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EXHIBIT 1
ORDINANCE NO. 2026-__

AN ORDINANCE OF THE CITY OF HALLANDALE BEACH, FLORIDA, RELATING TO THE CITY'S STORMWATER UTILITY FEES; PROVIDING FOR COLLECTION OF SUCH STORMWATER UTILITY FEES AS NON-AD VALOREM ASSESSMENTS ON THE ANNUAL PROPERTY TAX BILL; APPROVING THE AMOUNT OF THE STORMWATER MANAGEMENT SERVICE COST TO BE FUNDED BY THE NON-AD VALOREM ASSESSMENTS IN FISCAL YEAR 2026-27; APPROVING THE METHOD OF CALCULATING THE STORMWATER NON-AD VALOREM ASSESSMENTS; APPROVING THE STORMWATER NON-AD VALOREM ASSESSMENT ROLL; IMPOSING ASSESSMENTS UPON ALL TAX PARCELS DESCRIBED IN THE ASSESSMENT ROLL; APPROVING COLLECTION OF THE STORMWATER SERVICE ASSESSMENTS ON THE ANNUAL PROPERTY TAX BILL COMMENCING WITH THE TAX BILL MAILED IN NOVEMBER 2026; RATIFYING AND CONFIRMING CITY RESOLUTION NO. 2026-067; AND PROVIDING AN EFFECTIVE DATE.

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BE IT ORDAINED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:

SECTION 1. AUTHORITY. This Ordinance of the City of Hallandale Beach, Florida (the "City") is adopted pursuant to Chapter 10, Article IV of the City Code, City Resolution No. 2026-067 (the "Initial Assessment Resolution"), Sections 166.021 and 166.041, Florida Statutes, the Uniform Assessment Collection Act, and other applicable provisions of law.

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SECTION 2. DEFINITIONS. This Ordinance is the Final Assessment Ordinance for the collection of the City's stormwater utility fees as non-ad valorem assessments. All capitalized terms not otherwise defined in this Ordinance shall have the meanings assigned in the Initial Assessment Resolution.

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SECTION 3. FINDINGS. It is hereby ascertained, determined and declared that:

(A) Pursuant to Article VIII, Section 2(b) of the Florida Constitution, and Sections 166.021 and 166.041, Florida Statutes, the City Commission has all powers of local self-government to perform municipal functions except when prohibited by law and such powers

42 may be exercised in the form of City ordinances and resolutions. Such powers include the
43 power to levy and collect non-ad valorem assessments to fund costs associated with the
44 provision of essential services and capital improvements.

45
46 (B) On June 22, 2026, the City Commission adopted the Initial Assessment
47 Resolution which proposed the collection of the City's stormwater utility fees as non-ad
48 valorem assessments rather than through direct billing (the "Stormwater Service
49 Assessments"), provided for the collection of such Stormwater Service Assessments on the
50 annual property tax bill pursuant to the Uniform Assessment Collection Act, established a
51 public hearing to consider imposition of the Stormwater Service Assessments, and directed
52 the publication of notice of such hearing and the mailing of notice pursuant to the TRIM notice
53 mailed by the Property Appraiser, and directed preparation of the preliminary Stormwater
54 Assessment Roll.

55
56 (C) This Final Assessment Ordinance is adopted pursuant to Section 10-110 of the
57 Assessment Ordinance to approve collection of the stormwater utility fees as non-ad valorem
58 assessments and approve the Stormwater Assessment Roll for Fiscal Year 2026-27.

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60 (D) As further described in the Initial Assessment Resolution, the Stormwater
61 Management Service Cost for Fiscal Year 2026-27 shall be funded by the Stormwater Service
62 Assessments approved herein.

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64 (E) Pursuant to Section 2.03 of the Initial Assessment Resolution, the City
65 Commission is required to adopt the Ordinance to confirm, modify or repeal the terms of the
66 Initial Assessment Resolution and approve collection of the City's stormwater utility fees as
67 non-ad valorem assessments for Fiscal Year 2026-27, after hearing concerns and receiving
68 comments or objections of interested parties.

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70 (F) The Stormwater Assessment Roll has heretofore been filed at the offices of the
71 City Clerk and made available for public inspection.

73 (G) As required by the Initial Assessment Resolution, notice of a public hearing has
74 been published and mailed to each property owner proposed to be assessed notifying such
75 property owner of the opportunity to be heard.
76

77 (H) The public hearing was duly held on September 14, 2026 and comments and
78 objections of all interested persons have been heard and considered as required by law.
79

80 (I) The Stormwater Service Assessments imposed pursuant to this Ordinance will
81 be imposed by the City Commission, not the Property Appraiser or Tax Collector. Any activity
82 of the Property Appraiser or Tax Collector under the provisions of this Ordinance shall be
83 construed solely as ministerial.
84

85 (J) The benefits derived from the stormwater services equal or exceed the amount
86 of the Stormwater Services Assessments levied and imposed hereunder. Each Assessed
87 Parcel included on the Stormwater Assessment Roll is hereby determined to specially benefit
88 from the Stormwater Management Services in an amount equal to or in excess of the amount
89 of the Stormwater Services Assessment included for such parcel in the Stormwater
90 Assessment Roll. The Stormwater Services Assessment for any Tax Parcel included on the
91 Stormwater Assessment Roll does not exceed the proportional benefits that such Tax Parcel
92 will receive compared to any other Tax Parcel included on such roll.
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94 (K) The City Commission hereby finds and determines that calculation of the
95 Stormwater Service Assessments in the manner set forth herein, and collection of the City's
96 stormwater utility fees as non-ad valorem assessments pursuant to the Uniform Assessment
97 Collection Act, provide an equitable method of funding the Stormwater Management Service
98 Cost by fairly and reasonably allocating such cost among real property specially benefitted
99 by the City's provision of Stormwater Management Services.
100

101 **SECTION 4. STORMWATER SERVICE ASSESSMENTS.**

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103 (A) The Stormwater Management Service Cost for Fiscal Year 2026-27 in the
104 amount of \$7,312,259 is hereby approved.
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(B) The apportionment methodology described in the Initial Assessment Resolution is hereby approved, ratified and confirmed as the method utilized by the City for allocating the Stormwater Management Service Cost for such Fiscal Year among Tax Parcels included on the Stormwater Assessment Roll.

(C) In accordance with such methodology, the principal amount of the Assessment imposed against each Assessed Parcel for Fiscal Year 2026-27 is \$145.56 per ERU. Such rate is hereby adopted and approved as the maximum annual Assessment rate which can be imposed in subsequent Fiscal Years without additional mailed or published notice unless such notice is required by Section 10-111 of the Assessment Ordinance.

(D) A non-ad valorem special assessment computed in the manner described in the Initial Assessment Resolution and approved herein is hereby levied and imposed on all Tax Parcels described in the Stormwater Assessment Roll to fund the Stormwater Management Service Cost for Fiscal Year 2026-27.

(E) The Stormwater Services Assessments shall constitute a lien against Assessed Parcels equal in rank and dignity with the liens of all state, county, City or municipal taxes, and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid.

SECTION 5. APPROVAL OF STORMWATER ASSESSMENT ROLL. The Stormwater Assessment Roll for Fiscal Year 2026-27, a copy of which is on file in the offices of the City Clerk and incorporated herein by reference, is hereby approved. The Stormwater Assessment Roll shall be retained by the City Clerk and shall be available for public inspection.

SECTION 6. COLLECTION OF ASSESSMENTS.

(A) Stormwater Services Assessments shall be collected pursuant to the property tax bill collection method authorized by the Uniform Assessment Collection Act, commencing with the tax bill to be mailed in November 2026.

138 (B) The annual amount of the Stormwater Service Assessment for each Tax Parcel
139 included on the Assessment Roll shall include Collection Costs incurred by the City in
140 collecting the annual Assessments. The annual Assessment rate for Fiscal Year 2026-27
141 approved hereunder in the amount of \$145.56 per ERU includes such Collection Costs.

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143 (C) The proceeds of the Stormwater Service Assessments shall be deposited to
144 the stormwater utility enterprise fund for the City's Stormwater Utility System established
145 pursuant to Section 30-244 of the City Code of Ordinances, and/or to such other fund or
146 account as may be required by any covenants, resolutions and/or ordinances associated with
147 any Debt Obligations issued by the City before or after the effective date of this Ordinance to
148 finance Stormwater Improvements, and shall be applied solely to fund Stormwater
149 Management Service including but not limited to the payment of debt service and any other
150 amounts due on such Debt Obligations.

151
152 (D) The Stormwater Service Assessments will fund the annual provision of both
153 services and capital improvements related to the Stormwater Utility System. Accordingly, the
154 Stormwater Assessment Roll for Fiscal Years subsequent to Fiscal Year 2026-27 may be
155 approved by an annual assessment resolution in accordance with Section 10-111 of the
156 Assessment Ordinance.

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158 (E) Upon adoption of this Final Assessment Ordinance and an annual assessment
159 ordinance or resolution approving the Stormwater Assessment Roll for each Fiscal Year, the
160 City Manager shall cause the certification and delivery of the Stormwater Assessment Roll to
161 the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment
162 Collection Act.

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164 **SECTION 7. EFFECT OF FINAL ASSESSMENT ORDINANCE.** The adoption of
165 this Final Assessment Ordinance shall be the final adjudication of the issues presented herein
166 and in the Initial Assessment Resolution (including, but not limited to, the special benefits
167 conveyed by the Stormwater Management Services, the method by which the Stormwater
168 Services Assessments are computed, the Stormwater Assessment Roll, the levy and lien of
169 the Stormwater Services Assessments and the terms for prepayment of the Stormwater
170 Services Assessments), unless proper steps are initiated in a court of competent jurisdiction

to secure relief within twenty (20) days from the date of City Commission's adoption of this Final Assessment Ordinance.

SECTION 8. RATIFICATION AND CONFIRMATION OF PRIOR ACTIONS AND INITIAL ASSESSMENT RESOLUTION.

(A) Any and all prior actions of the City Commission and City staff associated with collection of the stormwater utility fees as non-ad valorem assessments, and the imposition of the Stormwater Service Assessments to fund the Stormwater Management Service Cost for Fiscal Year 2026-27, are hereby approved, ratified and confirmed in their entirety.

(B) The Initial Assessment Resolution, as supplemented by this Final Assessment Ordinance, is hereby ratified, confirmed and incorporated herein by reference.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED on 1st reading, on August 19, 2026.

PASSED AND ADOPTED on 2nd reading, on September 14, 2026.

JOY F. COOPER
MAYOR

ATTEST:

JENORGEN GUILLEN
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
AND FORM

JENNIFER MERINO
CITY ATTORNEY