Stantec

City of Sanibel

Stormwater Assessment Study

July 21, 2026

Agenda

1. Study Overview
2. Financial Plan
3. Preliminary Fee
4. Customer Impacts
5. Next Steps

1

Study Overview

Study Overview

Objectives

- Analyze required stormwater revenue requirements
- Evaluate sustainable funding fee structures
- Determine customer impacts

Inputs

- FY26 Adopted Budget
- FY27 Proposed Budget
- Stormwater Master Plan
- FY27-31 Proposed CIP

Key Assumptions

- 2 operation FTEs
- 20% of 1 billing/customer service FTE
- 4% annual inflation applied to operating expenses
- Debt issuances beginning in FY28
- Target reserve set for minimum 6 months O&M
- $14M in Grant Funding anticipated for capital projects

2 Financial Plan

FY 27 Revenue Requirements

Operating Expenses	$0.9M
Cash Funded Capital	$0.5M
Salaries and Personnel	$0.2M
Contribution to Reserves	$0.1M
	$1.7M

Stormwater Fee Financial Plan

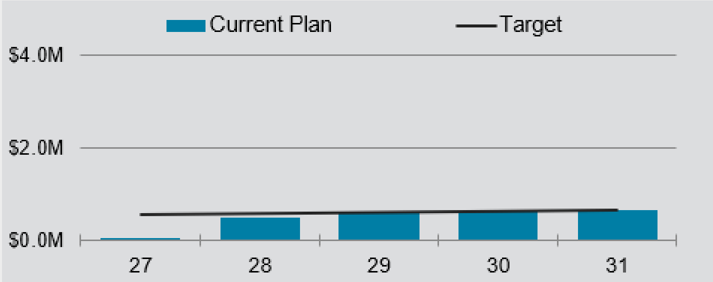
FAMS | **SANIBEL, FL**

Stantec

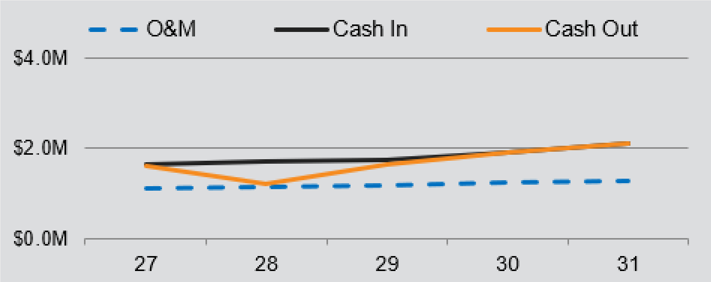
CALC | SAVE | CTRL | LAST | OVR

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Stormwater Rate Plan	0.00%	3.00%	3.00%	10.00%	10.00%
Senior-Lien DSC	0.00	6.34	2.60	1.99	1.74

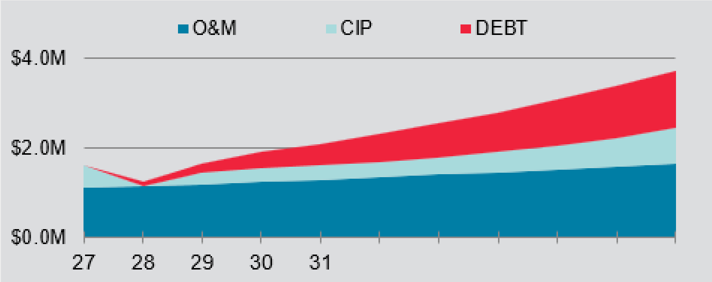
Operating Fund



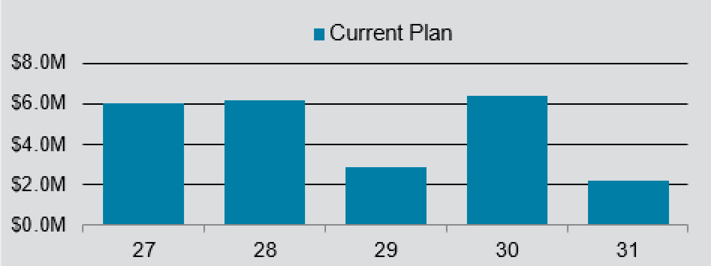
Revenues vs. Expenses



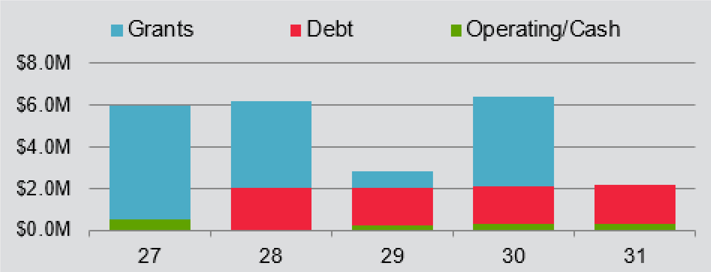
Expenses by Type



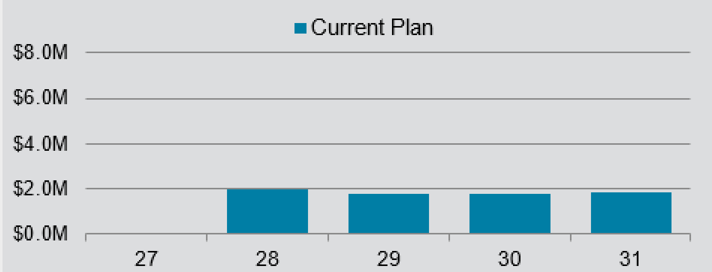
CIP Spending



CIP Funding



Borrowing



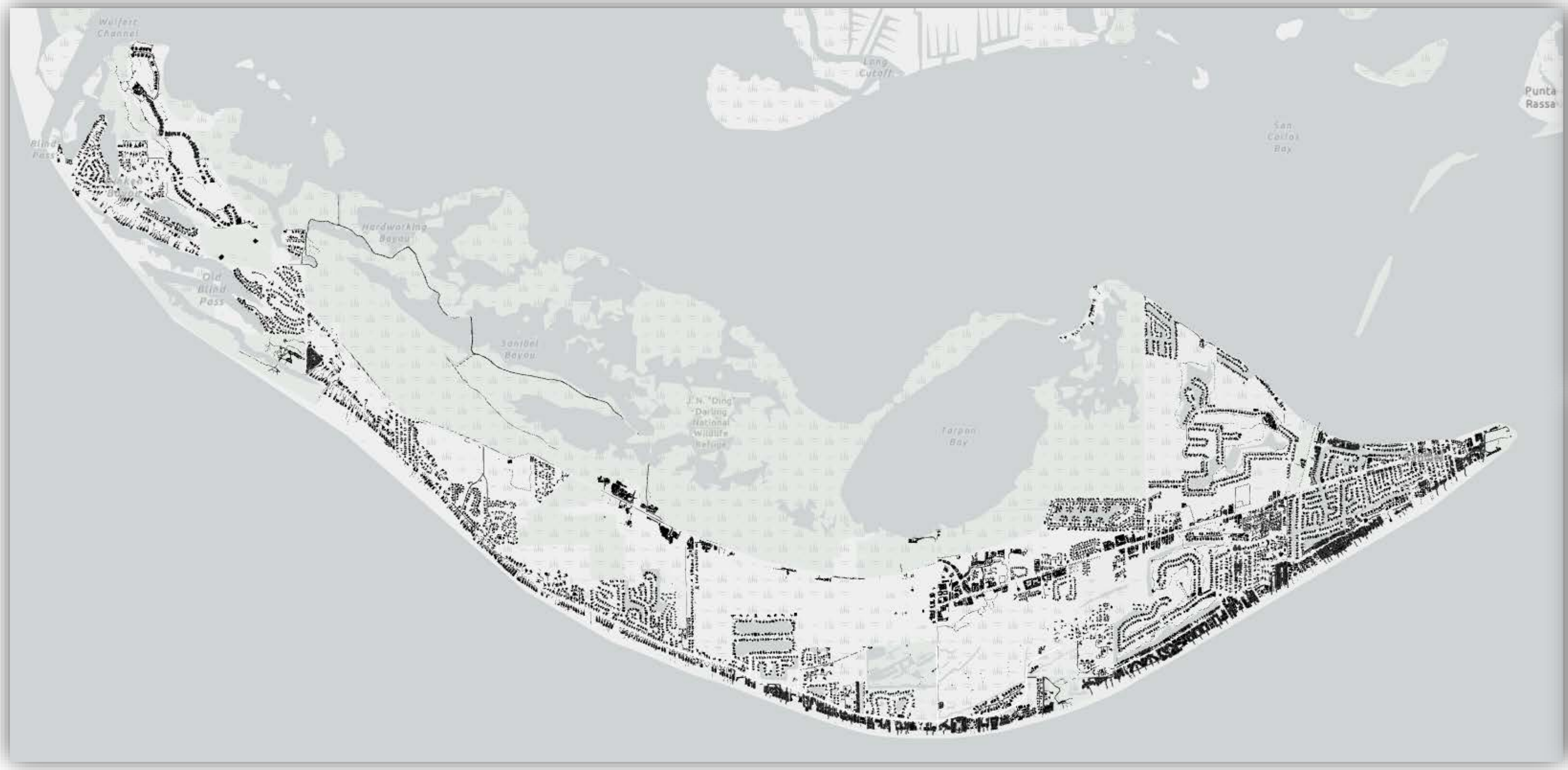
3 Preliminary Fee

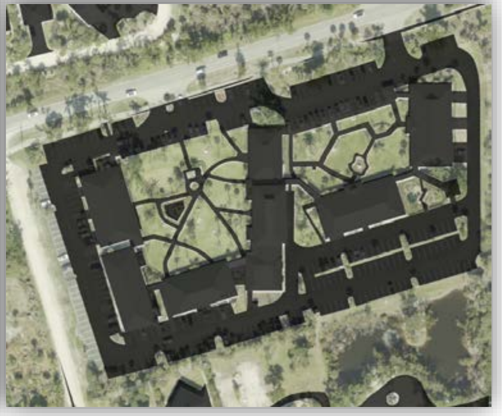
FY 2027 Revenue Requirements

- Add allowance for early payment statutory discount (4%)
- Add allowance for tax collector and property appraiser cost (2%)

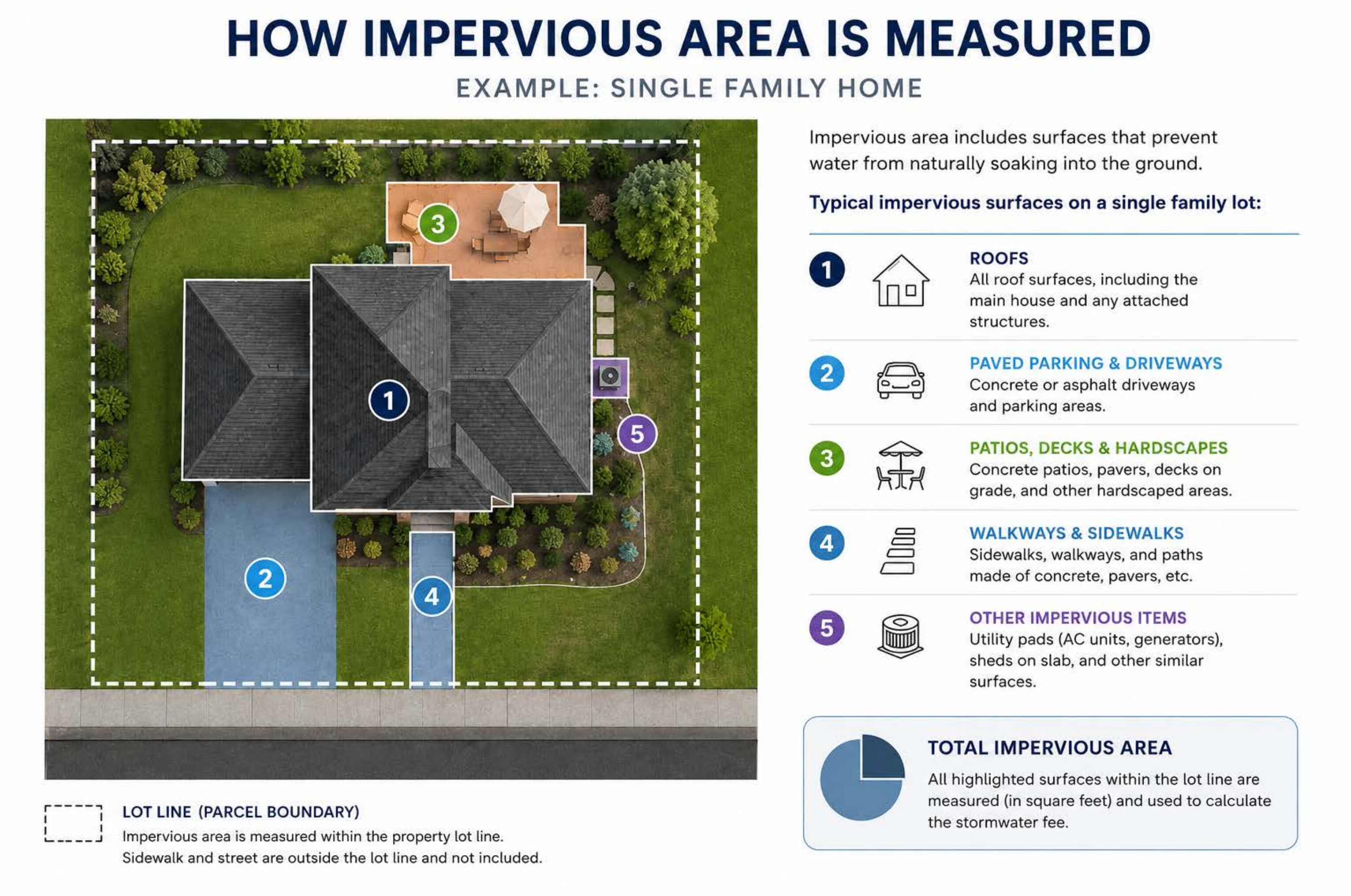
Item	Amount
Personnel Budget	$230,029
O&M Budget	$874,950
Cash funded Capital	$500,000
Contribution to Reserves	$45,021
Gross Fee Revenue Requirement	**$1,650,000**
Tax Collector/Property Appraiser Fee (2%)	$33,000
Early Payment Discount (4%)	$66,000
Net Fee Revenue Requirement	**$1,749,000**

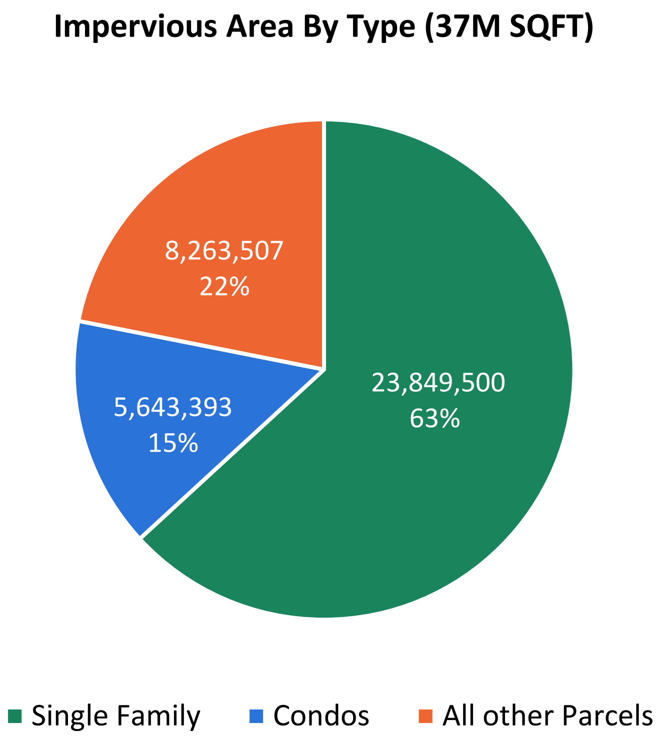
Newly Mapped Impervious Area Data





Impervious Area Data Preliminary Results



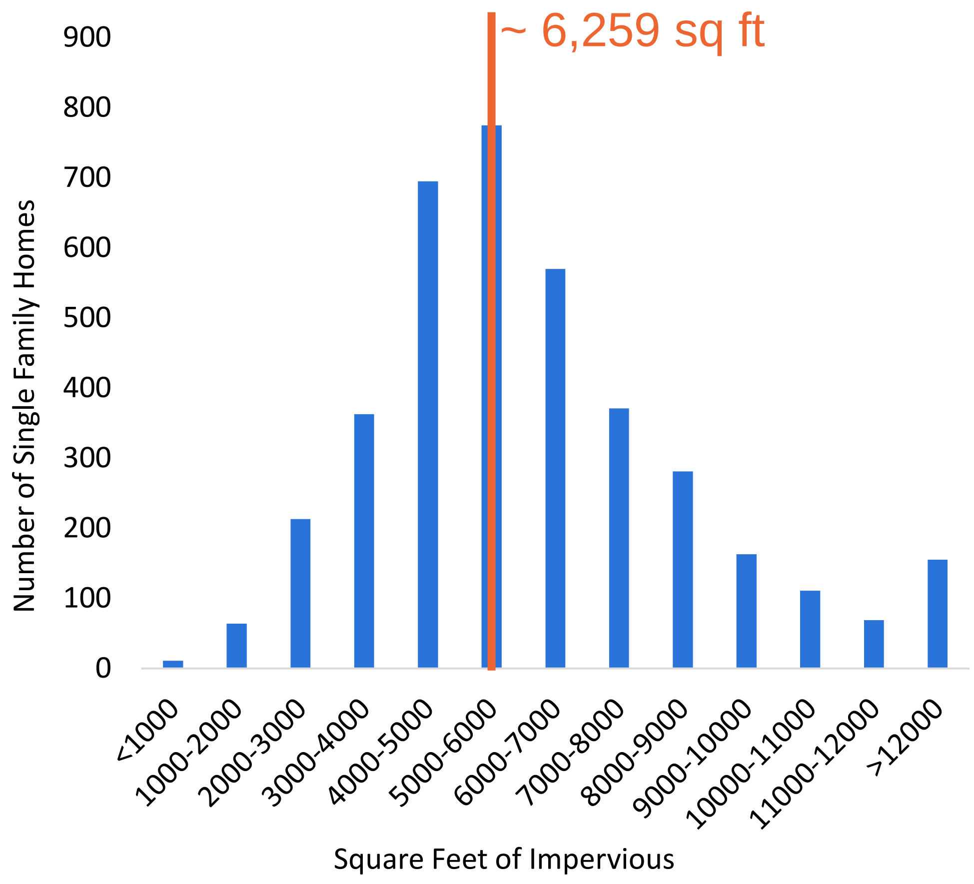


Example Stormwater Fee Structures

Flat Fee	The same average fee applies to all customers of a class.
Tiered	Like customers are grouped and several unique fees are applied.
Measured	Customers are considered unique and fees are individualized.

Stormwater Fee Structure Option

Customer Class	Fee Structure	Billed Area (sq ft)
Single Family	Flat Fee Per Unit (1 ERU)	6,300
Condo	Flat Fee Per Unit (.29 ERU)	1,800
All Other Parcels	Measured Area	Varies



Equivalent Residential Unit (ERU) = 6,300 sq ft*

*Square feet of impervious area is rounded up

FY 2027 Revenue Requirements

- Using the presented fee structure option , there are ~ 6,302 Equivalent Residential Units (ERUs) to be billed in the City.

Item	Amount
Personnel Budget FY 2027	$230,029
O&M Budget FY 2027	$874,950
Cash funded Capital	$500,000
Contribution to Reserves/ Offsetting Revenues	$45,021
Gross Fee Revenue Requirement	**$1,650,000**
Tax Collector/Property Appraiser Fee (2%)	$33,000
Early Payment Discount (4%)	$66,000
Net Fee Revenue Requirement	**$1,749,000**
ERUs	6,302
Annual Fee Per ERU	**$277.55**

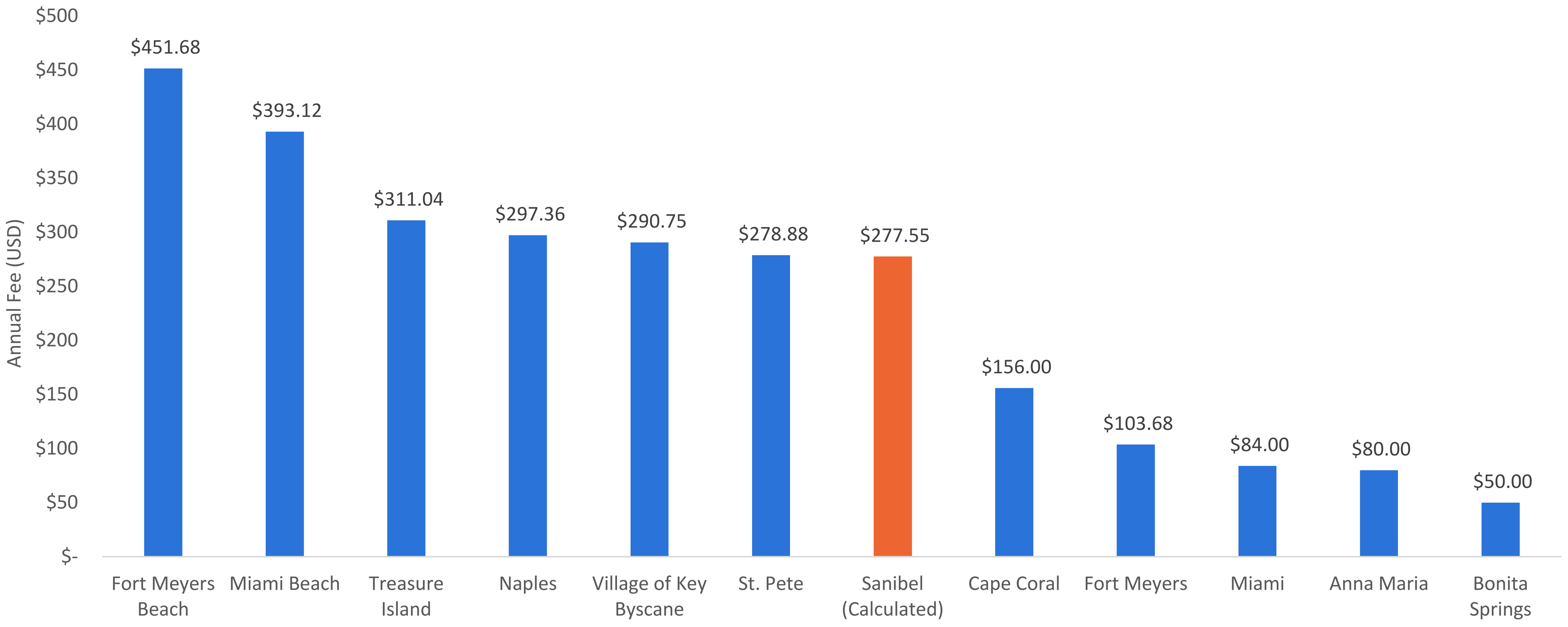
Preliminary Annual Stormwater Fee

Customer Class	Fee Structure	Billed Area	Preliminary Fee
Single Family	Flat Fee Per Unit (1 ERU)	6,300	**$277.55**
Condo	Flat Fee Per Unit (.29 ERU)	1,800	**$80.51**
All Other Parcels	Measured Area	Varies	**$277.55 (per ERU)**

ERU = 6,300 sq ft

4 Customer Impacts

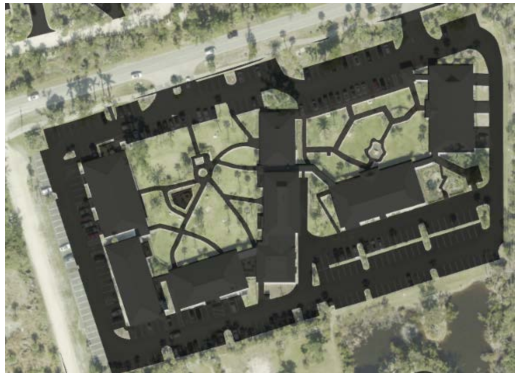
Stormwater Fee Survey
Single Family Residential Customer Bill



*Fees shown represent annual stormwater utility fees for single-family residential properties in FY 2026.
*Sanibel fee is calculated based on available data and may be subject to adjustment

Preliminary Fees for All Other Parcel Types

176,900 sq ft
28.08 ERUs
(28.08 x $277.55 = $7,793.60)
$7,793.60 (Preliminary Annual Fee)



32,200 sq ft
5.11 ERUs
(5.11 x $277.55 = $1,418.28)
$1,418.28 (Preliminary Annual Fee)

Alternative Fee Level Options

Annual Fee per ERU	Estimated Revenue*
$100	$592,388
$150	$888,582
$200	$1,184,776
$250	$1,480,970

*Assuming 6,302 ERUs billed. Includes early payment discount and tax collector/property appraiser fees

5 Next Steps

Implementation Timeline

Public Hearing

Resolution of Intent

January 13, 2026

PA, TC & DOR Notification and Agreement

By March 10, 2026

Methodology & Assessment Roll

May - July

Council Meeting

Stormwater Fee Presentation Approval to mail notice letters

July 21, 2026

Notice

Publication and mailing to property owners 20 days before Public Hearing

July 29, 2026

Public Hearing

Initial Resolution and Hearing

August 18, 2026

Public Hearing

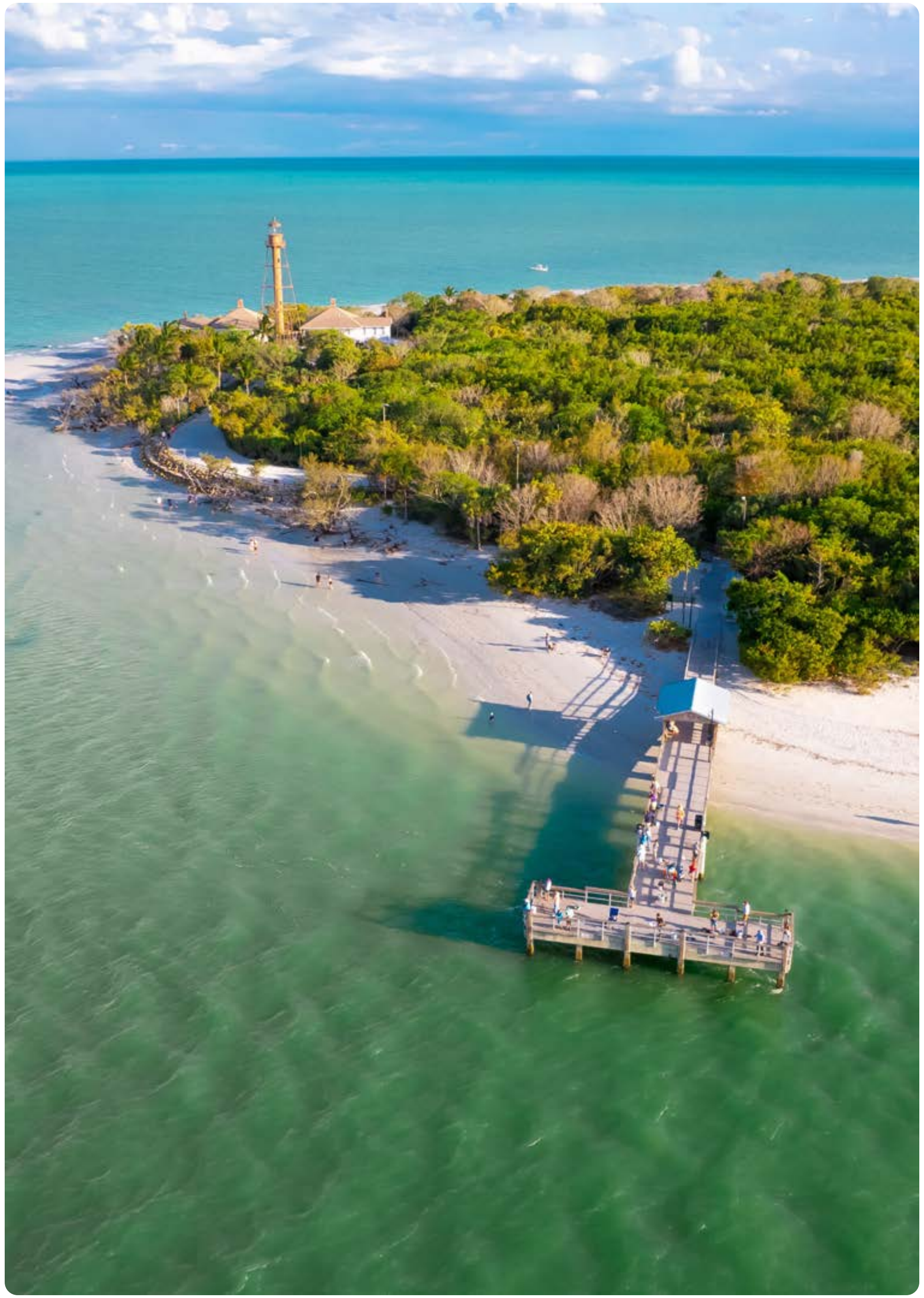
Final Resolution and Hearing

September 13, 2026

Tax Bills

Mailed by County Tax Collector

November 1, 2026



Next Steps

1. Stantec perform quality control review on:
    1. Impervious area data
    2. Property appraiser dataset
    3. Finalize number of ERUs
2. Update the fee per ERU
3. City vendor to mail notice letters to all property owners
4. City legal counsel to draft Resolution

Thank you