#### NORTH RIDGEVILLE CITY COUNCIL UTILITIES COMMITTEE MEETING MINUTES COUNCIL CHAMBERS – 6:30 p.m. TUESDAY, SEPTEMBER 4, 2018

#### To Order:

Chairman Dennis Boose called the Utilities Committee meeting to order at 6:30 p.m.

#### Attendance:

Members present: Councilman Dennis Boose, Gregg Westover and Councilman Martin DeVries.

Also present: Mayor David Gillock, City Council President Kevin Corcoran, Councilman Bruce Abens, Utilities Director Jim Whitlock, President of Bramhall Engineering - Mike Bramhall, Councilwoman Michelle Hung, Assistant Clerk of Council Tara L. Peet, Auditor Jeff Wilcheck, Engineer Dan Rodriguez, Safety-Service Director Jeff Armbruster and Clerk of Council Nancy Linden.

#### Minutes:

Chairman Boose asked for any additions or corrections to the minutes of August 6, 2018. No discussion was offered. The minutes stand approved as submitted.

#### **Discussion regarding T 90-2018:**

Chairman Boose turned the meeting over to the Administration for presentation.

Safety-Service Director Armbruster asked Mr. Bramhall to present his findings.

Mike Bramhall, President of Bramhall Engineering, presented a PowerPoint presentation (**attached**) which he stated represented years of work.

Mr. Bramhall stated the storm water utility was made up of the MS4 Program, O&M, the Capital Improvement Program, master planning and system modeling and life cycle replacement.

He explained the level of service component ensuring emergency vehicles get to people's homes, provide relief for homes inundated with service flow water, address waterway maintenance and provide a master hydrologic and hydraulic model for entire City.

Mr. Bramhall stated the City has \$2 million in grant money from the Turnpike Mitigation and Mill Creek Grant funds and the cost will be spread through a five year period. He noted he planned to defer the life cycle replacement for five years.

Mr. Bramhall presented a cost of service pie chart and noted most of cost comes from the Service Department. He also presented a spreadsheet of current service equipment and projected needed equipment. Mr. Bramhall presented a spreadsheet breakdown of labor costs per employee.

Mr. Bramhall touched on the engineering administration and stated it has adequate staff in house for the first five years further adding the General Fund was carrying a lot of the costs. He noted that different operating funds will be created.

Mr. Bramhall discussed how they calculated ERU's on a residential and commercial basis. He noted that there will be a credit program for those that have storm water management systems to provide opportunities for the City to achieve a level of service goals. It will also provide incentives for commercial parcels to detain stormwater. He noted there will be an appeal process.

Mr. Bramhall stated the next steps are to adjust the rate model if needed, have Council approve legislation and apply credits to the top twenty commercial parcels such as the schools and then a trial billing cycle. Mr. Bramhall state the current utility billing system will work with a few tweaks.

Councilman DeVries asked what municipalities Mr. Bramhall has worked with.

Mr. Bramhall stated he worked with businesses within the City of Elyria.

Councilman DeVries asked how long that take from start to finish.

Mr. Bramhall stated they finished in 2015.

Chairman Boose thanked Mr. Bramhall for the presentation and all the work his firm had put in. He asked what the criteria was for identifying the top twenty commercial properties.

Mr. Bramhall stated it was kind of random but the larger impervious surfaces stood out and those with stormwater management in place.

Chairman Boose asked if a credit is applied will the credit be made up through the residential units taking the burden of the cost.

Mr. Bramhall stated they conservatively assumed everyone was eligible for a credit knowing that each parcel would not all be eligible. He stated after year one there would be an excess and the rate could be adjusted.

Chairman Boose asked if the commercial unit being charged in the same management of stormwater based on impervious surface as the residential unit.

Mr. Bramhall stated the costs were not be dumped on residents. He explained if a business receives a credit, it is because they have applied the correct stormwater management techniques.

Chairman Boose asked how he determined that the City had adequate staffing.

Mr. Bramhall stated per the criteria of the MS4 Program. They are anticipating two new hires in the Utilities Department be built in.

Chairman Boose asked in terms of the software through the billing program would anything else need acquired.

Mr. Bramhall stated the utilities database is in Excel format as is the County. It would be a matter of merging fields and integrating it into the GIS system.

Engineer Rodriguez felt Mr. Bramhall did an excellent job. He stated he provided all the answers that Chairman Boose asked for in advance of the meeting and further stated he will answer any other questions anyone may have.

Safety-Service Director Armbruster stated the spreadsheet shown is forecasted to 2028. He noted that Lou and Brian worked together to model this and the legislation will be put together to make sure it is correct.

Chairman Boose requested a copy of the PowerPoint for all of Council.

Councilman Abens stated that some of the newer developments have retention and detention ponds. HOA's pays to maintain them. The basins are very healthy in his development. He felt that charging the developments that manage stormwater isn't fair. Councilman Abens asked if there were any provisions for those that have rain barrels. He also stated it seemed as though a whole new department was going to be created in the City. He added the Engineer stated he could manage the program. Councilman Abens felt a new bureaucracy would be created if a new department was created and felt it was unnecessary.

Chairman Boose stated he received answers when he inquired who was qualified to do these things and it was stated the Engineering and Service Departments.

Mayor Gillock stated he had no idea where Councilman Abens came up with another department was going to be created. He stated the utility would be handled by the Engineering Department. He noted the goal was to manage it in house with one additional employee. It will be the Service Department that will actually get the work completed. He also stated that the Utilities Director, Jim Whitlock, was present and he will manage the billing system. He noted Utilities Director Whitlock could answer any billing question.

Mr. Bramhall stated detention ponds in some communities work well and some don't. He noted an HOA that has a detention pond will pay a little less and those without will pay a little more. He also stated that it would cost more money to implement a ten cent break but the numbers can be changed if Council so desired.

Engineer Rodriguez stated he felt HOA's are paying for ponds that slowly release the water, but then the water is put into a larger system that the City addresses. This is where the fee comes into play which would be outside of the HOA's.

Mr. Bramhall stated the Northeast Ohio Regional Storm District officers a credit for rain barrels.

<u>Kim Stermole, 37872 Sugar Ridge Road</u>: stated she lives on a residential street and there are no retention or detention basins. When she receives rain, it slowly drains in her backyard and is gone in half of a day. She asked why she should be charged when her yard handles the water. She stated she has over 1.5 acres where other residential homes have more concrete and little land. She noted that the homes on Lexington Way have homes on well over five acres. They should not be charged what she is being charged.

Mr. Bramhall stated a residential home is one ERU which is \$3.76 per month. The imperviousness of the land is the closest relationship to the club everyone is in. This has been the best method determined so far. Businesses pay the lion's share. He felt the residential parcels were being treated fairly under the current calculations.

Chairman Boose asked if there was an average businesses will pay.

Mr. Bramhall stated no. He noted the schools are over 300 ERU's.

Safety-Service Director Armbruster stated there are limits to the credits at fifty percent. There will be a limit to the schools credit.

Mr. Bramhall stated there is a twenty-five percent educational credit and up to fifty percent for providing detention.

Albert Krage, Sugar Ridge Road asked how the farmers and farm fields were calculated.

Mr. Bramhall stated the Administration suggested that agriculture parcels are not subject to the utility fee.

Chairman Boose asked if they would be charged for a parcel that contained their barn or home.

Mr. Bramhall stated yes.

Chairman Boose thanked Mr. Bramhall and everyone for their participation and questions. He stated no action will be taken this evening so the information presented can be reviewed.

#### Adjournment:

Chairman Boose adjourned the meeting at 7:19 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_

Tara L. Peet, MMC Assistant Clerk of Council

## CITY OF NORTH RIDGEVILLE STORMWATER UTILITY

## PROGRAM UPDATE & DRAFT OF ADMINISTRATION RECCOMENDATIONS

SEPTEMBER 4, 2018



- STORMWATER UTILITY COMPONENTS
- LEVEL OF SERVICE, COST OF SERVICE, BASIS OF SERVICE FEE
- ROLE OF THE CREDIT PROGRAM
- DRAFT FINANCIAL RATE MODEL
- Q & A

### STORMWATER UTILITY COMPONENTS

- MS4 PROGRAM
- OPERATION & MAINTENANCE (O&M) OF SYSTEM
- CAPITAL IMPROVEMENT PROGRAM (CIP'S)
- MASTER PLANNING & SYSTEM MODELING
- LIFE CYCLE REPLACEMENT



### LEVEL OF SERVICE (LOS)

STANDARD OF ACCEPTABILITY FOR ALL NEW DEVELOPMENT

- 1. ROADWAYS SHALL BE PASSABLE BY EMERGENCY VEHICLES DURING FLOODSTAGE
- 2. REDUCE AND/OR ELIMINATE THE INUNDATION OF HOMES & BUSINESSES FROM FLOOD WATERS
- 3. WATERWAY MAINTENANCE ON A 5 YEAR CYCLE
- 4. MASTER HYDROLOGIC & HYDRAULIC MODEL FOR THE ENTIRE CITY OF NORTH RIDGEVILLE
- 5. PUBLIC EDUCATION PROGRAM FOR REDUCTION OF WATER BACK UP
- 6. WATERWAYS AND STREAMS THAT SUPPORT NATURAL WILDLIFE
- 7. FAIR & REASONALBLE DEDICATED FUNDING FOR THE NEEDS OF THE STORM SYSTEM
- 8. OHIO EPA MS<sub>4</sub> COMPLIANCE

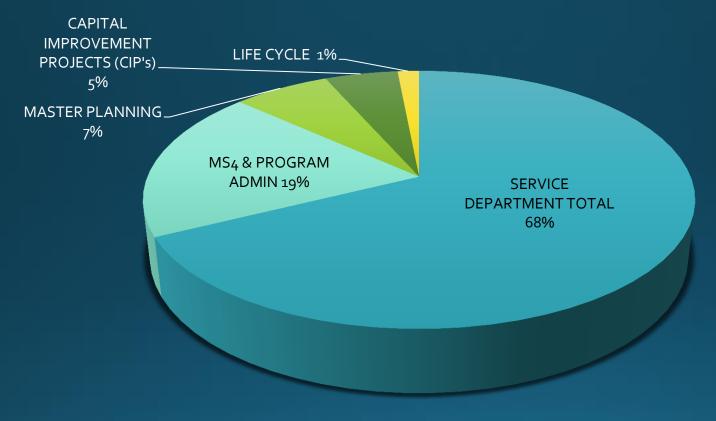
## COST OF SERVICE (COS)

IS A FUNCTION OF THE LOS COMBINED WITH TIME TO IMPLEMENT

- **1. SERVICE DEPARTMENT**
- 2. MS4 & PROGRAM ADMINISTRATION
- 3. CAPITAL IMPROVEMENT PROGRAM
- 4. MASTER PLANNING
- 5. LIFE CYCLE REPLACEMENT

## <u>COST OF SERVICE</u>

### STORMWATER UTILITY PROGRAM YEARS 1-5

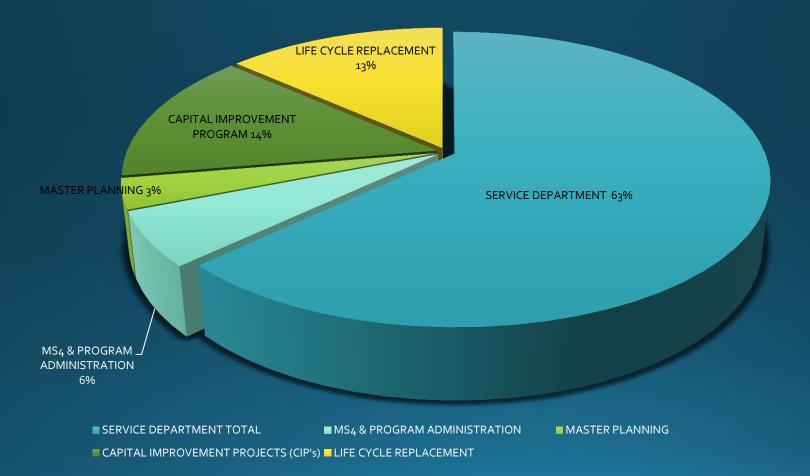


SERVICE DEPARTMENT TOTAL
MASTER PLANNING
LIFE CYCLE REPLACEMENT

MS4 & PROGRAM ADMINISTRATION
CAPITAL IMPROVEMENT PROJECTS (CIP's)

## <u>COST OF SERVICE</u>

#### STORMWATER UTILITY YEARS 6-10



## COS-SERVICE DEPARTMENT EQUIPMENT

	QUIPMENT																					
	EQUIPMENT ITEM #	EQUIPMENT ITEM #	DESCRIPTION	HOURS OF OPERATION LOGGED	YEARS OF SERVICE REMAINING UNTIL REPLACED	INITIAL COST	% USE ON STORM UTILITY WORK	STORM UTILITY SHARE OF COST	Initial Usefu Life	l Useful Life Remaining	Depreciation Cost Per Year	2018	2019	202.0	2021	2022	2023	2024	2025	2026	2027	2028
EXISTING & IN SERVICE	EQUIPMENT	1	2016 KOBELCO SK 140 SR V IN YH07-10131	800 HRS	2020	\$ 140,000	100%	\$ 140,000	5	3	\$ 28,000	\$ 28,000	\$ 28,000	\$ 28,000								
EXISTING & IN SERVICE	EQUIPMENT	4	2012 CAT 308D V IN FYCO2204	3 580 HRS	2020	\$ 95,000	50%	\$ 47,500	9	3	\$ 5,278	\$ 5,278	\$ 5,278	8 \$ 5,278								
EXISTING & IN SERVICE	EQUIPMENT	5	2013 BOBCAT E45 V IN AG3G13133	1630 HRS	2019	\$ 50,000	25%	\$ 12,500	7	2	\$ 1,786	\$ 1,786	\$ 1,78	5								
EXISTING & IN SERVICE	EQUIPMENT	8	2001 JD 6310 VIN LO6310V250027	1700HRS	2019	\$ 100,000	75%	\$ 75,000	20	1	\$ 3,750	\$ 3,750										
EXISTING & IN SERVICE	CHIPPER	1	2004 BANDIT 250 VIN 018618	1500 HRS	2019	\$ 19,100	95%	\$ 18,145	16	2	\$ 1,134	\$ 1,134	\$ 1,134	1								
EXISTING & IN SERVICE	TRAILERS	4	2012 EAGER BEAVER 20 TON VIN BL076529		2019	\$ 35,000	75%	\$ 26,250	15	2	\$ 1,750	\$ 1,750	\$ 1,750	D								
EXISTING & IN SERVICE	TRAILERS	7	2005 CRONKITE MINI TRAILER VIN 47326222451110924		2019	\$ 20,000	75%	\$ 15,000	15	2	\$ 1,000	\$ 1,000	\$ 1,000	D								
									тс	TAL: EXISTIN	g & IN SERVICE	\$ 42,698	\$ 38,941	8 \$ 33,278								
PROGRAM	MED EQUIPN	IENT																				
STATUS	FUTURE EQUIPMENT	FUTURE ITEM#	FUTURE ITEMS DESCRIPTION	HOURS OF OPERATION LOGGED	YEARS OF SERVICE REMAINING UNTIL REPLACED	INITIAL COST	% USE ON STORM UTILITY WORK	STORM UTILITY SHARE OF COST	Initial Usefu Life	l Useful Life Remaining	Depreciation Cost Per Year	2018	2019	202.0	2021	2022	2023	2024	2025	2026	2027	2028
PROGRAMMED	FUTURE EQUIPMENT	2	SWITCH OVER TWO WAY RADIOS TO DIGITAL			\$ 2,400	25%	\$ 600	5		\$ 120		\$ 120	\$ 120	\$ 120	\$ 120	\$ 12	0 \$ 132	\$ 132	\$ 132	\$ 132	2 \$ 132
PROGRAMMED	FUTURE EQUIPMENT	3	SERVICE GARAGE			\$ 1,500,000	25%	\$ 375,000	39		\$ 9,615		\$ 9,613				\$ 9,61	5 \$ 9,615	\$ 9,615	\$ 9,615	\$ 9,615	5 \$ 9,619
	FUTURE EQUIPMENT	5	GRADER			\$ 150,000	50%	\$ 75,000	10		\$ 7,500		\$ 7,500									
	FUTURE EQUIPMENT	6	CHIPPER TRUCK			\$ 150,000	95%	\$ 142,500	10		\$ 14,250		\$ 14,250									
	FUTURE EQUIPMENT	7	BIGGER CHIPPER			\$ 70,000	95%	\$ 66,500	10		\$ 6,650		\$ 6,650									
	FUTURE EQUIPMENT	12	BIGGER/ EXTRA TRAILER FOR EXCAVATORS			\$ 40,000	75%	\$ 30,000	10		\$ 3,000		\$ 3,000									
	FUTURE EQUIPMENT	18	MOWERS			\$ 15,000	25%	\$ 3,750	8		\$ 469		\$ 465									
PROGRAMMED	MAINT. TOOLS BOBCAT SYSTEM	MISC BOBCAT	MISC SMALL TOOLS BOBCA T, T870 T4 COMPACT LOA DER, 100HP DIE SEL, JOYSTICK, VALVE, CAB, A91 OPTION PACKAGE, 84" BUCKET, 84" SOIL CONDITIONER.			\$ 73,731	75%	\$ 55, 298	10		\$ 5,400		\$ 5,40					0 \$ 5,400 0 \$ 5,530			\$ 5,400 \$ 5,530	
PROGRAMMED	BOBCAT SYSTEM	BRUSHCUTTER	BRUSHCAT ROTARY CUTTER			\$ 5,445	95%	\$ 5,173	10		\$ 517		\$ 51	7 \$ 517	\$ 517	\$ 517	\$ 51	7 \$ 517	\$ 517	\$ 517	\$ 517	\$ 51
PROGRAMMED	FUTURE EQUIPMENT	CHIPPER	BANDIT 18" DRUM STYLE CHIPPER W/ 174HP PERKINS ENGINE			\$ 68,004	95%	\$ 64,604	10		\$ 6,460		\$ 6,460				\$ 6,46	0 \$ 6,460	\$ 6,460	\$ 6,460	\$ 6,460	\$ 6,460
PROGRAMMED	GIS FIELD DATA	L.T.	TECHNOLOGY						VARIES		\$ 14,000		\$ 14,000									
PROGRAMMED	FUTURE EQUIPMENT	EXCAVATOR	KOBELCO SK140 LEASE			\$ 34,000	95%	\$ 32,300	10		\$ 32,300		\$ 32,300									
PROGRAMMED	BOBCAT SYSTEM	FLAIL CUTTER	F LA IL CUTTER			\$ 11,385	95%	\$ 10,816	10		\$ 1,082		\$ 1,082									
PROGRAMMED	BOBCAT SYSTEM	FORESTRY CUTTER	FORESTRY CUTTER, 50*			\$ 17,355	95%	\$ 16,487	10		\$ 1,649		\$ 1,649									
PROGRAMMED	BOBCAT SYSTEM BOBCAT SYSTEM	FORESTRY CUTTER FORESTRY CUTTER	FORESTRY CUTTER, 50° 2 SPEED FRONT GATE			\$ 19,665 \$ 1,300	95% 95%	\$ 18,682 \$ 1,235	10		\$ 1,868 \$ 123		\$ 1,868 \$ 121									
PROGRAMMED	BOBCAT SYSTEM	GATE FORESTRY CUTTER KIT	TIER 3 & It4 FORESTRY APPLICATIONS KIT			\$ 6,929	95%	\$ 6,583	10		\$ 658		\$ 658		-	-	-				-	
PROGRAMMED	FUTURE EQUIPMENT	HYDRO SEEDER	TURBO TURF HY-500-HE HYBRID HYDRO SEEDING SYSTEM			\$ 9,995	95%	\$ 9,495	10		\$ 950		\$ 950	\$ 950	\$ 950	\$ 950	\$ 95	0 \$ 950	\$ 950	\$ 950	\$ 950	\$ 95
PROGRAMMED	FUTURE EQUIPMENT	LOADER	NEW HOLIAND LOADER, LU126, W/ 72* BUCKET (JOYSTICK & VALVE NOT INCLUDED)			\$ 5,718	75%	\$ 4,289	10		\$ 429		\$ 429	9 \$ 429	\$ 429	\$ 429	\$ 42	9 \$ 429	\$ 429	\$ 429	\$ 429	9 \$ 42
PROGRAMMED	BOBCAT SYSTEM	RAKE	6B LAND SCAPE RAKE			\$ 5,852	95%	\$ 5,559	10		\$ 556		\$ 550									5 \$ 55
PROGRAMMED	STREET SWEEPER	SWEEPER	LEASE, 3 YEARS			\$ 55,000	50%	\$ 27,500	1		\$ 27,500		\$	\$ 27,500	\$ 27,500	\$ 30,250			\$ 33,275	\$ 33,275		5 \$ 36,603
PROGRAMMED	FUTURE EQUIPMENT	TRAILER	2017 EAGER BEAV ER 25 TON T RAILER W/ U FTABLE FRONT AXEL & HYDRA UU C RAMPS			\$ 34,615	75%	\$ 25,961	10		\$ 2,596		\$ 2,59	5 \$ 2,596	\$ 2,596	\$ 2,596	\$ 2,59	6\$ 2,596	\$ 2,596	\$ 2,596	\$ 2,596	5 \$ 2,596
										Pro	grammed		\$ 115,72	2 \$ 143,222	\$ 143,222	\$ 145,972	\$ 145,97	2 \$ 145,984	\$ 149,009	\$ 149,009	\$ 149,009	\$ 152,33
												2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
										-								-				
								To	tal Existi	ng + Pro	gram med	\$ 42,698	\$ 154,670	\$ 176,500	\$ 143,222	\$ 145,972	\$ 145,972	\$ 145,984	\$ 149,009	\$ 149,009	\$ 149,009	\$ 152,337



## COS-SERVICE DEPARTMENT LABOR

EMPLOYEE LAST NAME	EMPLOYEE FIRST NAME	EMPLOYEE	Category	% Time Storm Water Utility Related	Hourly Rate to be used for COS*	Total Annual Cost of employee 100%	Annual Labor COS for SU Services
Roth	Bob	Bob Roth	FOREMEN	33.3%	31.93	\$66,422.72	\$22,118.77
Ford	Ray	Ray Ford	laborer	80.0%	21.15	\$43,992.00	\$35,193.60
Oliva	Anthony	Anthony Oliva	laborer	50.0%	21.15	\$43,992.00	\$21,996.00
to be added			laborer	50.0%	21.15	\$43,992.00	\$21,996.00
to be added			laborer	50.0%	21.15	\$43,992.00	\$21,996.00
Ralich	Brian	Brian Ralich	Light Equipment Operator Light Equipment	95.0%	29.83	\$62,046.40	\$58,944.08
Bender	Ken	Ken Bender	Operator	75.0%	23.09	\$48,027.20	\$36,020.40
Miller	Blaise	Blaise Miller	operators	95.0%	28.66	\$59,612.80	\$56,632.16
Riddell	Jim	Jim Riddell	operators	50.0%	23.09	\$48,027.20	\$24,013.60
Wensing	Sean	Sean Wensing	operators	25.0%	22.59	\$46,987.20	\$11,746.80
Kozel	Darlene	Darlene Kozel	SECRETARY	25.0%	21.16	\$44,012.80	\$11,003.20
Diederich	Mike	Mike Diederich	sr operators- vac truck	60.0%	22.15	\$46,072.00	\$27,643.20
Hom	Rod	Rod Horn	sr operators- vac truck	60.0%	22.65	\$47,112.00	\$28,267.20
Swindig	AI	Al Swindig	SUPERINTENDENT	25.0%	40.96	\$85,196.80	\$21,299.20
O'Grady	Brian	Brian O'Grady	wt/sr operators	10.0%	25.80	\$53,664.00	\$5,366.40
							Total Annual Labor Cost Full Year with 2 new hires
							\$404,236.61



# COS-ENGINEERING & ADMINISTRATION

ummary'!A1				2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Engineering Department & City Hall Administration	Annual Salary	% time on SU	Annual Budget 1st Full Year 2019	6 months											Cola = Cost of Living Adjustment
City Engineer	\$136,605	10.0%	\$ 13,661	\$ 6,830	\$ 13,661	\$ 14,118	\$ 14,591	\$ 15,080	\$ 15,585	\$ 16,107	\$ 16,647	\$ 17,204	\$ 17,781	\$ 18,376	3.35%
Assistant City Engineer	\$113,691	10.0%	\$ 11,369	\$ 5,685	\$ 11,369	\$ 11,750	\$ 12,144	\$ 12,550	\$ 12,971	\$ 13,405	\$ 13,854	\$ 14,319	\$ 14,798	\$ 15,294	
Inspector	\$90,042	5.0%	\$ 4,502	\$ 2,251	\$ 4,502	\$ 4,653	\$ 4,809	\$ 4,970	\$ 5,136	\$ 5,308	\$ 5,486	\$ 5,670	\$ 5,860	\$ 6,056	
Mayor	\$152,837	0.0%	\$-	\$ -	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	
SSD	\$148,961	0.0%	\$ -	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	
IT	\$92, 451	5.0%	\$ 4,623	\$ 2,311	\$ 4,623	\$ 4,777	\$ 4,937	\$ 5,103	\$ 5,274	\$ 5,450	\$ 5,633	\$ 5,822	\$ 6,017	\$ 6,218	
Law Director	\$90,707	5.0%	\$ 4,535	\$ 2,268	\$ 4,535	\$ 4,687	\$ 4,844	\$ 5,007	\$ 5,174	\$ 5,348	\$ 5,527	\$ 5,712	\$ 5,903	\$ 6,101	
Administration	\$90,368	5.0%	\$ 4,518	\$ 2,259	\$ 4,518	\$ 4,670	\$ 4,826	\$ 4,988	\$ 5,155	\$ 5,328	\$ 5,506	\$ 5,691	\$ 5,881	\$ 6,078	
Director of Public Utilities	\$92,451	5.0%	\$ 4,623	\$ 2,311	\$ 4,623	\$ 4,777	\$ 4,937	\$ 5,103	\$ 5,274	\$ 5,450	\$ 5,633	\$ 5,822	\$ 6,017	\$ 6,218	
			\$ 47,831	\$ 23,915	\$ 47,831	\$ 49,433	\$ 51,089	\$ 52,800	\$ 54,569	\$ 56,397	\$ 58,287	\$ 60,239	\$ 62,257	\$ 64,343	
Legal & Engineering Consulting f	for Program Roll Ou	it & Rate Adjustri	ients	\$ 25,000	\$ 25,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	
Master Stormwater Planning, CIP Identification & Pr	reliminary Design + updates	City's Grant Port	ion, GIS Storm mapping	\$ 30,000	\$ 35,000	\$ 65,000	\$ 45,000	\$ 40,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	
				\$ 55,000	\$ 60,000	\$ 67,500	\$ 47,500	\$ 42,500	\$ 37,500	\$ 37,500	\$ 37,500	\$ 37,500	\$ 37,500	\$ 37,500	
				¢ 79 015	\$107,831	\$116.022	\$ 98,589	\$ 95 300	\$ 07.060	\$ 93,897	¢ 05 797	\$ 97,739	\$ 99,757	\$101,843	2
				2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
				2018	2013	2020	2021	2022	2023	2024	202.5	2020	2027	2028	
		Oper	ating Fund Ending Balance	\$ 20.030	\$ 27.855	\$ 28.015	\$ 54,165	\$ 66,369	\$ 98,514	\$111.777	\$149.384	\$190.653	\$211.932	\$361,298	

## **COS-FINANCIAL SUMMARY**

	RIDGEVILLE STORMWATER UTILITY											
Appendi	ix A: Financial Rate Summary											
							YEA					
FUND	ITEM	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
		6 months										
	Total Estimated Equivalent Residential Units (ERU's)	16,299	17,262	17,475	17,688	17,901	18,114	18,327	18,540	18,754	18,967	19,1
	Rate (\$/ERU)	\$ 3.76	\$ 3.88	\$ 4.01	\$ 4.14	\$ 4.28	\$ 4.42	\$ 4.57	\$ 4.72	\$ 4.88	\$ 5.04	\$ 5.2
	% ANNUAL FEE INCREASE *	-	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.3
XXX	Operating Fund Beginning Balance	\$0.00	\$20,030	\$27,855	\$28,015	\$54,165	\$66,369	\$98,514	\$111,777	\$149,384	\$190,653	\$211,93
	Fund XXX Revenues	6 months										
	User Charges	\$ 367,702	\$804,562	\$841,372	\$879,735	\$919,714	\$ 961,374	\$1,004,782	\$1,050,008	\$ 1,097,124	\$1,146,207	\$ 1,197,3
	Other Income											
	Interest Income on Fund XXX Balance											
	Fund XXX Revenue Total	\$ 367,702	\$804,562	\$841,372	\$879,735	\$919,714	\$ 961,374	\$1,004,782	\$1,050,008	\$ 1,097,124	\$ 1,146,207	\$ 1,197,3
	Fund x O&M Expenses (including debt service)	6 months										
	Service Department Equipment	\$ 42,698	\$154,670	\$176,500	\$143,222	\$145,972	\$ 145,972	\$ 145,984	\$ 149,009	\$ 149,009	\$ 149,009	\$ 152,3
	Service Department Labor	\$ 101,059	\$404,237	\$417,779	\$431,774	\$446,239	\$ 461,188	\$ 476,637	\$ 492,605	\$ 509,107	\$ 526,162	\$ 543,7
	Engineering Department & City Hall Administration	\$ 23,915	\$ 47,831	\$ 49,433	\$ 51,089	\$ 52,800	\$ 54,569	\$ 56,397	\$ 58,287	\$ 60,239	\$ 62,257	\$ 64,34
	Legal & Engineering Consulting for Program Roll Out & Rate Adjustments	\$ 25,000	\$ 25,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,50
	Master Stormwater Planning, CIP Identification & Preliminary Design + City's Grant Portion, GIS Storm mapping updates	\$ 30,000	\$ 35,000	\$ 65,000	\$ 45,000	\$ 40,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,0
	Capital Improvement Plan (CIP) Projects	\$ 125,000	\$125,000	\$125,000	\$175,000	\$200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 150,000	\$ 150,000	\$ 50,00
	Life Cycle Replacement	\$-	\$ 5,000	\$ 5,000	\$ 5,000	\$ 20,000	\$ 30,000	\$ 75,000	\$ 75,000	\$ 150,000	\$ 200,000	\$ 200,0
	Fund x Expense Total	\$ 347,672	\$796,737	\$841,211	\$853,585	\$907,511	\$ 929,229	\$ 991,519	\$1,012,400	\$ 1,055,855	\$1,124,928	\$ 1,047,9
	Net Income (Deficit)	\$ 20,030	\$ 7,825	\$ 160	\$ 26,150	\$ 12,203	\$ 32,145	\$ 13,263	\$ 37,607	\$ 41,269	\$ 21,278	\$ 149,3
XXX	Operating Fund Ending Balance	\$ 20,030	\$ 27,855	\$ 28.015	\$ 54,165	\$ 66,369	\$ 98,514	\$ 111,777	\$ 149,384	\$ 190,653	\$ 211,932	\$ 361,29

## BASIS OF SERVICE FEE

## COST OF SERVICE / # ERU'S

CITY OF NORTH RIDGEVILLE ELECTED TO USE THE EQUIVALENT RESIDENTIAL UNIT (ERU) METHOD. THE ERU WAS CALCUALTED BY GPD AS FOLLOWS:

## North Ridgeville ERU Development July 2016



Ridgeville

### **ERU** Analysis

### Data Sources

- North Ridgeville parcel data (subset of Lorain County GIS parcel data)
- North Ridgeville ROW polygon layer (subset of Lorain County GIS ROW data)
- Lorain County Auditor class code information
- 2015 Lorain County Aerial Imagery
- Supplemental Imagery (ESRI, Bing, Google, Google Street View)



## Lorain County Class Codes (LUC)

- 100 Series Agricultural
- 200 Series Mineral/Natural Resource
- 300 Series Industrial
- 400 Series Commercial
- 500 Series Residential
- 600 Series Tax Exempt
- 700 Series Tax Abatements
- 800 Series Railroads



### **Residential Properties**

#### • Process

- Filter parcel dataset for 510 511 class codes (Single Family Residential) 11,227 parcels
- Use ArcGIS Sampling Design Tool to randomly select 500 parcels
- Digitize randomly selected parcels and calculate IA





## **Residential Properties**

- Results
  - 500 parcels digitized
  - Average IA per parcel = 3819.72 ft<sup>2</sup>

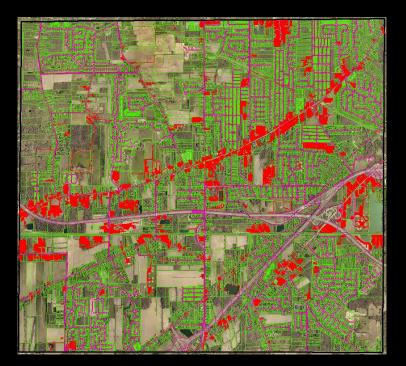






### **Commercial Properties**

- Process
  - Filter parcel dataset, remove 500 series class codes (Single Family Residential) and vacant class codes
  - Digitize parcels and calculate IA
  - Review commercial/industrial vacant parcels and digitize any visible IA
  - Maintain spreadsheet of parcel IDs containing anomalies for further investigation





### **Commercial Properties**

- Results
  - Over 500 parcels digitized
  - Commercial IA = 28,356,219 ft<sup>2</sup>







### Land Use Codes

- Parcel listed as 510 (Single Family Dwelling)
- Appears to be a business





North Ridgeville ERU Development

### **Billing Considerations**

- Houses span several properties
  - How will they be billed?
- Consolidated Retail/Commercial
  - Shopping areas/strip malls







## **ERU Analysis Summary**

- Average IA per residential parcel is approximately 3820 ft<sup>2</sup> (1 ERU)
- There are approximately 11,250 residential properties
- Total commercial IA is approximately 28,356,219 ft<sup>2</sup>
- There are an estimated 18,675 total ERUs within North Ridgeville



## ROLE OF THE CREDIT PROGRAM

GOALS OF THE CREDIT PROGRAM INCLUDE;

- PROVIDE COMMERCIAL\* PARCELS THAT HAVE PROPER STORMWATER MANAGEMENT SYSTEMS WITH AN OPPORTUNITY TO REDUCE THEIR USER FEE
- 2. PROVIDE OPPORTUNITIES FOR THE CITY OF NORTH RIDGEVILLE TO ACHIEVE LEVEL OF SERVICE GOALS
- 3. PROVIDE AN INCENTIVE FOR COMMERCIAL PARCELS TO DETAIN STORMWATER & REDUCE PEAK RUNOFF RATE
- 4. PROVIDE AN OPPORTUNITY FOR STORM FEE RATE PAYERS TO OBJECT TO THEIR STORM USER FEE

## REMAINING STEPS

- FOLLOW UP WITH ANSWERS TO ANY QUESTIONS NOT ANSWERED TONIGHT AND/OR PROVIDE REQUESTED DATA
- MAKE ANY NECESSARY ADJUSTMENTS TO RATE MODEL, LEGISLATIONS, BASED UPON ANY COUNCIL DIRECTIVES
- FINALIZE REPORTING FOR LEGISLATIVE APPROVAL
- UPON LEGISLATIVE APPROVAL, APPLY THE APPROVED CREDIT BASIS TO TOP 20 COMMERCIAL PARCELS & SCHOOLS
- BEGIN BILLING DATABASE COORDINATION
- PERFORM TRIAL BILLING RUN

