EXECUTIVE SUMMARY

To: Mayor and Aldermen of the City of Savannah

From: Jay Melder, City Manager

Date: 11/18/2025

Subject: Executive Summary – Stormwater Utility Implementation Project

Purpose

This document provides an executive-level summary of the Stormwater Utility Implementation (SW Utility) Project Memorandum prepared by Stantec (November 18, 2025). The full Project Memorandum describes the condition of the City of Savannah's (the City) drainage system, the current Stormwater Management Program (SWMP) funding and service delivery challenges, the need for a sustainable and equitable funding model, and the recommended framework and proposal for establishing a SW Utility and associated user fee program to enhance municipal stormwater service delivery.

Overview

I. Background & Need for Action

The City operates one of the most extensive and complex SWMPs and drainage systems in Georgia. Much of this system is aging and increasingly strained by its degraded condition, capacity limitations, and climate influences (i.e. rainfall, sea-level rise, etc). Current SWMP funding is insufficient and inconsistent, relying heavily on the General Fund for operations and periodic SPLOST allocations for large capital projects. This historical SWMP funding plan has resulted in deferred drainage system maintenance and nearly $300 million in unfunded capital needs.

II. Advantages of a Stormwater Utility

A SW Utility creates a dedicated enterprise fund-based revenue stream supported by a user fee based on impervious area. In addition, the SW Utility provides for the development of a work program that targets specific service delivery needs and demands of the customer base. The SW Utility model also provides fair and equitable SWMP cost distribution, predictable revenue, strengthened regulatory compliance, improved system resilience, and greater transparency for customers. It should be noted that than 70 Georgia communities already use the SW Utility model.

III. Service Delivery Enhancements

With stable/predicable SWMP funding via the SW Utility, the City can transition from the current reactive drainage system operations to a more proactive system maintenance approach. Proposed SWMP enhancements include more frequent inspections, increased ditch maintenance, new equipment purchases, and 17 new staff positions with an initial estimated annual enhancement cost of $2.6 million starting in FY26.

NOTE: This executive summary document and the referenced Stantec Project Memorandum are marked DRAFT to allow for potential revisions that could originate as part of the upcoming City Council meeting on 11/25/25.

IV. Capital Improvements

The City has previously identified ~$465.1 million in capital needs for implementation over the next 10 to 20 years, with ~$297.7 million currently unfunded. Projects include pump station upgrades, neighborhood drainage improvements, annual pipe rehabilitation, basin studies, and large-scale capital projects. The proposed SW Utility identifies an annual, recurring allocation of ~$1.4 million for neighborhood capital projects (i.e. not funded by SPLOST) starting in FY26.

V. Recommended Stormwater User Fee Structure

The SW Utility proposal recommends a four-tier residential (i.e. detached single-family residential or DSFR) rate structure based on impervious area data. Most DSFR households fall into Tier 2 with a proposed $4.75 monthly fee (or $9.50 bi-monthly). Non-single family residential (NSFR) customers would be billed based on parcel-specific impervious area characteristics. Future customer billing of the SW Utility fee would be integrated into the City's existing, bi-monthly utility billing system.

VI. SWMP Revenue Requirements & Transition Plan

FY26 will be a transition year for the City SWMP through the use of $10.9 million from the General Fund and ~$4 million of SW Utility revenue, if implemented by City Council. By FY27, the SW Utility will generate approximately ~$8 million annually, thereby reducing the reliance on the General Fund revenue if the City Council decides accordingly.

VII. Stormwater User Fee Credit Policy Framework

The SW Utility will offer user fee reductions to customers (up to 75%) for eligible credits such as green infrastructure, detention/retention facilities, reduced impervious area, watershed stewardship, and regulatory compliance. The credit program encourages private investment in stormwater runoff reduction and water-quality improvements.

VIII. Community Engagement Findings

The City conducted extensive outreach including two rounds of community meetings (April and November 2025), a citizen Focus Group with district representation (August-September 2025), and engagement with neighborhood associations. The Focus Group Position Paper reflects broad support for a four-tier residential user fee rate structure, proactive system maintenance, accelerated and expanded capital project implementation, greater transparency, and more equitable service delivery.

Closing

The SW Utility provides the City and its customers a fair/equitable, stable, and transparent funding model and plan to enhance service delivery and reduce neighborhood flooding. The SW Utility proposal recommends (1) adoption of the SW Utility ordinance and the rate structure, (2) implementation on July 1, 2026 via the bi-monthly utility bill, (3) launch the credit program, (4) continue the public outreach campaign ahead of the July 1, 2026, and (5) implement a robust customer service program to customer address questions/inquiries.

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Project Memorandum

To:	Ron Feldner PE Savannah Water Resources	From:	Stantec Consulting Services
Re:	Stormwater Utility Overview, and Implementation Proposal	Date:	November 18, 2025

The purpose of this memorandum is to provide an overview of the Stormwater Utility (SW Utility) implementation study completed by Stantec Consulting Services (Stantec) for the City of Savannah (City). The memorandum outlines a framework to facilitate the establishment and implementation of a SW Utility. It details the City's current stormwater management program (SWMP) and funding challenges, identifies the advantages of a SW Utility, describes proposed service delivery enhancements, analyzes revenue requirements, and outlines a recommended SW Utility user fee rate structure program for review and consideration by the City Council.

1.0 INTRODUCTION

The City operates and maintains an extensive SWMP and drainage system that protects citizens, homes, businesses, streets, and critical infrastructure from flooding, conveys runoff to receiving waters, and ensures compliance with state and federal regulatory requirements. Yet, the City's drainage system is aging, stressed by heavier and more frequent rainfall, and complicated by coastal conditions that limit drainage capacity. Rain events in recent years and the resulting flooding have demonstrated the challenges facing the City's drainage system. These rainfall events appear to only be increasing in frequency and intensity in recent years. For example, in August 2025, the City experienced rainfall amounts ranging from 2 to 3 times the 30-year average of ~6 inches for the month. At the same time, funding constraints have resulted in deferred maintenance, an inability to implement the necessary number of capital improvements, and growing risks to public safety and private property.

To address the challenges facing the City's stormwater drainage systems, the City engaged Stantec to complete a SW Utility implementation study in August 2024. This memorandum summarizes this effort, providing a proposed framework for the establishment and implementation of a SW Utility in Savannah. It synthesizes findings from previous feasibility studies, work completed by City staff and industry best practices. The document is designed to provide a roadmap outlining why a SW Utility is recommended for the City and how the utility should be structured based on the specific characteristics of the Savannah SWMP.

The City's current approach to stormwater funding is heavily dependent on the General Fund for department operations and Special Purpose Local Options Sales Tax (SPLOST) for major capital projects along with occasional support from the General Fund and competitive grants to supplement SPLOST funding for capital projects. While this approach has allowed the City to get by for many years, the current funding model is inequitable and ultimately unsustainable given the challenges facing the City's aging and expanding drainage system. The establishment of a SW Utility would provide the City with an approach to meeting the needs of the stormwater system in a proactive, equitable and sustainable manner. A SW Utility, funded through user fees based on a customer's impervious surface coverage, will provide dedicated and predictable revenue. Such a utility ensures that developed properties, including tax-exempt ones, contribute fairly to the costs of managing stormwater runoff. More than 70 Georgia communities, including nearby Garden City and Richmond Hill, and over 2,100 entities nationwide have adopted SW Utilities. Their widespread adoption shows that this funding model is both viable and effective.

2.0 STORMWATER UTILITY OVERVIEW & ADVANTAGES

The advantages of a SW Utility extends far beyond financial stability. The SW Utility concept touches on issues of fairness, accountability, compliance, and the City's ability to build resilience against climate-driven risks. A summary of the key advantages associated with the establishment of a SW Utility are outlined below.

Dedicated Funding and Financial Stability

The most immediate advantage of a SW Utility is the creation of a dedicated funding source. Stormwater management is currently financed through a mix of General Fund allocations and SPLOST, with the General Fund allocations being subject to annual political budget appropriations in competition with other City priorities. This tax-based funding approach creates uncertainty and ultimately instability. With a SW Utility, revenues are dedicated exclusively for SWMP purposes, making it possible to engage in multi-year planning, fund the SWMP at the desired level of service, establish capital reserves, and respond quickly to emergencies. The predictability of SW Utility funding ensures that the City can plan preventative maintenance instead of relying on reactive, emergency-driven responses. The ability to proactively maintain an asset is always less costly than making reactive repairs. This proactive approach also results in lower system operations costs and ultimately reduced costs to the community. It also results in a better performing system which minimizes stormwater issues within the community.

Proportional Distribution of Costs

The proportional distribution of costs is another foundational advantage. Under the City's current approach, a significant portion of the SWMP funding is tied to the value of the property rather than the costs associated with a parcel's runoff contribution and service delivery needs. As a result, two properties with the same taxable value may have vastly different impacts on the stormwater system (for example, a single-family home and a sprawling parking lot may have the same property value but dramatically differing impacts on the stormwater system). Additionally, tax-exempt properties do not equitably contribute to funding the SWMP, even though they often have significant amount of impervious area and therefore are key users of the drainage system. As the City invests more to meet stormwater challenges, the gap between all of those who are served by the system and those who fund it will become more visible and more difficult to justify. A SW Utility addresses this issue by tying fees to the amount of impervious surface, which serves as the best available proxy for runoff generation and service delivery demands/needs. Properties with more impervious coverage typically generate more runoff and therefore contribute more to the cost of maintaining and improving the drainage system. By shifting to a fee-based model, the City would achieve a significantly fairer, more equitable distribution of service delivery costs.

Compliance with Regulatory Mandates

Stormwater regulations under the City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit require extensive monitoring, system inspection, reporting, education, and pollution prevention activities. These mandates are not optional, and failure to comply can result in costly fines and/or regulatory enforcement actions. A dedicated funding source ensures the City can achieve its compliance obligations. Moreover, with the ability to plan long-term, the City can invest in green infrastructure and water quality

initiatives that may exceed compliance requirements, positioning Savannah as a leader in environmental stewardship and stormwater runoff management.

Building Resiliency

Resiliency is not just about infrastructure; it is about protecting the City's future. Sea level rise, tidal flooding, and climate-driven increases in rainfall intensity present growing threats. As mentioned, rainfall in August 2025 was two to three times higher than normal, frequently overwhelming parts of the system. Without major investments, such events will likely cause increasing impacts to homes, businesses, and public spaces. A SW Utility provides the mechanism to support proactive investments in pump station upgrades, tide gate improvements, and flood mitigation projects. These measures would reduce flood risks and enhance the City's ability to adapt to future challenges. Additionally, the SW Utility provides the City with a mechanism to recognize and encourage improved stormwater management on private properties. The City would be able to offer stormwater fee credits (reductions) to customers that manage stormwater on their site resulting in increased drainage system resiliency and reduced discharge of runoff that contribute to offsite impacts, often times within the public drainage systems.

Community Advantages and Quality of Life

Beyond infrastructure, the SW Utility would enhance neighborhood quality of life. Dedicated revenues can support green infrastructure such as rain gardens, pervious pavement, and tree planting, which provide multiple advantages including improved water quality and enhanced public spaces. Residents will see visible improvements in their neighborhoods, helping to build trust and demonstrating the City's reinvestment across the community.

Accountability and Transparency

Finally, a SW Utility provides accountability. Revenues collected through the utility would be deposited into a dedicated SW Utility Enterprise Fund, with said revenues being restricted to use for SWMP purposes. This level of accountability and transparency builds trust with residents and businesses, who would be able to see a direct link between the fees they pay and the enhanced services provided by the City. Reporting and communication, such as annual updates on stormwater projects and expenditures, will further strengthen accountability.

In summary, the advantages of a SW Utility are broad and interconnected. Dedicated funding supports equity, compliance, resiliency, and accountability. Together, these elements make a compelling case for moving forward with the establishment of a SW Utility within the City of Savannah.

3.0 EXISTING CITY STORMWATER DRAINAGE SYSTEM

Savannah's existing stormwater system is extensive, complex, and aging in many areas. The overall drainage system currently includes 416 miles of pipe systems, 147 miles of canals and ditches, 7 pump stations, 6 City stormwater detention ponds, 31 tide gates, 14,620 inlets, and 6,423 manholes. This network is responsible for managing runoff across a diverse landscape that includes historic neighborhoods, commercial corridors, industrial areas, and low-lying coastal zones.

Much of the City's stormwater infrastructure is decades old. Portions of the system date back more than 100 years, particularly in older neighborhoods. Deferred maintenance has left some assets vulnerable to failure. Pipes are deteriorating, culverts are undersized for current rainfall conditions, and pump stations require modernization and extensive upgrades in some cases. The City's tide gates, which play a critical role in managing coastal flooding, also need upgrades to function effectively under current and future sea level rise scenarios.

Savannah's coastal setting adds unique challenges. High tides reduce drainage system capacity and conveyance capabilities, while storm surges can overwhelm infrastructure. Climate change is exacerbating these issues by increasing the frequency and intensity of rainfall. Storm events in recent years have served as a reminder of these vulnerabilities, with rainfall levels far exceeding system capacity in several areas at certain times. These conditions make clear that Savannah cannot rely solely on reactive responses; the current drainage system and service delivery model need improvements, and the City must re-invest in building a modern stormwater system capable of meeting today's runoff demands and providing a foundation for future resilience.

4.0 CURRENT STORMWATER OPERATIONS AND FUNDING

The City operates, maintains and manages the stormwater system within its Stormwater Management Division under the City's Water Resources Department. The Division is charged with managing, maintaining and improving the City's stormwater systems. This includes responsibility for drainage infrastructure, such as pipes, canals, detention basins, and tide gates, and ensuring protection against flooding and stormwater pollution. The Division oversees flood reduction projects, enforces environmental regulations, and implements community-oriented programs like river cleanups and the promotion of rain barrels and rain gardens to help preserve local waterways and ecosystems. The Stormwater Division currently includes 49 full-time employees that manage the operations of the stormwater system.

At present, Savannah's stormwater program relies on a fragmented set of funding sources. The General Fund supports the operations and maintenance of the system, including personnel, contractual services, commodities and internal services. Due to historical limitations in funding, many of the activities carried out by the Stormwater Division are reactive in nature. During 2024 the Division received 500 work orders to address stormwater issues within the City. The average time to complete a work order was 48 days. In 2025 the City has already received 1,200 work orders through September, demonstrating the need when acute and increased intensity rainfall events happen. While the City can relatively quickly address reactive issues with items such as broken storm sewer top/lids and a limited number of clogged storm drains, addressing more substantial issues such as stormwater cave-ins typically require significant time and effort. The frequency and types of issues reflected by the work orders demonstrate that the Division is working primarily in a reactive mode with maintenance and repairs driven by complaints or emergencies rather than proactive planning. This approach is often more inefficient and costly, as deferred maintenance can lead to more frequent and consequential drainage system failures.

Large basin-related capital projects are funded primarily by SPLOST but have also been funded with federal and state grants when awarded. While SPLOST has funded several large projects in recent years, it is limited to voter-approved cycles and therefore is a potentially uncertain funding source. Grants, while valuable, are competitive and unpredictable. Relying on these grant sources leaves the City without a stable foundation for SWMP funding.

5.0 SWMP LEVEL OF SERVICE ENHANCEMENTS

The creation of a SW Utility would allow Savannah to address many of the challenges facing the City's stormwater system. Most importantly, with dedicated funding, the City could shift from reactive responses to more proactive drainage system management, thereby improving reliability and efficiency, reflected in level of service enhancements. To establish an understanding of the needs of the stormwater system, Stantec worked with City staff to identify specific level of service enhancements that are needed and that could be funded by a SW Utility. The level of service enhancement proposal is outlined below along with the estimated increase in cost.

Operations and Maintenance

The City has identified a series of targeted operations and maintenance improvements that would directly address the most pressing challenges in the stormwater system. These activities move beyond the current complaint-driven approach toward a proactive, programmatic model.

- Routine and frequent inspections of critical infrastructure, including underground pipes, curb inlets, and open ditches/canals, should be scheduled on a recurring cycle rather than only after problems are reported. This change would reduce the risk of blockages, extend the useful life of assets, and minimize localized flooding that often occurs when an inadequately maintained drainage system experiences a heavy rainfall event(s). By shifting to proactive maintenance, the City should be able to significantly reduce long-term costs, since preventing problems is often less expensive than making reactive repairs.

- In addition, canal and ditch vegetation management should be performed more systematically. Overgrown vegetation can obstruct flow, diminish capacity, and increase the risk of neighborhood flooding. Regular mowing and clearing of debris, particularly during peak rainfall months, would improve conveyance and reduce emergency call-outs.

- To support these tasks, the City will need to invest in additional modern equipment including vactor-jet trucks to clean sediment and debris from pipes, and closed-circuit television (CCTV) inspection vehicles to identify structural defects and emerging issues before they become system failures. These tools are critical to shifting from reactive maintenance to a more proactive asset management approach. The recommended additional equipment includes up to three vactor-jet trucks, a CCTV pipeline inspection vehicle, additional ditch mowing equipment and additional pickups to facilitate field work.

- Expanding the City workforce is essential especially in terms of field maintenance staff. Additional staff, specifically trained in stormwater inspection, maintenance, and rehabilitation, would allow the formation of specialized crews. These crews could be deployed to focus exclusively on preventive maintenance programs, reducing the reliance on general crews who currently juggle multiple infrastructure responsibilities. The recommended additional staff include 17 full-time staff including heavy equipment operators, compliance officers, CCTV inspectors and maintenance crew. Expanding City staff would enhance the City's expertise in stormwater maintenance and reduce its dependency on external contractors.

A summary of the anticipated cost of the operational level of service enhancements for FY26 are outlined in Table 1.

Table 1: Summary of Annual Operating and Maintenance Enhancements (FY26)

Expenditure Type	Total
Additional Staff and Equipment	$2,600,000

Capital Improvements

In addition to improving day-to-day drainage system maintenance, the City must address capital project needs across its entire stormwater system beyond those projects funded by SPLOST and occasional appropriations from the General Fund. A lot of Savannah's drainage network was constructed decades ago and is now undersized for current rainfall conditions or at the end of its useful life. Without major reinvestment, the drainage system will continue to experience operational decline, likely increasing both the frequency and severity of flooding events. The City has identified capital projects that are required to be completed over the next 10-20 years. A summary of the primary categories of projects identified are outlined below.

- **Stormwater Pump Projects**: The City has identified an initial 12 stormwater pump station projects related to the 7 pump stations in the City. These facilities are the backbone of Savannah's coastal drainage system, but several are operating with outdated mechanical and electrical components. Modernization projects would replace aging pumps, improve electrical reliability, add capacity, and provide redundancy to ensure functionality during major storm events. The majority of these projects do not currently have the identified level of funding needed to address all of the issues.

- **Neighborhood Construction Projects**: The City has identified an initial 15 projects at the neighborhood level that are required to improve the stormwater system. Most of these projects do not currently have funding for implementation.

- **Annual Pipe Repair**: A key priority is the rehabilitation and replacement of deteriorating stormwater pipes and culverts. Many of these structures have reached or exceeded their design capacity, and failures can result in sinkholes, street flooding, and costly emergency repairs. By adopting a structured replacement program, the City can systematically target the most at-risk sections of the network and reduce the risk of catastrophic failures that cause surface street cave-ins and damage to nearby utilities.

- **Large Drainage Basin Projects**: The City has also identified drainage basin improvements as a priority. Projects in high-risk areas would include enlarging conveyance channels, installing additional detention facilities, and redesigning outfalls to increase capacity. The City has identified an initial 24 projects that are considered large drainage basin projects, not all of which can be funded through SPLOST. These improvements would help manage peak flows during major rainfall events and mitigate structural and street flooding that currently affects neighborhoods across Savannah. The majority of the projects do not currently have funding for implementation.

- **Flood Study Modeling and Basin Studies**: The City has completed flood study modeling and basins studies for a total 10 of the basins within the City. However, there are still 14 additional basins that need to be modeled to understand the hydraulic conditions and necessary improvements required to address flooding. The City does not currently have funding for these basin studies.

A summary of the total cost of the projects and the funded and unfunded portion of the projects is outlined in Table 2. The funding of the identified capital projects would allow the City to enhance its level of service by addressing necessary improvements over the next 20 years.

Table 2: Summary of Capital Project Cost and Funding

Project Type	Funded	Unfunded	Total
12 Stormwater Pump Stations	$27.7M	$18.9M	$46.6M
15 Neighborhood Construction	$20.2M	$11.9M	$32.1M
Annual Pipe Repair	$1.8M	$0.2M	$2.0M
24 Large Drainage Basin Projects	$117.6M	$264.6M	$382.2M
14 Flood Study Modeling and Basin Studies	$0.1M	$2.1M	$2.2M
Total	**$167.4M**	**$297.7M**	**$465.1M**

Capital Project Prioritization Process

Given the magnitude of the projects identified for the drainage system, an important step for the City is establishing an objective framework and process for prioritizing individual stormwater projects for implementation. To ensure that investments are distributed equitably and implemented where they are most needed, the project team and the City developed a structured process to evaluate and rank the planned capital improvement projects. This process is designed to identify the projects that most effectively advance the City's goals for flood reduction via improved drainage, strengthening system resilience, and enhancing overall service levels.

This prioritization process represents an important step in organizing the City's stormwater capital program. It is intended to serve as a screening tool to help identify and sequence projects based on available information and established evaluation criteria. As the program advances, the prioritization results will be supplemented and refined through detailed engineering analyses, updated cost estimates, and design-level reviews. These subsequent efforts will allow the City to validate assumptions, assess project feasibility, and adjust priorities as new data, field conditions, and community input become available. Ultimately, this iterative approach will ensure that final project selections and implementation schedules reflect both sound technical analysis and the City's long-term stormwater management goals.

Development of the Evaluation Criteria

City Stormwater staff and the Stantec project team collaborated to identify project characteristics important to the City of Savannah and to review evaluation criteria commonly applied by other municipal stormwater programs. From these discussions, an objective ranking system was

developed to prioritize projects for implementation under the City's enhanced SWMP service delivery framework.

The ranking system incorporated the following criteria:

- City Ownership
- Structural Flooding/Damage
- Street Flooding
- Scale of Community Impact
- Project Timeframe
- Existing Funding Allocation
- Ease of Construction
- Cost Analysis
- Interconnection Between Projects
- City Ownership
- City Plan Compatibility
- Water Quality Benefits

Scoring and Weighting Methodology

Each project on the City's stormwater capital projects list was evaluated using these criteria. Projects were scored on a five-point scale, with five (5) representing the highest rating and zero (0) representing the lowest. To reflect the relative importance of each factor, the criteria were weighted based on their priority in achieving City SWMP objectives. For each project, the assigned score for each criterion was multiplied by the criterion weight to produce an index score. The resulting index score represents the overall relative priority of the project compared to others in the list. Based on this score, each project was categorized as having a High, Moderate, or Low implementation priority.

Results and Recommended Capital Program

All identified projects within the stormwater capital projects list were evaluated using this process. Projects receiving High and Moderate priority rankings were identified as focus areas for near-term implementation. Some of these projects are currently funded through grants, SPLOST, millage allocations, and/or the General Fund.

Appendix A presents data from the Capital Projects Prioritization process, including a summary of the projects recommended for future SW Utility funding. For purposes of developing the proposed SW Utility capital program, projects not currently funded were isolated and ranked according to their index scores. These projects represent the recommended set of capital improvements to be funded through proceeds from the proposed ~$24 million bond issuance associated with the proposed SW Utility. The specific bond funded projects are outlined in Appendix B This approach will allow the City to move forward at an accelerated pace with the completion of these high priority capital improvement projects.

6.0 REVENUE REQUIREMENTS AND FUNDING APPROACH

To evaluate the annual funding requirements for the City's SW Utility, it is necessary to identify historical and current expenditure levels, as well as the projected costs associated with proposed SWMP level of service enhancements. A comprehensive understanding of these costs and how they could be sustainably supported through a dedicated SW Utility, is essential for developing a reliable and equitable funding framework.

Table 3 presents the historical funding levels for the City's stormwater program from 2019 through 2025. Historically, the stormwater program has relied primarily on General Fund allocations to provide the base level of service, supplemented periodically by one-time or episodic appropriations to fund specific projects or maintenance activities.

Table 3: Historical Stormwater Program Funding 2019-2025

Year	Adopted Operating Budget	Actual Operating Expenses	General Fund Supplemental Capital Funding	Details
2019	$5,865,902	$4,775,033	$750,000	Storm Sewer Rehab
2020	$5,738,432	$5,146,517	$750,000	Storm Sewer Rehab
2021	$6,023,782	$5,160,605	$820,000	Storm Sewer Rehab
2022	$6,591,479	$5,447,624	$4,800,000	Drainage Improvement Grant Match Reserve ($2,000,000) Pump Station Control Upgrades ($1,800,000) Stormwater Pump Station Rehabilitation ($1,000,000)
2023	$7,023,351	$6,387,640	$1,322,060	Brickline Pipeline Rehab & Replacement ($472,060) Storm Sewer Rehab ($800,000) Stormwater Pump Station Rehab ($50,000)
2024	$7,945,485	$7,331,791	$6,535,000	Pump Station Bar Screen Replacements ($1,785,000) Brick Drainage Pipeline Rehabilitation & Replacement ($800,000) Storm Sewer Rehab ($700,000) Pump Station Rehab ($50,000) Sylvan Terrace Drainage Improvement ($500,000) Woodville Community Drainage Improvement ($300,000) Mills B Lane Drainage Improvement ($900,000) Tremont Road Drainage Improvement ($1,500,000)
2025	$9,725,287	$9,900,000	$1,950,000	Pump Station Bar Screen Replacements ($1,100,000) Pump Station Rehab ($50,000) Storm Sewer Rehab ($800,000)

While this funding approach has allowed the City to maintain essential stormwater functions, the inconsistency of this supplemental funding has presented challenges for long-term planning and capital program implementation. As shown in Table 3, supplemental funding levels have fluctuated significantly, ranging from approximately $750,000 to as much as $6.5 million in certain years, making it difficult to reliably plan, prioritize, and implement capital improvements or service level enhancements. In some of the larger annual appropriations, the supplemental funding was the result of the City deciding to raise the ad-valorem property tax rate (i.e. millage rate increase).

Given the magnitude of the City's unfunded portion of the stormwater capital program, this approach of inconsistency and level of funding will not allow the City to make the necessary improvements within the drainage system.

The City's FY26 stormwater base operating budget is approximately $10.9 million. Table 4 provides a summary of the proposed operations budget for FY26, all of which is funded by the General Fund.

Table 4: Stormwater Program Base Budget (FY26)

Expenditure Type	Gross Amount	Funding Source
Personnel	$4,681,292	General Fund Taxes
Operations & Maintenance	$6,267,600	General Fund Taxes
Total	**$10,948,892**	

To establish a sustainable long-term funding model, Stantec and City staff evaluated how existing and future SWMP expenditures could be better supported under a SW Utility framework. It was determined that initial SW Utility revenues should be directed toward SWMP enhancements, such as expanded operations & maintenance, via additional staffing and equipment, as well as the funding of select, unfunded capital projects. This proposal would enable the City to accelerate service delivery enhancements and drainage system improvements, while transitioning to a more self-supporting SW Utility program over a period of time. During this interim or transition period, the General Fund will continue to support a portion of existing SWMP staff positions and operations until the SW Utility reaches full cost recovery. A summary of the total revenue requirements for FY26 and the proposed funding approach is summarized in Table 5.

Table 5: Proposed Stormwater Utility Funding Plan (FY26)

Expenditure Type	Gross Amount	Funding Source
Personnel	$4,681,292	General Fund Taxes
Operations & Maintenance (O&M)	$6,267,600	General Fund Taxes
Staff Enhancements & New Equipment for O&M	$2,600,000	Stormwater Fee
Small-scale Capital Projects	$1,400,000	Stormwater Fee
Total	**$14,948,892**	

As shown in Table 5, the annual budget requirements, including service delivery enhancements and additional capital investments, would increase by about $4 million above the FY26 base budget. Under the proposed funding plan, and assuming the stormwater fee is implemented on July 1, 2026 (mid-year), the fee would need to generate approximately $4 million, supplemented by $10.9 million of "transfers in" from the General Fund.

In FY27, the stormwater fee would generate $8 million for a 12 month period, which could be used to fund additional SWMP service delivery elements and reduce General Fund contributions. In

future years beyond FY27, the City will have the opportunity to annually reevaluate the funding amount of the stormwater user fee revenue and determine the appropriate General Fund contribution needed to address the SWMP needs and priorities as defined by City Council and the community. While the General Fund contributions are expected to be reduced over time to allow for the prospect of full SWMP funding from the stormwater fee, it is recommended that the General Fund continue to contribute at least the amount associated with impervious area on City-owned parcels, approximately ~$0.4 million at the proposed stormwater fee discussed later in this memorandum.

Under the SW Utility, the City can still leverage and blend multiple funding sources for capital improvements. Based on discussions with City staff and financial modeling, a proposed blended funding strategy would consist of a combination of stormwater fees, SPLOST, grants, and General Fund contributions. A summary of the proposed funding strategy for the City's 20-year capital plan is outlined in Table 6.

Table 6: Summary of Capital Project Cost and Funding Sources

Project Type	Stormwater Fees	SPLOST	Federal Grants	General Fund	Total
Stormwater Pump Stations	X	X			$46.6M
Neighborhood Construction	X	X		X	$32.1M
Annual Pipe Repair	X				$2.0M
Large Drainage Basin Projects		X	X		$382.2M
Flood Study Modeling and Basin Studies	X		X		$2.2M
Total					**$465.1M**

7.0 STORMWATER UTILITY USER FEE PROGRAM DEVELOPMENT

The City believes that a compelling case has been made establishing the need for additional and more reliable funding such that the next step is to consider how a stormwater fee program would be structured and implemented. Unlike property tax, the stormwater fee is tied to the level of service provided and the runoff demands that customers impose on the City's stormwater system. The City currently uses this "fee for service approach" for the provision of water and sewer services in the City. It should also be noted that while all City water customers are billed via their water meter, most City sanitary sewer customers do not have a meter to determine their actual sewer discharge quantity. As such, the City's customers sewer bill is effectively calculated using water meter usage/consumption.

Unlike water utility service provided by the City, measuring a parcels contribution or use of the stormwater system cannot be directly correlated (i.e. metered) and therefore a proxy or estimate of drainage system use must be developed. As such, the most common approach for estimating potential drainage system use is impervious area. Numerous engineering and hydrologic studies have demonstrated that impervious area is the single most important factor contributing to the quantity and quality of stormwater runoff from a property. As a result, the use of impervious area has been demonstrated to be a highly defensible basis standing up in numerous legal challenges

across the country and is the approach used by the vast majority of the communities in Georgia with SW Utilities. The use of impervious area rate methodology is easily understood within the community, with the general understanding that *"the more you pave, the more you pay."*

Impervious Area Analysis

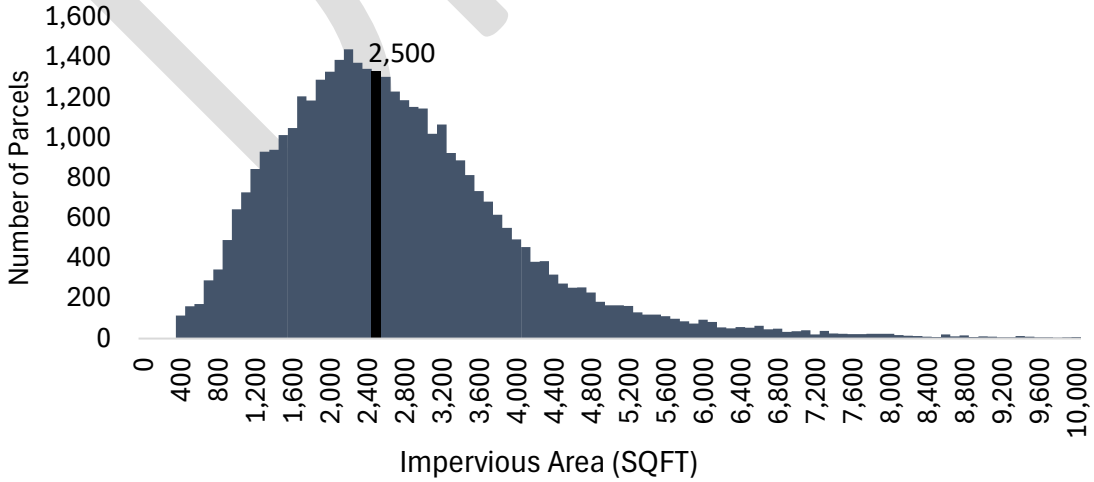
As part the Stantec study, the impervious area on all parcels in the City was delineated using aerial photography, feature detection and machine learning. In total, 390,260,400 square feet of impervious area was identified within the City associated with parcels. Table 7 provides a summary of the impervious area by customer class and the number of associated parcels.

Table 7: City of Savannah Impervious Area Data

Land Use	Number of Parcels	Impervious Area
Detached Single Family Residential (DSFR)	38,586	99,282,200
Non-Single Family Residential (NSFR)	5,243	290,978,200
Total	**43,829**	**390,260,400**

The impervious area methodology and this data set became the basis for analysis in order to understand the unique parcel configurations in the City and determine which fee structure options best suit the community. Specifically, parcels with like characteristics of development such as detached single-family residential (DSFR) parcels often share similar impervious area development patterns. While non-single family (NSFR) parcels tend to demonstrate a wider variation and non-standard distribution of impervious area, given the variety in types of development. Figure 1 shows a histogram of the distribution of the amount of impervious area on DSFR parcels in Savannah. The distribution demonstrates that the majority of DSFR properties in the City have between 1,000 and 4,000 square feet of impervious. The statistical median impervious area is 2,500 square feet.

Figure 1: Detached Single-Family Residential (DSFR) Impervious Area Distribution



Customer Classes

Savannah, like most communities, consists of a wide variety of land uses and parcel configurations that make up its parcel inventory. Grouping like properties into customer classes is appropriate in many cases in order to streamline the fee structure, enhance customer understanding, and ensure administrative efficiency. To develop the stormwater fee customer classes for the City, our project team examined the property use distribution and parcels configurations in the City in order to determine the most appropriate customer classifications. The stormwater fee customer classes established during the study include the following:

- Detached Single Family Residential (DSFR) - Single family homes on a single parcel
- Non-Single Family Residential (NSFR) - Multi-Family Residential, Commercial, Government, Institutional, Nonprofit, and other developed properties that are not DSFR
- Exempt - Public roads and rights-of-way, vacant parcels, railroad tracks, and parcels with less than 400 square feet of impervious area

The three customer classes were developed to provide simplicity and ease of understanding within the stormwater fee rate structure. The three customer classes are common among communities with SW Utilities as they recognize the common parcel characteristics. The exempt customer class includes those parcels that are exempt from the stormwater fee. The basis for the categories of parcel included in the exempt customer class include the following:

- Public roads and rights-of-way: These properties serve as a key component of the public stormwater drainage system, helping to convey stormwater runoff throughout the City.
- Vacant parcels: The impervious area only approach would exclude vacant/undeveloped properties because they generally do not contribute runoff to the drainage system and can actually absorb rainfall depending on the parcel characteristics.
- Less than 400 square feet of impervious: These properties are exempt to simplify the stormwater fee rate structure and to recognize the de minimis stormwater runoff contribution resulting from this small amount of impervious area.

The properties included in the exempt customer class are customarily considered exempt from stormwater fee by most communities with SW Utilities across the country and are further detailed in the City Code of Ordinances.

Stormwater Utility User Fee Rate Structure Options

Upon selecting the customer classes, it is important to consider the appropriate mechanism for charging parcels within each class to arrive at a recommended stormwater fee structure. There are three typical approaches used to develop user fee rate structures on a customer class level. These approaches include the following:

- Flat Fee - All parcels within a customer class are charged a flat fee based on the average impervious area for the class. This approach is often used for DSFR parcels within communities that do not have measurements of impervious area for all of these parcels

or when the community contains a very homogenous distribution of impervious area among DSFR properties.

- Tiered - Properties are placed into tiers of impervious based on the actual impervious area on the individual parcel and charged a stormwater fee based on the associated tier. This approach is commonly used for DSFR residential parcels within communities with a wider distribution of impervious area and the data to support the structure. Tiered rates are a way in which a fee structure can capture these dynamics in an administratively efficient way and ensure cost recovery is equitable with in the DSFR customer class.

- Parcel Specific - Parcels are charged a stormwater fee per unit area or per ERU (see below) based on the actual measured impervious area on the individual parcel. While there are communities that have implemented stormwater fee structures that are based on actual impervious area for all customer classes, this structure is typically applied to NSFR parcels. The significant variation in impervious area on NSFR generally precludes the use of averages or flat fee structures.

Stormwater User Fee Rate Structure Recommendation

With impervious area data available for all parcels in the City, and given the wide variation among DSFR properties, we recommend the following user fee rate structure to balance equity and relative accuracy with administrative simplicity:

- Detached Single Family Residential (DSFR) - A four-tiered stormwater user fee rate structure developed based on the statistical analysis of impervious area for DSFR parcels with less than 10,000 square feet of impervious area. DSFR properties with over 10,000 square feet would be charged based on actual measured impervious area, similar to a NSFR parcel. The wide distribution of impervious area among DSFR properties limits the ability to place all properties into tiers (i.e., a DSFR property with 10,000 square feet of impervious area would default to being charged the same stormwater fee as a DSFR property with 20,000 square feet).

- Non-Single Family Residential (NSFR) - A parcel specific fee structure based on the actual measured impervious area on each non-single family residential parcel.

To facilitate the stormwater user fee rate structure for each customer class, we recommend that the City implement a common basis or unit of measure. A typical approach is to establish an Equivalent Residential Unit (ERU) as a common unit of measure, which the City also utilizes for its water and sewer rate structure expressed in gallons per day (gpd) per residential unit (i.e. One ERU = 300 gpd). The stormwater ERU can also be referred to as a user fee billing unit equal to 2,500 square feet of impervious area. The ERU is set at the statistical median impervious area on DSFR parcels, which is 2,500 square feet in the City. In this way the charge for one ERU can be billed to a single DSFR parcel or applied with a multiplier to capture the relative difference in impervious area for a parcel within the NSFR customer class.

Once the ERU is established, the stormwater calculation for each individual NSFR parcel's stormwater user fee charge is simply the SW Utility user fee billing rate times the number of ERUs (or increments of 2,500 square feet of impervious area) on the individual parcel. In the determination of the number of ERUs, we recommend that the City round impervious area down to the nearest 100 square feet given the level of accuracy of the impervious area database and for administrative simplicity.

The recommended tiers for DSFR properties were constructed using statistically significant demarcations in the distribution of impervious area including the 16th, 84th and 95th percentile. The recommended tiers for the DSFR user fee rate structure are presented in Table 8 along with the SW Utility user fee billing rate required to generate the identified annual funding target of $8 million.

Table 8: Recommended Detached Single-Family Residential Fee Structure

Tier	Tier Size (square feet)	Billed ERU	Monthly Stormwater Fee
Tier 1	400 – 1,500	0.44	$2.09
Tier 2	1,501 – 4,000	1.00	$4.75
Tier 3	4,001 – 5,500	1.76	$8.35
Tier 4	5,501 – 10,000	2.60	$12.35

The number of ERUs associated with each tier were developed based on the statistical midpoint of impervious area for each of the tiers in relation to the one ERU. Table 9 presents the number of DSFR properties by each of the tiers and the total number that would fall outside the tier structure and be billed based on measured impervious area.

Table 9: Number Detached Single-Family Residential Properties by Tier

Tier	Number of Properties	Percent of Total
Tier 1	6,673	17.3%
Tier 2	26,677	69.1%
Tier 3	3,598	9.3%
Tier 4	1,464	3.8%
Over 10,000 square feet	174	0.5%
Total	**38,586**	

All NSFR properties (and the DSFR properties with over 10,000 square feet of impervious area) would be billed based on the measured amount of impervious area as multiples of ERUs at a billing rate per ERU of $4.75 per month or $9.50 on a bi-monthly basis per the City's utility billing frequency.

Stormwater Utility User Fee Billing and Collections

To facilitate the successful implementation of a SW Utility, the City would need to utilize a mechanism to deliver the SW Utility user fee bill to customers. There are two primary methods that the City could utilize to bill and collect a stormwater fee from customers within the City. The City could include the stormwater user fee on the City's existing bi-monthly utility bill or collect the fee on the City's annual property tax bill. While each of the approaches has advantages and disadvantages, it is recommended that the City use the existing bi-monthly utility bill as the means delivering the bill and collecting the stormwater fee revenue. The City already issues bi-monthly utility bills for water, sewer, and sanitation so adding a stormwater fee line item would be straightforward and consistent with the utility service model. Customers already view sanitation, water, and sewer as service-based charges, reinforcing that the stormwater user fee is a utility fee rather than a tax. A majority of parcels already have utility accounts, minimizing the need to create stormwater-only accounts as would be the case the with the numerous tax-exempt parcels within the City that do not receive a Savannah tax bill. Also, use of the utility billing system would result in the SW Utility user fee revenues flowing into the City evenly across the year, thereby improving cash flow and avoiding a bi-annual (March and September) large annual charge to customers. Finally, the use of the utility bill would provide the City with a means to enforce payment as the City would compel payment for its existing utility services. In summary, the SW Utilities in Georgia utilize both billing methods but the utility billing system is the most common.

8.0 CUSTOMER IMPACTS

The proposed stormwater fee structure would result in average monthly charges of $4.75 (or $9.50 bi-monthly) for a majority of the DSFR customers, with the distribution of number of DSFR households shown in Table 9. NSFR customers would pay fees proportional to their total impervious area, and tax-exempt parcels paying the user fee based on their contribution of runoff to the drainage system and their corresponding service delivery demands, thereby contributing funding to the stormwater program via the SW Utility concept. Table 10 presents a summary of the types of bills that would be assessed to NSFR customers. It should be noted that unlike DSFR customers, NSFR customers do not demonstrate a homogenous amount of impervious area and therefore the bills will be unique to the customer's account.

Table 10: Sample Savannah Non-Residential (NSFR) Monthly Stormwater Fees

Property Example	Billing Units (ERUs)	Monthly Stormwater Fee
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

The monthly stormwater user fees shown in Table 10 do not account for potential credits for onsite stormwater management controls or other practices identified in the Credit Manual as discussed in this memorandum.

Benchmarking

Benchmarking against other Georgia communities confirms that Savannah's proposed stormwater user fees are consistent with State of Georgia norms. The average stormwater user fee among the 70+ communities is approximately $4.50 per month[1]. Monthly stormwater user fees range from a high of nearly $18 in the City of Decatur to a low of $1.50 in Barrow County. However, over half of the communities (~44 communities) maintain user fees between $3 and $5 per month. The two cities closest to Savannah, Garden City and Richmond Hill, both charge $4.75 per month, the same as the proposed stormwater fee for an average DSFR customer in the City of Savannah. A benchmarking comparison of several local and comparable communities is shown in Table 11. The benchmarking demonstrates the similarities between the proposed utility for Savannah and the other communities including fees, billing unit and revenues given the size of each entity.

[1] Campbell, Warren, "Western Kentucky University Stormwater Utility Survey 2024"

Table 11: Stormwater Utility Benchmarking Comparison

Locality	Stormwater Fee per ERU	ERU (square feet)	Population	Stormwater Fee Annual Revenues*
Savannah (proposed)	*$4.75*	*2,500*	*148,808*	*$8,000,000*
Garden City	$4.75	3,000	10,289	$1,125,000
Richmond Hill	$4.75	3,300	16,633	$925,000
Brunswick	$5.25	2,200	15,210	$1,400,000
Hinesville	$5.86	2,635	34,891	$1,900,000
Augusta	$6.42	2,200	202,081	$14,850,000
Statesboro	$5.00	3,200	33,103	$1,400,000
Valdosta	$3.50	3,704	54,766	$2,000,000

**Annual revenues identified for comparison community FY 2025 proposed budgets.*

9.0 STORMWATER UTILITY USER FEE CREDIT POLICY FRAMEWORK

One of the advantages of a SW Utility is the ability to recognize and encourage eligible stormwater management practices on private property through a comprehensive credit program. The credit program typically provides reductions in stormwater bills for customers that implement and maintain stormwater management practices on their property that reduce the runoff contribution to the drainage system and/or reduce the City's cost related to stormwater program implementation (e.g. regulatory compliance). The credit program recognizes that these practices reduce the service delivery burden placed on the City's SWMP. By recognizing these efforts through user fee reductions, the City would encourage private investment and participation in measures such as green infrastructure, low-impact development, detention ponds, and educational programs that support improved water quality and reduced flooding. The credit policy also promotes fairness by aligning stormwater user fees more closely with actual system demand while maintaining accountability through inspections and recertification.

Credit Policy Framework

The stormwater credit program offers a wide range of credit opportunities that are available to both residential and non-residential customers. The credit program includes credits that are made available for installing green infrastructure practices such as rain gardens, permeable pavement, rain barrels, or cisterns. Tree planting and preservation of greenspace beyond City requirements may also eligible. Large parcels that maintain reduced impervious coverage as compared to overall parcel size are offered credits. Properties that demonstrate that they discharge, at least partially, outside the City's drainage system will be offered credits. NSFR customers may qualify for applicable industrial permit compliance, water resources education programs, or watershed stewardship activities such as community cleanups. Customers with detention or retention ponds, whether built to older standards or to current CSS/GSMM criteria, may be eligible for credits provided the facilities are properly designed, constructed, and maintained. Finally, customers who permanently remove a significant portion of impervious surface could qualify and be incentivized for a one-time credit and a reduced bill over time as a result of the removed impervious area.

Maximum Credits and Credit Program Administration

Although credits could be combined, no property would receive a total reduction of up to 75 percent of its monthly stormwater fee in accordance with the Credit Manual. Credits will generally be awarded for a multi-year term (i.e., a three-year term would be typical) after which customers would need to demonstrate continued eligibility to renew. The City will review credit applications within a reasonable period of time, (i.e., 30 days) and may need to conduct inspections to verify compliance. Customers would be expected to maintain practices in good condition; if inspections reveal deficiencies, credits may be revoked or suspended until corrective actions are taken.

Administration of the credit program will rest with the SW Utility Manager, who would oversee applications, inspections, renewals, and compliance. Application forms and guidance should be provided online, and a tracking system should be maintained to ensure fairness and consistency across all accounts. In the long term, the credit policy framework would enhance equity, promote stormwater-conscious practices, and reduce demands on the public drainage system and the Stormwater Department. By encouraging residents and businesses to manage runoff at its source, the City could potentially defer some capital costs, and achieve better system operational outcomes. A draft credit manual is included in Appendix C.

10.0 CONCLUSIONS AND RECOMMENDATIONS

Savannah's stormwater system plays a critical role in flood reduction, public safety, economic vitality, and environmental health, yet it is underfunded and increasingly stressed to address current SWMP priorities. Current funding mechanisms are fragmented, inequitable, and insufficient. As such, establishing a SW Utility is the a more effective and fair solution.

The proposed SW Utility will:

- Provide stable, dedicated revenue restricted to stormwater purposes.
- Distribute costs fairly based on impervious surface area.
- Ensure tax-exempt properties contribute to SWMP costs.
- Support compliance with regulatory mandates.
- Enable proactive investments in infrastructure and resiliency.
- Improve accountability and transparency to customers.

As such, it is recommended that the City Council consider implementation of the proposed SW Utility by adopting the SW Utility Rate Ordinance, finalizing ERU calculations and the creating billing database, publishing the final credit manual, and implementing a robust public outreach campaign and customer service program.

11.0 STORMWATER UTILITY PUBLIC OUTREACH

To ensure that residents, businesses, and community stakeholders have ample opportunity to learn about the City's stormwater management program and the potential formation of a SW Utility, the City has implemented a robust and multi-faceted public engagement effort. This effort is designed to provide transparent information, gather feedback, and foster community understanding of both the need for and potential advantages associated with a dedicated SW Utility funding mechanism.

Key elements of the City's public engagement process include:

Stormwater Utility Community Meetings – Two rounds of public meetings were held to provide information and solicit community input:

- April 22–30, 2025: Initial community meetings introducing the concept of a SW Utility, including background on existing stormwater challenges, funding needs, and potential rate structures.

- November 10–13, 2025: Follow-up meetings to present refined program elements, rate methodology options, credits, and to gather additional feedback from the public.

Focus Groups – Targeted discussions were conducted with key stakeholder groups representing primarily residential and environmental interests. The two meetings allowed for in-depth dialogue regarding program objectives, service delivery considerations, fee structures, and equitable cost allocation to customers. At the conclusion of the Focus Group meetings, the members developed a Position Paper that served as a consensus of their opinions and positions regarding the proposed SW Utility concept. A copy of the Position Paper is included in Appendix D.

Neighborhood Association Presidents Meeting (September 10, 2025) – A dedicated session was held with neighborhood leaders to ensure community-level communication and encourage broader participation throughout Savannah's neighborhoods.

A summary of the public engagement program conducted by the City related to the SW Utility is provided in Appendix D. Additional information, including meeting materials, summaries of community feedback, and detailed presentation slides, is available on the City's official website at Stormwater Utility | Savannah, GA - Official Website

Stantec

Memorandum

Appendix A: Capital Prioritization Worksheet

APPENDIX
Stormwater Utility Capital Projects Prioritization
City of Savannah, Georgia
October 22, 2025

The City of Savannah Stormwater Management Department has maintained a list of drainage improvement capital projects for many years as information becomes available to identify areas of need. This information is provided through recorded 311 requests for City Services, flood events and results from those significant storm events, and results from detailed Hydrology and Hydraulics drainage basin models. This list of projects is continuously updated based on project status, newly identified projects, funding allocations, project descriptions, estimated project costs, estimated year(s) for planned design and permitting, and estimated year(s) for construction.

The capital projects list is broken out into the following categories:

- Drainage Basin Stormwater Infrastructure Improvements
    - Projects which are necessary to improve drainage for an overall drainage basin, multiple or large areas upstream within the drainage basin.
- Localized Stormwater Infrastructure Improvements
    - Projects focused within neighborhoods or specific streets to alleviate a localized drainage issue
- Stormwater Pump Station Improvements
    - Projects identified within or around our stormwater pump stations which are critical to drainage relief within the City and require ongoing upgrades, maintenance, and improvements.
- Stormwater Infrastructure Rehabilitation and Lining Projects
    - Projects identified through evaluation (inspections and televising) of existing stormwater infrastructure which require rehabilitation to improve drainage and prevent cave-ins or other failures of the system. This drainage infrastructure is typically rehabilitated using Cured In Place Pipe (CIPP) Lining, Pipe Bursting, or Slip Linning.
- Stormwater Drainage Basin Studies
    - Of the 24 identified drainage basins found within the City of Savannah limits, the City has currently modeled ten of these basins. The remaining fourteen drainage basins require detailed modeling efforts to understand the existing drainage conditions, where capital improvements are required, where it is necessary for the City to implement new development specifications and requirements related to

the Flood Prevention Ordinance and Stormwater Ordinance, and to accomplish the goal of having a Comprehensive City-wide Stormwater Management Plan.

To ensure equity and implementation of projects where most needed within the City, a process was developed to objectively evaluate and rank the existing/known capital improvement projects. In addition, the process utilized sought to prioritize or rank the projects against each other for future implementation. The assessment process was preliminary in nature and should be supplemented by more detailed engineering analysis and review prior to final implementation by the City.

City Stormwater staff and an outside project team met to discuss project characteristics important to the City as well as criteria know to be used for this exercise within other municipal jurisdictions. From these discussions, an objective ranking system was developed to help prioritize the projects for future implementation under the enhanced Stormwater Management Plan Level of Service (LOS). The ranking process included the following criteria:

- City Ownership
- Structural Flooding/Damage
- Street Flooding
- Scale of Community Impact
- Project Timeframe
- Existing Funding Allocation
- Ease of Construction
- Cost Analysis
- Interconnection Between Projects
- City Plan Compatibility
- Water Quality Benefits

The following provides an overview and summary of the ranking criteria; relative criteria score and a general description of the criteria as it was applied to the exercise.

The projects within the Stormwater capital projects list were rated/scored using these criteria on a five-point scale with five being the highest and zero being the lowest. The criteria themselves were also "weighted" to reflect the overall priority of criteria relevant to each other. Each project was assessed, and a score/rating was assigned for each criterion. After the project was scored for each criterion, the criteria score was multiplied by the criteria weight to provide the index score for the project. The index score is reflective of the overall priority of each project as compared to the others. The index score then determined if the project resulted in a "high", "moderate", or "low" priority.

All projects on the Stormwater capital projects list were scored. The projects resulting in "high" and "moderate" priority were focused on. Some of these projects are funded through grants, SPLOST, millage allocations, and General Fund. For the purposes of the proposed Stormwater Utility and capital projects intended to be funded through the issuance of a bond, the projects not currently funded were identified and then listed out based on their index score. The results of these projects can be found below.

With the implementation of a Stormwater Utility within the City of Savannah, based on identified key projects for drainage relief, prioritization of projects using an objective ranking system, and estimated bonded project funding potential of approximately $24M, Stormwater Management staff recommends the projects identified below as the prioritized and proposed capital improvement projects for Utility funding.

Stormwater Capital Improvement Projects Ranking Criteria

	Applicable Descriptions:	Weight/ Value	Applicability Multiplier	
1	Ownership	**10**	5	In City ROW or City Easement
			3	Portion of project in City ROW or Easement
			1	City to pursue purchasing property and/or acquiring an easement
			0	No portion of the project would be within a City ROW or Publically Dedicated & Accepted Easement
2	Structure Flooding/Damage	**10**	5	Documented structure flooding that occurs regularly (e.g. mulitple times per year)
			3	Documented structure flooding that occurs periodically (e.g. once every year or two)
			1	Documented structure flooding that occurs infrequently (e.g. once every few years or more)
			0	No structure flooding has occurred
3	Street Flooding	**10**	5	Documented street flooding that occurs regularly (e.g. mulitple times per year)
			3	Documented street flooding that occurs periodically (e.g. once every year or two)
			1	Documented street flooding that occurs infrequently (e.g. once every few years or more)
			0	No street flooding has occurred
4	Scale of Community Impact	**10**	5	Arterial Street
			3	Collector Street that benefits the neighborhood
			1	Local road with little benefit outside the immediate area
5	Project Timeframe	**10**	5	Project is on 0-2 year schedule
			3	Project is on 3-5 year schedule
			1	Project is on 6-10 year schedule
			0	Project is not scheduled
6	Existing Funding Allocation	**5**	5	Grant Funded
			3	Fee-based
			1	SPLOST / General Fund
			0	No funding source
7	Ease of Construction	**5**	5	Simplistic or straighforward construction/permitting process
			2	Difficult or extended effort construction/permitting process
			0	Complex/time-consuming construction/permitting process
8	Cost Analysis	**5**	5	Project would be cost effective in implementation, or value is less than $5M
			3	Project would have a low-moderate cost for implementation (price range of $5M - $10M)
			1	Project would have a moderate-high cost for implementation (price range of $10M - $25M)
			0	Project would have an elevated cost for implementation (price is greater than $25M)
9	Interconnection Between Projects	**5**	5	Does not require other projects to be completed first
			2	Needs at least 1 other project completed prior
			0	Needs multiple projects completed prior
10	City Plan Compatibility	**3**	5	Project or problem area has been identified in City Plan or Report
			3	Project or problem area has been discussed/suggested but not formally indentified in a City Plan or Report
			1	Project or problem area has not been previously addressed
			0	Project is contrary to City goals/plans
11	Water Quality Benefits	**3**	5	Project would improve water quality in an impaired waterway (on EPD's 303 (d) list of impaired waters)
	(either via regional detention or if project will address active erosion)		3	Project would improve water quality in receiving stream or achieves the goals of the City's Watershed Protection Plan
			1	Project would have no water quality impact
			0	Project could have potential negative water quaity impact

PROJECT NAME	Project Type	FUNDED SOURCE	ADDITIONAL (OR INITIAL) FUNDING REQUESTED	DESCRIPTION	JUSTIFICATION	Total Costs	Project Timeframe	Owner/Mp	Structure Flooding/Damage	Street Flooding	Scale of Community Impact	Project Timeframe	Existing Funding Allocation	Ease of Construction	Cost-Benefit	Interconnection Between Projects	Cost Plan Compatability	Water Quality Benefits	Total Score	Project Ranking
							Weighed Value	10	10	10	10	10	5	5	5	5	3	3		
Casey South - Phase 2C	Drainage Basin Stormwater Infrastructure Construction Improvements	SPLOST - II, IV, V ($18M); VII ($25M)	SPLOST - VIII ($50M)	Pipe system and Deep Tunnel to enhance drainage in the Habersham Village and Abercorn area	Necessary to reduce street and structural flooding	$ 50,000,000	Current	1	5	5	5	3	1	2	0	0	5	3	229	Moderate
Springfield Basin - Improvements @703 Lousville Road	Drainage Basin Stormwater Infrastructure Construction Improvements	SPLOST - IV ($1M), SPLOST - VII ($45M)		Increase 100' canal bottom width from I-16 off ramp to SCAD viaduct (2nd) through private development 703 Lousville Rd	Necessary to reduce flooding for structures, roadways, and businesses.	$ 30,040,000	Current	3	5	5	5	3	1	2	1	5	5	3	279	High
Springfield Basin - Phase 1 Improvements Wetland Park	Drainage Basin Stormwater Infrastructure Construction Improvements	SPLOST - VII ($45M)	Local Hotel/Motel Tax ($10M)	New tax allocated $10 M to over excavate floodplain mitigation areas adjacent to the Phase I widened Springfield Canal. This effort will create open lakes adjacent to the canal for asthetics and recreation.	Efforts are mostly asthectics and recreation, but will provide water quality enhancements and minor additional drainage storage capacity for the basin.	$ 8,000,000	Current	5	3	3	5	5	1	5	5	5	5	3	314	High
Springfield Basin - Phase 3 Improvements	Drainage Basin Stormwater Infrastructure Construction Improvements	SPLOST - VII ($45M)	SPLOST - VIII	Increase capacity of lower Springfield Canal to reduce flooding problems throughout basin. Complete creation of 100' canal bottom width along the Springfield Canal from Hwy. 17 off ramp to Turner Blvd.	Necessary to reduce flooding for structures, roadways, and businesses.	$ 25,000,000	Current	3	3	3	5	3	1	2	1	5	5	3	239	Moderate
Springfield Phase 2 - BRIC Grant - Canal and Neighbourhood Draiange Improvements	Drainage Basin Stormwater Infrastructure Construction Improvements	SPLOST - VII	BRIC Grant $30M & $12M SPLOST VII	Increase capacity of lower Springfield Canal to reduce flooding problems throughout basin. Initial creation of 100' canal bottom width along the Springfield Canal from I-16 to Gwinnett St. and improvements within Carver Village and Cloverdale Neighborhoods	Necessary to reduce flooding for structures, roadways, and businesses.	$ 30,000,000	Current	3	5	5	5	1	5	0	0	0	5	3	239	Moderate
Tremont Road Bridge Replacement	Drainage Basin Stormwater Infrastructure Construction Improvements	2024 Millage Revenue		Replace existing multiple culverte with 3- 5'x10' box culverts	Improved drainage capacity for Musgrove Canal	$ 1,500,000	Current	5	5	5	5	5	1	2	5	5	5	3	339	High
Woodville Community Drainage Improvements (Louisville Rd Culvert)	Drainage Basin Stormwater Infrastructure Construction Improvements	2024 Millage Revenue	SPLOST - VIII ($1M)	Install a new culvert under Louisville Road between Telfair and Fair St. to relieve drainage issues within	Improved drainage for SW areas of Woodville Neighborhood	$ 1,500,000	Current	5	3	5	3	5	1	2	5	5	5	3	299	High
Montgomery Crossroads Bridge Replacement	Drainage Basin Stormwater Infrastructure Construction Improvements	2023 Millage Revenue ($4M)		Replace the existing roadway bridge over the Casey Canal	bridge requires replacement and will improved drainage conveyance	$ 4,000,000	Current	3	1	1	5	1	1	2	3	5	3	3	183	Low
Liberty Parkway Bridge Replacement	Drainage Basin Stormwater Infrastructure Construction Improvements	2024 Millage Revenue ($)	SPLOST - VIII ($700k)	Replace the existing 36" pipe for the Liberty Parkway and Musgrove Canal crossing with twin 5'x10' box culverts	Improved drainage capacity for Springfield Canal	$ 1,500,000	Current	5	3	3	5	5	1	2	5	5	5	3	299	High
West 52nd (Mills B Lane) Bridge Replacement (Musgrove Canal)	Drainage Basin Stormwater Infrastructure Construction Improvements	2024 Millage Revenue (?)	SPLOST - VIII ($900k)	Replace the existing 30" pipe for the 52nd St. and Musgrove Canal crossing with a 5'x8' box culvert	Improved drainage capacity for Springfield Canal	$ 900,000	Current	5	3	3	3	5	1	2	5	5	5	3	279	High
Magazine Ave. Bridge Replacement	Drainage Basin Stormwater Infrastructure Construction Improvements	SPLOST - VII ($45M)	SPLOST - VIII/ BRIC Grant	Replace existing culvert over the S&O Canal with a new 20' span Arch Culvert	Improved drainage capacity and direct drainage to Springfield Canal instead of to the Fell St. Basin.	$ 1,500,000	Current	5	3	3	3	5	1	2	5	5	5	3	279	High
Fell St. Pump Station Outfall Replacement	Stormwater Pump Station Improvements	SPLOST - VI ($5.6M)		Replacement of Fell St. outfall box culvert with open channel to Savannah River, repair support structures for control room	Out fall culvert is going to be replaced by open channel	$ 5,000,000	Current	5	5	5	5	5	1	2	5	5	5	3	339	High
Fell St. Pump Station Replacement	Stormwater Pump Station Improvements	General Fund/ ARPA	SPLOST - VIII ($15M)	Rebuilt Pump House/control room Structure Rebuilt and Station Expansion and Hardening	Necessary to built a strong and better pump station for flood control	$ 15,000,000	Current	5	3	3	5	3	0	0	1	2	3	3	223	Moderate
Pump Station Generator Maintenance and Repairs	Stormwater Pump Station Improvements	General Fund	General Fund/SW Utility ($450K Annually)	7 stormwater pump stations all 20 plus years old and requiring repair/replacement of all mechanical components to provide continously operational capacity at full convayance output	Required for the continous reliability required of the Stormwater Pump Stations and due to aging and obsolete equipment	$ 2,850,000	Current	5	3	3	5	5	1	2	5	5	5	1	293	High
Pump Station General Operating Components Maintenance and Repair/Replacement	Stormwater Pump Station Improvements	General Fund	General Fund/SW Utility ($250K Annually)	7 stormwater pump stations all 20 plus years old and requiring repair/replacement of all mechanical components to provide continously operational capacity at full convayance output	Required for the continous reliability required of the Stormwater Pump Stations and due to aging and obsolete equipment	$ 1,300,000	Current	5	3	3	5	5	1	2	5	5	5	1	293	High
Pump Station Pumps Maintenance and Repairs/Replacements	Stormwater Pump Station Improvements	General Fund	General Fund/SW Utility ($300K Annually)	7 stormwater pump stations all 20 plus years old and requiring repair/replacement of all mechanical components to provide continously operational capacity at full convayance output	Required for the continous reliability required of the Stormwater Pump Stations and due to aging and obsolete equipment	$ 1,725,000	Current	5	3	3	5	5	1	2	5	5	5	1	293	High
Pump Station Bar Screen Replcements	Stormwater Pump Station Improvements	General Fund ($1.785M)	General Fund/SW Utility ($2M Annually)	Aged and outdated trash bar screens need to be replaced for all six pump stations (initial project would replace all FMC bar screens (11) at Derenne, Montgomery, Springfield, and Lathrope)	Necessary to assure water quality for donwsteam water body or ocean	$ 9,700,000	Current	5	3	3	5	5	1	2	3	5	5	3	289	High
Sylvan Terrace Drainage Improvements	Localized Stormwater Infrastructure Construction Improvements	General Fund and 2024 Millage Revenue	SPLOST - VIII (undetermined)	Improve conveyance between Sylvan Terrace and DeRenne Avenue drainage system. Initially update Casey South Model to determine improvements	Necessary to address a local drainage problem	$ 150,000	Current	5	1	5	3	3	0	2	5	2	3	3	233	Moderate
Victory & Ogeechee Rd, Two Bridge Replacements & Canal Widening Between Bridges	Localized Stormwater Infrastructure Construction Improvements	2023 Millage Revenue ($3M)	GDOT and SPLOST VIII ($12M)	Replace 2 older bridges with a single new bridge for Victory Drive and a new stop condition for Ogeechee Road at Victory Drive and widening canal bottom to 60'. Use GDOT design and request const. funding.	Reduce flooding and provide public safety	$ 15,000,000	Current	3	5	5	5	5	1	0	1	5	5	3	289	High
E Broad St. between Henry &Bolton	CIPP Lining Project	General Fund		36" Brick 1200lf, with roots (Southeast Pipe)	ASAP Lining	$ 374,000	Current	5	3	3	3	5	0	5	5	5	5	1	283	High
Barnard St. between Bryan and Bay St.	CIPP Lining Project	General Fund		24" CMP, 246' deteriorated pipe with failures (Southeast Pipe)	ASAP Lining	$ -	Current	5	3	3	3	5	1	5	5	5	5	1	288	High
Comer Street	CIPP Lining Project	General Fund		CMP (Southeast Pipe)	ASAP Lining	$ -	Current	5	3	3	3	5	1	5	5	5	5	1	288	High
Barnard St. Gordon Ln. to Hall St.	CIPP Lining Project	Gernal Fund		36" brick pipe, 185', 45', and 370' (Veit)	ASAP Lining	$ 186,000	Current	5	3	3	3	5	1	5	5	5	5	1	288	High
Jefferson St. - W. Huntingdon St. to Hall St.	CIPP Lining Project	General Fund		36" brick pipe, 375' (Veit)	ASAP Lining	$ 116,000	Current	5	3	3	3	5	1	5	5	5	5	1	288	High
Abercorn St. - Bolton St. to Duffy St.	CIPP Lining Project	General Fund		48" CMP, 900' (Veit)	ASAP Lining		Current	5	3	3	3	5	1	5	5	5	5	1	288	High

PROJECT NAME	Project Type	FUNDED SOURCE	ADDITIONAL (OR INITIAL) FUNDING REQUESTED	DESCRIPTION	JUSTIFICATION	Total Costs	Project Timeframe	Ownership	Structure Flooding/Damage	Street Flooding	Scale of Community Impact	Project Timeframe	Existing Funding Allocation	Ease of Construction	Cost-Benefit	Interconnection Between Projects	CIP Plan Compatability	Water Quality Benefits	Total Score	Project Ranking
							Weighed Value	10	10	10	10	10	5	5	5	5	3	3		
Hopkins St. - 51st St. to 45th St.	CIPP Lining Project	General Fund		18" and 24" VCP (Veit)	ASAP Lining		Current	5	3	3	3	5	1	5	5	5	5	1	288	High
Wallin St. - 42nd to 40th St. at McAlpine Square	CIPP Lining Project	General Fund		30" CMP, 545' (Southeast Pipe)	ASAP Lining	$ -	Current	5	3	3	3	5	1	5	5	5	5	1	288	High
Casey North Drainage Basin Study	Stormwater Basin Studies	General Fund		Update basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ 105,000	Current	5	5	5	5	5	1	5	5	5	5	0	345	High
Chippewa-Harmon Drainage Basin Study	Stormwater Basin Studies	Preliminary Modeling Performed In-House/ General Fund		Create basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ 200,000	Current	5	5	5	5	5	1	5	5	5	5	0	345	High
Wilshire Canal Drainage Basin Study	Stormwater Basin Studies	Preliminary Modeling Performed In-House/ General Fund		Update basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ 200,000	Current	5	5	5	5	5	0	5	5	5	5	0	340	High
St. Augustine Creek Drainage Basin Study	Stormwater Basin Studies	Chatham County Funded		Create basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ -	Current	5	5	5	5	5	0	5	5	5	5	0	340	High
Dundee Canal Drainage Basin Study	Stormwater Basin Studies	Chatham County Funded		Create basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ -	Current	5	5	5	5	5	0	5	5	5	5	0	340	High
Casey South Drainage Basin Study	Stormwater Basin Studies	General Fund for Update		Update basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ 285,000	Current	5	5	5	5	5	1	5	5	5	5	0	345	High
Springfield South Basin Study	Stormwater Basin Studies	Chatham County Funded		Update basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ -	Current	5	5	5	5	5	0	5	5	5	5	0	340	High
Bilbo Canal - Phase 3	Drainage Basin Stormwater Infrastructure Construction Improvements		SPLOST - IX ($16M), DA Contribution	Conversion of Bilbo Box South of President Street to 90 foot wide canal (1,750 LF of new Canal south of Normandy Box Culvert to Wheaton Street)	Necessary to support development along E. President Street	$ 18,000,000	Future	3	5	5	5	3	0	0	1	2	3	3	243	Moderate
Placentia -New Placentia Canal Outfall	Drainage Basin Stormwater Infrastructure Construction Improvements		SPLOST - IX ($11M)	design/construction of new canal outfall along Semken and Taylor Rd. to Country Club Creek/Wilmington River	Necessary to address flow restrictions in the main canal	$ 11,000,000	Future	1	1	3	3	3	0	0	3	2	1	3	147	Low
Springfield Basin - Phase 4 Improvements	Drainage Basin Stormwater Infrastructure Construction Improvements		SPLOST - IV, EDA/HGMP Grant	Expansion of existing pump station, construction of new pump station, Canal Improvements Turner Blvd. to Savannah River, and extension of improvements into needing neighborhoods (Concept Plan Completed 2023)	Necessary to improve flooding	$ 125,000,000	Future	1	5	5	5	1	5	0	0	0	3	3	213	Moderate
Drainage System Upgrade	Drainage Basin Stormwater Infrastructure Construction Improvements		General Fund/SW Utility	Annual fund to support upgrading of storm system components in support of other CIP projects nearby. (i.e., improve drainage in conjunction with a streetscape project, for example)	Similar to water and sewer upgrade funds .	$ 1,000,000	Future	5	3	3	3	1	0	2	5	0	1	3	197	Low
Evergreen Drainage Improvements	Localized Stormwater Infrastructure Construction Improvements		General Fund/SW Utility	Evergreen Ave between Downing & Victory Dr. ditch regrade	Necessary to address a local drainage problem	$ 160,000	Current	3	0	1	1	5	0	5	5	5	3	3	193	Low
Hampstead Canal Improvements and Deep Tunnel Project	Drainage Basin Stormwater Infrastructure Construction Improvements		SPLOST-IX / HMGP Grant ($50M)	Various projects along the canal including widening, bank stabilization, and culvert replacements. Also includes a deep tunnel project from Savannah Technical College to the Casey Canal	improve drainage capacity of the Hampstead Canal	$ 50,000,000	Future	3	3	3	5	3	0	0	1	0	3	3	193	Low
Telfair Road Bridge Installation	Drainage Basin Stormwater Infrastructure Construction Improvements		SPLOST-IX ($2M)	Install a new arch span culvert bridge on Telfair Road at the Savannah and Ogeechee Canal	Improve drainage of Telfair Road and surrounding properties. Currently the S&O Canal is disconnected at Telfiar Road and prevents positive drainage	$ 2,000,000	Future	5	0	1	3	3	0	2	5	5	1	3	192	Low
Casey North 36th St. 60" Trunk Line Extension	Drainage Basin Stormwater Infrastructure Construction Improvements		SPLOST - VIII ($5M)	Extend the existing 60" trunk line storm pipe at 36th and Paulsen St. west to 36th and Ware St.	Improved drainage capacity for Casey North Drainage Basin	$ 5,000,000	Future	5	3	5	3	3	1	2	5	5	5	3	279	High
Clinch St. Bridge Improvement	Drainage Basin Stormwater Infrastructure Construction Improvements		General Fund/SW Utility	Add a 6'x5' box culvert to the existing two 6'x5' box culverts	Improved drainage capacity for Springfield Canal	$ 1,000,000	Future	5	3	3	5	5	1	2	5	5	5	3	299	High
Stark Ave. Bridge Replacement	Drainage Basin Stormwater Infrastructure Construction Improvements		SPLOST - VIII ($1.5M)	Replace existing twin 48" pipes for the Stark Ave. and Springfield Canal crossing with twin 5'x7' box culverts	Improved drainage capacity for Springfield Canal	$ 1,500,000	Future	5	3	3	3	5	1	2	5	5	5	3	279	High
Kayton Pump Station Exterior Rehabilitation	Stormwater Pump Station Improvements		General Fund/SW Utility	Paint exterior and replace/repair minor components	Old infrastructure needs regular maintenance & painting	$ 1,000,000	Future	5	0	0	1	5	1	5	5	5	1	1	196	Low

PROJECT NAME	Project Type	FUNDED SOURCE	ADDITIONAL (OR INITIAL) FUNDING REQUESTED	DESCRIPTION	JUSTIFICATION	Total Costs	Project Timeframe	Ownership	Structure Flooding/Damage	Street Flooding	Scale of Community Impact	Project Timeframe	Existing Funding Allocation	Ease of Construction	Cost-Benefit	Interconnection Between Projects	CIP Plan Compatability	Water Quality Benefits	Total Score	Project Ranking
							Weighed Value	10	10	10	10	10	5	5	5	5	3	3		
Pump Station Exterior Rehabilitation	Stormwater Pump Station Improvements		General Fund/SW Utility	Metal surface and structural steel rehab and painting at aging pump stations.	Necessary to extend useful life of stations. Unpainted metal fails in coastal weather conditions.	$ 4,000,000	Future	5	0	0	1	5	1	5	5	5	1	1	196	Low
Pump Station CNG Power Conversion	Stormwater Pump Station Improvements		General Fund/SW Utility	Modifications to pump stations' fuel systems to permit use of Compressed Natural Gas for generator power.	Fuel prices variations at times make this an efficiency measure. At current writing, diesel fuel has lowered a lot.	$ 1,200,000	Future	5	0	0	1	3	0	0	5	2	1	1	131	Low
Pump Station Site Improvements	Stormwater Pump Station Improvements		General Fund/SW Utility	Miscellaneous site improvements to improve operation of the stations. Improved hoists, extended gantries, drainage swales, and access improvements are necessary.	To improve maintenance efficiency	$ 1,000,000	Future	5	0	0	1	5	1	5	5	5	3	1	202	Moderate
Pump Station Stormproofing/Hardening	Stormwater Pump Station Improvements		General Fund/SW Utility	Four of the pump station control/generator buildings are constructed of sheet metal, and thus are vulnerable to tropical storm air born debris damage. The project would armor the buildings and improve roof to wall connections on all 7 structures	Necessary to assure availability in tropical conditions.	$ 2,000,000	Future	5	0	0	1	3	0	2	5	5	3	1	162	Low
White Bluff to Abercorn Extended Stay Ditch Improvement	Localized Stormwater Infrastructure Construction Improvements		General Fund/SW Utility	Frabriform lined 800lf Ditch to improve draiange flow, Ditch #62006	Upstream flooding caused by blocked ditch	$ 1,000,000	Future	5	3	5	5	5	0	5	5	5	3	3	323	High
Hughes Avenue Drainage Improvements	Localized Stormwater Infrastructure Construction Improvements		General Fund/SW Utility	Replace undersized, often problematic corrugated metal pipe.	Necessary to address a local drainage problem	$ 100,000	Future	5	1	5	3	5	0	5	5	5	3	3	283	High
Leeds Gate Drainage Improvements	Localized Stormwater Infrastructure Construction Improvements		General Fund/SW Utility	Improve ditch flow at Leeds Gate box culvert. Lower culvert and regrade ditch. Force main needs relocated.	Necessary to address a local drainage problem	$ 750,000	Future	5	1	3	3	5	0	2	5	5	3	3	248	Moderate
Lovett Lane Drainage Improvements	Localized Stormwater Infrastructure Construction Improvements		General Fund/SW Utility	Grade ditches, replace driveway culverts and put culverts on grade between E DeRenne & Brogdan	Necessary to address a local drainage problem	$ 100,000	Future	5	0	1	3	3	0	2	5	5	3	3	198	Low
Lynes Avenue Drainage Improvements	Localized Stormwater Infrastructure Construction Improvements		General Fund/SW Utility	Create a conveyance to take I-516 drainage and conveyance from east of I -516 thru commercial properties to nearby lake.	Correct developer's mistake to handle Interstate Highway drainage.	$ 2,500,000	Future	3	1	3	3	3	0	2	5	5	3	3	208	Moderate
Tuten-Rankin-Haygood Drainage Improvements	Localized Stormwater Infrastructure Construction Improvements		General Fund/SW Utility	Grade ditches, replace driveway culverts and put culverts on grade.	Necessary to address a local drainage problem	$ 2,500,000	Future	5	3	3	3	3	0	2	5	5	3	3	248	Moderate
Mills B Lane Bridge Replacement (Springfield Canal)	Localized Stormwater Infrastructure Construction Improvements		SPLOST - VIII ($1M)	Replace bridge and widening canal bottom to designed width	Reduce flooding and provide public safety	$ 1,000,000	Future	5	3	5	5	5	1	2	5	5	3	3	313	High
Bowles Ford Park Entrance Bridge Replacement	Localized Stormwater Infrastructure Construction Improvements	SPLOST - VII ($45M)and BRIC/HMGP Grant ($30M)		Replace the Entrance Bridge	The bridge is deteriorating, for public safety, it shall be replaced	$ 1,000,000	Future	5	3	5	3	3	5	2	5	2	5	3	284	High
Possum Canal Improvements	Localized Stormwater Infrastructure Construction Improvements		General Fund/SW Utility	Canal Widening	Necessary to address a local drainage problem	$ 750,000	Future	5	3	3	3	5	0	5	5	5	3	3	283	High
Tuskeegee to ACL Blvd/Mills B. Lane Drainage Improvements	Localized Stormwater Infrastructure Construction Improvements		General Fund/SW Utility	Culvert upsizing and replacement (XX" to XX" culvert) along with ditch widing and improvements	Necessary to address a local drainage problem	$ 5,000,000	Future	3	3	5	3	5	0	5	5	5	3	3	283	High
Woodville Canal to Dundee Canal Improvements	Localized Stormwater Infrastructure Construction Improvements		General Fund/SW Utility	Property acquisition and canal widening, grading, and culvert replacements for conveyance improvements	Necessary to provide adequate drainage for the central portion of the Woodville Neighborhood	$ 1,500,000	Future	3	1	3	3	5	0	5	5	5	3	3	243	Moderate
E. Lathrope and Louisville Rd. Underpass Improvements	Localized Stormwater Infrastructure Construction Improvements		General Fund/SW Utility	Drainage Pipe and Inlet upgrades along with a small scale pump station	Necessary to relieve chronic flooding of this low lying intersection under the existing railroad overpass	$ 1,000,000	Future	3	1	5	5	3	0	5	5	5	3	3	263	Moderate
Forsyth Park Underground Detention	Drainage Basin Stormwater Infrastructure Construction Improvements		General Fund/SW Utility	Regional underground chamber detention and infiltration for water quality under park fields	Necessary to reduce downstream flooding and reduce the cost of future downstream capital improvements to meet 100-YR Storm conveyance	$ 5,000,000	Future	5	1	5	5	5	0	5	5	5	3	5	309	High
E 50th St. between Habersham & Waters Ave.	CIPP Lining Project		General Fund/SW Utility	60" brick pipe for 4100 lf (lower priority as determined to be in good condition as of 2024)	Rehab exisitng pipe by liner	$ 3,000,000	Future	5	0	1	3	5	0	5	5	5	1	3	227	Moderate
Many Other Needed CIPP Lining Projects on Brick, CMP, Clay, Unreinforced Concrete, and other Deteriorated Pipes.	CIPP Lining Project		General Fund/SW Utility	CIPP Lining of deteriorated pipes all across the City	Proactive prevention of cave-ins	$ 5,000,000	Future	5	3	3	3	3	0	5	5	5	5	1	263	Moderate
Windsor Drainage Basin Study	Stormwater Basin Studies		General Fund/SW Utility ($150K Annually)	Update basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ 200,000	Future	5	5	5	5	5	0	5	5	5	5	0	340	High
Coffee Bluff Drainage Basin Study	Stormwater Basin Studies		General Fund/SW Utility ($150K Annually)	Create basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ 200,000	Future	5	5	5	5	5	0	5	5	5	5	0	340	High
Horseshoe Canal Drainage Basin Study	Stormwater Basin Studies		General Fund/SW Utility ($150K Annually)	Update basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ 200,000	Future	5	5	5	5	5	0	5	5	5	5	0	340	High

PROJECT NAME	Project Type	FUNDED SOURCE	ADDITIONAL (OR INITIAL) FUNDING REQUESTED	DESCRIPTION	JUSTIFICATION	Total Costs	Project Timeframe	Ownership	Structure Flooding/Damage	Street Flooding	Scale of Community Impact	Project Timeframe	Existing Funding Allocation	Ease of Construction	Cost-Benefit	Interconnection Between Projects	CIP Plan Compatability	Water Quality Benefits	Total Score	Project Ranking
							Weighed Value	10	10	10	10	10	5	5	5	5	3	3		
Redgate Draiange Basin Study	Stormwater Basin Studies	Chatham County Funded	General Fund/SW Utility ($150K Annually)	Update basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ 200,000	Future	5	5	5	5	5	0	5	5	5	5	0	340	High
Salt Creek Draiange Basin Study	Stormwater Basin Studies		General Fund/SW Utility ($150K Annually)	Update basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ 200,000	Future	5	5	5	5	5	0	5	5	5	5	0	340	High
Ogeechee River Drainage Study	Stormwater Basin Studies		General Fund/SW Utility ($150K Annually)	Update basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ 200,000	Future	5	5	5	5	5	0	5	5	5	5	0	340	High
Hardin Canal Drainage Study	Stormwater Basin Studies		General Fund/SW Utility ($150K Annually)	Update basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ 200,000	Future	5	5	5	5	5	0	5	5	5	5	0	340	High
Talmadge Drainage Study	Stormwater Basin Studies		General Fund/SW Utility ($150K Annually)	Update basin study to determine areas that experience structural, arterial, or nuisance flooding for the 100, 25, 10, and 1 year 24 hour storms. Determine how deep and how long flooding occurs. Conceptualize necessary improvements and estimate costs.	Necessary to prioritize capital program, to predict flooding, and to assist with our inventory management system. Serve as a base for Utility set up.	$ 200,000	Future	5	5	5	5	5	0	5	5	5	5	0	340	High

High	*46*
Moderate	*15*
Low	*11*

Stantec

Memorandum

Appendix B: Bond Funded Capital Projects

PROPOSED STORMWATER UTILITY FUNDED CAPITAL IMPROVEMENT PROJECTS

RANKING	WATERSHED	CITY COUNCIL DISTRICT	PROJECT NAME	Project #	Project Type	FUNDED SOURCE	DESCRIPTION	ACTUAL/ESTIMATED COST	EXISITING CITY BUDGET ALLOCATION	PROPOSED DESIGN YEAR	PROPOSED CONSTRUCTION YEAR	Ownership	Structure Flooding/Damage	Street Flooding	Scale of Community Impact	Project Timeframe	Existing Funding Allocation	Ease of Construction	Cost Benefit	Interconnection Between Projects	City Plan Compatibility	Water Quality Benefits	Total Score	Project Ranking
											Weighed Value	10	10	10	10	10	5	5	5	5	3	3		
1	Casey South	4	White Bluff to Abercorn Extended Stay Ditch Improvement	TBD	Localized Stormwater Infrastructure Drainage Improvements	Utility Bond Revenue	Frabriform lined 800lf Ditch to improve draiange flow, Ditch #62006	$1,000,000	None	2026	2026-2027	5	3	5	5	5	0	5	5	5	3	3	323	High
2	Bilbo	2	Forsyth Park Underground Detention	TBD	Drainage Basin Stormwater Infrastructure Construction Improvements	Utility Bond Revenue	Regional underground chamber detention and infiltration for water quality under park fields	$5,000,000	None	2026	2026-2027	5	1	5	5	5	0	5	5	5	3	5	309	High
3	Springfield North	5	Clinch St. Bridge Improvements	TBD	Drainage Basin Stormwater Infrastructure Construction Improvements	Utility Bond Revenue	Add a 6'x5' box culvert to the existing two 6'x5' box culverts	$1,000,000	None	2026	2028	5	3	3	5	5	1	2	5	5	5	3	299	High
4	Placentia	4	Hughes Ave. Drainage Improvements	TBD	Localized Stormwater Infrastructure Drainage Improvements	Utility Bond Revenue	Replace undersized, often problematic corrugated metal pipe.	$100,000	None	N/A	2026	5	1	5	3	5	0	5	5	5	3	3	283	High
5	Casey South	4	Possum Canal Improvements	TBD	Drainage Basin Stormwater Infrastructure Construction Improvements	Utility Bond Revenue	Canal Widening	$750,000	None	2026	2027	5	3	3	3	5	0	5	5	5	3	3	283	High
6	Springfield North	5	Tuskeegee to ACL Blvd/Mills B. Lane Drainage Improvements	TBD	Localized Stormwater Infrastructure Drainage Improvements	Utility Bond Revenue	Culvert upsizing and replacement (36" to twin 54" and twin 60" culverts) along with ditch widing and improvements	$5,000,000	None	2026	2027-2028	3	3	5	3	5	0	5	5	5	3	3	283	High
7	Various	Various	CIPP Lining Projects	TBD	Localized Stormwater Infrastructure Drainage Improvements	Utility Bond Revenue	Clean, Televise, and CIPP Pipe Rehab of existing infrastructure with root penetrations or deteriorated pipe	$2,000,000	None	N/A	2026	5	3	3	3	3	0	5	5	5	5	1	263	Moderate
8	Fell	1	E. Lathrope and Louisville Rd. Underpass Improvements	TBD	Localized Stormwater Infrastructure Drainage Improvements	Utility Bond Revenue	Drainage Pipe and Inlet upgrades along with a small scale pump station	$1,000,000	None	2026	2035	3	1	5	5	3	0	5	5	5	3	3	263	Moderate
9	Whilshire	5	Leeds Gate Drainage Improvements	TBD	Localized Stormwater Infrastructure Drainage Improvements	Utility Bond Revenue	Improve ditch flow at Leeds Gate box culvert. Lower culvert and regrade ditch. Force main needs relocated.	$750,000	None	2026	2027	5	1	3	3	5	0	2	5	5	3	3	248	Moderate
10	Fell	1	Tuten-Rankin-Hygood Drainage Improvements	TBD	Localized Stormwater Infrastructure Drainage Improvements	Utility Bond Revenue	Grade ditches, replace driveway culverts and put culverts on grade.	$2,500,000	None	2026	2028	5	3	3	3	3	0	2	5	5	3	3	248	Moderate
11	Dundee	1	Woodville Canal to Dundee Canal Improvements	TBD	Localized Stormwater Infrastructure Drainage Improvements	Utility Bond Revenue	Property acquisition and canal widening, grading, and culvert replacements for conveyance improvements	$1,500,000	None	2027	2028-2029	3	1	3	3	5	0	5	5	5	3	3	243	Moderate
12	Springfield North	1	Lynes Ave. Drainage Improvements	TBD	Localized Stormwater Infrastructure Drainage Improvements	Utility Bond Revenue	Create a conveyance to take I-516 drainage and conveyance from east of I-516 thru commercial properties to nearby lake.	$2,500,000	None	2027	2028-2029	3	1	3	3	3	0	2	5	5	3	3	208	Moderate
13	Various	Various	Stormwater Pump Station Site Improvements	TBD	Drainage Basin Stormwater Infrastructure Construction Improvements	Utility Bond Revenue	Miscellaneous site improvements to improve operation of the stations. Improved hoists, extended gantries, drainage swales, and access improvements are necessary.	$1,000,000	None	N/A	2026	5	0	0	1	5	1	5	5	5	3	1	202	Moderate
							Total Project Costs:	$24,100,000																

Stantec

Memorandum

Appendix C: Draft Credit Manual

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Stormwater Utility User Fee Credit Manual

November 4, 2025

Table of Contents

SECTION 1 – GENERAL INFORMATION

Stormwater Utility (SW Utility) user fee credits are made available to private and public entities that undertake specific stormwater management activities to reduce their impact/demand on the City of Savannah (City) Stormwater Management Service Delivery and the associated costs that would otherwise be expended by the City. If a customer enacts a specific credit activity that is approved by the City, then the customer will receive a credit on their bi-monthly stormwater user fee bill. Credits will be periodically reviewed by the City for compliance with the applicable standards in the City of Savannah SW Utility Credit Manual (the Manual). Credits are given for both structural and non-structural stormwater management activities and include, but are not limited to, the following: detention ponds, stormwater controls, best management practices (BMPs), education programs, storm water runoff infiltration, watershed stewardship and other approved activities as determined/defined by the City.

The Manual outlines the criteria and procedures for the City of Savannah SW Utility customers to secure and maintain a stormwater user fee credit(s) for their property/customer account. An approved SW Utility user fee credit will result in a reduction of the customer's monthly stormwater user fee charge. Implementation of the credit activities by the customer should reduce the impact of stormwater runoff from the subject property on the City's stormwater management system, and corresponding cost to the City to provide stormwater services to that customer. The credit is only applicable for City approved stormwater BMPs, activities and/or programs that are properly designed, constructed (or implemented) and maintained in accordance with this Manual.

Definitions

The definitions included in the SW Utility Enterprise Fund Ordinance and the City's Revenue Ordinance will be adopted herein by reference.

Coastal Stormwater Supplement (CSS) to the Georgia Stormwater Management Manual (GSMM): shall refer to the technical guidance document governing stormwater management design for the southeastern area of the State of Georgia. The CSS to the GSMM can be found by using the following link: atlantaregional.org/what-we-do/natural-resources/georgia-stormwater-management-manual

Detached Single-Family Residential (DSFR) Parcels shall mean developed property containing one residential structure with no more than two dwelling units in or attached thereto, situated upon a single lot of record. Improved property may be classified as DSFR even if supplemental accessory structures are present such as garages, carports, storage buildings, guesthouses, servants or caretakers quarters, cottages or barns, or the presence of a commercial use within the residence, as long as such use does not result in significant additional amounts of impervious surfaces, as determined by the governing body or its designee. DSFR properties shall not include improved property containing structures used primarily for non-residential purposes and as defined herein; manufactured homes located within manufactured home parks where the land is owned by someone other than the owners of the manufactured homes; residential condominium developments with more than two units; group homes, or vacant/undeveloped property.

Georgia Stormwater Management Manual (GSMM): shall refer to the technical guidance document governing stormwater management design, construction and long-term maintenance activities in Georgia. The GSMM can be found by using the following link: atlantaregional.org/what-we-do/natural-resources/georgia-stormwater-management-manual

Green Infrastructure (GI): shall refer to the concept whereby sustainable water resources management practices are implemented for land development (and re-development) projects in an effort to protect, restore, or mimic the natural water cycle. GI typically involves the use

of landscape features to store, infiltrate and/or evaporate stormwater runoff. GI works in concert with Low Impact Development (LID) and the concept is commonly referred to as GI/LID.

Low Impact Development (LID): shall refer to an approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible to preserve, maintain and/or restore a watershed's hydrologic and ecological functions. LID can be characterized as a sustainable storm water practice that employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that manages stormwater as a resource. Typical GI/LID practices include bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

Non-Single Family Residential (NSFR) Parcels shall mean a developed parcel of land that consists of various non-residential land uses including, but not limited to: (1) multi-family, commercial (including mixed commercial & residential), office/institutional, public, transportation, industrial, manufacturing and storage buildings and facilities; (2) parking lots, parks, public and private schools, universities and hospitals; (3) streets, roads, water and wastewater treatment plants; and (4) any other form of use not specifically defined as a detached single family residential property (DSFR).

Private stormwater management systems and facilities shall mean those natural and manmade channels, swales, ditches, rivers, streams, creeks, branches, reservoirs, ponds, drainageways, inlets, catch basins, pipes, headwalls, storm drains, lakes and other physical works, properties and improvements which transfer, control, convey or otherwise influence the movement of stormwater runoff or water quality, for which operation and maintenance is the responsibility of the owner or successor or assignee thereof, and which have not been conveyed or dedicated to the City for future maintenance.

Public stormwater management systems and facilities shall mean that portion of the drainage system consisting of natural and/or man-made structures, within the political boundaries of the city which channel or convey storm water from its point of collection to a point of discharge, owned by the City, over which the City has a legal right of access, have been formally dedicated to and accepted by the City for maintenance, or over which the City exercises dominion and control.

Summary of Stormwater User Fee Credits

Table 1 summarizes the user fee credits available to the SW Utility customers. Please refer to the ensuing sections of this document for further details on the various credits, policies, procedures, etc. Per City policy, the maximum user fee credit that a customer account can receive is **50% --** with the exception of the partnership credit.

Table 1: Stormwater User Fee Credit Summary

Credit Description	Credit Term	Potential Stormwater User Fee Credit Customer Types and Amount		
		Detached-Single Family Residential (DSFR)	Non-Single Family Residential (NSFR)	Stormwater User Fee Credit
User Fee Credits				
Residential GI/LID	3 years	x		20%
Tree Planting[1]	3 years	x	x	10% - 20%
Low-Impact Parcel[1]	3 years	x	x	25%
No Direct Discharge[1]	3 years	x	x	Up to 50%
Watershed Stewardship	3 years		x	5%
Septic Tank Maintenance	5 years	x	x	10%
Non-Residential GI/LID	3 years		x	Up to 50%
Natural Area Preservation[2]	N/A	x	x	Up to 20%
Water Resources Education Program	3 years		x	50%
NPDES Industrial Stormwater General Permit[3]	5 years		x	30%
NPDES MS4 Permit[3]	5 years		x	50%
Reduced Impervious Area[4]	1 Time Only		x	100%
Stormwater Facility (i.e. Detention Pond, Retention Pond)[5]				
Pre-CSS/GSMM Stormwater Facility/Detention Pond	3 years		x	Up to 30%
CSS/GSMM Stormwater Facility/Detention Pond	3 years		x	Up to 50%
Stormwater Management Facility Partnership	3 years		x	Up to 75%

[1] The SW Utility Manager has the authority to continue these credits beyond three years without renewal if no changes to the approved credit application conditions can be confirmed with the customer.

[2] The SW Utility Manager has the authority to continue this credit for an unlimited period of time provided that the customer's approved credit application and associated conditions are unchanged.

[3] The NPDES compliance credits can be issued for up to five years to coincide with the five-year permit renewal cycle as further detailed in the Manual.

[4] The Reduced Impervious Area credit details are detailed herein and applicants should carefully review these details when applying for and receiving this credit.

[5] Residential customers that are part of a larger common development (or subdivision) can collectively apply for credits related to the detention pond credit with approval from the SW Utility Manager.

Stormwater User Fee Credit Policies

The City has established the following general policies regarding consideration and approval of stormwater user fee credits.

- Applications for a stormwater user fee credit for existing facilities may be submitted to the City at any time. Approved credits will be applied to the customer's next stormwater user fee bill following approval.

- Applications for a stormwater user fee credit associated with new development (or redevelopment) sites may be submitted once the BMP is constructed, the BMP has been inspected by representatives of the City and the stormwater user fee charge is scheduled for billing.

- Credits are only approved for (and applied to) eligible customers that meet applicable criteria as set forth in the Manual. The stormwater user fee is being assessed on an individual customer account basis as outlined in the City SW Utility Enterprise Fund and Revenue Ordinances. Therefore, credit applications must be made by the entity that is responsible for payment of the utility account. If the entity responsible for payment of SW Utility user fee changes, the new customer must re-apply for the credit with the City regardless if the term has expired or is still active. The new customer may be able to rely on some (or all) of the information from a previous credit application package, but it will be the responsibility of the applicant to verify the information within the submitted credit application package.

- A group of customers cannot apply for a credit except as stipulated below. An eligible customer is defined as a property or site that contributes stormwater runoff to the qualifying stormwater control and/or BMP located on the same property/site via natural and/or manmade conveyance systems. If a group of properties/sites are served by a single BMP or systems of BMPs, then the credit can be applied to the customer on whose property/site which the BMP resides. This applicant will be referred to as the primary applicant. If the primary applicant provides a memorandum of agreement (MOA) between the primary applicant and another customer(s) for which the BMP(s) provides adequate treatment for the applicable credit, the City will consider application of the credit to all customers named in the MOA. The credit shall be applied to all applicants until such time as the primary applicant notifies the City that the MOA is no longer in effect or the term of the credit expires, whichever occurs sooner. If the MOA is revoked by the primary applicant, the credit shall only apply to the primary applicant.

- A residential homeowner's association (HOA), or a common development such as a multi-family apartment complex, which has its own properly designed, constructed, and maintained stormwater BMP(s) should contact the City SW Utility Manager to determine if the HOA members, or common development customers, are eligible for a credit. For the purposes of the credit, the BMP(s) must be located on a parcel that is platted within the common development and owned by the HOA (or a single property owner within the subdivision or common development). BMPs located on City owned property are not eligible. Additionally, BMPs that the City maintains through a dedicated maintenance easement or other legal agreement though lying within private property cannot be used by the customer for credit purposes. Please refer to the City's SW Utility Ordinances for further clarification regarding the City's extent of service policy and its scope of responsibility.

    - For the purposes of awarding the credit, the credit being applied for must be met for the entire common development and must meet the Manual criteria.

    - Any resulting credit awarded will be divided among eligible customers within the HOA or the common development.

- The City may, at its discretion, undertake periodic visual inspections of the BMPs and/or programs being utilized for stormwater user fee credits by customers to ensure compliance with the Manual. If the BMP facility is found to be functional and being properly maintained, the credit will remain in effect. Likewise, if the BMP facility is not functional or is not being maintained, the City has the authority to void the credit on the next billing cycle. Before a credit is re-instated, the customer will have to reapply for the credit as outlined in this Manual.

- The term of the credit is three years. Credits will expire at the end of the third fiscal year of the cycle, regardless of which date during the first fiscal year they were approved.

- The City will utilize a certification process for customer accounts that have received a credit to certify that the existing credit is still in place at the end of its three-year term. This certification process will require the customer to demonstrate that their property is still eligible for a credit and continues to meet the criteria outlined in the Credit Manual. Failure of the customer to certify his/her credit as required by the City policy could result in credit revocation. The City will periodically undertake compliance inspections and audits to ensure that any credit(s) secured by a customer remain complaint with the applicable criteria associated with credit eligibility. It will be the responsibility of the customer to ensure compliance with the applicable certification requirements outlined in this Manual.

Stormwater Utility User Fee Credit Application Procedures

The following is an overview of the stormwater user fee credit application procedures that a customer should follow to obtain and maintain credits. All of the credits in this Manual require an application, and some of the credit applications require engineering analysis to demonstrate and verify credit eligibility. The credits associated with engineering analysis are identified in the Manual along with the credit application forms.

The City requires that these calculations be performed, signed, and sealed in accordance with the appropriate Georgia professional certification provisions outlined herein (i.e. engineer, surveyor, landscape architect, etc). The procedure for submitting a credit application generally includes the following tasks:

1. Obtain a copy of the Manual from the City and determine what (if any) credits the customer may be eligible to apply for and fill out the required application materials.

2. The customer should consult the City's current fee schedule to determine if payment of a credit application review fee is required. Please contact the City of Savannah Stormwater Management Department at (912) 650-7855 for more information on credit application fees or visit the City's stormwater management website at savannahga.gov/508/Stormwater-Management

3. If required by the credit, retain a Georgia Professional Engineer, Landscape Architect, and/or Land Surveyor to perform the required technical analysis.

4. Submit the completed credit application with all sections appropriately filled out and attach all the required supporting documentation.

5. The City will review complete application packages and notify the customer if the request is approved or denied within 30 days of receipt of the application. Incomplete application packages will not be considered by the City and will be returned to the customer for completion and/or revision.

6. The City may elect to perform a pre-approval inspection of the customer's site and proposed activity, or to review the non-structural practice being implemented, to ensure conformance to the Manual criteria. As such, the customer must grant the City a Right-of-

Entry or access easement as part of the application and approval process. The City may elect to conduct follow-up or periodic inspections of the site and credit activities to ensure continued compliance with applicable requirements.

7. If the credit application is approved, the City will apply the stormwater user fee credit to the next customer billing cycle.

8. During the credit term outlined in the Manual, the City has the right to conduct inspections and/or inquiries to the applicant to ensure conformance to the Manual criteria.

9. Stormwater user fee credits expire automatically at the end of third fiscal year after the credit is approved. **Note:** It will be the responsibility of the customer to renew their credit(s) at the appropriate time by resubmitting the application package for review and approval by the City, or as the renewal process is otherwise detailed in this Manual.

10. Stormwater user fee credits are issued to individual customer accounts per the policies outlined herein.

SECTION 2 – CREDIT POLICY AND PROCEDURES

This section explains the procedures involved in applying for a stormwater user fee credit. The procedures include step-by-step instructions and eligibility requirements for obtaining the SW Utility user fee credit.

Listed below are the stormwater user fee credits that SW Utility customers are eligible to apply for and secure. Customers should follow the credit application procedures outlined herein for each credit they desire to secure.

- Residential GI/LID Practices
- Tree Planting
- Low-Impact Parcel
- No Direct Discharge
- Watershed Stewardship
- Septic Tank Maintenance
- Non-Residential GI/LID Practices
- Natural Area Preservation
- Water Resources Education Programs
- NPDES Industrial Stormwater General Permit Compliance
- NPDES MS4 Permit Compliance
- Reduced Impervious Area
- Pre-CSS/GSMM Stormwater Facility Detention Pond
- CSS/GSMM Stormwater Facility/Detention Pond
- Stormwater Utility Partnership Facility

Residential GI/LID Practices

Eligible Customer Classes: DSFR

Credit Description

Residential SW Utility customers are eligible for a stormwater user fee credit if the customer implements an eligible, City approved Residential GI/LID practice in a single residential lot. These GI/LID practices may include, but are not necessarily limited to, practices such as rain barrels, cisterns, rain gardens, bio-retention cells, pervious pavements, etc. The City wishes to encourage the installation of these types of stormwater management GI/LID practices to promote and encourage more environmentally responsible and sustainable residential development within the City. The City believes that the customer should first consider which practices are the most appropriate to their parcel and then work with the City SW Utility Manager to select and install the most appropriate Residential GI/LID practice(s) for their site. In each case, the City will be using the CSS to the GSMM standards and criteria to evaluate the proposed BMP and its eligibility for securing a user fee credit.

A credit shall apply to those customers who can prove that their property has successfully installed an appropriate Residential GI/LID practice. Each customer that wishes to apply for this credit shall work with the City to establish the effectiveness of the Residential GI/LID practice and the customer will be responsible for providing the necessary information in support of the user fee credit application.

Eligible Credit

If the parcel meets all the requirements above, the customer would be eligible for a credit of 20% off their stormwater user fee for a period of three years.

Stormwater User Fee Credit Application Support Documentation

The customer shall identify the GI/LID practice or BMP to be utilized and ensure it is designed, maintained, and operated in accordance with general stormwater management requirements outlined in the GSMM and this Manual. The customer shall provide a photograph of the installed practice on their property. City staff reserves the right to inspect the property to ensure that the practice is properly installed prior to issuing a credit.

Tree Planting

Eligible Customer Classes: DSFR and NSFR

Credit Description

The City desires to promote and encourage an expansive and healthy tree canopy throughout the City. Planting and preserving trees provide many benefits within the City including improved water quality and reduced rainfall intensity thereby lessening the burden on stormwater management overall. Trees intercept large amounts of rain on their surface areas (leaves, branches, and trunks) and absorb rainfall through their root systems that mitigates the impacts of stormwater runoff quantity and quality.

The customer must address the following to establish eligibility for a SW Utility user fee credit associated with tree planting and/or tree preservation:

1. Plant and/or preserve trees above and beyond the minimum requirements as documented in the City's Tree Ordinance. The link below can be used to access the City's Landscape and Tree Protection Ordinance.

   savannahga.gov/DocumentCenter/View/10291/Landscape-and-Tree-Protection-Ordinance-3162017?bidId=

2. In the case of new development or redevelopment projects, a proposed plan should include at least 10% more than is required by the ordinance to be eligible for a user fee credit.
3. In the case of existing sites that desire to retrofit new trees into the site, City staff must approve the plan prior to installation of trees.
4. Trees planted or located within the City Street Right of Way or other City owned property do not qualify for a user fee credit.
5. The City may utilize aerial photography or any other means to assess existing tree canopy on existing lots or to assess the historical tree canopy for a site.
6. Trees must be planted and preserved properly and be maintained in good, healthy condition to continue to receive a user fee credit.

Eligible Credit

The maximum user fee credit for the Tree Planting Credit has been established at 20%.

New Development / Redevelopment Sites: A SW Utility customer can achieve the 20% maximum through a combination of increased density and/or caliper size for the proposed tree planting plan. In general, the criteria to secure this credit is to develop a proposed tree planting/landscape plan that exceeds the minimum requirements by at least 10%. A proposed plan that exceeds the minimum standards by more than 10% will be eligible for a credit of the same percentage, up to 20%. For example, if the customer proposed to exceed the ordinance minimum standards by 15%, then that customer would receive a15% credit on their stormwater user fee. The applicant should work with City staff to determine the total credit percentage for their site/account based on: (1) the minimum tree planting/landscaping ordinance requirements; (2) the proposed exceedance of the minimum requirements; and (3) the calculations associated with the applicable requirements.

Existing Development: Where the stormwater user fee customer wishes to plant trees to receive credit, the customer shall receive a 1% credit for each tree planted per acre of total property, up to 20%. Where the total property area is less than one acre, credit shall be awarded at 1% per tree planted. The applicant must follow the requirements for caliper size

and species as specified in the City's Tree Ordinance. An applicant desiring to go this route should consult with the City prior to initiating any tree planting or landscape modification plans for an existing site. The applicant must have their tree planting plan approved by the City prior to installation of any trees or before credit is awarded.

Stormwater User Fee Credit Application Supporting Documentation (New Development or Redevelopment Projects)

The customer shall provide the City with a plan to illustrate how the applicant intends to meet or exceed the minimum standards of the City's Tree Ordinance. Review the proposed tree planting and landscape plan with the City staff and SW Utility Manager to ensure that all applicable City Codes are adhered to and to document the extent to which the proposed plan exceeds the minimum standards.

For new developments/redevelopments, at the conclusion of the field work, prepare a post-construction as-built survey of the work performed and ensure that it is consistent with the approved credit application. Submit as built to the City and the City will perform an inspection to ensure the activities completed adhered to the approved plan.

Low-Impact Parcel

Eligible Customer Classes: DSFR and NSFR

Credit Description

There are some properties/sites in the City where the total impervious area footprint is relatively small as compared to the gross parcel area. The ratio of impervious surface to gross parcel area can result in reduced stormwater runoff impacts since a majority of the parcel is undeveloped and therefore likely to be more conducive to rainfall absorption.

A credit shall apply to customers who can prove that their parcel meets the "low impact" development criteria presented herein. The low impact parcel credit criteria are summarized in Table 2:

Table 2: Stormwater User Fee Credit Criteria for Low-Impact Parcels

Parameter	Requirements
Total Impervious Area (%)	Must be less than 10% of total site area
Total Site Area (Acres)	Must be greater than 2 acres

Each customer that wishes to apply for this credit shall be responsible for calculating the total site area and impervious surface area. Each customer shall utilize the following procedures:

- Determine the total gross area of the parcel. The gross parcel area must be a minimum of two (2) acres.
- Determine the total impervious area for the parcel. This can be determined through a site survey or by using aerial imagery. Upon request, the City GIS staff can provide this information for existing SW Utility customers. The impervious area shall include the structure, driveway, loading dock, sidewalk (do not include the sidewalk in the City right of way), pool deck, patio, shed, or any other accessory impervious area. The total amount of impervious surface must be less than 10% of the total gross area of the parcel. Total gross area includes both pervious and impervious areas.
    - Total parcel area (TPA)
    - Impervious area (IA)
    - Calculation: IA /TPA = 0.10 (or less)

Eligible Credit

If the parcel meets all the requirements above, the customer would be eligible for a credit of 25% off their total stormwater user fee charge for a period of three years (see footnote 1 in Table 1.

Stormwater User Fee Credit Application Supporting Documents

The customer shall provide a site plan or map showing the total gross parcel area and the total impervious surface area, or the customer can coordinate development of such a site plan with City GIS staff. Total impervious surface area shall be detailed to include which portion pertains to the structure, driveway, sidewalk, and other accessory areas that do not allow for infiltration of rainfall and runoff. This information should be documented in the form of a plan and aerial image that will allow City personnel to verify the measurements, calculations and other pertinent information.

No Direct Discharge

Eligible Customer Classes: DSFR and NSFR

Credit Description

A property or site that does not contribute a discernable amount of stormwater runoff to the City's public drainage system either directly or indirectly shall be eligible for a No Direct Discharge stormwater user fee credit, if it meets the criteria outlined in this Manual.

The No Direct Discharge credit is typically available to those residential and non-residential property owners (or customers) who can demonstrate that stormwater runoff, after leaving the property, does not drain/discharge to a City-owned drainage facility and/or system and ultimately drains/discharges to the drainage system of another local government, or a waterway that is not considered part of the City's public drainage system (i.e. the public stormwater management systems and facilities), such that the site discharge never flows through the City of Savannah public drainage system at any point downstream. This type of condition would most likely exist for properties that abut the City limits and stormwater runoff discharges into Chatham County and/or Chatham County canals for which the City does not have primary maintenance responsibility via any existing agreement(s) between the City and the County.

Eligible Credit

A credit of up to 50% off the stormwater user fee charge is available for No Direct Discharge for a period of three years (see footnote 1 in Table 1). The total credit may be reduced if only a portion of the site drains to the City's public drainage system. For example, if half the customer's property drained to City of Savannah's system and half drained to the Chatham County system, that customer would be eligible for a 25% (or half of 50%) credit off their stormwater user fee charge.

Stormwater Credit Application Procedures

The customer shall provide the City the necessary information pertaining to the drainage conveyance from their property to the appropriate downstream points. This information should be documented in the form of a topographical based drainage map or plan.

Watershed Stewardship

Customer Classes: NSFR

Description

SW Utility customers are eligible for a stormwater user fee credit if the customer participates in a City approved local watershed stewardship event. Eligible events are set up, organized, and executed through a partnership with the City. There shall only be one stormwater user fee credit certificate issued per property/customer account regardless of the number of participants. NSFR customers seeking this credit will have to demonstrate that at least 10 individuals or 10% of their staff or attendees (whichever is less) participated in this event to receive a credit.

In general, eligible watershed stewardship activities may include community programs such as Adopt-A-Stream, City approved Rivers Alive or Great American Cleanup Day (or other City approved stream clean up events), City-approved Storm Drain Marking, etc. Other eligible credit programs may be added in the future, but customers should verify activity eligibility with the City SW Utility Manager in advance. The customer can only receive one watershed stewardship event credit per year.

Eligible Credit

A 5% credit off the stormwater user fee charge is available for the Watershed Stewardship Credit for a period of three years.

Stormwater User Fee Credit Application Documentation

The customer shall provide the appropriate certificate for the Watershed Stewardship Program event. This information must certify the number of participants and provide the total number of staff, attendees, students, or congregants. Attendance at events not sponsored by the City may be transferable to the City's stormwater user fee credit program, if approved by the City SW Utility Manager.

Septic Tank Maintenance

Eligible Customer Classes: DSFR and NSFR

Credit Description

Residential (DSFR) and non-residential (NSFR) customers are eligible for a stormwater user fee credit if the customer conducts approved maintenance activities on existing septic systems located on the customer's property. SW Utility customers with septic systems can receive a credit by having their septic tanks pumped out on a regular basis (minimum of every five years). Customers would be eligible to receive the credit for the period of five years after the septic tank was pumped out. The customer must submit documentation to the City in the form of a receipt from a properly licensed hauler of septic waste. Customers may re-apply for this credit at the end of every three-year term. The septic system maintenance credit will be applied to the customer applying for the stormwater user fee credit.

There shall only be one stormwater user fee credit issued per customer account in which regular maintenance is conducted on the septic system, and it shall only be good for a period of three years. It is the customer's responsibility to contact a licensed hauler of septic waste and submit the necessary documentation that the septic system maintenance has been conducted.

Eligible Credit

A maximum credit of 10% off the stormwater user fee charge is available for five years for approved septic tank maintenance activities.

Stormwater User Fee Credit Application Procedures

The customer shall secure the pertinent documentation from a licensed hauler of septic waste. For the purpose of securing a credit, a receipt from the hauler will be sufficient if the receipt contains the date the maintenance was performed, the address of the property matching the address on the stormwater user fee credit bill, and the name of the company performing the work. The work must have been performed within five years of the application date.

Non-Residential GI/LID Practices

Eligible Customer Classes: NSFR

Credit Description

Customers are eligible for the full GI/LID stormwater user fee credit, if the customer can demonstrate that the on-site GI/LID stormwater management practices can successfully infiltrate the first 1.2" of rainfall in accordance with the CSS/GSMM Infiltration standards. Customers may be able to qualify for a partial credit if they can demonstrate that the GI/LID practice infiltrates less than the first 1.2" of stormwater runoff.

The infiltration associated with GI/LID practices must be appropriately documented through technical analysis by a qualified professional (i.e. engineer, surveyor, landscape architect) and must meet the standards of the CSS/GSMM.

The customer shall continue to conduct maintenance as per the maintenance plan provided with the original application. The customer may reapply for the credit every five years. If a customer is reapplying for a GI/LID Infiltration credit and site conditions have not changed since the original application, the application only needs to include a copy of the original hydrological study and certification that all maintenance has been performed per the maintenance plan for re-issuance of the credit. If site improvements or changes have been made to the property, then the hydrology study will need to be updated to document compliance with the Manual criteria.

Eligible Credit

A credit of up to 50% off the stormwater user fee charge is available for stormwater infiltration for a period of three years. The total credit may be reduced if part of the site does not infiltrate stormwater to the standards outlined above.

Stormwater User Fee Credit Application Procedures

The customer shall provide a hydrology report prepared by and sealed by a Georgia Professional Engineer or Registered Land Surveyor or Registered Landscape Architect demonstrating compliance with the requirements and criteria outlined herein:

- Pre-Development runoff rates and volumes leaving the property prior to development.
- Post-Development runoff rates and volumes leaving their property in its current, developed condition.
- Documentation regarding site groundwater table conditions and the impacts (if any) those conditions have on surface water infiltration.
- Description of the methods and calculations utilized to develop the predictions of pre-development and post-development flow rates and volumes.
- Description of the stormwater controls and other site improvements that have been implemented to reduce the post-development runoff rates and volumes.
- Description of the stormwater controls and GI/LID practices utilized along with supporting data demonstrating that the site conforms to the infiltration and water quality standards for an individual site development as outlined in the GSMM.
- Maintenance plan for those site features necessary to maintain the reduction in stormwater runoff discharge rates and volumes to pre- development runoff conditions or less.

Natural Area Preservation

Eligible Customer Classes: DSFR and NSFR

Credit Description

The City will grant a stormwater user fee credit for those customers that provide for Natural Area Preservation in accordance with the criteria outlined in this Manual. In order for a customer to be eligible for this credit, the customer must demonstrate that at least one acre of contiguous green space will be preserved. In general, lands that would likely qualify for natural area preservation credit meet the following criteria:

- Undeveloped land in its natural state.
- Environmentally sensitive lands including: (1) Federally recognized wetlands; (2) State of Georgia designated Groundwater Recharge Areas; (3) Lands containing Federally Endangered Species; (4) Undeveloped lands within stream buffers and/or floodplains;(5) other approved site conditions as set forth by the City.

In order for a SW Utility customer to qualify for this credit, the natural area must be permanently protected through a conservation easement or other deed restriction, or the land set aside and permanently protected as part of a conservation subdivision development.

Eligible Credit

The customer would be eligible to receive a 1% credit for every 1% of the total area of the property that is permanently protected. The customer could receive a maximum of up to a 20% credit for Natural Area Preservation for an unlimited period of time (see footnote 2 in Table 1).

Stormwater User Fee Credit Application Procedures

The customer shall provide the City the necessary information which documents that the site conditions meet the applicable criteria for this credit. This information should be documented in the form of a site plan and map, which is prepared and sealed by a Georgia Professional Engineer or Land Surveyor, unless otherwise approved by the SW Utility Manager. A copy of the conservation easement agreement or deed restriction that creates the permanent protection must also be included.

Water Resources Education Program

Eligible Customer Classes: NSFR (Public & Private Education Institutions)

Credit Description

The City encourages and supports the efforts of both public and private organizations to educate and inform the public on the importance of water resources management issues. In an effort to further encourage this type of educational activity, the City shall offer a stormwater user fee credit to eligible customers that meet the criteria outlined in this Manual.

The Water Resources Education Program credit shall be made available to all public or private educational institutions that meet the criteria set forth herein and that conduct approved educational activities as part of their day-to-day curriculum. Eligible institutions would include, but not necessarily be limited to, Chatham County Public Schools (inside the City) and other comparable private schools as well as public and private universities located inside the City limits.

In order to be eligible for this credit, the education program taught must be consistent with the City's stormwater management program and must also be pre-approved by the City SW Utility Manager.

- The credit shall be available to eligible customers that teach at least 500 students in an approved Water Resources Education Program, unless otherwise approved by the SW Utility Director.
- The program should address the following elements: stormwater runoff/pollution prevention, water quality, water conservation, and/or recycling.

Eligible Credit

Approved credit applications will result in the award of a 50% credit to the customer's stormwater user fee. The credit may only be applied to the portion of the property where the educational activities are taught and may not total more than 50%. Credits cannot be applied to administrative facilities, dormitories, bus lots, parking lots, and other impervious areas that are not associated with the educational facility where the approved environmental classes are taught.

Stormwater User Fee Credit Application Procedures

The following information shall be provided to the City in order to receive approval of the Water Resources Education Program credit:

- The person responsible for the customer account shall certify to the City SW Utility Manager that a water resources-based curriculum is being taught at the facility and the details regarding the program.
- Name of the customer applying for the credit.
- Address of site (property) and the point of contact.
- Approximate number of participants that have been taught the approved curriculum.

NPDES Industrial Stormwater General Permit Compliance

Eligible Customer Classes: NSFR (see NOTE 1 below)

Credit Description

Customers can receive a stormwater user fee credit by complying with applicable National Pollutant Discharge Elimination System (NPDES) Industrial Stormwater General Permit (IGP) requirements for industrial facilities. Implementation of the applicable compliance requirements assists the City in addressing water quality impairment issues at the source prior to discharge into the City's publicly-owned drainage system and/or State Waters. If the customer has properly secured coverage under the NPDES Industrial Stormwater General Permit, and is in compliance with all applicable requirements, i.e. development and implementation of a Stormwater Pollution Prevention Plan (SWP3) or No Exposure Certification (NEC), a credit application may be filed with the City to secure a credit.

In order to maintain the credit, the customer shall send a copy of an annual report of compliance to the City SW Utility Manager each year. Failure to make the required submittals could result in forfeiture of the stormwater user fee credit.

Eligible Credit

The credit amount available for NPDES Industrial Stormwater General Permit compliance is 30% off the stormwater user fee charge for a period of up to five years to coincide with the Georgia EPD permit cycle. For example, if the customer secures the credit during Year 2 of the 5 year permit cycle then the customer will receive the credit for 4 years and will have to renew the credit when the new permit cycle begins.

NOTE 1: The NPDES IGP credit is unique to customers specifically identified by the Georgia EPD and required to secure permit coverage as well as their specific parcels where IGP compliance is required within the City of Savannah.

Stormwater User Fee Credit Application Procedures

The customer shall complete the application and include the required documents that verify compliance with the NPDES Industrial Stormwater General Permit. At a minimum, the documentation attached to the credit application shall include the following items below:

- Customer address to document that the NPDES IGP compliance activities of the parcel seeking the credit is located within the City of Savannah city limits
- Facility point of contact for the purpose of communication and onsite compliance coordination Copy of the current NPDES IGP Notice of Intent (NOI) and the associated SWP3 document
- Certification by the responsible party/permit holder that the NOI is current and the SWP3 is being implemented
- Copy of the annual report of compliance
- An executed Right of Entry Agreement.

NPDES MS4 Permit Compliance

Eligible Customer Classes: NSFR (see NOTE 2 below)

Credit Description

Customers can receive a stormwater user fee credit if they are subject to and in compliance with a NPDES MS4Permit. Implementation of the applicable compliance requirements assists the City in addressing water quality management issues at the source prior to discharge into the City's publicly-owned drainage system and/or State Waters. If the customer has properly secured coverage under the NPDES MS4 Permit, and is in compliance with all applicable requirements, a credit application may be filed with the City to secure this credit.

In order to maintain the credit, the customer shall send a copy of the Georgia EPD required annual report of compliance to the City SW Utility Manager each year. Failure to make the required submittals could result in forfeiture of the stormwater user fee credit.

Eligible Credit

The credit amount available for NPDES Industrial Stormwater General Permit compliance is a 50% reduction on the stormwater user fee charge for a period of up to five years to coincide with the Georgia EPD permit cycle. For example, if the customer secures the credit during Year 3 of the 5 year permit cycle then the customer will receive the credit for 3 years and will have to renew the credit when the new permit cycle begins.

The credit amount available for NPDES MS4 Permit compliance is a 50% reduction on the customer's stormwater user fee charge for the eligible parcel for a period of three years.

NOTE 2: The NPDES MS4 permit credit is unique to customers specifically identified by the Georgia EPD and required to secure permit coverage (i.e. Department of Defense, University System of Georgia, Local Governments, etc) as well as their specific parcels where MS4 permit compliance is required within the City of Savannah.

Stormwater User Fee Credit Application Procedures

The customer shall complete the application and include the required documents that verify compliance with the NPDES MS4 General Permit. At a minimum, the documentation attached to the credit application shall include the following items below:

- Customer address to document that the MS4 permit compliance activities of the parcel seeking the credit is located within the City of Savannah city limits
- Facility point of contact for the purpose of communication and onsite compliance coordination
- Copy of the current NPDES MS4 Permit NOI and the associated Stormwater Management Program (SWMP) document
- Certification by the responsible party/permit holder that the NOI is current and the SWMP is being implemented
- Copy of the annual report of compliance
- An executed Right of Entry Agreement.

Reduced Impervious Surface

Eligible Customer Classes: NSFR

Credit Description

The City desires to promote GI/LID practices in land development and re-development projects that are undertaken within the City limits including those design concepts that reduce and/or minimize the existence of impervious surfaces. To that end, the City encourages property owners to minimize or reduce (where possible) impervious cover in the various drainage basins that encompass the City. The City has developed this credit to incentivize property owners to remove existing impervious cover (especially as it relates to redevelopment projects) and thereby lessen the impacts of stormwater runoff.

A credit shall apply to those NSFR customers who can document that they have successfully removed impervious surface from their property and replaced the areas with pervious cover. Customers who have shown that they have removed 25% of the existing impervious cover from their property shall qualify for this credit for the year in which the activity occurred. The ongoing benefit to the customer will be that his/her monthly stormwater user fee charge will be lower based on the calculation method used for NSFR parcels. Removal of impervious surface must be equal to (or greater than) 25% of the existing impervious surface for the property.

Eligible Credit

If the customer is deemed to have fully complied with the requirements of this credit, the customer's monthly stormwater user fee charge will be reduced to $0 for the next 12 months in consideration of the reduced impervious surface actions undertaken and completed. After 12 months, the customer's monthly user fee charge will be imposed going forward based on the revised/reduced calculated impervious surface for the account.

Stormwater User Fee Credit Application Procedures

The customer shall provide the information necessary for the City to determine the gross impervious surface for the NSFR parcel before and after proposed removal activities. This shall include a plan to illustrate which impervious surfaces will be removed as part of the credit application.

The customer should review the proposed plan with the City staff and SW Utility Manager to ensure that all applicable City Codes are adhered to and secure the required approvals as well as any variances (where necessary) prior to submittal of the credit application to the City.

At the conclusion of the field work, the customer must prepare and submit a post construction as-built certification that the activities completed adhered to the approved plan.

Non-CSS/GSMM Stormwater Facility/Detention Pond Credit

Eligible Customer Classes: NSFR*

** DSFR customers that are part of a larger common development (or subdivision) that has a privately maintained storm water control that was designed and constructed under the then current storm water design regulations can collectively apply for the credits related to the Non-CSS/GSMM Stormwater Facility/Detention Pond Credit, after consultation with the SW Utility Manager to establish eligibility.*

The Non-CSS/GSMM Stormwater Facility/Detention Pond Credit has been designed for older detention ponds that were approved and constructed under the then current design standards and regulations that existed prior to the adoption of the CSS/GSMM.

The overall goal of City is to give a credit to eligible customers that are reducing the impact of stormwater generated by their property. By reducing the peak discharge of stormwater from their property, the property owners/customer reduces the burden they impose on the City drainage system and the downstream receiving waterway. The credit shall only be applied to that portion of the property served by the detention basin.

Credits are available under the following general conditions and criteria:

- A minimum of 20% credit is available to customers that can demonstrate that the peak stormwater discharge rate for the 10-year storm from their stormwater retention/detention facility for a post developed site condition (Qpost) is no more than the peak stormwater discharge rate before development (Qpre) (i.e. Qpost = Qpre).
- A maximum of 30% credit is available to customers that can demonstrate that the peak stormwater discharge rate for the 10-year storm from their stormwater retention/detention facility for a post developed site condition (Qpost) is at least 10% less than the peak stormwater discharge rate before development (Qpre) (i.e. a Qpost is 10% less than Qpre).
- The City reserves the right to establish the applicable credit for situations that may fall between the various criteria outlined above (e.g. a 25% credit for Qpost being 7% less than Qpre).

The customer must reapply for the credit every three years. In order to maintain eligibility for the credit, the customer must properly maintain the onsite stormwater controls that were documented in the user fee credit application for the term specified in the Manual. Furthermore, all stormwater control design, construction and maintenance shall be done in strict accordance with the City's current ordinances and design standards related to stormwater management.

Stormwater User Fee Credit Application Procedures

The customer shall follow the procedures below when applying for the detention pond user fee credit: The customer shall provide a hydrology report (or comparable document) prepared by and sealed by a Georgia Professional Engineer or Georgia Registered Land Surveyor or Registered Landscape Architect demonstrating compliance with the requirements and criteria outlined herein. The customer shall submit an executed Right of Entry Agreement, an ongoing maintenance plan, and documentation that the facility/detention pond has been properly maintained to the City.

CSS/GSMM Stormwater Facility/Detention Pond

Eligible Customer Classes: NSFR*

**DSFR customers that are part of a larger common development (or subdivision) that has a privately maintained stormwater control that was designed and constructed in accordance with the CSS/GSMM can collectively apply for the credits related to the CSS/GSMM Stormwater Facility/Detention Pond Credit, after consultation with the SW Utility Manager to establish eligibility.*

Credit Description

The Unified Stormwater Sizing Criteria as defined in the CSS and GSMM is an integrated approach to addressing stormwater runoff impacts associated with both water quality and quantity issues. Each of the unified stormwater sizing criteria are intended to be used in conjunction with the others to address overall stormwater runoff impacts site. When used as an overall set of criteria, the unified stormwater sizing criteria control and manage the entire range of stormwater runoff events from the smallest storm events to the largest storm events (i.e. the 100 year storm). The four stormwater runoff treatment levels described in the GSMM unified stormwater sizing criteria include water quality, channel protection, overbank flood protection and extreme flood protection. The CSS to the GSMM basically includes those four criteria but also incorporates a fifth criteria defined as runoff reduction. The Table 3 presents each treatment level/criteria with a description of each, as provided in the CSS and the GSMM.

Table 3: CSS/GSMM Unified Stormwater Sizing Criteria

Treatment Level/ Criteria	Maximum Available Credit	Criteria Description
1. Runoff Reduction	10%	Attempt to infiltrate up to the first 1.2 inches of rainfall for the site. Per the CSS/GSMM, the purpose of this criteria treatment level is to reduce the volume of stormwater runoff by infiltrating it prior to collection, treatment, detention, and discharge. In most cases, this criteria and criteria 2. below are accomplished in conjunction with each other.
2. Water Quality	10%	Capture and treat the first 1.2 inches of runoff, or the remaining amount of runoff that is not infiltrated under criteria 1. Per the GSMM, this equates to providing water quality treatment for the runoff associated with 85% of annual storm events with a goal reducing average annual post-development TSS loadings by 80%.
3.Channel Protection/Aquatic Resources Protection	10%	Provide extended detention of the 1-year storm event released over a period of 24 hours to reduce bankfull flows and protect downstream channels and aquatic resources from erosive velocities and unstable flow conditions.
4. Overbank Flood Protection	10%	Provide peak discharge control of the 25-year storm event such that the post-development peak rate does not exceed the predevelopment rate to reduce overbank flooding.
5. Extreme Flood Protection	10%	Evaluate the effects of the 100-year storm on the stormwater management system, adjacent property, and downstream facilities and property. Manage the impacts of the extreme storm event through detention controls and/or floodplain management.

Note: The criteria description for each stormwater runoff treatment level is in general accordance with information published in the GSMM.

Credits are available under the following general conditions and criteria:

- A maximum credit of up to 50% off the stormwater user fee charge is available if a customer can achieve compliance with all five of the unified stormwater sizing criteria described herein.
- This credit is not available for any portion of a parcel where a No Direct Discharge credit was secured unless otherwise approved by the SW Utility Manager.
- The stormwater facility must be in good working order and the customer must demonstrate that routine maintenance of the facility has been and will continue to be conducted in accordance with professional standards.
- The credit shall only be applied to that portion of the property served by the storm water facility.

The customer shall continue to conduct maintenance as per the maintenance plan provided with the original application. The customer must reapply for the credit every three years. If a customer is reapplying for the unified stormwater sizing criteria user fee credit and site conditions have not changed since the original application, the application only needs to include a copy of the original design information and certification that all the necessary maintenance has been performed per the maintenance plan for re-issuance of the credit. If significant changes to the site layout and/or site stormwater controls has occurred, then the City may request that the design information be updated to document compliance with the Manual criteria.

Eligible Credits

A maximum credit of up to 50% off the stormwater user fee charge is available if a customer can achieve compliance with all five of the unified stormwater sizing criteria described herein.

Stormwater User Fee Credit Application Procedures

The customer shall provide a hydrology report (or comparable document) prepared by and sealed by a Georgia Professional Engineer or Georgia Registered Land Surveyor or Registered Landscape Architect demonstrating compliance with the requirements and criteria outlined herein. The customer shall submit the user fee credit application, an executed Right of Entry Agreement, an ongoing maintenance plan, and documentation that the facility/detention pond has been properly maintained to the City.

Stormwater Management Facility Partnership Credit

Eligible Customer Classes: NSFR*

**DSFR customers that are part of a larger common development (or subdivision) that has a privately maintained stormwater control that was designed and constructed in accordance with the CSS/GSMM can collectively apply for the credits related to the Partnership credit if the stormwater control manages offsite runoff from multiple independent parcels, not just the applicant's.*

Credit Description

The City recognizes that certain property owners may design, construct, and maintain stormwater management facilities that provide treatment and/or storage for runoff generated from multiple parcels, including offsite areas. These facilities reduce the demand on the City's public drainage system and provide regional water quality and flood control benefits.

A Stormwater Management Facility Partnership Credit is available to eligible customers who demonstrate that their stormwater facility serves both their own property and additional offsite properties under an approved legal agreement.

Eligibility Criteria

The stormwater facility must be designed and maintained in accordance with the CSS/GSMM. The facility must provide stormwater management for at least one offsite parcel in addition to the applicant's parcel. A legally binding agreement (e.g., Memorandum of Agreement, conservation easement, restrictive covenant, or other acceptable agreement between the parties as determined by the SW Utility Manager) must be in place that documents:

- Which parcels are served by the facility.
- Long-term access and maintenance responsibilities.
- Financial responsibility for operation and maintenance.

The facility must be properly maintained and inspected per the criteria outlined in this Manual. The credit shall apply only to those parcels that are directly served by the partnership facility.

Eligible Credit

- Up to 50% credit for stormwater facilities that provide treatment/storage for the applicant's parcel only (i.e. the CSS/GSMM Stormwater Facility/Detention Pond credit).
- Up to 65% credit if the facility treats runoff from at least an equivalent area of offsite impervious surface.
- Up to 75% credit if the facility treats runoff from at least twice the impervious surface area of the applicant's parcel.

The maximum combined credit under this category shall not exceed 75%.

Stormwater User Fee Credit Application Procedures

Customers applying for the Partnership Credit must submit the following documentation:

- A hydrology report prepared and sealed by a Georgia Professional Engineer, Registered Land Surveyor, or Registered Landscape Architect demonstrating the facility's treatment capacity for both onsite and offsite parcels.
- A copy of the legal agreement establishing long-term maintenance responsibilities and identifying the parcels served.
- A facility maintenance plan and proof of ongoing inspection and upkeep.
- An executed Right-of-Entry Agreement.

STORMWATER USER FEE CREDIT APPLICATION FORMS

Stormwater user fee credit applications are required to secure approval of all credits offered in this Manual. The forms and documents attached to the appendices are summarized below.

- Appendix A includes the credit application forms for the residential stormwater user fee credits described in this Manual.
- Appendix B includes the credit application forms for the non-residential stormwater user fee credits described in this Manual.
- Appendix C includes miscellaneous forms required as part of the stormwater user fee credit application process, including a Right-of-Entry Agreement.

APPENDIX A

DSFR Stormwater User Fee Credit Application Forms

City of Savannah SW Utility DSFR Customer Stormwater User Fee Credit Application Form

Instructions:

Fill out this form completely. One application must be submitted for each customer account. Follow the steps outlined in the applicable section of this Manual. Attach all appropriate documentation to support this request, as outlined herein.

Fill out and attach appropriate documentation. Email or mail completed form (with attachments) to:

City of Savannah Stormwater Management Department
Attn: SW Utility Manager
swucredits@savannahhga.gov
20 Interchange Court Drive
Savannah, GA 31415

I hereby request City of Savannah to review this application for a stormwater user fee credit(s). I further authorize the City to investigate the site characteristics of the above identified parcel for the purpose of evaluation for a stormwater user fee credit(s). I certify that I have authority to make such a request and grant such authority for the City staff (or their designee) to evaluate this property for the purposes of approval or denial of the user fee credit. The attached information is true and correct to the best of my knowledge and belief. I agree to provide corrected information should there be any change in the information provided herein.

_____	_____	_____
Type or print name	Customer	SW Utility Account No./Address
_____	_____	
Signature	Date	

This form must be signed by an individual person who is responsible for the site operations and/or payment of the monthly utility bill. If the responsible person is not an individual person then the form must be signed by an officer, director, partner, or registered agent with authority to execute instruments for the customer account.

Approval:

_____	_____	_____
SW Utility Manager	Date	SW Utility Account No.

Residential Customer Stormwater User Fee Credit Application/Renewal Form

Place a check next to the credit being applied for with this application:

	Credit Description	Applicability/Requirements
	Residential GI/LID Practices	Residential
	Tree Planting	Residential
	Low Impact Parcel	Residential
	No Direct Discharge	Residential
	Septic Tank Maintenance	Residential
	Stormwater Runoff Infiltration	Residential
	Natural Area Preservation	Residential

General Customer Information:

Customer Name:	
Stormwater Utility Account Number:	
Mailing Address:	
Mailing City/Zip:	
Contact Phone/Fax Number:	
Contact E-mail Address:	

Property Information:

Parcel/Property Address (number and street):	
Parcel/Property Address (city and state and zip):	
Parcel Identification Number:	
Parcel/Property Location/Development:	
Authorized Contact, if different than Customer:	

APPENDIX B

NSFR Stormwater User Fee Credit Application Forms

City of Savannah SW Utility NSFR Customer Stormwater User Fee Credit Application Form

Instructions:

Fill out this form completely. One application must be submitted for each separate customer account. Multiple stormwater controls/credit requests may be included in the application for a single customer location/account. Please ensure all stormwater management facilities have properly designed and constructed, and continue to be properly maintained. Attach all the necessary documentation to support the user fee credit request. Documentation shall include, but not necessarily limited to, the following:

1. Facility site plan with stormwater facilities/controls with delineated drainage areas.
2. Description of stormwater control facilities.
3. Appropriate references from the CSS/GSMM (latest version) identifying design requirements for each on-site stormwater control.
4. Documentation that the stormwater control facilities meet one or more criteria for the stormwater user fee credit(s).
5. Appropriate professional certification(s), if required per this Manual.
6. Pertinent regulatory compliance documentation, if applicable.
7. Completed Right-of-Entry Agreement (if applicable) and/or a maintenance plan (if applicable) per the requirements of this Manual.
8. Other pertinent information to support the user fee credit request.

Email or mail the completed form as well as the necessary attachments and supporting documentation to:

City of Savannah Stormwater Management Department
Attn: SW Utility Manager
credits@savannahhga.gov
20 Interchange Court Drive
Savannah, GA 31415

I hereby request City of Savannah to review this application for a stormwater user fee credit(s). I further authorize the City to investigate the site characteristics of the above identified parcel for the purpose of evaluation for a stormwater user fee credit(s). I certify that I have authority to make such a request and grant such authority for the City staff (or their designee) to evaluate this property for the purposes of approval or denial of the user fee credit. The attached information is true and correct to the best of my knowledge and belief. I agree to provide corrected information should there be any change in the information provided herein.

_____	_____	_____
Type or print name	Owner	SW Utility Account No./Address
_____	_____	
Signature	Date	

SW Utility NSFR Customer Stormwater User Fee Credit Application Form (continued)

This form must be signed by an individual person who is responsible for the site operations and/or payment of the monthly utility bill. If the responsible person is not an individual person then the form must be signed by an officer, director, partner, or registered agent with authority to execute instruments for the customer account.

Approval:

_____	_____	_____
SW Utility Manager	Date	SW Utility Account No.

Non-residential Customer Stormwater User Fee Credit Application/Renewal Form

Place a check next to the credit being applied for with this application:

	Type Credit	**Applicability/Requirements**
	Tree Planting	Non-residential
	Low Impact Parcel	Non-residential
	No Direct Discharge	Non-residential
	Watershed Stewardship	Non-residential
	Septic Tank Maintenance	Non-residential
	Non-Residential GI/LID Practices	Non-residential
	Natural Area Preservation	Non-residential
	Water Resources Education Program	Non-residential
	NPDES Industrial Stormwater Permit	Non-residential
	MS4 Permit	Non-residential
	Reduced Impervious Area	Non-residential
	CSS/GSMM Stormwater Facility/Detention Pond	Non-residential
	Pre-CSS/GSMM Stormwater Facility/Detention	Non-residential
	SW Utility Partnership Facility	Non-residential

General Customer Information:

Customer Name:	
SW Utility Account Number:	
Mailing Address:	
Mailing City/Zip:	
Contact Phone/Fax Number:	
Contact E-mail Address:	

Property Information:

Parcel Address (number and street):	
Parcel Address (City, State and Zip):	
Parcel Identification Number:	
Parcel Location/Name of Development:	
Authorized Property Owner Contact (if different than Customer Name above):	

APPENDIX C

Right of Entry Form

Right of Entry Agreement – Stormwater User Fee Credit(s) Evaluation

STATE OF GEORGIA, CHATHAM COUNTY

I/We _____, the owner and/or tenant (circle which one or both) of the property commonly identified as _____, City of Savannah, Chatham County, State of Georgia, do hereby grant and give freely and without coercion, the right of access and entry to said property to City of Savannah, its agents, contractors, and subcontractors thereof, for the purpose of performing necessary evaluations of onsite stormwater facilities, controls and site activities related to stormwater runoff management on the _____ (hereinafter "facility") located on Land Lot ___ _____in City of Savannah, Georgia.

The undersigned agrees and warrants to waive and hold harmless City of Savannah, its agents, employees, contractors, and subcontractors, for damage of any type, or any claim or action, either legal or equitable that might arise out of any activities on the above described property that are conducted by City of Savannah, its agents, employees, contractors and subcontractors, pursuant to this Agreement.

In consideration of this Right of Entry Agreement and the rights granted to City of Savannah herein, the receipt and sufficiency of which is hereby acknowledged, City of Savannah agrees, to perform only visual evaluations, and review pertinent facility records and information, necessary to verify stormwater user fee credit eligibility. I/We, will not/have not receive(d) any compensation for this Right of Entry Agreement.

For the considerations and purposes set forth herein, I set my hand this _____day of _____20___.

_____ _____
Operator or Owner (identify which one) Witness

_____ _____
Address Notary

_____ _____
Address My Commission Expires

City Acknowledgement:

_____ _____
City SW Utility Manager Date

Stantec

Memorandum

Appendix D: Public Engagement

Stormwater Utility Public Outreach Meetings – Round One

April 2025

The City of Savannah and the consultant team hosted the first round of community meetings in April 2025 to provide a high-level introduction to the stormwater program and stormwater utility funding concept. Each meeting began with a presentation about stormwater management, the City's responsibilities, and an overview of how a stormwater utility and fee system works, including why a utility is a more equitable approach for funding the stormwater management program thank traditional tax dollars. Following the presentation, attendees rotated to four breakout stations:

- *Funding*: In-depth discussion about current and potential future funding strategies, including additional details and Q&A about the proposed stormwater utility.
- *Capital Projects & Operations*: Current and future projects to improve stormwater drainage. City representatives presented maps of current and proposed projects for each area as well as photos and videos to provide more detail about maintenance and operations.
- *Flooding*: Information about the city's monitoring and tracking tools, with opportunities for residents to identify flooding hotspots in their neighborhood. This station also included an interactive demonstration of how changes in the watershed (i.e. development) impacts drainage.
- *Stormwater 101*: Water quality and what residents can do to help reduce flooding. This station provided detailed information about the city's MS4 permit responsibilities as well as educational resources the city frequently uses in schools and community events.

In addition to the four stations, City 311 was available to receive work order requests. The City's SPLOST 8 team was also at each meeting to inform and encourage residents to complete a survey to gather feedback from residents in preparation for a proposed Special Purpose Local Option Sales Tax (SPLOST) tax referendum, expected to appear on the ballot in November. Each meeting closed with a short recap and "thank you" to the attendees, plus a drawing for a free rain barrel from the City of Savannah.

Stormwater Utility Community Meeting Summary			
District	**Date**	**Location**	**Number of Attendees**
1	Monday, 4/28/25	Coastal Georgia Center 305 Fahm Street	23
2	Wednesday, 4/23/25	Delaware Community Center 1815 Lincoln Street	7
3	Monday, 4/21/25	Pennsylvania Avenue Resource Center 425 Pennsylvania Avenue	16
4	Wednesday, 4/30/25	Jenkins High School 1800 E. DeRenne Avenue	11
5	Thursday, 4/24/25	Liberty City Community Center 1401 Mills B Lane Blvd	16
6	Tuesday, 4/22/25	Windsor Forest Community Center 308 Briarcliff Circle	16

All meeting attendees were asked to share their feedback through a comment card, which could be completed on paper during the meeting or online via a QR code. Thirty-six responses were received. Respondents were asked to respond to the following statements:

- *The City's stormwater management plan should be a high priority for repairs, maintenance, and operations to improve drainage throughout the City of Savannah.*
    - All respondents (100%) agree (92%) or somewhat agree (8%) with this statement.
- *After tonight's meeting, I have a better understanding of a stormwater utility.*
    - Ninety-five percent (95%) of respondents agree (78%) or somewhat agree (17%) with this statement.
- *A stormwater utility is a fair and equitable approach for generating revenue to fund stormwater management.*
    - Seventy-five percent (75%) of respondents agree (39%) or somewhat agree (36%) with this statement.

General Feedback

Most attendees understood the relationship between impervious surface and the fee amount. Learning more about the anticipated fee amount for residential properties, along with the use of tiers for residential parcels and the opportunity to earn credits, was helpful. People responded positively that residents will pay much less than large commercial or industrial properties and that all developed properties, regardless of tax status, would pay the stormwater fee. The attendees also understand that the final decision regarding implementation of a stormwater fee would be through a City Council action via ordinance adoption at a future meeting.

Frequently Asked Questions

- *How will the impervious area on each lot be calculated?*
    - The use of aerial imagery and AI produces a very accurate footprint of impervious areas, even with Savannah's dense tree canopy.
- *How will the Equivalent Residential Unit (ERU) amount be calculated?*
    - The average stormwater fee for a residential property in Georgia is around $5/month. The proposed rates will be shared at future meetings this fall. Funding recommendations will be provided to City Council, who will make the final decision on whether the utility move forward and the billing rate.
- *What benefits will I see?*
    - Through the implementation of a stormwater utility, the City will have a more consistent and predictable revenue stream to provide a higher level of service (more maintenance, pipe replacements, etc.). Improvements in the stormwater management program can also lead to an improved Community Rating System (CRS), which would lower flood insurance rates for property owners.
- *Will this money be used to replace undersized pipes?*
    - Funds will be used for operations, maintenance, and capital projects. Larger capital projects will continue to be funded through SPLOST, but the stormwater utility will provide much-needed supplemental funding for additional projects, such as replacements of undersized pipes, as well as maintenance.
- *Will the rate vary in differing areas of the city based on flooding?*
    - No. The rate is tied directly to the amount of stormwater runoff a property contributes to the city's drainage system. Revenue collected through the fee will be dedicated to the stormwater program and can be used anywhere in the city.

Summary prepared by Denise R. Grabowski, AICP, LEED AP, Symbioscity

City of Savannah – Water Resources
Stormwater Utility Focus Group
Position Paper
November 6, 2025

Purpose

This document summarizes the perspectives and recommendations developed through the City of Savannah's Stormwater Utility Focus Group. Convened as part of a broader community engagement strategy, the Focus Group was composed of nine residents, each nominated by a member of City Council, to serve as a community-based advisory panel.

The goals of the Focus Group were to:

- Review feedback collected from the community meetings and surveys conducted in Spring 2025;
- Help refine messaging and outreach strategies for the second round of community meetings, to occur Fall 2025;
- Discuss potential service delivery details, rate structures, customer credit programs, and equity considerations;
- Achieve a consensus of the Focus Group members as to key issues regarding future implementation of a Stormwater Utility in Savannah; and
- Prepare this Position Paper reflecting community perspectives for City Council consideration.

The Focus Group participated in two facilitated sessions held on August 26, 2025, and September 11, 2025. Their input is intended to inform the structure, priorities, and communication strategy for the proposed Stormwater Utility, while enhancing transparency, fairness, and effectiveness in the City's stormwater management program service delivery and funding approach. The second meeting, held on September 11, 2025, provided an opportunity for the Focus Group to review and finalize this Position Paper.

<u>Focus Group Members</u>

- Laureen Boles – 1st District
- Participant preferred not to be listed by name. – 2nd District[1]

[1] A resident from District 2 attended both focus group meetings but asked not to be identified in the final document. Their participation and presence were appreciated and helped ensure all districts were represented.

- Oliver Casson-Gary – 3rd District
- Scott Anderson – 4th District
- Donna Myers Oliver – 5th District
- Jonathan Eckles – 6th District
- Martha Johnston – At-Large
- Kim Dubois – At-Large
- Pamela Worriels Anderson – At-Large

City of Savannah – Water Resources Team Members

- Ronald Feldner – Chief of Water Resources
- Zack Hoffman – Stormwater Management Senior Director
- Anthony Caston – Water Resources Administrator
- Clarizze Regalado – Executive Assistant

Consultant Group Members

- Denise Grabowski, AICP, LEED AP – Symbioscity
- Ed DiTommaso – Goodwyn Mills Cawood
- David Hyder – Stantec
- Kyle Stevens – Stantec

Background and Proposal

Like many communities, the City of Savannah has been working for decades to improve the stormwater management program through improvements to infrastructure as well as ongoing operations, and maintenance of the drainage system. Citizens have requested and the City acknowledges that the level of service provided is in need of improvement to address increasing impacts from more intense rainfall and customer demands. As severe storms become more frequent and development continues throughout the City, the challenges of the stormwater management program increase. While the City has worked strategically for decades to make improvements, particularly through capital improvement projects such as pump stations, canal widenings, and large-scale drainage improvement projects, additional improvements are needed throughout the City. The current funding and staffing levels for the City's stormwater management program limits the pace in which the City can implement both small-scale and large-scale capital projects. While large-scale capital projects are typically funded through the Special Purpose Local Option Sales Tax (SPLOST), smaller projects typically rely on episodic general fund allocations, which vary from year to year. The current stormwater management program functions primarily on a reactive rather than proactive approach, due to the current funding and staffing levels.

A Stormwater Utility would provide a supplemental, dedicated, reliable, and predictable funding source for the stormwater management program and allow the City to move to a more proactive management approach and implement needed improvements more quickly, enhance operations and maintenance, and improve the overall level of service throughout the City. The next several fiscal years will serve as transitional years for the City's Stormwater Management Program budget, utilizing a blended funding approach supported by both the General Fund and the newly established Stormwater Utility Fund, plus ongoing SPLOST funding. Ultimately, the Stormwater Utility is anticipated to become the primary funding source, providing long-term financial sustainability for the Stormwater Management Program. As such, the City staff is confident that the implementation of a Stormwater Utility will provide the resources needed to address the issues detailed herein and to improve the stormwater management level of service for customers as they have requested.

Key Advantages of the Stormwater Utility Concept

In addition to the quantitative tax versus user fee analysis outlined during the Focus Group discussions, the City Stormwater staff and the Consultant Team developed other qualitative key issues that would support implementation of a Stormwater Utility by the City. The advantages of a Stormwater Utility are generally as follows:

- Stable, Predictable, and Dedicated Funding
  - Provides a dedicated, consistent revenue stream to support stormwater management service delivery, enabling improved financial planning and prioritization of department operations and infrastructure repair. This funding will help address a ~$450 million backlog in critical capital projects (including pump stations, pipe repairs, new pipe systems, and flood studies) while supplementing existing sources like SPLOST and General Fund for more comprehensive system maintenance and upgrades as well as flood mitigation projects.
- Fair and Equitable Fee Structure
  - Utilizes an equitable approach where fees are based on impervious surface area, a proxy for stormwater runoff generation/contribution, ensuring properties contribute funding that is proportional to their stormwater runoff impacts and service delivery demands.
  - Provides a mechanism where Detached Single Family Residential (DSFR) properties generally pay less than large commercial or industrial properties, due to their smaller impervious footprints and reduced amount of stormwater runoff and associated service delivery demands.

- Broadens the revenue base as developed properties, regardless of tax status or land use, are included in the Stormwater Utility billing system.
- Allows flexibility in how funds are utilized throughout the City. A Stormwater Utility user fee is not an impact fee so the location where the funding is generated does not preclude the City from using these funds anywhere within the drainage system such that funds are distributed citywide based on priority needs, ensuring equitable investment across all neighborhoods.

- Improved Service Delivery Levels to Customers
  - Provides a steady source of revenue which enables proactive maintenance. This transformational approach from reactive, complaint-driven responses to a proactive approach, ultimately leads to a reduction in the overall infrastructure costs of maintaining the City drainage systems as well as the related impacts to other City infrastructure (i.e. water, sewer, streets) when drainage failures occur.
  - Funds additional equipment, such as jet-vacuum trucks, enhancing the City's ability to clean more storm-prone areas thereby reducing the duration and magnitude of flooding.
  - Enhances the level of service to address current needs, including underserved neighborhoods, where flood reduction and improved drainage operation are desired.
  - Supports more frequent, effective, and consistent maintenance activities, such as pipe replacements and debris removal to reduce drainage system blockages.
  - Facilitate prioritization of projects based on objective criteria, improving overall drainage system operation and project implementation equity.
- Enhanced Customer Equity and Improved Community Outcomes
  - Represents a fundamental shift from relying primarily on a property value-based tax funding, which does not accurately account for impervious surface area or runoff contribution, to a funding model that allocates program funds based on a property's proportional impacts to the stormwater system and the corresponding level of service.
  - Establishes transparent prioritization criteria to ensure equitable distribution of services and capital improvements.
  - Supports community trust-building through clearer communication and visible improvements.
- Environmental and Public Health Improvements
  - Supports compliance with regulatory requirements such as the City's State and Federal regulatory permits.
  - Reduces flooding risks and improves water quality through better stormwater management.

    - Encourages use of green infrastructure and innovative mitigation techniques, benefiting the urban environment and bolstering the City's resiliency and flood reduction efforts.
- Transparency, Accessibility, and Accountability
    - Clear communication of fee structures, project identification and prioritization, funding, and maintenance schedules to enhance public understanding.
    - Builds trust by showing how user fee funds are dedicated to only the City's stormwater program and demonstrating tangible improvements.
    - Promotes community engagement and education about individual and business sector roles in reducing stormwater impacts.
- Adaptation to Climate Change and Resiliency
    - Provides resources for long-term planning to address increased flooding risks from extreme weather events and increased storm severity and frequency.
    - Enables infrastructure upgrades designed to improve resilience to changes in future climate conditions.
- Supports Urban Planning and Development Controls
    - Ensures that new developments are reviewed by stormwater professionals and that developers cost-share to fund mitigation of their project's impacts.
    - Helps prevent worsening downstream flooding and supports sustainable growth.
    - Advances drainage basin modeling by the City and/or through public-private partnerships to identify data-driven decision to inform project development.

Community Engagement Meetings

In April 2025, the City hosted six public meetings, one in each Aldermanic District, to introduce the stormwater management program and Stormwater Utility funding concept. Each meeting was similar in content and featured the following presentations and breakout tables:

- Funding: Discussions on current and potential funding strategies, including a Q&A about the proposed Stormwater Utility.
- Capital Projects & Operations: Overview of existing and planned stormwater drainage projects, supported by maps, photos, and videos.
- Flooding: Information on the City's flooding analysis tools and an interactive demonstration illustrating how watershed changes impact drainage.
- Stormwater 101: Educational resources on water quality and actions residents can take to reduce flooding, including details on the City's regulatory permit responsibilities.

City 311 staff were available to log work order requests, and the Special Purpose Local Option Sales Tax (SPLOST) VIII team encouraged residents to complete a survey related to the SPLOST referendum which included $60 million of large-scale flood mitigation projects and -- was approved by voters on November 4, 2025. Each meeting concluded with a recap, a thank you, and a drawing for free rain barrels. A second round of community meetings has been scheduled for the second week of November 2025.

Focus Group Meetings

The initial Focus Group meeting, held August 26, 2025, included a presentation of the stormwater management program and Stormwater Utility funding concept, with interactive discussion from the group. Key themes identified by the Focus Group included:

- Proactive Drainage System Management: Attendees emphasized the need for the City to fundamentally shift from a reactive to proactive management approach, rather than relying on community complaints to deploy City resources. Concerns were raised about certain neighborhoods, such as Liberty City and Woodville, feeling underserved. The City recognizes that it needs to improve its responsiveness and level of service for the drainage system maintenance and citizen requests. The Focus Group highlighted historic flooding concerns which have persisted for years.
- Increased Level of Service: Participants felt that the community would be more willing to support the Stormwater Utility fee funding approach, ***if the level of service improves.*** The group emphasized the need for a plan that will demonstrate how service delivery will improve with dedicated funding from the Stormwater Utility fee.
- Detached Single Family Residential (DSFR) Customers Multi-Tiered Fee Structure: The Focus Group supported the multi-tiered DSFR rate structure as a more equitable approach for billing residential customers. The Focus Group reviewed two approaches to the tiered rate structure (three tiers or four tiers) and favored the use of four tiers as it was the most equitable. The Focus Group was also supportive of the proposed $4.75 monthly fee for the median tier (Tier 2).
- Round Two Outreach: For the November outreach meetings, the group encouraged the City to have the drainage basin map and other maps readily available. The messaging should clearly communicate the DSFR multi-tiered fee structure and the proposed enhanced level of service plan. The City should issue a media release and consider holding a press conference in advance of the next round of meetings to increase awareness of the proposed Stormwater Utility. The Mayor's State of City address on November 5, 2025, announced the scheduled November meetings.

- Capital Project Prioritization: Historically, the City has not used a systematic method based on pre-defined criteria for prioritizing stormwater improvement projects. Moving forward, the City has established an objective rubric to inform the prioritization of future capital projects. The Focus Group participants supported the use of a rubric to ensure that project implementation was undertaken in a systematic and equitable manner. The criteria that have been identified by the City for capital project analysis and ranking are generally as follows: Structural flooding/damage, Street flooding, Property ownership (within City ROW/Easement), Ease of construction, Road resurfacing schedule, Cost estimate & analysis, and Dependence/inter-connection with other projects. In summary, the Focus Group supported the proposed criteria and suggested referencing historic flooding as a key criterium. The Focus Group also emphasized the need for transparency about the project list and the progress of implementation. To that end, the City intends to post information on the City's website that outlines the process, includes the project list, and provides the status of the project. The City will also post the criteria used in the prioritization process as well as outlining the process by which new projects will be added and prioritized.
- In-House Capabilities: The Focus Group expressed strong support of the plan to increase in-house capabilities with the dedicated, sustainable funding source the Stormwater Utility would provide. The Focus Group also suggested that ALL City field staff should be trained on how to identify and report stormwater infrastructure and maintenance issues. Additional discussion covered erosion control, debris management, and enforcement of regulations at construction sites.
- Stormwater Program Investment: The Focus Group recognized that while some flooding risks are beyond the City's control, investments in floodplain modeling, urban planning, and infrastructure improvements, could significantly reduce future flood impacts. There was strong support for proactive maintenance, long-term climate resilience planning, and increased funding transparency.
- Public Engagement: Lastly, the Focus Group stressed the need for ongoing public education and outreach to foster collective responsibility and rebuild community trust in the stormwater program. Messaging should incorporate community resilience and preparedness, including proactive and effective stormwater management as a common interest that improves drainage system functions for everyone in the City. The community also needs to understand that historically, the stormwater program has had inconsistent funding which limits the ability to be proactive. The group also suggested private sector education of best practices for maintaining a highly-functioning system.

Recommendations

Based on the information presented in this position paper, the following recommendations are provided regarding the Stormwater Utility concept for the City:

Adopt the Stormwater Utility

- Move forward with Stormwater Utility implementation, incorporating a formal framework (e.g., ranking system based on a defined rubric) to prioritize services and capital investments.

Adopt the Proposed Four-Tier Single-Family Rate (SFR) Rate Structure

- Proceed with the four-tier residential rate system based on impervious surface area, which was generally well received as fair, logical, and equitable. The proposed fees associated with each tier were viewed as reasonable.
- Ensure clear public communication around how the tiers work, what they fund, and how they relate to individual properties.
- Detail that non-single family residential (NSFR) customers will pay a custom fee amount that is based on an equivalent amount of DSFR increments of 2,500 square feet (e.g., a NSFR customer with 25,000 square feet of impervious area would be equal to 10 SFR equivalents or 10 billing units (25,000 SF / 2,500 SF = 10 SFR units).

Enhance Transparency and Communication

- Highlight the fundamental shift in the stormwater management program from a reactive, complaint-driven approach to a proactive, solutions-oriented approach.
- Explain terminology (e.g., consider referencing ERUs to billing units) and clearly explain the fee structure, revenue allocation, and anticipated stormwater program improvements.
- Share drainage basin maps, maintenance schedules, and project updates to build public trust

Invest in Service Delivery Expansion and In-House Capabilities

- Use dedicated Stormwater Utility revenue to increase resources including maintenance activities through additional personnel and equipment to address service gaps and support proactive drainage system maintenance.
- Prioritize the utilization of City staff expertise for project work and reduce dependency on external contractors.
- Maintain a comprehensive inventory and condition assessment of the existing drainage system with defined citywide maintenance zones to execute a proactive maintenance program as well as a prioritized capital improvement program.

Capital Project Funding and Implementation

- Accelerate implementation of capital program through the strategic use of SPLOST revenues as well as new capital project funding from other sources (i.e. individually or in combination) including revenue bonds, State and Federal Grants, public-private partnerships with developers, etc. The size of the City's capital drainage program necessitates that the City pursue all available and viable funding resources combined with utilization of the project ranking system to systematically implement the capital program.

Support Public Education and Engagement

- Launch a comprehensive and sustained outreach campaign focused on improved customer outcomes, flood reduction, and environmental protection associated with implementation of the future Stormwater Utility.
- Provide education on citizen and corporate actions that reduce flooding (e.g. ditch blocking from debris, fences, site excavation, etc) and support pollution prevention (e.g., litter control, proper yard waste disposal, no leaves in storm drains, etc).

Coordinate with Urban Development and Planning

- Continue drainage basin modeling to ensure new developments adequately manage their own stormwater and hold developers accountable for anticipated flood mitigation costs resulting from new projects.
- Promote the use of green infrastructure and low-impact development techniques in both public and private projects.

Plan for Long-Term Resilience

- Allocate funding toward future-focused infrastructure improvements to address climate change, extreme weather, and urban growth.
- Ensure that Stormwater Utility revenues support not just today's needs but also evolving conditions over the next decades for overall enhancement of quality of life for the community.

By embracing these recommendations, the City can establish a resilient, transparent, and equitable stormwater management program that will ultimately be funded primarily through a user fee system that protects neighborhoods from flooding, improves public trust, and enhances quality of life for all residents.

Closing

The City of Savannah's community engagement process including the Focus Group exercise revealed broad support and consensus for establishing a Stormwater Utility, particularly as an equitable and sustainable funding model. The proposed Stormwater Utility offers significant advantages: (1) stable and adequate revenue, (2) enhanced equity, and (3) improved service delivery levels. Residents and customers understand the need for investment in aging infrastructure and proactive flood mitigation, but also demand clarity, accountability, and fairness in stormwater program implementation.

Community input emphasized the need to strengthen service consistency, improve transparency, and ensure equitable attention across all neighborhoods, including those that feel underserved. There is strong support for a shift toward proactive stormwater management, increased in-house capabilities, and clear connection between stormwater fees and enhanced service delivery to customers.

The insights captured in this Position Paper will directly inform the City's future community engagement efforts, the proposed rate structure and service delivery model, and the City Council's deliberations on the Stormwater Utility concept for the City in the future.