



## AGENDA MEMORANDUM

*City Manager*

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**City Council Regular Meeting Date: July 15, 2025**

**To:** City Council  
**From:** Dana A. Souza, City Manager  
**Date:** July 8, 2025

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**SUBJECT:**

Consideration of Resolution 25-034, amending the cost estimates for the Wulfert Channel Dredging Assessment District and setting the date and time for a public hearing to consider establishing and implementing the Wulfert Channel Dredging Assessment District.

**BACKGROUND:**

At the June 12, 2025, Special City Council meeting, the City Council voted to approve Resolution 25-024 to declare the City's intent to establish the Wulfert Channel Dredging Assessment District for the purposes of dredging Wulfert Channel (public improvements) and to levy a special assessment against the properties that will benefit from the public improvements, whether a property is developed or vacant. The Resolution adopted by the City Council excludes the Dinkins Bayou Dredging area that was previously considered. Additionally, the proposed dredging footprint for Wulfert Channel was reduced to only the area within the city's jurisdictional boundaries.

Florida Statutes require municipalities that have approved a Resolution declaring the intent to establish a special assessment district, to advertise the approved Resolution (Resolution 25-024) for two consecutive weeks and to establish a Preliminary Assessment Roll that will be used to notify property owners within the special assessment area of the date when the municipality's governing body will hold a public hearing to establish and implement the assessments. Included in the agenda packet for this item, is the Affidavit of Publication from the News Press parent Gannett, attesting that Resolution was published in the News Press on June 18, 2025, and June 25, 2025. Also included in the agenda packet, is the Preliminary Assessment Roll for the proposed Wulfert Channel Dredging Assessment District

As approved by the City Council, the City of Sanibel will fund 33.33% of the project cost. The remainder of the cost (66.67%) will be paid by property owners who will benefit from the public improvement through the establishment of the Assessment District.

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As discussed at the June 12, 2025, City Council meeting, a portion of the entrance to Dinkins Bayou may need to be dredged as part of the Wulfert Channel project for the barge to navigate between the Wulfert Channel and the Henderson Rd. boat ramp, where trucks will pick up dredge material for transport. Adding dredge Area 1 from the Dinkins Bayou Dredge Plans to the Wulfert Channel project proved to be necessary which increased the total cost of the public improvements from \$446,065, as discussed on June 12, 2025, to \$598,555. Based on this cost, each property owner within the Assessment District, excluding owners of vacant parcels that do not have development rights, would be responsible for paying \$2,036 for this dredging project. The City Council directed staff to offer options for property owners to pay the assessment through 1-year, 2-year, 3-year, 4-year, and 5-year installments. Based on City Council's actions, a letter was sent to residents, dated June 30, 2025, to inform them of the cost and assessment change. The letter is included in the agenda packet for this item, along with a signed copy of Resolution 25-024.

Since the June 30, 2025, letter was mailed, staff was informed by the contractor that additional material must be dredged from the area labeled Added Area 1 on the Dinkins Bayou Dredge Plans in order for the barge to navigate between Wulfert Channel and the Henderson Rd. Boat Ramp. This increases the total project cost from the estimated amount of \$598,555 to \$748,065. The table below illustrates the estimated project costs.

Revised Wulfert Channel Assessment District Dredging Project				
Item	Unit	Unit Cost	Quantity	Cost
Permit Survey/Plans - Wulfert (Revised)	Each	9,065.00	1	9,065.00
Mobilization	Each	45,000.00	1	45,000.00
Dredge Survey/Staking	Each	35,000.00	1	35,000.00
Dredging - Wulfert (Revised)	CY	100	2,900	290,000.00
Dredging - Area 1 Dinkins	CY	90	2,350	211,500.00
Dredge Material Hauling - To WWWTF (Revised)	CY	15	5,250	78,750.00
Dredge Material Hauling - Off Island (Revised)	CY	15	5,250	78,750.00
<b>Total</b>				<b>748,065.00</b>
City Share - 33.33%				249,330.06
Private Property Share - 66.67%				498,734.94
<b>Total</b>				<b>748,065.00</b>

Based on the updated cost estimate, the table above also illustrates the City's cost of \$249,330.06 and the Private Property cost of \$498,734.94. The Private Property cost, divided by the 196 properties in the proposed Assessment District will increase to \$2,544.57/property. The table below illustrates the payment options the City Council approved based on a single parcel assessment.

Revised Wulfert Channel Area Dredging Assessment District Payment Options																		
	Assessment	Year 1 Payment	Balance	4.5% Interest	Balance	Year 2 Payment	Balance	4.5% Interest	Balance	Year 3 Payment	Balance	4.5% Interest	Balance	Year 4 Payment	Balance	4.5% Interest	Year 5 Payment	Total Payment
Resident Payment Option 1 - year Payment	2,556.47	2,556.47	0.00															2,556.47
Resident Payment Option - 2-year Payment	2,556.47	1,278.24	1,278.24	57.52	1,335.76	1,335.76	0.00											2,613.99
Resident Payment Option - 3-year Payment	2,556.47	852.16	1,704.31	76.69	1,781.01	890.50	890.50	40.07	930.58	930.58								2,673.24
Resident Payment Option - 4-year Payment	2,556.47	639.12	1,917.35	86.28	2,003.63	667.88	1,335.76	60.11	1,395.86	697.93	697.93	31.41	729.34	729.34				2,734.27
Resident Payment Option - 5-year Payment	2,556.47	511.29	2,045.18	92.03	2,137.21	534.30	1,602.91	72.13	1,675.04	558.35	1,116.69	50.25	1,166.94	583.47	583.47	26.26	609.73	2,797.14

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Resolution 25-034, as drafted, amends the cost estimate of \$446,065 provided in Resolution 25-024 to the amended cost estimate of \$748,065 and establishes the date of August 19, 2025, for the Public Hearing for the City Council to consider approving the establishment and implementation of the Wulfert Channel Dredging Assessment District.

**FUNDING SOURCE: N/A**

**RECOMMENDED ACTION:** Discussion. Motion to approve Resolution 25-034.

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