Updating the City of Toledo's Stormwater Credit Manual

Stormwater Utility

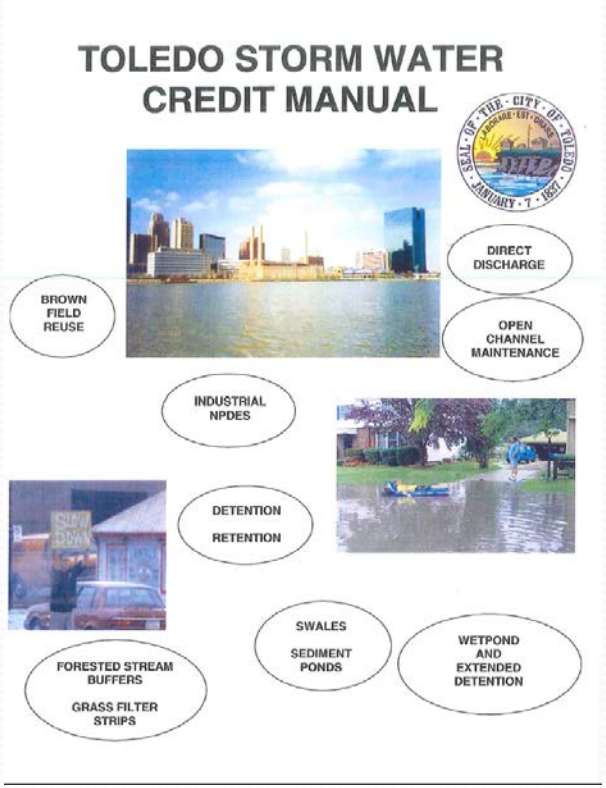
- The City of Toledo's Stormwater Utility was established in 1999 – T.M.C. 943 (Ord. 586-99)
- Created to provide reliable and consistent funding to address stormwater management and water quality requirements associated with the NPDES-Phase I permit
- User fee based on the contribution of runoff that a particular uses generates
- Funds generated directly for the repair, replacement, planning, improvement, operation, regulation and maintenance of the existing and future City of Toledo stormwater system

Stormwater Utility – Cont.

- All properties having impervious area will be assigned an Equivalent Residential Unit (ERU)
  - Residential Customers are charged 1 ERU
  - Non-Residential Customers are charged based on the amount of impervious area
- 1 ERU = 2500 Sq. Ft.
- Current stormwater rate = $3.80 per ERU
- The Stormwater Utility collects approximately $9 million annually

Developing the Stormwater Credit Program

- Developed by a Credits Advisory Committee consisting of a variety of businesses, community leaders, government officials, etc.
- Offered as a compromise to gain support of the Stormwater Utility from developers and commercial property owners
- Created as incentive for developers and property owners to implement better site design practices to help reduce the impacts of stormwater generated from a site.



Goals of Creating the Program

"Better drainage and cleaner water through a quality stormwater management program"

- Will not harm the financial integrity of the Stormwater Utility
- Will provide incentive to Toledo businesses
- Will have a regulatory and technical basis
- Will be easy to administer and maintain
- Will receive public support and involvement
- Will have a proven track record from other parts of the country
- Will minimize legal exposure
- Will ensure long term maintenance of stormwater practices

Current Stormwater Credit Program Highlights

- Available to non-residential customers only
- Application with a $100 process fee
- Credit available if a property owner performs specific actions that reduce the impact of stormwater generated from their property
- 9 possible credits available, a 10th Credit added in 2007
- Total Maximum Credit is 50%
- Manual was available as of January 2001

Current Credits Available

- Brownfield Reuse
  - Max. Credit 10%, 5 year limit
- Detention/Retention
  - Max. Credit 30%
- Direct Discharge
  - Max. Credit 10%
- Forested(Stream)/Buffer/ Grass Filter Strip
  - Max Credit -30%
- Industrial NPDES
  - Max Credit – 10%
- Open-Channel Maintenance
  - Max. Credit -30%
- Sediment Pond
  - Max. Credit -30%, 1 year limit
- Swales
  - Max. Credit -30%
- Wet pond & Extended Detention
  - Max. Credit -30%
- Education Credit
  - Max. Credit- 50%

Current Participation

- Approximately 90 properties with Credits
- The majority of the credits are for detention/retention
- 14 of the 90 properties receive 50% credit
- Savings vary per business
  - Smallest credit - $3.42 per month
  - Largest Credit - $8,293.50 per month

Current Participants

SAP Owner Name	ERU	Date of Credit	Brownfield (10%)	Detention/Reten tion (30%)	Direct Discharge (10%)	Forested Buffer/Grass Filter Strip (30%)	Industrial NPDES (10%)	Open Channel Maintenance (30%)	Sediment Pond (30%)	Swales (30%)	Wetpond & Extended Detention (30%)	Total Credit (Max 50%)
Oak Hill Apt Co	83	6/6/2001		5%								5%
UT Scott Park Campus	461	6/7/2004		2%						3%		5%
UT Main Campus - Storm Only Account	2623	6/23/2004		1%	9%							10%
Libbey Glass Co Accts Payable	512	7/21/2011					10%					10%
Moonlight Mobile Hm Pks	72	4/9/2001			10%							10%
KSD Inc DBA Lighthouse	26	10/4/2001			10%							10%
RAJ LLC	120	3/24/2004	10%									10%
Harvey A/Constance Tolson	26	4/12/2001			10%							10%
Jolly Rogers Sailing Club	9	4/26/2001			10%							10%
Oak Hill Apt Co	99	5/16/2001			10%							10%
Teledyne CAE	359	3/20/2002					10%					10%
Overnite Trans Co	215	8/13/2001					10%					10%
LACC Inc	274	9/26/2001			10%							10%
Maumee Pier 75	34	8/28/2001			10%							10%
Terry Grady	31			15%								15%
World Tire	46	4/12/2001		15%								15%
Lutheran Hous Serv	88	4/26/2001								15%		15%
Palmer Gardens Associates	56	9/7/2001								15%		15%
Glen-Byrne Ind Pk	38	8/31/2010		15%								15%
Jonathon/Sandra Spang	22	4/24/2001			10%	5%						15%
Luth Ch of Our Saviour	40	4/9/2001		20%								20%
St Vincent Main Hospital	347	2/27/2007		20%								20%
Toledo Lucas County Port Authority	240	3/16/2011	10%		10%							20%
Owens Corning Hines Facility Mgmt	257	1/5/2001	10%		10%							20%
TLCPA/MWTI	918	4/20/2012			7%		5%	8%				20%
Westway Terminal Company	31	1/4/2001		10%	10%							20%
Perstorp Polyols Inc	186	11/14/2008								25%		25%
Maumee Valley Save A Pet	10			30%								30%
Toledo Board of Education #127	39	8/12/2008		30%								30%
OBM Limited Partnership	59	6/6/2001		30%								30%
Alexis Commercial LLC an Ohio LLC	273	11/19/2002		30%								30%
Toledo Zoological Society	641	1/4/2001		30%								30%
American Interior	131	8/28/2001		30%								30%
Toledo Lucas County Public Library	35	3/20/2002		30%								30%
St Vincent Mercy Medical C/O G Karagiorge	84	2/27/2007		30%								30%
St Vincent Hospital (parking lot)	13	2/27/2007		30%								30%
St Vincent Med Ctr Accounts Payable	8	2/27/2007		30%								30%
The Kroger Co KRO-016-982	95	10/21/2009		30%								30%
Jan-Lang LTD	41	8/18/2010		30%								30%
Squire Mfg Inc	4	1/24/2001		30%								30%
Toledo Lucas County Library	19	3/20/2002		30%								30%
Toledo Board of Education #107	66	8/12/2008		30%								30%
Hilltop Village	58	3/19/2002		30%								30%
Springdale Park Warehouse Investors	39	3/25/2010		30%								30%

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Lucas County Convention and Visitors Bureau	64	10/5/2009		30%								30%
Champion Credit Union	13	2/8/2001		30%								30%
Toledo Board of Education #254	260	8/12/2008		30%								30%
Toledo Board of Education #126	51	8/12/2008		30%								30%
Toledo Board of Education #213	105	8/12/2008		30%								30%
Toledo Lucas County Public Library	20	10/23/2001		30%								30%
Toledo Board of Education #116	32	8/12/2008		30%								30%
David Langendorfer	54	8/31/2010		30%								30%
Lutheren Housing Serv II	40	4/24/2001								30%		30%
Mercy Health	179	11/17/2006		30%								30%
Do-It-Yourself Warehouse Inc	80	2/6/2002		30%								30%
Kroger Co KRO-016-617	136	10/5/2009		30%								30%
Harvey A Tolson	86	4/12/2001		30%								30%
Carter Lumber Co OH-LBR 184-60	85	8/28/2001		30%								30%
Mettle Mgmt Inc C-N Construction Supplies	6	11/20/2003								30%		30%
Toledo Board of Education #142	50	8/12/2008		30%								30%
Storage Bin Enterprises	17	12/14/2006		30%								30%
Kuhlman Corporation	293	4/12/2001	10%		10%		10%					30%
Menards Store #3242	270	4/8/2010		30%	10%							40%
General Motors Hydramatic	1573	12/12/2002		30%	10%							40%
Norfolk & Western Railway	373	10/23/2003	10%	30%								40%
JM Smucker Co	548	1/3/2008		30%			10%					40%
Hansen Mueller Co	73	4/9/2001			10%	30%						40%
Toledo Lucas County Public Library	22	10/23/2001		15%				30%				45%
Ann Arbor Acquisition Crp	426	11/14/2008	10%	25%	10%							45%
Toledo Gaming Ventures LLC	331	5/22/2012	10%	25%	10%							45%
Base Enterprises Inc DBA Basilius Tool Co	43	1/11/2001				15%		30%				45%
Chrysler Group LLC	4850	7/8/2011		30%	5%		10%					45%
Tol Metro Park Bd	148	8/28/2001		20%	10%	20%						50%
St. John's Jesuit High School	139	4/12/2001			10%	10%		30%				50%
Tamaron Country Club (2162 W Alexis)	65	4/9/2001			10%	30%		10%				50%
Sportway of Toledo Inc	59	4/9/2001		30%		10%				10%		50%
Woodlawn Cemetery	186	1/5/2001				20%		30%				50%
6180 Hagman Rd LLC an Ohio LLC	633	2/16/2001					10%	20%		20%		50%
Norfolk Southern Corp	482	10/23/2003	10%	30%	10%							50%
Decorative Panels Intl	181	8/13/2001		25%		25%						50%
City of Toledo Collins Park (Golf Course)	11	4/9/2001				25%		25%				50%
Dmytryka Jacobs Eng Inc	32	2/12/2008		30%						20%		50%
Maumee Valley Country Day School	149	4/12/2001		20%	10%	20%						50%
Lucas County Port Authority	157	2/20/2001				20%		15%		15%		50%
City of Toledo Detwiler Golf Course	83	11/14/2001				25%		25%				50%
City of Toledo/PRF Ottawa Golf Course	63	2/13/2003		20%	10%	20%						50%
Toledo Board of Education #212	51	8/12/2008		30%								30%
Hampton Court LTD	24			30%								30%

Decision to Update the Credit Manual

- 2014 possibility of a rate increase for the Stormwater Utility
- Update available credit types to encourage the utilization of green infrastructure practices
- Correct deficiencies in the current program
- Update the manual
- Update billing procedures

Credit Manual Update Team

- City of Toledo Environmental Services
- City of Toledo Engineering Services

- University of Michigan Students from the Urban Planning program

University of Michigan – Fall 2014 Capstone Project

- The first task for this capstone project will be to work with local officials and community members to understand Toledo's water issues and flooding concerns, identify the existing program's strengths and weaknesses and then suggest revisions to the existing Stormwater Credit Manual.

- A secondary task for this capstone project will focus on scenario planning at the neighborhood level to determine how specific green infrastructure strategies, in a low-lying area within the city, would reduce run-off and increase water quality.

This capstone project combines issues of environmental planning, land-use planning, and neighborhood planning with gray and green infrastructure in one of the Midwest's legacy cities

Identify the existing program's strengths and weaknesses and suggest revisions to the existing Stormwater Credit Manual

Updating the Credit Manual

- Encourage the utilization of Green Infrastructure practices by developers

For More Information…

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