

JonesEdmunds

RAFTELIS



City of St. Augustine Beach

Stormwater Utility Implementation

Town Hall Meeting

April 25, 2024



Agenda

1. What is a Stormwater Utility?
2. Why the City Needs a Stormwater Utility – The City's Stormwater Program
3. Stormwater Utility Fee Calculation and Billing
4. Stormwater Fees in Other Local Municipalities
5. Stormwater Costs
6. Stormwater Revenue / Funding Options
7. Next Steps
8. Q&A



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St. Augustine
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Stormwater Utility Overview



What is a Stormwater Utility?

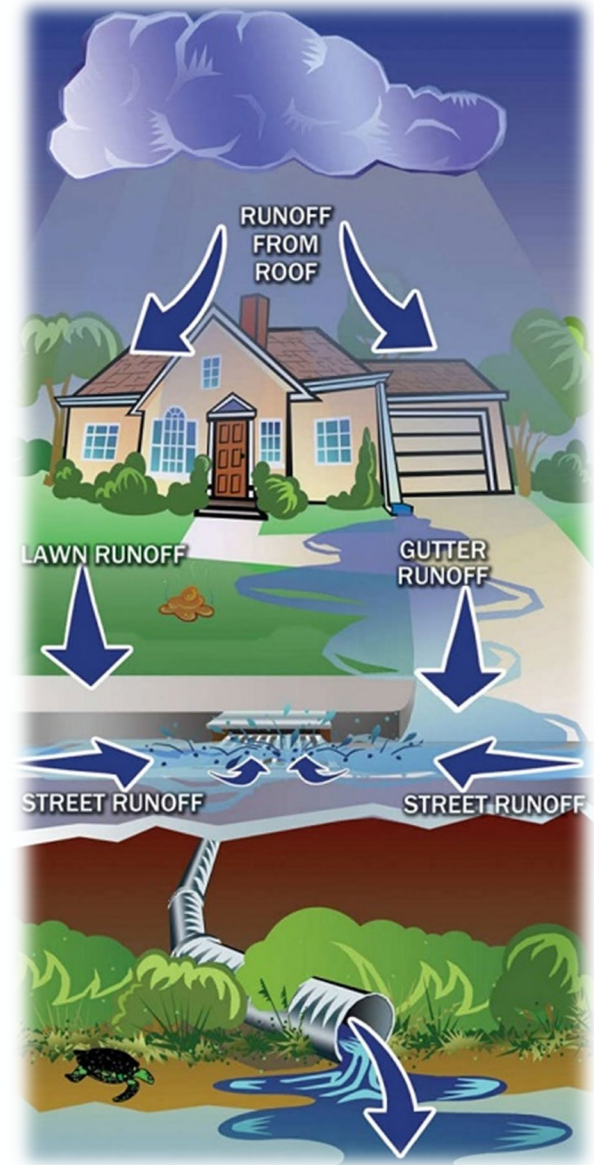
- **Enterprise fund that provides a stable, dedicated, equitable source of funding for:**
 - Meeting State and Federal stormwater regulatory requirements
 - Operation and maintenance of the stormwater system
 - Water quality improvements (*Statewide Stormwater Rule*)
 - Improving resiliency
 - Sea Level Rise
 - More intense rainfall

City of St. Augustine Beach's Stormwater Program



What will the Stormwater Utility *fund*?

- Operations & Maintenance (stormwater)
- Capital Improvement Projects (stormwater)
- Reserves (stormwater)

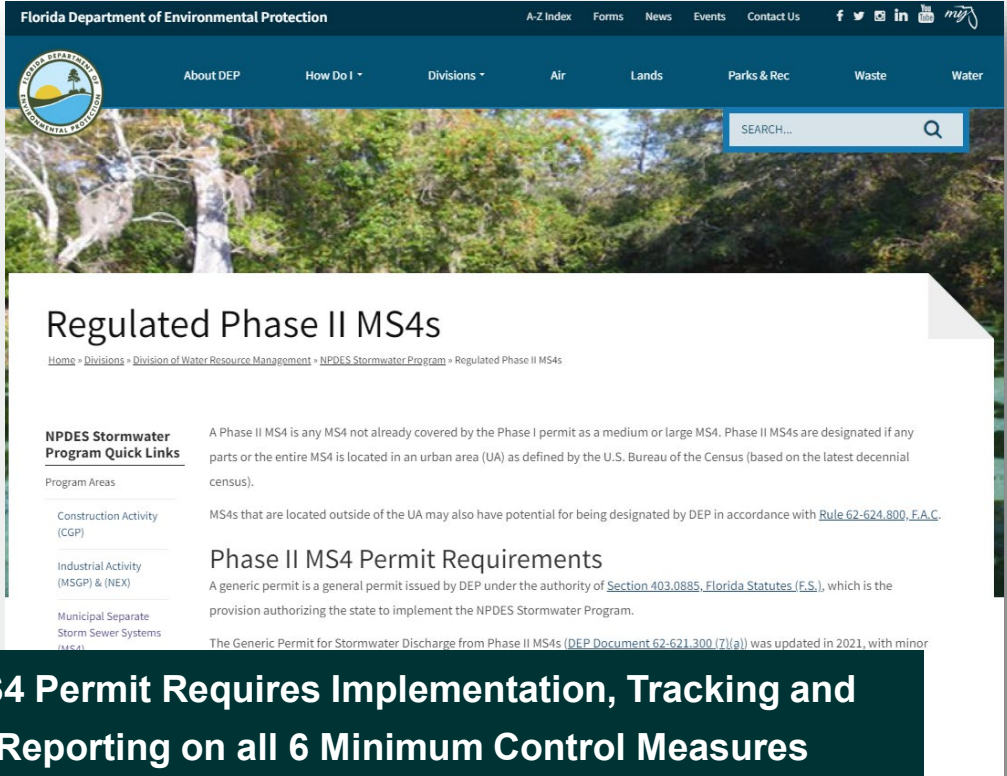


What will the Stormwater Utility *fund*?

Regulatory Requirements

National Pollution Discharge Elimination System (NPDES) – Municipal Separate Storm Sewer System (MS4) Permit

- Driver for much of the City's stormwater program and revenue needs.
- City is subject to the National Pollutant Discharge Elimination System (NPDES) MS4 Permit:
 - Unfunded federal mandate
 - 6 Minimum Control Measures
 - Annual Report
 - Compliance required and audited



The screenshot shows the Florida Department of Environmental Protection (FDEP) website. The header includes the FDEP logo, navigation links (About DEP, How Do I, Divisions, Air, Lands, Parks & Rec, Waste, Water), and a search bar. The main content area is titled "Regulated Phase II MS4s" and includes a breadcrumb trail: Home > Divisions > Division of Water Resource Management > NPDES Stormwater Program > Regulated Phase II MS4s. Below the title, there is a section for "NPDES Stormwater Program Quick Links" with a list of program areas: Construction Activity (CGP), Industrial Activity (MSGP) & (NEX), and Municipal Separate Storm Sewer Systems (MS4s). To the right of the quick links, there is a definition of a Phase II MS4 and a section for "Phase II MS4 Permit Requirements" which states that a generic permit is issued by DEP under the authority of Section 403.0885, Florida Statutes (F.S.), and that the generic permit was updated in 2021.

MS4 Permit Requires Implementation, Tracking and Reporting on all 6 Minimum Control Measures

1) Public Education and Outreach

2) Public Involvement and Participation

3) Illicit Discharge Detection and Elimination (IDDE)

4) Construction Site Runoff Controls

5) Post-Construction Stormwater Management

6) Pollution Prevention and Good Housekeeping for Municipal Facilities

What will the Stormwater Utility fund?

Operations (and Maintenance)

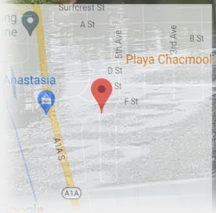
- Inspection, Cleaning and Maintenance of approximately 500 Inlets and Catch Basins
- Inspection, Cleaning and Maintenance of over 40,000' of culverts/pipes and 13,000' of drainage ditches
- Inspection, Cleaning and Maintenance of 5 ponds and 3 stormwater pump stations
- Street Sweeping – 1.4 Miles of A1A Beach Boulevard
- Construction Site Runoff Controls
- Urban Forestry Program
- Dedicated staff
- Overhead related costs
- Software to increase efficiencies



What will the Stormwater Utility Fund?

Capital Projects

- Drainage Improvement Projects
- Sandpiper and Linda Mar Pump Station
- Mickler Blvd Ditch Mitigation
- FDOT Ponds 400 and 500
- Resiliency related projects (Vulnerability Assessment)
- Mizell Pond Pump Station and Weir (reserves)



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St. Augustine Beach
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What will the Stormwater Utility Fund?

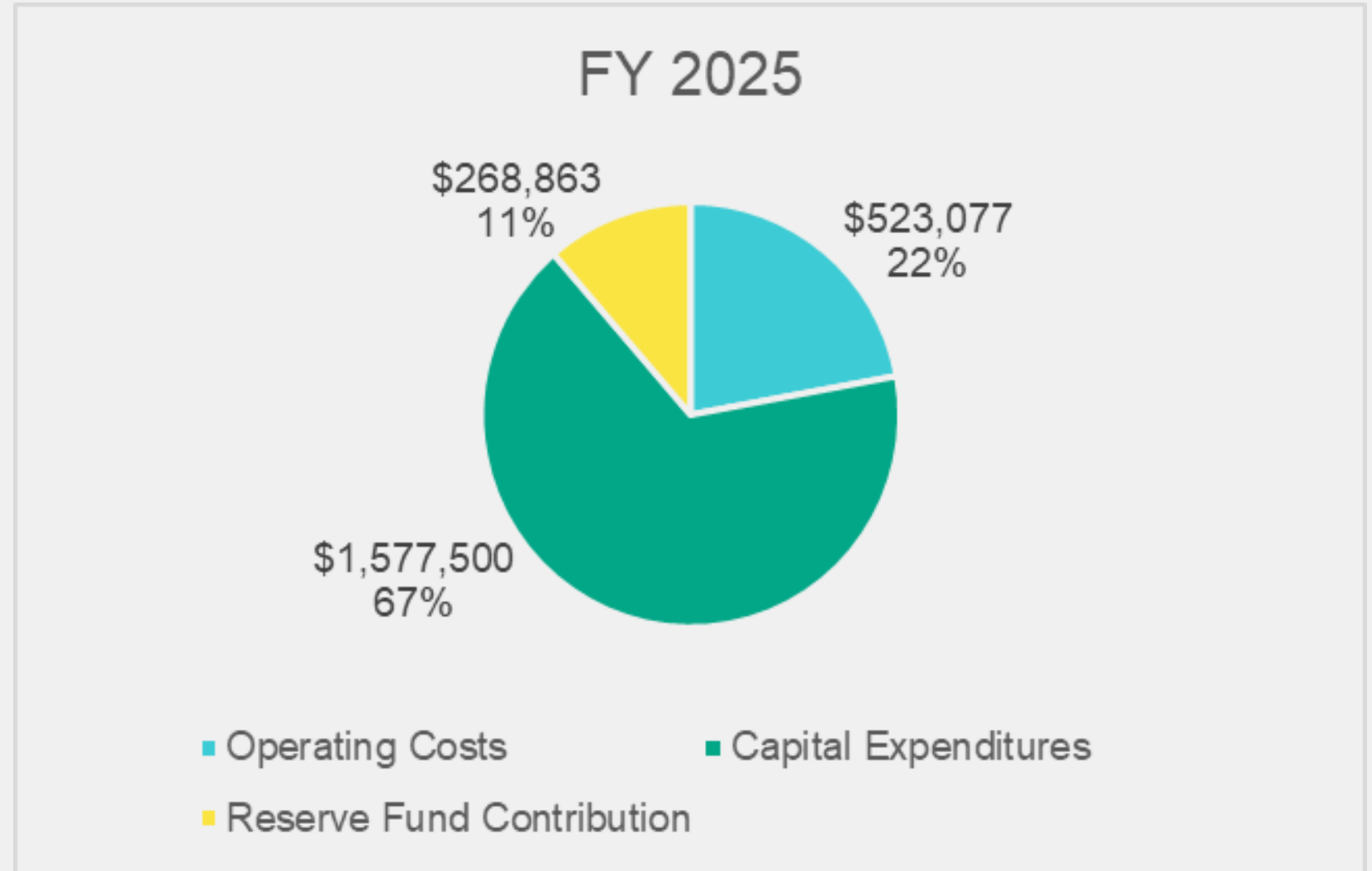
Reserves



Stormwater Program Costs

Consists of:

- Operations
- Capital
- Reserves



Stormwater Utility Fee Calculation and Billing

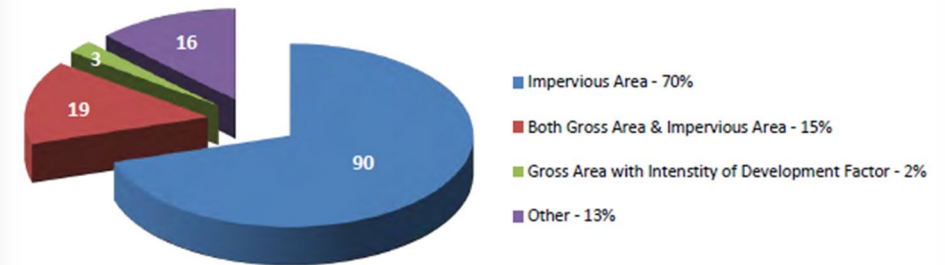


How Will My Fee be Calculated?



- Impervious Area (IA) is industry standard
- Florida Stormwater Association Survey – 70% of utilities in Florida use IA based rate structure
- Rational Nexus

What is the general basis for your fee?





Impervious Area Defined

- Hard surfaces that don't allow infiltration of stormwater into the ground. Examples include:
 - Rooftops
 - Driveways
 - Patios
 - Private Sidewalks
 - Parking Lots
 - Compacted gravel
- Excluded: swimming pool water, railroad ballast, open graded aggregate and landscaping gravel



Customer Classes

- The City is proposing developed properties be placed into one of the following customer categories based upon St Johns County Property Appraiser Data:
 - Single-family residential including duplex, triplex and quadplexes
 - Multi-family residential – condominiums
 - Single-family attached – townhomes and other single-family residential properties that share a common area space
 - Non-single family residential - commercial, institutional and industrial properties



Equivalent Residential Unit (ERU)



- Billing unit for IA based rate structures
- Community specific
- Median IA on Single-family residential properties
- In City of St. Augustine Beach this value has been calculated at 3,800 square feet of IA

Tiering

- The single-family residential customer class was found to be moderately variable in the City
- City could flat rate this class (1 ERU each) or place them into tiers with variable ERUs
- To balance equity, fairness and administrative complexity – City is moving forward with tiering this customer class

Tier Label	Description	Impervious Area Breakpoint	ERUs
Tier 1	IA <= 2,500 sf	2,500	0.6
Tier 2	2,500 sf < IA <= 5,200 sf	5,200	1.00
Tier 3	IA >5,200 sf		1.6

Multi-Family Residential and Non-Single Family Residential Tiering

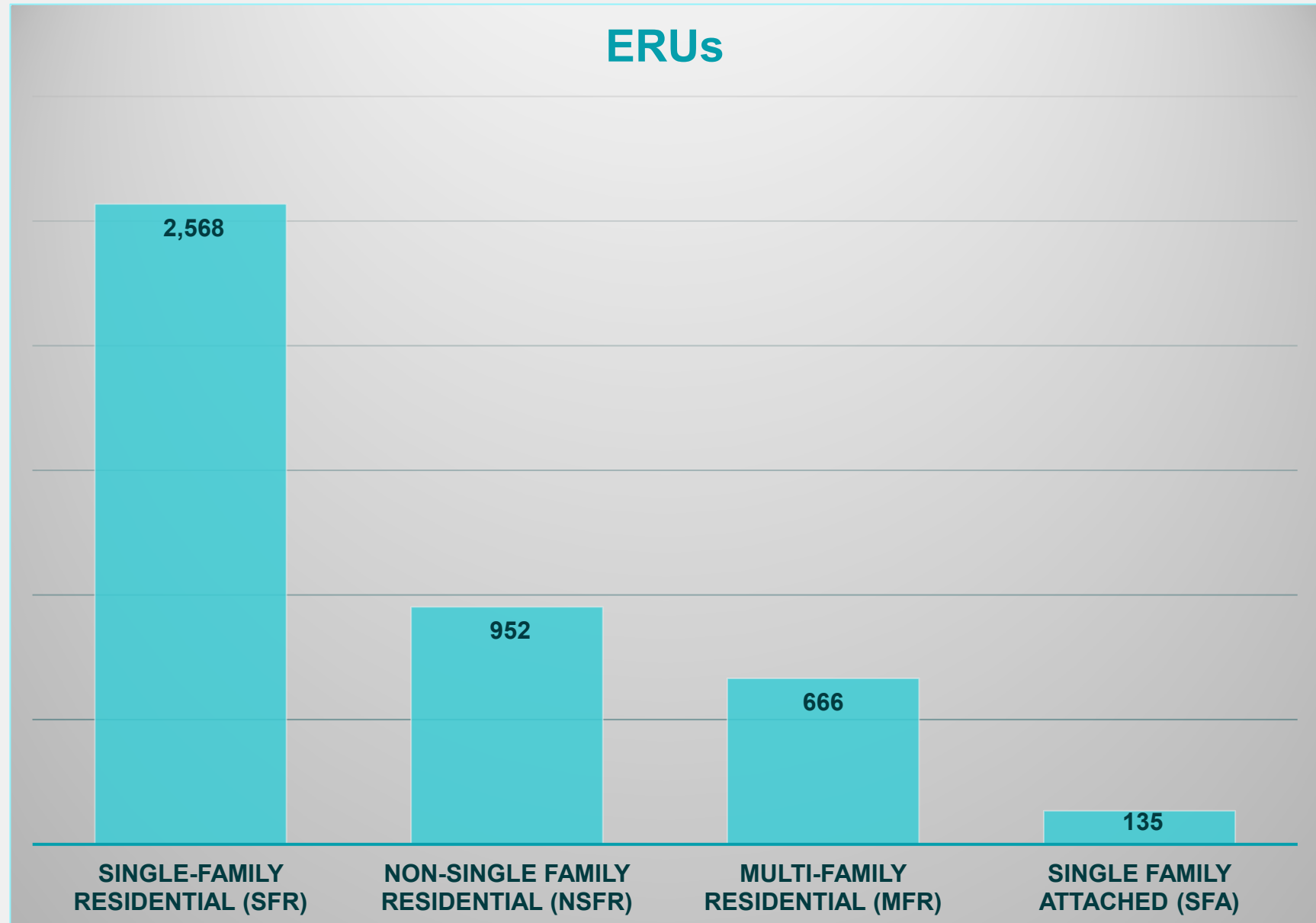
- These customer classes will be billed based upon their amount of IA relative to the ERU.
- Example: A store with 38,000 square feet of IA will be billed for 10 ERUs.



Total ERUs

~4,321 ERUs

- 2,568 SFR
- 952 NSFR
- 666 MFR
- 135 SFA



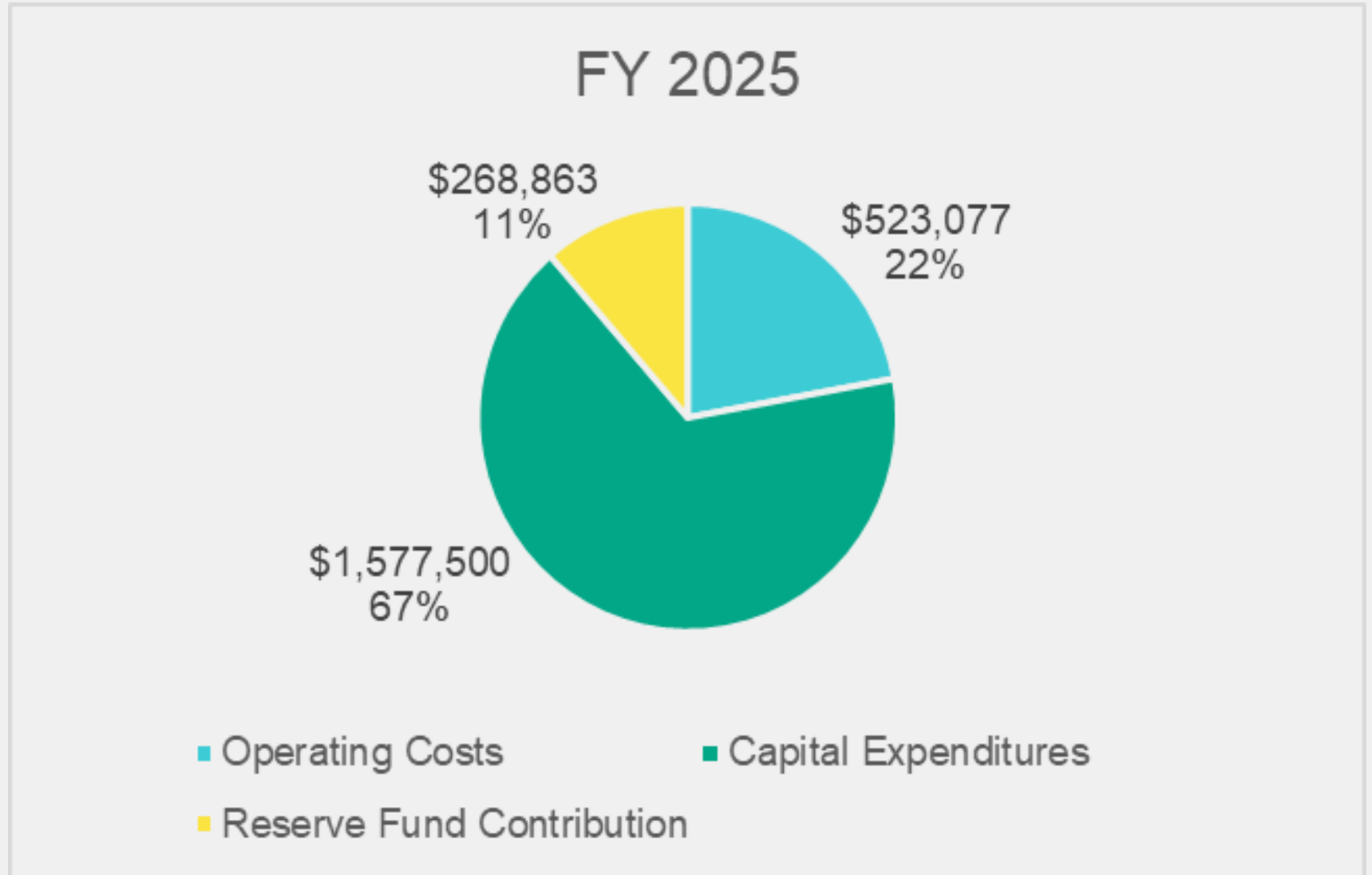
How will I be billed?

- The Stormwater Utility Fee will be assessed annually as non-ad valorem special assessment on your St. Johns County property tax bill.
- Tax-exempt properties can be assessed the stormwater fee.

Stormwater Program Costs

Consists of:

- Operations
- Capital
- Reserves

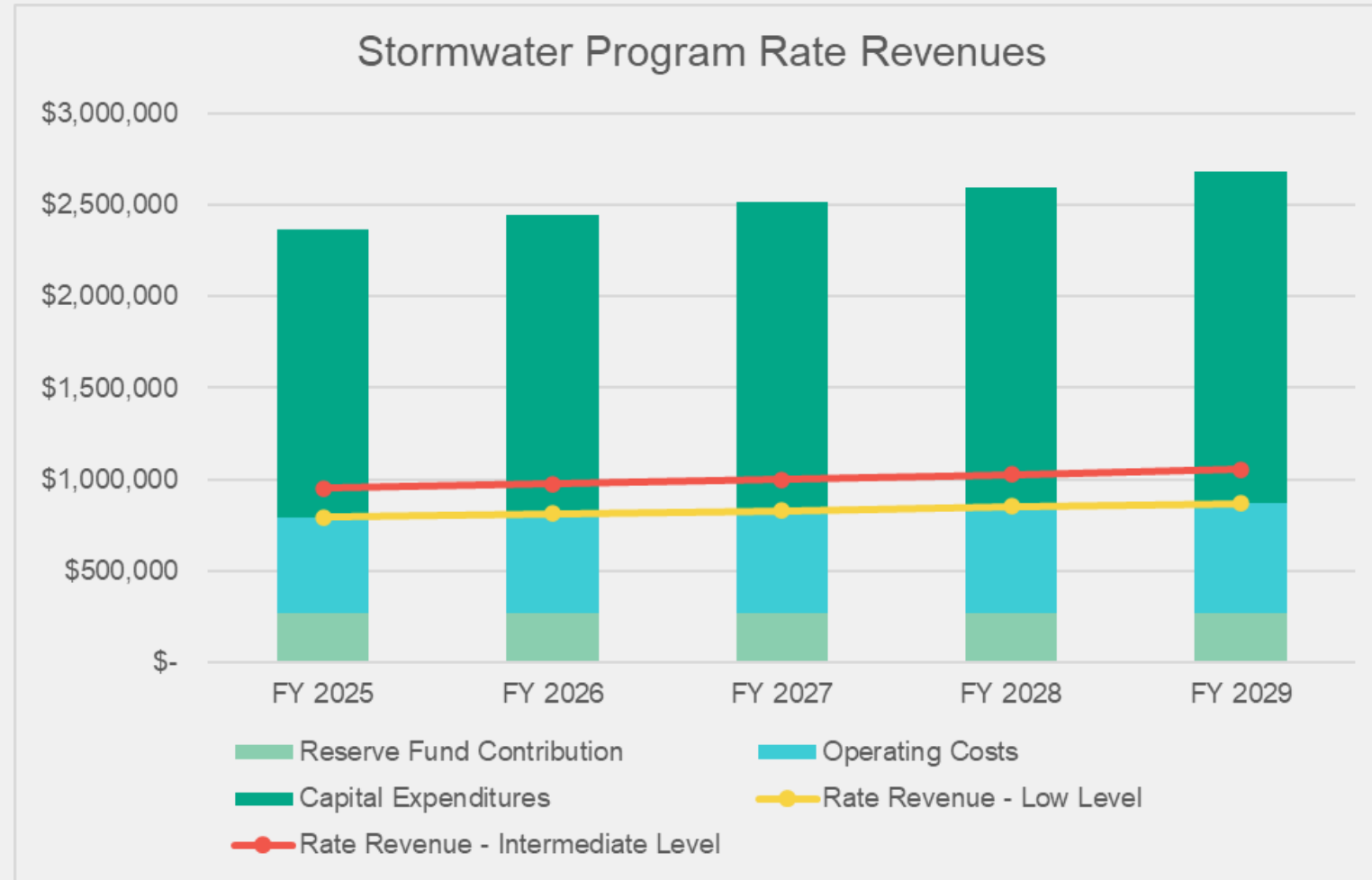


Stormwater Fee Revenue Levels

➤ Analyzed rates at three levels of funding:

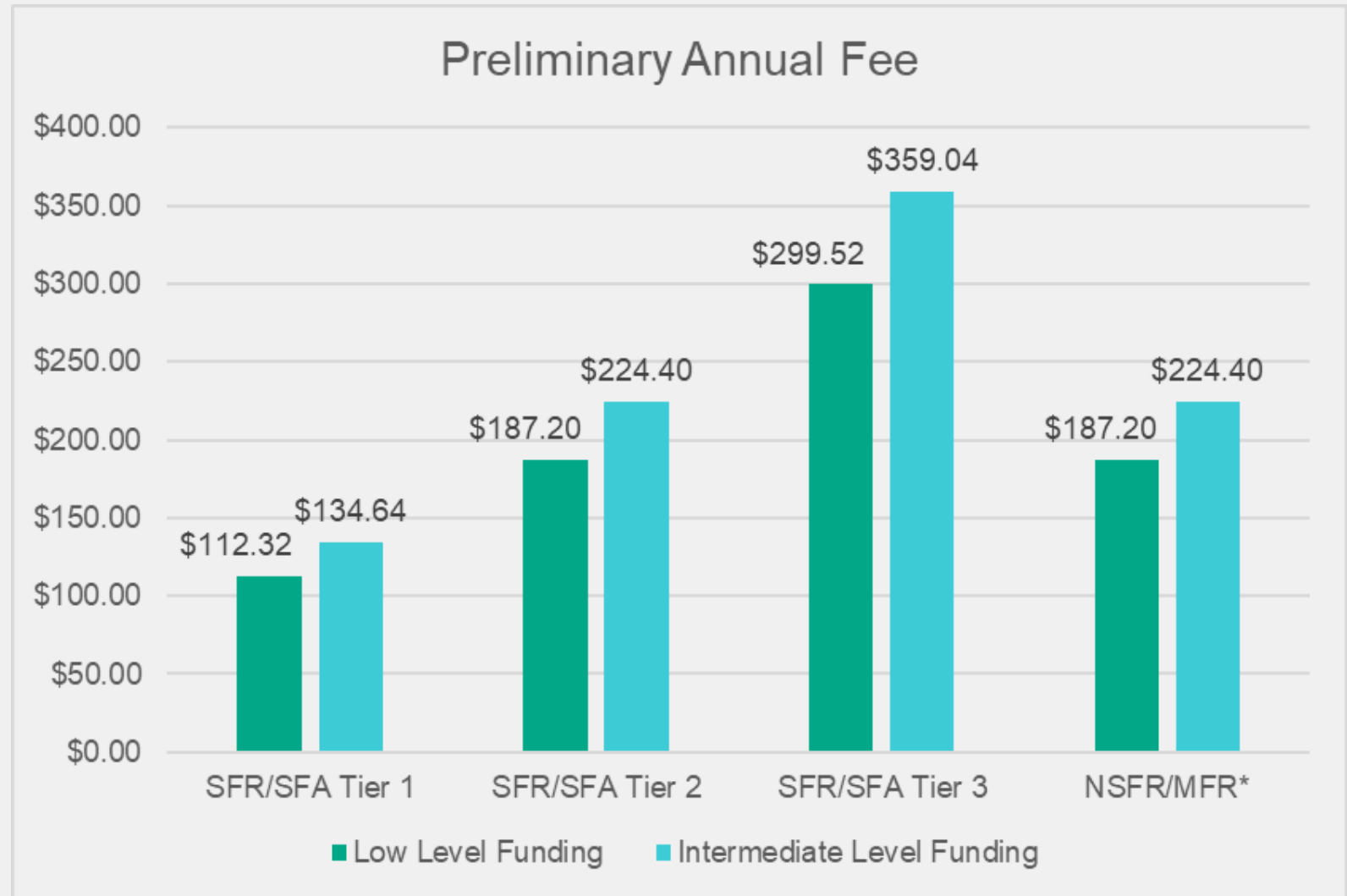
- Low Level: Only O&M and Reserve costs
- Intermediate Level: O&M, Reserve, and 10% of Capital costs
- High Level: Full funding of the stormwater program – not feasible

➤ For Low and Intermediate levels, the remaining funding of the stormwater program will need to come from grants and/or appropriations.



FY25 Stormwater Preliminary Annual Fee

- Low Level is \$187.20/year = \$15.60/month
- Intermediate Level is \$224.40/year = \$18.70/month
- * rate per ERU
- For NSFR and MFR properties ERUs are calculated by dividing measured IA sq.ft./3800
- MFR ERUs are further allocated among dwelling units



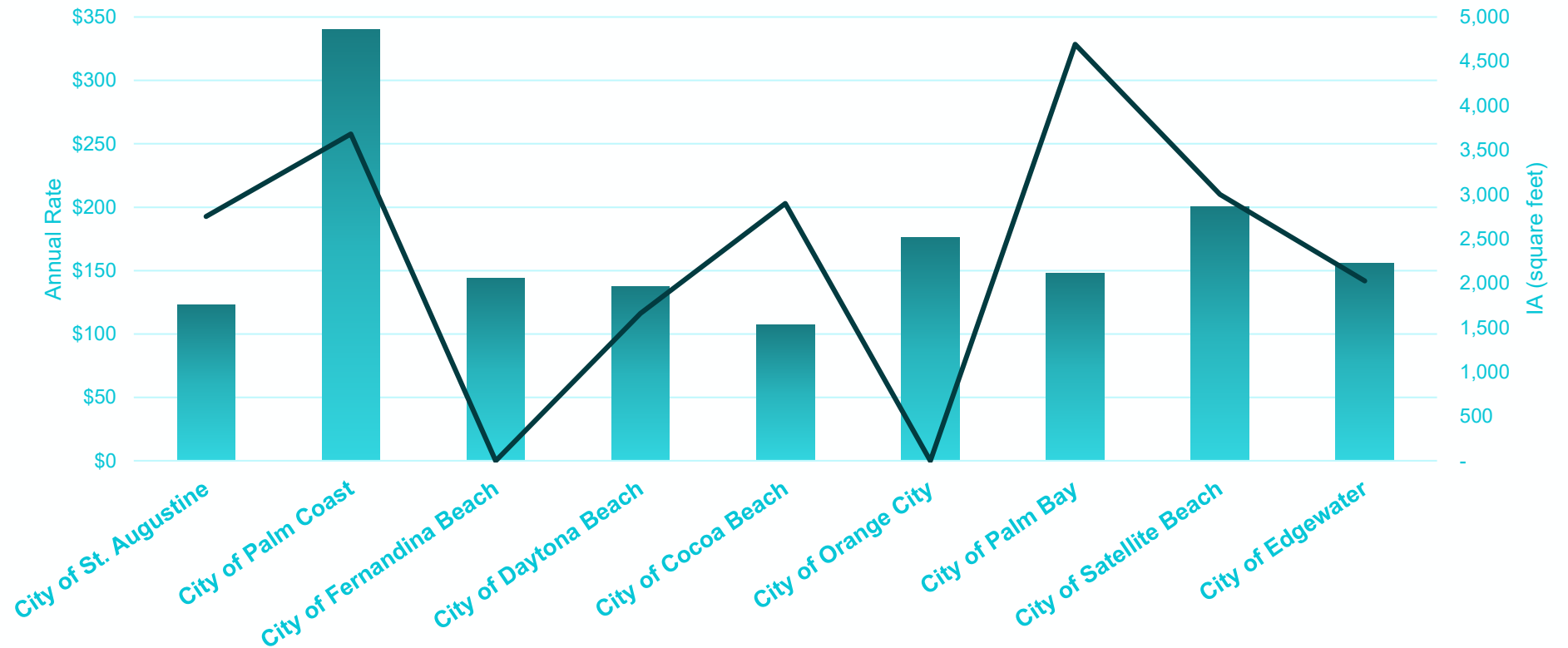
Stormwater Fee Comparison



Stormwater Rate Comparison

Stormwater Rate Comparison of Neighboring Utilities

Neighboring Utilities' Average \$170



Next Steps



Next Steps

- City Commission Meeting on May 6th – presentation of rates
- Public Hearing Notice of Non-ad Valorem Special Assessment – mailed to all developed properties – May and June
- Public Hearing – August 5th
- Final Reading of Ordinance – September 9
- Assessment Roll delivered to County Property Appraiser – September 15

Q&A

Thank you!

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