



Committee of the Whole  
February 23, 2021

7:00 PM

# STORMWATER UTILITY FEE – PHASE II PRESENTATION

# AGENDA

- Opening Remarks – Nicholas Mostardo, Finance Director
- Phase II Rate Study Presentation and Results – Eric Callocchia, NewGen Strategies and Solutions
- Review of Draft Stormwater Utility Fee Ordinance – Nicholas Mostardo, Finance Director and Hart Passman, Village Attorney

# OPENING REMARKS

- Stormwater Utility Rate Study process began in 2019
- Phase I was completed in late-summer 2020
- Phase II included
  - Creation of the billing database
  - Public Education – Website launched December 2020; Town Hall Meetings held January 28, 2021 and February 11, 2021.
  - Preparation of the Stormwater Utility ordinance

# OPENING REMARKS

- The stormwater utility fee website was made available to residents in mid-December
  - Website includes a comprehensive document repository, a lengthy FAQ, and a stormwater utility fee lookup utility
  - The videos of the virtual town hall meetings are also available for public review

# OPENING REMARKS

- Two virtual Town Hall meetings were hosted in late January and early February
  - Attended by approximately 20 residents plus the Village Board and staff during each session
  - Staff, consultant, and the Village Board addressed questions that included those pertaining to the financial plan, capital plan, and specific property characteristics
  - Staff do not believe that there were any objections raised during the town hall meetings or via direct communication that would warrant delaying adoption of a stormwater utility fee ordinance.

# OPENING REMARKS

- Items to Complete After Adoption of Ordinance

- Adoption of administrative rules governing the processing of appeals and credits
  - While the various types of appeals and credits are codified in the ordinance, the workflow will need to be further refined once staff gets a sense of the volume and types of appeals/credit requests
- Processing appeals and credit applications that have been pre-filed in advance of the ordinance adoption
- Importing the parcel/utility account fee data into the Village's utility billing software
- Continuing to communicate with the community in advance of the fee start date of September 1, 2021



February 23, 2021 | Presentation to the Village Board

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## STORMWATER UTILITY FEASIBILITY AND RATE STUDY PHASE II RESULTS



NewGen  
Strategies & Solutions

in association with



# PRESENTATION AGENDA

Phase I  
Background

Updated  
Financial  
Projections

Updated  
Impervious  
Area  
Database

Public  
Outreach  
Summary

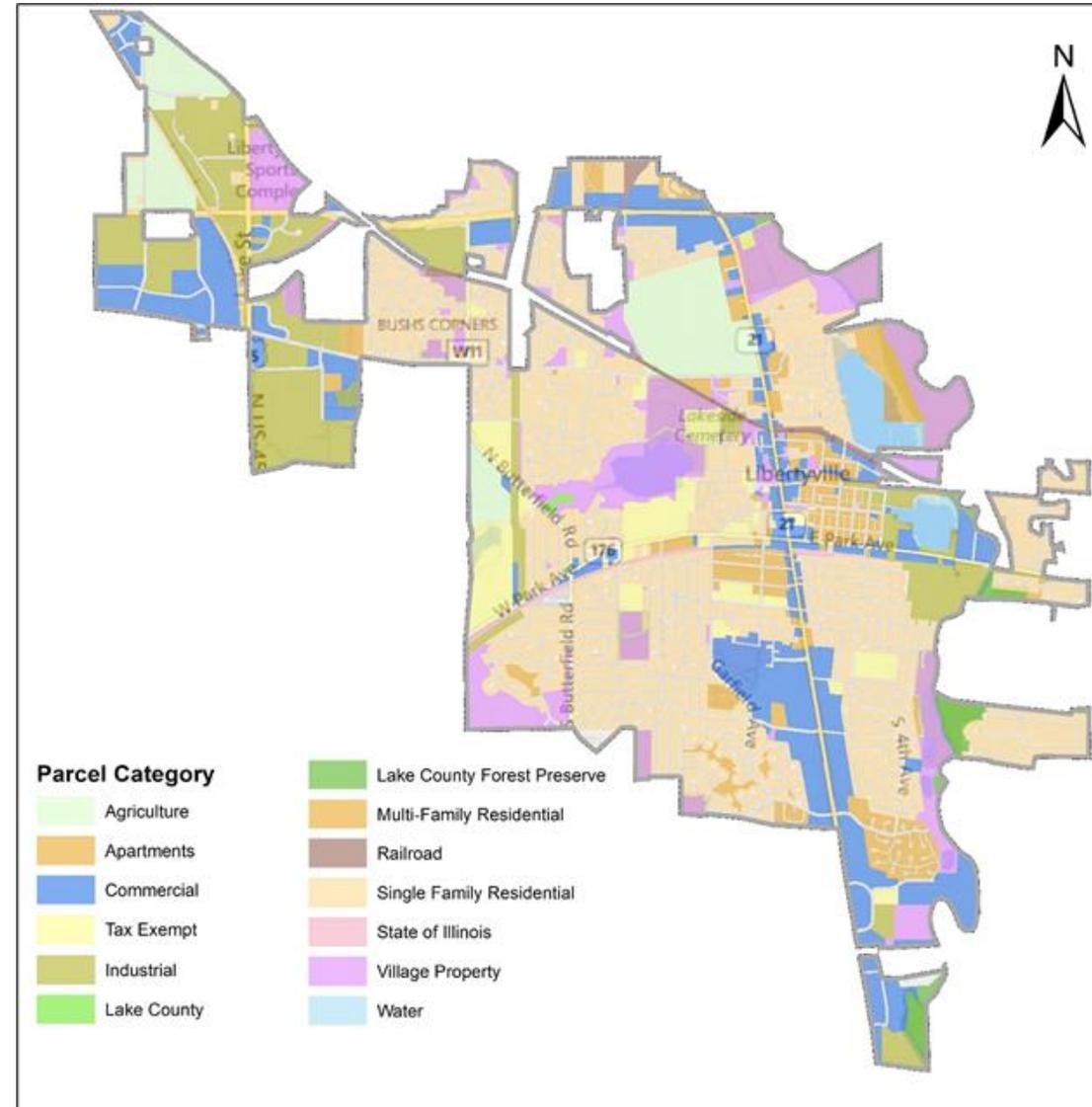
# PROJECT BACKGROUND – PHASE I

- Master Stormwater Management Plan (MSMP) completed by Christopher B. Burke Engineering, Ltd. in February 2019, NewGen & Donohue engaged to complete Stormwater Utility Feasibility and Rate Study in July 2019.
- NewGen’s Phase I Report submitted on July 15, 2020.
- Summary of Phase I Results:

	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26
Operating Expenses	\$117,027	\$737,318	\$752,561	\$768,171	\$784,159	\$782,250
Cash Funded Capital Projects	\$2,644,920	\$979,448	\$312,678	\$314,242	\$315,813	\$317,392
Debt Service	\$ -	\$ -	\$360,104	\$787,002	\$1,282,988	\$1,282,988
Non-Home Rule Sales Tax	\$ -	\$88,403	\$88,403	\$88,403	\$88,403	\$88,403
Reserve Contributions	\$ -	\$355,741	\$672,330	\$401,203	\$391,995	\$401,232
<b>Total Expenses</b>	<b>\$2,761,947</b>	<b>\$2,155,169</b>	<b>\$1,863,746</b>	<b>\$2,307,818</b>	<b>\$2,821,363</b>	<b>\$2,821,033</b>
Non-Fee Revenues	\$916,685	\$37	\$25,203	\$31,927	\$37,601	\$46,507
Fee Revenues	\$ -	\$2,160,873	\$2,160,873	\$2,327,094	\$2,825,757	\$2,825,757
<b>Total Revenues</b>	<b>\$916,685</b>	<b>\$2,160,910</b>	<b>\$2,186,076</b>	<b>\$2,359,021</b>	<b>\$2,863,358</b>	<b>\$2,872,264</b>
<b>Bi-Monthly Fee (per ERU + IDF)</b>	<b>\$ -</b>	<b>\$13.00</b>	<b>\$13.00</b>	<b>\$14.00</b>	<b>\$17.00</b>	<b>\$17.00</b>

# VILLAGE PARCEL DATA – PHASE II

Classification	Parcels	Total Area (ft <sup>2</sup> )	Pervious Area (ft <sup>2</sup> )	Impervious Area (ft <sup>2</sup> )
Single-Family Residential	5,433	84,542,850	61,434,842	23,108,008
Multi-Family Residential	1,859	12,648,476	8,343,938	4,304,539
Commercial	782	32,788,750	14,883,498	17,905,252
Industrial	177	26,788,737	13,484,550	13,304,188
Village Property	173	31,476,869	28,982,343	2,494,526
Tax Exempt	100	10,303,879	7,782,767	2,521,112
Apartments	31	775,000	311,081	463,919
Lake County Forest Preserve	18	3,822,428	3,802,868	19,560
Lake County	9	565,657	545,882	19,775
State of Illinois	9	597,744	519,759	77,985
Water	9	4,529,230	4,465,890	63,340
Railroad	8	1,208,566	1,117,474	91,092
Agriculture	7	8,949,738	7,417,056	1,532,682
<b>Totals</b>	<b>8,615</b>	<b>218,997,924</b>	<b>153,091,947</b>	<b>65,905,977</b>



Totals may not add due to rounding.

# VILLAGE PARCEL DATA – PHASE II

Classification	Parcels	Total Area (ft <sup>2</sup> )	Pervious Area (ft <sup>2</sup> )	Impervious Area (ft <sup>2</sup> )
Single-Family Residential	5,432	84,016,413	61,060,511	22,955,902
Multi-Family Residential	1,766	12,739,474	8,412,811	4,326,663
Commercial	756	31,105,212	13,856,275	17,248,937
Industrial	202	26,237,323	13,073,851	13,163,472
Village Property	178	33,046,337	30,578,960	2,467,378
Tax Exempt	100	10,524,156	7,928,581	2,595,575
Apartments	31	776,092	310,939	465,153
Lake County Forest Preserve	16	3,708,399	3,695,403	12,995
Lake County	9	565,657	545,882	19,775
State of Illinois	6	432,306	373,716	58,590
Water	9	4,529,230	4,465,891	63,339
Railroad	5	708,687	657,180	51,507
Agriculture	6	8,895,493	7,473,782	1,421,712
<b>Totals</b>	<b>8,516</b>	<b>217,284,778</b>	<b>152,433,781</b>	<b>64,850,998</b>
<b>% Different from Phase I</b>	<b>(1.1%)</b>	<b>(0.8%)</b>	<b>(0.4%)</b>	<b>(1.6%)</b>

- Updated Phase II database has been aligned with the Village’s Utility Billing database
- Changes in parcel information due to several factors, including removal of 0.0 ERU parcels
- Village-wide ERU remains 3,800 square feet
- Updates to parcel information will continue to be made in conjunction with appeals process

Totals may not add due to rounding.

# UPDATED FINANCIAL PROJECTIONS

- Updated O&M and CIP projections
- Non-Fee revenue update for FY 21-22
- Fee effective date assumed to be September 1, 2021
- Updated Fee Projection:

	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26
Operating Expenses	\$117,027	\$797,076	\$850,670	\$869,224	\$888,250	\$889,474
Cash Funded Capital Projects	\$2,644,920	\$979,448	\$312,678	\$314,242	\$315,813	\$317,392
Debt Service	\$ -	\$ -	\$360,104	\$787,002	\$1,282,988	\$1,282,988
Non-Home Rule Sales Tax	\$ -	\$88,403	\$88,403	\$88,403	\$88,403	\$88,403
Reserve Contributions	\$ -	\$1,040,269	\$520,431	\$85,645	\$56,333	\$221,095
<b>Total Expenses</b>	<b>\$2,761,947</b>	<b>\$2,905,196</b>	<b>\$2,132,286</b>	<b>\$2,144,516</b>	<b>\$2,631,787</b>	<b>\$2,799,352</b>
Non-Fee Revenues	\$916,685	\$1,500,000*	\$24,492	\$36,722	\$37,579	\$43,006
Fee Revenues	\$ -	\$1,405,196	\$2,107,794	\$2,107,794	\$2,594,208	\$2,756,346
<b>Total Revenues</b>	<b>\$916,685</b>	<b>\$2,905,196</b>	<b>\$2,132,286</b>	<b>\$2,144,516</b>	<b>\$2,631,787</b>	<b>\$2,799,352</b>
Bi-Monthly Fee (per ERU + IDF)	\$ -	\$13.00	\$13.00	\$13.00	\$16.00	\$17.00
Difference from Phase I Fee	\$ -	\$ -	\$ -	(\$1.00)	(\$1.00)	\$ -

\* DCEO Grant

# PUBLIC OUTREACH – STORMWATER FEE LOOKUP TOOL

- Available on the Village website
- Need Utility Billing Account number to see estimated FY 21-22 stormwater bill
- Accounts with multiple PINs or Addresses will be shown a pop-up with instructions to get more information

## Libertyville Stormwater Fee Lookup Tool

Enter your utility billing (UB) account number

Account Number

🔍
✎

Click [here](#) for assistance locating your utility billing account number    Click [here](#) for more information about the Village's stormwater utility fee

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12345 Street Road  
Service Address

1.10                  1.00

Number of [ERU](#)    Number of [IDF](#)

PIN numbers associated with this utility account

Account Number	PIN
123456789-10	987654321

### Estimated Bi-Monthly Bill

# \$27.30

The Village of Libertyville bills customers on a bi-monthly basis.  
Monthly Fee: **\$13.65**

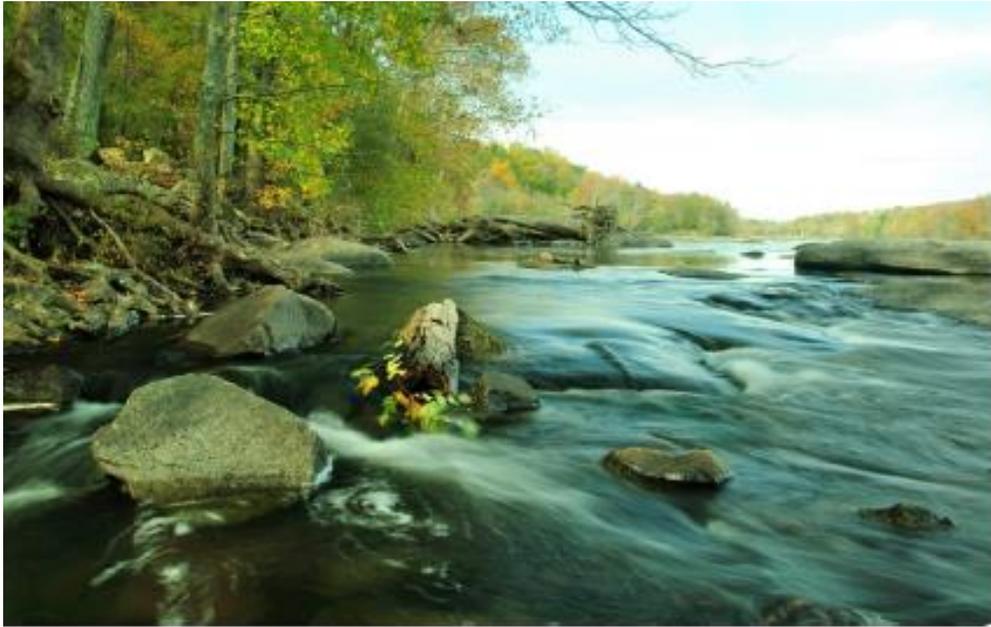
Service addresses associated with this utility account

Account Number	Service Address
123456789-10	12345 Street Road

### Impervious & Pervious Area (Square Feet)

●	Impervious Area	4,003 (40%)
●	Pervious Area	5,998 (60%)

All of the above information is estimated based off of the most recently completed stormwater fee study. If you feel the above information is inaccurate or have questions please contact [stormwaterhelp@libertyville.com](mailto:stormwaterhelp@libertyville.com)



THANK YOU  
Questions / Discussion

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in association with



# STORMWATER UTILITY FEE DRAFT ORDINANCE

- Stormwater Utility Fee Draft Ordinance Highlights
  - Page 1: Updating definition of the Village's combined utility system to clarify that it includes stormwater infrastructure
  - Pages 3-7: Updating utility system definitions to reflect stormwater utility parameters
  - Page 33: New division establishing stormwater system rates and charges
  - Page 34: Effective date of fee; Method used in calculating the stormwater utility fee
  - Page 35: Billing procedures; Appeals
  - Page 36: Credits
  - Page 37: Payment application priority; Penalties

Existing sections were renumbered, where appropriate

## RECOMMENDATION

- Direct staff to prepare a final version of an ordinance amending the Village Code to implement a stormwater utility fee for consideration during the March 9, 2021 meeting of the Village Board
- Questions