusions & Recommendations

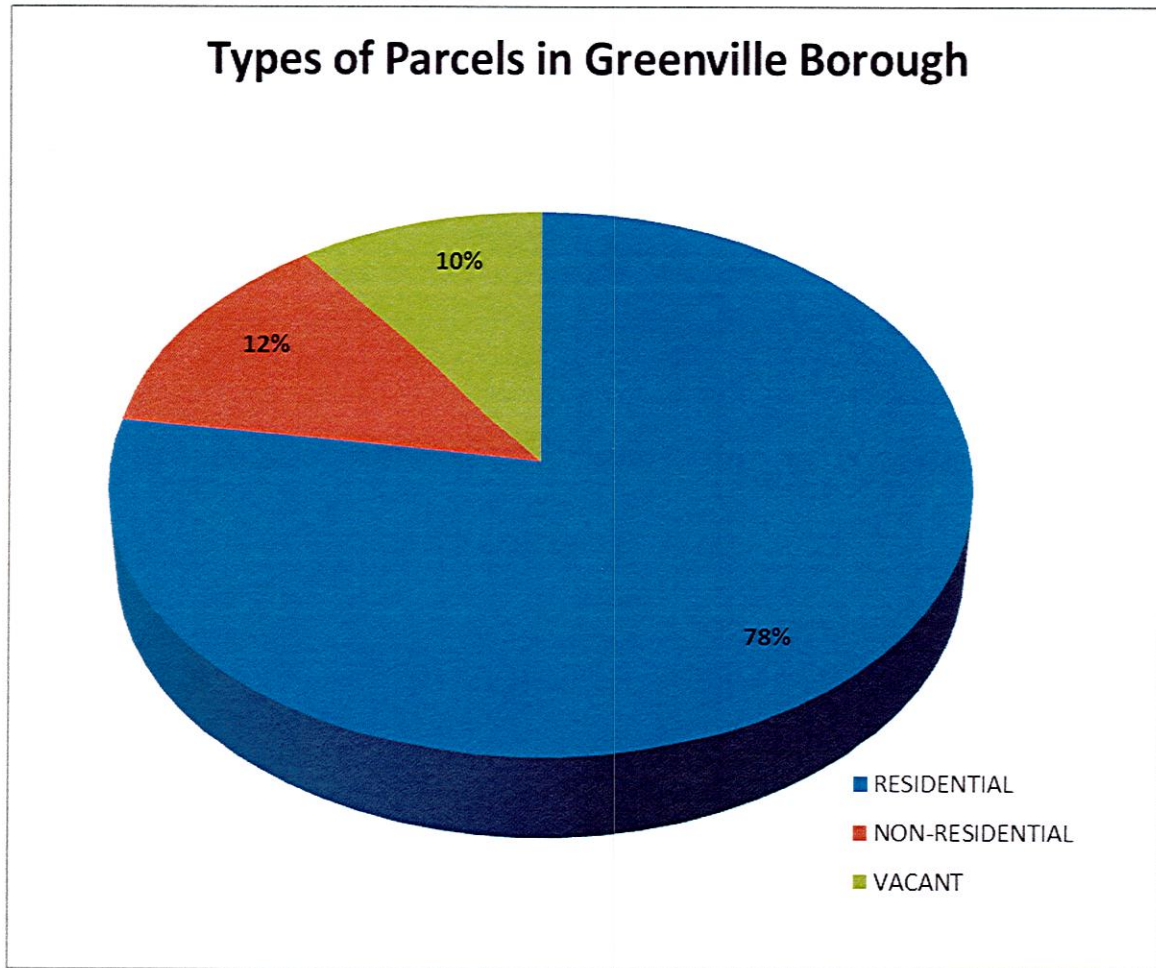
Figure 6-1 – Comparison of the Number Taxable vs. Tax Exempt Parcels in Greenville



Another examination to be made is to look at the land use within the Borough. Figure 6-2 presents the breakdown between the percentages of residential, non-residential and vacant (containing no structure or improvements) parcels. The 2,082 residential parcels make up seventy eight percent (78%) for the land use, with the 334 non-residential (all uses other than single family detached homes) making up twelve percent (12%) and the remaining ten percent (10%) being 271 vacant lots. This analysis likewise does not reflect any measurement as to what share of storm water these parcel uses generate.

Figure 6-3 presents the results of the residential and non-residential ERU calculations prepared in Sections 3 and 4 respectively. Vacant (undeveloped) land is assumed to not contribute an additional runoff and is removed from the analysis. As is clearly indicated, the 334 non-residential parcels generate the equivalent of 2,396 average single family homes in Greenville or fifty four percent (54%) of the storm water runoff. The 2,082

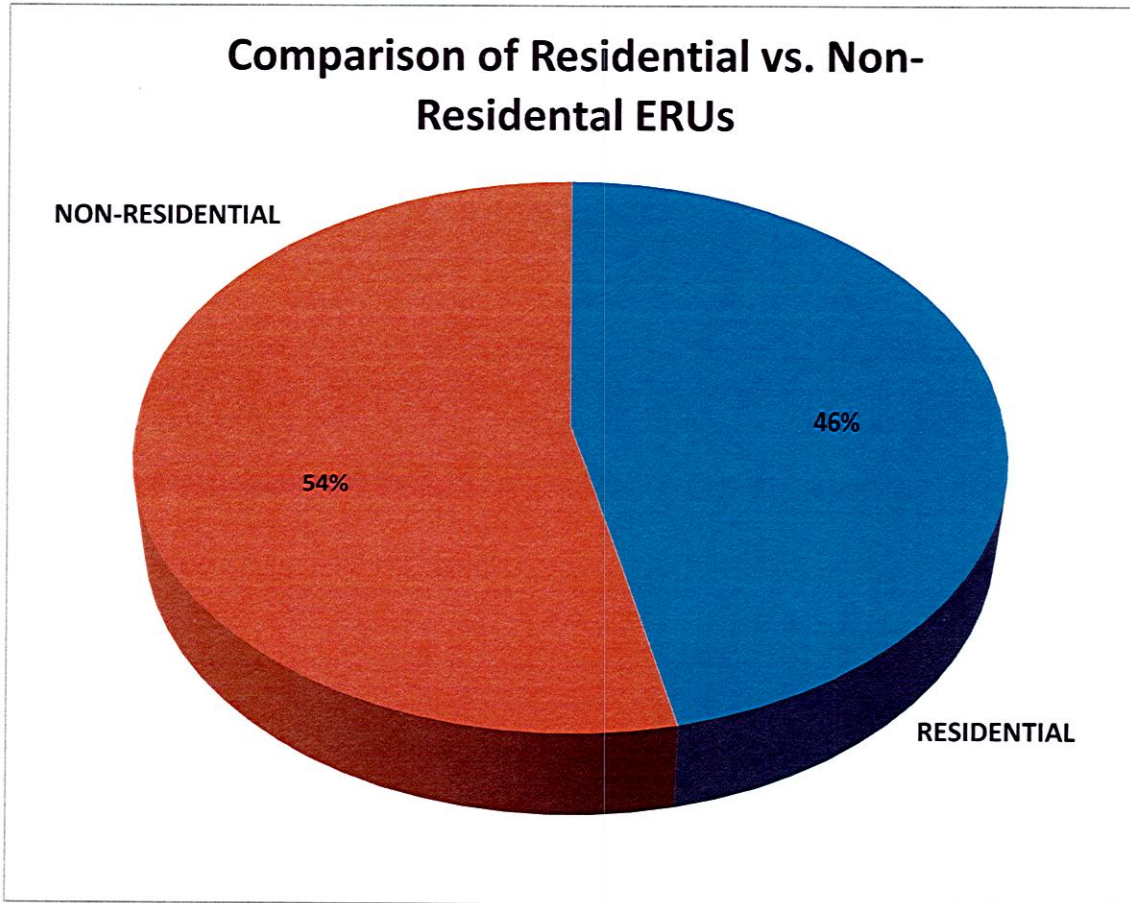
Figure 6-2 – Comparison of the Land Use in Greenville



single family homes generate only forty six percent (46%) of the storm water generated by impervious surfaces.

This analysis demonstrates the benefit of a storm water fee based upon impervious area being used as a surrogate for the actual measured storm water volumes being contributed to a storm water system. This user fee based model ensures that all parcels that benefit from the Borough owned and maintained storm water system are paying a portion of the cost of that system based upon its portioned use of it.

Figure 6-3 – Comparison of the Land Use in Greenville



6.3 RECOMMENDATIONS

Based upon our review of the current aging condition of the Greenville’s storm water system, the current limited expenditures available from the Borough’s general fund to maintain and repair the system, and the unequable distribution of costs to maintain and improve the system to only taxable properties that is currently employed by the Borough, it is our recommendation that Greenville Borough create a storm water utility. The storm water utility should be based upon the ERU based model presented in this report as the means of establishing an equitable used fee based cost structure. The storm water utility should adopt an annual fee of \$75/ERU and use the resulting revenue only for the operation, maintenance and improvement of the Borough’s storm sewer system.

BOROUGH OF GREENVILLE
STORM WATER UTILITY DEVELOPMENT
Section 6 – Conclusions & Recommendations

Governance

The advisory committee discussed several options available to the Borough for the governance of the storm water utility. A separate storm water authority could be created, or an existing authority could be charged with assuming its duties. Lastly, the storm water utility could remain as a component of the Borough's governance.

The creation of a new authority was viewed as creating additional bureaucracy; would operate with little control by publicly elected officials, creating concern on public accountability; and it could be difficult to find additional community representatives from a small municipal population already tasked with numerous municipal governance positions, willing to serve upon its board. For these reasons, this option was not recommended.

The Greenville Water Authority and the Greenville Sanitary Authority already exist however, they both have very focused purposes of critical importance to the community. Burdening them with additional responsibilities would pose a challenge. Their personnel have had no experience with maintaining the storm sewer system, which has been done in the past by the Greenville Department of Public Works (DPW). Lastly, the gutters and curbs are an integral component of the storm water system, but also are integral to the Borough owned public street system which is maintained by the DPW. Separating the storm sewers from the streets could increase the difficulty of coordinating maintenance and repair of these two systems, losing the efficiency of scale that is a goal of the storm water utility program. For these reasons, this option was not recommended.

The final option considered and ultimately recommended was that the Borough creates the storm water utility within its existing governance structure. The Borough is already mandated by the Commonwealth of Pennsylvania to implement ordinances and regulations to minimize erosion and sediment, flooding and stream degradation as a consequence of development by the authority of the Storm Water Management Act (32 P.S., P.L. 864 (Act 167), 32 P.S. Section 680.1 et seq., as amended,) and similarly empowered to assess fees for a specific fund created for a specific purpose (Act 53 P.S. Section 47201. et seq.). The Borough currently owns the storm sewer system and the DPW currently has the manpower, equipment and experience in its maintenance and repair. Lastly, the Borough already has the administrative capacity to operate the storm water utility, so these costs can be kept to a minimum, preserving revenue generated by its fees to be used for its maintenance and improvement.

BOROUGH OF GREENVILLE
STORM WATER UTILITY DEVELOPMENT
Section 6 – Conclusions & Recommendations

Policies

The Advisory Committee reviewed a series of policies for the storm water utility based upon input on nationwide best practices and made the following recommendations presented in Table 6-3:

Table 6-3 – Greenville Storm Water Advisory Committee Policy Recommendations

Policy	Recommendation	Implementation
Extent of Storm Water Utility	Entire storm sewer system from gutters and ditches to receiving streams should be included so dedicated revenue can be used in their maintenance.	Ordinance
Billing of Fee	Annually (proportional in the first year if not Jan 1)	Ordinance
Payment of Fee	Non-residential can pay quarterly with special case by case basis approved by Borough Council	Ordinance
GSI Credit Program	Property owner who has or is going to construct GSI that measurably reduces storm water flow should be able to apply for a credit for that parcel's bill.	Authorized by Ordinance, policy developed at later date.
GSI Credit Maximum	Initial maximum recommended credit is 25%.	Policy developed at later date.
GSI Grant Program	Non-residential parcels can apply for funds to assist in construction of GSI that measurably reduces storm water flow.	Authorized by Ordinance, program implemented at later date.

BOROUGH OF GREENVILLE
STORM WATER UTILITY DEVELOPMENT
Section 6 – Conclusions & Recommendations

Table 6-3 – Continued

Policy	Recommendation	Implementation
Public GSI	Streetscapes and parks should leverage these funds for grants. Rain barrel program for residences should be implemented.	Program to be launched at a later date as utility revenue permits
Appeals	Initially to Borough Manager in writing then to Court of Common Pleas.	Ordinance
Storm Water Fund	Dedicated fund for fees to be used only for storm water program costs.	Ordinance
Education	A series of public meetings on Storm Water Utility should be held, FAQ's made available to all residents and information put on Borough website, small outreach program to Borough schools on storm water in future.	Program begun before adoption of Ordinance and continued by program on a year to year basis