



# Stormwater Utility Public Meeting

March 23, 2022

---

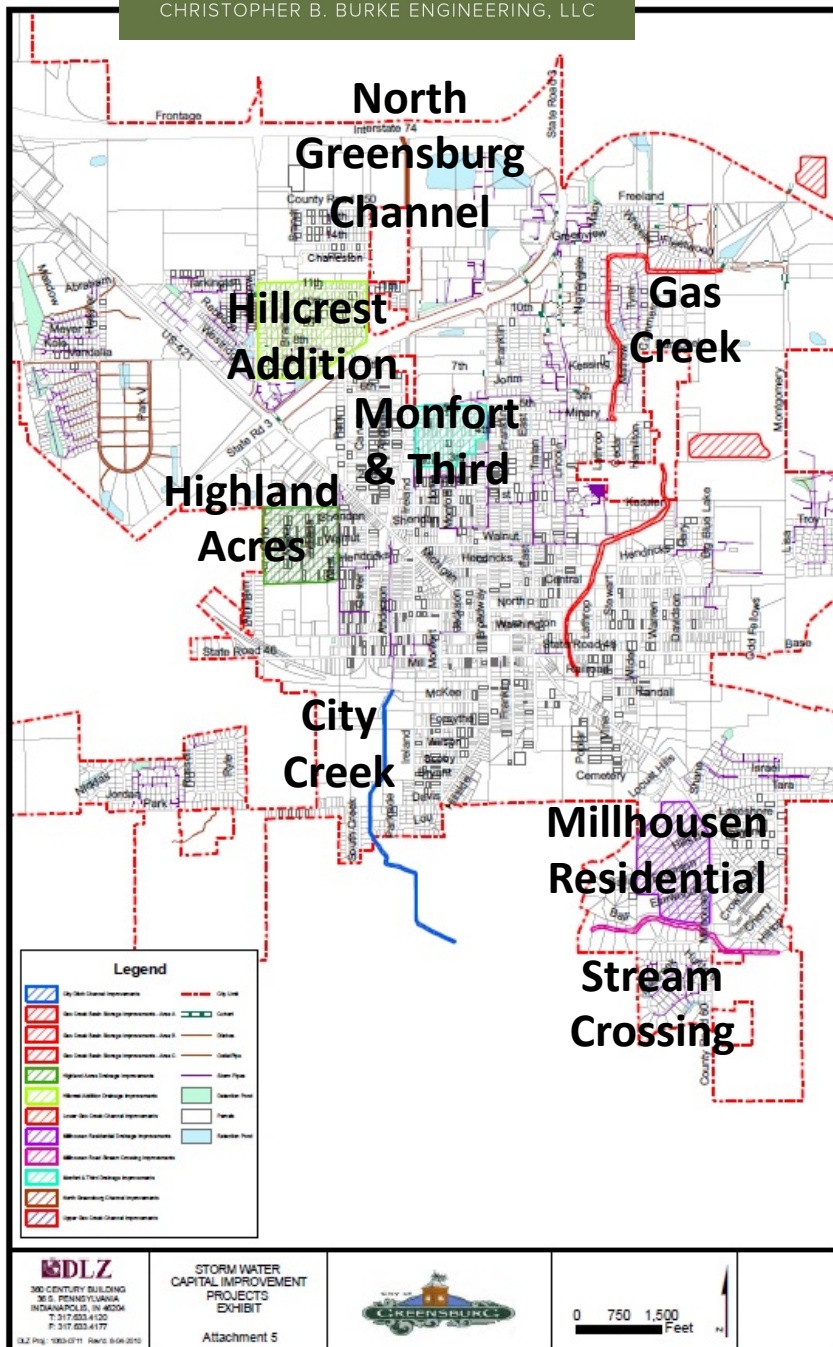
**Ron May**, City of Greensburg  
**Sheila McKinley**, Christopher B Burke Engineering, LLC



# Stormwater Challenges

1. Paying for ongoing maintenance, repair, replacement and improvement of the existing and future stormwater system
2. Paying for increased cost to comply with state and federal stormwater quality mandate

*Typically funded through the general funds for various departments and directly competes for limited resources with other essential services.*



# Stormwater Capital Projects

- Stormwater Drainage Improvement Project Plan completed in 2010
- Identified and prioritized 10 stormwater drainage problem areas and recommended solutions
- Improvements to Gas Creek implemented, other areas remain a problem
- Estimated cost is \$13,295,850 (2019 costs)



# Monfort & Third Neighborhood Drainage Improvements

- Problem: low-lying area floods, no existing roadside ditches, curb and gutter or inlets
- Solution: construction of new north-south trunkline to serve neighborhood and infiltration ditch along streets
- Benefit: 90 single-family residences
- Cost: \$1,422,828 (2019 costs)





# Highland Acres Addition Drainage Improvements

- Problem: low-lying area floods, no existing roadside ditches, curb and gutter or inlets
- Solution: construction of new stormwater trunklines to serve neighborhood and roadside underdrain or infiltration ditch along streets
- Benefit: 130 single-family residences
- Cost: \$2,203,581 (2019 costs)

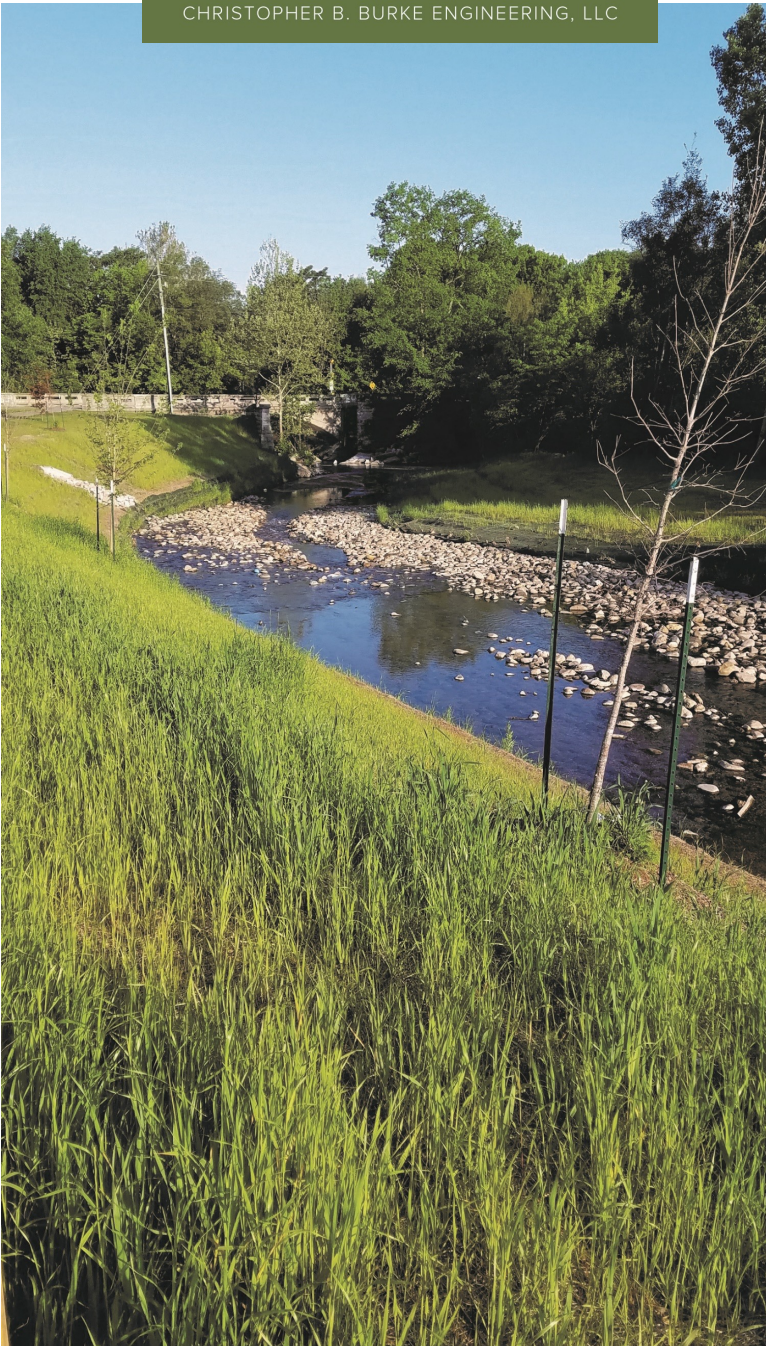




# Millhousen Road Stream Crossing Improvements

- Problem: road overtopping and streambank erosion
- Solution: expanded channel cross-section and enlarged culvert
- Benefit: 30 single-family residences
- Cost: \$413,362 (2019 costs)





# Stormwater Utility

- Dedicated funding source for stormwater-related programs and projects
- Funding provided through a user fee like public water or wastewater services
- Common funding mechanism: 1,807 US, 95 Indiana

## *Benefits of a Stormwater Utility*

### **ELECTED OFFICIAL**

- Dedicated funding
- Supplemental funding
- Sustainable revenues
- Bondable revenue

### **STAFF**

- Programmatic stability
- Long-term view
- MS4 compliance

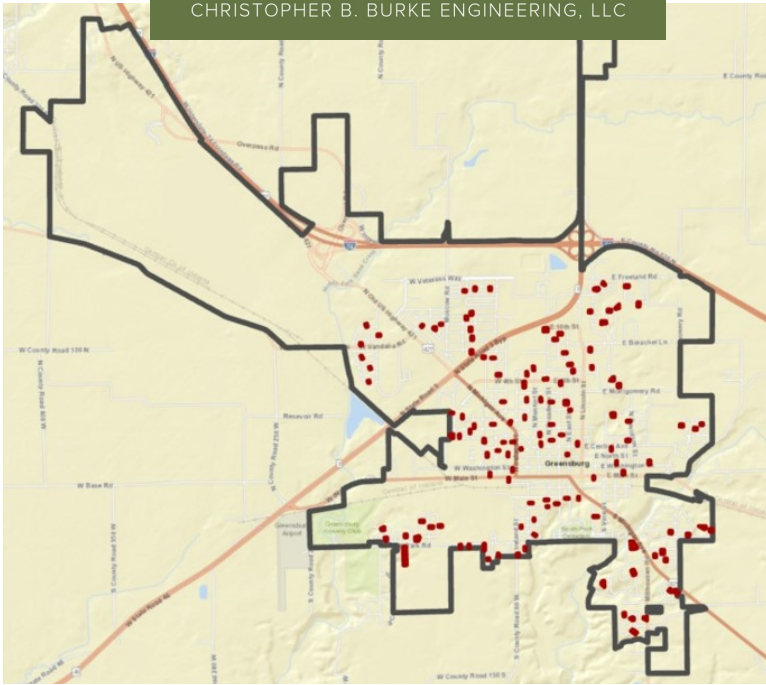
### **PUBLIC**

- Improvements to drainage system
- Improved water quality for recreation
- Improved livability and quality of life



# Stormwater Utility Process

1. Prepare a Rate Study
  - Stormwater Program Costs
  - Rate and Rate Structure
  - Credit Manual
2. Adopt Rate and Rate Structure
3. Build Public Support
  - Frequently Asked Questions, Talking Points
  - Large Rate Payers, Public Meetings
4. Set up Billing Database



# Impervious Stormwater Utility

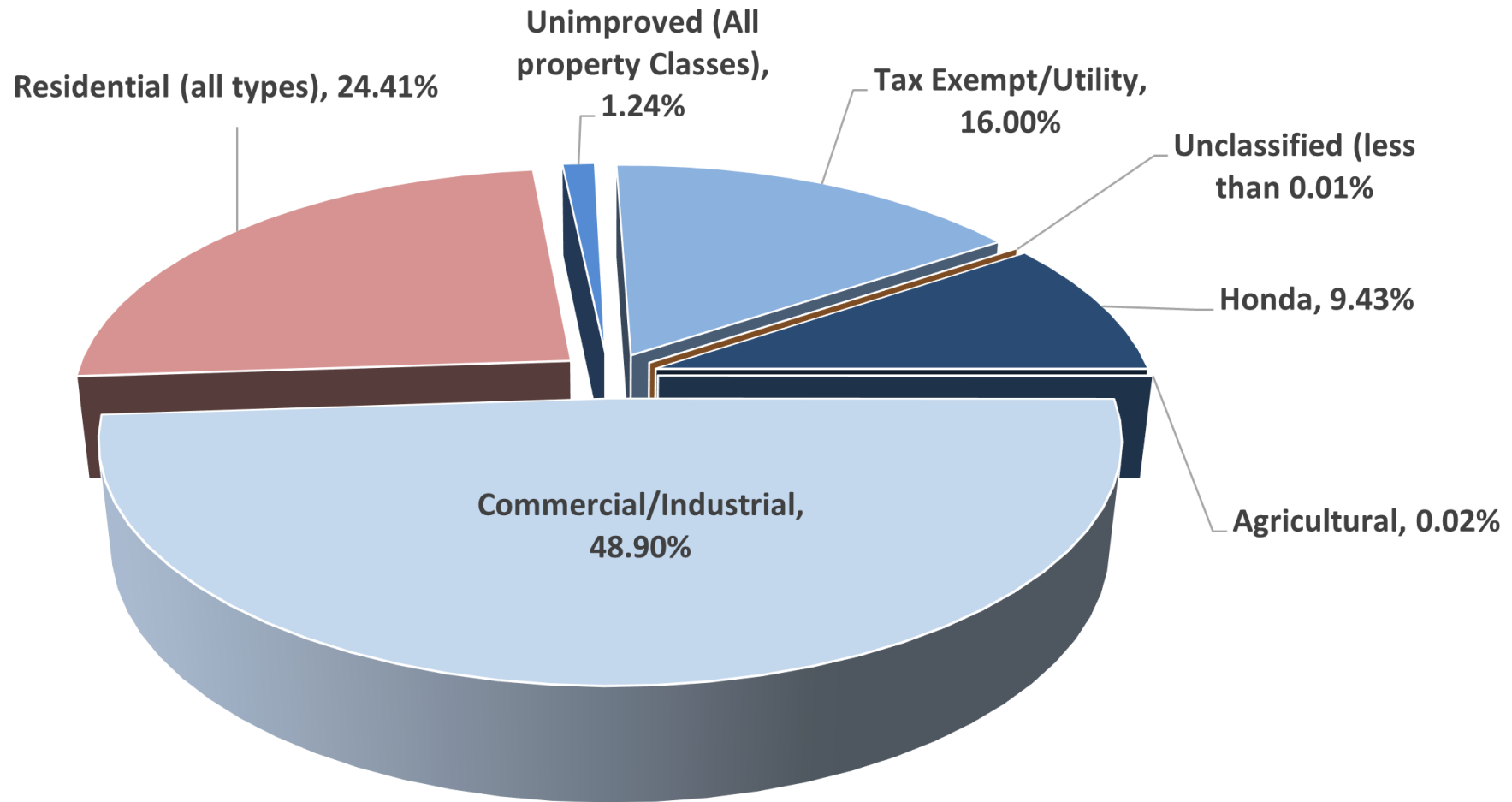
- Equivalent Residential Unit (ERU) = average area of impervious cover on single family residential (SFR) parcel
- All residential units pay for 1 ERU regardless of actual impervious area
- All nonresidential parcels pay multiples of ERU, based on their actual impervious area



1 ERU = 3,000 square feet

Total number of ERUs = 16,567

# Distribution of Stormwater Utility Rate Payers



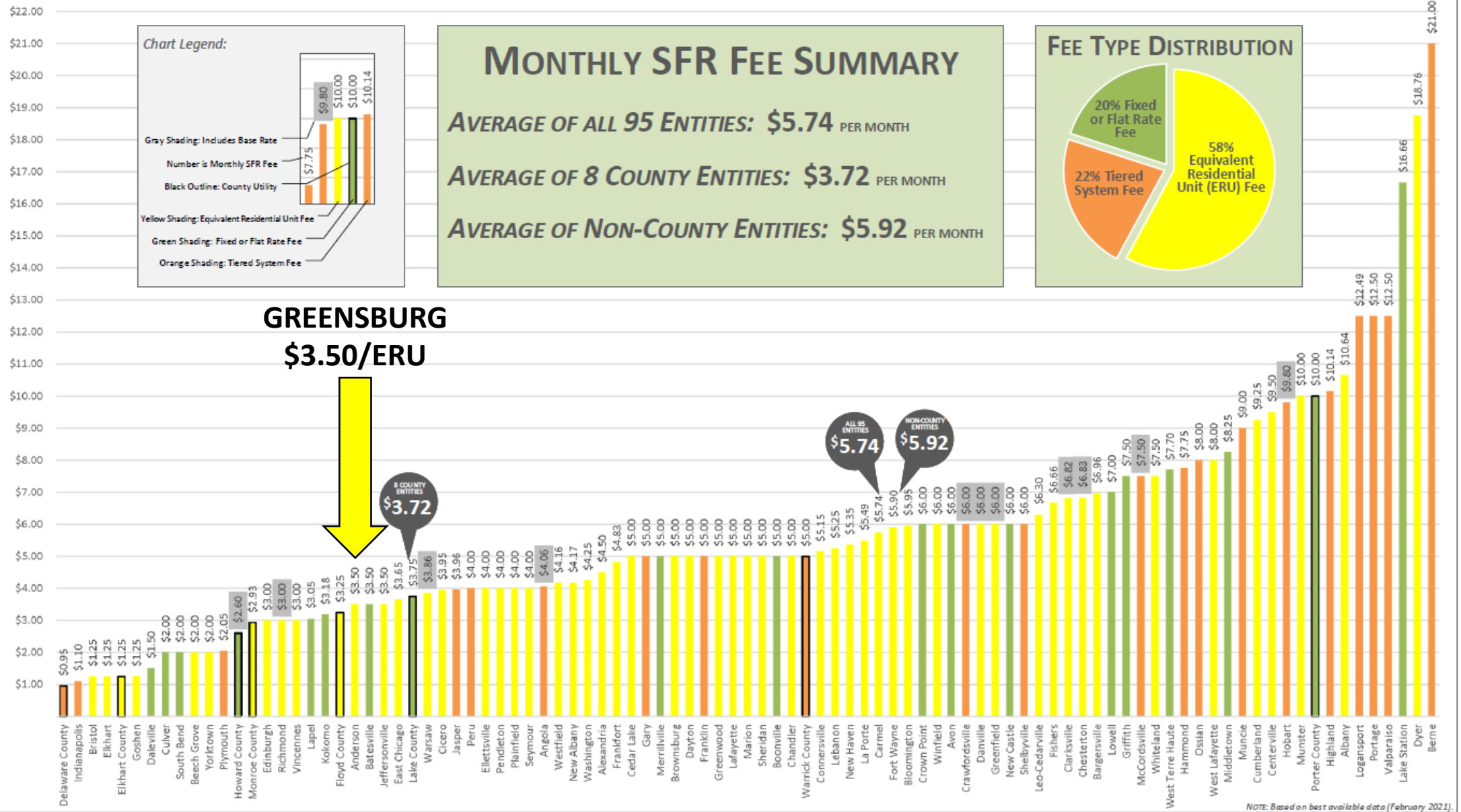
CATEGORY	AVERAGE ANNUAL COST	PERCENTAGE
Capital Costs Inlet Replacement Drainage Improvement Projects Stormwater Master Plan	\$670,000	95%
Operating Costs Stormwater Program Compliance	\$20,000	3%
Administrative Costs Legal Fees Utility Implementation	\$12,000	2%
TOTAL	\$700,000	100%

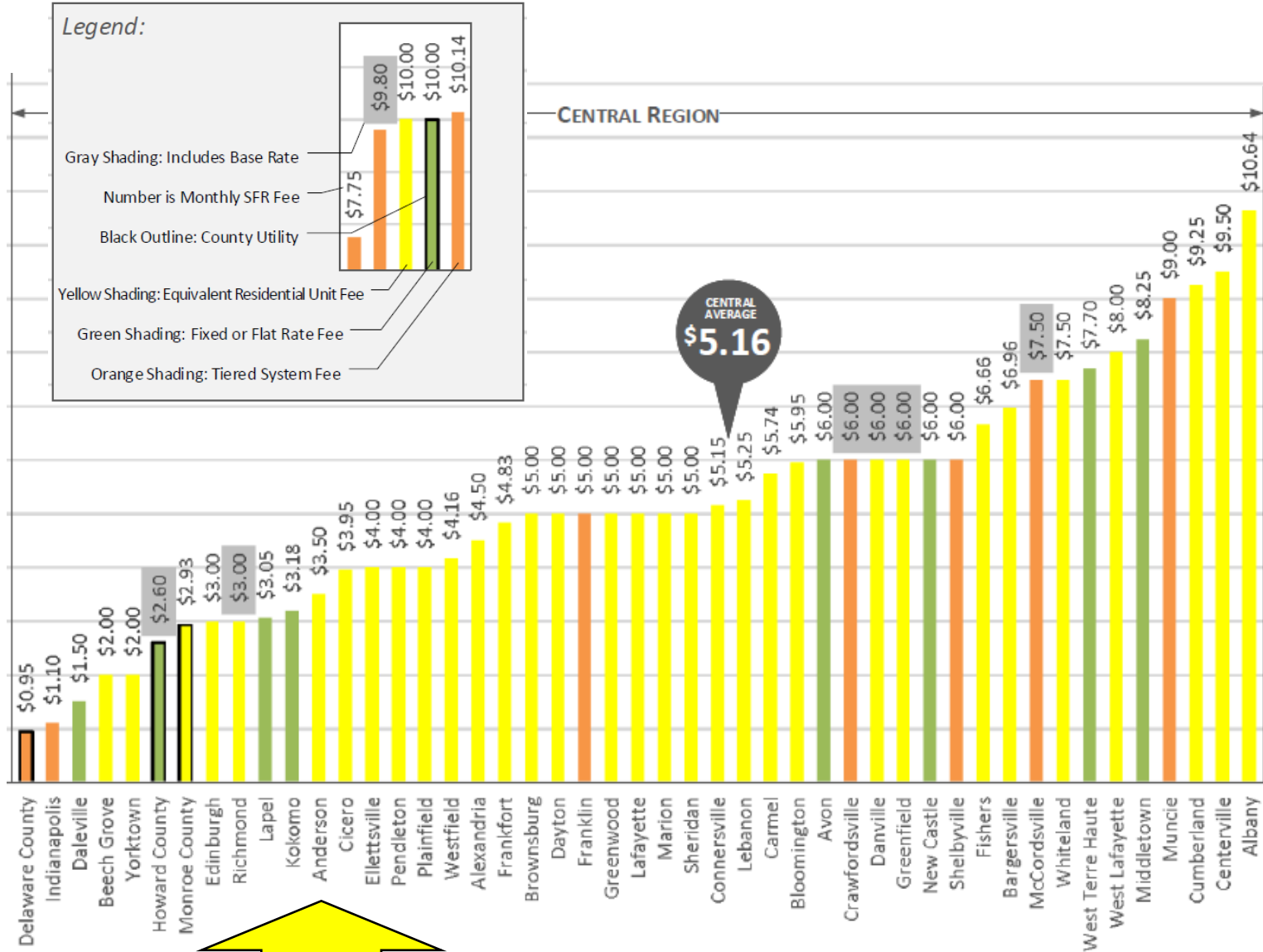
# Stormwater Rate Structure

Property Class	Rate
<b>Agricultural and Residential (SFR, Duplex, Triplex, Mobile Homes, Condominiums)</b>	\$3.50 per month (1 ERU) or \$42 per year
<b>Commercial, Industrial, Tax Exempt, Apartments, Residential Common Areas</b>	\$3.50 per each ERU (3,000 square feet) of impervious area, but subject to 1 ERU minimum
<b>Unimproved Properties (all property classes)</b>	\$1.15 per month (0.33 ERU)

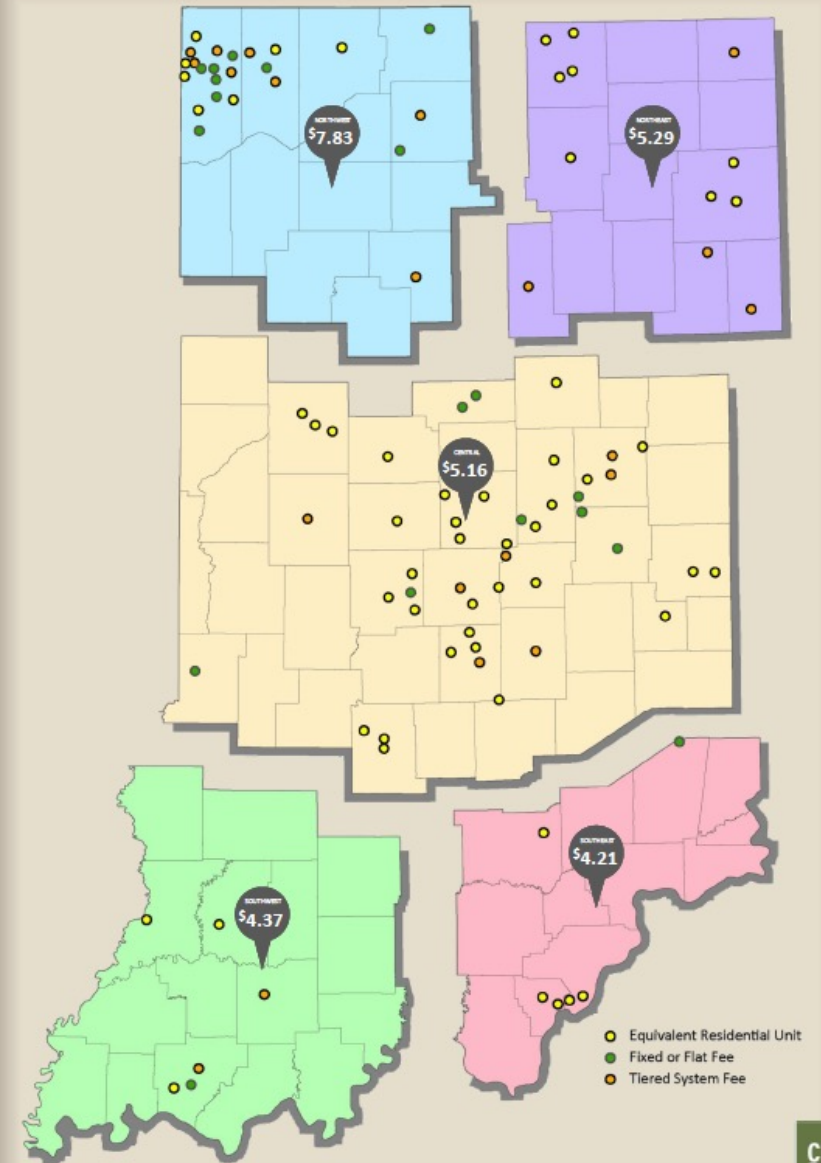
# INDIANA STORMWATER UTILITIES

## MONTHLY SFR FEES AND FEE TYPES





## AVERAGE MONTHLY SFR STORMWATER FEE By Region



# Nonresidential Comparison

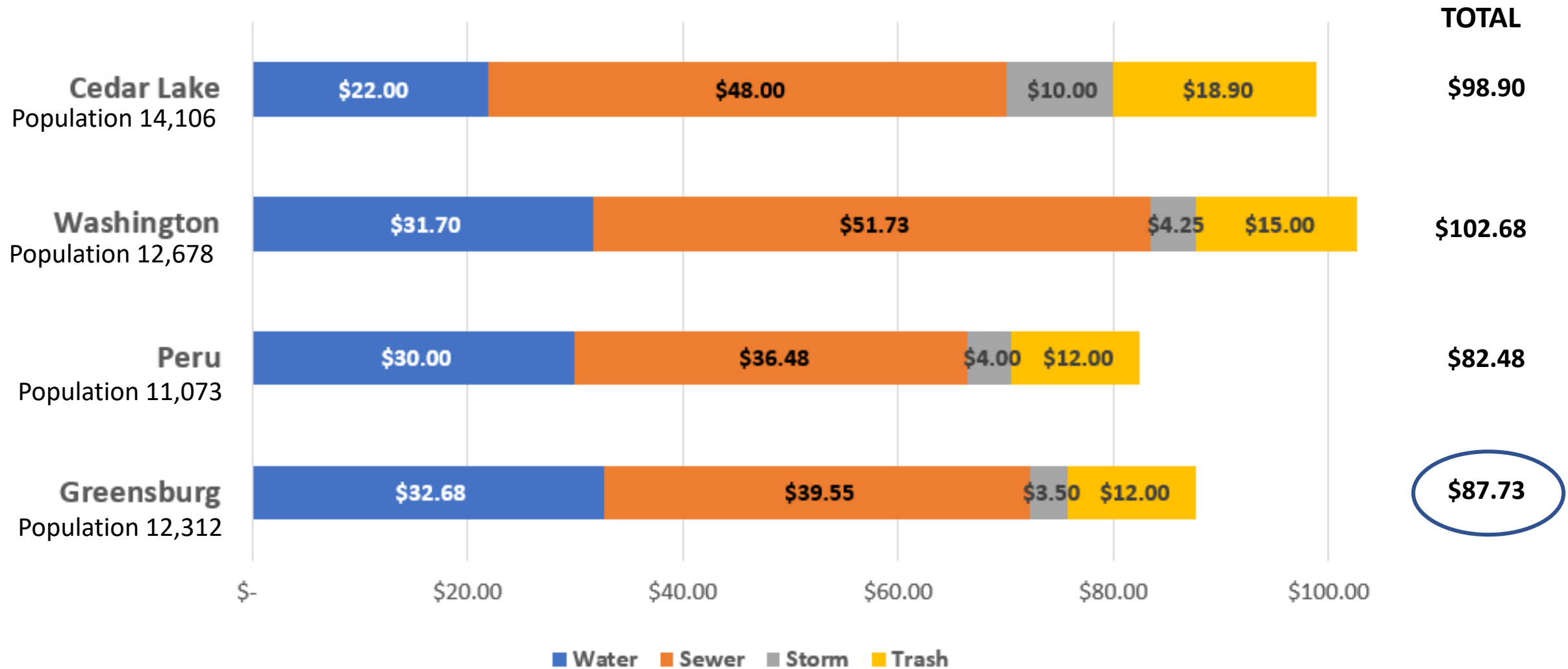
Example Development (impervious = 894,800 ft<sup>2</sup>)

COMMUNITY	POPULATION	ERU(ft <sup>2</sup> )	FEE/ERU	MONTHLY TOTAL	ANNUAL TOTAL
<b>Greensburg</b>	<b>12,213</b>	<b>3,000</b>	<b>\$ 3.50</b>	<b>\$ 1,043.93</b>	<b>\$ 12,527.20</b>
Peru	11,073	3,497	\$ 4.00	\$ 1,023.51	\$ 12,282.07
Washington	12,678	2,558	\$ 4.25	\$ 1,486.67	\$ 17,840.03
Cedar Lake	14,106	2,903	\$ 10.00	\$ 3,082.33	\$ 36,987.94

Example Development (impervious = 8,701 ft<sup>2</sup>)

COMMUNITY	POPULATION	ERU(ft <sup>2</sup> )	FEE/ERU	MONTHLY TOTAL	ANNUAL TOTAL
<b>Greensburg</b>	<b>12,213</b>	<b>3,000</b>	<b>\$ 3.50</b>	<b>\$ 10.15</b>	<b>\$ 121.81</b>
Peru	11,073	3,497	\$ 4.00	\$ 9.95	\$ 119.43
Washington	12,678	2,558	\$ 4.25	\$ 14.46	\$ 173.48
Cedar Lake	14,106	2,903	\$ 10.00	\$ 29.97	\$ 359.67

# Residential Comparison





# Nonresidential Credit Manual

1. Low Impact Development Credit
2. Stormwater Quantity Reduction Credit
3. Stormwater Quality Improvement Credit
4. Established Development Credit
5. Open Space Credit
6. Direct Discharge Credit
7. Industrial NPDES Permit Credit
8. Certified Green Building Credit
9. Stormwater Education Credit



# Appeal Process

- Complete a petition to appeal stormwater rate through the City Engineer
- Within 60 days, the Board of Public Works will hold a public hearing
- Dispute or appeal not a valid reason for non-payment



## City of Greensburg Stormwater Utility FREQUENTLY ASKED QUESTIONS

Ron May, City Engineer  
[rmay@greensburg.in.gov](mailto:rmay@greensburg.in.gov)  
 812-222-0261

### What is a stormwater utility?

A stormwater utility is a dedicated funding source for stormwater programs and projects. Indiana law allows municipalities to collect user fees necessary to manage the capital improvement and operational expenses associated with stormwater management. Funding is provided through a user fee like water and wastewater services. The City of Greensburg adopted a stormwater utility in the fall of 2021 and will begin collecting fees in the spring of 2022.

### Why is a stormwater utility fee necessary?

When it rains or snow melts, runoff from impervious surfaces (rooftops, parking lots, driveways, etc.) drains into the stormwater system (storm sewers, ditches, swales, etc.). As stormwater flows overland, it picks up pollutants (nutrients, bacteria, oil and grease, etc.) that have accumulated on these surfaces. The more impervious surface there is, the greater the volume of runoff and pollutants that the stormwater system must manage. The stormwater utility fee is used to:

1. Pay for ongoing maintenance, repair, replacement and improvement of the existing and future stormwater and flood protection system, and
2. Pay for increased cost to comply with state and federal stormwater quality requirements.

### What is the stormwater utility fee and how was the fee determined?

The rate used to calculate stormwater fees is based on the amount of impervious surface for each parcel. Much like a "kilowatt" serves as the basis for electrical utility, the "Equivalent Residential Unit" or ERU, is the base unit for the stormwater utility. In the City of Greensburg, an ERU is the average area of impervious surface of a single-family residential parcel which equals 3,000 square feet.

The stormwater utility fee is paid by every property owner and is based on three categories of rate payers: residential, nonresidential and unimproved properties. The fee for residential property is a flat rate of \$3.50 per residential unit or 1 ERU. Nonresidential properties each pay multiples of 1 ERU based on actual impervious, but subject to 1 ERU minimum.

1	Residential: Single-family, Duplex, Triplex, Mobile Homes, Condominiums	\$3.50 per month (1 ERU)
2	Nonresidential: Commercial, Industrial, Tax Exempt, Apartments, Residential Common Areas	\$3.50 per each ERU (3,000 square feet) of impervious area; subject to 1 ERU minimum
3	Unimproved Properties (all property classes)	\$1.15 per month (0.33 ERU)

### What can I do to reduce my stormwater utility fee?

The City of Greensburg has adopted a credit manual for nonresidential property owners to reduce their stormwater utility fee in exchange for their efforts to reduce the impacts of stormwater runoff from their property on the public infrastructure and waterways. More information on credits for the stormwater utility can be found on the city webpage.

### What are the benefits of a stormwater utility?

*Benefits from the perspective of the elected officials and senior staff responsible for annual funding of the stormwater program:*

- **Dedicated Funding Source** – revenues generated by stormwater utilities create a dedicated source of funding for stormwater programs and projects.
- **Supplemental Funding Source** – stormwater utility revenues can be used to replace current general fund/ad valorem tax funding which enables the tax-based funding to be used for other community needs.
- **Sustainable Revenues** – revenues generated by stormwater utilities are constant and tend to gradually increase with the community's growth.
- **Bondable Revenue Stream** – bonds for capital improvements can be issued to facilitate constructing stormwater management facilities because the revenues generated by stormwater utilities can be used to pay back bonds.

*Benefits from the perspective of staff responsible for the daily operations of the stormwater program:*

- **Programmatic Stability** – stormwater utilities provide stable revenue and support staff stability, continued levels of maintenance operations, and continuity in Capital Improvement Project (CIP) programs.
- **Long-Term View** – stormwater managers can adopt a longer view in planning for capital investments, undertaking maintenance enhancement, and developing staff since they are not operating in a year-to-year funding environment with no certainty of follow-on funding in successive years.
- **Facilitation of NPDES Compliance** – communities regulated under the Federal NPDES Stormwater Permitting Program, are more readily able to comply with the specific permit conditions requiring the development of funding for annual operation of the Stormwater Management Program that is contained in their MS4 Permits.

*Benefits from the perspective of the public:*

- **Improvements to the Drainage System** – maintenance and improvements, reduced flooding and improved public safety.
- **Improved Water Quality for Recreation** – activities that involve direct human interaction with water such as swimming, boating, and sport-fishing.
- **Improved Livability and Quality of Life** – national surveys conducted about the factors that are most important in choosing a place to live consistently include "clean water". Clean rivers, streams, and lakes benefit the livability of a community and the standard of living for current and future generations.



# Billing Method and Timing

- Billing through the City Utility Office
- Residential: stormwater added to existing monthly utility bill
- Nonresidential: separate monthly bill
- Anticipate distribution first stormwater utility bill May 1<sup>st</sup>



**Ron May, PE**  
City Engineer  
*[rmay@greensburg.in.gov](mailto:rmay@greensburg.in.gov)*

**City of Greensburg**  
[www.greensburg.in.gov](http://www.greensburg.in.gov)  
812-222-0261

**Sheila McKinley, AICP, CFM, LEED Green Associate**  
Director, Planning  
*[smckinley@cbbel-in.com](mailto:smckinley@cbbel-in.com)*

**Christopher B. Burke Engineering, LLC**  
[www.cbbel-in.com](http://www.cbbel-in.com)  
317-266-8000