

OFFICIAL
TOWNSHIP OF MOON
ORDINANCE NO. 688

AN ORDINANCE OF THE TOWNSHIP OF MOON, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 23 OF THE MOON TOWNSHIP CODE OF ORDINANCES, STORMWATER MANAGEMENT BY ADDING PART 2, STORMWATER MANAGEMENT FEE ESTABLISHING A FEE FOR STORMWATER COLLECTION AND MANAGEMENT

WHEREAS, the Township of Moon has constructed and/or maintains, and will continue to construct and maintain, a system including sewers and drains to collect, treat and manage the rate, quantity and quality of stormwater ultimately discharged to the Waters of the Commonwealth;

WHEREAS, the Township is under permit and mandate from the Pennsylvania Department of Environmental Protection to comply with multiple costly requirements related to its NPDES Permit for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems (MS4) requirements, including implementation of a Stormwater Management Program and a Pollutant Reduction Plan;

WHEREAS, each and every property throughout the Township is benefitted by the Moon Township Municipal Storm Sewer System (MS4) and the implementation of the Moon Township Stormwater Management Program and Pollutant Reduction Plan; and

WHEREAS, pursuant to the authority vested in the municipality by the Second Class Township Code, 53 P.S. § 65101 et al., the Township of Moon is desirous of adopting an Ordinance establishing a fair and equitable user fee for stormwater collection and management that assures all properties that are connected with, use, are serviced by or are benefitted by such system will pay a proportionate share of costs of operation, maintenance, repair, administration, replacement, improvement and permit compliance and implementation; and

WHEREAS, the Township Board of Supervisors desire to add Part 2 to Chapter 23 of the Moon Township Code of Ordinances.

NOW THEREFORE, the Township of Moon, Allegheny County, Pennsylvania, hereby enacts and ordains as follows:

SECTION 23-201: SHORT TITLE

This Ordinance shall be known and referred to as the “Moon Township Stormwater Management Fee Ordinance.”

SECTION 23-202: DEFINITIONS

Terms used in this Ordinance and not given a specific definition shall be defined as set forth in applicable statutes of the Commonwealth of Pennsylvania or ordinances of Moon Township, if any, and shall otherwise be given their ordinary and common meaning.

CUSTOMER – Any person, property owner, firm, corporation, individual, partnership, company, association, society or group responsible for the payment of services provided by the Moon Township Storm Sewer System.

EQUIVALENT RESIDENTIAL UNIT (ERU) – The measure of impervious ground cover for a typical single-family residential Property used in assessing the fees for each parcel of Property, and which has been determined to be 3,800 square feet.

IMPERVIOUS SURFACE – Those hard surface areas that either prevent or impede the entry of water into the soil under natural conditions, pre-existent to development, or which cause water to run off the surface in greater quantities, or at an increased rate of flow than under natural conditions, pre-existent to development, including, without limitation, surfaces such as roof tops, asphalt, concrete, or any other material that has been compacted, engineered and intended for vehicular traffic or parking, including, but not limited to, driveways and parking lots, or other surfaces which similarly affect the natural infiltration or runoff of natural drainage patterns existing prior to development including, but not limited to, walkways, patio areas and storage areas. Compacted gravel or crushed stone surfaces are considered impervious surfaces for this analysis. In addition, any surface designed to be constructed of permeable, pervious or porous concrete, asphalt or pavers are also considered to be an impervious surface for this analysis.

DWELLING UNIT – A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

MUNICIPALITY – The Township of Moon, Allegheny County, Pennsylvania, a Second-Class Township.

OPERATION, MAINTENANCE AND CAPITAL COSTS – The associated costs for facilities, energy, manpower, materials, property acquisition, transportation and all other services and equipment required to collect, convey, detain, treat, pump and transport stormwater.

PROPERTY OR PROPERTIES – Each lot, parcel, building or portion thereof containing 800 or more square feet of Impervious Surface. Property types identified as the basis of fee assessment are as follows:

Multi-Family Residential Property – A property containing a single two, three, or four family attached structure containing only two, three, or four dwelling units, with each unit having independent access to the outside.

Non-Single-Family Residential Property – Individual Properties not used as a Single Family Detached Property, Single Family Attached Property or Multi-Family Property. These may include manufactured homes and mobile home parks, commercial and office buildings, public buildings and structures, industrial and manufacturing buildings, multi-family dwelling containing five or more dwelling units, lots with more than one detached single family house, places of worship, places of assembly, condominium association plans, parking lots or garages, schools and other educational facilities, storage buildings and storage areas covered with impervious surfaces, research stations, hospitals, convalescent centers, airports, agricultural, water reservoirs, water and wastewater treatment plants, and parcels with two or more single family detached dwellings.

Single Family Attached Residential Property – An individual property containing one dwelling unit that is designed for occupancy by one family located on one parcel of land that is attached to

another dwelling unit. This does not include individual units in a multifamily dwelling containing 2, 3, or 4 units in which the individual dwelling units are located on a single parcel. This definition does not include individual units in a condominium association plan in which the subject lot includes only the extent of the individual condominium unit, with adjacent driveways, access roads, and open areas located on common ground.

Single Family Detached Residential Property – Means an individual property containing one dwelling unit that is designed for occupancy by one family located on one or more individual lots or parcels of land that is not attached to another dwelling unit. This does not include individual units in a condominium association plan or mobile home community in which the subject lot includes only the extent of the individual condominium unit or mobile home, with adjacent driveways, access roads, and open areas located on common ground.

REPLACE OR REPLACEMENT – The associated costs of purchasing and installing equipment, accessories or appurtenances that are necessary to maintain the requisite capacity and performance of the Moon Township Storm Sewer System.

STORM SEWER SYSTEM – The system of collection and conveyance, including pipes, conduits, mains, inlets, culverts, catch basins, gutters, ditches, channels, detention ponds, streets, curbs, drains and all devices, appliances and facilities appurtenant thereto used for collecting, conducting, pumping, conveying, detaining and/or treating stormwater.

STORMWATER – Runoff water from all precipitation events, snowmelt and springs.

STORMWATER MANAGEMENT FEE – Sums assessed, imposed and to be collected for each Property that uses, benefits from or is serviced by the Moon Township Storm Sewer System, or that discharges stormwater, directly or indirectly, into the Moon Township Storm Sewer System.

TOWNHOUSE – A building which contains at least three (3) but no more than eight (8) single family dwelling units, each of which are separated from the adjoining unit or units by a continuous, common wall extending from the basement to the roof, each unit having independent access directly to the outside and having no units above or below. For the purpose of this definition each dwelling unit is located on an independent tax parcel containing no other dwelling units.

SECTION 23-203: IMPOSITION STORMWATER MANAGEMENT FEE

1. That Stormwater Management Fee is hereby imposed upon each and every Property, as each and every Property is benefitted by the Moon Township Storm Sewer System and the implementation of the Moon Township Stormwater Management Program and Pollutant Reduction Plan, as required by the Township's NPDES MS4 Permit.
2. The Stormwater Management Fee shall be \$5.50 per ERU per month initially, effective January 1, 2020, and shall be set annually thereafter by Resolution of the Board of Supervisors of the Municipality, which will be billed a quarterly basis in accordance with Section V.
3. Each Property that is a Single Family Detached Residential Property shall be charged for one (1) ERU.

4. Each property that is a Single Family Attached Residential Property shall be charged for one-half (0.5) ERU.
5. Each property that is a Multi-Family Residential Property shall be charged for one-half (0.5) ERU for each dwelling unit located on the property.
6. The charge for a Non-Single Family Residential Property, or any Property not identified in Subpart “3”, “4” or “5” above, shall be assessed at a rate based upon the number of square feet of impervious surface, as determined by measurement through aerial photography and surface feature evaluation, expressed in whole ERUs by rounding to the next highest one-half of one ERU. The charge shall be computed by multiplying the number of ERUs for a given Property by the unit rate established by Moon Township as set forth above in Subpart “2” above or as adopted by Resolution of the Board of Supervisors.
7. The minimum charge for every Non-Single-Family Residential Property shall be one ERU.
 - a. Notwithstanding the foregoing, the following Properties shall be exempt from Rental, Rates and Charges under this Ordinance.
 - i. Public Street, as defined in Moon Township’s Subdivision and Land Development Ordinance (Township Code Chapter 22).
 - ii. Private Street, as defined in Moon Township’s Subdivision and Land Development Ordinance (Township Code Chapter 22).
8. The charges as determined herein are fair and equitable and are based upon the following:
 - i. That a minimum fee per Property is reasonable;
 - ii. That the basis for the Equivalent Residential Unit being 3,800 square feet of impervious surface was an equally assessed statistical sampling of properties in Moon Township;
 - iii. That the requirement a property has at minimum 800 square feet of impervious surface is reasonable based on the use of aerial photography and surface feature evaluation to determine total amounts of impervious surface existing in Moon Township;
 - iv. That the use of aerial photography and surface feature evaluation provides an accurate measurement for Impervious Surfaces;
 - v. That the standard charge for an individual Dwelling Unit is based on the fact that there is not a great deal of variation in size.

SECTION 23-204: UNIFORM APPLICATION OF RENTAL, RATES AND CHARGES

The Stormwater Management Fee shall be assessed, imposed, liened and collected equally based upon the same calculations and procedures as to all Customer(s) for each Property.

SECTION 23-205: BILLING AND COLLECTION OF RENTAL, RATES AND CHARGES

1. The Stormwater Management Fee imposed by this Ordinance shall be assessed and billed to Property Owners by Moon Township on a quarterly basis beginning on January 1, 2020.
2. Any payment not received by the due date will be subject to a ten (10%) percent penalty.
3. The Stormwater Management Fee assessed and collected will not be subject to proration or refund by Moon Township in the event a Property is sold; provided, however, that this provision shall not bind a buyer and seller from making their own proration of any portion of the Stormwater Management Fee.
4. All costs for collection procedures, including but not limited to fees for filing, perpetuation and satisfaction of liens, collection fees, attorney fees, court costs, litigation expenses and charges for the service of documents shall, upon being incurred by Moon Township, be imposed as a charge for nonpayment and added to the balance due on the Property Customer's account.

SECTION 23-206: RENTAL, RATES AND CHARGES CONSTITUTE LIEN ON PROPERTY

In accordance with the Municipal Claims Act, 53 P.S. § 7101, et seq. (as amended), all fees, penalties, interest, collection fees, lien filing fees, satisfaction fees or any other charge imposed for failure to make prompt payment shall constitute a lien upon and against the subject Property from the date of imposition and assessment.

SECTION 23-207: EXEMPTIONS AND CREDITS APPLICABLE TO RENTAL, RATES AND CHARGES

Credits against the Stormwater Management Fee are an appropriate means of adjusting the assessment of fees owed to account for the implementation of mitigating measures. Credits shall be applied as described in the Stormwater Management Fee Study, prepared by Lennon, Smith Souleret Engineering, Inc., dated October 2019. Applications for Credit shall be filed with the Township Manager, on forms supplied by the Township.

SECTION 23-208: APPEAL PROCEDURE

Any Property Customer or Owner who believes the provisions of this Ordinance have been applied in error may appeal in the following manner and sequence.

1. The appeal of the Stormwater Management Fee must be delivered or mailed to the Township Manager or designee, within thirty (30) days of the charge being mailed to the Property Customer. The appeal must be in writing, on form supplied by the Township, and state all reasons for the appeal. Using the information provided by the appellant, and also any other investigation that is needed in the Township Manager's opinion, the Township Manager or designee, shall review the written submission and respond to the appeal in writing within thirty (30) days. The Township Manager has the authority to adjust the Stormwater Management Fee if deemed appropriate.

2. A decision of the Township Manager that is adverse to appellant may be further appealed to the Moon Township Board of Supervisors within thirty (30) days of the adverse decision being issued. The appellant shall state in writing the grounds for further appeal and shall mail or deliver the appeal to the Township Manager or designee. The appellant shall be permitted to present his/her appeal to the Board of Supervisors at the next scheduled meeting that is at least seven (7) days after receipt of the appeal by the Township Manager. The Board of Supervisors shall issue a written decision on the appeal within thirty (30) days of its presentation.

SECTION 23-209: POLICIES AND PROCEDURES AUTHORIZED

The Moon Township Board of Supervisors may by Resolution adopt such policies and procedures as it deems appropriate and necessary to ensure collection of storm sewer rental, rates and charges assessed and imposed pursuant to this Ordinance. Without limitation, collection procedures may include referral of delinquent accounts to a collection agency; filing of liens; scire facias sur municipal lien proceedings to collect filed liens; and any and all other measures or combination thereof that the Board of Supervisors of the Municipality may deem appropriate.

SECTION 23-210: STORM SEWER REVENUE FUND

The funds received from the collection of the Stormwater Management Fee authorized by this Ordinance shall be deposited into a Storm Sewer Revenue Fund, a fund and account hereby created and dedicated to the operation, administration, maintenance, repair and improvement of the Storm Sewer System.

SECTION 23-211: SEVERABILITY


If any section, subsection, sentence, clause, phrase or portion of this Ordinance or its application to any person, property or circumstances is for any reason held invalid or unconstitutional by any Court, such holding shall not be construed to affect the validity of any of the remaining provisions of this Ordinance or its application, for such portion shall be deemed as a separated, distinct and independent provision from the remaining provisions that shall be and remain in full force and effect. It is hereby declared the legislative intent that this Ordinance would have been adopted had such invalid or unconstitutional provision of its application not been included therein.

SECTION 23-212: EFFECTIVE DATE

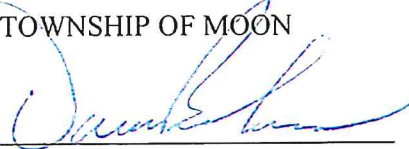
This Ordinance shall take effect on January 1, 2020.

ORDAINED AND ENACTED this 18th day of December 2019, by the Board of Supervisors of the Township of Moon, in lawful session duly assembled.

ATTEST:



Dawn Lane,
Township Manager

TOWNSHIP OF MOON


David Bachman
Chairman, Board of Supervisors