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Water Resources

AGENDA

City of Savannah – City Council Workshop
Stormwater Utility Update
November 25, 2025

I. Opening
II. City of Savannah (City) Stormwater Utility Fee Project Flow Chart
III. City Stormwater Management Program Overview
    a. Operation & Maintenance, Regulatory Compliance, and Capital Projects
IV. City Utility System Operation & Funding
    a. City Operates Three Pipe Systems (Water, Sewer, and Stormwater)
    b. Proposed Stormwater Program Service Delivery Enhancement Plan
V. Stormwater Utility User Fee Concept
    a. Customer Stormwater Utility Fee Rate Structure (Residential & Non-Residential)
    b. Stormwater Utility Credit Program
    c. Stormwater Fee Customer Billing Overview
VI. City Stormwater Program Funding
    a. Projected City Stormwater Utility Fee Revenue & Funding Sources
    b. Proposed Stormwater Capital Project Funding Plan
VII. Closing
    a. Key Takeaways
    b. City Council Request
    c. Georgia Stormwater Utility Background
VIII. Questions and Discussion

Presentation Acronyms & Definitions

HMGP: The Hazard Mitigation Grant Program is a Federal & State Funded Grant program for flood mitigation projects with a cost-share breakdown of 85% (Federal-State) to 15% (Local-City).
SPLOST: Special Purpose Local Option Sales Tax means Chatham Co. penny sales tax for capital project funding.
ERU: Equivalent Residential Unit means the stormwater fee "billing unit" expressed as increments of 2,500 square feet of impervious area (IA) on a customer's property.
DSFR Customer: Detached Single-Family Residential customer property
NSFR Customer: Non-Single-Family Residential customer property (i.e. commercial, industrial, multi-family, institutional, etc.)
SW Fee: Stormwater Fee or Stormwater Utility User Fee or SW Utility Fees
Sq Ft: Square feet of impervious area (or IA)

STORMWATER UTILITY

PROPOSED SERVICE DELIVERY & FUNDING PLAN

City Council Workshop

(November 25, 2025)

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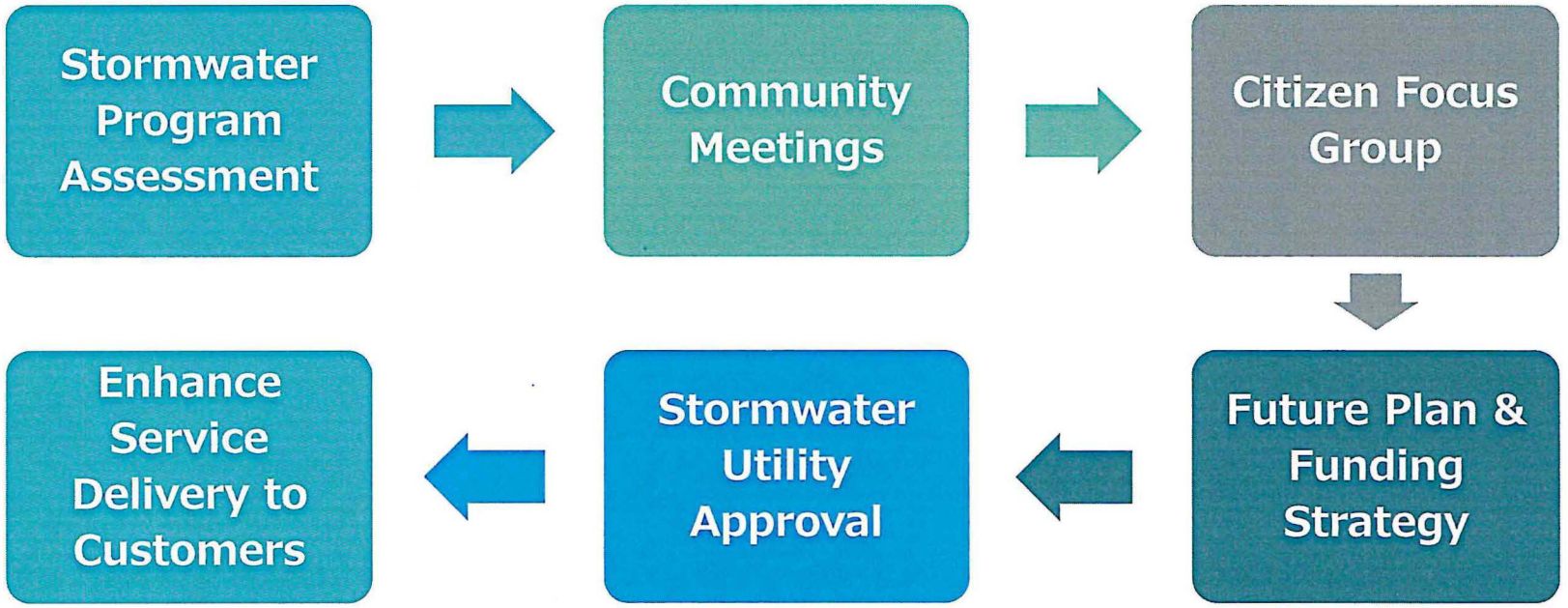
Stormwater Utility: Project Workflow



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Drainage System Operations, Maintenance, and Repair

Federal and State Regulatory Permit Compliance

Capital Improvement Program for Flood Control, Drainage, and Water Quality

City Stormwater Management Program

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City Drainage System Data (2025)*

- **416 miles** of pipe systems
- **147 miles** of ditches/canals
- **7** pump stations
- **6** stormwater detention ponds
- **31** tide gates
- **14,620** inlets
- **6,423** manholes

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Drainage Capital Improvement Projects

Stormwater Pump Stations

12 Projects

Total Cost: $46.6 Million

(Funded at $27.7 Million)

Neighborhood Contruction Projects

15 Projects

Total Cost: $32.1 Million

(Funded at $20.2 Million)

Annual Pipe Repair Projects

16 Current CIPP Lining Projects and Various Point Repairs

Total Cost: Approx. $2.8 Million/Year

(70% Funded Annually)

Flood Study Modeling and Basin Studies

14 of 24 Basins Remain to be Modeled

Total Cost : $2.2 Million

(Funded at $150,000 Annually)

Large Drainage Basin Projects

24 Projects

Total Cost: $382.2 Million

(Funded at $117.6 Million)

Identified Funding Need ~ $465.1 million (M)

Funding Secured ~ $165.5M

(Submitted Competitive HMGP Pre-App on 10/31/25 for ~ $262M)

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SPLOST 8 Stormwater Projects

Over $60 Million to Fund Large City Drainage Projects:

Springfield Canal / Basin Drainage Improvements

- *Pump Station Upgrades*
- *Stark Avenue Culvert Replacement*
- *Mills B. Lane Culvert Replacement*

Casey Canal Drainage Improvements

- *Habersham Village and Abercorn Street Area*
- *36th Street – 60 Inch Trunkline Extension*

Mills B Lane/Liberty Parkway Culvert Upgrade

Ogeechee Road Bridge Upgrade

Liberty City: Sumter Street Stormpipe Upgrades

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Current City Utility Operation & Funding

City Operates Three "Pipe Systems"

WATER **SEWER**

Dedicated User Fee Funding
(Operations, Capital, Regulatory)

STORMWATER

No Dedicated Funding

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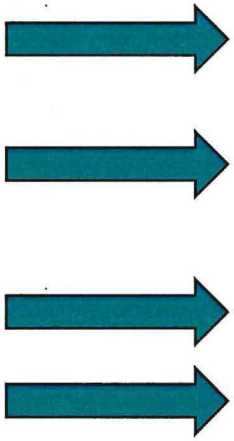
Stormwater Service Delivery Plan

CURRENT SERVICE DELIVERY

General Fund & SPLOST

Primarily Reactive

- **Operations + Maintenance**
  - Response/complaint driven
  - Limited inspections
- **Capital Improvement Projects**
  - Critical projects only
  - Deferred maintenance
- **Stormwater Funding**
  - Varies year-to-year
- **Master Planning**
  - Limited



ENHANCED SERVICE DELIVERY

*General Fund+SPLOST+**Stormwater Fees***

Reactive to Proactive

- **Operations + Maintenance**
  - Proactive management
  - Full condition assessment
- **Capital Improvement Projects**
  - Phased/prioritized implementation
  - Capital replacement schedule
- **Stormwater Funding**
  - Dedicated revenue source
- **Master Planning**
  - Modeling and basin-wide planning

Stormwater Utility User Fee Concept

- A **user fee-based system** like other existing City utilities (water, sewer, sanitation)
- Revenues are **dedicated solely** to stormwater management services
- Customer user fee bill **based on amount of stormwater runoff** via impervious area
- Applies to **developed properties** generating stormwater runoff

A more **equitable** approach to fund stormwater management services

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Georgia Stormwater Utility Background

- **First Stormwater Utility: Griffin, GA in 1998**
- **70+ Active Stormwater Utilities in Georgia**
  - *Garden City, Richmond Hill, Brunswick, Hinesville, Statesboro, Augusta, Albany*
- **Most Recent: Cobb County, GA on 11/20/25**
- **Established Process for Setup in Georgia**

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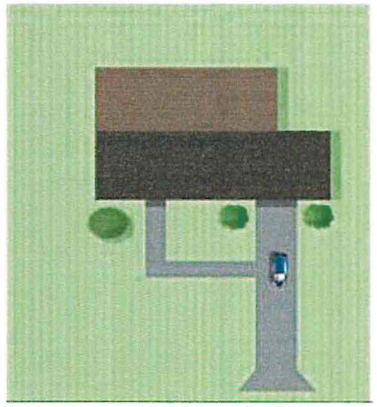
Stormwater Fee Billing Unit

- Stormwater runoff impacts are based on the amount of impervious area
- Customers fund the stormwater program through a fee based on the amount of their impervious area
- A stormwater fee "billing unit" is based on the average residential property – defined as an equivalent residential unit (ERU).



Residential Impervious Area Data

Roof:	1,800 sq. ft.
Other IA:	700 sq. ft.
Total:	**2,500 sq. ft. = 1 ERU**

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Stormwater User Fee Rate Structure

Detached Single-Family Residential (DSFR) Parcels	Non-Single-Family Residential (NSFR) Parcels
• Single family homes placed in tiers based on impervious area footprint • Flat rate fee for each "residential tier" based on impervious area	• Measured impervious area as multiples of billing units (ERUs) • Distinct stormwater fee based on the number of "billing units" multiplied times the billing rate

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DSFR Fee Structure Tiers & Billing Rate/ERU

Detached Single-Family Residential (DSFR) Tiers			
Tier	*Impervious Cover*	*Monthly Fee**	*ERU*
1	400 SF – 1,500 SF	$2.09	0.44
2	1,501 SF – 4,000 SF	$4.75*	1.00*
3	4,001 SF – 5,500 SF	$8.35	1.76
4	5,501 SF – 10,000 SF	$12.34	2.60

NOTE: The City of Savannah sends utility bills bi-monthly.

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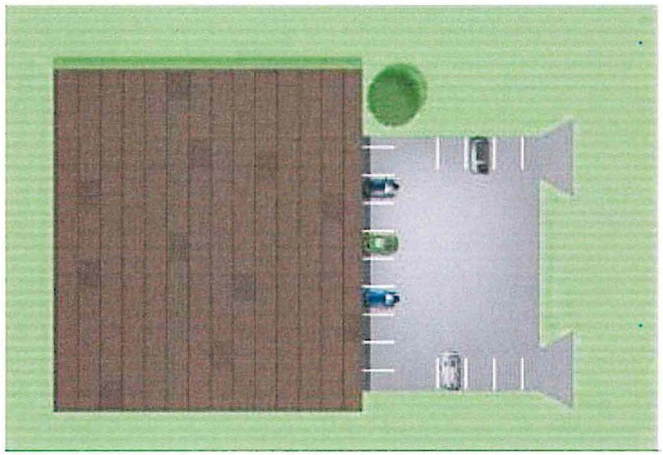
Non-Single Family Residential (NSFR) Stormwater Fee Example



- ERU = 2,500 square feet (sq ft)
- Billing Rate = $4.75 per ERU
- NSFR customer fee is the total impervious area (in sq ft) divided by 2,500 sq ft to calculate the "ERUs" or stormwater billing units
- ***SW Fee = ERUs x Billing Rate***

Non-residential Impervious Area (IA) Data

Roof IA: 19,000 sq. ft.

Parking Lot IA: 11,000 sq. ft.

Total IA: 30,000 sq ft/2,500 sq ft = 12 ERUs (or billing units)

SW Fee **12 ERUs x $4.75/ERU = $57/month**

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Example Customer Monthly Bills

Customer Examples	Billing Units	Fee/Month*
Single-Family Residential (Tier 2)	*1.0*	*$4.75*
Small Professional Office	1.9	$9.03
Fast Food Restaurant	15.3	$72.68
Bank Branch	3.7	$17.58
Hotel	25.4	$120.65
Institutional Building	25.3	$120.18
Truck/Container Storage Yard	398.3	$1,891.93
Retail Shopping Center	182.6	$867.35
Apartment Complex	85.5	$406.13
Large Industrial Warehouse	532.5	$2,529.38

** Stormwater utility fee at a billing rate of $4.75 per month per each 2,500 square foot increment of impervious area -- and before eligible credits have been applied.*

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Stormwater Fee Credits

- Stormwater Utility "Credit Manual"
- Ongoing reduction in the user fee amount charged to the customer
- Credit is recognition that eligible stormwater-related activity offsets the City's stormwater expenditures
- Credits incentivize customers to more effectively manage and/or address their own stormwater runoff impacts

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Stormwater Fee Billing Overview

Proposed Billing Plan (*Pending City Council approval on December 11*)

- The stormwater user fee will be included on existing, bi-monthly utility bills
  - *New bills for customers without existing utility services*
- Stormwater fee bills will reflect credits through the Credit Manual process
- Stormwater fee will be a static fee (similar to sanitation fee)
- All Stormwater fee revenues will be deposited into the Stormwater Utility Enterprise Fund and used solely for stormwater services
- Customer assistance (outreach, credit applications) **starting January 2026**
- First billing cycle effective **July 2026** followed by ongoing customer service support through existing City Utility Billing staff

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Future Stormwater Program Funding Sources

Stormwater Program Element	Stormwater Fees*	General Fund	SPLOST	Federal Grants
Drainage System Operation, Maintenance & Repairs	✓	✓		
Federal and State Regulatory Compliance	✓			
Capital Improvement Program for Flood Control, Drainage and Water Quality	✓	✓	✓	✓

* **Stormwater Fee Revenue Estimate ~ $8 million per Fiscal Year**

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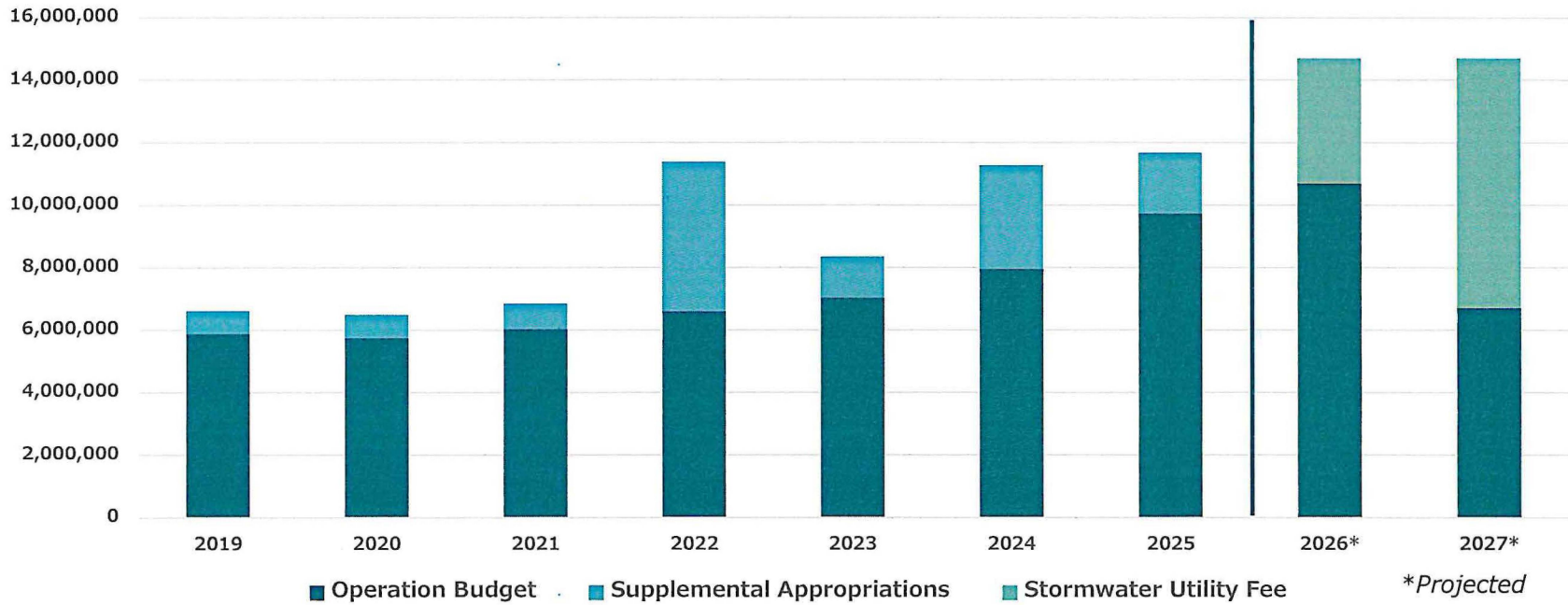
Stormwater Fee Revenue (non-SPLOST) Historic & Projected



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Drainage Capital Improvement Projects

PROPOSED FUTURE FUNDING SOURCES/PLAN

SW Utility Fees SPLOST	SW Utility Fees General Fund*	SW Utility Fees	SW Utility Fees	SPLOST Federal Grants
Stormwater Pump Station Projects	**Neighborhood Construction Projects**	**Annual Pipe Repair Projects**	**Flood Study Modeling & Basin Studies**	**Large Drainage Basin Construction Projects**
12 Projects	***15 Projects***	***16 CIPP and Various Point Repair Projects***	***14 of 24 Basins Modeled***	***24 Projects***
Total Cost: $46.6 Million *(Funded = $27.7 Million)*	Total Cost: $32.1 Million *(Funded = $20.2 Million)*	Total Cost: $2.8 Million/Year *(70% Funded Annually)*	Total Cost : $2.2 Million *(Minimal Annual Funding)*	Total Cost: $382.2 Million *(Funded = $117.6 Million)*

Stormwater Utility Key Takeaways

- **Customer Fairness**

A Stormwater Utility fee is a more equitable service delivery approach.

Larger the amount of stormwater runoff = The higher stormwater fee

- **Predictable/Stable/Dedicated Revenue**

Stormwater fee revenue used for drainage purposes only.

Revenue consistency = Effective planning, budgeting & implementation

- **Transition from Reactive to More Proactive Service Delivery**

Enhanced service delivery plan for the stormwater program.

Proactive maintenance and CIPs = Improved customer experience

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City Council Request

Adopt the Stormwater Utility Rate Ordinance on 12/11/25 to:

- Set Up the Stormwater Utility Fee System under the existing Enterprise Fund
- Establish the Stormwater Fee Billing Rate = $4.75/ERU with Four Residential Tiers
- Enact the Stormwater Fee Calculation for Non-Residential (NSFR) Customers
- Implement the Stormwater Fee Credit Manual and Program
- Establish an Effective Date of July 1, 2026 to Commence Customer Billing
- Implement the Enhanced Stormwater Program Service Delivery Plan as Proposed
- Support Ongoing Customer Engagement & Education into 2026 and Beyond

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THANK YOU

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