

## **These were the key considerations as we researched and developed the scope for a storm water utility:**

1. Comprehensive – in some effective manner, the scope needed to cover 100% of the non-single parcel system of the city. In one of three ways, depending on risks and benefits:
  - a. Level I – Full city ownership and management with Easements.
  - b. Level II – City Inspection/Notification/Enforcement. Retained ownership by HOA's.
  - c. Level III – City Inspection/Notification/Enforcement upon request. Retained ownership by HOA's.
2. Clearly Defined:
  - a. Allows for legal enforcement and defense by City Attorney.
  - b. Facilitates Easements granted by City Attorney.
  - c. Provides clear Instruction to City Engineering.
  - d. Articulated for understanding for property owners and HOA's.
3. Effective in Bridging Education Gap for Property Owners and HOA's.
  - a. A major concern and consideration is to address the negative impact of the majority of the City residence having the heavy liability of maintaining their own storm water system themselves without knowing it.
  - b. The bi-monthly Storm-water/Sewer/Water Utility Bill is a great opportunity to reach every property owner and HOA Board to inform them of what they remain responsible for and the Grant Program and direct them to a webpage.
  - c. Rochester Hills website can detail property owner and HOA responsibility and the Grant Program in detail.
4. Other Considerations:
  - a. Privacy of back yard / side yards for residents.
  - b. Liability issues associated with back yard / side yard & Retention / Detention Basins.
  - c. Perceived City liability from property owners for real and personal property in back yard / side yards – possible damage to: sheds, fences, pools, grass, gardens, swing sets, etc...

## **Final Scope for PS & IT Consideration:**

**Scope:** Includes all RoW on all current public roads & outlets from RoW systems (with Easements put in place) (Lev I – 80%), and inspection only for Retention/Detention Ponds (Lev II), and inspection upon request (Lev III). Includes 400K Grant Program for all retention/detention ponds (Lev II) and all side yard/back yard systems that are not included in City Easements and that benefit more than one parcel (Lev III). Funding source is a storm-water utility. Includes along private roads that are in line with public roads.

## **Exceptions/Caveats:**

- a. Inspection for other back yard / side yard system upon request by property owner / HOA (considered to be about 5% of entire Storm Water System) (Lev III).
- b. Inspection of Retention / Detention Ponds, along with its outlet structure required every 5 years (considered to be about 15% of entire Storm Water System) (Lev II).
- c. Plan on effective statement on every water utility bill regarding property owner HOA responsibility and grant program - directs to a webpage (key to education improvement).
- d. Webpage added that details responsibilities, grant program, credit application process, etc...
- e. Program is implemented over 3 years with full Grant Program starting in Year 1 (2.4M), then +2M, in Year 2, and finally +2M in Year 3 and on to reach full funding level.

**Budget:** 6.4 M Per year with 400K of it being the grant program (approx. \$7.90/mo +/- 5%) per typical resident property.