

IMMOKALEE WATER & SEWER DISTRICT

1020 Sanitation Road, Immokalee, Fl 34142

Telephone: (239) 658-3630

Rate Study Public Workshop

Monday, August 18, 2025

2:30 p.m.

MINUTES

Board Members		
Title	Name	Attendance
Chair	Joseph Brister	Absent
Vice-Chair	Patricia Anne Goodnight	Present
Secretary	Bonnie Keen	Present
Treasurer	Robert Halman	Present
Commissioner	Magda Ayala	Present
Commissioner	VACANT	
Commissioner	VACANT	
Staff Present	Professional Staff Present	Guests Present
Louis Brunetti	Gary Ferrante	See sign-in sheet
Jeff Carpenter	Laura Donaldson (online)	
Sarah Catala		
Misty Smith		

I. Call to Order

Ms. Anne Goodnight, Vice Chair, called the meeting to order at 2:31 p.m.

II. Preliminaries

- 1) Pledge of Allegiance
Ms. Goodnight led the Pledge of Allegiance.
- 2) Roll Call
Ms. Misty Smith, Executive Assistant, conducted roll call. A quorum was reached.
- 3) Adoption of Agenda

Motion: Mr. Halman made a motion to adopt the agenda as presented. Ms. Keen seconded the motion. The motion passed unanimously.

III. Review of Rate Study Assumptions and Recommendations

Mr. Murray Hamilton of Raftelis was in attendance to give a presentation on the results of the Rate Study.

Mr. Hamilton covered the following Assumptions:

- 1) He provided a background summary of rates and the ongoing challenges.
- 2) He covered the major capital needs.
- 3) He provided a summary of the existing financial conditions and then reviewed the major study assumptions such as projected gross revenues, operating expenses based on the amended Fiscal Year 2025 budget, proposed capital funding, capital needs funding from

- rates, future debt assumptions, and projected debt service.
- 4) He then covered the minimum rate covenant compliance based on the budget compliance test which was of no concern this year.
 - 5) He covered the working capitals considerations which takes into account days of cash reserves – bond rate criteria by Fitch ratings.
 - 6) He covered the proposed maintenance of reserve funds which considered a minimum unrestricted reserve balance of not less than 180 days of revenues less depreciation.
 - 7) He then provided a summary of the proposed rate adjustments which highlighted the increases to residential monthly bills, a comparison of residential monthly bills, projected adequacy of proposed rates, projected reserve balances, and projected days of cash.

Mr. Hamilton gave the following Conclusions and Recommendations:

- 1) The District's existing rates are not adequate to meet the projected revenue requirements and estimated debt service coverage commitments over the study period.
 - i. The principal cost drivers include:
 1. Allowances and adjustments for future inflation.
 2. A need for new staffing positions.
 3. Proposed new debt to finance certain capital projects.
 4. A need to maintain working capital to meet the operating needs of the system and to provide a contingency to respond to natural disasters or other unforeseen events.
- 2) The Board should consider adopting a new 3-year rate plan of 5.5% effective on or after October 1, 2025, and for each year thereafter through FY28, and the study should be updated within two or three years or when actual results and/or planning assumptions may differ significantly from the projections.

Mr. Halman asked about the recent increase in expenses. Ms. Sarah Catala, Executive Director, provided an explanation.

No other questions were asked.

IV. Public Comments

There was no public in attendance.

V. Adjournment

The Board workshop adjourned at 3:08 p.m.