



## City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading
<b>12/3/2025</b>	<b>25-480</b>	<input checked="" type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Other</b>	Ordinance Reading	<b>N/A</b>	<b>N/A</b>
			Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Advertising Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):		Funding Source:	Project Number:	
<b>N/A</b>	<b>N/A</b>		<b>N/A</b>	<b>N/A</b>	
Contract Required:	P.O. Required:	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>N/A</b>	<b>Geovanne Neste, Finance Director</b>	<b>Finance Department</b>	
Strategic Plan Focus Areas:					
<input checked="" type="checkbox"/> <b>Fiscal Stability</b>	<input checked="" type="checkbox"/> <b>Resident Services</b>	<input type="checkbox"/> <b>Public Safety</b>	<input checked="" type="checkbox"/> <b>Infrastructure &amp; Mobility</b>	<input type="checkbox"/> <b>Economic Development &amp; Affordable Housing</b>	
Implementation Timeline:					
Estimated Start Date: 1/1/2026			Estimated End Date: 9/30/2026		

### SHORT TITLE:

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, SETTING FORTH THE CITY'S INTENT TO USE THE UNIFORM METHOD FOR COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS TO BE LEVIED UPON REAL PROPERTIES LYING WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY TO FUND THE CITY'S STORMWATER UTILITY SYSTEM; AND PROVIDING FOR AN EFFECTIVE DATE.**

### STAFF SUMMARY:

#### Summary:

This item seeks City Commission approval of a resolution of intent to use the uniform method for collecting non-ad valorem assessments for stormwater management, in compliance with F.S. 197.3632, beginning in FY 2027. Approval of this resolution by January 1, 2026 satisfies the

statutory prerequisite to proceed with coordination with the Broward County Property Appraiser and Tax Collector while the City finalizes a defensible stormwater rate design.

### **Background:**

Under the Florida Constitution and F.S. Ch. 166 and F.S. 403.0893, the City is authorized to construct, operate, and maintain stormwater management systems and establish equitable rates and fees. The City's Stormwater Management Program was established on April 17, 1992 via Ordinance 92-07.

On June 26, 2024, staff (with Raftelis Financial Consultants, Inc.) presented Stormwater Re-measurement Results & Billing Changes, including options to transition from utility bill charges to a non-ad valorem assessment on the property tax bill. On December 18, 2024, the Commission considered a Resolution of Intent for FY 2026 implementation, and the Commission acknowledged the potential benefits of moving to the tax roll (simplified billing, improved equity, enhanced collections).

After Raftelis completed the remeasurement, staff identified challenges in the rate structure design - notably distributional impacts across single-family, multi-family, and commercial classes. To ensure the final structure is defensible, equitable, and feasible given our customer mix, staff deferred implementation and continued analysis through FY 2026, including the option to engage additional consulting expertise with alternative modeling approaches. The intent was to maximize long-term value and avoid inefficient or premature structural changes.

### **Current Situation:**

Staff is returning with an updated Resolution of Intent for FY 2027 implementation to maintain statutory eligibility and to begin formal coordination steps with the Property Appraiser and Tax Collector while rate design is finalized with consultant support.

Next Steps & Statutory Timeline (per F.S. 197.3632):

- Adopt Resolution of Intent by January 1, 2026 (public hearing noticed per statute).
- Provide the adopted resolution and required notices to the Property Appraiser, Tax Collector, and Florida Department of Revenue and follow local administrative timelines.
- Execute any needed interlocal agreements (as applicable) with the Property Appraiser/Tax Collector.
- Continue technical work with the consultant on rate methodology and apportionment (impervious area basis and class structure), including draft assessment roll preparation.
- Return to Commission with the annual assessment resolution establishing the final methodology, rates, roll, and certifications for FY 2027.

### **Why Action is Necessary:**

Florida Statutes Chapter 197.3632 requires local governments to adopt a resolution of intent if they plan to use the uniform method of collecting non-ad valorem assessments. This must be completed at a public hearing by January 1 of the year preceding the levy. Adopting this resolution ensures the City can move forward with placing stormwater management fees on the property tax roll for FY 2027, streamlining collections and aligning stormwater revenues with system costs.

### **Cost Benefit:**

Transitioning stormwater fees to the tax roll will reduce administrative costs associated with monthly billing and provide a stable, equitable funding source for stormwater projects. This will help the City address its long-term infrastructure needs, reduce maintenance costs, and mitigate the financial risks of deferred stormwater management improvements.

**PROPOSED ACTION:**

The City Commission considers the attached Resolution.

**ATTACHMENT(S):**

Exhibit 1 – Resolution

Exhibit 2 - Florida Statute 197.3632

Exhibit 3 - Stormwater Remeasurement Results and Billing Changes (June 2024 Presentation)

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