

Captiva Community Panel

MINUTES

Jan. 14, 2020

Attending: David Mintz, Tony Lapi, Mike Boris, Mike Kelly, John Jensen, Rene Miville, Antje Baumgarten, Jay Brown, Mike Mullins

Audience: 20

Meeting convened 9 a.m. Introductions. Election of officers, Mintz explanation. Current officers listed. President: David Mintz (Mullins). Vice president: Mike Boris (Mullins). Secretary: Rene Miville (Mullins). Treasurer: Antje Baumgarten (Mintz). All approved by acclamation. Dec. 10 minutes: *Brown:* Clarification. Vote on next steps on wastewater not recorded in minutes. Tomasko study posed question to panel should we continue to pursue fact-finding on sewer. I think vote encouraged me to go forward. *Mintz:* My recall was to continue, not go to SLR Committee and to continue to pursue wastewater potions for Captiva. Go back to tape to confirm put in minutes for next meeting. *Brown:* Thought Sanibel partnership as part of approval. *Miville:* Strong bias towards Donax in meeting. *Jensen:* Took FGUA options off the table. *Brown:* Not off table but pursuing Donax. *Mullins:* Approve Dec. 10 minutes other than wastewater section, approved by acclamation. *Mintz:* Statement of thanks to Bob Walter for six years on panel and for meeting rooms and food each month, and Monday After The Masters help. Will continue to work with panel and provide support for panel. *Baumgarten:* MATM in this year's budget? *Mintz:* Will discuss.

CFD: *Chief Jeff Pawul:* Thanks to all over holidays for support. Ceremony for former CFD Commissioner Bob Brace on Jan. 22 at 5 p.m. at CCA. Safety points: Season so more walkers and runners More cars and people out there so be careful. Coyote on Captiva Drive, watch out. Winter season, if you have not turned on heaters already, do it before you need it. Better to deal with in the middle of the day than at midnight. Discussion.

LCSO: *Lt. Mike Sawicki:* Thanks to all for safe 2019. No major incidents and crime. 8980 incidents, Captiva and Sanibel only, normal level. Looking forward to safe and successful 2020. *Mullins:* Report? *Sawicki:* Can produce those numbers. Just Sanibel & Captiva, North Captiva is getting busier with it nearing buildout. *Mullins:* Motion to thank Lt. Sawicki and team and LCSO for service over the years. *Miville:* Stegmann event for sheriff? *Sawicki:* Not aware. *Miville:* If not, someone else should.

CEPD: No one present.

Iguana MSTU: *Mintz:* Background, April 1 deadline, panel can send letter to educate community. Draft included, what drive is about. Approve so it can be mailed. 1,150 properties can vote on unit, need 50% +1 of all property owners, have to be notarized. Printed list of all property owners on Captiva. Need to have people following up with owners to encourage signing petition and returning to county. Give list to panel, look through it and check off people who you know and follow up with, also people in the community, see if we know 600 people. Also go to rental agencies to see if they can help. *Brown:* Ten panel members, 60 per panelist – calls, visits, coordinate petition signature. Does not sound feasible. *Miville:* Throw party at Jensens, invite people and pursue petitions there. *Lisa Riordan:* Gather people from the community. Call five people to reach out to 5-10 more. Got to farmers market, post office and

restaurants. Cadre of 25 volunteers, should be able to get close. Tourists can't vote and can't sign. *Miville*: Rental agents are key, half properties say LLC and records won't tell you who owns it. ??? How is South Seas handled? *Mintz*: By STRAP. ??? Work with HOAs to reach owners. *Miville*: Create pamphlets to explain unit pros and cons. Discussion. Can do unit at any *Lapi*: Go through list and eliminate those you can't reach, target the reachable audience. ??? Have to find a champion, someone who's passionate about it. HOA take responsibility. *Riordan*: Built in setup with HOAs. Orgs people below to, use those organizations to reach to them. Cut down to smaller sections, not as daunting. How many notaries do we know? Discussion. *Miville*: Series of free concerts to draw people. *Mullins*: Find a professional to pursue this. *Jensen*: Easy sell, need a spiel? *Mullins*: Easy sell, follow up and notarizing, very daunting. *Baumgarten*: Are we moving forward or not? Pursue unit or raise the money. *Linda Laird*: Add more to it to enhance value to community. Have money to spend when it's needed. *Mintz*: Expanded language on invasives, not including panel funding. Boca did an expanded unit. *Roxane Gray*: Grants to fund that. *Mullins*: Straw poll, not good idea to waive it. Do poll to see impact – Informal petition. *Mintz*: Form small committee with Baumgarten chair, to see whether we can organize organizers. Gooderham should go back to county and ask them to hold off for a year, need full year to pursue. *Jeff Morgan?*: MSTU managed by officials? *Mintz*: Local group advises county on action, have to determine how it's appointed. *Brown*: List of things that need to be done. *Gooderham*: Have to be specifics, need details, no phones. *Mintz*: Go back to county to get extension. Would prefer not to go forward and lose. *Mullins*: Straw poll essential, they should do that. *Baumgarten*: Include in Wastewater event. Reach out with information to a group of people. Baumgarten and Lapi on committee, Gooderham get back to county. *Lapi*: Timing is too tight right now.

CEPD: *Administrator Joe Wagenti*: Meeting yesterday. Discussed engineers report, beach doing well, postponing project for 1-2 years, look at different scenarios and opening bid window for contractors. Putting bid plans together. Actively looking for assistant. *Mullins*: Assistant to administrator. 2015 had contract with Sanibel that expired to be included in project. New contract as done to allow them to use our permits for truck hauls on Sanibel. Would like to include Santiva area in next nourishment. Emergency project in two steps – one-ton sandbags and riprap, then sheet-pile and armoring. Some traffic issues. A lot going on with Sanibel. *Boris*: Project might star when. MMA s early as fall 2020, 24-30 month window if beach can hold up. \$30 million estimated project includes \$7 million mob costs. Optimal window in broad range of time. Discussion. Spring 2021, Sanibel involvement also uncertain. The more we postpone, the more it costs.

Code: *Mintz*: Background septic to be discussed today. Also review draft of letters – all change in code to all property owners, parking regulations to affected properties. Copy of septic regulations pending in Tallahassee. *Brown*: Who operate regulations if we pass it today? *Mintz*: Either Lee DOH or FDEP. Ask county to support and work with state DOH to enforce. *Jensen*: Will state come up with its own regulations? *Mintz*: May get passed, may not get passed in this form. *Jensen*: Tomasko report did not make it seem so important. *Mullins*: Everglades Coalition Conference, head of DEP was there. Discussion of what was said. State probably will be coming out with regulations soon, ways to grants. We should not wait on that, there's a lot going on and people are getting aware of septic impacts. *Brown*: If we pass this today and it becomes clearer how state will implement program. how difficult to change to comply with state law. *Mintz*: State could preempt or we might have stricter rules than state in ways that we think matters. Review of septic status. *Brown*: We don't know that we don't have a problem. *Mintz*: On Laika Lane, there's a house that has never been rented. Now sold and being rented. Crews truck came to pump it

out because effluent had overflowed. No idea if that system is functioning and what will happen the next time it gets too full. *Kelly*: Tried this before and been turned down. *Mintz*: Creates DOH authority to inspect systems. Collect data they have without visiting properties. ID undocumented properties. Owner notified and given time to prove system is functioning properly. Crates database for each system. Every system would have to be pumped and inspected every five years. *Mullins*: Be on as necessary basis? Pumping impacts beneficial bacteria. *Brown*: Pumping necessary to determine capacity of system, based on number of bedrooms and impacted by redevelopment. *Miville*: Larger size tank is not mandatory, units built to code have excess capacity. Inspectors may be told to find any flaw with system to build business. *Mintz*: Crews has never pushed us to do something we didn't need. they do their job. Might go to sewer but in the interim or if community does not choose to move to sewer, we need a backup plan to know what our options are, know we have functioning systems. *Brown*: People on panel who have been opposed to this in the past. *Mintz*: Questions are in the document.

Brown: Think we should do this, many systems not in compliance with state minimum requirements. 80 undocumented systems, we need to know about those. Creating database on status of septic systems. How do we advocate for water quality if we don't support this? But requires mandatory inspections every five years. *Miville/Boris* motion to move this forward. ??? Owned every kinds of septic tanks known on the island. Database is crucial to protect nature. Guidelines for pumping should be once a year, not every five. If they pump they pay attention to operations Michelle Osborne. *Mintz*: Proposal formulated based on science, want to pump them once every 3-5 years that's when problems show up. Every year may be counterproductive. *Kelly*: Say more specific: Old systems, new systems now regulated. Different septics need to be pumped different schedules. Each one has a different schedule. Discussion of systems. Delineate old systems, new permitted septics, performance-based system with annual regulations. Database most important, delineate rules differently based on that. *Miville*: Anything goes wrong, the tank has to come out. *Mintz*: Reality is capacity is increased incrementally without permits. More bedrooms, more use due to renters. *Miville*: Elevated houses must have higher capacity tanks. ??? agree with Michelle comment, amend motion to "according to guidelines that are appropriate to their septic system" and take out the five years. *Mintz*: Not aware of septic that needs to be pumped annually. ??? Not suggesting that, replace every five years to according to the guidelines that are appropriate for the documented system. Described her circumstance. Guidelines different for different systems. *Mintz*: We have nothing now, trying to get to at least every five years. *Brown*: Conventional and performance systems, difference is impact on effluent in tank to clean releases. Performance systems regulated by DOH now. Discussing program for conventional systems only, performance systems are already regulated. Conventional systems permitted when put in, no requirement for inspection or pumpout. Not aware of different guidelines for conventional systems.

Mullins: Had to have inspection when purchased two properties. *Lapi*: If they want to pump earlier they can. *Brown*: Suggestion to make it more frequent. *Lapi*: If owner wants it. Discussion. *Mullins*: Liked according to inspection recommendation. Discussion of Bali Hi system. *Mintz*: Something good about simplicity, know they have to do it every five years. *Mullins*: Increase inspections and let them recommend outcome. *Mintz*: Want to keep it consistent with voluntary inspection and pending state regulations. Unanimous approval. *Morgan*: Code could not find it on website. Hard to keep track of it. Time for community to weigh. *Mintz*: Recap of process. Final approval, now it can be posted – old code and new code provision in red, strikethroughs and underlines. Letter explaining changes will be mailed to entire island, those new chapel will get letter on parking changes. Will decide how long to wait for

community response. Evaluate responses, make changes as necessary, submit it to county. Jeff: Majority of owners are here now. *Mintz*: Most workshops took place during season last year and this year. Important for people to see final product. Jeff: Don't leave it open ended. Plan on one meeting to bring people together to discuss code only. *Brown*: Send this out and set public meeting for community discussion. Month or two to review, then hold public meeting to receive input. *Brown*: Assumption is we have gotten input, working on this for years. Jeff: Vast majority of owners can attend meeting or provide input, not aware this is going on. Give them an opportunity to provide input. *Mullins*: Last time spent several years and held numerous workshops, still found things that needed to be done. *Mintz*: Summary of changes, ways to respond. Need comments by certain date, need to add that. Proposing meeting for final input. *Baumgarten*: Give email address to us to get updates. Send email that code is on website and letter will be coming, timeline and meeting date. *Mintz*: Letter in mid-January, comments by March 1. Would like to get to county by end of season, end of May. March 1 comment deadline, review in mid-march meeting, action based on responses. Decide at March meeting whether to have special meeting. Discussion. *Jensen*: Do code first at meeting. *Mullins*: Have special meeting in March near regular meeting. *Mintz*: Review of process, looked at priorities in survey and conducted numerous workshops to reflect community input. We tried to take the least restrictive solution to these problems – fertilizer regulations, dark skies, septic was final piece. Revise letter to indicate March 1 deadline All owners, March 1 deadline for comments. Parking letter: *Boris*: On books today an exception to review plan with LCSO and CFD, relied on that all these years. Have not been breaking the law, have relied on special event exception which does not permit Sunday services to be a special event. *Mintz*: Will revise to reflect that. Approval for that as well.

Blind Pass: *Mintz*: Went back to county told them did not meet approval of panel, propose fishing on one side Gulf side only, DOT will run by county to see if it's feasible. *Lapi*: East or west, not north and south. *Mullins*: Gulf side is better. *Mintz*: Change it to Gulf side, not north and south.

Golf carts: *Mintz*: Process... Explanation of conflict of interest, recusal of Lapi in discussion and vote on topic. Explanation of proposal to expand cart zone to Tween Waters. Decision will be made by Lee DOT, not panel. County will conduct safety study to determine impact, need for modifications, no option for test period. Presentation, questions from panel, then from audience. Any statement from panel, or from audience. *Doug Babcock*: Summary of request, asked by guests to include only commercial property not included in current zone. Hired safety engineer to do concerns about safety. Handed out copies. *Oliver Rodriguez*: Introduction and credentials. Scope to conduct to extend cart zone. TW largest resort south of SSRI only commercial property not included in current zone. County has authority to set cart zones. Traffic volume, speed, composition of traffic. FS attached, carts can be used on roadways with speeds posted up to 30 mph. Share the road with bicycles, then bicycles and golf carts. Described roadway. Driver feedback sign at Tween Waters property, effective traffic control device to alert drivers. Four crosswalks in vicinity. Vehicles travel at constant speed due to crosswalks, are some exceptions. Minimal new development, traffic is very consistent year to year. 4700 vehicles per day at Blind Pass in both directions 24 hour average. Saturday highest use day. Mix of vehicles majority are passenger vehicles. then bicycles next highest, less than 5%. Mopeds, scooters, service trucks, pedestrians, occasional street-legal cart. Trucks in morning. deliveries, service, landscapers. No cut-through traffic on island like you see on Sanibel, traffic is either a destination or it originates on Captiva, unique situation. Use of carts, bikes, mopeds, reduces use of motor vehicles on island. Crash records 2016-2019 from DMV, Chadwicks to south of Tween Waters, 30 crashes over four years. 2019 lowest. Zero fatalities. two injuries in 2017

one in 2018. Listed crashes (pick up from report). Majority involved pass vehicles. 2016 moped in village area. 2017 two carts in Village area. 2017 moped south of Village. 2018 south of village low speed vehicle near Wiles. Five times crashes in Village then in Tween Waters area south of village. Other communities allow golf carts, such as Holmes Beach, described roadway differences. Required seat belts and child restraint seats in carts. Marco Island also. *Baumgarten*: Clarify. Child seats required. *Rodriguez*: Conclusion. recap traffic speed development, crash data. Recommend to expand zone to include Tween Waters in cart zone. 3 driveways for turns back to village.

Mintz: Position that emissions from gas carts are less than autos? *Rodriguez*: No, some carts are electric. *Mintz*: Most are gas. *Rodriguez*: Some upgrade fleet to electric. *Mintz*: Average speed of cars from Jensens to Tween Waters? *Rodriguez*: Don't know. in traffic 20-27 mph. *Mintz*: Data on tickets on that stretch. Passing in opposite lane. Children driving carts in Village? Check with LCSO for accurate accident count. *Rodriguez*: Occur and not reported, don't; know what it is here. *Mintz*: Additional carts needed to service expansion? Recommending Homes Beach ordinance – include seat belts and child seats? *Rodriguez*: Information only, to consider to county, Stated information only. Safer for kids to have that. *Mintz*: Nighttime use also? *Rodriguez*: Depends on type of cart used. If the county wishes to do so. *Mullins*: Low number of incidents. More in Village than outside, know if it was related to golf carts, conclusion. *Rodriguez*: More accidents in Village, cart use higher, more attractors in Village. *Mullins*: Speed limit? *Rodriguez*: Same as TW 25mph. *Baumgarten*: Night regulations? *Boris*: Lights and licensed driver. NP: Two lights, turn signal, brake lights. *Brown*: Lights on current carts? *Rodriguez*: Some are, some not. *Brown*: Would current carts be allowed, what would they need? *Rodriguez*: Depends on user, if they want to drive at night they will want lights. *Babcock*: All I see have headlights. *Sawicki*: Read ordinance. Lights required to operate at night. No reflectorized or turn signals. *Brown*: Evaluation of traffic, observations about crosswalks. Hazards with current speed limit to user of crosswalks? *Rodriguez*: Use caution. Speed is appropriate for crosswalk use. Signage is appropriate to FDOT. Can install other warnings if owners desired, we don't want to overbuild something. *Mintz*: Concern that average speed is up to 35 mph, carts max speed is 15 mph. *Rodriguez*: Driver should be obeying the speed limit. Cart drivers may choose to go slower, due to bikes. *Baumgarten*: Bikes allowed to bike side by side, no one is allowed to overtake us. Should not stop biking because someone else is in a hurry. Benefit to slow traffic down for many people involved. Not look at people that don't respect our speed limits, can't expand zone because they are too slow, do it the other way around to slow it for bike/ped traffic to benefit safety.

Kelly: Is there a great demand for this? If there was demand, wouldn't Tween Waters offer golf carts for street legal carts. *Babcock*: High response of people who would appreciate ability to rent carts. No capacity to rent on property. Street legal carts brought in from Sanibel. *Babcock*: Sandy and Johnson also interest to access all properties. *Kelly*: Incentive to rent street legal carts? *Babcock*: Cost of street legal cart is higher, insurance costs higher, doesn't fit rental business model. *Kelly*: Looking at this for 20 years, don't know what you're facing in terms of cart lights. multiple carts overcrowded carts. difficult issues. How many stops or warnings LCSO has given for bad or fast driving on those stretches. Issues with night driving, South Seas is difficult, dark at night. ID car vs carts coming at you. People in carts, controlling kids in carts. Stop and look at Gulf. *Babcock*: Carts required to limit passengers. *Sawicki*: Nothing in ordinance for that. Operating as a motorized vehicle, statues based on that. Carts don't have same standards and certifications as registered motor vehicles. Bikes required to operate as far to the right as practicable to side of the road, cart is in lane traffic. Exception is if they can keep up with pace of traffic. *Babcock*: Can ride two abreast. *Sawicki*: Explanation of conditions. Proper lane position for bike is

as far right on the side of the road as practicable. Carts operates in lane of traffic. *Riordan*: How long did you observed traffic patterns. *Rodriguez*: Saturday mid-afternoon 2-3:30 and before sunset. Weekdays, yesterday afternoon. Did come out prior to that, came back this Saturday to review. *Morgan*: Current ordinance in 2009, prior to that carts allowed all the time and anywhere. *John Dale*: Traffic flow and different speed will make problems. Have more 25 mph vehicles available for use. *Rodriguez*: Drivers can go 16mph.

Mintz: Any statements for record. *Mullins*: Two times I almost got run down, crosswalk by Castaways... speed, indication to stop in crosswalk. Speed limit was 25 mph, speed should be lower there beneficial for everyone. *Miville*: Full support to include Tween Waters, slow down traffic, lifestyles, parking issues. Be careful it makes you more careful. *Susie Henry*: Recommend, astounded at inadequate consideration of tourists on their wobbly bikes using the shoulder path. Obligated to include efforts to slow traffic down and on passing zone on that strip. Extend lower speed limit and no passing area. *Mintz*: Two emails in support: Sandy Stilwell and Callie Johnson, if it can be done safely. Mike Lanigan sent text in favor of expansion. Jimi Batchelor call: Reiterated he was totally sympathetic to request, believes its dangerous and serious liability issues. Speed differences, kids driving carts. Pushing the envelope, have some serious accidents and he's afraid there will be a backlash move to ban carts altogether. Can't believe stupid stuff that happens on carts, don't expand zone. Marcel Ventura (YOLO): Against initially, now not. No big deal either way. Bob Walter: Cautioned us against doing it, due to issues at South Seas. Deputy: Epidemic of children driving golf carts. Know Tween Waters wants it, can reduce speed but county does not normally do that. *Brown*: One thing not raised is carts for tourists, part of enjoyment of visiting Captiva. Lots of issues to make carts safer. Extending zone to Tween Waters takes additional safety risk, we have that already. People would appreciate ability to drive carts to Tween Waters and to see Gulf. In favor of extending it to Tween Waters, would like to see us work on cart issue more to make operations safer in general. Concerned about crosswalks, reduce speed limits. Discussion. Benefits to expanding this. *Miville*: Motion to send it forward recommend to county if safety issues are addressed panel would support zone expansion (Miville/Mullins) Holmes beach ordinance, Captiva or Lee County? *Mintz*: County decision. Amend motion. *Baumgarten*: Have problem, shouldn't disadvantage Tween Waters in this. *Mullins*: Businesses need to work harder to control this issue anyhow.

Nathalie Pyle: Process after this. If advanced, does DOT does study? *Mintz*: Make independent determination separate from panel. *Riordan*: Put spotlight on issue of kids driving carts, major problem in Village. Adults think they are toys for kids. Panel needs to urge those who rent carts to put sticker on cart to enforce the laws/rules. Understand obligation and liability. *Sawicki*: Ordinance only enforceable on public roads – not South Seas or private owned roads. Not violation of statue, just rental policy/agreement. Rental firms have been good about enforcing. Policy is only as good as enforcement. If they go outside current zone, we stop and tell; them to turn around, faster than a traffic stop. *Mullins*: Wake up call to fix real problem. ??? See what happens at South Seas, that's' a good straightaway, kids love that. Discussion. *Mintz*: Sympathetic to Tween Waters. But I can't support expansion as long as you have people at 30 mph or higher with carts at 16 mph. Major rental firm is warning us not to do this. Rejected in 2009 due to safety concerns on straightaway. Village average speed much lower speed than Tween Waters stretch. Everyone knows Mike is concerned about safety implication of carts on road at disparate speeds. First time putting interests of tourists and Tween Waters ahead of safety concerns. If we drop speed to 20 mph so long as we can enforce that. *Babcock*: Because people break the law is not reason to approve or not approve ordinance. Numbers suggest no significant increase in risk. Guests don't

feel comfortable walking on road, comfortable in carts due to structure around them. Similar to bike, but safer than bike or walking on road. Add people on road and people will slow down. Conditions same in Village and Tween Waters. *Sawicki*: Posted speed limit and average speed of traffic borne out with DOT study. Have good idea of actual speed, on calibrated instrument. Village 20 mph or less, even lower with a lot of traffic. People lower in Village than on a straight stretch, 30 in village is rare, 30 on Tween Waters stretch is common. Pedestrian and bike traffic, plus crosswalk make it priority for enforcement in this area. Whether you want them there or not is your choice, clear we have two different traffic characters, diff roadway characters. *Mullins*: Study if we go forward? *Mintz*: Study either way. We can ask DOT for study. Motion to recommend to allow carts to Tween Waters. *Mintz*: Present full record, ask DOT to do study to tell us what you think. Diff from recommend to expand zone. Recommend to expand zone to Tween Waters: No: Boris, Kelly, Mintz. Yes: Jensen, Brown, Mullins, Miville, Baumgarten; 5-3 approval to expand zone. *Brown*: Take measures as panel to improve golf cart safety on the island. *Mullins*: Most important thing that's come out of this. *Mintz*: Would have preferred DOT study before recommendation. We're influencing the outcome? *Brown*: We've all said we have a general issue with golf cart safety. Thanks to Rodriguez and Babcock. Discussion.

Break.

Andy Rosse access: *Gooderham*: Review of status, need to redesign to eliminate rock retaining wall. Deadline to apply for TDC Beach & Shoreline funding is late February, is panel OK with me drafting an application? Consensus approval.

Budget: *Gooderham*: Revised based on December comments. Added funds for Sea Level Rise, communications, AV for meetings. Consensus approval.

Wastewater: *Brown*: Documents distributed. Public meeting on wastewater research and alternatives Jan. 28, 7 p.m., at Civic Center. Start publicizing notices at post office and library. Capture emails at meeting, publicize MSTU. *Brown*: Met with Pam Keyes and Sanibel leadership since last meeting. Prep summary sewer alternatives. Two processing options. Donax with upgrades will have capacity for all Captiva at AWT standard, or at FGUA facility with upgrades and a major investment to expand capacity. \$9 million to cover Village, all Captiva an additional \$600,000 requires overall upgrade for any expansion. 30% of expansion should be borne by SSIR customers. Collection system could cost \$16million for island, \$4 million for Village only. Sanibel expansion collection cost would be \$16 million. Connect fees \$5,000 for Sanibel, \$1,300 for FGUA. Remediate septic \$2,000 per property. *Kelly*: SSIR hookup? *Brown*: Everything goes to Donax, using current collection system. *Mintz*: Asked Sanibel about that, Sanibel would need to inspect current system for integrity. Ran through cost breakdowns, Donax all island, Donax not SSIR. Commercial vs. residential split for collection system 21%-79%, these numbers are residential only. Run through of costs. Tween Waters discussion. FGUA expansion breakdown, costs are dramatically higher. FGUA expansion is a nonstarter vs. Donax. Only works if you limit sewer to Village only. 30% of expansion costs to South Seas customers, Village pays 70% plus \$4 million collection system and abandonment/connection. Both meetings, to move forward Sanibel should take lead on system construction and design. Maintain and operate system under interlocal agreement with county to provide sewer services to Captiva. Lift stations? Property required? Forced to hook up?

Brown: Create MSTU to fund it, Sanibel would enact under interlocal agreement. Discussion of Tween Water issues. *Boris*: General vote is islandwide to go into Sanibel. *Brown*: Would do it without SSIR if

necessary. *Lapi*: Go to vote at election? *Mintz*: MSTU taxing unit is 50% +1 of property owners, not registered voters. *Brown*: Sanibel Partnership document... islandwide, all processed by Donax under interlocal agreement. Everyone opts in. *Lapi*: Can Sanibel figure out commercial costs for unified system? Also impact of ability to re-use space freed up by removal of package plants, assurances from county? *Mullins*: Negotiate that separately with county. Grandfather nonconforming use potential for limited development options. *Brown*: Work through the numbers with you later. 29% commercial and 71% residential, 30 year amortization, \$1,000 a year for residential properties plus monthly processing fees. Collectivized all costs where possible. If community wants to break down costs like beach restoration project, it can be done... but this is simpler for basis of discussion. *Mullins*: Does \$5,000 to Sanibel cover any of the Donax expansion/ *Brown*: Don't know for sure/ *Mintz*: Goes for things they need in the future, maintenance and upgrades, ongoing fees for future of Donax facility. *Laird*: Having Tennis Villas pay same as Gold Coast is not fair, also ability to pay. Sunset Captiva has invested in sewer infrastructure, would want to see that reflected in costs. *Brown*: Hookup not connection. *Jensen*: Not so big a number to scare people away. *Brown*: Very hard to figure out who getting what benefit and vary rates accordingly. *Mullins*: Look at ad valorem price to share that cost, bigger homes pay more. *Babcock*: Charge based on percentage of water bill like Sanibel does? *Mullins*: Has Sanibel validated these numbers? *Brown*: All from TKW report, so they could change. *Mullins*: Always skeptical about economics being able to work, this approach makes it more viable. If DEP is on board, could look at grants to lower costs.

Mintz: Three elephants in the room: First is DEP grant possibilities, Sanibel has lobbyist to look for funding. Second is FGUA plant, need to upgrade plant for any expansion but can stand on its own if status quo maintained. In risky location, upgrade may be necessary regardless. Five year permitting horizon, not used to planning this far into the future. Will SSIR owners have to upgrade even if they stay on their own, and at what cost? Third: Decentralized structure makes Captiva self-sufficient now, proposes integrated system centralizing issues into one facility with no backup. *Mullins*: After Charley, some resistance from Sanibel. Captivans could come back due to septics and generators. Storm in future could cause delay if Donax if down. *Brown*: Certainty for SSIR owners vs. uncertain risk if FGUA plants goes down. *Boris*: Long term we have no choice. Act now or act when circumstances force us. *Brown*: Ran through discussions of key points for each constituencies. *Mintz*: Need better handle on plumbing issues due to lack of vertical separation. *Brown*: Outside funding, adaptability of septics to SLR, information on long-term viability of FGUA plant. Sewer could encourage unwanted density. highly disruptive to island to construct. *Mintz*: We can control density and Sanibel is motivated not to allow additional traffic. But should not diminish science, it removes a crucial barrier to more development. *Mullins*: Construction will allow some degree of governor on system. *Mullins*: Municipal borrowing could lower rate of borrowing. County could loan money to other parts of county as well. Much more encouraged by this work, more viable now. *Brown*: Public meeting Jan. 28, Tomasko will present his findings. I will follow with explanation of alternatives and more detailed look at Sanibel Partnership. Panel not recommending, just looks like most logical way to pursue central sewer. Look at outside funding, Bob Himschoot analysis, FGUA assessment. *Mintz*: Convey to community everything we know, what we need to ask and research, other information we are pursuing. Facts show alternatives but decision needs to be made by community.

Kelly: Timeline for failure of systems? *Mintz*: Tomasko report lays out when vertical separation will not be met. Water table tied to SLR, by 2050 assuming SLR projections it's estimated that 100% of systems

in Village and 80% along Roosevelt Channel will have less than two feet of vertical separation. *Boris:* Implications for package plants? *Jensen:* Same, we have drainfield. *Mullins:* Could mound drainfield if you have enough property size. *Mintz:* Aerobic system for Sunset Captiva and TW, could irrigate with that water. At AWT level, still some nutrients? *Boris:* Like FGUA and Donax today. *Mintz:* Treats water quality like FGUA and Donax. If you lose the 2 feet of separation, does that matter as much with your system. *Boris:* Spend a lot of money on this but I view it as an ongoing cost, out of pocket costs on a regular basis. *Mullins:* Inspections of performance systems would go away with sewers. *Mintz:* Tanks in accordance with SLER. *Lapi:* Tanks go into ground 8 feet, barely in water table. *Mullins:* Narrow down recommendation to Sanibel hookup or do nothing. Binary comparison will be confusing. *Brown:* Instead of presenting all alternatives narrow them down to what we recommend. *Mullins:* Yes, do this or do nothing. *Boris:* How do we decide about SSIR? *Mintz:* Present facts and weigh support to assess likelihood of success. *Brown:* Briefly go through other alternatives then present most likely alternative to pursue. *Mintz:* Direction we need to develop so community can make a decision. *Mintz:* Will make recommendation eventually, but get through meeting and straw poll to see what community thinks in this. *Brown:* Questionnaire for audience members to complete on topics, timing, finances, decision points. *Mullins:* Based on economics, would take time to develop budget and firm up numbers. *Mintz:* Not making a decision, giving them all the information and narrowed down range of alternative based on what's reasonable. *Brown:* Have direction for meeting. MK Any danger of not having Donax plant available. *Brown:* Not likely. Amy: Any pushback assurance that option would be available later. *Lapi:* Near buildout, capacity will not be challenged. *Mullins:* Built with goal to handle future needs. Imperative for smaller property in Village closer to failure.

Sea Level Rise: *Laird:* Recap of achievements, Hapke team compiling data for vulnerability assessment, due June-July. Pro bono effort, would need to be paid to be expedited effort. Identify stakeholders, we depend upon and who depend on us. Form community group to inform community on what going on. Concern on approach of working through this process, vs creating solutions. Executive meeting Thursday to address concerns.

Captiva Drive sidewalk: *Mintz:* Johnson Engineering presented study to Lee DOT, who accepted their work. Now determining land needs and construction costs. Bill Abraham emailed the panel, said vegetation on Tween Waters stretch overgrown and a danger to walkers and bikers. DOT will come out to cut, but they can be heavy-handed more than we like. South of Tween Waters, need to get it cleaned up, property not being maintained due to sale. Feel they have right to do that.

Boris: Need to find out about MATM, will talk to Bob Walter about that.

Meeting adjourned at 1:45 p.m.

-- *Ken Gooderham*