



## **Municipal Funding Committee**

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

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

**Date:** May 20, 2025 - **Time:** 6:30 PM

### **Call to Order**

### **Approval of Minutes**

1. April 3, 2025 Meeting - Unapproved minutes
  - [Funding Committee Minutes Unapproved 04032025.pdf](#)

### **Public Comments**

### **Old Business**

### **New Business**

#### **Public Works**

2. 2025 Stormwater Rate Study - Presented by Dan Jackson, WilDan
  - [2025.05.20 Bryant Stormwater Study MFC Presentation.pdf](#)

### **Committee Comments**

### **Mayor Comments**

### **Adjournments**

## **Funding Committee Unapproved Minutes 4/3/2025**

**Members Present:** Lisa Meyer, Jon Martin, Jack Moseley, Denecia Ramsey, Scott Staples, Phillip Partain, Jim Erwin

**Members Absent:** Butch Higginbotham

**Staff Present:** Jordan Reynolds, Mayor Treat, Ted Taylor, Tim Fournier

**Guests Present:**

**Call to Order:** 6:08 PM by Mayor Treat

### **Public Comments**

- Joel Smith - Rodeo backs up to Shoal Creek—wants to make sure it's on Council and City's radar; worried about continuing flooding and wants to know that the City is actively working to mitigate flooding
- Jack Moseley & Jordan O'Roark (in his ward) are aware and monitoring

### **New Business**

- **Bylaws** - Scott Staples motioned to accept, 2nd by Phillip Partain; all in favor
- **Chairperson** - Jim Erwin made a motion for Lisa Meyer to chair this committee, 2nd by Scott Staples
  - **Vice Chair** - Jon Martin made a motion for Phillip Partain to vice-chair this committee, 2nd by Scott Staples; all in favor
  - **Secretary** - Scott Staples made a motion for Jordan Reynolds to be secretary, 2nd by Phillip Partain; all in favor
- **Timeline** - Ted Taylor went over proposed Funding Committee timeline and explained that the committee will focus on three areas, split between the year. Committee to regularly give report to Council
  - Agreed that Thursdays are better, meeting on 1st Thursday of each month
  - Motion by Scott, 2nd by Jim
    - Later, the committee changed the May meeting to May 15th—other meetings are scheduled for the 1st Thursday of each month at 6:00 PM
    - Talked about possibly moving locations to better serve residents (i.e. Bishop Center)
- **Draft Master Drainage Plan Phase 1**
  - Fournier gave an overview of the plan with details about the process which included a resident survey

- Fournier explained that they break the study down by how many flood instances were at certain locations
- Asked committee to study heat maps and executive summary after they review plan
- Phase 2 lists all the projects, associated costs, and recommendations
- **City In-House Drainage Study**
  - Fournier explained that they worked with Garver to create this
  - Shows the prioritized projects and associated costs
  - Fournier noted that some of these projects are at locations that are privately-owned
  - Mayor said that many of the resources that the Stormwater team uses come from Streets
  - Mayor asked “how do we get Stormwater to be a standalone utility?”
  - Partain asked goals:
    - 3 more employees & a Stormwater analyst
  - Staples asked if a stormwater fee is common
    - Fournier said surrounding cities like Hot Springs have stormwater fees
- **Stormwater Utility Fund**
  - Fournier explained that this can only fund projects, not staffing
  - \$3 fee started in 2015 and has never been adjusted
  - \$636,000 comes from Streets to help Stormwater; Streets basically sustains Stormwater
  - Portion is funded by sales tax
- **Ongoing Rate Analysis**
  - Fournier explained that the rate analysis has begun and is ongoing
- Staples asked what other cities do
  - Fournier will bring these numbers back to committee next meeting
- Asked committee to keep up with SB518
- Next meeting, the committee hopes to make recommendation of Stormwater Master Plan to council

**Adjournment:** 7:28, motion by Meyer; 2nd by Staples

**Next meeting:** May 15 at 6:00 PM in Conference Room

City of Bryant

## 2025 Stormwater Rate Study

### Municipal Funding Committee Presentation

May 2025



Updated: May 13 2025

# Agenda



- Background on Stormwater Management and Utilities
- Stormwater Fee Calculation Methodology
- Stormwater Rate Plan Scenarios
- Presentation Summary



The background of the slide is a photograph of industrial machinery, likely part of a water treatment or pumping system. It features large pipes, valves, and a prominent electric motor. The entire image is covered with a semi-transparent blue filter. Centered over this image is the title text in white.

# **BACKGROUND ON STORMWATER UTILITIES**

# Facts about Stormwater Management



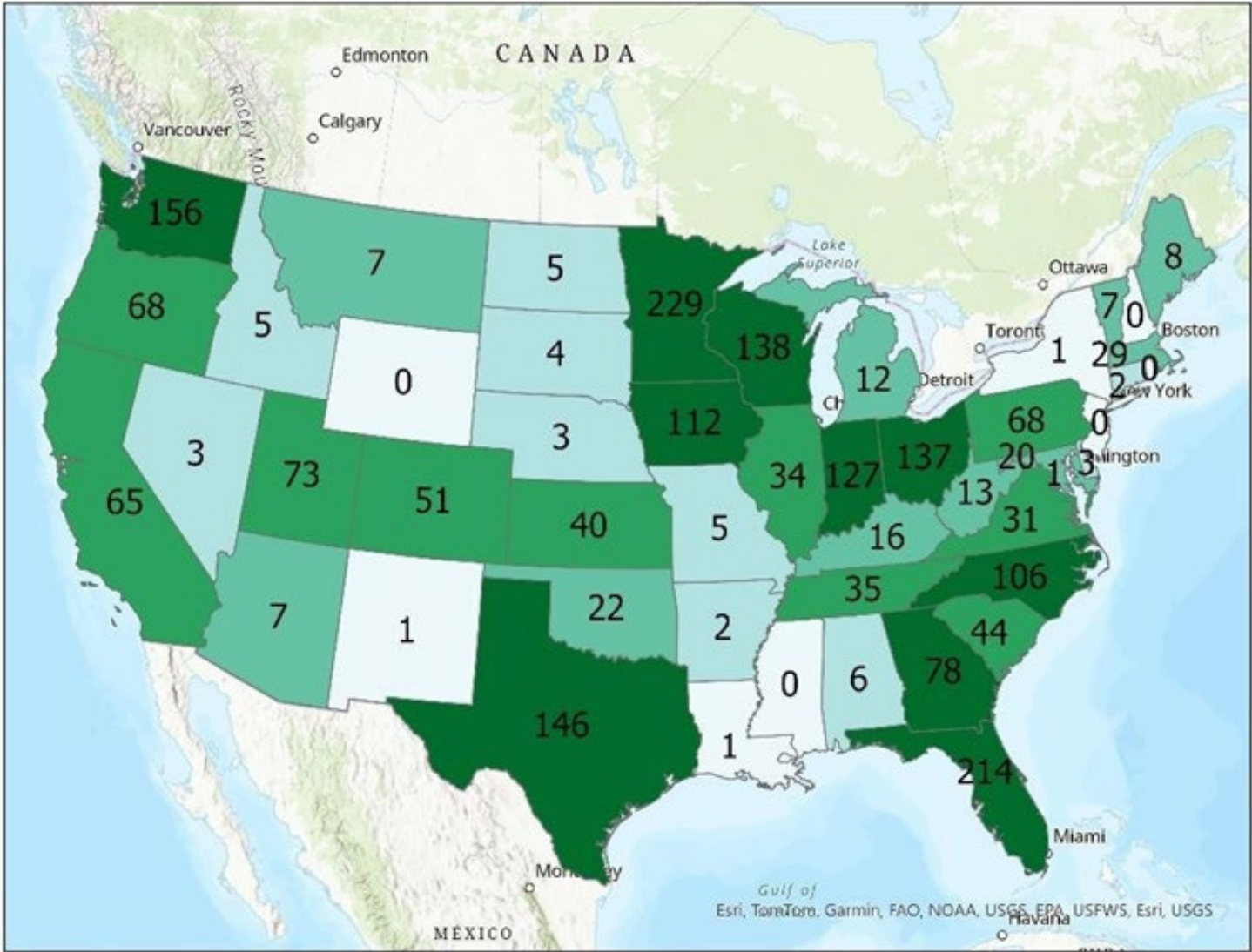
- Urbanization and development had a significant impact how water moves after storm events
- EPA has issued regulations requiring cities to create and implement comprehensive stormwater management plans
- These regulations and increasing urbanization have led to higher stormwater-related costs
- In past cities have mostly absorbed stormwater costs in utility and general funds
- As costs continue to rise, cities are increasingly establishing separate utilities to finance and manage stormwater operations

# Facts about Stormwater Utilities

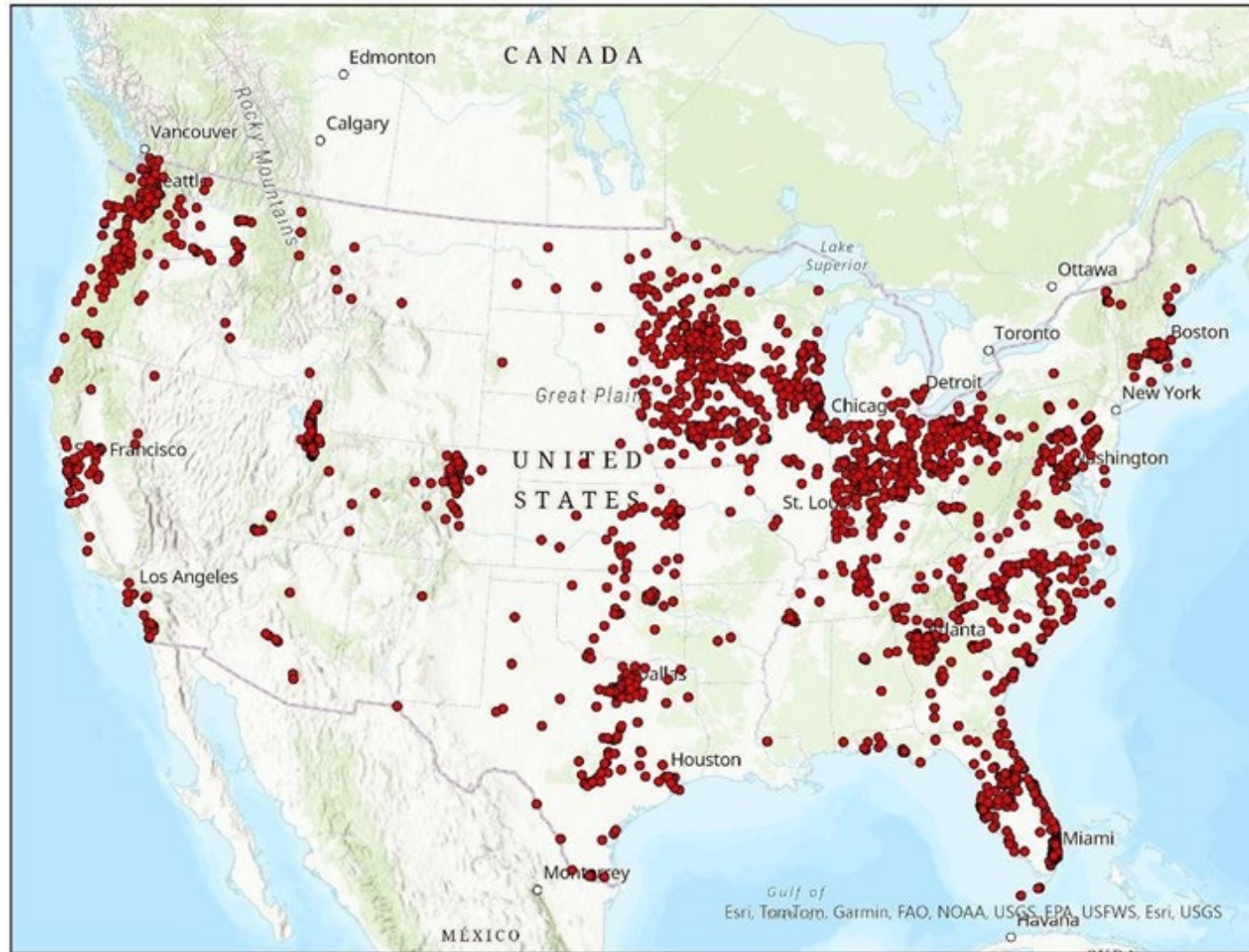


- Latest Stormwater Utility Survey conducted by Western Kentucky University in 2024 identifies **2,135** stormwater utilities (SWUs) located in 42 U.S. states and DC
- Most SWUs are located in Florida, Texas, Pacific Northwest and Upper Midwest
- At least 9 states have 100 or more SWUs
- Minnesota has the highest number of SWUs - 229
- Arkansas has only 2 SWUs (City of Bryant and City of Hot Springs)
- Residential monthly fees in the U.S. range from \$0 to \$46.71
- National average monthly single-family residential fee is \$6.19

# Number of SWUs by State



# U.S. Stormwater Utilities



## Bryant Stormwater Utility Background

- City charges a flat fee of \$3.00/mo. for residential and \$6.00/mo. for non-residential customers.
- Senior citizens are exempt.
- Current rates collect \$300,000 annually (not enough to cover Stormwater Fund operating expenses)
- City has identified over **\$95** million of long-term unfunded stormwater capital improvements to address flooding issues
- City wants its stormwater fund to become self-sufficient in the future
- Combination of above factors results in need to implement a new long-term rate plan

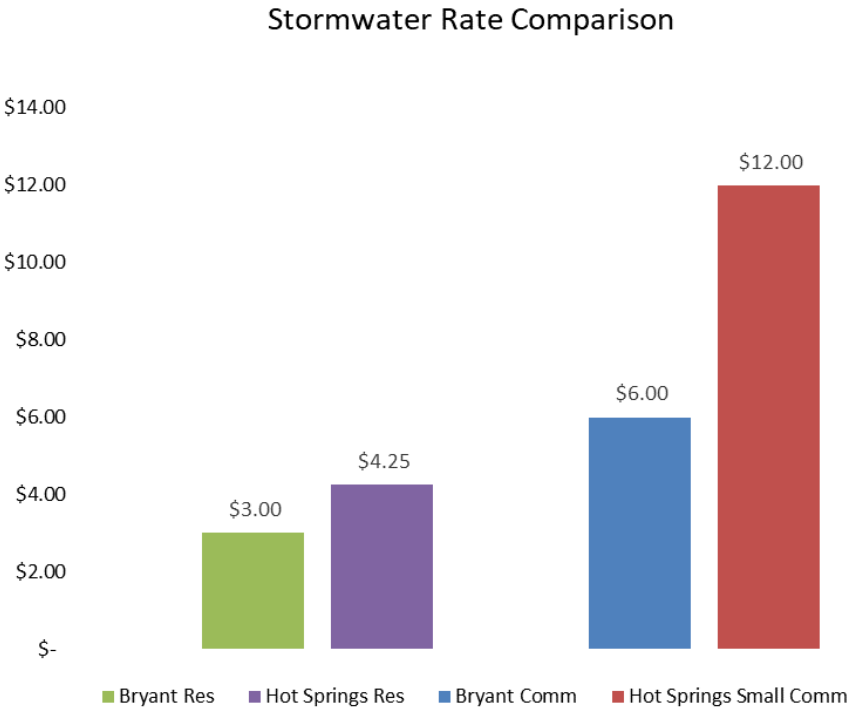


# Current Monthly Stormwater Charges in Arkansas



| CITY OF BRYANT          |        |
|-------------------------|--------|
| Residential (fixed fee) | \$3.00 |
| Commercial (fixed fee)  | \$6.00 |

| CITY OF HOT SPRINGS  |          |
|--|----------|
| Residential (fixed fee)  | \$4.25   |
| Commercial (fee is based on<br>Impervious Surface Area* (sq. ft.)) |          |
| 0—9,999  | \$12.00  |
| 10,000—49,999  | \$36.00  |
| 50,000—99,999  | \$90.00  |
| 100,000—249,999  | \$210.00 |
| 250,000—Above  | \$450.00 |

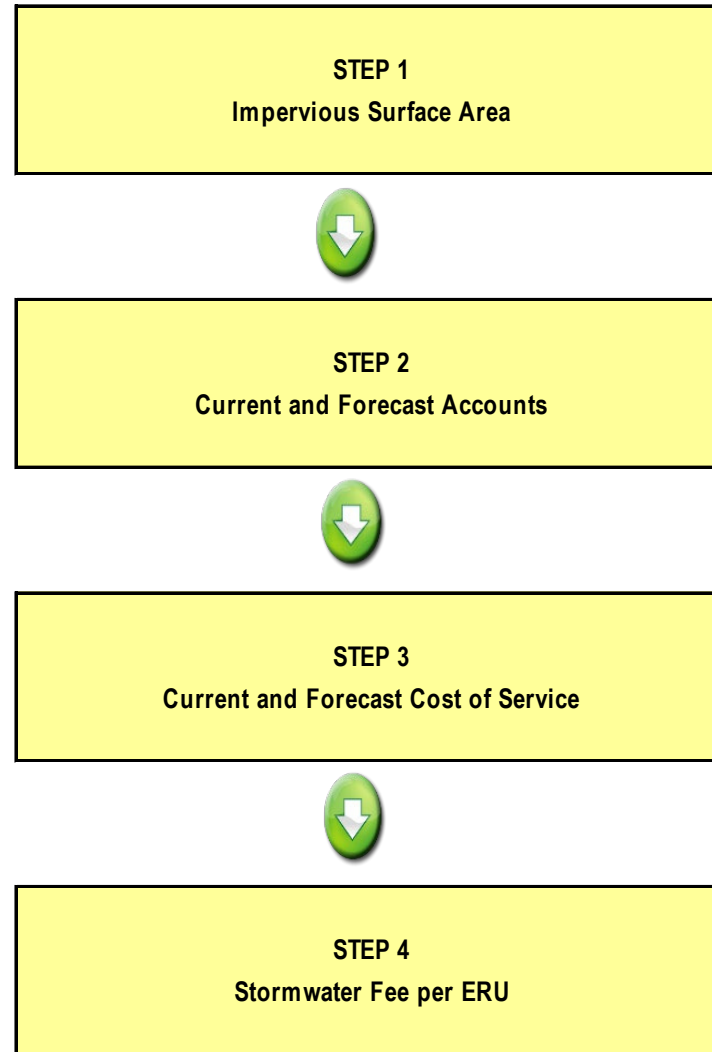


\*Impervious surface area (ISA) refers to areas of land that are covered by hard, non-porous surfaces (e.g. pavement, concrete, or rooftops), which prevent or significantly limit the absorption of water into the ground.

The background of the slide is a photograph of an industrial facility, likely a water treatment plant, featuring large pipes, valves, and machinery. The entire image is overlaid with a semi-transparent blue filter. The title 'STUDY METHODOLOGY' is centered in white, bold, sans-serif capital letters.

# STUDY METHODOLOGY

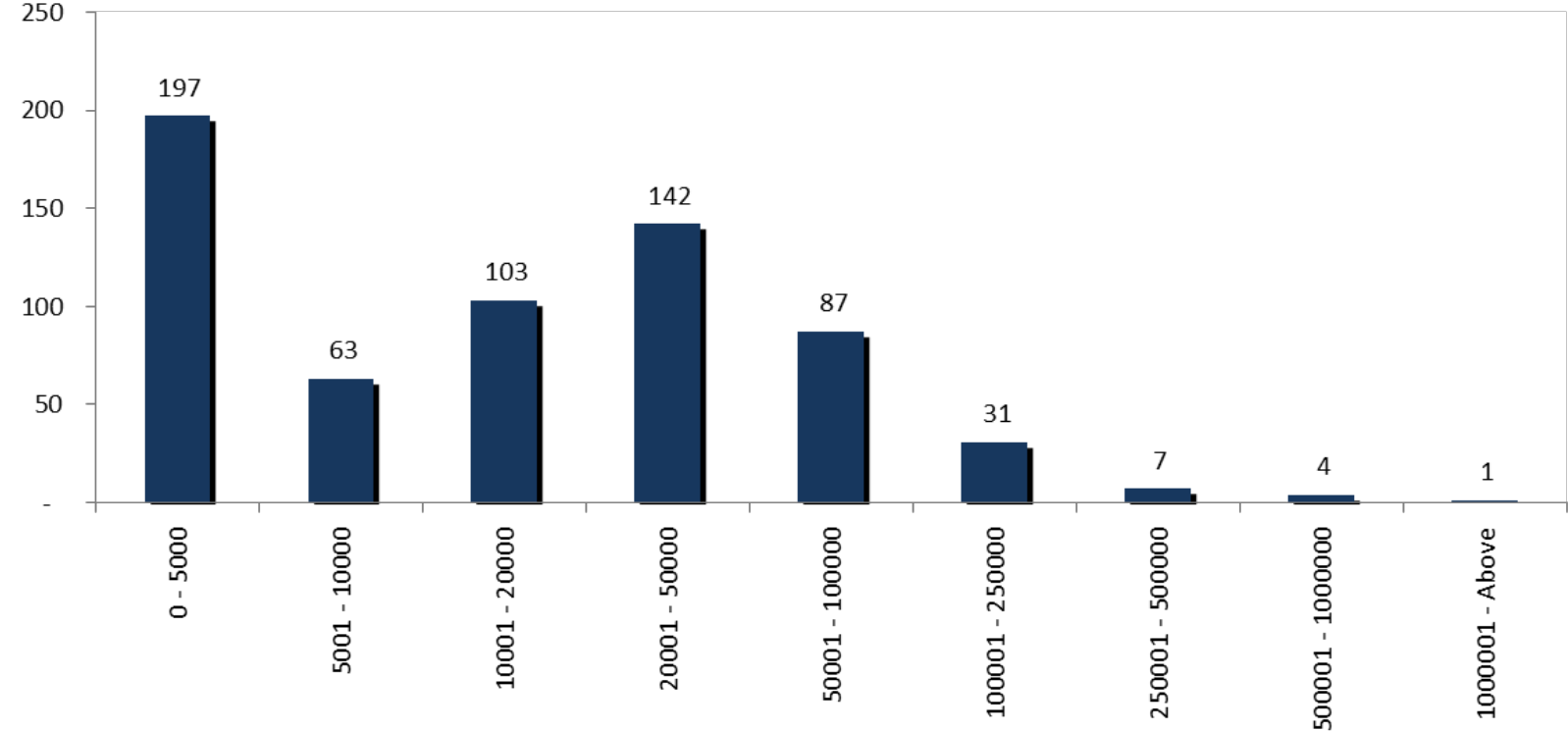
# Stormwater Fee Calculation Methodology



# Step 1: Impervious Surface Area (ISA)



Non-Residential Accounts  
Number of Accounts by ISA Range



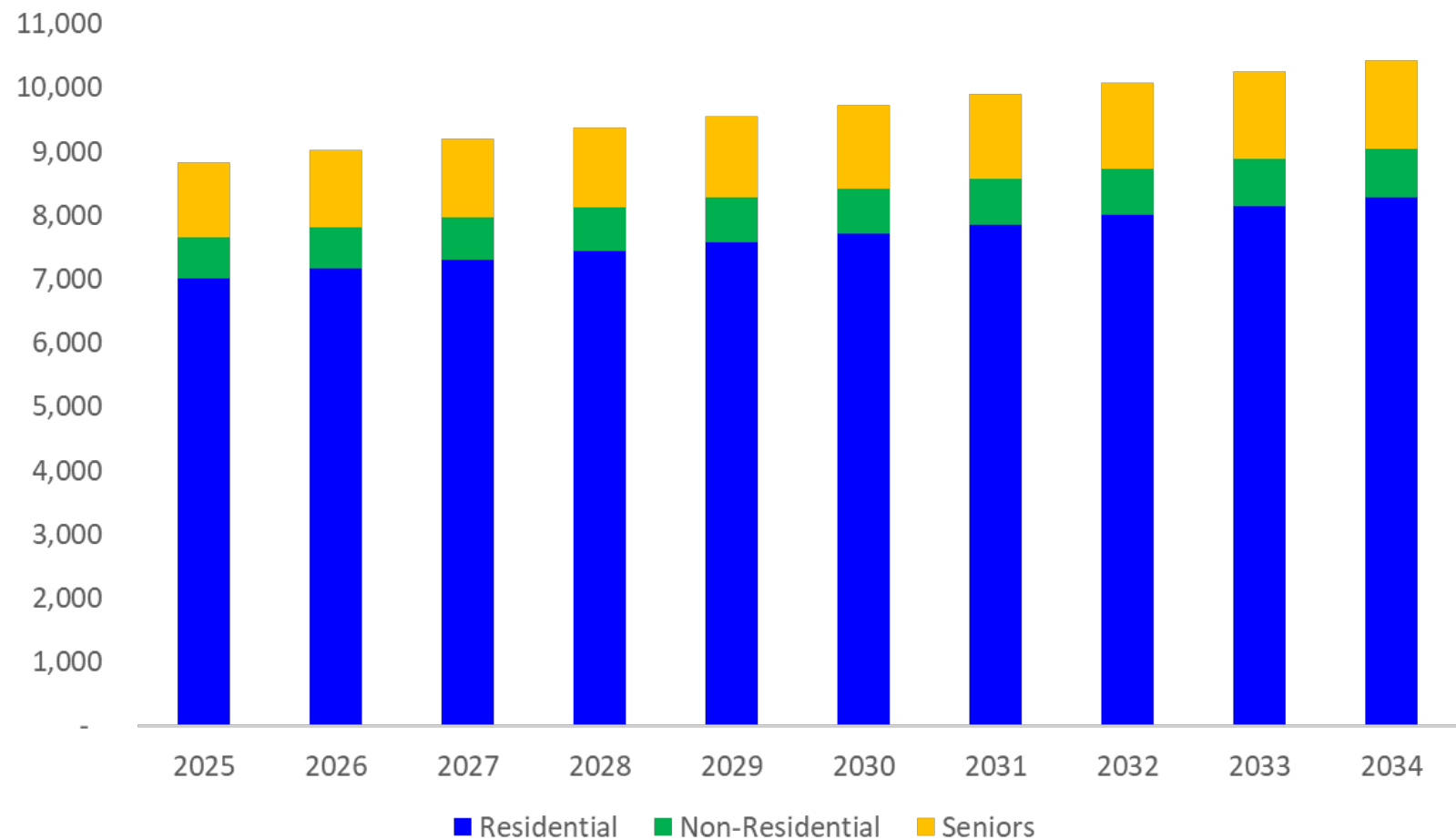
Estimated average ISA  
for residential accounts is  
3,500 sq. ft.

Total Residential  
accounts: **8,113**  
(including Senior Citizens  
accounts)

Seniors Citizens accounts  
exempt from stormwater  
fee: **1,164**

Total Non-Residential  
accounts: **635**

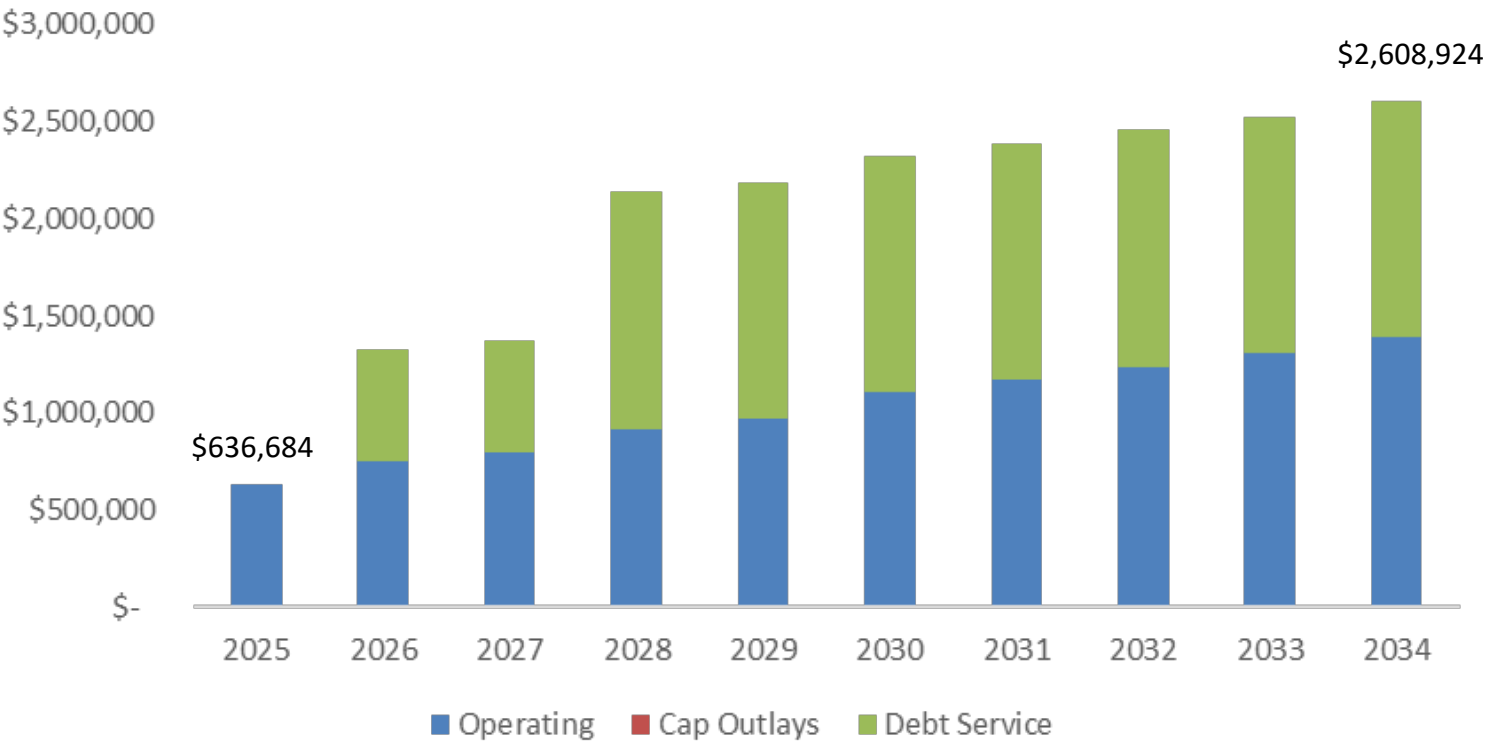
# Step 2: Forecast Stormwater Accounts



**Average annual growth rate is 1.7% or 177 new accounts per year:**

- 140 residential
- 13 non-residential
- 24 Senior Citizens

# Step 3: Historical and Forecast Cost of Service



Operating and personnel expenses are forecast to increase 3-5% per year (some expenses are increasing at a higher rate than others)

City will issue a \$10 million bond in 2025 and an \$11 million bond in 2027 to fund CIP.

The bonds will have a 30-year term at 4.00% APR

# Stormwater Utility UNFUNDED CIP



|  |                   |
|--|-------------------|
| Boone Road at Boswell Creek Improvements         | \$ 532,000        |
| Hidden Forest Subdivision Improvements           | 1,122,400         |
| Hidden Creek Drive at Shoal Creek                | 1,979,100         |
| Meadow Lake Subdivision Improvements             | 2,700,200         |
| Hilldale Road at Owen Creek Improvements         | 3,186,900         |
| Lea Circle near Hurricane Creek                  | 3,697,700         |
| Oak Glenn Subdivision Improvements               | 3,770,000         |
| Midland Road at Owen Creek Improvements          | 6,092,300         |
| Shobe Road at Unnamed Tributary to Crooked Creek | 14,052,200        |
| Cynamide Road at Hurricane Creek                 | 16,113,000        |
| Rodeo Drive at Shoal Creek Improvements          | 17,474,300        |
| Boone Road at Hurricane Creek Improvements       | <u>24,700,700</u> |
| <b>TOTAL UNFUNDED</b>                            | <b>95,420,800</b> |

The background of the slide features a photograph of industrial machinery, likely part of a water treatment or pumping system. It includes large pipes, valves, and a prominent electric motor. The entire image is covered with a semi-transparent blue filter. The title text is centered over this background.

# STORMWATER RATE PLAN SCENARIOS

# Non-Residential ISA Range Fee Multiplier



## CITY OF BRYANT, AR SQUARE FOOTAGE EQUIVALENT CALCULATION

| Square Footage Range |         | Average | Multiplier    |
|----------------------|---------|---------|---------------|
| Low                  | High    |         |               |
| -                    | 10,000  | 5,000   | -             |
| 10,001               | 50,000  | 30,001  | <b>6.00</b>   |
| 50,001               | 100,000 | 75,001  | <b>15.00</b>  |
| 100,001              | 250,000 | 175,001 | <b>35.00</b>  |
| 250,001              | 500,000 | 350,000 | <b>70.00</b>  |
| 500,001              | Above   | 750,000 | <b>100.00</b> |

A new tier-based fee structure that would use a multiplier based on the average impervious surface area in each tier

# Recommended Monthly Fees

## Scenario I – Status Quo



|                                |         | Current | Jul-25  | Jul-26   | Jul-27   | Jul-28   | Jul-29   |
|--------------------------------|---------|---------|---------|----------|----------|----------|----------|
| Stormwater Monthly Fees        |         |         |         |          |          |          |          |
| Residential                    |         | \$ 3.00 | \$ 4.50 | \$ 6.00  | \$ 7.25  | \$ 8.00  | \$ 8.00  |
| Seniors                        |         | -       | -       | -        | -        | -        | -        |
| Non-Residential Church/Schools |         |         |         |          |          |          |          |
| -                              | 10,000  | 6.00    | 13.50   | 18.00    | 21.75    | 24.00    | 24.00    |
| 10,001                         | 50,000  | 6.00    | 26.73   | 72.36    | 130.50   | 144.00   | 144.00   |
| 50,001                         | 100,000 | 6.00    | 66.83   | 180.90   | 326.25   | 360.00   | 360.00   |
| 100,001                        | 250,000 | 6.00    | 155.93  | 422.10   | 761.25   | 840.00   | 840.00   |
| 250,001                        | 500,000 | 6.00    | 311.85  | 844.20   | 1,522.50 | 1,680.00 | 1,680.00 |
| 500,001                        | Above   | 6.00    | 445.50  | 1,206.00 | 2,175.00 | 2,400.00 | 2,400.00 |

Recommend to adopt a new fee structure with fixed rates for Residential customers and tier-based rates for Non-Residential customers based on the average imperious surface area (ISA)

Full tier-based non-residential rates to be phased in over 2 years

Non-Residential fee category includes churches and schools

# Net Revenue Forecast – Scenario I



|   | 2025                | 2026                | 2027             | 2028          | 2029            | 2030           |
|---|---------------------|---------------------|------------------|---------------|-----------------|----------------|
| Revenues                                | \$ 458,527          | \$ 944,588          | \$ 1,611,128     | \$ 2,142,517  | \$ 2,329,152    | \$ 2,390,112   |
| Less Cost of Service<br>Operating Costs | 636,684             | 753,566             | 796,870          | 922,776       | 975,882         | 1,111,803      |
| Capital Outlays                         | -                   | -                   | -                | -             | -               | -              |
| Debt Service                            | -                   | 578,301             | 578,301          | 1,214,432     | 1,214,432       | 1,214,432      |
| Total Cost of Service                   | 636,684             | 1,331,867           | 1,375,171        | 2,137,208     | 2,190,314       | 2,326,235      |
| Net Revenues                            | (178,157)<br>-38.9% | (387,280)<br>-41.0% | 235,958<br>14.6% | 5,309<br>0.2% | 138,838<br>6.0% | 63,877<br>2.7% |

If the City of Bryant adopts recommended fee increases, its Stormwater fund should become self-sufficient in 2027

# Recommended Monthly Fees

## Scenario II – Status Quo + Seniors



|                                |         | Current | Jul-25  | Jul-26   | Jul-27   | Jul-28   | Jul-29   |
|--------------------------------|---------|---------|---------|----------|----------|----------|----------|
| Stormwater Monthly Fees        |         |         |         |          |          |          |          |
| Residential                    |         | \$ 3.00 | \$ 4.50 | \$ 5.50  | \$ 6.75  | \$ 7.50  | \$ 7.50  |
| Seniors                        |         | -       | 4.50    | 5.50     | 6.75     | 7.50     | 7.50     |
| Non-Residential Church/Schools |         |         |         |          |          |          |          |
| -                              | 10,000  | 6.00    | 13.50   | 16.50    | 20.25    | 22.50    | 22.50    |
| 10,001                         | 50,000  | 6.00    | 26.73   | 66.33    | 121.50   | 135.00   | 135.00   |
| 50,001                         | 100,000 | 6.00    | 66.83   | 165.83   | 303.75   | 337.50   | 337.50   |
| 100,001                        | 250,000 | 6.00    | 155.93  | 386.93   | 708.75   | 787.50   | 787.50   |
| 250,001                        | 500,000 | 6.00    | 311.85  | 773.85   | 1,417.50 | 1,575.00 | 1,575.00 |
| 500,001                        | Above   | 6.00    | 445.50  | 1,105.50 | 2,025.00 | 2,250.00 | 2,250.00 |

This scenario assumes City implements a monthly fee for Seniors that is equivalent to the residential fee.

Non-Residential fee category includes churches and schools

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# SUMMARY

# Presentation Summary

- Increasing stormwater costs are a result of urbanization and EPA regulations
- Fee adjustments are required to ensure that stormwater utility recovers (at least partially) its cost of service
- While commercial fees for larger properties are significantly higher, current fees are extremely low and significantly below cost



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## QUESTIONS & DISCUSSION