Present were:
   Stephen R. Jonsson, Chairman
   Betsy Benac, First Vice-Chairman
   Misty Servia, Second Vice-Chairman
   Carol Whitmore, Third Vice-Chairman
   Vanessa Baugh
   Reggie Bellamy
   Priscilla Whisenant Trace

Also present were:
   Cheri Coryea, County Administrator
   William Clague, Chief Assistant County Attorney
   Robin Toth, Deputy Clerk, Clerk of the Circuit Court

Chairman Jonsson called the work session to order at 1:30 p.m.

REVISED AGENDA

2. STORMWATER

Chad Butzow, Public Works Director, stated this work session is to present the results of a Stormwater Study, conducted over the summer by HDR Engineering, Inc. HDR analyzed the impervious areas on all property types in unincorporated Manatee County. The parcels were grouped into three categories: single-family residential; multi-family residential; and non-residential. The goals of this work session are to present exact numbers of Equivalent Residential Unit (ERU) results for residential and non-residential, discuss the budget needs of existing and expected level of service, consideration of a stormwater fee needed to support levels of service, staff recommendations, a process to implement a stormwater fee, and a public outreach and education plan of action.

Dan Suarez, HDR Engineering, Inc., utilized a slide presentation to address Stormwater Study Results of ERUs for the three categories by looking at the building footprint/impervious area for each building structure for single-family and multi-family residential and non-residential. Sample measurements were taken of the other impervious area that might be on single- and multi-family residential parcels (ancillary impervious area). All non-residential parcels were measured as an equitable way to determine the total, impervious areas for each of the categories. The total ERUs for Manatee County is 168,687. The typical impervious area of a single-family home is 4,601 square feet.

He addressed a breakdown of single-family residential ERUs into four tiers based on square footage building area. The typical home falls into Tier 2 (2,462 to 4,072 square feet). Large homes fall into Tier 3 (4,072 to 6,000 square feet), and extra-large homes are in Tier 4 (greater than 6,000 square feet). Multi-family residential ERUs were broken down into subclasses (estimated 20,000 parcels), for a total of 12,363 ERUs. There are a total of 9,261 non-residential parcels, for a total impervious area of 342,897,786 square feet, equating to 74,527 ERUs. He explained a diagram of the billing structure to calculate fees, based on the ERU method.
Mr. Butzow addressed current funding levels of the 2019 Stormwater Program by revenue sources based on the 2019 budget. The major source of funding comes from the Solid Waste Fund, while other large contributions are from the Gas Tax Fund and smaller components of Phosphate Mining Fees and the General Fund. The total amount funded is $13,671,772, which is inclusive of $2.5 million of CIP funding. He reviewed existing and expected Levels of Service (LOS) for canal, ditch, pond, pipe and inlet cleaning and street sweeping and the total, annual costs of stormwater program enhancements ($7,436,030), plus one-time equipment purchases of $8,960,000. He noted that the Outfall Cleaning Program ($500,000) has been very successful.

Henry Thomas, Public Resources Management Group (PRMG), addressed the Stormwater Rate Formula to determine cost of service – existing funding sources, divided by the total Residential and Non-Residential ERUS to arrive at the rate per ERU. He reviewed the preliminary rate per ERU at **Current** LOS (FY 2021-2023, for a revenue requirement target of $17,449,520 (which includes allowance for future inflation and working capital [cash reserves] equal to 20 percent of operating/maintenance phased in over three years). He also reviewed the preliminary rate per ERU at **Enhanced** LOS (FY 2021-2023), for a revenue requirement target of $25,399,894 (which includes allowance for future inflation and working capital [cash reserves] equal to 20 percent of operating/maintenance phased in over three years).

The rates being looked at today are full-cost recovery rates. If the Board desires to look at lower rates, some portion of existing funding sources can be used to phase in the rate, based on existing funding sources that can be adjusted, to arrive at a rate that will be acceptable to the community, if the full, cost-of-service rate does not work.

Mr. Thomas addressed fees that are needed to support LOS, benchmark of other Florida cities and counties, implementation of variables and options to reduce impact on property owners, variables and options to a monthly/annual cost, setting a rate and time period of increasing dependency on a Stormwater Fee, initial use of General Funds and phasing this out over time, level of Cash Reserves in the program, some features of the program could be moved to other funding sources, and Hillsborough County is converting their methodology of ERU factors.

Mr. Thomas stated the proposed rates fully recover stormwater costs. There is flexibility in the transition of funding sources, the rate of phasing in enhanced funding level and operations, and the rate of phasing out the use of Gas Tax Funds and Phosphate Mining Fees.

Mr. Butzow expounded on the implementation of variables and options to reduce the impact on property owners. Staff is to come back next week with the outcome results. Key decision points are the Collection Method and Level of Service.

Jeff Eger, HDR Engineering, stated HDR recommends the implementation of the Non-Ad Valorem Assessment approach. This approach will have the lowest administrative cost and highest collection rate as it will be on the property tax bill. He emphasized the importance of Enhanced Level of Service for existing and proposed annual intervals.

Mr. Butzow addressed the next steps to implement a stormwater fee and a schedule of Stormwater Program Key Dates to conduct a County Commission Workshop (9/17/19), County Commission meeting to approve an outreach and education plan (9/24/19), Community Outreach and education (October-November), County Commission Meeting for public outreach feedback (12/10/19), Ordinance Approval – Public Hearings (1/20), and Non-
Ad Valorem assessment begins (2021). Staff reviewed the public outreach plan on how the public will be informed about the County’s Stormwater Program and the potential rate/fee being considered for implementation

Nick Azzara, Information Outreach, spoke about the public outreach and education plan of action. The County has a strong website that is ready to specifically address the Manatee County Stormwater Program, and confident staff is in place to lead a successful, public outreach campaign. The public will have an opportunity to gain an understanding of the County’s Stormwater System, learn how the proposed dedicated funding will be used to support existing/future operations, and receive information on the proposed methodology used to determine the rate and collection process.

Social media will be heavily relied upon. Further outreach will include five, community meetings (one in each Commission District with the District Commissioner as host), internal resources, a fact sheet, and local media.

Lengthy discussion occurred regarding a past request by Centre Lakes for a solution to stormwater flooding (2017), previous stormwater ordinance referred to a fee that was never implemented (1991), there was no dedicated funding source for stormwater, Sarasota County’s stormwater utility fee, Commissioner Whitmore supported the assessment method for an enhanced LOS and supports staff to come back next week (9/24/19) for Board approval to proceed with an outreach/education plan, current LOS is being funded by the Solid Waste Fund, what will become of Solid Waste Fund revenues when the stormwater fee is implemented and the Fund is no longer used, landlords will pass the fee to tenants, public education is needed on County reserves and the need for improved stormwater facilities and maintenance, the need for better studies and to implement the recommendations, cost results and benefit analysis data, matching grants can help tremendously, the County lacked a dedicated funding source in the past, an excellent campaign is necessary to make sure the public understands the fee, the need for discussion on phasing in the stormwater fee over a period of time, the campaign should be conducted during January/February when transients are back, Commissioner Baugh’s concern that she does not live in an incorporated area, concern about the LOS that is given, request by Commissioner Baugh for clarification of transportation ponds, not ponds in neighborhoods that homeowners already pay stormwater maintenance fees, explanation is needed on details of the one-time, $8.9 million fee, concern of making sure Manatee County fees are fair and in line with Sarasota County and Longboat Key, Longboat Key considering leaving Manatee County and becoming part of Sarasota County, add Lakewood Ranch Town Hall to the list of meeting locations, staff to assist Commissioners in presenting the information to constituents, and request for staff to work with the East County Observer to publish the information.

(Depart Commissioner Baugh)

Mr. Butzow emphasized that everything being discussed today is for the unincorporated areas of Manatee County only.

Dialogue continued on the definition of impervious surface, if the Land Development Code definition of impervious was used, areas appearing impervious in nature from aerial photographs were used to calculate draft ERUs, government properties were not included in the study, privately-owned parcels and common areas were included, future incentives for green developments, Commissioner Servia supported the assessment method versus an additional charge on utility bills, publish information about the stormwater fee in homeowner association and mobile home park newsletters, and conduct post-card mail outs.
Mike Gore, Utilities Director, stated there are plans to initiate a detailed rate study on Solid Waste fees and revenues. There is an option to retain a portion of Utilities Reserves to fund the cost of the landfill property acquisition (discussed in the morning work session).

There was further discussion to look at the budget for other funding sources, concern of imposing another fee on affordable housing and low-income communities, a partial millage increase, Commissioner Trace does not support the enhanced LOS, seek another alternative with a phased-in approach, add the Bradenton Convention Center or Palmetto Youth Center to the list of meeting locations, decline in Utilities Reserves, stormwater maintenance costs continue to increase, a significant amount of revenue will be generated by the new fee on the tax bill, Commissioner Benac advocated for a new landfill, there is a significant balance in the Solid Waste Fund to close down the landfill, there is a closure fund of restricted cash, the operating fund has little above the ten percent reserve, the solid waste fee rate study will reveal specific numbers, plans for a new landfill must be included in the rate study, timeline to complete the rate study, clarity is needed on the enhanced LOS, public perception that new growth should pay the stormwater fee, difficulty in convincing the public on the need for this fee in order to improve water quality, information to the public should emphasize the impact of services, and a request for a better understanding of incentives.

Mr. Gore addressed the scenario if the stormwater fee/assessment is approved, a rate study is done, and the revenues over and above the operating budget.

Mr. Butzow stated he will provide, information on a seven-year phase out of the Solid Waste Fund, with complete reliance on the Stormwater Fee.

Mr. Thomas spoke about the direct incentive of a pervious development, the individual factors, the rate of using pervious areas and saving on stormwater rates.

Commissioner Trace indicated she would like to start with a lower fee and work up to a higher fee.

Cheri Coryea, County Administrator, stated the main goal in January was for everyone to be educated on the aspects of the stormwater fee. Staff will come back to the Board on September 24th, to present the various options for implementation of the stormwater fee as discussed at this meeting. A phased-in approach has been looked at, and staff presented realistic costs at this meeting. All of the various fund sources have intricate issues that will also be explained on September 24th. A more detailed explanation of the General Fund will be presented at tonight’s budget hearing.

There being no public comment, Chairman Jonsson closed public comment.

**COMMISSIONERS’ COMMENTS**

Commissioner Whitmore commented about the potential conflict of Commissioners serving on a host committee for Congressman Buchanan while serving on the Canvassing Board.

William Clague, Chief Assistant County Attorney, stated he would research this issue and report back to the Board.
ADJOURN

There being no further business, Chairman Jonsson adjourned the work session at 3:22 p.m.

Minutes Approved: ________________