

**STORMWATER
PROGRAM FUNDING**
PROPOSED FUTURE PLAN

**Community
Meetings
November 2025**

Agenda

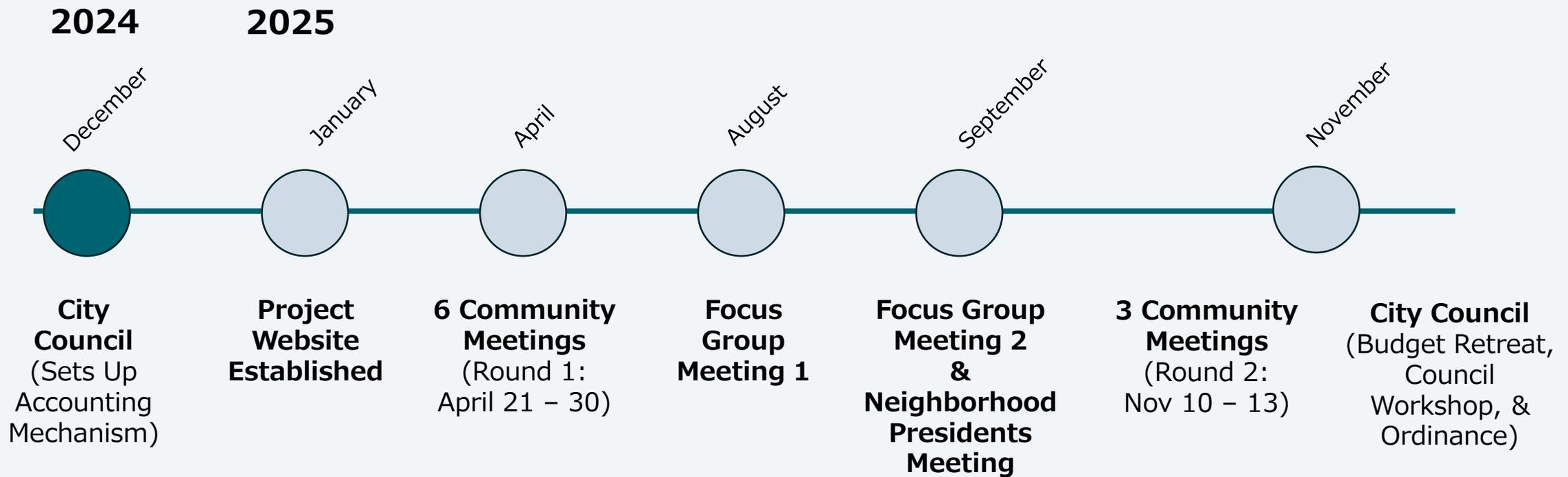
Part 1:

Stormwater Program Overview

Part 2:

Breakout Stations

- Capital Improvements/311
- What's My Fee?
- General Questions
- Rain Barrels + Credits



Schedule Milestones To Date

CITY STORMWATER PROGRAM'S ROLE & RESPONSIBILITIES:

Why a dedicated funding
source is needed





Drainage System Operations, Maintenance, and Repair



Federal and State Regulatory Permit Compliance



Capital Improvement Program for Flood Control,
Drainage, and Water Quality

City Stormwater Management Program





City Drainage System Data (2025)*

- **416 miles** of pipe systems
- **147 miles** of ditches/canals
- **7** pump stations
- **6** stormwater detention ponds
- **31** tide gates
- **14,620** inlets
- **6,423** manholes

Drainage Capital Improvement Projects



Stormwater Pump Stations

12 Projects

Total Cost: \$46.6 Million
(Funded at \$27.7 Million)



Neighborhood Construction Projects

13 Projects

Total Cost: \$32.1 Million
(Funded at \$20.2 Million)



Annual Pipe Repair Projects

3 Projects

Total Cost: \$2 Million/Year
(90% Funded Annually)



Flood Study Modeling and Basin Studies

14 of 24 Basins Remain to be Modeled

Total Cost : \$2.2 Million
(Funded at \$150,000 Annually)



Large Drainage Basin Projects

24 Projects

Total Cost: \$382.2 Million
(Funded at \$117.6 Million)

Funding Need ~ \$465.1 million (M)

Funding Secured ~ \$165.5M
(Submitted Competitive HMGP ~ \$261M on 10/31/25)

STORMWATER UTILITY CONCEPT OVERVIEW



Current City Utility Operation & Funding

City Operates Three "Pipe Systems"



WATER



SEWER



STORMWATER

Dedicated User Fee Funding

No Dedicated Funding



Stormwater Utility Concept Overview

A **user fee-based system** like other City utilities (water, sewer, sanitation)

Revenues are **dedicated specifically to stormwater** management

Customer user fee bill **based on amount of stormwater runoff** via impervious area

Applies to all developed properties

A more equitable approach to fund stormwater management services

Residential Stormwater Fee Example

- Stormwater Utility customers would fund the stormwater system based on amount of runoff from their property and the services received
- Runoff characteristics are based on impervious cover on property
- Proposed user fee structured as multiples of single-family units or “Equivalent Residential Units” (ERUs)



Residential (DSFR) Impervious Area Data

Roof: 1,800 sq. ft.

Other IA: 700 sq. ft.

Total: 2,500 sq. ft. = 1 ERU

SW Fee 1 ERU (Tier 2) = \$4.75/month



Non-residential Stormwater Fee Example



- Non-residential Stormwater Utility customers would pay proportional to their total impervious area square footage defined as “ERUs” or stormwater billing units
- **Billing Rate = \$4.75 per ERU**

Non-residential Impervious Area (IA) Data

Roof IA: 19,000 sq. ft.

Parking Lot IA: 6,000 sq. ft.

Total IA: 25,000 sq. ft. = 10 ERUs (or billing units)

SW Fee 10 ERUs x \$4.75/ERU = \$47.50/month



Stormwater Fee Credits

- Stormwater Utility “Credit Manual”
- Ongoing reduction in the user fee amount charged to a customer that qualifies for available credits
- Credit is recognition that onsite/offsite stormwater related activity that offsets the City’s stormwater expenditures
- Credits encourage customers to more effectively manage and/or address their own stormwater runoff impacts



Stormwater User Fee Credits



Rain Gardens



Rain Barrels



Pervious Pavers



Stormwater User Fee Credits



Trees



Detention Ponds



**STORMWATER UTILITY:
A MORE EQUITABLE
APPROACH**



Assessed Value Does Not Reflect Impact

Assessed Value = ~\$450,000
Impervious Area = 3,250 Sq Ft



Assessed Value = ~\$350,000
Impervious Area = 25,000 Sq Ft



Stormwater Fee = Enhanced Customer Equity

Impervious Area = 3,250 Sq Ft
Stormwater Fee = \$4.75

Impervious Area = 25,000 Sq Ft (10 ERUs)
Stormwater Fee = \$47.50



Stormwater User Fee Rate Structure

Detached Single-Family Residential (DSFR) Parcels

Tiered Structure

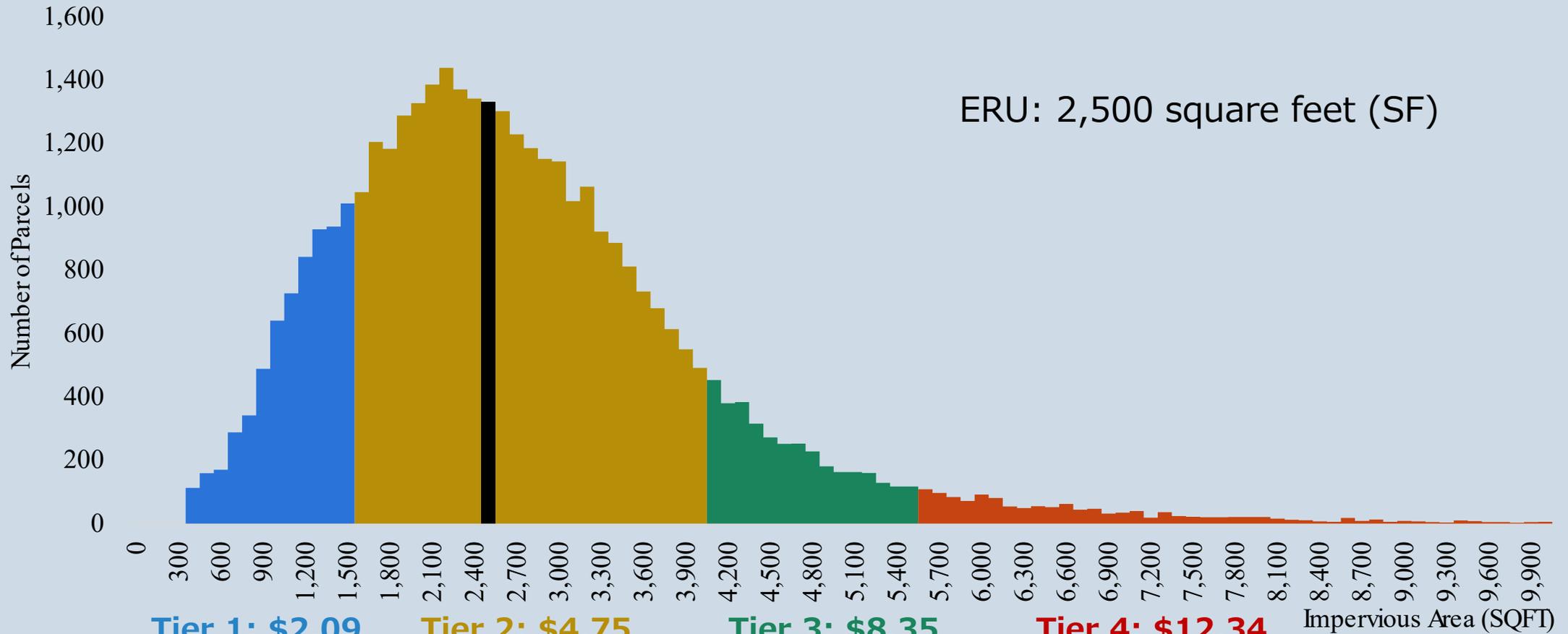
- Single family homes placed in “buckets” or tiers based on impervious area
- Uniform flat rate per square foot at median of each “residential tier”

Non-SFR Parcels

Measured Impervious Area as Multiples of ERUs



Proposed Residential/DSFR Tiers (4)



Tier 1: \$2.09
 Min: 400 SF
 Max: 1,500 SF

Tier 2: \$4.75
 Min: 1,501 SF
 Max: 4,000 SF

Tier 3: \$8.35
 Min: 4,001 SF
 Max: 5,500 SF

Tier 4: \$12.34
 Min: 5,501 SF
 Max: 10,000 SF

Impervious Area (SQFT)

SFR Tiers account for variations in impervious coverage / runoff potential

Tier 1 – Blue

Tier 2 – Gold

Tier 3 – Green

Tier 4 – Red



DSFR Tier Fee Structure and Billing Rate/ERU

Detached Single-Family Residential (DSFR) Tiers		
<i>Tier</i>	<i>Impervious Cover</i>	<i>Monthly Fee</i>
1	400 SF – 1,500 SF	\$2.09
2	1,501 SF – 4,000 SF	\$4.75*
3	4,001 SF – 5,500 SF	\$8.35
4	5,501 SF – 10,000 SF	\$12.34

PROPOSED LEVEL OF SERVICE ENHANCEMENTS



Stormwater Service Delivery Enhancements

CURRENT SERVICE DELIVERY

*General Fund via "Taxes"
Primarily Reactive*

- **Operations + Maintenance**
 - Response/complaint driven
 - Limited inspections
- **Capital Improvement Projects**
 - Critical projects only
 - Deferred maintenance
- **Funding**
 - Varies year-to-year
- **Planning**
 - Limited



ENHANCED SERVICE DELIVERY

*Stormwater Utility via "User Fees"
Reactive to Proactive*

- **Operations + Maintenance**
 - Proactive management
 - Full conditions assessment
- **Capital Improvement Projects**
 - Phased/prioritized implementation
 - Capital replacement schedule
- **Funding**
 - Dedicated & stable **revenue** stream
- **Planning**
 - Modeling and basin-wide planning

Drainage Capital Improvement Projects



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Large Drainage Basin Projects

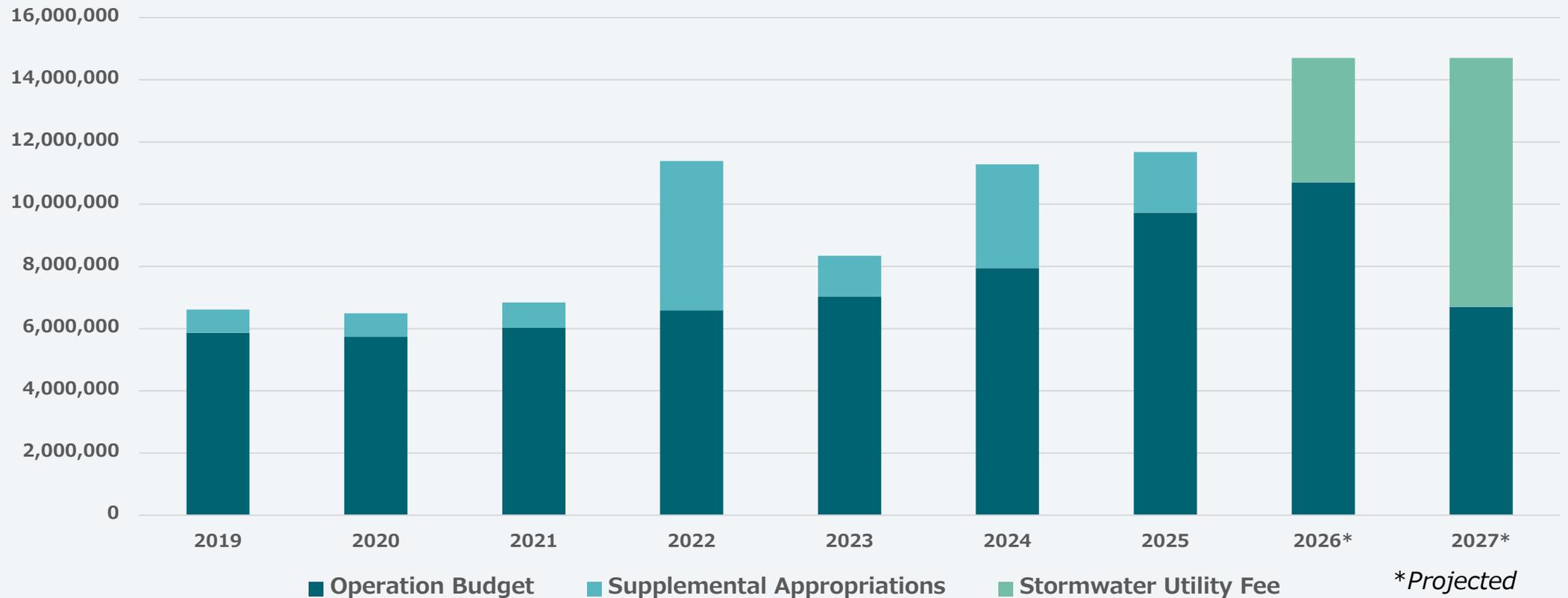
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Drainage Capital Improvement Projects

<u>PROPOSED FUTURE FUNDING SOURCES/PLAN</u>				
Utility Fees SPLOST	Utility Fees General Fund*	Utility Fees	Utility Fees	SPLOST Federal Grants
Stormwater Pump Station Projects	Neighborhood Construction Projects	Annual Pipe Repair Projects	Flood Study Modeling and Basin Studies	Large Drainage Basin Construction Projects
<i>12 Projects</i>	<i>13 Projects</i>	<i>3 Projects</i>	<i>10 of 24 Basins Modeled</i>	<i>24 Projects</i>
Total Cost: \$46.6 Million <i>(Funded = \$27.7 Million)</i>	Total Cost: \$32.1 Million <i>(Funded = \$20.2 Million)</i>	Total Cost: \$2 Million/Year <i>(90% Funded Annually)</i>	Total Cost : \$2.2 Million <i>(Minimal Annual Funding)</i>	Total Cost: \$382.2 Million <i>(Funded = \$117.6 Million)</i>

FUNDING SOURCES – Historic & Projected



SPLOST 8 STORMWATER PROJECTS

Over \$60 Million to Fund Major City Drainage Projects:

Springfield Canal / Basin Drainage Improvements

- *Pump Station Upgrades*
- *Stark Avenue Culvert Replacement*
- *Mills B. Lane Culvert Replacement*

Casey Canal Drainage Improvements

- *Habersham Village and Abercorn Street Area*
- *36th Street – 60 Inch Trunkline Extension*

Mills B Lane/Liberty Parkway Culvert Upgrade

Ogeechee Road Bridge Upgrade

Liberty City: Sumter Street Stormpipe Upgrades



**Thank
You
Voters!**



Service Delivery Enhancements



Enhanced Services with Stormwater Utility Revenue (FY26 for 6 months) at ~\$4,000,000



17 NEW stormwater staff



3 NEW service vehicles



6 neighborhood projects

Service Delivery Enhancements



EQUIPMENT

- Two additional hydro-jet vacuum trucks to clean catch-basins and pipes
- CCTV pipeline inspection vehicle
- Drainage ditch mowing & maintenance resources



Service Delivery Enhancements



CITY STAFF

- Additional staff for maintenance, inspections, and operations
- Increased mowing and hand-clearing of ditches

Senior Maintenance Workers (3)

Maintenance Crew Chief

Maintenance Workers (2)

Television Inspection Technician

Heavy Equipment Operator (5)

Water & Sewer Television Inspector

Stormwater Utility Supervisor

Stormwater Utility Technician

Modeler

Engineering Technician

Service Delivery Enhancements



NEIGHBORHOOD PROJECTS

- Pump-station upgrades
- Rehab and replacement of old drainage systems
- Storm sewer rehab and replacement/upsizing to reduce flooding

Proposed 2026 Drainage Project List:

- Louisville Rd & Lathrop Ave Railroad Underpass Improvements
- Forsyth Park Stormwater Rehab – Underground Detention Survey and Project Design
- Evergreen Drainage Improvements – Regrading and Culvert Improvements
- Possum Canal Improvements
- Liberty Parkway and Staley Ave Culvert Replacement and Ditch Improvements
- Cedar Grove Plantation Drive Canal Bank Stabilization



Action Plan to Accelerate Capital Projects



What: ~\$25 million bond revenue

When: Mid to Late FY2026

Why: Allows the City to move forward with projects now, rather than waiting on future annual revenue from the Stormwater Utility

How: A portion of the annual Stormwater Utility revenue will be dedicated to debt service payments

Plus: *An annual line-item budget allocation from the Stormwater Utility revenues for small-scale neighborhood projects*

CIP Prioritization Criteria

Stormwater Utility Revenues will be used to implement projects on the City's Drainage Capital Improvement Project (CIP) list.

Projects will be prioritized by city staff using the following criteria:

- Structural flooding/damage
- Street flooding
- Scale of community impact
- Project timeframe
- Ownership (City ROW/easement)
- Existing funding allocation
- Ease of construction
- Cost analysis
- Dependence on other projects
- City plan compatibility
- Water quality impacts

Stormwater Utility Billing

Proposed Billing Plan (Pending City Council approval on December 11)

- The stormwater user fee will be included on existing, bi-monthly utility bills
- Separate bills for customers without existing utility services
- Stormwater bills will reflect credits through the Credit Manual process
- Stormwater bill will be a static fee (similar to sanitation)
- All Stormwater Utility revenues will be deposited into a dedicated fund solely for stormwater management services (similar to Water & Sewer Revenues)
- First billing cycle effective July 2026 *(If approved by the City Council)*

Key Points



- **Customer Fairness**

A Stormwater Utility fee is a more equitable service delivery approach.
Larger amount of stormwater runoff = Higher stormwater fee



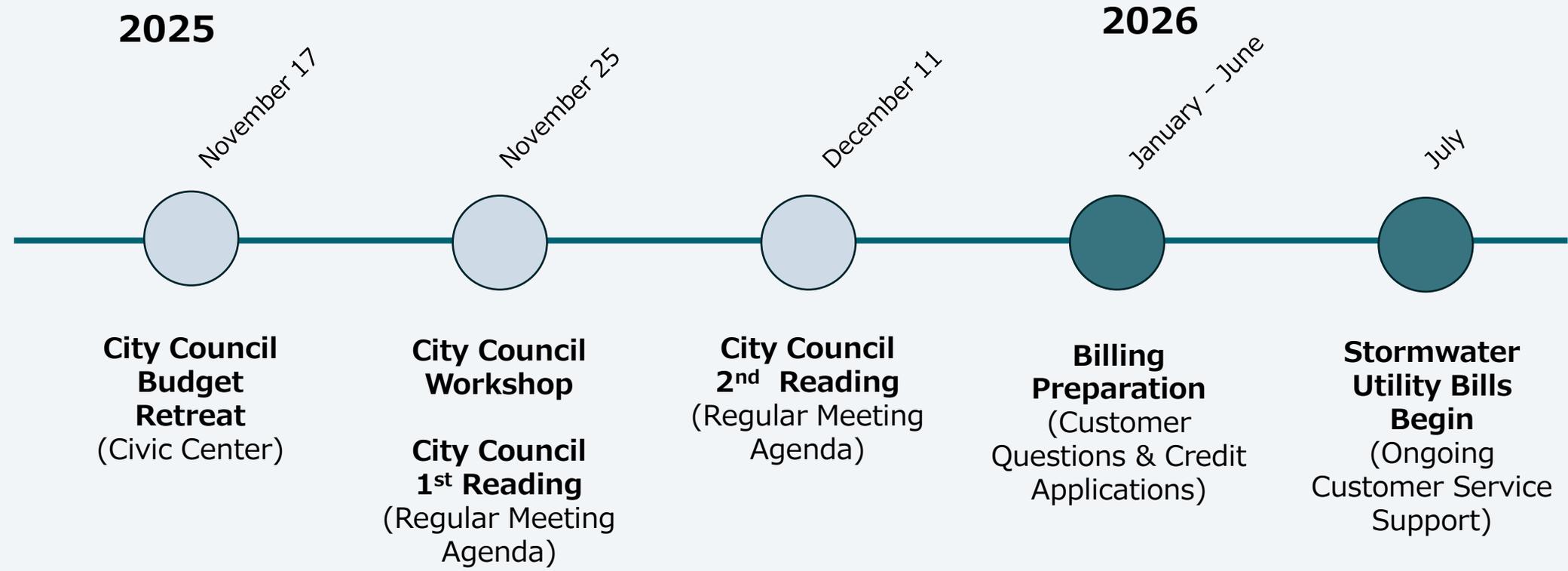
- **Fee Consistency & Predictable/Stable Revenue**

Customers have a consistent utility bill, and the City has revenue stability.
The Stormwater Utility revenues are consistent each year for budgeting.



- **Proactive Service Delivery**

Consistent annual revenue for the City Stormwater Program.
Implementation of proactive maintenance plans and capital projects.



Schedule Next Steps

THANK YOU

Ron Feldner, PE
Chief of Water Resources