

May 15, 2018

From: Chad Schaeffer
To: Mayor Bemrich and City Council
Subject: Third Consideration of Ordinance No. 2285, an Ordinance Providing for Storm Water Management, Establishing Fees, & Effective with the Start of FY 2018-2019.



ACTION: For Vote Monday, May 21, 2018

Brief History

In 2007 the City Council adopted Ordinance 2073 creating the Storm Water Utility and establishing fees to support the Utility. The Utility was created to provide a revenue source for the operation, maintenance, and capital improvements associated with the City storm sewer system. As per the Ordinance, no less than 90% of the revenue is to be utilized for those operations. No more than 10% of the revenue may be used for administration of the Utility. The fees set in 2007 were as follows: \$3.00/residential unit per month; \$9.00/multi-family residential, commercial, or industrial location per month; and \$0.50/equivalent run-off unit (ERU) per month. These fees have gone unchanged since 2007. This Utility was the major source of revenue for the Rolling Hills Storm Sewer project and the on-going East Region Storm Sewer projects, as well as the sole source of revenue for numerous other small storm sewer replacement and repair projects. The fees collected generated \$500,000 per year.

Analysis of Issue

Thru the City's 5-year Capital Improvements Planning process, additional storm sewer projects continue to be identified. For example, projects identified include the South Central Drainage project (15th Ave. S. area), Downtown Storm Sewer Reconstruction project, Northwest Area Storm Sewer Improvements, as well as numerous manhole and intake replacement and repairs needed each year. Because the fees collected as part of the Utility have gone unchanged since 2007, the buying power of the revenue has decreased. Therefore, now is the time for an increase in the fees to continue to deliver those projects that reduce and eliminate flooding issues and improve storm water management throughout the City. The proposed Base fees are as follows: \$5.00/residential unit per month; \$18.00/multi-family residential, commercial, or industrial location per month. The proposed ERU rate is \$0.50/equivalent run-off unit (ERU) per month. Also included in this Ordinance is a provision for a 3% annual increase in Base fees and ERU rate.

Budget Impact

The proposed fees as shown above would generate approximately \$800,000 per year or approximately \$300,000 per year in additional revenue. Currently, the City is seeking quotes for \$1,000,000 in FY 2018 for Storm Sewer Utility backed General Obligation

Bonds to fund the first phase of the South Central Drainage project. This increase in revenue would also fund the following future General Obligation Bonds: FY 19 - \$1,000,000; FY 21 \$1,000,000; FY 23 - \$750,000.

FY 2017-2018 Strategic Plan Impact

2016 Strategic Planning goals: Provide infrastructure that supports revitalization and growth; Implement community plans using sustainable practices.

Staff Conclusions / Recommendations

It is Staff's recommendation to adopt the proposed Ordinance "Ordinance Providing for Storm Water Management, Establishing Fees Therefore, Penalty for Violation Thereof, Repealer of Ordinances in Conflict Therewith Including Ordinance 2073, and Effective with the Start of FY 2018-2019". Proposed Ordinance includes the increased Storm Water Utility fees and 3% annual increase in Base fees and ERU rate.

Alternatives

Council could choose to leave the existing Ordinance and associated fees unchanged. Storm sewer system projects would need to find other revenue sources or be put on hold until revenue is available. Or the Council could set the fees lower than proposed. An alternative proposal for the Base fees could be as follows: \$4.00/residential unit per month; \$15.00/multi-family residential, commercial, or industrial location per month. The proposed ERU rate is \$0.50/equivalent run-off unit (ERU) per month. These alternative Base fees would fund the South Central Drainage project, but would not fund additional large improvement projects.

Implementation and Accountability

It will be the responsibility of the Business Affairs, Community Growth & Engineering Department as well as the City Clerk's Department to administer the Ordinance and collect the revenue.

Approved By:

David Fierke, City Manager

Department:

City Manager's Office

Status:

Approved - 15 May 2018

ORDINANCE NO. _____**AN ORDINANCE PROVIDING FOR STORM WATER MANAGEMENT, ESTABLISHING FEES THEREFORE, PENALTY FOR VIOLATION THEREOF, REPEALER OF ORDINANCES IN CONFLICT THEREWITH INCLUDING ORDINANCE 2073, AND EFFECTIVE WITH THE START OF FY 2018-2019****SECTION I: DEFINITIONS**

For purposes of this subchapter, the following words and phrases shall have the following definitions:

- A. “Bonds” means revenue bonds, notes, loans or any other debt obligations issued or incurred to finance the costs of construction.
- B. “City” or “the City” means the City of Fort Dodge.
- C. “City Manager” or “Manager” means the City Manager of the City of Fort Dodge.
- D. “Collection Agent” means the Water Billing Department of the City of Fort Dodge.
- E. “Contributor” or “User” means any person, firm, corporation or other entity or organization responsible for the direct or indirect discharge of storm water, or surface or subsurface waters, to the City’s storm water drainage system.
- F. “Costs of construction” means costs reasonably incurred in connection with providing capital improvements to the system or any portion thereof, including, but not limited to the costs of (1) acquisition of all property, real or personal, and all interests in connection therewith including all rights-of-way and easements therefore; (2) physical construction, installation and testing including the costs of labor, services, materials, supplies and utility services used in connection therewith; (3) architectural, engineering, legal and other professional services; (4) insurance premiums taken out and maintained during construction, to the extent not paid for by a contractor for construction and installation; (5) any taxes or other charges which become due during construction; (6) expenses incurred by the City or on its behalf with its approval in seeking to enforce any remedy against any contractor or subcontractor in respect of any default under a contract relating to construction; (7) principal and interest on any bonds; and (8) miscellaneous expenses incidental thereto.

- G. “Debt Service” means the amount of money necessary annually to pay the interest on outstanding debt and pay the principal of maturing bonded debt.
- H. “Developed property,” means real property upon which a structure or impervious surface has been placed or constructed, thus increasing the amount of rainwater or surface water runoff.
- I. “Director” means the City Engineer as Director of the Storm Water Management Utility.
- J. “Dwelling Unit” means a singular unit or apartment providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.
- K. “Equivalent Residential Unit” or “ERU” means the average impervious area of residential developed property per dwelling unit located within the City as periodically determined and established as hereafter provided.
- L. “ERU Rate” means the dollar value periodically determined and assigned to each ERU as a charge for storm water management services, and expressed as \$X.XX per ERU.
- M. “Exempt Property” means public streets, alleys and sidewalks, public and private cemeteries, and public parks, including publicly owned property used for public recreation.
- N. “Extension and Replacement” means costs of extensions, additions or capital improvements to, or the renewal and replacement of capital assets of, or purchasing and installing new equipment for, the system, or land acquisition for the system and any related costs thereto, or paying extraordinary maintenance and repair, including the costs of construction, or any other expenses which are not costs of operation and maintenance or debt service.
- O. “Fiscal Year” means a twelve-month period commencing on the first day of July of any year, and ending on June 30 of the succeeding year.
- P. “Impervious Area” means the number of square feet of hard surfaced areas which either prevent or retard the entry of water into soil mantle, as it entered under natural conditions as undeveloped property, and/or causes water to runoff the surface in greater quantities or at an increased rate of flow from that present under natural conditions as undeveloped

property, including, but not limited to, roofs, roof extensions, patios, porches, driveways, sidewalks, pavement and athletic courts.

- Q. “Multi-Family Residential Property” means a residential structure designed with two or more dwelling units to accommodate two or more families or groups of individuals living separately and not sharing the same living space.
- R. “Non-operating Revenues” refers to revenues derived from activities other than the basic operations of the storm water management system, but excluding interest income on bond proceeds and on contributed capital.
- S. “Non-Residential Property” means any property developed for commercial, industrial, governmental, or institutional use, including churches, hospitals, and other eleemosynary institutions, and including multi-use properties incorporating residential uses, but excluding undeveloped property and property used exclusively for agricultural purposes.
- T. “Operating Budget” means the annual operating budget for the storm water management utility adopted by the City Council for the succeeding fiscal year.
- U. “Operations and Maintenance Expense” means the current expenses, paid or accrued, of operation, maintenance and current repair of the system, as calculated in accordance with sound accounting practice, and includes, without limiting the generality of the foregoing, insurance premiums, administrative expenses including recordkeeping, labor, executive compensation, the cost of materials and supplies used for current operations, and charges for the accumulation of appropriate reserves for current expenses not annually incurred, but which are such as may reasonably be expected to be incurred in accordance with sound accounting practice.
- V. “Single-Family Residential Property” means a detached residential structure designed as a single dwelling unit to accommodate one family or group of individuals living together and sharing the same living space, but excluding multi-use properties which include single-family residential uses.
- W. “Revenues” means all rates, fees, assessments, rentals or other charges or other income received by the utility, in connection with the management and operation of the system, including amounts received from the investment or deposit of moneys in any fund or

account and any amounts contributed by the City, all as calculated in accordance with sound accounting practice.

- X. “Storm Water Management Charge” means the charge authorized by Iowa law and this subchapter, which is established to pay operations and maintenance, extension and replacement of debt service of the Storm Water Utility.
- Y. “Storm Water Management Utility” or “Utility” means the enterprise fund utility hereby created to operate, maintain and improve the system and for such other purposes as stated in this Ordinance.
- Z. “Storm Water Management Utility System” or “System” means the existing storm water management facilities and flood protection system of the City and all improvements thereto which by this subchapter are constituted as the property and responsibility of the utility, to be operated as an enterprise fund to, among other things, conserve water; control discharges and flows necessitated by rainfall events; and incorporate methods to collect, convey, store, absorb, inhibit, treat, and use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation and water pollution or otherwise affect the quality and quantity of discharge from such system. This shall include such items as storm sewers, ditches, roadways, storm water intakes, creeks, ponds, and other public facilities collecting or conveying storm water.
- AA. “Total Annual Revenue Requirements” refers to the total amount of revenue required in one (1) year to meet all expenditures incurred during that year for the financing of construction and for the operations and maintenance (including administration and renewal and replacement funding) of the storm water drainage system, including facilities for the collection, transportation, and treatment of storm water, and of the flood control protection system, including river levees and storm water pumping stations.
- AB. “Undeveloped Property” means real property that has no impervious area.
- AC. “Measured Use” shall mean property that includes impervious surface and requires measurement of the impervious surface to calculate the square footage of the impervious area on the property to determine the number of ERU’s to be charged. This shall include

all non-residential property and residential property with more than 5,066 square feet of impervious surface, or three or more dwelling units.

SECTION II: ESTABLISHMENT OF ERU, ERU RATE, AND STORM WATER MANAGEMENT CHARGE; ESTABLISHMENT OF COUNCIL POLICY REGARDING EXPENDITURE OF UTILITY REVENUES.

- A.** For purposes of this subchapter, an ERU shall be equivalent to 2,533 square feet of impervious property.
- B.** The ERU rate to be applied to residential and non-residential properties shall be as illustrated on Exhibit ‘A’ attached to and made a part of this Ordinance, which may be amended from time to time as rate adjustments are called for by the City Council.
- C.** Except as hereafter provided, every contributor owning or occupying a single-family residential property, a multi-family residential property, or a non-residential property shall pay to the City at the office of the City’s Collection Agent at the same time payment is made for water service, a storm water management charge to be determined and billed as hereafter provided. Collection of delinquent storm water management charges shall be in the same manner as provided in §2 Ordinance 1551 of the Ordinances of the City of Fort Dodge, Iowa.

In the event the owner and the occupant of a particular property are not the same, the liability for payment of the storm water management charge attributable to that property shall the same as the responsibility for the water charge. The storm water management charge shall be a monthly service charge and shall be determined by the provisions of this subchapter and the ERU and ERU Rate, which is herein established and from time to time adjusted as hereafter provided.
- D.** The storm water management charges provided in Sections II through VII of this subchapter, shall be applied and computed for each contributor during the customary billing periods as to all bills mailed by the City’s collection agent from and after July 1, 2018; and such charges shall thereafter be paid and collected as provided in this subchapter.

E. The City Council hereby established a formal policy regarding the expenditure of a Storm Water Management Utility revenues as follows:

- (1) That commencing on or about July 1, 2018, the City Clerk/Finance Director shall develop and implement a cost accounting system, capable of accurately recording and segregating charges to the system by all departments of the City, to include the cost of personnel, machinery, contract equipment and construction, supplies, depreciation, and any and all miscellaneous expenses and purchases.
- (2) No revenues generated by the Storm Water Utility user fee shall be used for any purpose other than storm water related expenses.
- (3) Revenues from the Storm Water Utility shall be allocated:
 - (a) At least ninety percent (90%) of the revenues of the Storm Water Management Utility shall be dedicated to operation and maintenance and capital improvements of the City's storm sewer system. Costs attributable to this area of expenditure shall include contracted pump station maintenance; public works department activities related to current maintenance, minor reconstruction of system elements, and complete reconstruction and/or replacement; engineering department storm sewer TV crew work, but only that portion properly cost accounted to the utility; public works expanded and enhanced maintenance efforts to include the acquisition of new equipment and personnel; design of new capital improvements whether contracted or performed in-house; and contracted capital construction.
 - (b) Not more than ten percent (10%) to administration of the utility. Administration shall include all costs for water works billings, EPA water quality permits, and the cost of

administrative personnel of all billing, engineering, and public works departments.

SECTION III: STORM WATER MANAGEMENT CHARGE FOR SINGLE-FAMILY

RESIDENTIAL PROPERTY

- A. The storm water management charge for a single-family residential property shall be at the rate of one (1) ERU. A storm water management charge includes a base monthly maintenance fee as established in Exhibit A. Payment for one ERU shall be included in the base maintenance fee.
- B. As to a new single-family residence, the storm water management charge attributable to that residence shall commence upon the earlier of (a) the issuance of a certificate of occupancy for the residence; (b) 90-days after construction is halted, even if a certificate of occupancy has not been issued for the residence.
- C. Any owner or occupant of a residential property aggrieved by the Director's calculation of the storm water management charge as herein provided, may appeal such determination to the Director as provide in Section VIII hereof.

SECTION IV: STORM WATER MANAGEMENT CHARGE FOR MULTI-FAMILY

RESIDENTIAL PROPERTY

- A. The storm water management charge for multi-family residential property shall be the ERU rate multiplied by the numerical factor obtained by dividing the total impervious area of a non-residential property by the number of square feet in one ERU. In addition, a multi-family residential property shall pay a base monthly maintenance fee as established in Exhibit A. Payment for one ERU shall be included in the base maintenance fee.
- B. As to a new multi-family dwelling or dwelling unit, the storm water management charge attributable to that dwelling or dwelling unit shall commence upon the earlier of (a) the issuance of a certificate of occupancy for the dwelling or dwelling unit; or (b) 90-days after construction is halted, even if a certificate of occupancy has not been issued for the dwelling or dwelling unit.

- C. Any owner or occupant of a multi-family residential property aggrieved by the Director's calculation of the storm water management charge as herein provided, may appeal such determination to the Director as provided in Section VIII hereof.

SECTION V: UNDEVELOPED RESIDENTIAL PROPERTY

The rate for all undeveloped property zoned residential shall be as illustrated in Exhibit "A".

SECTION VI: STORM WATER MANAGEMENT CHARGE FOR NON-RESIDENTIAL PROPERTY

- A. The storm water management charge for non-residential property shall be the ERU rate multiplied by the numerical factor obtained by dividing the total impervious area of a non-residential property by the number of square feet in one ERU. The minimum charge for any non-residential property shall be equal to one (1) ERU rate. In addition, non-residential property shall pay a base monthly maintenance fee as established in Exhibit A. Payment for one ERU shall be included in the base maintenance fee.
- B. In the event of newly developed non-residential property, the charge attributable to that property shall commence, or increase in the case of additional development to property which is already developed, upon the issuance of the certificate of occupancy for such additional development, or in the event that no certificate of occupancy will be issued for that development, or in the event development has halted, then on the date that the Director or the Director's designee determines in reasonable judgment that said development is substantially complete or has been halted for at least three (3) months.
- B. In the event of separately metered occupancy units within a non-residential property with joint users of common impervious areas, the director shall calculate and allocate the pro rata storm water management charge among said users. The minimum charge for any separately metered non-residential property shall be equal to one (1) ERU Rate.
- C. Any owner or occupant of a non-residential property aggrieved by the Director's calculation of the storm water management charge or allocation among users as herein

provided may appeal such determination to the Director as provided in Section VIII hereof.

SECTION VII: UNDEVELOPED NON-RESIDENTIAL PROPERTY

The rate for all undeveloped property zoned other than residential shall be as illustrated in Exhibit "A".

SECTION VIII: APPEAL OF LOT OR PARCEL AREA, DWELLING UNIT, AND IMPERVIOUS SURFACE CALCULATION

- A. Any owner or occupant of a single-family residential property aggrieved by the initial or any subsequent calculation of the storm water management charge for such property as provided in Section III, may appeal such determination and calculation to the Director. Upon appeal, the storm water management charge for the property shall be recalculated as provided in Section III, utilizing information supplied by the appealing owner or occupant, provided such information is verified as correct by the Director.
- B. Any owner or occupant of a multi-family residential property aggrieved by the initial or any subsequent calculation of the number of dwelling units upon or in such property, calculation of the storm water management charge, or allocation of such charge among occupants, all as provided in Section IV, may appeal such calculations and allocation to the Director, and upon appeal, the classification of such property shall be changed to unclassified and the storm water management charge for such property shall be calculated as provided in Section IV.
- C. Any owner or occupant of non-residential property aggrieved by the initial or any subsequent calculation of the total impervious area of such property, calculation of the storm water management charge for such property, or allocation of such charge among occupants, all as provided in Sections V, VI, and VII, may appeal such calculations or allocation to the Director. Upon such appeal, the storm water management charge shall be recalculated using information obtained as hereinafter provided.

- D. An appeal by the owner, occupant, or occupant organization of a single-family or multi-family residential property must be filed in writing within 90-days after the initial billing of the storm water management charge for that property, or within 90-days after any billing showing a recalculation of the storm water management charge for that property. In the case of an appeal occurring within 90-days of the initial billing of a property, any adjustment of the storm water management charge resulting from such appeal shall be retroactive to the date of the initial billing. In the case of an appeal occurring within 90-days of a billing showing a recalculation of the storm water management charge. Any adjustment of the storm water management charge resulting from such an appeal shall be retroactive to the date the recalculated bill went into effect.
- E. The owner, occupant, or occupant organization of a non-residential property, who is aggrieved (1) by the initial or any subsequent calculation of the lot or parcel area, or of the impervious area of the property, (2) by the calculation of the storm water management charge, or (3) by the allocation of such charge among occupants, may appeal such determinations, provided that such appeal must be filed in writing within 90-days after the initial billing of the storm water management charge for that property, or within 90-days after any billing showing a recalculation of the storm water management charge for that property. In the case of an appeal occurring within 90-days after the initial billing of a property, any adjustment of the storm water management charge resulting from such appeal shall be retroactive to the date of the initial billing. In the case of an appeal occurring within 90-days after a billing showing a recalculation of the storm water management charge, any adjustment of the storm water management charge resulting from such appeal shall be retroactive to the date the recalculated bill went into effect.
- F. Appeals by the owners, occupants, or occupant organizations of multi-family residential properties or non-residential properties shall include a statement of the number of dwelling units, total property area, and/or total impervious area, as appropriate for the particular grounds for appeal. Appeals by the owners of single-family residential properties shall include a statement or data showing the actual square footage of the lot or

parcel. Such information may be shown on storm water management reporting forms or on appeal forms, and may be accompanied by plats, city assessor's records, or survey data. The Director may request additional information from the appealing party. Based upon the information provided by the utility and appealing party, the Director shall make a final calculation of the storm water management charge. The Director shall notify the parties, in writing, of the Director's decision within 90-days after receipt of the appeal. If still aggrieved, a party may request, in writing, a review by the City Manager of the Director's decision. Such request must be filed within 30-days after the Director's decision, shall cite specific error by the Director, and shall include the calculation of the storm water management charge which the appealing party believes to be correct. The City Manager shall review the record presented and render a written decision within 30-days after receipt of the request for review. The City Manager may request for review. The City Manager may request additional information from either party. If still aggrieved, a party may request review of the City Manager's decision by the City Council in the same manner as above provided for review by the City Manager. Any property owner aggrieved by the decision of the City Council may appeal to the Webster County, Iowa District Court by action filed within sixty (60) days after mailing of the ruling of the City Council to the address of the property owner, occupant, or occupant organization as shown on the review request or on the records of the City with respect to the appeal. The filing of an appeal shall not excuse the payment of the storm water management charge when due, however, the City shall refund any portion of the charge paid subsequent to the filing of the appeal which is adjudged to be excessive, with interest at the rate provided by law.

SECTION IX: RATE DETERMINATIONS; COMPLIANCE WITH BOND COVENANTS

- A. In calculating the ERU rate as provided in Sections II through VII, the Director shall include in the budgeted expense and revenue amounts sufficient funds as will insure compliance with any and all rate covenants applicable to any outstanding bonds, notes or

other obligations issued in connection with the construction and operation of the storm water.

- B. For purposes of complying with any covenant relating to the issuance of additional bonds, notes or other obligations ranking on a parity with outstanding bonds issued in connection with the construction and operation of the Storm Water Management Utility, the Director shall, prior to Council consideration of the resolution to take additional action for the issuance of such additional bonds, and with such assistance from the City's independent accountants as the Director deems necessary, calculate the ERU rate necessary to produce revenues sufficient to comply with such covenant and shall certify the same to the City Manager. The City Manager shall inform the City Council of the revised ERU rate at the time that the resolution to take additional action for the issuance of such bonds is submitted to the Council for its review and approval. Upon Council approval of such resolution, the City Manager shall publish said revised ERU rate once in a newspaper of general circulation, shall give notice thereof to contributors if and as required by applicable state or federal law, and shall proceed to impose and collect said rate commencing with the next available billing cycle.

SECTION X: BILLING PROCEDURES; DELINQUENT ACCOUNTS, COLLECTION PROCEDURES

- A. The procedures for billing of the storm water management service charges provided in Sections II through VII hereof, and for the collection of delinquent storm water management service charges, shall be as provided in Sections II of this code.
- B. Contributors not currently subject to billing by the Fort Dodge Water Department, may be directly billed for storm water management services by the City of Fort Dodge. In such instances, the billing and collection of storm water management charges shall be subject to the same rules and procedures as to delinquency in payment, certification of delinquency, and property lien as provided in Section II of this code.

SECTION XI: PENALTY

Anyone violating any of the provisions of this ordinance shall upon conviction be subject to the penalties in accordance with Section 1.20.020 of the Fort Dodge Municipal Code.

SECTION XII: REPEALER

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed, including Ordinance 2073.

SECTION XIII: SEVERABILITY

If any section, provision, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole, or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION XIII: EFFECTIVE DATE

This Ordinance shall be in full force and effect starting with the first day of Fiscal Year 2018-2019.

The above Ordinance passed and adopted by the City Council of the City of Fort Dodge, Iowa, this _____ day of _____, 2018.

First consideration _____ day of _____, 2018.

Ayes: _____

Nays: _____

Other: _____

Second consideration _____ day of _____, 2018.

Ayes: _____

Nays: _____

Other: _____

Third consideration _____ day of _____, 2018.

Ayes: _____

Nays: _____

Other: _____

CITY OF FORT DODGE

BY: _____
Matt Bemrich, Mayor

ATTEST:

Jeff Nemmers, City Clerk

APPROVED AS TO FORM:

By: _____

Title: _____

Date: _____

EXHIBIT ‘A’

STORM WATER UTILITY CHARGES

The ERU rate to be applied to residential and non-residential properties shall be as follows:

For the period of July 1, 2018 through June 30, 2019, the ERU rate shall be \$0.50 per ERU.

As to each fiscal year after FY 2018-2019, the Base Fee and the ERU rate shall increase 3% annually.

The storm water management charge shall be calculated using the Base Fee and the ERU rate determined for the particular type of use as follows:

Use	Base Fee	Number of ERU’s
1. Residential		
a. Single Family Detached Developed Lot	\$5.00	0.0/lot
Undeveloped – Vacant Lot	\$0.00	0.0/lot
b. Multi-family:		
Apartments	\$18.00 / Location	Measure *
Condominiums	\$5.00 / Unit	Measure *
Mobile Homes	\$18.00 / Location	Measure *
Undeveloped	\$0.00	0.0/lot
2. Commercial:		
Developed	\$18.00 / Location	Measure*
Undeveloped	\$0.00	0.0/lot
3. Industrial:		
Developed	\$18.00 / Location	Measure*
Undeveloped	\$0.00	0.0/lot
4. Public Institutional	\$18.00 / Location	Measure*
5. Governmental	\$18.00 / Location	Measure*
6. Agriculture/Undeveloped	\$0.00	0.0/lot
7. Credits		Up to a 50% reduction of ERU’s may be given if onsite detention is constructed. Detention is to be the difference between the runoff from a 5-year system on the site “pre-developed” and the 100-year runoff from the site “fully developed”
	*measure impervious surface and divide by area of one (1) ERU	