

**Captiva Community Panel**  
**MINUTES**  
*July 14, 2015*

**Attending:**

**In person:** Sandy Stilwell, Dave Jensen, Bob Walter, Jack Cunningham, Jerry McClure

**Via phone:** Jay Brown, Mike Boris, Mike Kelly, David Mintz, David Rohn

**Audience:** 8

The meeting convened at 9 a.m. The June 9 minutes were unanimously approved (Cunningham/Walter).

**CEPD:** *Kathy Rooker:* Millage discussed in June, property values have increased on island and in county, will keep budget flat again this year. No increase in millage, so no increase in taxes. No meeting in July, next will be Aug. 12 at Tween Waters Inn.

**CFD:** *Chief Rich Dickerson:* ISO rating just done, 1 best and 10 worst, every 7-10 years, went from 4 to 3 for island. Will save on your homeowners insurance. Notify your insurance company just to be sure they're aware of the change. Sanibel went 5 to 3. Community, water system, fire training are big items. Grand opening this Saturday, BBQ and kids events, more. Island busier this summer. Hose uncoupling, starts at 10 a.m. Thanks for volunteers and commissioners, community. Will do an annual open house Feb.-March every year.

**LSCO:** *Sgt. Mike Sawicki:* Busy for summer. Traffic issues, parking overflow. Delivery trucks blocking road around Andy Rosse and SSIR dock. Block intersection and hydrant at Andy Rosse. Warnings now, citations soon. Turtles: following up on ordinance enforcement, tagging furniture and violations. SCCF lighting survey identified Captiva as one of the worst in county for lighting violations. Will try to address with rental companies, emphasis on compliance at check-in.

**Hurricane:** *Chief Rich Dickerson:* Geographic zone meeting with Sanibel, fire, and EOC. Evacuation plans and other systems. Safety personnel will be leaving if storm surge predicted. *Ann Bradley:* Guide and lightning pamphlet provided. 17 fatalities so far in 2015, only 9 in 2014. Take it seriously. *Rohn:* Online? *Bradley:* Yes, on brochure. Lee EOC website, and mycaptiva.info.

**Sewer:** *Brown:* Committee met June 30? Appropriate next step to develop broad cost estimates before doing more work on project. Share with panel to see if panel thinks it is worth proceeding with project. Jensen had some sources – Doug Meurer, Tween Waters, contractor for Sanibel system. Also sent to Cunningham... IWA access to information? Breakdown by usage, residential vs. commercial? More interest in businesses in pursuing due to septic issues, want to determine if it is true. Would CCA have any initial opinions on project? Get estimates by Oct.-Nov. To discuss face to face.

*Mintz:* Nail down Sanibel's interest in having Captiva hook up to their system. *Brown:* Has been nailed down according to mayor. Not necessarily the only way to go about it, but could be best way. Discussion. *Walter:* Have had same conversations, but need something in writing. *Brown:* May be too early to pursue that, need to know cost and scope. Broad pros and cons, so we can decide as panel how to proceed. *Walter:* Panel should have document in hand, not out to the community. *Jensen:* Simple to do, agree with Bob. *Brown:* So I should go back to Ruane, and tell him what he's said is not good

enough. *Stilwell*: Would be a council decision likely, could trigger negative response. On the fence on this. Discussion on background. Cost of connecting to Sanibel vs. other options.

*Rohn*: Impact on property value offsetting cost? Life of septic systems. *Stilwell*: Island is saturated, starts to smell. Moisture issues in houses, etc. *Kelly*: Sanibel would have to go to council to get anything in writing, really premature right now. Do they have capacity? Are they planning to upgrade, that would be the time to discuss issue with them. *Brown*: Agree, have level of commitment from community first before starting discussions with Sanibel. Just get some basic facts first. *Kelly*: Find out Sanibel's long-term plan for sewer system, what is timetable? Discussion. *Jensen*: Get cost from Sanibel without letter, need best estimate first. *Mintz*: If community goes forward, develop protections against over-development. Limitations on sewage coming from the island. *Brown*: Agree, sewers not reason to expand development. *Stilwell*: Meurer back this weekend, can reach out to him once he gets time. Could it be a mandated thing rather than voluntary.

*Jensen*: Recently saw some Keys papers, a lot of articles on sewers. State funding relies on mandates, but still tenuous to get money from Tallahassee. *McClure*: Meurer clear it would be difficult to get mandate here. No water quality issue sufficient to trigger state mandate. *Brown*: Water quality study did not indicate a problem. *Cunningham*: Appreciate committee's work, a lot of angles to it. IWA can identify by user amount of water being used, commercial or residential. Need to define area, exclude SSIR, perhaps Sunset Captiva. Has there been a CCA discussion? Yes... lengthy discussion after Doug Meurer's panel presentation. Brought up memories of past efforts on this, about the fifth time it has been discussed by some estimates. Is there media present? (A reported acknowledged her attendance.) The article published after Meurer's panel meeting made it appear there was a bias by committee members toward project. We need to make it clear to the media that this is preliminary, not taking one side or the other.

*Jensen*: First time the panel has looked at this, sure a community organization can address this properly. *Cunningham*: Not radically different to other priority projects by panel, a hot button issue. Cost is a critical component. Mandate interest indicates bias. Issues to mandate, property usage, will of the people. Latter is most germane to Captiva. Need to be careful not to put cart ahead of the horse. Looking at survey, 241 responses out of 1,000 owners... only 44% said sewer was an issue. Not indication of community support. *Brown*: Is there not enough interest to pursue this now? *Cunningham*: Need to consider it. *Brown*: Do you want us to stop now? *Cunningham*: No, but good to consider survey. *Brown*: Without costs, how could anyone have an informed opinion? *Mintz*: Survey will be needed at some point. What about long-term viability of septic systems? Mandate discussion was as source of funding, not presumption of bias.

*Kelly*: Fear of overdevelopment would generate a NO vote without facts. Other reasons why sewer would be appropriate, take a look at costs and options. Hot button issue over development alone. Need a good answer if you're going to proceed with analysis. Get facts and an idea of costs. If Sanibel will expand system, that a new factor for island to discuss. Need a real discussion on fear of development first. *Mintz*: Agree, a clear sense of what was expressed in workshops. Restrictions you can place on systems that would assuage concerns. *Stilwell*: Tom Loomis vehemently opposed idea of sewers in the past, fear of high-rise development. *Cunningham*: Respect going forward on costs, before we proceed need to determine if there is a community interest on this subject. *Jensen*: Sewer Committee to gather info? *Walter*: Costs of sewer system? *Jensen*: Costs without doing a formal study? Get the cost for a study? *Stilwell*: Sunset Captiva would be interested. *Mintz*: Need a consultant on long-term viability of status quo?

*Kelly*: Correct way, doing a quiet study first to determine facts before action. Eventually will need a referendum, but need to get the basic to be able to discuss it intelligently. *Brown*: Just a basic fact-finding mission, I don't have any opinion, just responding to community input and interest in this issue. Discussion. *Kelly*: Need to look at alternatives to handling our waste, knowing what goes into the ground on this island. Discussion. *Cunningham*: Get costs and bring it back to panel. *Kelly*: Continue to study issue then bring results to the community. *Brown*: Committees can't be making decisions. *Rohn*: As to the SSIR plant, can it accommodate the additional development proposed?

**Mangroves:** *Cunningham*: Read statement. SCCF request denied on Cahill mangrove removal. Debating whether to re-file for administrative hearing, 15-day window to re-file now. USACE has made no ruling on involvement in Cahill matter. Discussion on Corps notification and permits. *Gooderham*: How broad a range of permit requests do you want to see? *Brown*: Captiva and Buck Key only? Consensus was Captiva and Buck Key only. *Walter*: Barrier islands if it could impact Captiva. *Kelly*: Reason to get county involved in mangrove protection? Get involved with building dept. to forestall removal. Need an ally in the county to be effective. Discussion. *Brown*: Monitor projects or impact results. *Mintz*: Way of dealing with it in a consistent manner. Otherwise it's an empty policy. *Kelly*: That's what the county wants us to have. *Mintz*: Subcommittee to work with county on how to have more impact on this. *Jensen*: What could have been done differently with this removal request? Discussion.

**Finance:** *Cunningham*: Should be fund-raising. Thompson mailer to go out Thursday, receive by Monday. Return service requested. Hoping to raise \$15K. October event... boat trip and Tween Waters food. Will set date in August to plan ,objective to raise \$17.5K. Late January second event hopefully, SSIR willing to participate, perhaps at Kings Crown? October.. a "Welcome back to Captiva."

**Planning:** *Max Forgey*: Working on summary of plan update. Combining all info – surveys, workshops, meetings – into one report. Great deal of raw material to refine. Need your pictures to include in report. Illustrate issues and ideals of Captiva. Pedestrian and motor vehicle interface, visual issues on Andy Rosse, building heights, mangroves. If you have any that illustrate challenge and ideal of issue, email to me to include in report.

**Insurance:** Gooderham summarized the process of working to include the panel explicitly in the CPOA D&O policy, and the current quote received from BB&T. Concerns were expressed about the aggregate \$1 million coverage and the retention (deductible) that would now be included. The consensus was to ask what the premiums would be for higher aggregate coverage, to confirm whether the coverage was per occurrence or aggregate, and the claim limit vs. aggregate limit. All also confirmed that coverage should be secured by the July 18 expiration date for the current policy.

**South Seas misc.:** *Mintz*: Explanation of letter from county Zoning Director Pam Houck (in packet), in response to a request for an interpretation from an attorney representing some South Seas timeshare boards. *Walter*: How is this a panel issue? Discussion. *Mintz*: Jose Gonzales offered help with Captiva Drive S-curve redesign. Will schedule a call in early August to discuss options, owner engagement, panel role. Harbour Pointe, Plantation Development Ltd. lawsuit settles, \$2.4 million to developer for transfer of development right (TDR) to U.S. government for conservation. Units still could be built? Unsure of scope of settlement at this point. *Kelly*: Is there an existing agreement on transfer? *Walter*: Apportioned to Mariner, Plantation Development. *Stilwell*: Could be transferred to Buck Key? *Walter*: No, only within Planned Unit Development footprint of SSIR. Discussion of Buck Key. *Mintz*: Can

units be put somewhere else, or do they disappear? *Walter*: The 912 total remains. If they want to develop inside SSIR, there would be a public hearing to approve. *Mintz*: Nominating Committee needs to be formed to fill one vacancy. *Cunningham*: President needs to make recommendation to the panel at the August meeting. Discussion. *Cunningham*: One panel member and two non-panel members, panel ratifies and to serve one year. Discussion. Communicate with Kelly with suggestions for non-panel members. Rene Miville, Denice Beggs, Paul McCarthy, Jeff Shuff?

The meeting adjourned at 10:55 a.m.

-- *Ken Gooderham, administrator*