



Municipal Funding Committee

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

YouTube: <https://www.youtube.com/c/bryantarkansas>

Date: June 05, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. May 20, 2025 Meeting - Unapproved minutes
 - [Funding Committee Minutes Unapproved 05202025.pdf](#)

Public Comments

Old Business

New Business

Public Works

2. Stormwater Current Model of Cost to Revenue - For impervious surface area
 - [Current Revenue Cost Model.pdf](#)
3. Stormwater Amended Model of Cost to Revenue - For impervious surface area
 - [Amended Revenue Cost Model.pdf](#)

Adjournments

Funding Committee Unapproved Minutes 5/20/2025

Members Present: Lisa Meyer, Jon Martin, Jack Moseley, Butch Higginbotham, Denecia Ramsey, Scott Staples, Jim Erwin

Members Absent: Phillip Partain

Staff Present: Mayor Treat, Ted Taylor, Tim Fournier, Rebecca Kidder, Joy Black, Moriah Winkel, Philip Plouch

Guests Present: Matt Compton, RJN & Dan Jackson from WilDan

Call to Order: 6:32 PM by Council Member Meyer

Approval of Minutes-April 3, 2025 Meeting - Motion by Scott Staples, 2nd by Jon Martin

Public Comments

- Shane Knight, President & CEO of Bryant Chamber - Spoke to the Stormwater issue; asked the Committee to consider two factors: if a rate adjustment is set, communicate that to businesses by September or earlier if possible; when implemented and notification is given, examine a tier system of implementation for commercial businesses—suggested the rates go up in 3 month increments; wants to sponsor a Chamber meeting with the businesses and the city to have one-on-one time with those business owners

New Business

- **Public Works**
 - Tim Fournier, Director, introduced Matt Compton from RJN and Dan Jackson from WilDan
 - Dan Jackson presented the draft Stormwater Rate Fee Structure and explained how their process worked. Key points included:
 - **Background:** The City of Bryant currently charges \$3/month for residential and \$6/month for non-residential stormwater services (senior citizens are exempt), which generates approximately \$300,000 annually—far below the amount needed to support stormwater operations and capital improvements.
 - **Unfunded Needs:** Over \$95 million in long-term stormwater capital improvements have been identified, including high-cost projects like

Boone Road at Hurricane Creek (\$24.7 million) and Cynamide Road at Hurricane Creek (\$16.1 million).

- **Methodology:** The study evaluated account growth, impervious surface area (ISA), projected costs, and bond funding plans (\$10 million in 2025 and \$11 million in 2027).

Rate Scenarios:

- **Scenario I (Status Quo):** Implements tiered non-residential rates based on ISA and increases residential rates to \$8/month by 2029.
 - **Scenario II (Status Quo + Seniors):** Includes senior accounts at the same rate as residential, with full implementation by 2029.
 - **Revenue Forecast:** Under Scenario I, the stormwater fund is projected to become self-sustaining by FY2027, with revenues covering both operational costs and debt service.
 - The presentation concluded with a recommendation to adopt a phased-in rate structure and continue planning for long-term financial stability of the Stormwater Utility.
- Stormwater Master Plan Projects and Priorities
 - Fournier explained that some projects have been added that were identified in-house
 - Discussion
 - Jim Erwin asked if there should be a consideration to increase the fees by a percentage after 2029 due to inflation
 - The committee discussed how they would implement a senior citizen fee, especially because of some of their fixed incomes, as they are currently exempt
 - Jim Erwin asked what percentage of our water customers are senior citizens—1,100
 - Compton said another option would be to start charging the stormwater fee for 65-year-olds first, then 66-year-olds the next year, and so on and so forth by year so they can prepare or give them a percentage discount so they don't pay the full
 - Meyer asked if nonprofits are included with the churches and schools—yes
 - Staples encouraged the committee to work with community engagement committee and take a few months for the Mayor and Council to go out in the community to communicate this fee change

- The Mayor discussed the Strategic Plan and Comprehensive Growth Plan, including asking residents what their priorities are via surveys in the next few months
- Fournier asked that the committee review the study + Stormwater Master Plan and come back in June with some recommendations for City Council
- Erwin would like to see the number of businesses per impervious surface range next meeting
- Taylor explained that a Workshop with City Council is on the Funding Committee timeline for the committee and City Council to discuss recommendations
- Staples asked that Stormwater staff identify projects in order of priority at next meeting
- Staples made a motion to recommend the Stormwater Master Plan to City Council for adoption, 2nd by Moseley, all in favor
- Mayor Comments
 - Mayor thanks everyone for their time and work

Adjournment: 7:48

Next meeting: June 5 at 6:00 PM in Conference Room

CAPITAL IMPROVEMENTS		
Prioritized by Project	Loan 1 - 2026	Loan 2 - 2028
Loan Amount =	\$ 10,000,000.00	\$ 11,000,000.00
Service Rate =	0.08 %	0.08 %
Annual Interest Rate=	4.00 %	4.00 %
Loan Period (Years) =	30 Yr	30 Yr
Monthly Payment =	(\$48,191.72)	(\$53,010.89)
Annual Cost =	(\$578,300.67)	(\$636,130.74)

CURRENT WILLDAN MODEL

PROJECTED RATE REVENUE (Monthly)						SUBJECT TO FUTURE RATE STUDY (TBD)				
	2026	2027	2028	2029		2030	2031	2032	2033	2034
Residential	\$ 4.50	\$ 6.00	\$ 7.25	\$ 8.00		\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00
Senior	\$ -	\$ 0	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Non-Res 0-10,000 Sqft	\$ 13.50	\$ 18.00	\$ 21.75	\$ 24.00		\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00
Non-Res 10,001-50,000 Sqft	\$ 26.73	\$ 72.36	\$ 130.50	\$ 144.00		\$ 144.00	\$ 144.00	\$ 144.00	\$ 144.00	\$ 144.00
Non-Res 50,001-100,000 Sqft	\$ 66.83	\$ 180.90	\$ 326.25	\$ 360.00		\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00
Non-Res 100,001-250,000 Sqft	\$ 155.93	\$ 422.10	\$ 761.25	\$ 840.00		\$ 840.00	\$ 840.00	\$ 840.00	\$ 840.00	\$ 840.00
Non-Res 250,001-500,000 Sqft	\$ 311.85	\$ 844.20	\$ 1,522.50	\$ 1,680.00		\$ 1,680.00	\$ 1,680.00	\$ 1,680.00	\$ 1,680.00	\$ 1,680.00
Non-Res 500,001-Above Sqft	\$ 445.50	\$ 1,206.00	\$ 2,175.00	\$ 2,400.00		\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00

PROJECTED MONTHLY REVENUE ACCRUAL										
Number of Residential Acnts	8113	\$ 36,508.50	\$ 49,518.00	\$ 60,849.25	\$ 68,264.00	\$ 69,384.00	\$ 70,504.00	\$ 71,624.00	\$ 72,744.00	\$ 73,864.00
Senior Citizens	1164	\$ (5,238.00)	\$ (7,128.00)	\$ (8,787.00)	\$ (9,888.00)	\$ (10,080.00)	\$ (10,272.00)	\$ (10,464.00)	\$ (10,656.00)	\$ (10,848.00)
Non Residential Acnts	635									
0-5000 Sqft	197	\$ 2,659.50	\$ 3,663.00	\$ 4,567.50	\$ 5,196.00	\$ 5,352.00	\$ 5,508.00	\$ 5,664.00	\$ 5,820.00	\$ 5,976.00
5001-10000 Sqft	63	\$ 850.50	\$ 1,134.00	\$ 1,370.25	\$ 1,512.00	\$ 1,512.00	\$ 1,512.00	\$ 1,512.00	\$ 1,512.00	\$ 1,512.00
10001 - 20000 Sqft	103	\$ 2,753.19	\$ 7,923.42	\$ 15,138.00	\$ 17,640.00	\$ 18,576.00	\$ 19,512.00	\$ 20,448.00	\$ 21,384.00	\$ 22,320.00
20001 - 50000 Sqft	142	\$ 3,795.66	\$ 10,275.12	\$ 18,531.00	\$ 20,448.00	\$ 20,448.00	\$ 20,448.00	\$ 20,448.00	\$ 20,448.00	\$ 20,448.00
50001 - 100000 Sqft	87	\$ 5,814.21	\$ 15,738.30	\$ 28,383.75	\$ 31,320.00	\$ 31,320.00	\$ 31,320.00	\$ 31,320.00	\$ 31,320.00	\$ 31,320.00
100001 - 250000 Sqft	31	\$ 4,833.83	\$ 13,085.10	\$ 23,598.75	\$ 26,040.00	\$ 26,040.00	\$ 26,040.00	\$ 26,040.00	\$ 26,040.00	\$ 26,040.00
250001 - 500000 Sqft	7	\$ 2,182.95	\$ 5,909.40	\$ 10,657.50	\$ 11,760.00	\$ 11,760.00	\$ 11,760.00	\$ 11,760.00	\$ 11,760.00	\$ 11,760.00
500001 - 1000000 Sqft	4	\$ 1,782.00	\$ 4,824.00	\$ 8,700.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00	\$ 9,600.00
1000000 - Above Sqft	1	\$ 445.50	\$ 1,206.00	\$ 2,175.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00
MONTHLY REVENUE TOTALS =		\$ 56,387.84	\$ 106,148.34	\$ 165,184.00	\$ 184,292.00	\$ 186,312.00	\$ 188,332.00	\$ 190,352.00	\$ 192,372.00	\$ 194,392.00
ANNUAL REVENUE TOTALS =		\$ 676,654.08	\$ 1,273,780.08	\$ 1,982,208.00	\$ 2,211,504.00	\$ 2,235,744.00	\$ 2,259,984.00	\$ 2,284,224.00	\$ 2,308,464.00	\$ 2,332,704.00
Anticipated Annual Resd Growth	140		140	280	420	560	700	840	980	1120
Antic Ann Non-Res Growth	13		13	26	39	52	65	78	91	104
Antic Sen Citz Growth	24		24	48	72	96	120	144	168	192

REVENUE/COST OF SERVICE BALANCE	2026	2027	2028	2029	2030	2031	2032	2033	2034
Annual Expected Oper Expense	\$ 636,684	\$ 753,566	\$ 796,870	\$ 922,775	\$ 975,881	\$ 1,111,802	\$ 1,167,392	\$ 1,225,761	\$ 1,287,049
Loan 1 - \$10M - 2026		\$ 578,301	\$ 578,301	\$ 578,301	\$ 578,301	\$ 578,301	\$ 578,301	\$ 578,301	\$ 578,301
Loan 2 - \$11M - 2028				\$ 636,131	\$ 636,131	\$ 636,131	\$ 636,131	\$ 636,131	\$ 636,131
ANNUAL TOTAL Expense=	\$ 636,684	\$ 1,331,866	\$ 1,375,170	\$ 2,137,207	\$ 2,190,312	\$ 2,326,233	\$ 2,381,823	\$ 2,440,193	\$ 2,501,481
MONTHLY Total Expense =	\$ 53,057	\$ 110,989	\$ 114,598	\$ 178,101	\$ 182,526	\$ 193,853	\$ 198,485	\$ 203,349	\$ 208,457
ANNUAL TOTAL Balance =	\$ 39,970.08	\$ (58,086.40)	\$ 607,037.55	\$ 74,297.39	\$ 45,431.68	\$ (66,249.01)	\$ (97,599.09)	\$ (131,728.68)	\$ (168,776.74)

CAPITAL IMPROVEMENTS		
Prioritized by Project	Loan 1 - 2026	Loan 2 - 2028
Loan Amount =	\$ 5,000,000.00	\$ 5,000,000.00
Service Rate =	0.08 %	0.08 %
Annual Interest Rate=	4.00 %	4.00 %
Loan Period (Years) =	30 Yr	30 Yr
Monthly Payment =	(\$24,095.86)	(\$24,095.86)
Annual Cost =	(\$289,150.34)	(\$289,150.34)

AMENDED MODEL

PROJECTED RATE REVENUE (Monthly)						SUBJECT TO FUTURE RATE STUDY (TBD)					
		2026	2027	2028	2029	2030	2031	2032	2033	2034	
Residential		\$ 4.25	\$ 6.00	\$ 6.00	\$ 8.00	\$ 8.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	
Senior		\$ 4.25	\$ 6.00	\$ 6.00	\$ 8.00	\$ 8.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	
Non-Res 0-10,000 Sqft		\$ 12.00	\$ 18.00	\$ 18.00	\$ 20.00	\$ 20.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	
Non-Res 10,001-50,000 Sqft		\$ 36.00	\$ 40.00	\$ 40.00	\$ 48.00	\$ 48.00	\$ 52.00	\$ 52.00	\$ 52.00	\$ 52.00	
Non-Res 50,001-100,000 Sqft		\$ 90.00	\$ 120.00	\$ 120.00	\$ 160.00	\$ 160.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	
Non-Res 100,001-250,000 Sqft		\$ 210.00	\$ 240.00	\$ 240.00	\$ 300.00	\$ 300.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	
Non-Res 250,001-500,000 Sqft		\$ 450.00	\$ 500.00	\$ 500.00	\$ 550.00	\$ 550.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	
Non-Res 500,001-Above Sqft		\$ 450.00	\$ 500.00	\$ 550.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	
PROJECTED MONTHLY REVENUE ACCRUAL											
Number of Residential Acnts	8113	\$ 34,480.25	\$ 49,518.00	\$ 50,358.00	\$ 68,264.00	\$ 69,384.00	\$ 88,130.00	\$ 89,530.00	\$ 90,930.00	\$ 92,330.00	
Senior Citizens	1164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Non Residential Acnts	635										
0-5000 Sqft	197	\$ 2,364.00	\$ 3,663.00	\$ 3,780.00	\$ 4,330.00	\$ 4,460.00	\$ 5,508.00	\$ 5,664.00	\$ 5,820.00	\$ 5,976.00	
5001-10000 Sqft	63	\$ 756.00	\$ 1,134.00	\$ 1,134.00	\$ 1,260.00	\$ 1,260.00	\$ 1,512.00	\$ 1,512.00	\$ 1,512.00	\$ 1,512.00	
10001 - 20000 Sqft	103	\$ 3,708.00	\$ 4,380.00	\$ 4,640.00	\$ 5,880.00	\$ 6,192.00	\$ 7,046.00	\$ 7,384.00	\$ 7,722.00	\$ 8,060.00	
20001 - 50000 Sqft	142	\$ 5,112.00	\$ 5,680.00	\$ 5,680.00	\$ 6,816.00	\$ 6,816.00	\$ 7,384.00	\$ 7,384.00	\$ 7,384.00	\$ 7,384.00	
50001 - 100000 Sqft	87	\$ 7,830.00	\$ 10,440.00	\$ 10,440.00	\$ 13,920.00	\$ 13,920.00	\$ 17,400.00	\$ 17,400.00	\$ 17,400.00	\$ 17,400.00	
100001 - 250000 Sqft	31	\$ 6,510.00	\$ 7,440.00	\$ 7,440.00	\$ 9,300.00	\$ 9,300.00	\$ 11,160.00	\$ 11,160.00	\$ 11,160.00	\$ 11,160.00	
250001 - 500000 Sqft	7	\$ 3,150.00	\$ 3,500.00	\$ 3,500.00	\$ 3,850.00	\$ 3,850.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	
500001 - 1000000 Sqft	4	\$ 1,800.00	\$ 2,000.00	\$ 2,200.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	
1000000 - Above Sqft	1	\$ 450.00	\$ 500.00	\$ 550.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	
MONTHLY REVENUE TOTALS =		\$ 66,160.25	\$ 88,255.00	\$ 89,722.00	\$ 116,620.00	\$ 118,182.00	\$ 145,340.00	\$ 147,234.00	\$ 149,128.00	\$ 151,022.00	
ANNUAL REVENUE TOTALS =		\$ 793,923.00	\$ 1,059,060.00	\$ 1,076,664.00	\$ 1,399,440.00	\$ 1,418,184.00	\$ 1,744,080.00	\$ 1,766,808.00	\$ 1,789,536.00	\$ 1,812,264.00	
Anticipated Annual Resd Growth	140		140	280	420	560	700	840	980	1120	
Antic Ann Non-Res Growth	13		13	26	39	52	65	78	91	104	
Antic Sen Citz Growth	24		24	48	72	96	120	144	168	192	

REVENUE/COST OF SERVICE BALANCE		2025	2026	2027	2028	2029	2030	2031	2032	2033	
Annual Expected Oper Expense	\$	636,684	\$ 753,566	\$ 796,870	\$ 922,775	\$ 975,881	\$ 1,111,802	\$ 1,167,392	\$ 1,225,761	\$ 1,287,049	
Loan 1 - \$5M - 2026			\$ 289,150	\$ 289,150	\$ 289,150	\$ 289,150	\$ 289,150	\$ 289,150	\$ 289,150	\$ 289,150	
Loan 2 - \$5M - 2028					\$ 289,150	\$ 289,150	\$ 289,150	\$ 289,150	\$ 289,150	\$ 289,150	
ANNUAL TOTAL Expense=	\$	636,684	\$ 1,042,716	\$ 1,086,020	\$ 1,501,076	\$ 1,554,182	\$ 1,690,102	\$ 1,745,692	\$ 1,804,062	\$ 1,865,350	
MONTHLY Total Expense =	\$	53,057	\$ 86,893	\$ 90,502	\$ 125,090	\$ 129,515	\$ 140,842	\$ 145,474	\$ 150,338	\$ 155,446	
ANNUAL TOTAL Balance =	\$	157,239.00	\$ 16,343.85	\$ (9,356.11)	\$ (101,635.87)	\$ (135,997.58)	\$ 53,977.73	\$ 21,115.64	\$ (14,525.94)	\$ (53,086.00)	