



AGENDA MEMORANDUM

Finance Department

City Council Regular Meeting Date: December 5, 2023

To: City Council
From: Steve C. Chaipel, Deputy City Manager/CFO
Date: November 10, 2023

SUBJECT: Phase 4B Sewer Assessments

BACKGROUND: The main goal of the Sanibel Sewer System expansion program is primarily to protect the island's sensitive environment. To date, approximately 99% of existing residential connections (ERC) have been connected to the centralized sewer system. Except for certain low flow exempt properties (these properties are required to connect as their existing septic systems fail), Phase 4 is the last portion to complete. This phase was partitioned into 7 areas – Areas A through G. Area A (certain properties on West Gulf Drive) and Area E (Woodring Road) were completed in 2018. The remaining areas are currently in the construction process and are known collectively as Phase 4B.

In keeping with the assessment methodology that was approved for Area A and Area E, the financial impact for Phase 4B has been completed with a \$10,000.00 per ERC assessment for each benefitted property (including connection fees and transmission fees as applicable). Phase 4B includes 24 ERC's (of which 20 will be assessed connection fees and 6 will be assessed transmission fees). A schedule of these properties is attached to the agenda.

Resolution 23-070 was approved by the City Council on November 7, 2023 and declared the intent of the City to begin the process of levying an assessment to the benefitting property owners in Phase 4B. The resolution to be considered today sets a date and time for a public hearing on the assessments.

FUNDING SOURCE: The revenues and expenses related to the Phase 4B sewer expansion project is included in the fiscal year 2024 budget (revenue in assessment collections and expense in the Capital Improvement Plan).

RECOMMENDED ACTION: Approve Resolution 23-074 setting the place, date and time of a public hearing to consider the Phase 4B assessment methodology.

Sanibel is and shall remain a barrier island sanctuary