

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

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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

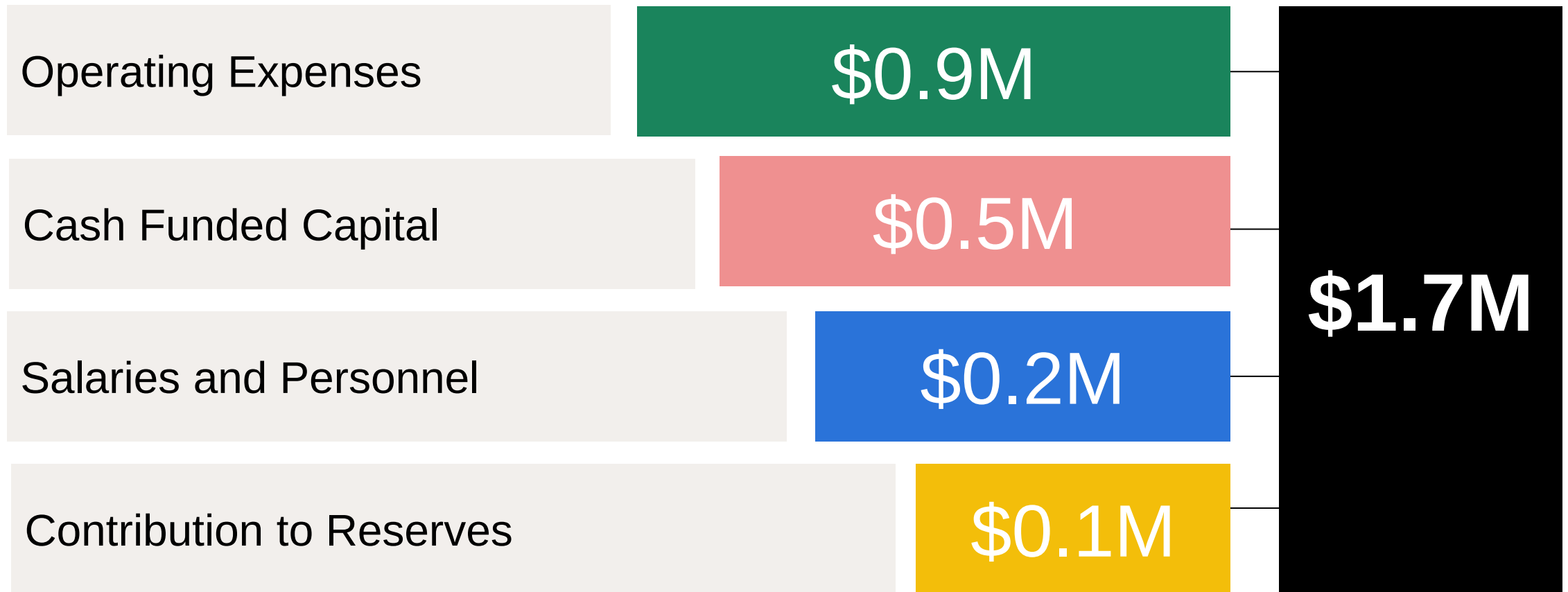


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Financial Plan



FY 27 Revenue Requirements





Stormwater Fee Financial Plan

STANTEC | CITY OF SANIBEL - STORMWATER ASSESSMENT STUDY

FAMS

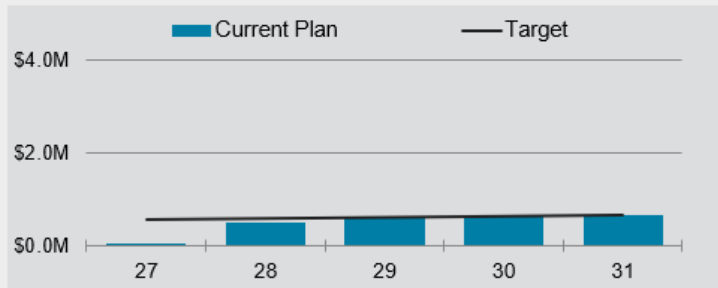
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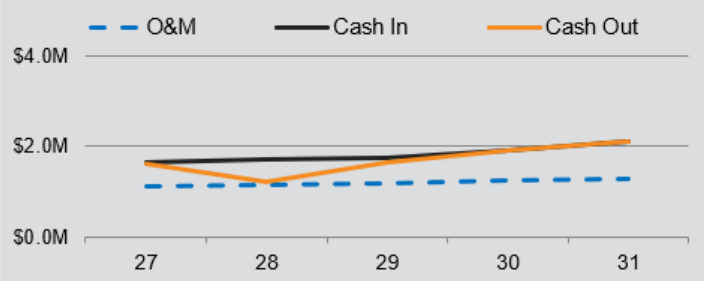
CALC SAVE CTRL LAST OVR

	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

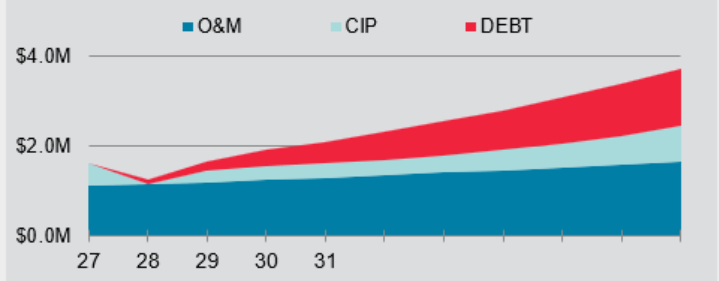
Operating Fund



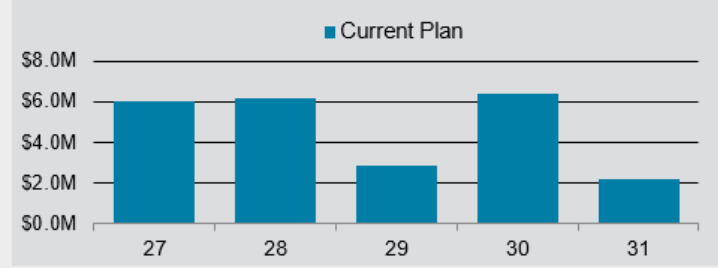
Revenues vs. Expenses



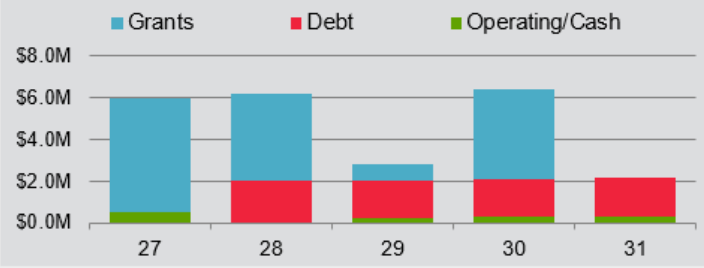
Expenses by Type



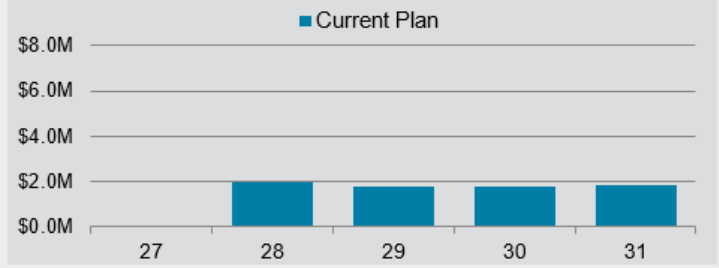
CIP Spending



CIP Funding



Borrowing





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Preliminary Fee



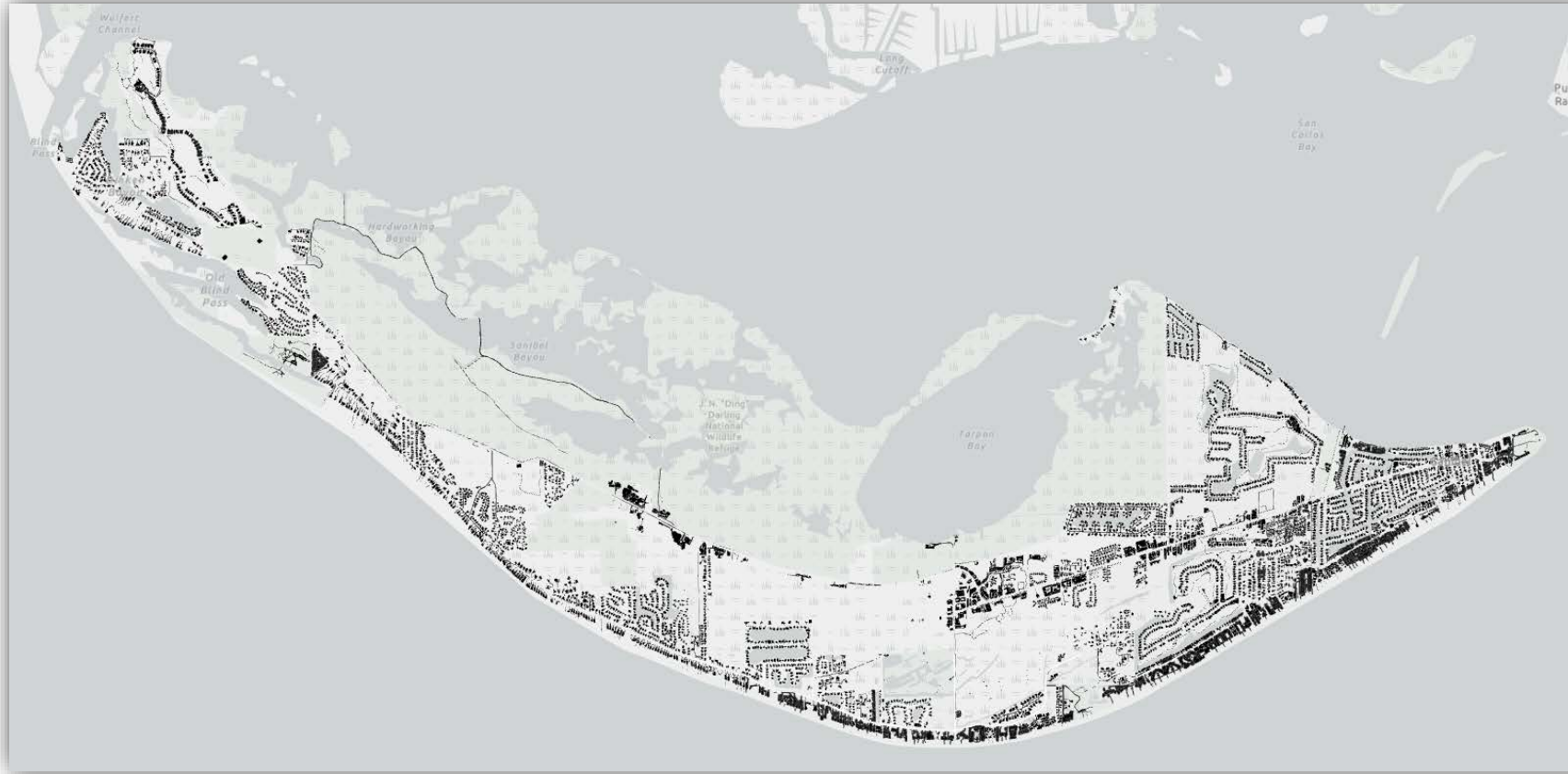
FY 2027 Revenue Requirements

- 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

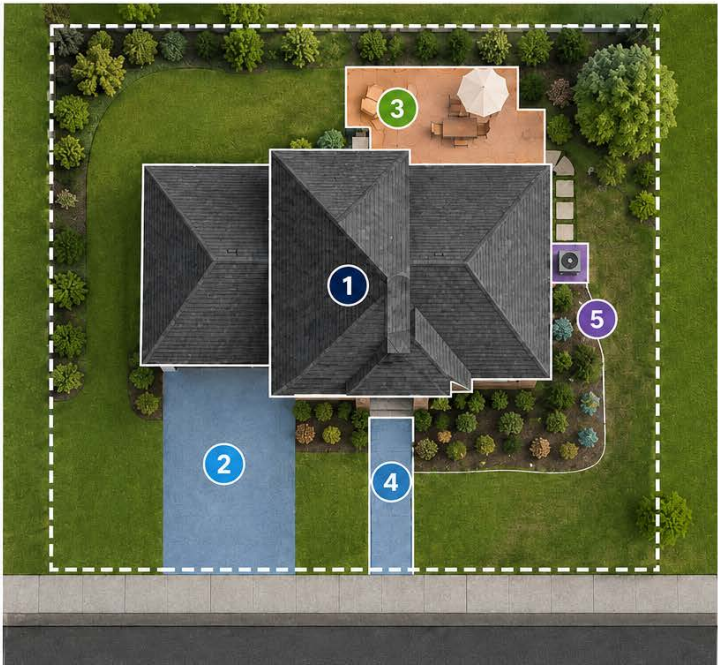




Impervious Area Data Preliminary Results

HOW IMPERVIOUS AREA IS MEASURED

EXAMPLE: SINGLE FAMILY HOME



LOT LINE (PARCEL BOUNDARY)
Impervious area is measured within the property lot line.
Sidewalk and street are outside the lot line and not included.

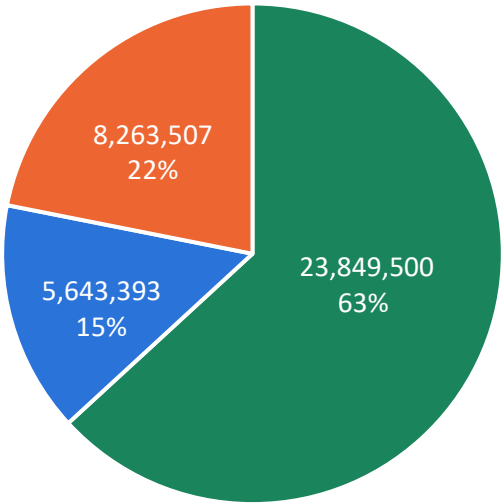
Impervious area includes surfaces that prevent water from naturally soaking into the ground.

Typical impervious surfaces on a single family lot:

- 1 ROOFS**
All roof surfaces, including the main house and any attached structures.
- 2 PAVED PARKING & DRIVEWAYS**
Concrete or asphalt driveways and parking areas.
- 3 PATIOS, DECKS & HARDSCAPES**
Concrete patios, pavers, decks on grade, and other hardscaped areas.
- 4 WALKWAYS & SIDEWALKS**
Sidewalks, walkways, and paths made of concrete, pavers, etc.
- 5 OTHER IMPERVIOUS ITEMS**
Utility pads (AC units, generators), sheds on slab, and other similar surfaces.

TOTAL IMPERVIOUS AREA
All highlighted surfaces within the lot line are measured (in square feet) and used to calculate the stormwater fee.

Impervious Area By Type (37M SQFT)



■ Single Family ■ Condos ■ All other Parcels



Example Stormwater Fee Structures



The same average fee applies to all customers of a class.



Like customers are grouped and several unique fees are applied.



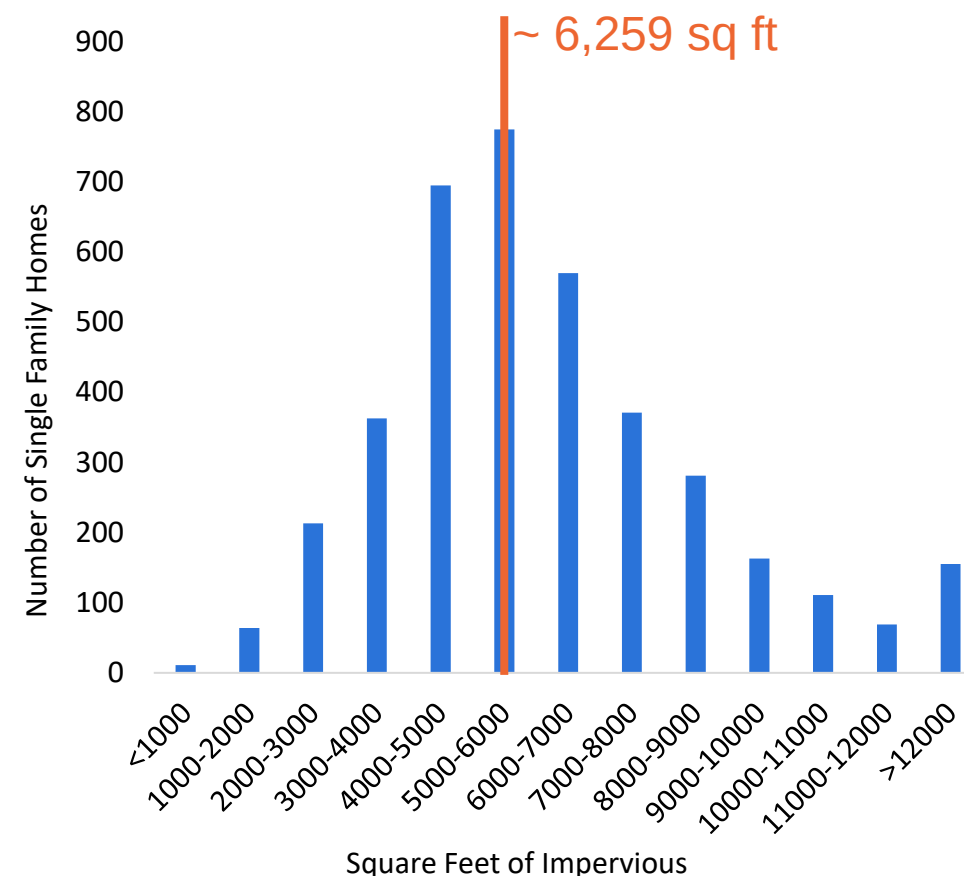
Customers are considered unique and fees are individualized.



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



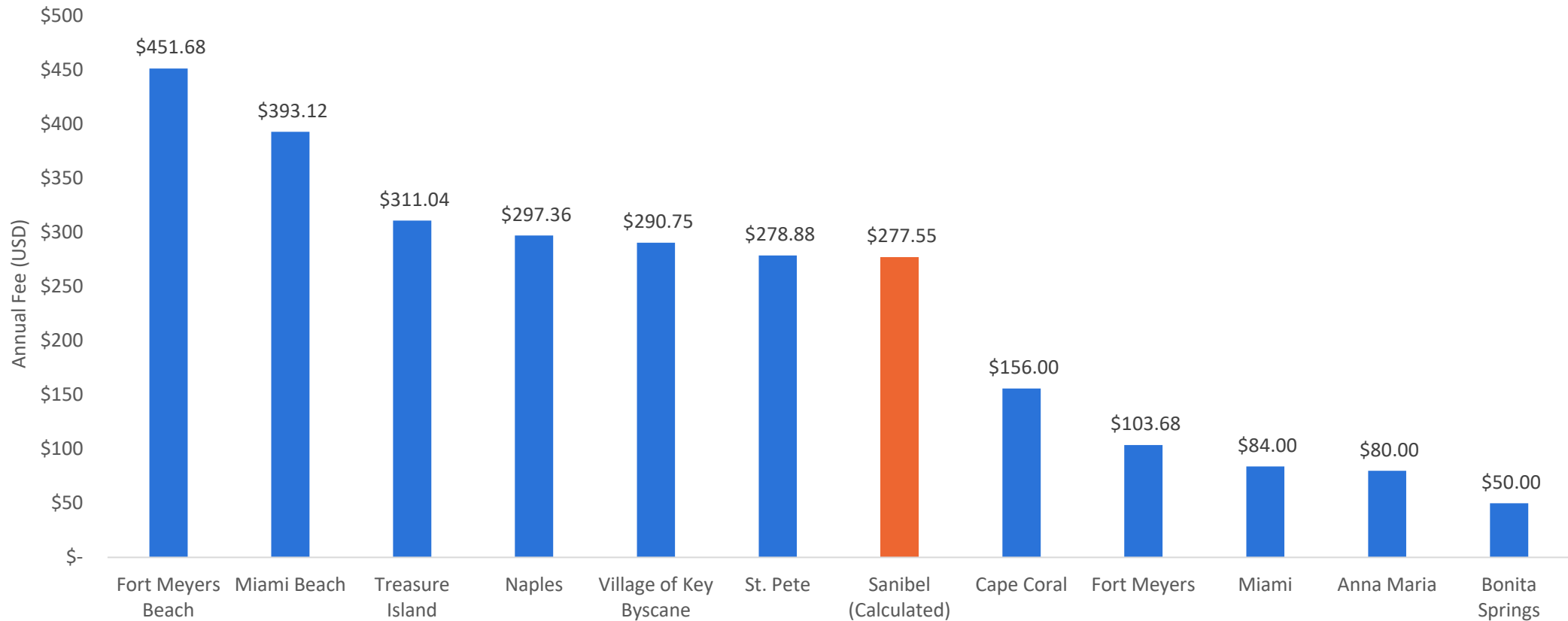
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Customer Impacts



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*



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Next Steps



Implementation Timeline





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

