

**MONDAY FEBRUARY 20TH 2023  
NOTES FROM STORMWATER ASSESSMENT METHODOLOGY WORKSHOP**

**Present:** Jesse Nelson, Mayor  
Brandon Aldridge, Commissioner  
Pat Perno, Commissioner  
Jamie Warrick, Commissioner  
Judy Vandergrift, Commissioner  
Vickie Gainer, City Manager  
Lt. Enfinger, Sergeant at Arms  
Kevin Obos, City Legal Counsel

City Attorney introduced Mr. Lawson to present.

Mr. Lawson presented per his presentation [Attached]

**Current method of Pervious versus Impervious:**

- Uses raw data.
- Engineering measurement oriented.
- Requires mitigation analysis.
- Does not keep up with value changes well.
- Is not fairly proportional.
- Multi-tiered with multiple exemptions required/requested.

**MGLPA Methodology:**

- Assesses tax parcels with a relative improvement value formula. It uses two values. The difference between the land value and Assessed value gives the relative improvement value. This indicates and absolute economic relationship based on the improvements on the property.
- Two-tiered cost sharing.
  - Tier 1 uses a relative improvement value formula (variable cost – example: \$0.60 per 1,000)
  - Tier 2 uses a fixed cost per tax parcel – example: \$50 per tax parcel.
- Uses only current and certified data from the Property Appraiser's office.
- Does not require mitigation analysis and is more proportional than the pervious/impervious approach.

**Questions & Answers:**

Mayor asked how this method would help us get our stormwater department financially independent. Mr. Lawson said it will be a slow process. With this approach the city will also get the most value out of new developments. Attorney said we can run the numbers based on the revenue you decide that you want to raise.

Commissioner Warrick asked what is different from this as opposed to the current system? Mr. Lawson explained again what he had shown earlier in his presentation. Commissioner Warrick asked if this goes off the taxable value or the capital value. Mr. Lawson gave an answer about data points and land value, and relative improvement value, without exemptions, saying they need to remember that if they do have

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exemptions, they cannot put it on the backs of the rest of the tax base. It will have to come out of the general fund.

Commissioner Perno said the city is about to embark on an increase with the current system and asked if this new method would be equal to the current system? Attorney said if Mr. Lightfoot said he needs \$1.5m then they will work the rates based on attaining that amount.

Meeting adjourned at 7.29pm