

CITY OF ST. MARYS STORM WATER TASK FORCE

WORK SESSION – TASK FORCE AND CITY COUNCIL
JANUARY 28, 2020



CITY OF
ST. MARYS

STORMWATER UTILITY PROGRESS TO DATE

Pre-Project

Stormwater Masterplan/SLR Study

2008/2015



Phase 1 – Feasibility Study

Citizen Survey/Open House
Whitepaper Presented to Council

July 2019



Phase 2 - Stormwater Utility Set-Up

Future Stormwater Program Recommendations
Stormwater Ordinance/Credit Manual
Customer Education/Notification

February 2020



Stormwater Utility Implementation

Final Billing Database/First Bill
Customer Service Training

July 2020

STORMWATER TASK FORCE

Meeting Number & Date	Meeting Topics
GMC Meeting #1 April 30, 2019	<ul style="list-style-type: none"> • Intro to Stormwater Management Programs & Funding • St Marys Stormwater Capital Improvement Program • Current Cost of Stormwater Services • Future Goals for the Stormwater Management Program • Extent of Service (EOS)
Interim Meeting #1a May 2019	<ul style="list-style-type: none"> • Discuss & refine future goals • Future resource needs and program priorities
GMC Meeting #2 May 2019	<ul style="list-style-type: none"> • Future Cost of Service • Funding Options • Stormwater Utility Methodology & Rate • Billing Mechanism • Public Education
Interim meeting #2a June 2019	<ul style="list-style-type: none"> • Complete a public education plan • Discuss recommendations for City Council • Designate member to write white paper
GMC Meeting #3 June 2019	<ul style="list-style-type: none"> • Recommendations to City Council • Review and Update White Paper • Next Steps/Future Project Schedule
Presentation to City Council July 2019	<ul style="list-style-type: none"> • Present findings of Feasibility Study • Stakeholder to present white paper

STORMWATER TASK FORCE

Meeting Number & Date	Meeting Topics
City Council Presentation July 2019	<ul style="list-style-type: none">● Present findings of Feasibility Study● Stakeholder to present white paper
GMC Meeting #4 September 2019	<ul style="list-style-type: none">● Stormwater Utility Implementation Scope● Rate Structure● Billing Mechanisms
Interim Meeting #4a October 2019	<ul style="list-style-type: none">● Billing Procedures Discussion● Credit Manual● Approve Frequently Asked Questions
GMC Meeting #5 November 2019	<ul style="list-style-type: none">● Updated SWMP Budget & Revenue Model● Finalize Credit Manual● Review Ordinance
City Council Workshop January 2020	<ul style="list-style-type: none">● Present SWMP Recommendations● Present Stormwater Utility Ordinance & Credit Manual



FUTURE SWMP RECOMMENDATIONS



VISION STATEMENT

THE VISION OF THE STORM WATER TASK FORCE IS TO PROVIDE ENVIRONMENTAL PROTECTIONS, MINIMIZE THE IMPACTS TO CITIZENS AND PUBLIC AND PRIVATE PROPERTY DUE TO FLOODING CAUSED BY STORMWATER AND TO PROMOTE PUBLIC HEALTH AND SAFETY THROUGH THE IMPLEMENTATION OF STORM WATER REGULATIONS, POLICIES AND ENGINEERING.



SWMP GOALS



Maintain the existing drainage infrastructure to maximize its useful lifespan.



Educate the public about stormwater issues.



Invest in the City's drainage infrastructure through implementation of capital drainage improvements.

STORMWATER TASK FORCE WHITE PAPER

01

Implement an Enterprise Fund to properly prepare for future storm water events and the effects of sea level rise, maintain existing infrastructure, and complete identified capital improvements.

02

Direct the SWTF to develop a proper fee structure.

03

Direct the SWTF to establish an education program for city residents.

OPERATIONS AND MAINTENANCE OF THE DRAINAGE SYSTEM

- 19 MILES OF STORM SEWER PIPE AND 71 MILES OF DITCHES WITH ASSOCIATED STRUCTURAL CONTROLS, INCLUDING CATCH BASINS, INLETS, CULVERTS AND OUTFALLS
- RECENTLY ADDED DEDICATED DRAINAGE CREW
- ONE MORE DEDICATED DRAINAGE CREW IS STILL NEEDED



UPDATED STORMWATER MASTERPLAN CAPITAL IMPROVEMENT PLAN

- CONTINUED WITH 30% CONTINGENCY FROM 2008 ESTIMATE
- ADDED THE FOLLOWING:
 - 15% FOR SURVEY/ENGINEERING
 - \$10,000/PROJECT FOR GENERAL E&S CONTROL, TRAFFIC CONTROL, STRIPING, SURVEY/STAKING, AND AS-BUILTS
 - ADDITIONAL COST = \$1.31 MILLION
- UPDATED TOTAL CIP = \$7.354 MILLION; 52 PROJECTS
 - COST WILL INCREASE WHEN CONSTRUCTION COST IS ADDED FOR “P” PROJECTS (DRAINAGE STUDIES/SEA LEVEL RISE PRIORITIZATION)



1 in = 0.25 miles

CIP ID	Address
A2	Inlet Reach Circle
A3	Douglas Drive
A4	Douglas Drive
B2	(2) Sand Bar Drive & Starfish Way
B3	Kelly Court
B4	Martha Drive
B5	(2) Douglas Drive & Tiffany Circle
C2	(3) Bartlett Street; W. Conyers Street
D2	W. Meeting Street
D3	W. Ashley Street
D4	W. Hall Street
D5	W. Church Street
D6	W. Alexander Street
D7	Wheeler Street
E2	E. Alexander Street
E3	Ready Street
E4	E. Conyers Street
E5	E. Conyers Street
E-27	Colerain Oaks (Reid, Ryan, & Lynn Dr)
F2	Union Street
F3	Seagrove Street
F4	N. Osborne Street
F5	St. Patrick Street
F6	Herb Bauer Dr
F7	Aquatic Center (pond)
G2	Barker Terrace
G3	Point Peter Road (parallel)
G4	Point Peter Road (crossing)
G5	Industrial Drive
H3	S. Dandy Street
H4	Devon Drive
I2	Kings Bay Village Shopping Center - North
I3	Kings Bay Village Shopping Center - South
I4	City Smitty Drive
J3	Shadowlawn Drive/Alex Court
K2	Natures Drive (pond)
K3	Schoolhouse Creek Drive
L2	McQueen Circle
L3	(2) McQueen Circle & Stafford Way
M2	Kings Bay Road
M3	Talbot Court
N2	(2) Silver Fox Drive & Pond
N3	Winding Road
O2	(3) Oak Street & Henry Avenue & Birch Street
O3	New Point Peter Road
P1	Charles Street
P2	North of Chelsea Place
P3	Henry Avenue
P4	Sloan Street
P5	Crooked River - Entire Neighborhood
P6	Palmetto Street
P7	Snug Harbor Dr & Bay Run Rd (General)
P8	SR 40
P9	Union St & Wheeler St
Q1	Dolphin Drive
Q2	Aldan Court
Q3	Tapique Circle
Q4	E Weed Street / Norris Street
Q5	Bailey Street
Q6	Westgate Circle

* Large scale neighborhood projects

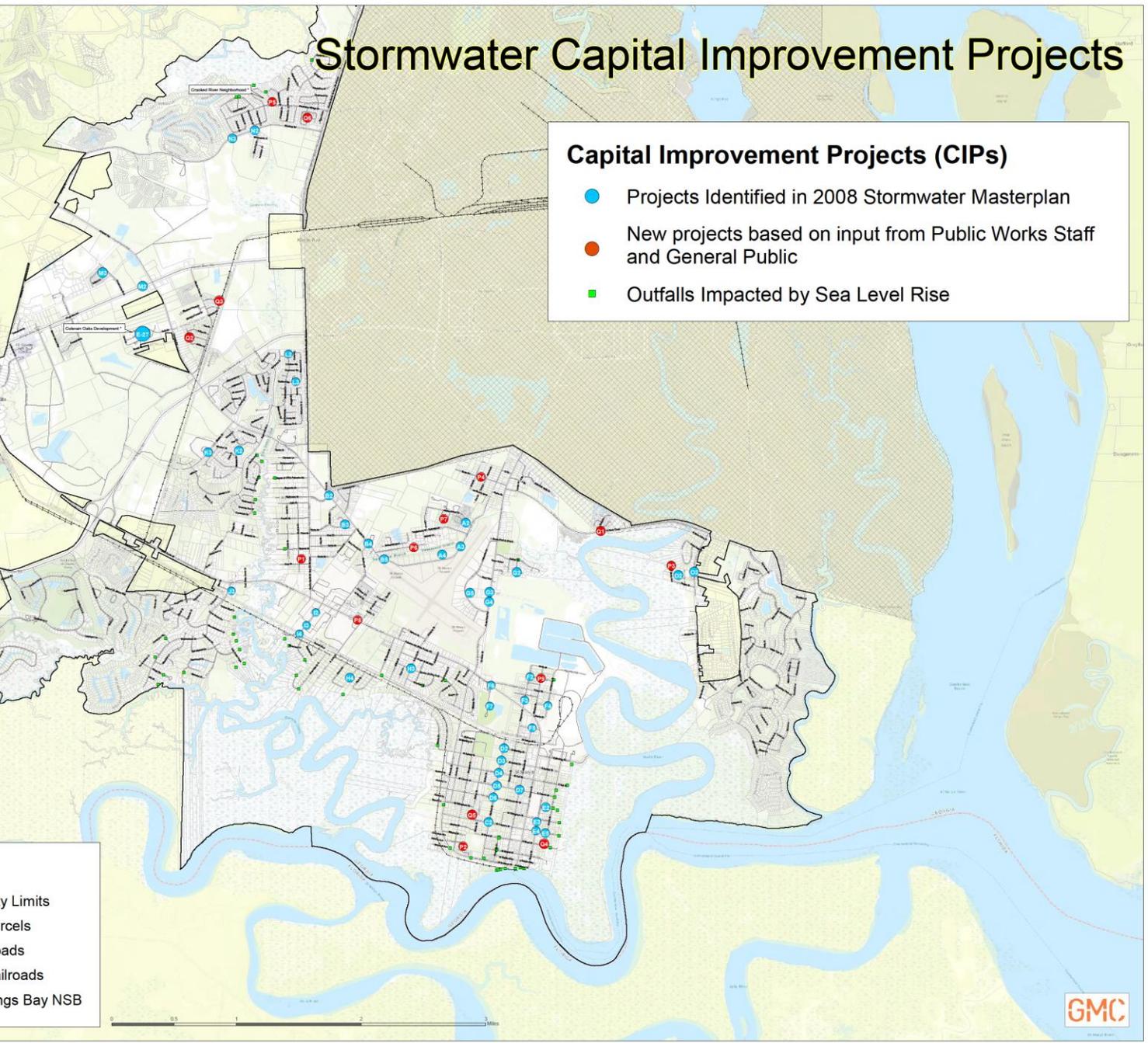
Legend

- City Limits
- Parcels
- Roads
- Railroads
- Kings Bay NSB

Stormwater Capital Improvement Projects

Capital Improvement Projects (CIPs)

- Projects Identified in 2008 Stormwater Masterplan
- New projects based on input from Public Works Staff and General Public
- Outfalls Impacted by Sea Level Rise

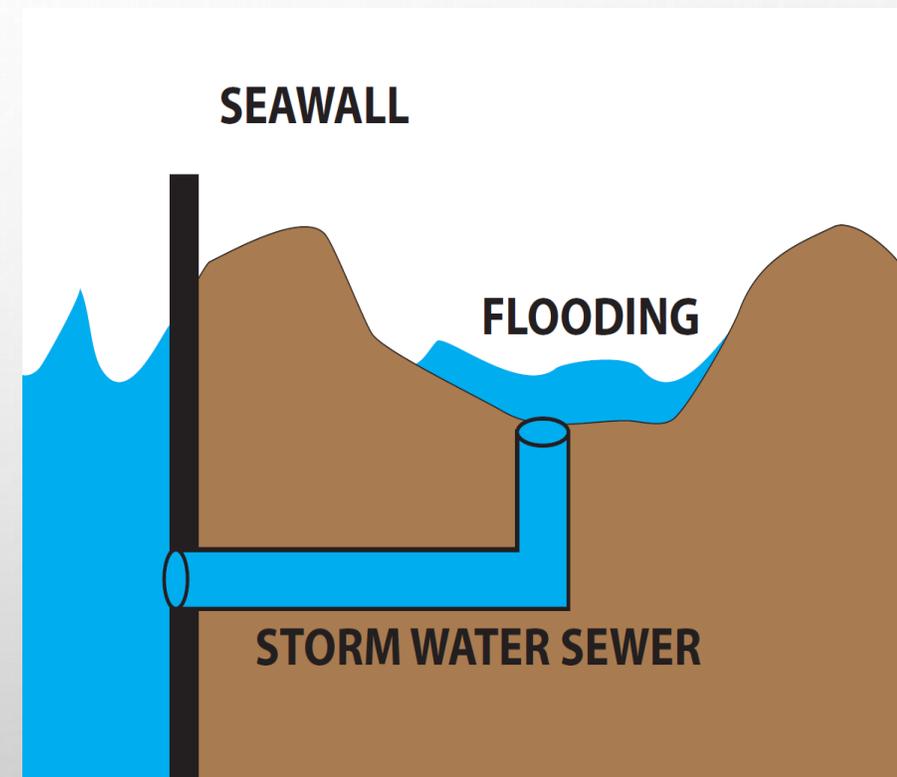


SLR STUDY 2015

Tidal Condition

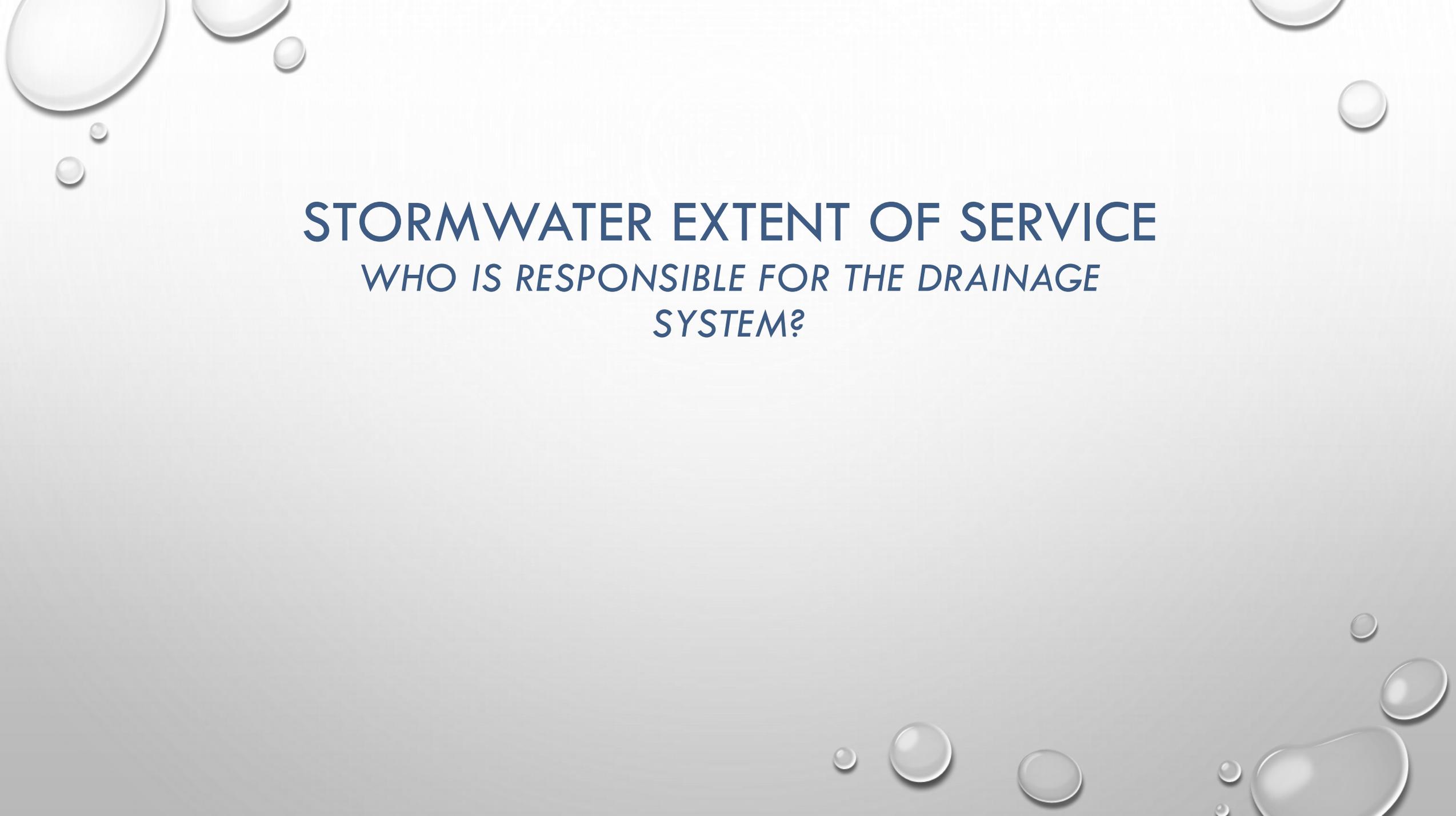
Structures Impacted by the Listed Condition

	<i>Inlets</i>	<i>Outfalls</i>	<i>Total</i>
1992 MHHW (2.76-ft)	83	65	148
2015 King Tide (4.68-ft)	184	150	334
2065 King Tide (6.39-ft)	358	263	621



COMMUNITY RATING SYSTEM (CRS)

- NATIONAL FLOOD INSURANCE PROGRAM (NFIP) VOLUNTARY PROGRAM OFFERS DISCOUNTS ON FLOOD INSURANCE TO REWARD GOOD FLOODPLAIN MANAGEMENT WITHIN A COMMUNITY.
- COMMUNITIES RECEIVE POINTS FOR IMPLEMENTING ACTIVITIES ABOVE MINIMUM STANDARDS.
- THE MORE POINTS THE GREATER THE REDUCTION ON FLOOD INSURANCE POLICIES WITHIN THAT COMMUNITY.
- ST. MARYS RECEIVED A 7, WHICH RESULTS IN A 10-15% DISCOUNT ON FLOOD POLICIES.

The background features a light gray gradient with several realistic water droplets of various sizes scattered in the corners. The droplets have highlights and shadows, giving them a three-dimensional appearance.

STORMWATER EXTENT OF SERVICE

*WHO IS RESPONSIBLE FOR THE DRAINAGE
SYSTEM?*

APPROXIMATE SMWP COSTS FY 2020

Expense Line Item	Description	FY 2020 Expenditure
Salary, Wages & Employee Benefits	One Dedicate Drainage Crew 25% of other Drainage Crews 10% of Planning Staff Time	\$481,268
Purchased/Contracted Services	Public Works, Streets Engineers & Consultants, Floodplain Management, Watershed Monitoring	\$136,628
Supplies		\$89,900
Capital Outlays	Programmed Drainage CIP	\$0
Debt Service	Drainage-Related Debt Payments	\$0
Total FY 2020 Expenditures for Stormwater		\$707,796

ADDITIONAL FINANCIAL NEEDS

Drainage System Maintenance

- New Dedicated Drainage Crew - \$187,632
- Purchased Contracted Services - \$50,000
- Road Paving & Drainage Supplies - \$25,000

CIP implementation

- CIP Projects - \$300,000
- Amortize Costs - \$25,000

FUTURE SWMP FUNDING

PRIMARY FUNDING SOURCES

- GENERAL FUND APPROPRIATIONS
- USER FEES/STORMWATER UTILITIES



SECONDARY FUNDING SOURCES

- SPECIAL PURPOSE LOCAL OPTION SALES TAX (SPLOST) ~ \$400K AVAILABLE FOR ALL CIP
- SPECIAL SERVICE FEES
- REVENUE BONDS
- FEDERAL AND STATE GRANT FUNDING



STORMWATER UTILITY OVERVIEW

- FUNCTIONS AS A USER FEE-BASED SYSTEM SIMILAR TO OTHER PUBLIC UTILITIES (WATER, SEWER, SANITATION, ETC.)
- 100% OF THE REVENUES DEDICATED TO THE STORMWATER PROGRAM
- ASSIGNS COSTS TO ALL PARCELS BASED ON IMPERVIOUS SURFACE

WHY A STORMWATER UTILITY & USER FEE?

- ASSIGNS SWMP COSTS TO ALL PARCELS IN AN EQUITABLE MANNER
 - EVERY DEVELOPED PROPERTY CONTRIBUTES
 - FEES ACCORDING TO DEMAND AND SERVICES RECEIVED
- STABLE/CONSISTENT ANNUAL REVENUE STREAM
- ELIMINATE NEED FOR FUTURE MILLAGE INCREASE FOR ADDITIONAL STORMWATER SERVICES
- REVENUES CAN PAY FOR BOND AND GEFA LOANS DEBT SERVICE AS WELL AS “CITY MATCH” FOR GRANTS



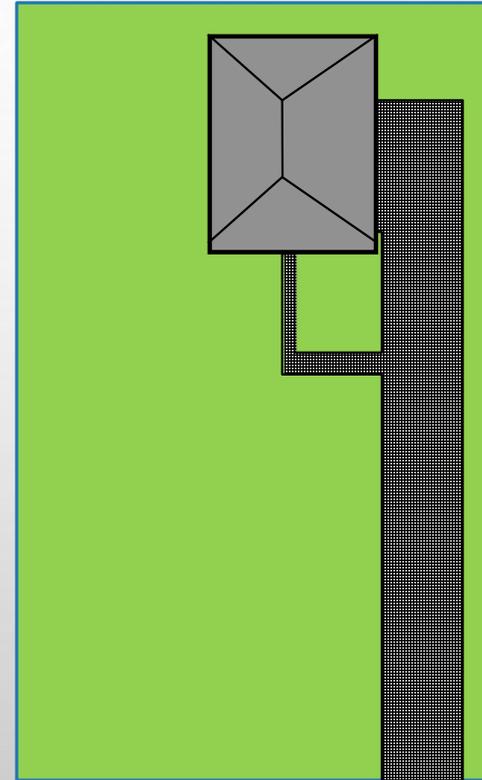
GEORGIA STORMWATER UTILITIES

- HOW MANY?
 - FIRST GEORGIA SW UTILITY WAS GRIFFIN, GA IN 1998
 - OVER 65 SW UTILITIES IN 2018
- WHAT ABOUT SOUTH GEORGIA?
 - HINESVILLE, GARDEN CITY, VALDOSTA, STATESBORO, RICHMOND HILL, BRUNSWICK
- TYPICAL RESIDENTIAL CUSTOMER RATE IN GEORGIA?
 - APPROXIMATELY \$5.00 PER MONTH STATEWIDE

HOW WILL THE SW USER FEE BE CALCULATED?

EQUIVALENT RESIDENTIAL UNIT (ERU) = BILLING UNIT

- ERU = SINGLE-FAMILY RESIDENTIAL
MEDIAN IMPERVIOUS AREA
- **ERU = 3,700 SQ FT = 1.0 BILLING UNIT**



HOW WILL THE SW USER FEE BE CALCULATED?

Single Family Residential (SFR)

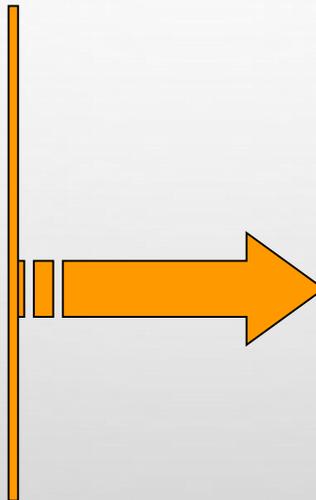
- Single-Family



Flat Fee
(1 ERU)

Non Single Family Residential (NSFR)

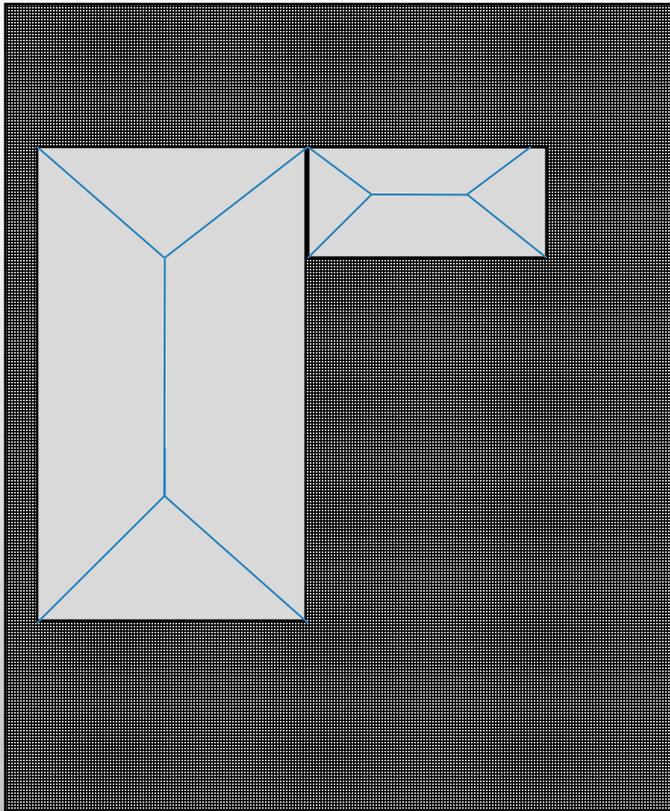
- Multi-Family
- Commercial
- Industrial
- Schools & Churches
- Governmental



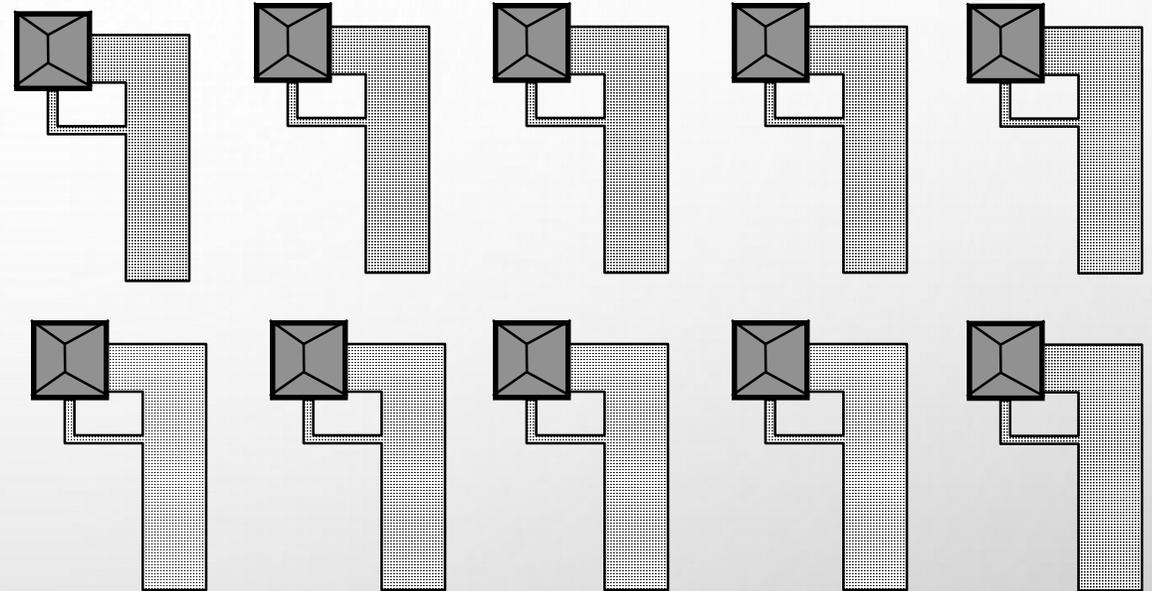
Custom Fee
(impervious area/ERU =
number of billing units)

HOW WILL THE SW USER FEE BE CALCULATED?

NON-SINGLE FAMILY RESIDENTIAL (NSFR)



=



Building Footprint = 21,000 sqft
Parking Lot = 16,000 sqft
Total Impervious Area = 37,000 sqft

Total ERUS= 37,000/3,700 = 10 ERUs

ERU PROJECTION

Customer Class	Impervious Area (Sq Ft)	ERUs	# ERUS
SFR		3700	5,653
NSFR			
Hard	22,394,149	3700	6,052
Partial	1,467,109	3700	337
		Total ERUs	12,042

FUTURE SWMP BUDGET

Description	Stormwater Expenditure FY 2021	Stormwater Utility Fund	General Fund
Salaries, Wages and Employee Benefits	\$678,525	\$187,632	\$490,893
Purchased/Contracted Services	\$229,687	\$50,000	\$179,687
Supplies	\$115,698	\$25,000	\$90,698
Capital Outlays	\$300,000	\$300,000	\$0
Debt Service	\$25,000	\$25,000	\$0
Total Expenditures	\$1,348,910	\$587,632	\$761,278

RATE MODEL

	2021
ERUs	12,042
<i>Proposed Monthly Rate</i>	\$5.00
Gross User Fee Revenue	\$722,545
Delinquencies (5%)	\$36,127
Credits (8%)	\$57,804
Net Revenue	\$628,614

RATE MODEL

	2021
ERUs	12,042
<i>Rate</i>	\$5.00
Gross User Fee Revenue	\$722,545
Delinquencies (5%)	\$36,127
Credits (8%)	\$57,804
Net Revenue	\$628,614
<u>Program Cost</u>	<u>\$587,632</u>
Net Annual Income	\$40,982
Fund Balance	\$40,982

EXAMPLE STORMWATER UTILITY RATES IN GA

Community	Billing Rate	ERU	Typical Monthly SFR Bill	Example NSFR Monthly Bill (50,000 Sq Ft impervious)
Statesboro	\$3.95/ERU	3,200 Sq. Ft.	\$3.95	\$61.72
Brunswick	\$3.95/ERU	2,220 Sq. Ft.	\$3.95	\$88.88
Griffin	\$4.65/ERU	2,200 Sq. Ft.	\$4.65	\$105.68
Richmond Hill	\$4.75/ERU	3,300 Sq. Ft.	\$4.75	\$71.97
Garden City	\$4.75/ERU	3,000 Sq. Ft.	\$4.75	\$79.17
Albany	\$4.75/ERU	2,700 Sq. Ft.	\$4.75	\$87.96
St. Marys	\$5.00/ERU	3,700 Sq. Ft.	\$5.00	\$67.50
Hinesville	\$5.86/ERU	2,635 Sq. Ft.	\$5.86	\$111.20
Augusta	\$6.40/ERU	2,200 Sq. Ft.	\$6.40	\$156.60

EXAMPLE BILLS

Customer	Impervious Area	ERUs	Monthly Bill
Retail Center	914,647	247.2	\$1,236.00
Industrial Site	616,334	166.5	\$832.50
School	477,220	128.9	\$644.50
Bank	39,017	10.5	\$52.50
Large Church	38,451	10.3	\$51.50
Chain Restaurant	24,166	6.5	\$32.50
Small Church	4,809	1.2	\$6.00
Downtown Restaurant	4,652	1.2	\$6.00
SFR		1	\$5.00



STORMWATER USER FEE CREDITS

- REDUCE USER FEE CHARGE AMOUNT FOR CUSTOMERS THAT REDUCE THE CITY'S COST TO PROVIDE SWMP SERVICES
- THE MANUAL PROVIDES INFORMATION ON WHO QUALIFIES AND HOW YOU APPLY.
- APPLICATIONS WILL BE ACCEPTED IMMEDIATELY UPON APPROVAL AND WILL APPLY TO THE FIRST USER FEE BILL AFTER APPROVAL.

SFR CUSTOMER CREDITS

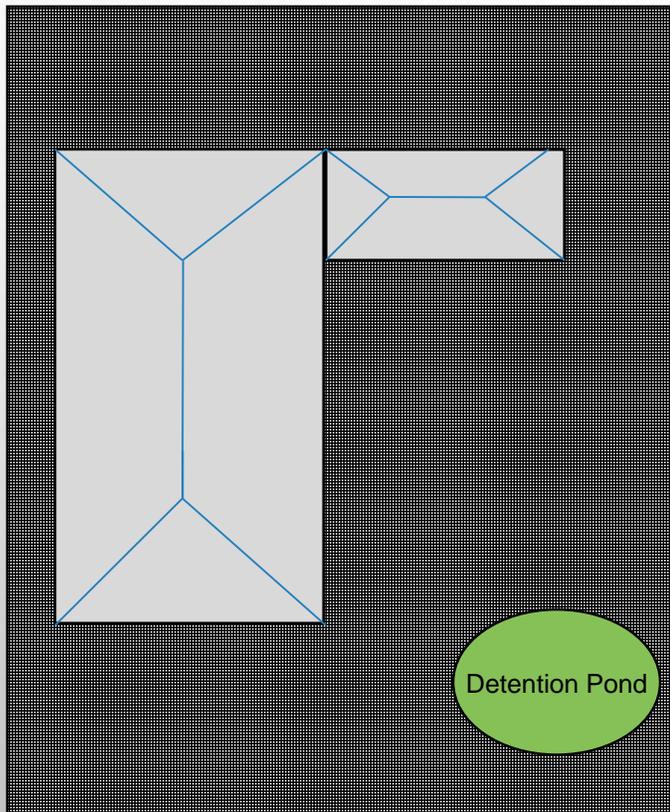
Credit Description	Credit Amount
Residential Green Infrastructure/Low Impact Development (GI/LID)	20%
Low-Impact Parcel	25%
Reduced SFR Footprint	50%
No Direct Discharge	Up to 50%
Natural Area Preservation	Up to 25%

NSFR CREDITS

Credit Description	Credit Amount
Low Impact Parcel	25%
No-Direct Discharge	Up to 50%
Watershed Stewardship	10%
Non-Residential GI/LID	Up to 20%
Natural Area Preservation	Up to 25%
Water Resources Education Program	50%
NPDES Industrial Stormwater General Permit	30%
Detention Pond Credit ¹	Up to 30%

¹can be applied to a residential subdivision per the policy manual

HOW A SW UTILITY USER FEE CREDIT IS CALCULATED



Building Footprint = 21,000 sq ft

Parking Lot = 16,000 sq ft

Total Impervious Area = 37,000 sq ft

ERU = 3,700 sq ft

Total = $37,000 / 3,000 = 10$ ERUs

1 ERU = \$5.00/month

10 ERUs = $10 \times \$5.00 = \50.00 /month

Credit for Detention Pond = 30%

New Bill Amount \$35.00/month

STORMWATER UTILITY ORDINANCE

- FINDINGS OF FACT
- DEFINITIONS
- ESTABLISH ENTERPRISE FUND
- STORMWATER UTILITY SERVICE AREA
- SCOPE OF RESPONSIBILITY (EOS)
- CUSTOMER CLASSES
- USER FEE CHARGE
 - DATE CHARGES ACCRUE
- BILLING RATES
 - TO BE ESTABLISHED BY RESOLUTION
 - USER FEE CALCULATIONS
- USER FEE CREDITS
- BILLING, DELINQUENCIES, COLLECTIONS & ADJUSTMENTS
- APPEALS & HEARINGS

NEXT STEPS

1. ADOPT ORDINANCE AND CREDIT MANUAL
2. PUBLIC EDUCATION
3. ACCEPT CREDIT APPLICATIONS
4. BILLING DATABASE COMPLETION AND UPLOAD
5. ADOPT BUDGET FOR 2021 AND SET RATE
6. CUSTOMER SERVICE TRAINING AND CUSTOMER NOTIFICATION
7. FIRST SW UTILITY BILLING CYCLE



Stormwater Management Program

Water Resources for Our Future



City of St. Marys, Georgia

PUBLIC EDUCATION

- FAQ'S
- BROCHURE
- WEBSITE
- KEY CUSTOMER MEETINGS
- TOP 10% CUSTOMER MAILING
- WATER BILL HEADER/DIRECT MAILING



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