

Captiva Community Panel
MINUTES
July 13, 2021

Attending: John Jensen, Jay Brown, Antje Baumgarten, Bob Walter, Ann Brady, Tony Lapi, Michael Lanigan, Linda Laird, Mike Kelly

Audience: 20

Meeting convened at 9 a.m. with introductions and unanimous approval of the June 8 meeting minutes (Jensen/Walter).

CFD: *Chief Jeff Pawul:* The little storm we just had was a good reminder to get prepared for hurricane season. A little water can cause damage. Question from audience on whether CFD could use its pumps to deal with roadway flooding. *Pawul:* Pumps are on trucks to move water for fires, not roadways. Also, not very effective even if possible since there was nowhere for the water to go. *Walter:* Flooding in South Seas, golf course, Harborside. *Lapi:* I heard we had 7 inches of rain.

CEPD: *Executive Director Jennifer Nelson:* Thanks to Chief Pawul for educating me on CEPD’s responsibilities for beaches during storm.

Captiva Cost Share Illustration
 2021 Nourishment

Project length (FT)	26,611	Per LGFR
Public Access per FDEP	42.13%	
Storm Benefit %	27.1%	per Bill Stronge study
Rec Benefit %	72.9%	per Bill Stronge study
County frontage (FT)	483	
County frontage	1.82%	
County Rec %	30.71%	
County Storm %	0.49%	

Total Cost	\$ 18,025,485.00
Federal Cost	\$ -
FDEP Cost	\$ 3,797,068.42
Local Cost	\$ 14,228,416.58
County Rec	\$ 4,369,940.86
County Storm	\$ 69,986.10
Additional county contribution	\$ 1,000,000.00 For Beachfront Road per Commissioner Ruane
County Total	\$ 5,439,926.96
CEPD Total	\$ 8,788,489.62

Cost share spreadsheet (above) explained. State share based on public access points, county share based on recreational benefit percentage. Beach brief sent yesterday, economist’s study reassessed. Error in calculations, last study done during peak of red tide, the worst time. With those changes, recreational percentage rose from 59/9% to 72.9%. Commission Chairman Kevin Ruane got us additional million dollars for beachfront road by Tween Waters Inn. *Brown:* What will owners pay? *Nelson:* \$8.78 million share. CCA and Rauschenberg Residency assessments were changed to nonprofits, which the board had previously voted should be considered residential rather than commercial. We will discuss in more detail at our Aug. 9 meeting. *Brown:* Cost compared to last project? *Nelson:* Less, will send later. \$19.2 million last time, less in costs and more in contributions. *Lanigan:* \$6 million last time, about \$9 million this time, so about a 50% increase. *Walter:* Definitely more. Parking revenues are supposed to be reserves to offset cost of nourishment. *Nelson:* \$75,000 share out of parking revenue to fund SCCF position.

Discussion. *Jensen*: Start date? *Nelson*: Aug. 6 to mobilize equipment, beach fill starting on the south end around Aug.30. Discussion of turtle issues with Florida Wildlife Commission, working with Kelly Sloane from SCCF on relocations, etc. *Brown*: When will you finalize the apportionment plan? *Nelson*: Discussion of process and issues. Apportionment hearing Aug. 9, final vote on funding and costs later, possibly early 2022 when actual costs are known. *Dan Munt*: Final assessment is approved following completion of the project, two different terms of payment.

Verizon: *Brown*: Introduction of Verizon team, background on need for cell service improvements. *Troy Dunning*: Manager for project strategy and business development. Purpose to have an initial network discussion on how we can partner together to make sure you have proper cell service. We consider the information presented today as proprietary and should not be shared. *Brown*: This is a public meeting with media present and is being recorded, so we can't guarantee this information will not be shared. *Dunning*: Understood, most of what we say today is not proprietary, just something I need to announce. Introduction of team on today's call. Showed map detailing levels of service on island. *Lanigan*: I live on the south end, and if you think there's no problem with service down here you're been severely misinformed. I know you want to focus on the middle of the island, but even with the Wulfert tower the coverage on the south end is brutal. *Mintz*: I live on Wightman Lane, which you show as being an area of good coverage. It's horrific, we have to walk out in the street to find a signal because we cannot get good cell service in our homes. *Brown*: Where I live is consistent with your map in not having good service, but it's clear from other panel members that your coverage map is not accurate based on their experiences. *Pawul*: The building solutions you spoke of do work in the building, but once I pull out of the station the service is as bad as everyone else is stating. *Verizon*: Good feedback, clearly we need to schedule a visit to assess coverage issues n site. *Mintz*: The LCSO had to switch to AT&T because they could not use 911 on the island with Verizon. This is an emergency situation where residential and public safety personnel have to look at other options because the coverage is so bad. *Verizon*: We have two macro systems now serving the island, at the middle of South Seas and on Wulfert Point on Sanibel. We're looking at other options such as small cell towers that could help boost coverage in a less obtrusive manner, lower height and less mass than a regular macro tower (examples shown). Discussion. *Dunning*: Vegetation and buildings can interfere with cell signals. *Brown*: But we have height restrictions here, and not much in new construction to blame for the recent decline in service. *Mintz*: What's the timeline for action to improve service... months, a year? *Verizon*: Siting new equipment takes time. We need to determine what might help, plus there are regulations because you're a barrier island. *Brown*: Do you think we could have a status report at the next panel meeting? *Dunning*: Hopefully by then, or the one after that. Hopefully, once we develop a plan, the panel could help us get it through the permitting process if necessary. *Laird*: I hope you can develop a more accurate assessment of current service before you start working on future plans to improve coverage. Discussion. *Dunning*: We'll plan on having a team come out to assess current service, perhaps Jay can help with that. *Brown*: Based on what you've heard today, it should be clear that the three small cells will not be enough. We do not have good coverage even within a mile of your macro towers. *Dunning*: Most of our macros are more than 100 feet high, the South Seas tower may be a lot less than that. *Gooderham*: Actually, we got a exception from the county to go up to 175 feet high with that tower when the new one was constructed. What it ended up being in terms of height, I do not know. Discussion of building Wi-fi solutions.

Kimley-Horn: Doug Eckmann and Heather Ripley, with Kimley-Horn. Presentation on draft collection system designs. *Eckmann*: System starts at South Seas, which is on its own treatment system. The Village area is pretty dense in terms of structures, so the best collection system would be a gravity system that picks up all the Village streets and brings that to a lift station. Possible location for that station could be the existing drainfield at the Bubble Room, or somewhere in that area. The lift station is about six feet in diameter, mostly underground except for the electrical controls. That would direct wastewater to a force main that would be installed via directional drilling under the Captiva Drive roadway. We would have to rebuild existing lift stations to utility-grade standards, which would mean it's designed to last almost

indefinitely – upgrade the controls and electrical systems, include a radio system to alter utility managers to any issues. The force main would probably be four-inch pipe, and the gravity mains would be eight-inch, the minimum size. The upgraded lift stations would be approximately the same size and height as the existing ones. For the Sunset Captiva lift station, we would upgrade it and bore a new force main (to replace the existing gravity line) to connect it to the main force main.

Eckmann: So we would need to install a new lift station at the S-curves around Green Flash and Jensens, where we would transition to a grinder pump system, which is like a pressurized system to connect the houses south of there. We'd rebuild the Captiva Shores lift station, and connect in the Tween Waters lift station as well, all tied into the four-inch force main running down Captiva Drive. Larger properties would have larger grinder pump systems, and we'd eventually end up at the existing Turner Beach lift station, which would be enlarged to deal with the higher volume of wastewater from the rest of the island. There's already an existing force main leading from there to Sanibel, which we would probably need to upgrade from 4 inches to 8 or 10 inches. Then it would tie in to the Sanibel system for treatment at the Donax plant, which is currently being upgraded to an Advanced Wastewater Treatment (AWT) plant. The grinder pump system is like a small lift station, with a storage tank on the property and the grinder pump to push wastewater to the force main via smaller (1.5- to 2-inch) pipes. The biggest tanks are about 30 inches in diameter, and they would probably go near to where you have your septic tank to hook up to the existing connections from the structures. The tanks provide you some storage on property in case the power to operate the pump goes out. The pumps are powered using the same source as the rest of your house, so if you're on a generator that would power your pump as well during an outage. The grinder pump system is a more efficient way to connect larger properties that aren't as densely built as the Village lots. Directional drilling only requires some small pits from which to launch the drilling equipment, typically about 300 to 500 feet apart, which also means much less disruption during the drilling. The gravity lines have to be installed via trenching, as their slope needs to be more precise than what's possible using directional drilling. We start at the end away from the force main pretty shallow (say 4 feet) and end up no deeper than 12 feet to connect to the force main. The trench is pretty narrow, but we would be able to maintain at least one lane of traffic open during construction, and we'd restore the roadway as we finished up each street. Another advantage to gravity system is they continue to work even when there's no power, and lift stations would have provision for standby power during outages. We could look at grinder pumps for the Village as well, if you wanted less disruption, but gravity is a more reliable system over time. The combination of gravity and grinder pumps is very similar to what Sanibel currently uses, so it's a system they are used to dealing with.

Questions:

- *What does a duplex grinder look like?* It's a 30- to 36-inch lid on the ground, with the pumps and everything down inside that. There will be an electrical box above ground to power the pumps.
- *Could they be located closer to the street for easier access, rather than close to the house?* They could, but you'd have to install a gravity lateral from the house to the pump, a 4- or 6-inch line that would be trenched in. The farther the grinder pump is from the house, the longer that gravity lateral has to be. We can work with property owners if they want that, but the more economical approach would be to place the pumps where the existing septic or OSDTS now is, or near to that.
- *Who pays that cost, and will we know what it is prior to voting on whether to proceed with this system?* There are a number of different ways to organize that... the owner pays for anything on their property, all costs are shared by all properties, etc. The panel will need to decide how to structure the MSTBU to address those costs. Preliminary thinking is to find a way to include all the costs in the taxing unit, like Sanibel does it.

- *If down the road South Seas decides to transition from FGUA to the Sanibel treatment system, is the capacity to handle that built in? Yes, we've considered that in our design so far.*
- *What about monitoring for potential leaks? What are the pipe lifespans? Public utilities are designed to be indefinite, with maintenance for pumps and the like... at least 50-60 years. All the lift stations have controls on them to monitor the station, and radios to alter a central station on Sanibel to any problems so they can dispatch a repair crew. The grinder pumps may not be monitored, but I think they can be and we can look into that.*
- *In Sunset Captiva, we had problems with our lateral leaking and they had to be re-lined. We could figure out we had leaks from the volumes coming into the processing station. Is that what will happen here? In new systems there should not be any leaks... but that's the kind of monitoring that would be going on.*
- *How does your design compared with the estimated from the TKW study of about \$16 million to pay for a new collection system? No, what we're showing you now is a more nuanced version of what was presented then, where we've been able to do more on-the-ground work and have a better understanding of the details.*
- *How will construction and restoration be handled? Do you connect properties as you go? We stage these kinds of projects, work from one end to the other and connect as we go along. Logically, working from south to north makes the most sense so we can connect properties into the Turner lift station.*
- *In the past there was discussion about using a STEP system... what have you learned about that? A STEP system is very similar to a grinder pump system, except that you retain the existing septic tank for the STEP system and put pumps in the tank to pump liquids to the force main and retain solids in the tank where they will need to be pumped out like you do now, every 5-10 years. The grinder pump is like an industrial-grade garbage disposal that pumps out solids and liquids... so you don't have to keep the septic tank to store the solids. It gets you all the benefits of the STEP system without the negative aspects of retaining the septic tank.*
- *Why would some communities opt for a STEP system? It could save money if you did not have to expand your existing wastewater plant's capacity to handle the additional waste, since a STEP system only collects liquids and retains solids in the tank. But with the Donax plan expansion already under way, that's not an issue in the design of a Captiva collection system.*
- *With a STEP system, would the pipe sizes be smaller than you're recommending here? No, pretty much the same size. Most wastewater is water, only about 0.02% solids, so the amount of water is the same whether you have a STEP system or a grinder pump system. That's why you don't need to empty out your septic tank every 10 years, because most of the wastewater is water.*
- *What's the overall time for the project to completion? With planning and everything going well, construction could be completed in a year.*

Brown: Another part of this project where the Kimley-Horn team have done estimates is in reductions to nutrient loading of our coastal waters if we move away from septic tanks. We're going to defer that discussion to the September meeting when we can also have SCCF participate, so we have all the best understanding possible as to the possible impact of this project on our coastal water quality. *Bob Himschoot:* Two things to consider: Many of these homes are not used as simply homes, but as mini-

resorts due to the size and the rental options, so the water usage is higher than average. Second, while I agree about the STEP program, but you may want to consider landscaping in the placement of a grinder pump, since a lot of people landscape around their septic tanks so installing a grinder pump there and removing the septic tank could disrupt landscaping. Just a consideration, may not be a major one.

11:15 – 5 minute break

Code: *Mintz:* Schedule of LDC review actions: Went to Land Development Code Advisory Committee (LDCAC) on July 9, passed unanimously with minor changes. Scheduled before the Executive Regulatory Oversight Committee on July 14 and the Local Planning Agency on July 26. If all stays on track, will go to the county commission on Aug. 17 to schedule a public hearing to adopt on Sept. 21 tentatively. Then we will move on to moving the various ordinances forward adoption, amending existing ordinances on parking, noise and golf carts; new ordinances on fertilizer, septic regulations, and plastic straws. We will probably engage in a similar process for those as we did with the code, should begin shortly. *Brown:* You have to fly in for each of these meetings, that's an amazing level of commitment to getting these projects done.

SLR: *Laird:* Resubmitted the NFWF grant request, a \$300,000 proposal working with Sanibel and SCCF. Focus is flooding and adaptation. *Brown:* Who implements? *Laird:* Sanibel leading, SCCF will implement. SCCF is the administrator, waiting for captain to be hired. *Gooderham:* Saw email that someone was hired, in the process of finalizing before it is announced. *Mintz:* Storminess info from grant proposal will help Captiva. *Laird:* SECOORA tide gauges working, have donations and awaiting billing and delivery of gauges. Integral study on adaptation is moving forward. Five areas targeted for adaptation alternatives, strategies being drafted. At last committee meeting, SCCF's Mark Thompson and Eric Milbrandt spoke about flooding on Captiva, they have found that stormwater runoff mimics groundwater directions based on Lidar data. Consistent with our post-TS Elsa flooding feedback, lots of photos from the community. SCCF divided island into watersheds, very interesting insights. Lee DOT coming to SLR meeting next month to discuss current infrastructure and what we can expect from them in terms of addressing flooding problems. *Baumgarten:* After we see standing water after the storm, currently does building code take into consideration standing water after storm. *Laird:* Not complete answer, in general have flood zones already, structures have to be elevated. Have not looked at flooding specifically. *Baumgarten:* Sanctuary issue with new construction. Issues with Captiva Drive lots. *Brown:* Have to have a drainage plan for new construction, examples. *Baumgarten:* Enforcement issues?

Golf cart: *Baumgarten:* Yolo wanted to sponsor video, but the person who was going to do it left for Miami, so we will address again in October or look for a professional to do it. Discussion. Hope Marcel will do video.

Iguana: *Jensen:* Plan was to go back to county for funding. *Mintz:* Sent email to appropriate people, hope to report on it at next meeting.

Development and website: *Brady:* All positive feedback on website. Videos in Phase 2. Discussion. *Brady:* Renewals in late fall. Consider Welcome Back cruise in early December. Discuss at next meeting, bring ideas. *Baumgarten:* Delta variant causing some concern, may be a problem for in-person events if not under control. I was travelling in the West, highly concerning there's no social distancing or face masks in place. Not comfortable doing an event if not limited to vaccinated people, may not be able to do that due to state law. *Nelson:* Events around here, can't require proof of vaccination. Masks optional allow them to wear if concerned. I'm planning a beerfest on Captiva, proceeds were to benefit SCCF and CROW, would like to add in panel as beneficiary as well. Beer donated, issue is logistics. *Brown:* Time? *Nelson:* CEPD never got to celebrate 60th anniversary last year, possible move it to spring of next year. Will need panel assistance, boost for next year's funding. Discussion on CEPD efforts' right now. *Brown:*

Need to have more discussion, talk at next meeting. Happy to help out. *Baumgarten*: Be mindful that law is what it is, county infection rate is high, this is a serious situation for vulnerable people.

Captiva Drive: *Mintz*: Six properties involved, all have to sign releases. Three approved, just got a fourth. Fifth one negotiating changes (Bubble Room). Awaiting ownership changes to finalize remaining. Once get all releases, have to go to county commissioners, but need all ROW agreements in place first. *Baumgarten*: Since Bubble Room added café, put up sign to slow down traffic. Very helpful. Discussion of new stand/café and impact on roadway and traffic.

Government Affairs: *Mintz*: Roosevelt Channel slow-speed zone supposed to be done this summer, looking at issues delaying it. Code enforcement issues being investigated. Blind Pass Bridge, had discussions with LCSO on safety issues. *Brown*: What more can we do on bridge? *Mintz*: LCSO will need to make determination of safety issues, waiting to hear.

Nominating Committee: *Lapi*: Send out notification to email list seeking interested people for panel nominations, deadline by Aug. 15 so we can have them ready to discuss at October meeting.

Financial: *Gooderham*: Statement in packet, no surprises. Have broken down where cash reserves could be by the end of the year based on when the two major contracts get completed. Both Kimley Horn and Integral not unlikely to bill everything out to the panel by Dec. 31, but want panel to understand the current cash on hand is heavily committed to these two efforts and will be spent within the next 8-12 months. We will look at a renewal fund-raising letter by the end of the year, and we have directed donations where some of the funds will become available for use as specified after Jan. 1. Discussion.

Discussion on Verizon presentation, need to look at other options. Brown will follow up on Verizon on-site visit to test signal strength and report at next meeting.

The meeting adjourned (Laird/Brady) at 12:30 p.m.

-- *Ken Gooderham*