

Town of Fort Myers Beach Stormwater Assessment Program

March 9, 2015



Government Services Group, Inc.
www.WeServeGovernments.com

CORPORATE HEADQUARTERS:
1500 Mahan Drive, Suite 250
Tallahassee, Florida 32308
T 850-681-3717
F 850-224-7206

LONGWOOD OFFICE:
280 Wekiva Springs Road
Protegrity Plaza, Suite 2000
Longwood, Florida 32779
T 407-629-6900
F 407-629-6963



Water, Stormwater & Wastewater | Grants Management | Community Development
Fire Services | Revenue Enhancement | Program Administration

Outline of Presentation

- Stormwater Assessment Definition
- Overview of Florida Stormwater Programs
- Government Services Group, Inc. Tasks
- CDM Tasks
- Preliminary Roll Development
 - Impervious Area Fieldwork
- Stormwater Services
- Budget Scenarios
- Apportionment Methodology
- Rate Scenarios
- Policy Direction
- Implementation Schedule

What is a Stormwater Assessment?

- A charge imposed against real property to pay for stormwater services provided by the Town.

Case Law Requirements

- Special Benefit to Property
- Fairly and Reasonably Apportioned

Overview of Stormwater Programs in Florida

- Approximately 165 stormwater utility programs in Florida
 - 9.3% increase from 2011
 - Expected to continue to increase
 - Florida Supreme Court consistently upheld validity of stormwater fees
 - Generally more public support for user fees as opposed to ad valorem or other general taxes
 - Process of implementing Numeric Nutrient Criteria and Total Maximum Daily Load programs in Florida is beginning to take full effect
- 96% of local governments surveyed said they use user fees or special assessments to generate revenue for stormwater services
- 76% use an impervious area methodology
 - 6% use both gross area and impervious area
 - 5% use gross area with intensity of development factor
 - 13% use some other methodology
- Average Equivalent Residential Unit (“ERU”) value is 3,047 square feet of impervious area
 - 59% based the ERU value on average single family home
- Average revenue generated through a stormwater utility is \$3,626,620
- Nearby Stormwater Programs*

| Jurisdiction | Billing Unit Size | Monthly Rate | Annual Revenue |
|---------------------|-------------------|--------------|----------------|
| Cape Coral, City of | 3,296 | \$6.25 | \$12,365,100 |
| Fort Myers, City of | 2,500 | \$4.80 | \$2,860,000 |
| Charlotte County | unknown | \$10.71 | \$5,000,000 |
| Naples, City of | 1,934 | \$12.80 | \$4,754,978 |
| Sarasota County | 3,153 | \$7.55 | \$17,020,653 |

*Funding levels are based on policy decision. Most local governments reported that the stormwater fee revenue was adequate to meet most of the administrative costs but not for needs associated with capital improvement programs.

Government Services Group, Inc. Tasks

- Develop assessment program to fund stormwater services
 - Identify Benefit Area
 - Town-wide
 - Develop Preliminary Assessment Roll
 - Service Delivery
 - Revenue Requirements
 - Apportionment Methodology
 - Rate Scenarios
- Stormwater fee to be collected on utility bill FY 2014-15

CDM Tasks*

- Conduct Fieldwork for Impervious Area Measurements
- Develop Mitigation Credit Policy
 - Identify parcels that may qualify for mitigation credits
 - Bay Beach Lane Condos
 - Other

*CDM is the engineering firm that prepared the Town's Stormwater Master Plan in September 2010 and updated the Executive Summary in May 2013

Preliminary Stormwater Roll Development

- Obtain parcel data from Property Appraiser
- Identify parcels in Benefit Area (incorporated Town of Fort Myers Beach)
- Identified rate category based on Property Use (DOR) Code
 - Assign rate category to each parcel
- Identify and provide impervious area fieldwork to CDM
 - Single Family Residential Parcels – sample parcels
 - Identified preliminary tiers based on building square foot and number of parcels in each tier to be measured to obtain a 95% confidence level
 - 354 residential parcels measured
 - Approximately 2,128 residential parcels
 - Used impervious area to determine Equivalent Stormwater Unit value
 - ESU = 4,414 square feet impervious area
 - Determine Equivalent Stormwater Unit tier assignment
- Condominium Parcels
 - Identify condominium complexes and parcels associated with each complex
 - 112 condo complexes
 - Approximately 5,700 condo parcels
 - Determine Equivalent Stormwater Unit assignment for each based on methodology
- General Parcels (includes all parcels other than single family residential and condo parcels)
 - 734 general parcels measured
 - Approximately 1,433 general parcels
- Incorporate impervious area fieldwork into preliminary assessment roll
- Assign Equivalent Stormwater Units/billing units to each parcel based on methodology
 - Determine parcel count and sum of ESUs for each rate category

Impervious Area Fieldwork

- Identify what constitutes impervious area
 - Hard surfaces that prevent runoff from being absorbed into the ground
 - Buildings, rooftops, driveways, sidewalks, patio areas, parking lots, sheds, swimming pools, storage tanks, gravel, etc.
- Identify methodology for measuring impervious area
 - Geographic Information System
 - Aerial delineation
 - Field measurement
 - Field research
 - Other
- Provide Impervious Area Measurements to Government Services Group, Inc.
 - Sample Single Family Residential Parcels
 - Condominium Parcels
 - General Parcels
- Quality Control and Verification

Stormwater Services

- Current Operation & Maintenance Services
 - Routine maintenance
 - Reactive maintenance
- Stormwater Master Plan, prepared by CDM, September 2010 (Executive Summary Updated May 2013)
 - Townwide Stormwater Capital Improvements Identified
 - Expand Routine O&M
 - Clean and maintain existing stormwater system
 - Fully connect existing stormwater system
 - Fully connect and upgrade existing stormwater system
 - Identified Three Problem Areas
 - Problem Area 2 – floods homes and causes traffic delays along Estero Blvd.
 - Problem Area 3 – causes residential flooding
 - Problem Area 1 – causes significant flooding along Bay Street
 - Stormwater Infrastructure Inventory and GIS Development
 - Use of Swales for Conveyance
 - Use of Best Management Practices Train
 - Water Quality Retro-fits for Remaining Outfalls
 - Establish Infrastructure Standards and Obtain As-Built Drawings
 - Consider Creation of Stormwater Utility
 - Coordinate Work with Estero Blvd. and Lee County
 - Look for Cooperative and Creative Solutions with Other Public and Private Projects
 - Non-Structural Stormwater Controls

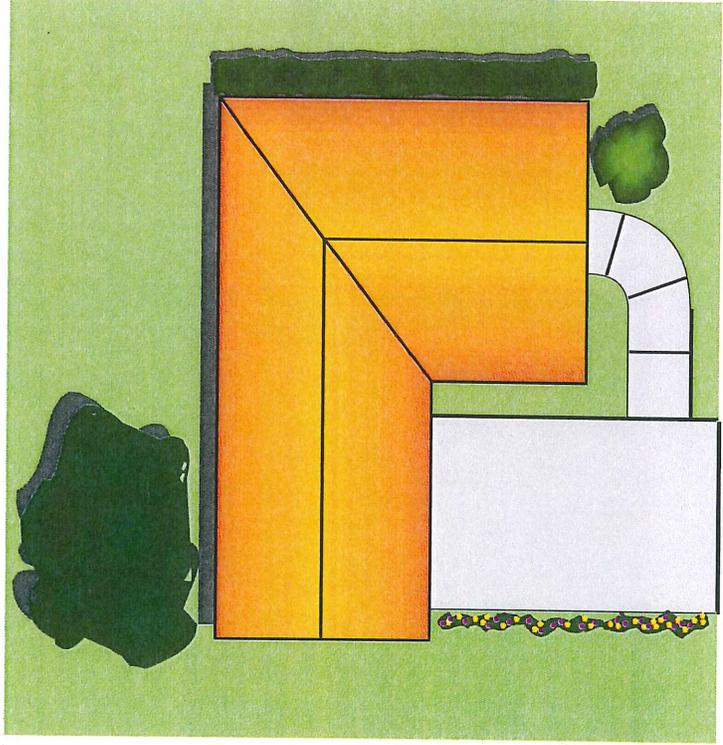
Budget Scenarios Summary

| | FY 14-15 | FY 15-16 | FY 16-17 | 3-Year Average | 3-Year Total | FY 17-18 | FY 18-19 | 5-Year Average | 5-Year Total |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operation & Maintenance (current O&M) | 50,000 | 51,500 | 53,045 | 51,515 | 154,545 | 54,636 | 56,275 | 53,091 | 265,457 |
| Enhanced O&M (per Master Plan) | 426,700 | 439,501 | 452,686 | 439,629 | 1,318,887 | 466,267 | 480,255 | 453,082 | 2,265,408 |
| Establish Design Standards | 55,000 | 0 | 0 | 18,333 | 55,000 | 0 | 0 | 11,000 | 55,000 |
| Infrastructure Inventory and GIS Development | 220,000 | 0 | 0 | 73,333 | 220,000 | 0 | 0 | 44,000 | 220,000 |
| Capital Improvements | 768,375 | 768,375 | 768,375 | 768,375 | 2,305,125 | 768,375 | 768,375 | 768,375 | 3,841,875 |
| Reserves | 10,000 | 5,000 | 5,000 | 6,667 | 20,000 | 5,000 | 5,000 | 6,000 | 30,000 |
| Total Expenditures | \$1,530,075 | \$1,264,376 | \$1,279,106 | \$1,357,852 | \$4,073,557 | \$1,294,278 | \$1,309,905 | \$1,335,548 | \$6,677,740 |
| Revenues | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 0 |
| TOTAL EXPENDITURES | \$1,530,075 | \$1,264,376 | \$1,279,106 | \$1,357,852 | \$4,073,557 | \$1,294,278 | \$1,309,905 | \$1,335,548 | \$6,677,740 |
| TOTAL REVENUES | \$0 |
| TOTAL NET EXPENDITURES | \$1,530,075 | \$1,264,376 | \$1,279,106 | \$1,357,852 | \$4,073,557 | \$1,294,278 | \$1,309,905 | \$1,335,548 | \$6,677,740 |
| Miscellaneous Assessment Expenditures | | | | | | | | | |
| Study Costs | 21,500 | 0 | 0 | 7,167 | 21,500 | 0 | 0 | 4,300 | 21,500 |
| Engineering Costs (impervious area) | 25,000 | 0 | 0 | 8,333 | 25,000 | 0 | 0 | 5,000 | 25,000 |
| Incorporate onto Utility Bill Costs | 10,000 | 0 | 0 | 3,333 | 10,000 | 0 | 0 | 2,000 | 10,000 |
| Collection Costs – Utility Bill (1%) | 16,356 | 13,035 | 13,187 | 14,193 | 42,578 | 13,343 | 13,504 | 13,885 | 69,425 |
| Undercollection (2%) | 32,713 | 26,070 | 26,373 | 28,385 | 85,156 | 26,686 | 27,008 | 27,770 | 138,850 |
| Total Misc. Assessment Expenditures | \$105,569 | \$39,104 | \$39,560 | \$61,411 | \$184,234 | \$40,029 | \$40,513 | \$52,955 | 264,775 |
| TOTAL ASSESSABLE COSTS | \$1,635,644 | \$1,303,480 | \$1,318,666 | \$1,419,264 | \$4,257,791 | \$1,334,307 | \$1,350,418 | \$1,388,503 | \$6,942,516 |
| | | | | Debt Service | \$1,534,289 | | | Debt Service | \$1,559,477 |

Apportionment Methodology

Impervious Area Methodology—Equivalent Stormwater Unit “ESU”

- Measurement that serves as a common index to compare runoff generated by different sized properties
- Equivalent Stormwater Unit value is developed using a statistical sampling of residential parcels in benefit area

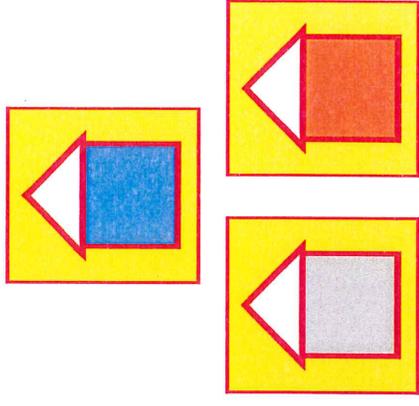


Town of Fort Myers Beach
1 ESU = 4,414 square feet
of impervious area

Average Residential building
footprint of 2,247 square
feet

Impervious Area Methodology ("Equivalent Stormwater Units")

Customer pays based on number of "standard" households

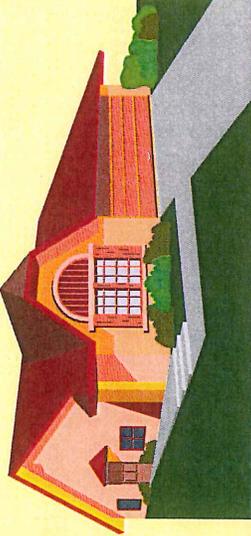
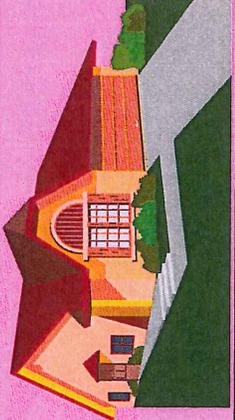
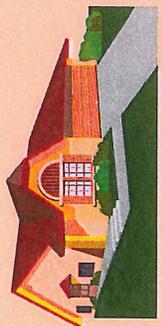


3 "standard" households

Rate Classes

- Residential
 - Tiers
- Condominium
 - Proportionate share of complex
- General
 - Actual impervious area

Single Family Residential Tiers

| Building Footprint Area Range | Class | Billing Units |
|--|----------------|---------------|
| > 6,000 square feet  | Very Large | = Calculated |
| < 6,000 square feet & 3,401 square feet  | Large | = 1.50 ESUs |
| < 3,400 square feet & 1,401 square feet  | Medium/Average | = 1.00 ESU |
| < 1,400 square feet & 100 square feet  | Small | = .66 ESUs |

Parcel Calculations

- Condominium Parcels
 - Residential
 - Condo complex measured impervious area \div 4,414 (ESU value) \div total parcels
 - Non-Residential
 - (Condo complex measured impervious area \div 4,414 (ESU value)) x (parcel building square feet \div total bld. square feet)
 - Mixed Use
 - Non-residential based on proportionate share of building
 - Residential portion divided equally among residential parcels
- General Parcels
 - Measured impervious area \div 4,414 (ESU Value)

Mitigation Credit Policy

Reduction in assessment for incorporation of on site stormwater facilities.

Equivalent Stormwater Unit Calculation Model

PRIVATE, ON SITE
FACILITIES



* Site Mitigation Factor = (1-Site Mitigation Credit)

Parcel Count & ESUs by Rate Category

| Rate Category | Parcel Count | Sum of ESUs |
|---------------|--------------|--------------|
| Residential | 2,128 | 2,074 |
| Condominium | 5,700 | 1,325 |
| General | 1,433 | 1,596 |
| Total | 9,261 | 4,995 |

Rates Scenarios

100% of FY 2014-15 Stormwater Assessable Costs

| | |
|------------------------------------|-------------|
| Stormwater Assessment Requirements | \$1,635,644 |
| Annual ESU Rate | \$327.50 |
| Monthly ESU Rate | \$27.29 |

100% of Three-Year Average Stormwater Assessable Costs

| | |
|---|-------------|
| Stormwater Assessment Requirements (Debt Service) | \$1,534,289 |
| Annual ESU Rate | \$307.20 |
| Monthly ESU Rate | \$25.60 |

100% of Five-Year Average Stormwater Assessable Costs

| | |
|---|-------------|
| Stormwater Assessment Requirements (Debt Service) | \$1,559,477 |
| Annual ESU Rate | \$312.25 |
| Monthly ESU Rate | \$26.02 |

Policy Direction

- Notice to Proceed with Implementation of Stormwater Assessment
- Budget
- Rates
- Exemptions

Implementation Steps

- First Reading of Ordinance
- Advertise Ordinance
- Adopt Ordinance
- Publish Notice of Public Hearing on Initial Assessment Resolution
- Adopt Initial Assessment Resolution
- Finalize Assessment Roll and Incorporate into Utility Billing System
- Mail Utility Bills with Stormwater Charge