

Ferguson Township Stormwater User Fee Feasibility Study Phase 2

Status Report to the Board of
Supervisors
June 17, 2019



Gannett Fleming

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Agenda

- Introductions & Background
- Brief Review of Phase I Study
 - Program Assessment – Needs for the Future
 - Funding Evaluation Findings
- Phase 2 – Study
 - Process
 - Work to Date
 - Next Steps
- Questions and Discussion



Why is Ferguson Evaluating a User-Fee?



- **Regulatory requirements** will continue to drive much of the future “non-optional” program requirements.
- What, who and how long it takes to “do stormwater” - **growing complexity.**
- Systems are **aging and under-served.**
- Costs are typically greater when “reacting” to problems.
- Collaboration can result in greater efficiencies BUT also much more difficult to put together.

Phase I - 2017-2018

Phase I - Study Process



- What is the current stormwater management program?
- What are the problems, needs, and opportunities?
- Why change the current funding method?
- What are the priorities in the next 5 years and what are the long range goals?
- What is the best organizational structure to deliver services to the community?
- What program elements require additional funding?
- What is the best way to pay for stormwater management?

Stormwater Advisory Committee Phase I

Name	Representative	Name	Representative
Albert Jarrett	Agricultural Engineering	Darlene Chivers	Master Gardener / Resident
Steve Balkey	Contractor / Resident	Andrew McKinnon	Resident / Water Resource Activist
Jason Little	SCASD	Rob Cooper	PSU
Todd Irvin	Farmer	Darryl Slimak	Resident
Craig Bowser	Resident	Ansusan Brewer	HOA
Jim Carpenter	CRPR	Gary Petersen	Geology
Jennifer Myers	CBICC		

Conclusions on Service Needs



- Township has elements of key program elements in place.
- Services are **reactive**, often driven by roadway investments.
- Need for infrastructure **condition assessment** is critical need for all system components.
- New / Revised stormwater program elements can **work in conjunction** with other existing Township programs.
- Strategies will **evolve and be adapted** over time.

Phase I - Program Cost Estimation – 5 Year Plan

Five Year Plan By Expense Type and Program Area							
		FY2018	Year One	Year Two	Year Three	Year Four	Year Five
Operating Costs							
	Personnel	\$ 196,716	\$ 277,637	\$ 285,534	\$ 571,348	\$ 588,056	\$ 605,266
	Materials/Supplies	\$ 174,432	\$ 702,543	\$ 560,540	\$ 420,279	\$ 706,661	\$ 278,202
Capital - NonRoadway		\$ 1,310,000	\$ 1,001,000	\$ 1,165,000	\$ 1,179,000	\$ 882,000	\$ 1,075,000
Capital - Roadway Related		\$ 101,000	\$ 195,000	\$ -	\$ 159,000	\$ 84,000	
Total		\$ 1,782,148	\$ 2,176,180	\$ 2,011,075	\$ 2,329,627	\$ 2,260,717	\$ 1,958,468
		FY18	Year One	Year Two	Year Three	Year Four	Year Five
Administration		\$ 21,071	\$ 20,637	\$ 22,386	\$ 19,060	\$ 19,630	\$ 20,217
MS4		\$ 337,528	\$ 440,292	\$ 476,266	\$ 451,009	\$ 475,448	\$ 475,044
Infrastructure		\$ 1,322,549	\$ 1,520,251	\$ 1,512,422	\$ 1,700,558	\$ 1,681,639	\$ 1,463,207
Roadway Related Infrastructure		\$ 101,000	\$ 195,000	\$ -	\$ 159,000	\$ 84,000	
Totals		\$ 1,782,148	\$ 2,176,180	\$ 2,011,075	\$ 2,329,627	\$ 2,260,717	\$ 1,958,468

Funding Strategies for Township Stormwater Services



Differences in Funding Methods

- Who pays?
- Basis of payment.
- Stability of revenue.
- Flexibility of policies.
- Purpose of revenue.



User Fee Methodology Considered in Ferguson

- ERU Approach
 - Current GIS data available
 - 800 SFDR properties measured for impervious area
 - SFDR = 1 unit
 - Units for non-single family residential: Total IA/2982 sf
- Fixed Billing Unit – 500 or 1000 square feet
- Tiered SFDR
 - Three tiers
 - Non-single family residential: Total IA/2982
- Service Area Billing Zones



Findings – Phase I



Feasibility for Stormwater Fees in Ferguson?

- **Compelling Needs:**
 - Infrastructure investments for resiliency
 - Condition assessment to drive priorities
 - Investment in water quality protection for sustainability
 - Shift from reactive to more proactive services
- **Operational Impact:**
 - Administrative systems in place to implement
- **Fairness and Equity:**
 - Demonstrated through various rate options
- **Flexibility:**
 - Rate policies can address unique conditions on who pays and how much



Phase 2 - Update

Activities in Phase 2 – Stepping Stones

- **Step 1**
 - Complete GIS impervious layer data across Township (**90% complete; target completion in June**)
 - Stormwater Advisory Committee engagement and public input (**3 SAC meetings complete**)
 - Finalize cost of service analysis based on program recommendations (**Under development**)
 - Refine financial models – finalize policies on funding mix (**June/July**)
 - Finalize rate structure (ERU, fixed billing unit, service level zones, hybrid) (**July**)
 - Finalize incentives and credits recommendations (**July**)
- **Step 2**
 - GO/NO GO decision (**September**)
 - Build Master Account File; integrate into billing systems (**Fall into 2020**)
 - Public Education and Customer Service implementation (**July-August**)
 - Prepare ordinance and rate schedule for adoption (**Sept/Oct**)
- **Step 3 – (Fall 2019 through 1st Q 2020)**
 - GO Decision- Adopt by ordinance with budget for Stormwater Fund
 - Implement systems



Stormwater Advisory Committee Phase 2

Name	Representative	Name	Representative
Albert Jarrett	Agricultural Engineering	Scott Pflumm	Tree Commission
Steve Balkey	Contractor / Resident	Andrew McKinnon	Resident / Water Resource Activist
Jason Little	SCASD	Rob Cooper	PSU
Todd Irvin	Farmer	Darryl Slimak	Resident
Craig Bowser	Resident	Ken Jenkins	Resident/HOA
Jim Carpenter	CRPR	Gary Petersen	Geology
Jennifer Myers	CBICC	Brian Hoffheins	Resident/HOA
Wes Glebe	Resident	Tom Songer	CBICC/Developer



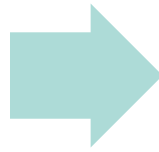
Phase 2 – Policy Focus for Advisory Committee

- Private Infrastructure Serving a Public Purpose
 - Collection system components (pipe, open channel)
 - Water Quality treatment facilities (BMPs)
 - Stormwater Basins (water quantity controls)
- Level of Service Variability – Rate Impacts
 - Service area by type of infrastructure
 - Service area by population density
- Credits for investment in drainage management

Role of Privately Owned Infrastructure for Public Purposes

Responsibility of the Township

Public & Private Stormwater

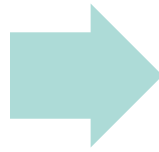


HOA Owned Facility

Scenario E: Stormwater originates within a development and possibly some from upstream, is conveyed with the addition of public runoff, and ends up discharging to a single BMP, that is dedicated to an HOA.

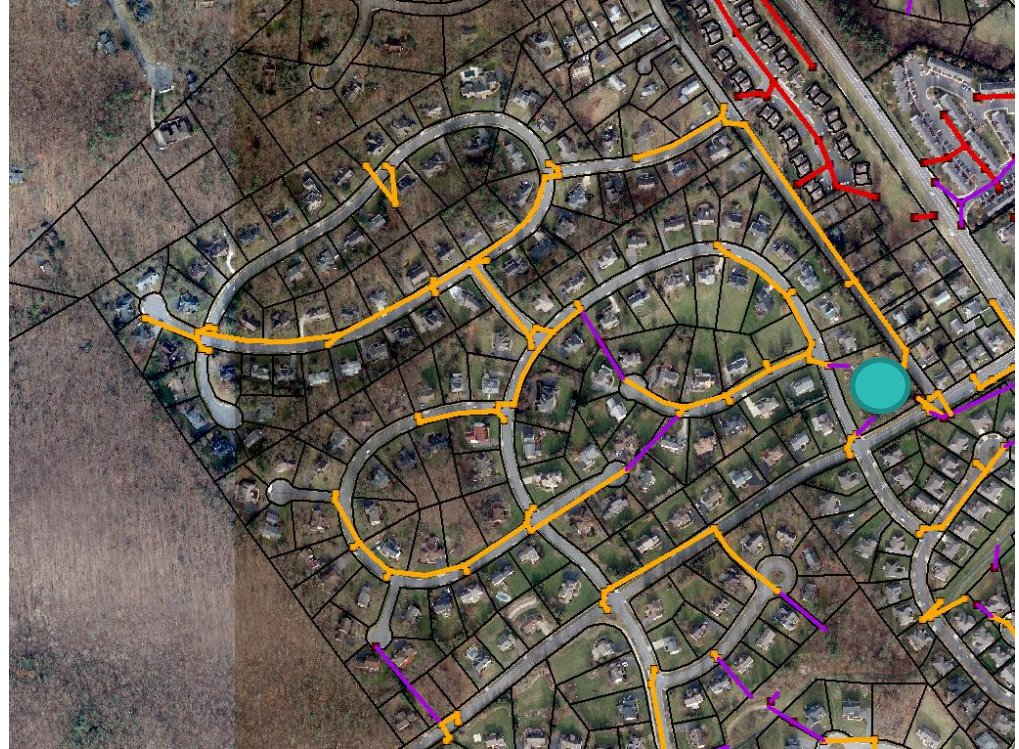
Issue: Is there a responsibility to an HOA? Is there a desire to allow “option” to have Township involved?

Public & Private Stormwater



HOA Owned Facility

Example: Chestnut Ridge - Stormwater flows are captured by a collection system of inlets on the streets in Chestnut Ridge and conveyed to detention facility at the corner of Sleepy Hollow Drive and Chestnut Ridge Drive, discharging to Township's system. Basin is owned and maintained by HOA.



SAC Preliminary Feedback on Township Role – Privately-owned Infrastructure

- **Private systems serving private property only:**
 - Public Role: inspect and complaint-driven enforcement to ensure functionality for all privately owned systems components (currently only inspect post-2003 facilities)
- **Private system conveying “public” stormwater discharging to public system:**
 - Add private components to inspection program
 - Partner when appropriate and manage by “exception”
 - Routine maintenance - private owner responsibility
- **Private system with no HOA and multiple properties served; no designated ownership of infrastructure**
 - Enforce HOA establishment and assign responsibility - OR
 - Public maintains and assesses costs back to all served properties

SAC Preliminary Feedback on Township Role – Privately-owned Infrastructure

- **Single owner basin serving multiple properties conveying public stormwater**
 - HOA (if in existence) should be required to support operating costs, OR
 - Township maintains and assesses all properties served, OR
 - Township maintains with dedicated easement
- **HOA-owned basin serving public stormwater conveyance system**
 - Maintain basin with dedicated easement OR
 - HOA maintains basin for routine service (mowing, debris removal); Township maintains critical components (dam, riser, outfall)

Next Steps

Next Steps – Short Term

- Continue policy discussions with SAC
 - Refine recommendations/feedback
 - Determine program impacts based on policies
- Initiate public education/outreach
 - Public meetings
 - Targeted stakeholder meetings
- Refine cost model and initiate rate analysis



Feedback – Comments and Questions



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