



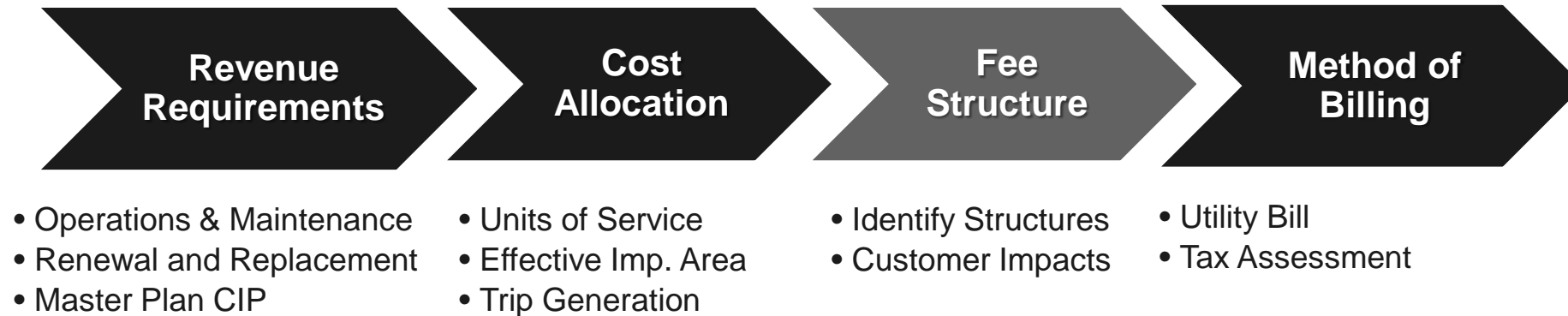
Fort Lauderdale, FL

Stormwater Rate Study

Fee Work Session

February 4, 2019

Core Elements of the Study



Historical Project Timeline

2016

- Stormwater fee study analysis completed, and initial results presented.
- Trip generation and fee zones introduced as potential fee structures.

2017

- Refined version of fees presented to City Commission, which considered a hybrid approach between trip generation and the current structure.
- **City of Fort Lauderdale Infrastructure Task Force Committee-** Recommended the City Commission consider adopting a new stormwater rate methodology based upon the trip generation cost apportionment and to consider using the bond validation process immediately thereafter to validate the methodology.

2018

- **Budget Advisory Board-**Recommended that the City Commission change the methodology used for stormwater charges from using impervious surface to a trip generation model.
- City Commission provided direction to investigate hybrid structure further.
- Significant challenges arose regarding the ability to charge an updated fee using current billing data.

Summary of Stakeholder Outreach

2019/
2020

- Presentation to the **City Commission** Nov 19th regarding the updated hybrid methodology. Direction for further outreach received.
- Presentation to the **City of Fort Lauderdale Infrastructure Task Force Committee** Dec 2th regarding the updated hybrid methodology.
- Presentation to the **Council of Civic Associations** Jan 14th regarding the updated hybrid methodology, endorsement from the group received.

Today

- Presentation to the **City Commission** regarding the updated hybrid methodology and seeking Commission direction.

2020

- **Pending Commission Direction**
Finalization of the plan of finance, updated parcel data, and final stormwater fees. Notice to all parcel owners of a new special assessment.

2020
Nov

- Fees issued on tax bill

Steps to Finalize Fees Upon Acceptance of Methodology

Updated Fees

- Finalization of the plan of finance
 - Coverage target
 - Exact debt service for the \$200M
- Updated tax roll for FY 2021
 - Land uses
 - Parcel Specific Billing Units
- **Fees presented herein are indicative and will be updated to reflect the most current data**

Revenue Requirements

Near Term Needs of the Stormwater Utility

The Utility delivers service through three key areas:

- Operations and Maintenance (O&M) **\$11.5M** — **Funded**
- Renewal and Replacement Capital Projects **\$4M** — **Funded**
- Phase 1 Master Plan Capital Projects **\$200M** — **Unfunded**
 - *Edgewood*
 - *River Oak*
 - *Dorsey Riverbend*
 - *Durrs Area*
 - *Progresso*
 - *Victoria Park*
 - *Southeast Isles*

Goal: Ensure the Stormwater Utility has the resources needed to invest in and maintain the stormwater system that protects the City.

Diagnostic Scenario

FAMS-XL

FT. LAUDERDALE STORMWATER



CALC SAVE CTRL LAST OVR

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2023	FY 2028
Stormwater Revenue Plan	0.00%	16.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	16.67%	16.67%
Senior-Lien DSC	0.00	2.86	0.82	0.60	0.52	0.44	0.37	0.17	0.11	0.07	0.05		

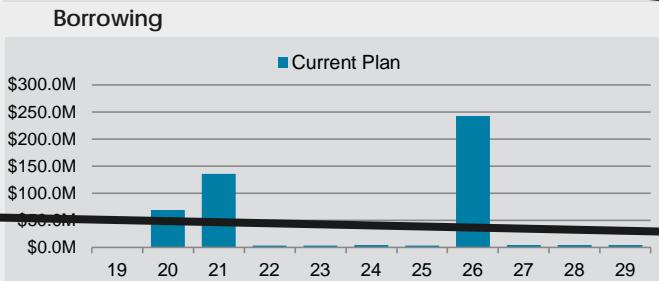
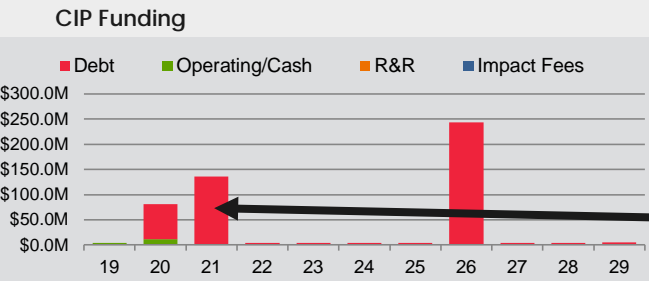
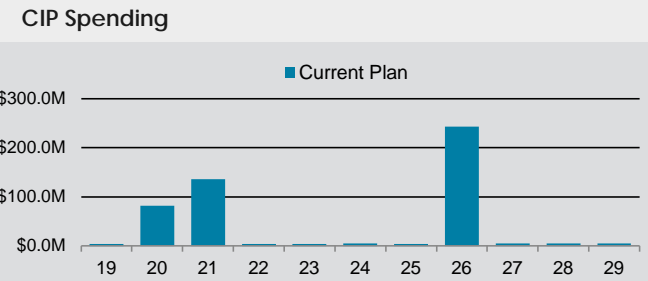
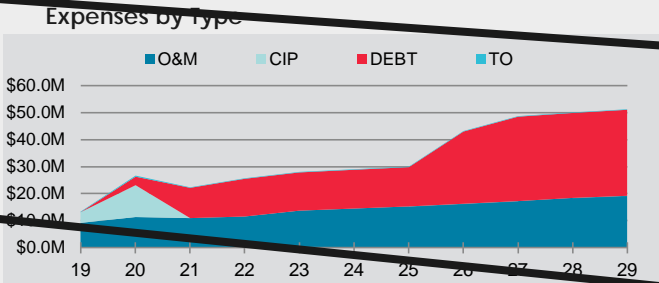
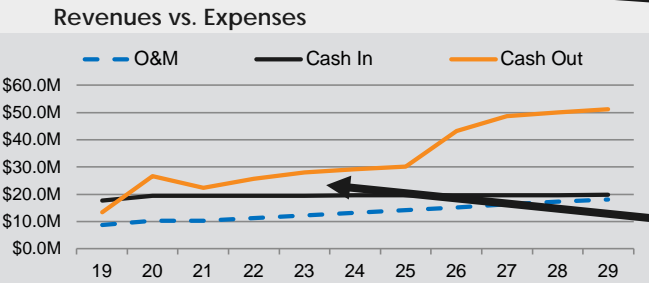
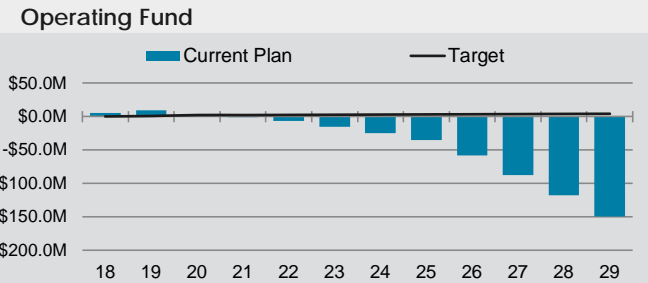
Scenario Manager

Current
Revenue Level

Impaired
Coverage

Deficit Spending

Debt Financing



Required Revenue Adjustments

FAMS-XL

FT. LAUDERDALE STORMWATER

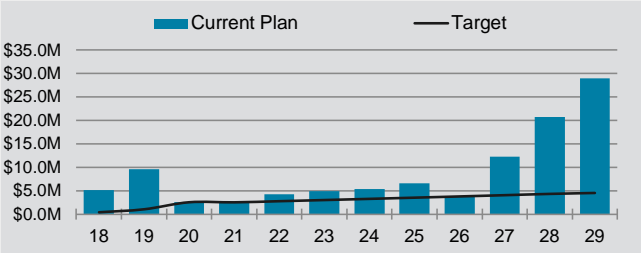


CALC SAVE CTRL LAST OVR

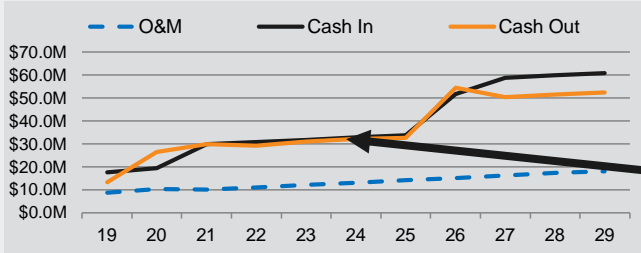
	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2033	FY 2038
Stormwater Revenue Plan	0.00%	16.67%	54.00%	3.02%	2.91%	2.87%	2.79%	53.01%	37.68%	3.02%	1.83%	90.49%	345.12%
Senior-Lien DSC	0.00	2.86	1.82	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50		

Scenario Manager

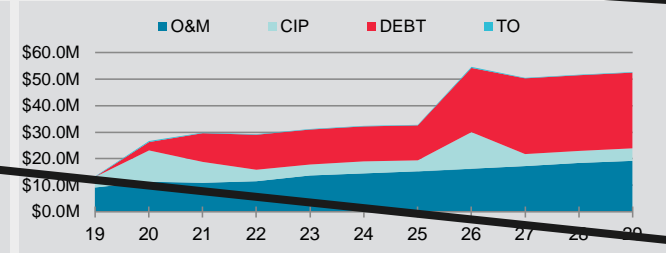
Operating Fund



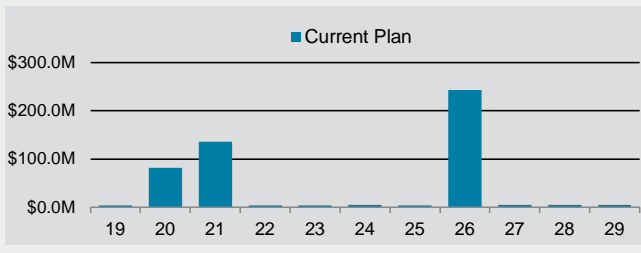
Revenues vs. Expenses



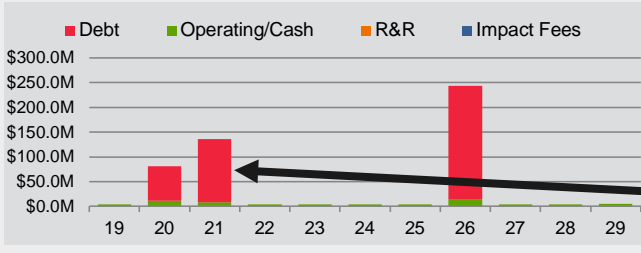
Expenses by Type



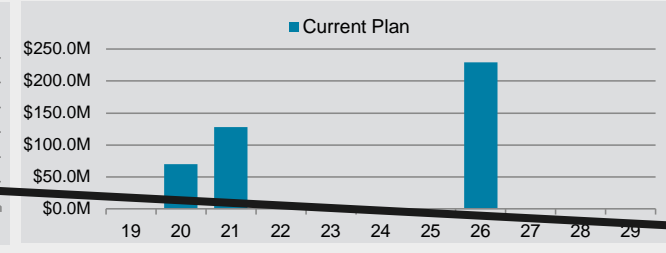
CIP Spending



CIP Funding



Borrowing



54% More
Revenue
Required

Proper
Coverage

Balanced Cash
Flow

Debt Financing

Cost Allocation

Options for Stormwater Cost Allocations

Recovery Basis

Method for Measured Units on Parcel

Taxable Value

Dwelling Units

Gross Area

Pervious Area

Impervious Area

Trip Generation



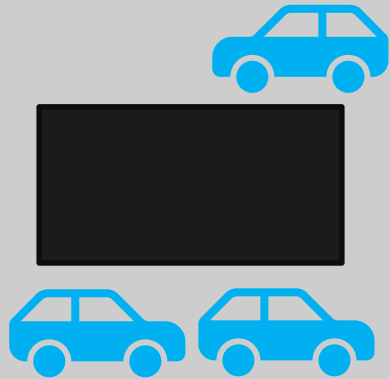
ITE Trip Generation Rates & Specific Parcel Benefit

Single Family



9.44
trips
per
day

Gas Station/ Convenience Store



845.60
trips per
1,000SF
per day

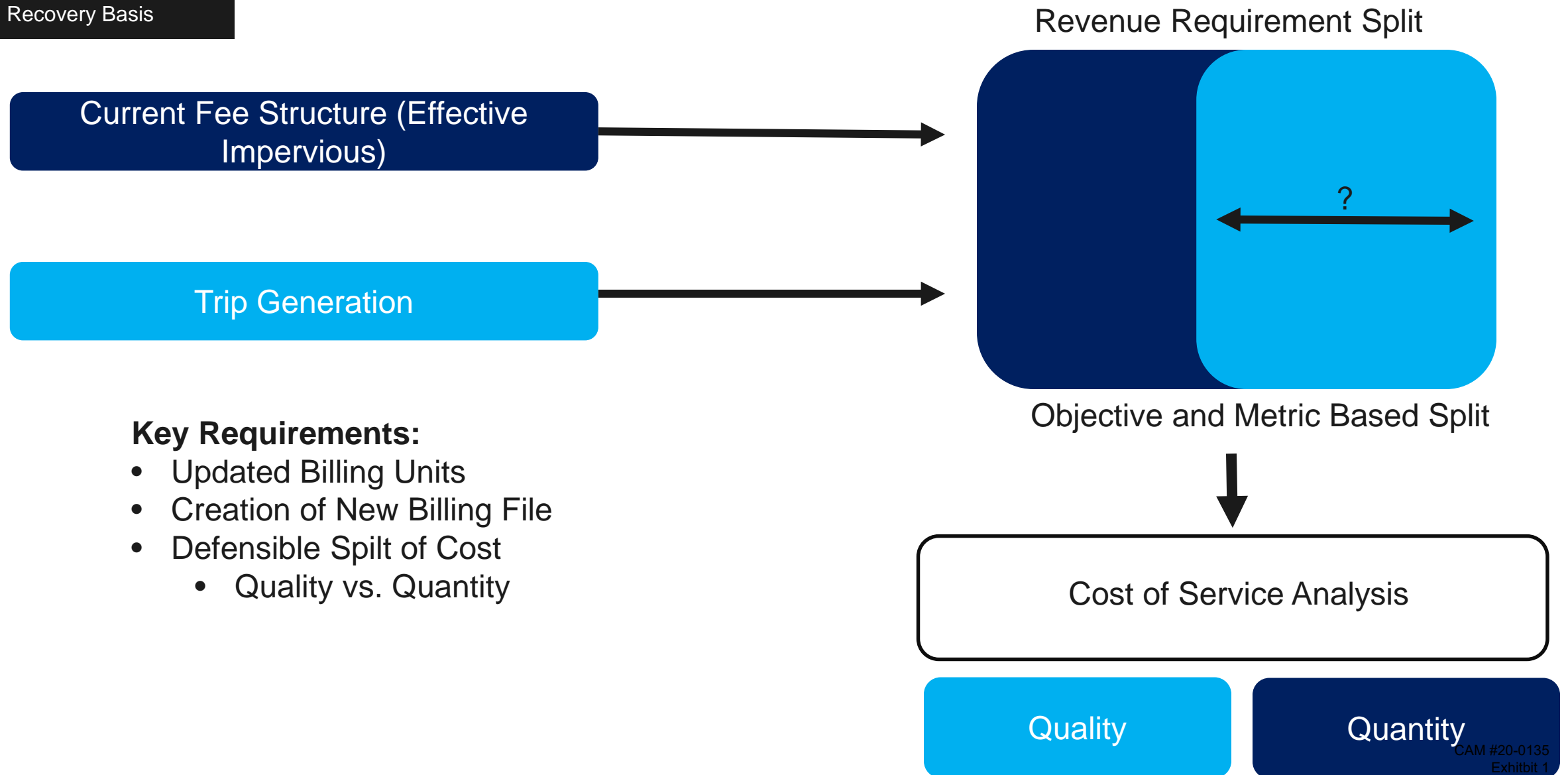
Supermarket



106.78
trips per
1,000SF
per day



The Hybrid Model



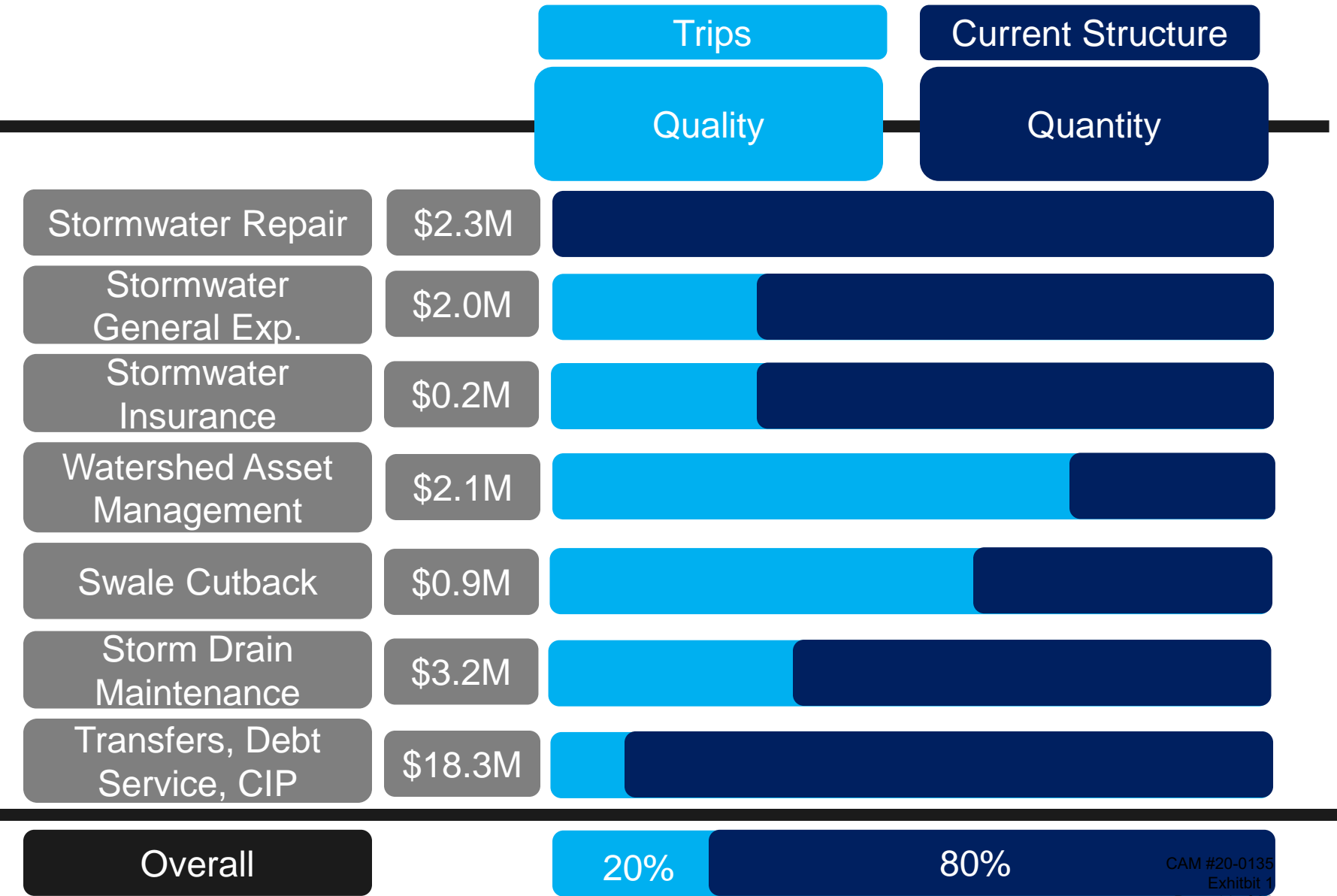
Key Requirements:

- Updated Billing Units
- Creation of New Billing File
- Defensible Split of Cost
 - Quality vs. Quantity

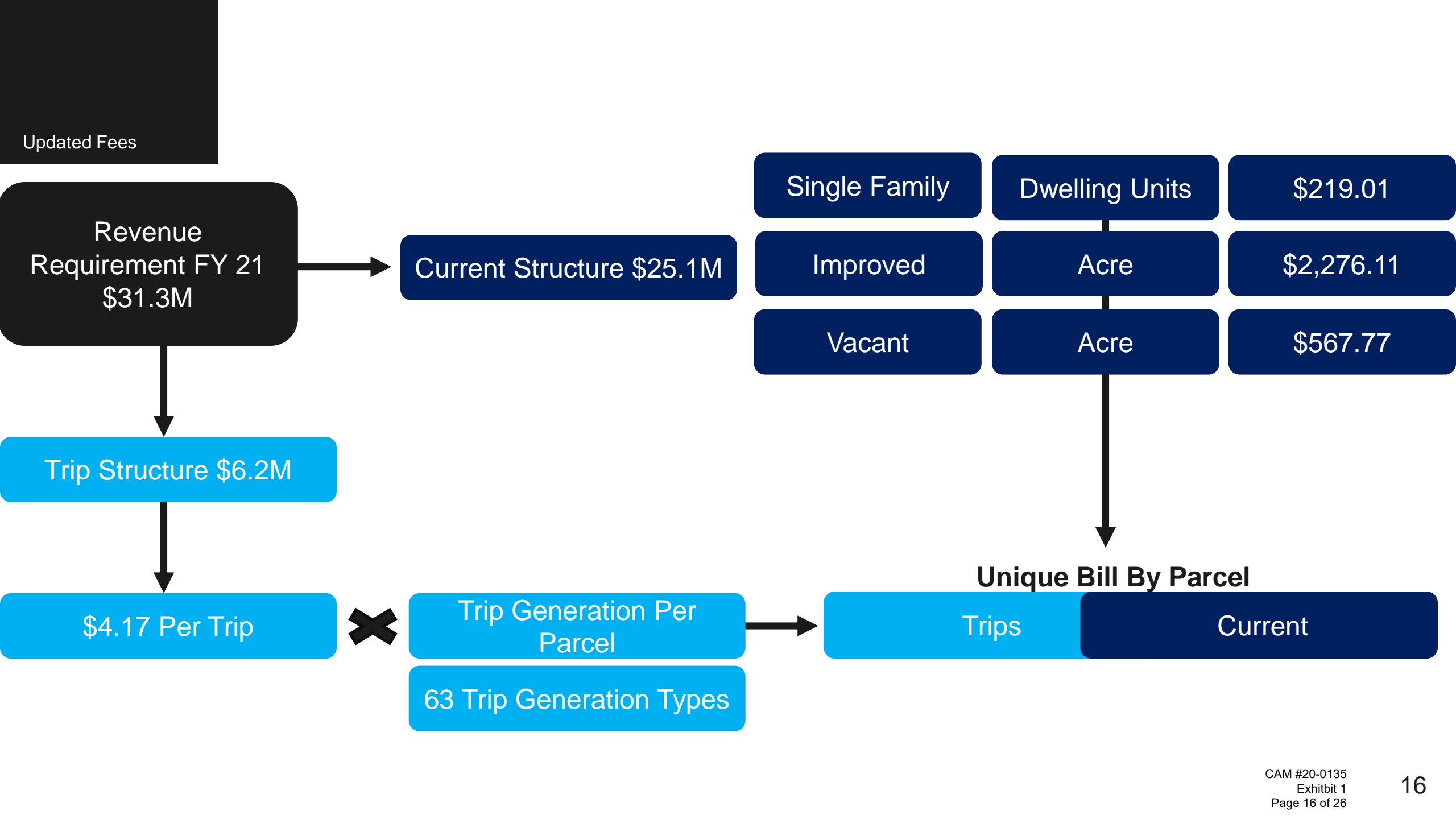
Cost Allocation

Recovery Basis


FY 2021 Expenses \$29M



Fee Structure



Single Family Home (1 Dwelling Unit)



Current:	\$168.00	\$14.00
Calculated:	\$258.37	\$21.53
Change:	\$90.37	\$7.53

Trip Generation

Current Structure

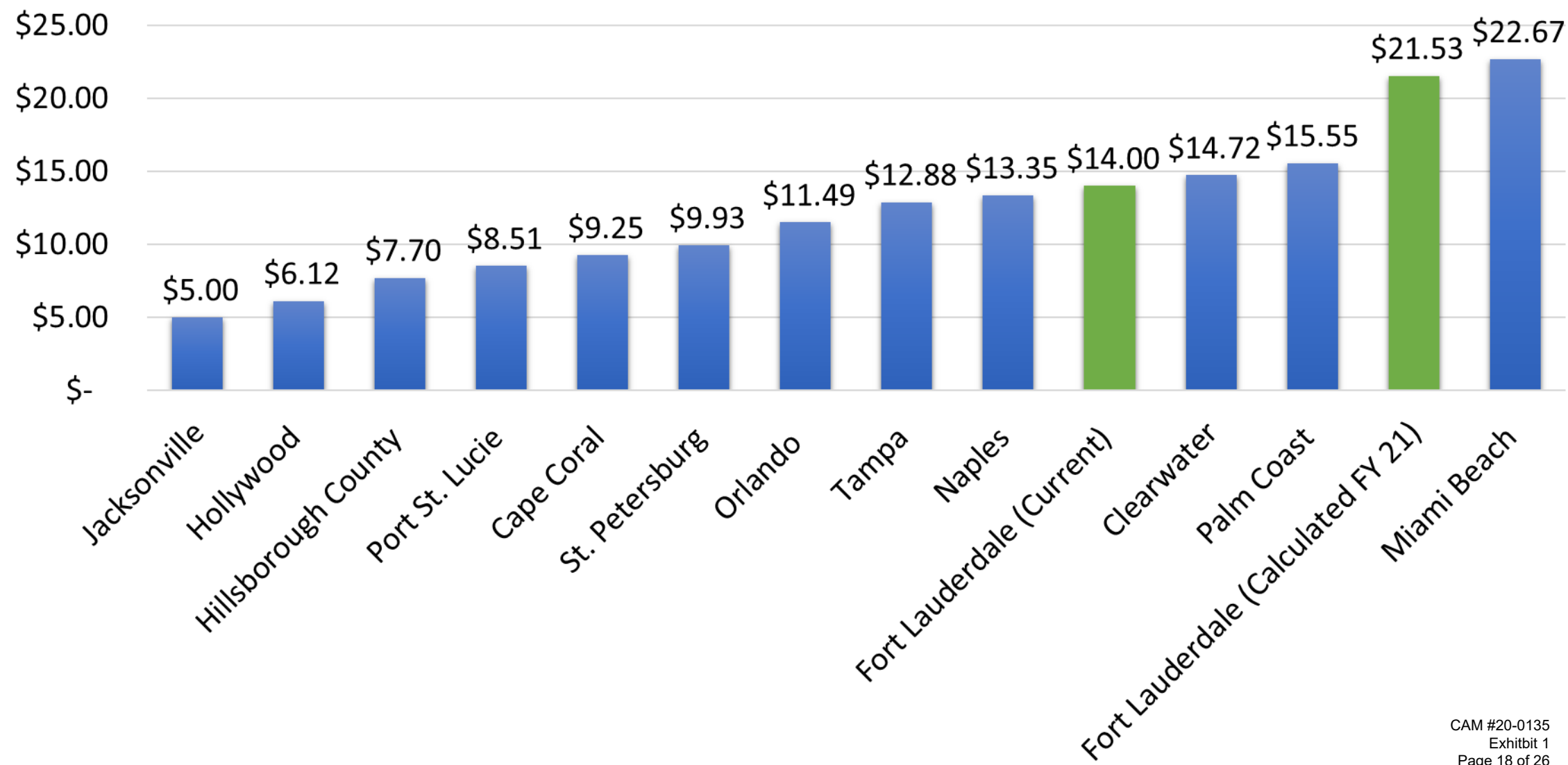
Bill Proportion:

15%

85%

Single Family Fee Survey

Updated Fees

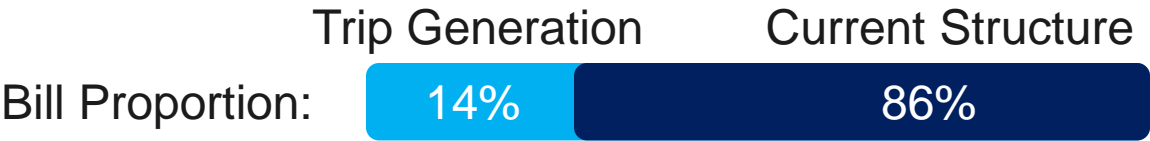


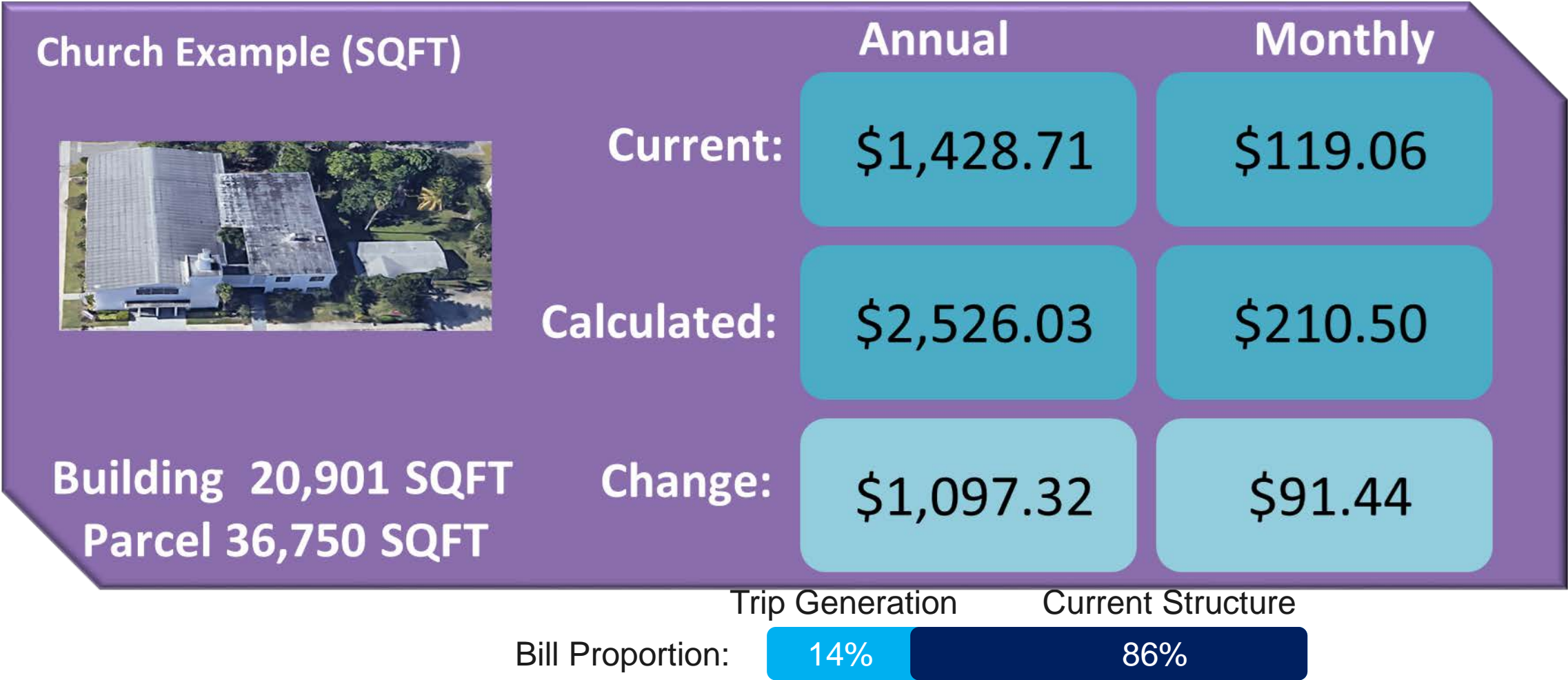
Condo Example (Dwelling Unit)




110 Units

Current:	\$42.55	\$3.55
Calculated:	\$75.75	\$6.31
Change:	\$33.20	\$2.76



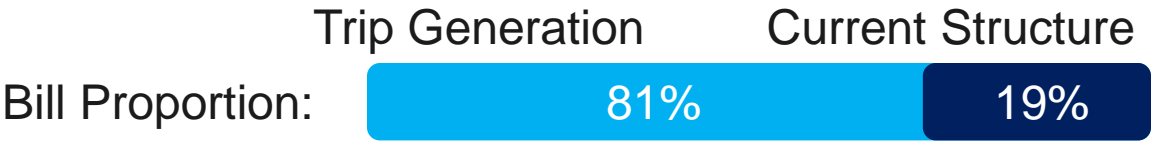




Commercial Example (SQFT)

Building 120,158 SQFT
Parcel 82,526 SQFT

	Annual	Monthly
Current:	\$3,208.30	\$267.36
Calculated:	\$22,503.23	\$1,875.27
Change:	\$19,294.93	\$1,607.91



Reminder of Next Steps to Finalize Fees

- Finalization of the plan of finance
 - Coverage target
 - Exact debt service for the \$200M
- Updated tax roll for FY 2021
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 - Parcel Specific Billing Units

Method of Billing

Stormwater Revenue Collection Method

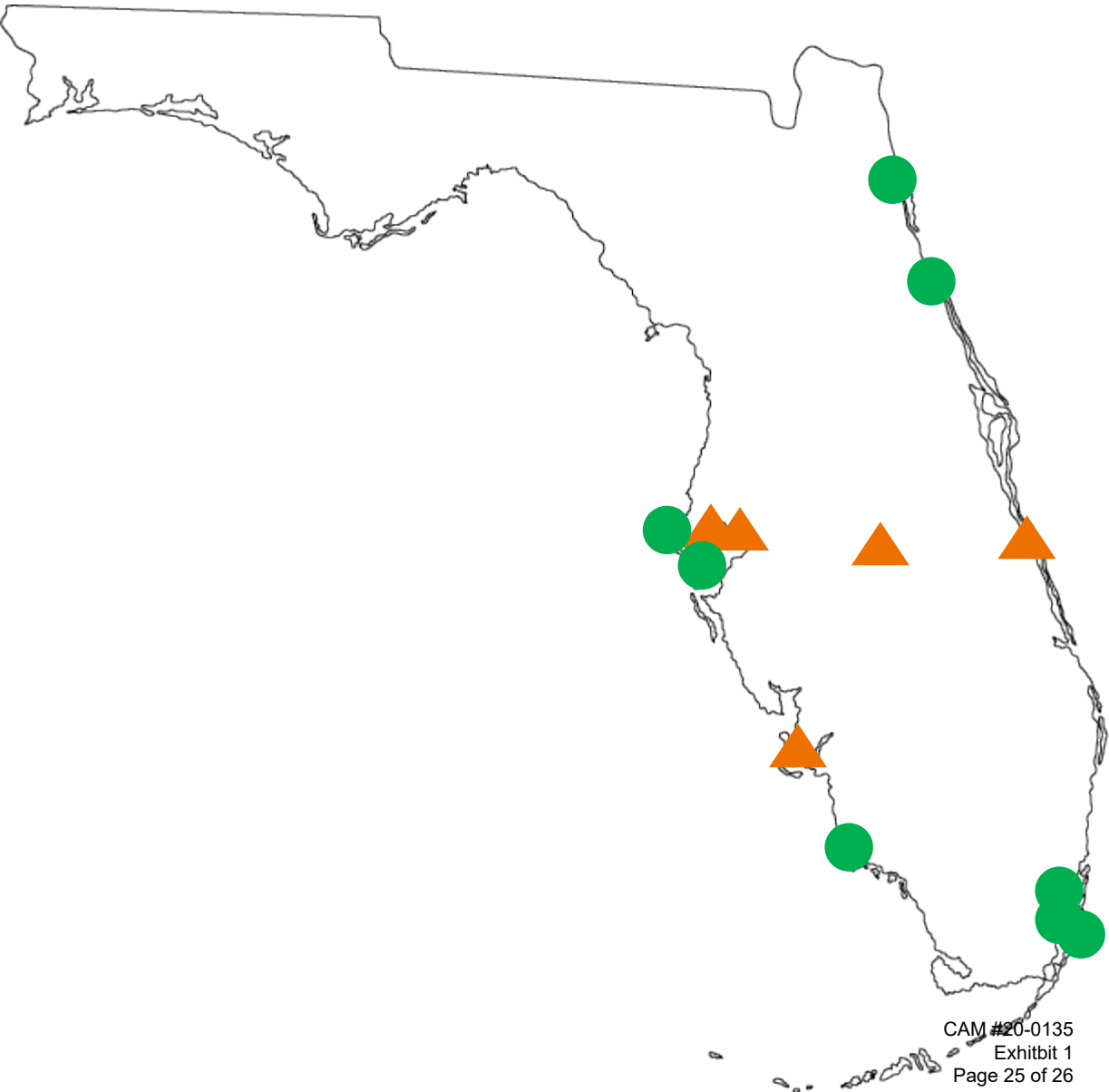
Recommended

PRO	Utility Billing – Current City Method	Non-Ad Valorem Assessment
	Easier to Change the Fee	Greater Accuracy and More Equitable
CON	Difficult to Manage and Update	High Collection Rate
	Collection Issues / Write-off	Lower Staff Administration
	Nonactive Utility Customers Are Not Billed/Paying Fee	Updated With Tax Roll
	Reduced Revenue and Subsidized by Others	Property Owner vs. Renter Paying
		Strict Timeline
		Public Notice
		Tax Collector Cost

Comparable Municipal Survey

Method of Collection

Utility	Assessment 	Utility Bill 
Fort Lauderdale		X
Tampa	X	
St. Petersburg		X
Miami Beach		X
Palm Coast		X
City of Jacksonville		X
Hollywood		X
Cape Coral	X	
Hillsborough County	X	
Port St. Lucie	X	
Orlando	X	
Clearwater		X
Naples		X





Additional Questions/Discussion



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