

**CITY OF ZANESVILLE
STORMWATER UTILITY PROGRAM**

POLICY: STRIP MALLS / OFFICE PARKS / MALLS

I. DISCUSSION:

This is the eighth billing policy paper in a series of billing policy papers that document the overall billing mechanism development process. Strip mall, office park and mall properties represent a category of commercial property that may encompass multiple retail oriented units (tenants) normally located within the boundary of a single property. Strip mall, office park and mall properties typically feature the impervious areas of the individual building(s), parking areas, parking garages and driveways. Some office park and mall properties may also include private (undedicated) streets and or service roads. The service charge for a strip mall, office park and mall property will be derived as follows:

- By measuring all of the impervious area encompassed by the property;
- Dividing the measured impervious area by the impervious area equivalent to one ERU;
- Rounding the product of the forgoing division to the nearest whole number (Refer to Billing Policy Paper # 10 – Service Charge Calculation in Whole Or Partial ERUs), and
- Multiplying the foregoing whole number by the rate (to be determined later) for a single ERU.
- Bill the property owner(s)/management company/landlord for the impervious area contained on their property where a utility billing account exists. If no utility billing account exists for the owner(s)/management company/landlord, consider creating a storm water only billing account in the utility billing system to bill the owner(s)/management company/landlord.

The JHA/ERC Team believes that the Muskingum County GIS database may, in some cases, provide property boundary shape files that will establish a basis for allocating stormwater service charges among individual units/occupants/owners. In those cases where the property boundary information is included in the GIS database, two alternatives for allocating the service charges should be considered:

1. Where a utility billing account exists, charge the owner(s)/management company/landlord having separate parcel boundary(s) for the total measured impervious area within the property boundary provided by the County GIS, and charge the remaining impervious area to the owner(s)/management company/landlord of the other property(s) comprising the strip mall, office park or mall. This involves calculating more

than one stormwater charge for the complex. The impervious area will be measured and divided by the ERU to determine the number of ERUs for the property(s), and multiplying by the ERU rate to determine the billing amount for each. If a utility billing account does not exist for the owner(s)/management company/landlord, consider creating a stormwater only billing account in the utility billing system to bill the impervious area to the owner(s)/management company/landlord.

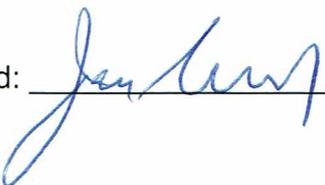
2. Assign the entire service charge to a single entity. This would involve dividing the total measured impervious area by the ERU to determine the number of ERUs for the complex, and multiplying by the ERU rate.

II. TAC RECOMMENDATIONS:

The JHA/ERC Team recommends that the City of Zanesville stormwater utility use Option 1 above for treatment of strip mall, office park and mall properties. If a clearly defined property boundary exists in the GIS data for one of the owner(s)/management company/landlord, and a utility account exists in the City of Zanesville utility billing system, bill the impervious area within that property boundary to that property owner(s)/management company/landlord, and the remaining impervious area for the property will be charged to the owner of the remaining properties. If a utility billing account does not exist for the owner(s)/management company/landlord, create a stormwater only billing account in the utility billing system in the name of the owner(s)/management company/landlord and bill the impervious area within the property boundary using the stormwater only billing account.

III. TAC ACTION:

The TAC reviewed, discussed and approved this billing policy paper during the May 17, 2017 TAC meeting.

Approved: 

Date: 5/17/17