



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](#)
3. Stormwater Master Plan Projects & Priorities - Updated
 - [CDMP Phase 2 - Project Prioritization and OPC Summary.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



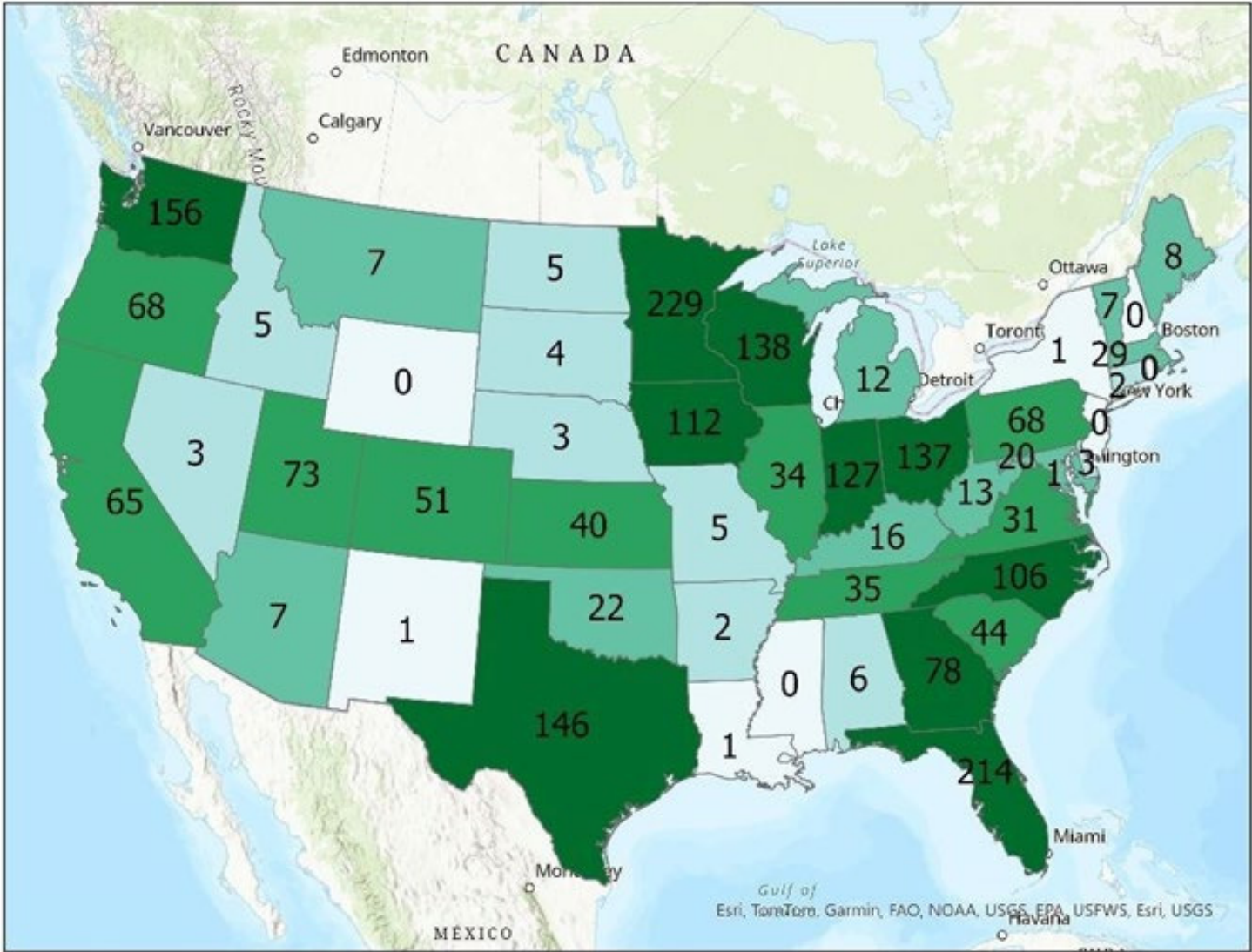
- Urbanization and development had a significant impact how water moves after storm events
- EPA has issued regulations requiring cities to create and implement comprehensive stormwater management plans
- These regulations and increasing urbanization have led to higher stormwater-related costs
- In past 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

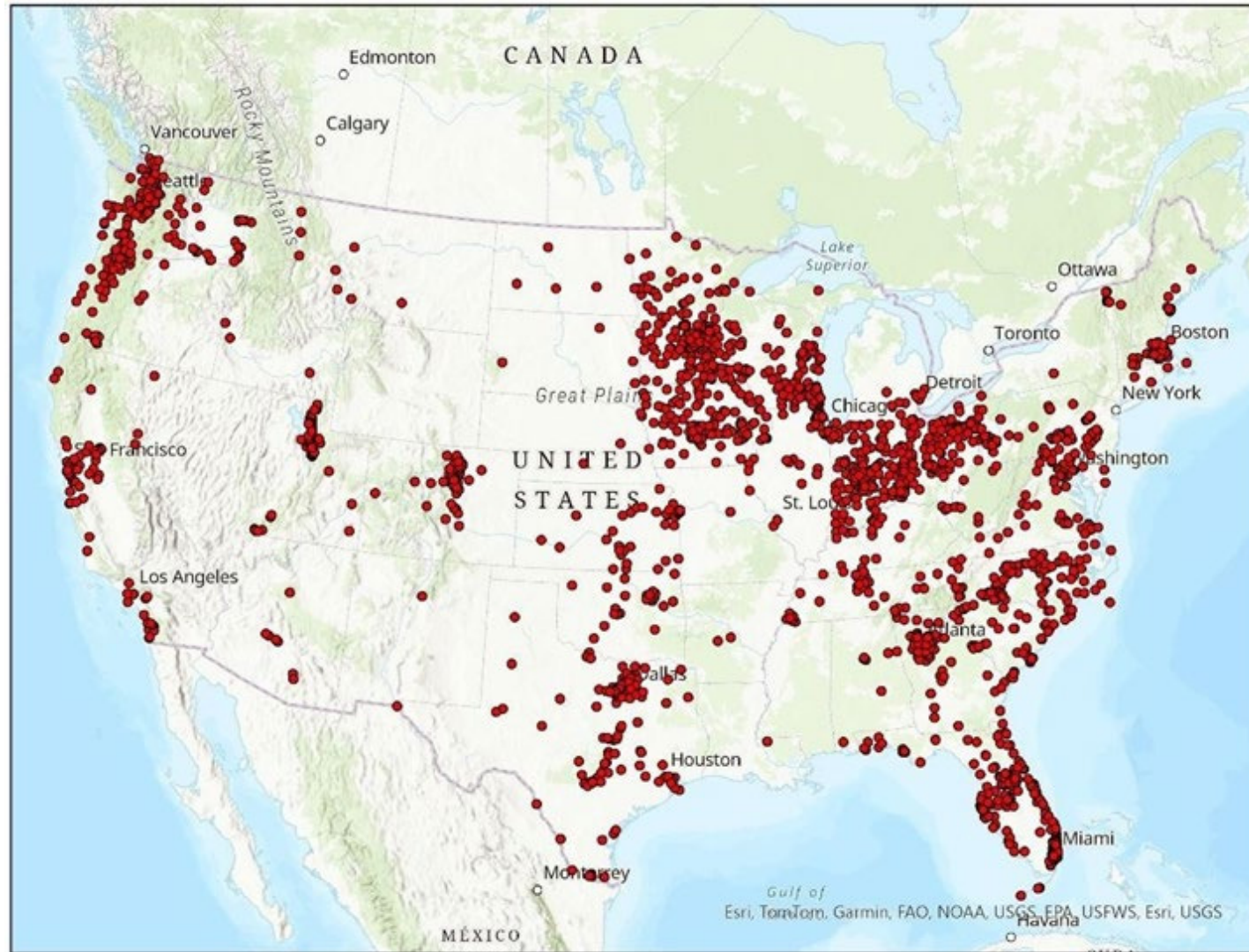


- Latest Stormwater Utility Survey conducted by Western Kentucky University in 2024 identifies **2,135** stormwater utilities (SWUs) located in 42 U.S. states and DC
- Most SWUs are located in Florida, Texas, Pacific Northwest and Upper Midwest
- At least 9 states have 100 or more SWUs
- Minnesota has 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

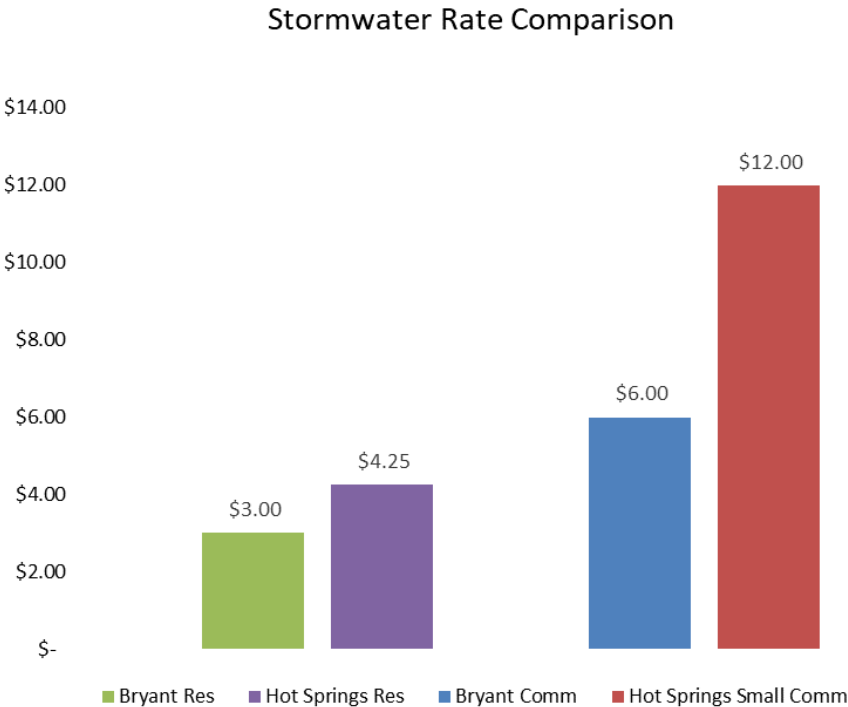


Current Monthly Stormwater Charges in Arkansas



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 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

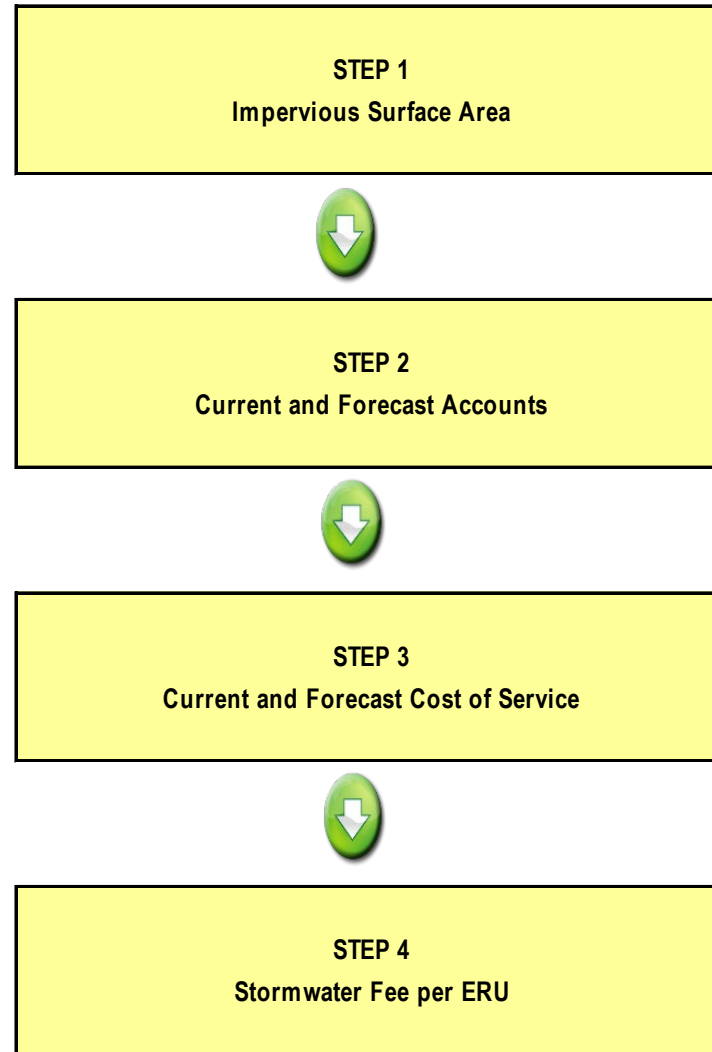


*Impervious surface area (ISA) refers to areas of land that are covered by hard, non-porous surfaces (e.g. pavement, concrete, or rooftops), which prevent or significantly limit the absorption of water into the ground.

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 text 'STUDY METHODOLOGY' is centered in white, bold, uppercase letters.

STUDY METHODOLOGY

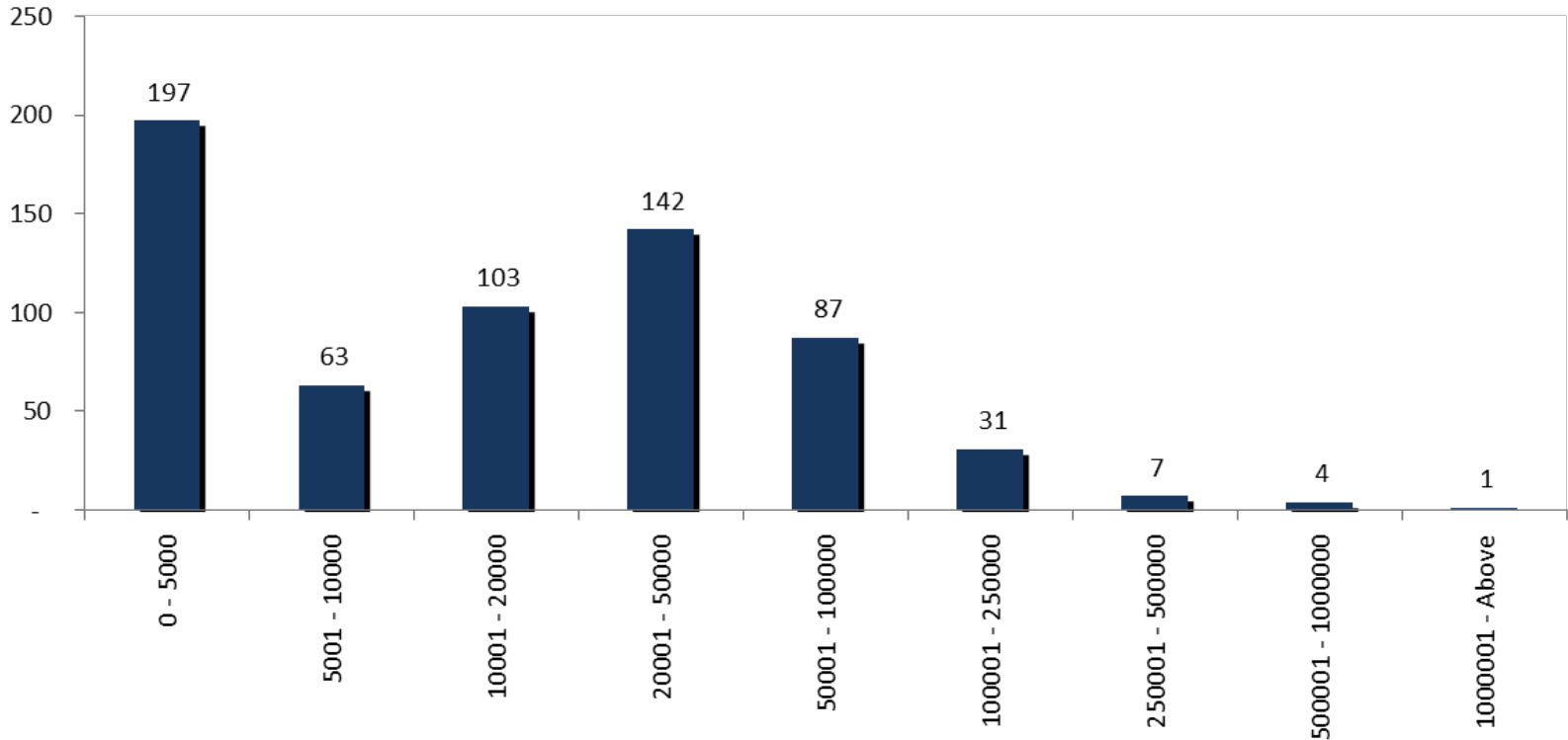
Stormwater Fee Calculation Methodology



Step 1: Impervious Surface Area (ISA)



Non-Residential Accounts
Number of Accounts by ISA Range



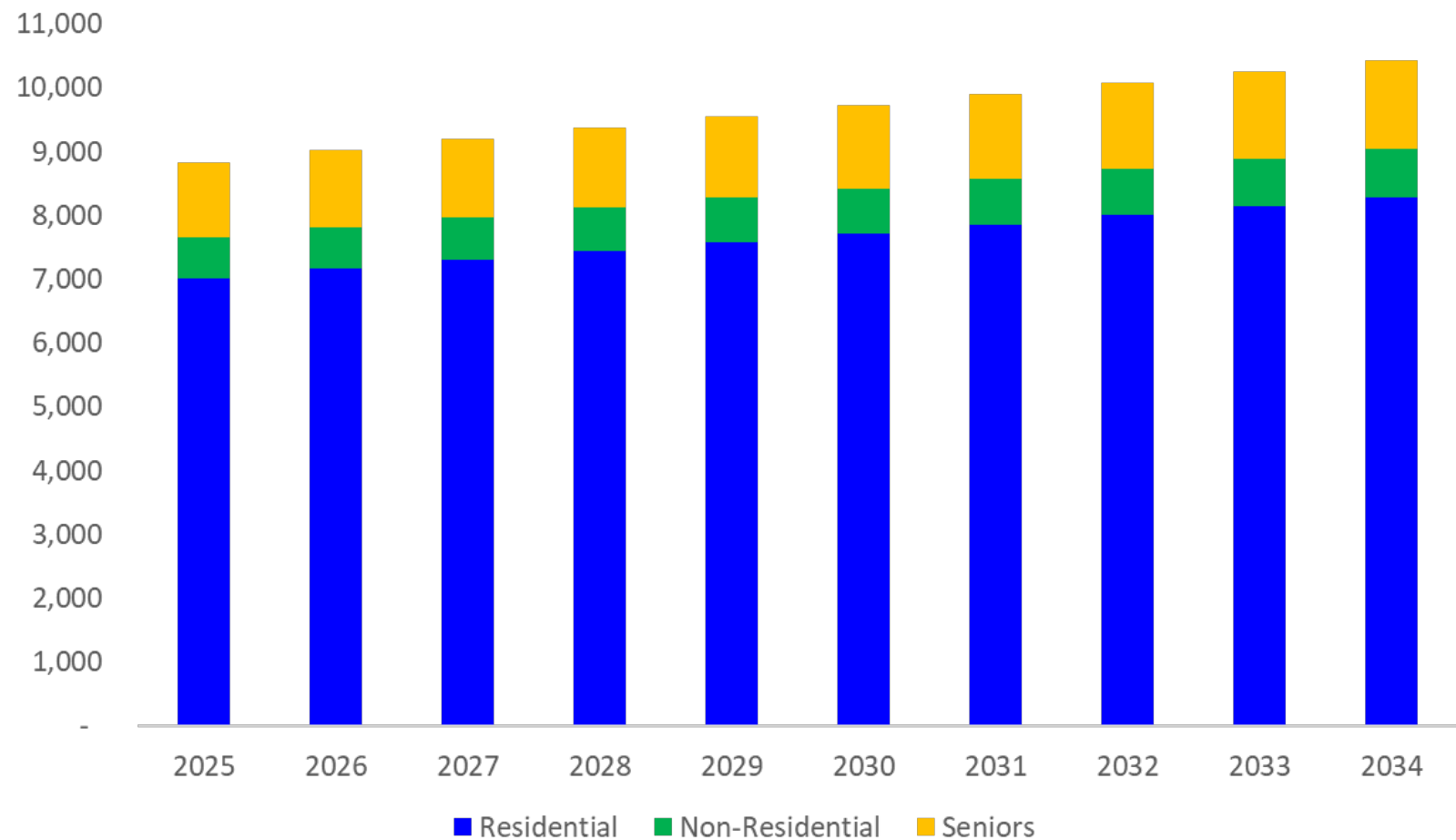
Estimated average ISA
for residential accounts is
3,500 sq. ft.

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

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

Total Non-Residential
accounts: **635**

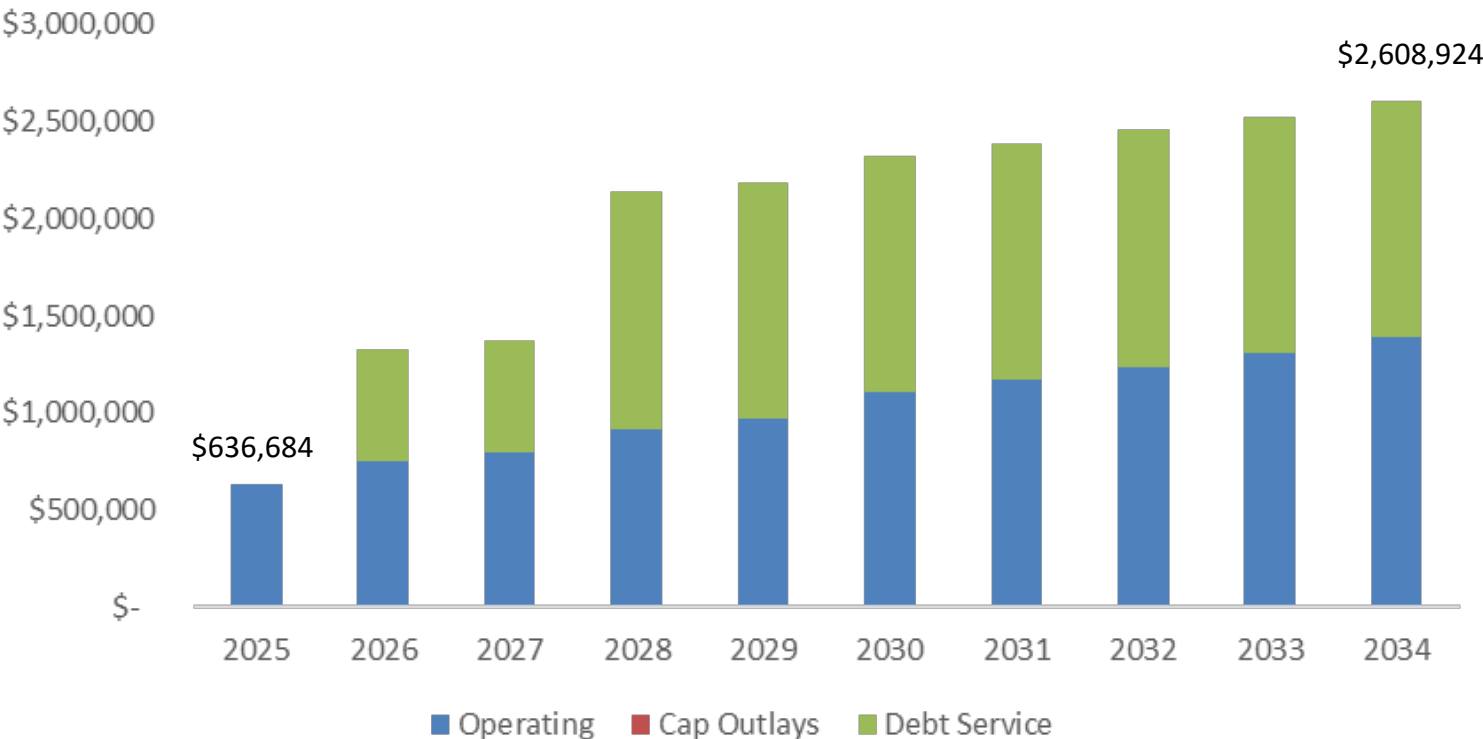
Step 2: Forecast Stormwater Accounts



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	24,700,700
TOTAL UNFUNDED	95,420,800

The background image shows an industrial water treatment facility. It features large, dark-colored pipes and machinery, including what appears to be a large pump or motor unit in the foreground. The scene is set indoors, with a window visible on the right side. The entire image is overlaid with a semi-transparent blue filter.

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	6.00
50,001	100,000	75,001	15.00
100,001	250,000	175,001	35.00
250,001	500,000	350,000	70.00
500,001	Above	750,000	100.00

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 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) -38.9%	(387,280) -41.0%	235,958 14.6%	5,309 0.2%	138,838 6.0%	63,877 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

The background of the slide is a photograph of industrial machinery, likely a water treatment or pumping system, featuring large pipes, valves, and electric motors. The entire image is covered with a semi-transparent blue filter. The word "SUMMARY" is centered in white, bold, sans-serif capital letters.

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



Disclosure

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For the avoidance of doubt and without limiting the foregoing, in connection with any revenue projections, cash-flow analyses, feasibility studies and/or other analyses Willdan may provide the municipality with respect to financial, economic or other matters relating to a prospective, new or existing issuance of municipal securities of the municipality, (A) any such projections, studies and analyses shall be based upon assumptions, opinions or views (including, without limitation, any assumptions related to revenue growth) established by the municipality, in conjunction with such of its municipal, financial, legal and other advisers as it deems appropriate; and (B) under no circumstances shall Willdan be asked to provide, nor shall it provide, any advice or recommendations or subjective assumptions, opinions or views with respect to the actual or proposed structure, terms, timing, pricing or other similar matters with respect to any municipal financial products or municipal securities issuances, unless formally engaged to provide such information.



QUESTIONS & DISCUSSION



City of Bryant
Comprehensive Drainage Master Plan – Phase 2

Project Prioritization and Opinion of Project Cost Summary

³ Project Prioritization	Project Name	¹ Flooding Severity	² Flooding Frequency	Total Estimated Construction Cost	Total Estimated Project Cost
3	Boone Road at Boswell Creek Improvements	Moderate	< 3 Years	\$ 409,204.00	\$ 532,000.00
1	Hidden Forest Subdivision Improvements	Minor	6 - 25 Years	\$ 863,399.00	\$ 1,122,400.00
3	Hidden Creek Drive at Shoal Creek Improvements	Major	< 3 Years	\$ 1,522,373.00	\$ 1,979,100.00
1	Meadow Lake Subdivision Improvements	Minor	1 - 5 Years	\$ 2,077,058.00	\$ 2,700,200.00
3	Hilldale Road at Owen Creek Improvements	Moderate	< 3 Years	\$ 2,451,455.00	\$ 3,186,900.00
2	Lea Circle near Hurricane Creek	Moderate	3 - 7 Years	\$ -	\$ 3,697,700.00
3	Oak Glenn Subdivision Improvements	Major	< 5 Years	\$ 2,865,615.00	\$ 3,770,000.00
2	Midland Road at Owen Creek Improvements	Moderate	3 - 7 Years	\$ 4,686,374.00	\$ 6,092,300.00
2	Shobe Road at Unnamed Tributary to Crooked Creek Improvements	Moderate	3 - 7 Years	\$ 10,809,380.00	\$ 14,052,200.00
3	Cynamide Road at Hurricane Creek Improvements	Major	< 5 Years	\$ 12,394,577.00	\$ 16,113,000.00
3	Rodeo Drive at Shoal Creek Improvements	Major	< 5 Years	\$ 13,441,794.00	\$ 17,474,300.00
3	Boone Road at Hurricane Creek Improvements	Major	< 5 Years	\$ 19,000,526.00	\$ 24,700,700.00
1	Millspark & Ruth Drive Drainage Improvements	Minor	1 - 5 Years	\$ 125,000.00	\$ 143,000.00
1	Walmart Basin City Owned	Minor	1 - 5 Years	\$ 200,000.00	\$ 230,000.00
1	Vicki Drive Drainage Improvements	Minor	1 - 5 Years	\$ 175,000.00	\$ 201,250.00
2	Pleasant Pointe Subdivision Drainage Improvements	Moderate	< 5 Years	\$ 1,100,000.00	\$ 1,180,000.00
1	Sunset Meadows Subdivision Drainage Improvements	Minor	6 - 25 Years	\$ 1,500,000.00	\$ 1,620,000.00
2	Springhill Road Crossing Improvements	Moderate	< 5 Years	\$ 50,000.00	\$ 57,500.00
1	6141 Remington Subdivision	Minor	8-25 Years	\$ 175,000.00	\$ 201,250.00
1	Stivers Drainage Improvements	Minor	< 5 Years	\$ 300,000.00	\$ 380,000.00
1	Lacross Drainage Improvements	Minor	< 5 Years	\$ 70,000.00	\$ 120,000.00
3	Walmart Super Center Subdivison Drainage Improvements (Failing and Collapsed Drainage System)	Minor	No Rating	\$ 3,000,000.00	\$ 3,450,000.00

¹ Definitions for Major, Moderate and Minor flooding impacts are as follows:

a. Major (at least one of the following):

- i. Damage to structures or homes
- ii. Significantly impedes traffic flow on a collector, minor arterial, or major arterial
- iii. Prevents access to a residence or business

b. Moderate (at least one of the following):

- i. Damage to property other than structures or homes (i.e. erosion, fences, etc.)



ii. Significantly impedes traffic flow on a local road
c. Minor (at least one of the following):
i. Nuisance flooding such as standing water or ponding caused by inadequate stormwater infrastructure within Public Right-of-Way.
ii. Does not meet city's drainage criteria but does not impede traffic flow
² A rough estimate of the frequency of the flooding targeted by the project can be obtained by one of the following ways:
i. Engineering Judgement and knowledge of the flooding issue within the city.
ii. Referring to previous drainage studies
³ See attached Drainage Project Scoring Matrix.

Drainage Scoring Matrix		
Flooding Severity	Flooding Frequency	Score
Major	< 5 Years	3
Moderate	< 3 Years	
Major	5 - 10 Years	2
Moderate	3 - 7 Years	
Minor	< 1 Year	
Major	11 - 25 Years	1
Moderate	8 - 25 Years	
Minor	1 - 5 Years	
	6 - 25 Years	