

RECORD OF ORDINANCES

ORDINANCE NO. 2024-04 (AMENDED)

PASSED: August 6, 2024

Sponsored by: Administration

Referred to: General Gov't Services

Date: May 21, 2024

AN ORDINANCE AMENDING SECTIONS 163.24 (1) AND (2), STORMWATER PREVENTATIVE MAINTENANCE AND OPERATION FEES, OF THE CODIFIED ORDINANCES OF THE CITY OF MUNROE FALLS, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Munroe Falls has established certain water department fees and rates in order to pay the expense of conducting and managing the Stormwater Management Utility of the City of Munroe Falls; and

WHEREAS, City Council, pursuant to Ordinance No. 19-2007 adopted on October 2, 2007, amended certain portions of Sections 163.24 of the Codified Ordinances of the City of Munroe Falls by adjusting the City's Storm Sewer Preventative Maintenance and Operation Fees; and

WHEREAS, City Council wishes to amend the title of Section 163.24 to "Stormwater Preventative Maintenance and Operation Fees"; and

WHEREAS, City Council wishes to amend said policy to allow the City to apply said fees to all zoning lots and tracks within the corporate limits of the City of Munroe Falls, except as may be altered by credits or exemptions approved by City Council; and

WHEREAS, City Council wishes to amend said policy to include, Residential property, including single family, two family, three family homes and condominiums, except condominiums having units on multiple stories, shall be billed as follows:

- Single Family 1 ERU ("Equivalent Residential Unit")
- Two Family 2 ERUs
- Three Family 3 ERUs
- Condominium 1 ERU per unit; and

WHEREAS, City Council wishes to amend said policy to include, Non-Residential property, including all other properties including commercial, industrial, schools, churches, governmental, apartments, and condominiums having units on multiple stories, shall be billed by dividing the total impervious area of the parcel by 3,000 square feet to determine the total ERUs to charge. The minimum fee shall be One (1) ERU; and

WHEREAS, City Council wishes to amend said policy to include, there will be no service fee for parcels of land with fewer than 200 square feet of impervious surface area; and

WHEREAS, City Council wishes to amend said policy to include, the monthly service charge per Equivalent Rate Unit for Residential Property shall be \$6.00 and the Equivalent Rate Unit for Non-Residential Property shall be \$6.00 per ERU; and

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WHEREAS, City Council wishes to amend said policy to include, the charges established shall be billed, on a monthly basis, and shall appear on the utility bill rendered by the City as a separate line item from water and shall be considered an integral part of such bill; and

WHEREAS, City Council wishes to amend Section 163.24 (2) to read, A late fee of 10% shall be added to accounts that remain unpaid after the specified due date; and

WHEREAS, Sections 163.24 (3) and (4) shall remain unchanged.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MUNROE FALLS, COUNTY OF SUMMIT, AND STATE OF OHIO THAT:

Section 1. Sections 163.24 Sections (1) and (2) of the Stormwater Preventative Maintenance and Operation Fees are hereby amended to read as follows:

(1) Effective as of the September 2024 billing cycle there is hereby levied and imposed the following fees shall apply to all zoning lots and tracks within the corporate limits of the City of Munroe Falls, except as may be altered by credits or exemptions recommended by the City Engineer and approved by City Council.

A. Residential property, including single family, two family, three family homes and condominiums, except condominiums having units on multiple stories, shall be billed as follows:

Single Family	1 ERU ("Equivalent Rate Unit")
Two Family	2 ERUs
Three Family	3 ERUs
Condominium	1 ERU per unit

B. Non-Residential property, including all other properties including commercial, industrial, schools, churches, governmental, apartments, and condominiums having units on multiple stories, shall be billed by dividing the total impervious area of the parcel by 3,000 square feet to determine the total ERUs to charge. The minimum fee shall be One (1) ERU.

C. There will be no service fee for parcels of land with fewer than 200 square feet of impervious surface area.

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D. The monthly service charge per Equivalent Rate Unit for Residential Property shall be \$6.00 and the Equivalent Rate Unit for Non-Residential Property shall be \$6.00 per ERU.

E. Effective on January 1, 2025, the monthly service charge per Equivalent Rate Unit shall increase by \$0.10 on the first of every January and each year thereafter.

F. For non-residential properties ERU's the calculated ERU's will be charged as follows:

The minimum fee shall be One (1) ERU.

Effective as of the September 2024 billing cycle through December 31, 2025, 25% of the calculated ERU's.

Effective January 1, 2026, 50% of the calculated ERU's.

Effective January 1, 2027, and thereafter, the total calculated ERU's.

1. The charges established shall be billed on a monthly basis and shall appear on the utility bill rendered by the City as a separate line item from water and shall be considered an integral part of such bill.

2. A late fee of 10% shall be added to accounts that remain unpaid after the specified due date.

3. Accounts that remain delinquent after ninety (90) days shall be recorded with the Summit County Fiscal Office as a lien on the subject parcel(s). A notice of the proposed lien will be sent to the property owner of the subject parcel(s).

4. An additional administrative fee of twenty-five dollars (\$25.00) will be assessed on all accounts recorded as a lien with the Summit County Fiscal Office.

Section 2. All ordinances or parts of ordinances or resolutions or parts of resolutions inconsistent herewith be and the same are hereby repealed and all other ordinances or part of ordinances or resolutions or parts of resolutions consistent herewith are hereby ratified and confirmed.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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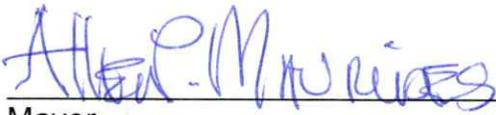
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Section 4. This Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, safety, and welfare of the City of Munroe Falls, and further to permit water services to be supplied on a continuous basis by the City of Cuyahoga Falls to the City of Munroe Falls and its water users, and provided that it receives the affirmative vote of two-thirds of the members elected and appointed to Council, it shall take effect immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowable by law.



President of Council



Mayor



Director of Finance



Director of Law (Reviewed as to Form)

I, the duly appointed and qualified Clerk of Council of the City of Munroe Falls, County of Summit, and State of Ohio do hereby certify that this is a true copy of the original ordinance adopted at a meeting of City Council duly held on the _____ day of _____, _____.
Dated this _____ day of _____, _____.

Clerk of Council

First Reading: May 21, 2024
Second Reading: June 4, 2024 Tabled until August 6, 2024; Un-tabled July 2, 2024
Amended: July 16, 2024
Third Reading: August 6, 2024