

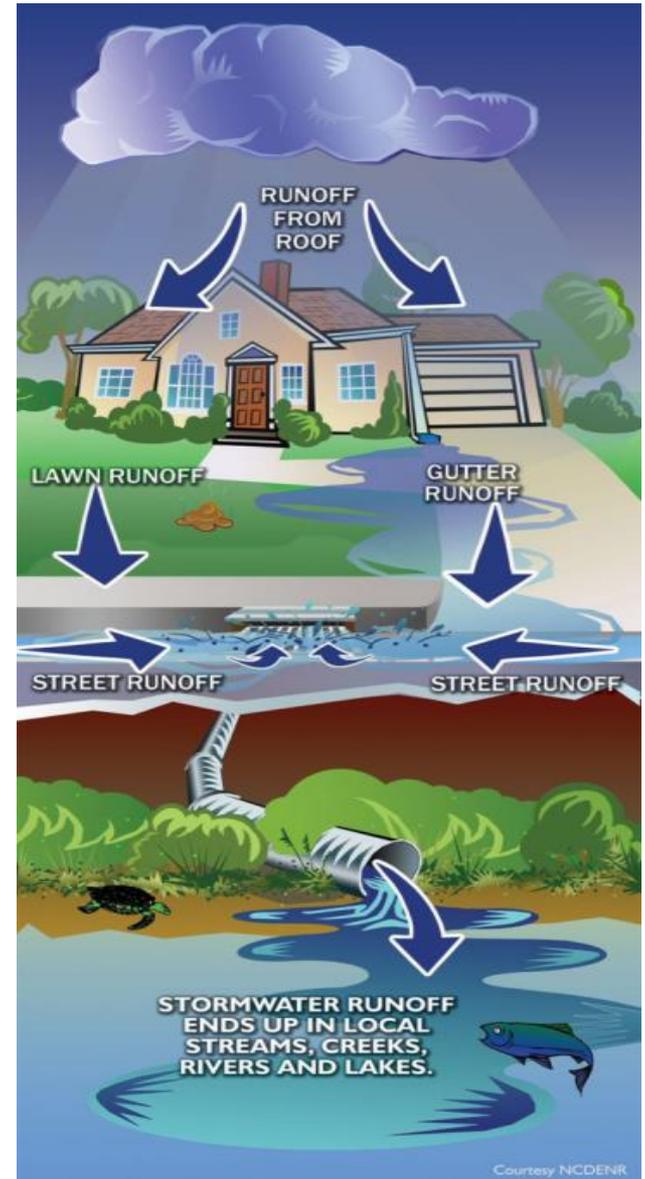


Municipality of Monroeville
Engineering Department
Pollution Control & Flood
Reduction Fee

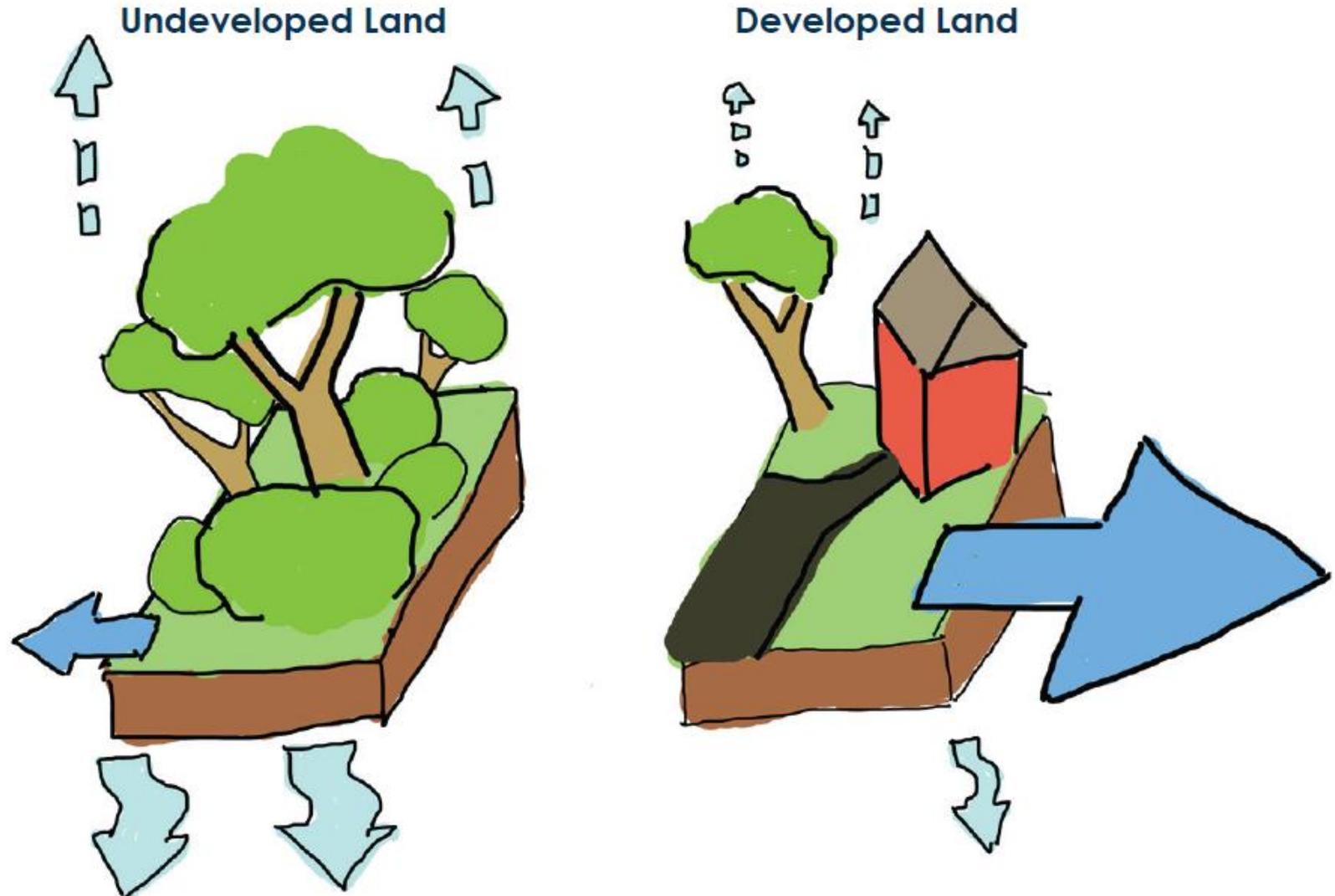


Agenda

- Why a Fee
 - Effects of Stormwater pollution
 - Regulatory Requirements
 - Current Program Limitations
- How the Fee Works
 - What fee pays for
 - How it was calculated
 - Fee Amount/Billing
- Questions



Impacts of Development

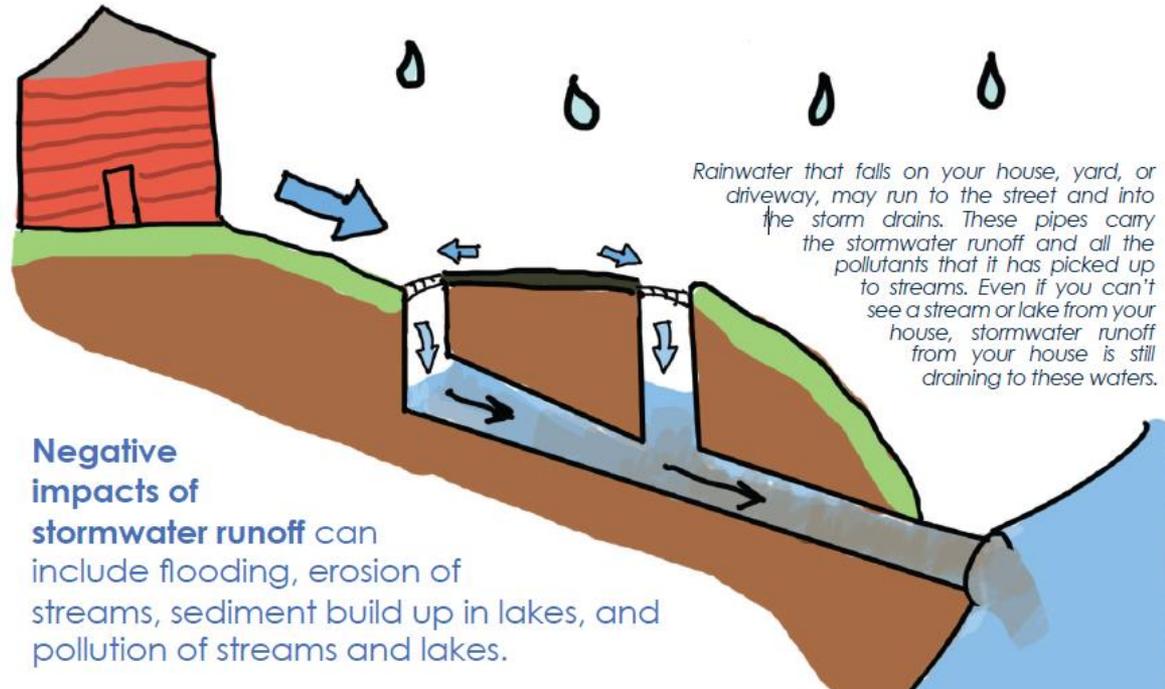


Source: Pennsylvania Department of Environmental Protection

Effects of SW Runoff

Why should you care about Stormwater Management?

- Property Loss
- Damage to Public Infrastructure
- Public Safety Hazard
- Sediment Pollutes Rivers, Lakes and Streams
- Impacts to Drinking Water Sources



Source: Pennsylvania Department of Environmental Protection

Consequences



Managing SW Runoff



**BMPs: what are they,
& what do they do?**

BMP stands for Best Management Practice, and includes designed “things” like detention basins, as well as non-engineered approaches like protecting open space to manage stormwater. SCMs are Stormwater Control Measures, which are engineered facilities that are designed and constructed to manage stormwater. For the most part, the terms BMP and SCM can be used interchangeably.

Source: Pennsylvania Department of Environmental Protection

slow it down, spread it out, soak it in

Current Regulations



💧 19,000 miles of PA rivers/streams impaired

CLEAN WATER ACT
US EPA NPDES REGULATIONS

💧 Stormwater runoff pollution is one of the biggest reasons for this impairment

STATE LAWS AND REGULATIONS
STATE NPDES PERMITS

💧 950 PA municipalities required to have stormwater management plans

MUNICIPALITY ORDINANCES
MS4s

💧 Most are also required to have Pollutant Reduction Plans

MS4 Requirements



- Municipal Separate Storm Sewer System
 - Minimum Control Measures:
 - Public Education
 - Public Participation and Involvement
 - Illicit Discharge Detection and Elimination Program
 - Construction Site Stormwater Runoff Control
 - Post-Construction Site Stormwater Runoff Control
 - Pollution Prevention/ Good Housekeeping
 - 10% Sediment Reduction Required by 2023

MS4 Requirements



- Requires Resources: Staffing, Training, Mapping, Planning, Documentation, Inspections/ Sampling, Cleaning, etc.
- BMPs (Best Management Practices)
- Repairs, Planned & Emergency



Current Budget

- Storm Sewer Assets = \$36 Million
 - 68 Miles of Pipe
 - 4,000 Storm Sewer Structures
- 2018 Storm Sewer Budget = \$26,500



Glenwood Flooding Problems, Detention Pond and Piping Upgrades- \$325K

User Fees Act 68 (2013)



Provides funds for the following activities:

- Capital Improvements
- Operation/Maintenance
- Regulatory Compliance/Reporting
- Engineering Services
- Planning/Administrative

Revenues placed in a fund to be used solely for storm sewer purposes

Fee based on required funding, not arbitrarily



Equivalent Residential Units

- Based on **Impervious Area** determined by Geographic Information Systems (GIS) using Aerial Photography
- Average Home
 - 1,471 SF Building
 - + 914 SF Driveway
 - 2,385 SF Total
 - = 1 ERU



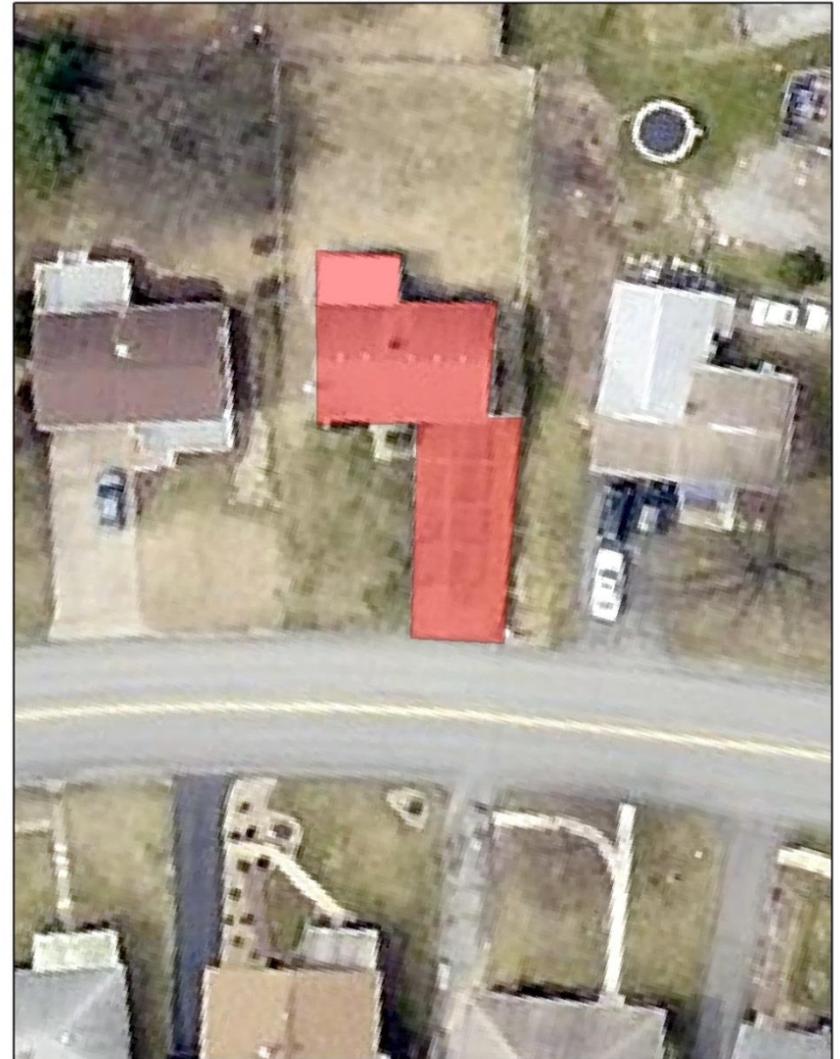
Proposed Fee Amount



- \$10/ Month Rate for SF Residential Properties (1 ERU)
- Not Single Family (NSF) Rate will be (SF Residential Fee) X (ERUs) for the Specific Property
- If property has 23,850 SF Impervious Area they pay 10x the SF Residential Fee (10 ERUs)

GIS Example - Home

- 1 ERU
- Fee \$10/mo/ERU
- \$120/ year



GIS Example – Large Retail

- Monroeville Mall
- Seven Parcels
 - 3,787,077 SF =
1,857 ERUs
 - Fee \$10/mo/ERU
 - \$222,840/ year



Top 20 Fee Payers

Property Owner	Parcel Count	Impervious Surface (sqft)	ERU	FEE PER YEAR	ALIAS NAME
CBL MONROEVILLE PARTNER LP	7	4,429,222.47	1,857.00	\$ 222,840.00	MONROEVILLE MALL AREA
MUNICIPALITY OF MONROEVILLE	47	2,055,850.99	861.00	\$ 103,320.00	MUNICIPAL STRUCTURES AND PARKS
GATEWAY SCHOOL DISTRICT	5	1,828,853.44	766.00	\$ 91,920.00	GATEWAY SCHOOL DISTRICT
ANNE V LEWIS MARITAL TRUST/(TRUSTEE)	6	1,269,710.64	532.00	\$ 63,840.00	MONROEVILLE MALL AREA
TERRA CAPITAL ASSOCIATES	3	1,238,392.42	519.00	\$ 62,280.00	TECH ONE PARK
LSREF4 REBOUND LLC	1	1,144,634.50	479.00	\$ 57,480.00	WESTINGHOUSE FACILITY
COUNTY OF ALLEGHENY	2	1,096,553.15	459.00	\$ 55,080.00	COMMUNITY COLLEGE / WAVE POOL / SKATE PARK
PZ MIRACLE LIMITED PARTNERSHIP	2	1,081,685.45	453.00	\$ 54,360.00	MIRACLE MILE SHOPPING CENTER
COCHRAN R E L P	10	991,595.75	415.00	\$ 49,800.00	COCHRAN AUTO PARK
FORBES HEALTH SYSTEM	4	913,959.94	383.00	\$ 45,960.00	FORBES REGIONAL HOSPITAL COMPLEX
JERMOJEN INC	9	853,902.04	358.00	\$ 42,960.00	MONROEVILLE INDUSTRIAL PARK
UPMC	3	616,230.02	258.00	\$ 30,960.00	UPMC EAST HOSPITAL
OFEW LP	1	568,785.73	238.00	\$ 28,560.00	LOWES HOME IMPROVEMENTS
ER PARTNERS LP	1	536,291.06	224.00	\$ 26,880.00	EAGLE RIDGE APARTMENTS
MOUNTAIN TOP ASSOCIATES	1	490,086.67	205.00	\$ 24,600.00	MONROEVILLE BOULEVARD GIANT EAGLE
STAHL REALTY OF PENNSYLVANIA	1	473,518.66	198.00	\$ 23,760.00	SAM'S CLUB
MONROEVILLE PLAZA 1989 LIMITED PARTNERSHIP	1	467,764.16	196.00	\$ 23,520.00	GANDER MOUNTAIN / GIANT EAGLE
MONROEVILLE S C L P	1	462,371.62	193.00	\$ 23,160.00	HOLIDAY CENTRE
EASTERN AREA SPECIAL SCHOOL AUTHORITY	1	450,808.87	189.00	\$ 22,680.00	FORBES ROAD VOCATIONAL SCHOOL
JAMISON LANE LP	1	416,703.52	174.00	\$ 20,880.00	BECHTEL / BPMI
TOTALS	107	21,386,921.10	8,957.00	\$1,074,840.00	

Billing



- Billing will be Annual in January with Payment due by March 31.
- Delinquents will Receive Letters with Penalties.
- Properties will be Liened.



Questions?

