

City of Coral Gables City Commission Meeting
Agenda Item E-2 and H-2 Are Related
September 9, 2008
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Donald D. Slesnick, II
Vice Mayor William H. Kerdyk, Jr.
Commissioner Maria Anderson
Commissioner Rafael “Ralph” Cabrera, Jr.
Commissioner Wayne “Chip” Withers

City Staff

City Manager, David Brown
City Attorney, Elizabeth Hernandez
City Clerk, Walter J. Foeman
City Clerk Staff, Billy Urquia
Public Works Director, Alberto Delgado

Public Speaker(s)

E-2 and H-2 are related [Start: 11:58:50 p.m.]

An Ordinance of the City Commission of Coral Gables amending Article IV of Chapter 78 of the Code of the City of Coral Gables entitled “Stormwater Management Utility” for the purpose of redefining developed property, dwelling, impervious area, nonresidential developed property, and residential developed property; and providing a definition and utility fee computation for mixed-use developed property, reserving the City’s right to commence in-house billing, increasing the City’s discretion to not file notices of lien for amounts less than \$100.00 providing an effective date, and repealing all Ordinances inconsistent herewith. (Passed on First Reading July 15, 2008).

City Manager Brown: Mr. Delgado.

Mr. Delgado: Thank you. This is an ordinance on second reading, and again the purpose of this ordinance, as I mentioned before, is currently there is no provision in the Code of the City of Coral Gables for the billing of both residential and nonresidential units on the same property, and usually that property has been treated as a nonresidential in the past; now we would like to treat it as a residential unit and be able to bill it as an independent residential unit.

Commissioner Withers: That’s for a mixed-used, that’s what you are saying?

Mr. Delgado: Yes, exactly. In addition, there is no provision; when there is no water meters, for example, WASA usage in a condominium, they only have one water meter, and that water meter handles all the units in that particular building. We would like to segregate, to separate all of

these units and be able to bill each unit separately as a residence. By doing this the City can actually recoup an amount of one hundred and eighty-three thousand dollars (\$183,000) a year, which we are losing every year due to the fact that we don't have that provision in place.

Commissioner Withers: Alberto, I thought that commercial for the stormwater utility, I thought it was based on a pervious surface type of calculation?- it wasn't based on a water meter type of calculation.

Mr. Delgado: Yes, what happened is this: the mixed-use is the one that have that problem. When you have a commercial property which is residential and commercial at the same time...

Commissioner Withers: And one more, and retail.

Mr. Delgado: And retail, we are right now billing as commercial.

Commissioner Withers: As a what?

Mr. Delgado: As a commercial.

Commissioner Withers: So you are using the impervious surface.

Mr. Delgado: The impervious area, the ERU, Equivalent Residential Unit, for that particular property.

Commissioner Withers: Does retail have a water meter?

Mr. Delgado: Yes, retail has a water meter.

Commissioner Withers: So you are going to have a water meter component which is for private family and for retail, then you are going to do a calculation based on commercial.

Mr. Delgado: On commercial.

Commissioner Withers: OK. I'll move it Mr. Mayor.

Commissioner Anderson: I'll second it.

Mayor Slesnick: Moved by Mr. Withers second by Ms. Anderson, any other discussion?

Mr. Clerk

Commissioner Withers: Yes

Commissioner Anderson: Yes

Commissioner Cabrera: Yes

Vice Mayor Kerdyk: Yes

Mayor Slesnick: Yes

(Vote: 5-0)

Mayor Slesnick: Let's move to H-2 which is a related item.

City Manager Brown: Yes Mr. Mayor, this is a Resolution redefining the average impervious area of all residential developed property per dwelling unit located within the City to be 2,346 square feet, and increasing the rate for the Stormwater Services provided in connection with the Coral Gables Stormwater Management Utility, which Utility was created pursuant to Ordinance No. 3032 and codified as Article IV of Chapter 78 of the Code of the City of Coral Gables, from \$4.50 to \$5.00 per month for Residential Service and \$5.00 per ERU (Equivalent Residential Unit of 2,346 square feet) per month for Non-residential Service; repealing all resolutions inconsistent herewith and providing for an effective date of January 1, 2009.

Mr. Delgado: In this resolution we are doing two things: actually when this ordinance was created fifteen years ago, we calculated what is called the average impervious area of residential developed property; and that calculation is based on two factors; one is the total area of impervious area in the City, which currently is 46,205,846 divided by the number of residential units, which currently is 19,695. This new number now is going to be 82 square feet less than what we had fifteen years ago; sounds like a small amount, but when you calculate all the commercial properties, this is based on that ERU, and that factor is the one that we use to multiply that times the rate that we charge every month. So by doing that adjustment we can recoup sixteen thousand dollars a year on that. Also we would like at this time to increase the fee that we charge every month from \$4.50 to \$5.00, that change or that increase was done six years ago when we increase from \$3.50 to \$4.50. This additional fifty cents that we will be charging a month, will bring to the City's revenues in the amount of one hundred and sixty-eight thousand dollars (\$168,000) a year, which can be used for additional capital projects for the drainage improvements that we do throughout the City. That combination together with the other ordinance that we passed on second reading, plus this adjustment of the average impervious area will bring to the City three hundred and sixty-six thousand five seventy-five dollars (\$366,575) a year, which are going to be used as capital projects for drainage. So that would be a good revenue that the City can use to improve the drainage throughout the City.

Commissioner Anderson: I'll make a motion to approve.

Vice Mayor Kerdyk: I'll second.

Mayor Slesnick: Moved by Ms. Anderson seconded by Mr. Kerdyk; any discussion?

Mr. Clerk

Commissioner Anderson: Yes

Vice Mayor Kerdyk: Yes

Commissioner Withers: Yes

Mayor Slesnick: Yes

(Vote: 4-0)

Commissioner Cabrera: Absent

Mayor Slesnick: Thank you Alberto.

[End: 12:04:54 p.m.]