

Captiva Community Panel
MINUTES
June 14, 2022

Attending: Brown, Mintz, Lapi, Jensen, Laird, Gill, Walter, Brady, MacDonald, Stilwell, Lanigan

Audience: 7

The meeting convened at 9 a.m., with a roll call and introductions. The May 10, 2022, minutes (Gill/Jensen) were approved unanimously.

LCSD: *Lt. Mike Sawicki:* Priorities have been helping West District with issues on causeway, traffic and weekend activity. Busy holiday weekend. *Brown:* Any more thefts on docks? *Sawicki:* Not recently, recently made arrest on series of those thefts.

CFD: *Brown:* Received an email from Chief Jeff Pawul. All negotiations for ambulance lease with county are complete. Get ready for hurricane season. Contact him if you're having issues getting a Knox Box. *Jeff Brown:* County negotiations ongoing, hired Jason Maughan to finalize lease. Lot of Ts and Is to settle. Agreed on \$3,000/month, which was the county's number. Lease has to go to BoCC and CFD board for approval, county committed to staffing this next fiscal year. *Mintz:* Let us know if you need any help.

CEPD: *Daniel Munt:* Status of Blind Pass, in permitting stage with county. Putting out to bid once permitting is done. *Brown:* Will pass close? *Munt:* Not before permitting is complete. County committed to keeping it open. *Brown:* How long? *Munt:* Don't have updated timetable. USACE meeting will help county update schedule. *Brown:* Put out email blast to inform community. *Munt:* We usually allow the county to address updates. *Jensen:* Dredge material from pass, will it go to Sanibel side? *Munt:* Yes. *Mintz:* CEPD commissioners on panel, CEPD is taking on issue of SLR. Panel started efforts, one of the most important issues we can focus on. Aptim has made two proposals, to update Vulnerability Assessment and to implement plans. Panel working closely with CEPD, SCCF and other stakeholders. Plan within a year. SSIR has engaged Brizaga to study entire island, coordinating with CEPD consultants. A lot of good things going on.

Bylaws: *Mintz:* Recap. Provides for 3-4 changes: Memorialized fact-finding committees. Eliminated planning committees, done through panel as a whole. Clarified sunshine rules. Allowed for virtual or Zoom meetings. Vote at July meeting to approve. *Brown:* Nothing controversial. *Mintz:* Just updating to clarify operations. Anything approaching a decision has to come back to the panel for public discussion and decision.

County: *Mintz:* Ordinances pertaining to Captiva, working with County Commissioner Kevin Ruane, he asked BoCC for approval to implement 5-6 ordinances we've been working on. That was approved, going to assign staff to finalize ordinance to go back to BoCC for approval. Noise, parking, straws, golf cart, fertilizers. County does not want to work on straws.

Verizon: *Brown:* Team coming to island to finalize locations for five small-cell towers, I will participate with that visit on June 23. Recap of proposal for small-cell towers. One near community center, others along Captiva Drive south to Blind Pass. Will report on locations if they are set before next meeting. *Lapi:* Do they hook up to fiber optic? *Brown:* Not sure. *Stilwell:* Fiber optics will be run to my properties in 2-3 months. Discussion. *Mintz:* Towers could take up to a year to be installed, permits from state and county and other requirements on a barrier island. Discussion. *Walter:* Location limited to where nodes

are down Captiva Drive, can pull fiber across the street if it's a better location. *Brown*: Locations dictated by technical factors. *Gill*: Certain towers can be decorated to the environment, can you check with them on that, to get towers to blend in. *Brown*: Will do, but pretty sure answer is no. Discussion. *Brown*: 45 feet tied to height of electric poles.

South Seas: *Mintz*: Brightwater and Brizaga, lobbying and planning consultants for SSIR and entire island. Trying to have a working relationship with South Seas. People contacting me regularly about plans for employee housing, demolition and impact on rest of island. Rumors flying around, 99.9% not accurate. Makes sense for someone from resort to make presentation on what plans are or aren't. *Walter*: Plan on having a few meetings with the panel once plans are final, not done yet. Demo on north end (former game room) shortly after July 4. Turn it into green space. Employee housing next, start with buildings closest to beach and work inland. Not finalized plans with CDD disposal. Might be used for fill at golf course pond. July 15-17 start on demolition. *Mintz*: Impact on Village? *Walter*: Depends on what we do with concrete, will have trucks coming in and out. Will have a flagman at Shirley's lot to direct traffic. *Laird*: Use it to raise the road? Discussion. *Laird*: Some synergies possible. *Walter*: Not really, the way they construct roads doesn't allow that. *Mintz*: Great on updating us, but a little more notice would help community feel more comfortable. *Walter*: Will keep you posted when possible. These things keep changing as plans come together. *Brown*: Utilize panel to communicate with the public.

Wastewater: *Brown*: Recap. Kimley-Horn design of collection system done two months ago. Working with Sanibel to accept wastewater, needed study by TetraTech to evaluate city wastewater system and any improvements necessary to handle our wastewater. We were told investment would be minimal in the past, except for effluent flow out of plant. TetraTech study completed last month, evaluated by city in depth. City will have major capital investment to upgrade system of pipes to accept our wastewater. We never anticipated that in our planning, which means costs we were not aware of before. Kimley-Horn has review TetraTech's study, have some ideas to bring costs down somewhat but still fairly significant costs anticipated. The two firms and the city need to come to agree on investment to handle our wastewater. Commissioner Ruane is aware of the finding, believes he can get public funding to cover costs for Sanibel, but that could reduce funding available to Captiva to lessen our collection system costs. Hit a rough patch here. We need to figure out incremental costs, meet with Ruane on how to pay for them. Another major hurdle we have to jump. *Mintz* and *Brown* will discuss financing with Ruane, plan afterwards to brief panel over summer. *Mintz*: Study proposes a parallel set of pipes from Turner Beach to Donax processing plant next to existing pipes strictly for Captiva wastewater. Current system is insufficient in size for Captiva. Plant has capacity, the collection system is the issue. *Brown*: Kimley-Horn agrees major work is needed, not to the extent TetraTech is proposing. More than \$10 million in costs, Kimley-Horn estimate is \$17 million, TetraTech is around \$25 million. *Jensen*: Rough number for Captiva? *Brown*: Around \$18 million, would double project cost. What would impact be on funding to offset Captiva's costs? *Mintz*: Collection system would have to extend to Donax plant rather than just end at Turner Beach. Commissioner Ruane will work hard to find funding to support water quality. Our project is closer to being shovel-ready than anything else in the county. Discussion. *Mintz*: Commissioner Ruane committed to making this happen, just don't know how.

Stilwell: Contact commissioners about stormwater issues. Description of steps I had to take to deal with flooding brought on by TS Alex. *Mintz*: High tide during storm, system just not working. Not fix of existing system, but replace with new system. *Stilwell*: Backflow preventer in place? *Laird*: Think so, but no place for water to go at high tide. *Stilwell*: Key Lime Bistro didn't flood for 20 years, now has flooded past two years. *Walter*: When was last time drains were cleaned? *Laird*: Increased maintenance for drains from Lee DOT. *Walter*: Tide becomes the blockage, water can't go anywhere. *Laird*: More pavers have been installed around island, wish more of them were permeable. *Walter*: More details on what's planned for resort. Chadwicks Square painting over this summer. South end water feature to replace current front desk area and adjacent tennis courts. Front desk moving to conference center Q4 2022. Golf course

redesign starts Q4 2022, Rec Island used for tree storage now. T dock replacement may go into Q1 2023. Employee housing demo starts approx.. July 15. *Mintz*: Other Par 3 courses are very short, will new course have longer holes or more family friendly? *Walter*: 12 holes, longest 110 yards, average 70-80 yards long. Stormwater runoff issues also need to be addressed in redesign. Discussion of water feature, front desk and tennis courts to be replaced with water feature for south end amenity to balance out traffic flow inside resort. *Lapi*: Send this out to panel? *Walter*: We want to be more competitive in Southwest Florida and statewide. Best family destination in America. Increasing wages to attract the best. *Mintz*: Moving entrance? *Walter*: Not immediately, might adjust but not finalized. Front desk will be outside the gate. *Mintz*: Doc Fords staying? *Walter*: As far as we know.

Stormwater: Showed PPT and two videos of island flooding from TS Alex. Discussion, *Mintz*: Need pumps. *Laird*: Committee got proposals from Johnson Engineering and Kimley-Horn on stormwater. Hoped to have projects ready to go to tie into sewer construction. Modeling of Village area, define community's tolerances for flooding and funding. Good proposals, difficult to get them funded. Given Kimley-Horn proposals to Brizaga to review, spoke with Brightwater on potential funding. Three options: Do it as part of SSIR resilience; work with county to get funding; look at how Captiva pays for it itself. Perhaps look at ordinance to improve absorption and runoff, permeable pavers and retention. *Mintz*: If we want to build stormwater system, we need \$180,000 study funded. Sent it to Brizaga at their request. Design and plan for stormwater management in time to construct with sewer construction, how do we fund it? Does the resort have any interest in helping to finance that plan, have they reviewed it and do they feel it's a good plan? Any willingness to contribute? *Walter*: Once our study is done, can discuss appetite for that. *Mintz*: Brizaga study to be done in a couple of weeks. Is Brizaga reviewing Kimley-Horn proposal? Is it good, and if not why? *Walter*: Send me proposal and I can follow up. *Laird*: SLR under CEPD now, is moving along. *McDonald*: Flooding, did we also have a problem around Santiva? *Lapi*: Castaways not really impacted, runs off there. *Stilwell*: Mesh on storm drains to protect water quality, if it's clogging drains couldn't they treat it somewhere? *Brown*: SCCF says you don't have to treat stormwater runoff. *Laird*: Problem is storage of excessive runoff. Discussion. *Stilwell*: County seemed fearful about sending anything to Pine Island Sound. *Laird*: Extensive meetings with SCCF, sewers solve much of the problem, rest is hard to address. *Jensen*: Has SLR increased flooding on island? *Laird*: Yes, some. You raised your seawall a foot, did it help? SLR makes problem worse. *Mintz*: Happens more often, do we prepare for it before it gets worse?

Code: Nothing else to discuss.

Iguana: *Mintz*: Met with County Manager Roger Desjarlais and raised issue again to pay for Alfredo, waiting to hear back. Empty lot on Murmond, it's like Jurassic Park in there, must be a breeding ground. *Walter*: Seeing huge impact, will have them come out to trap on resort. *Mintz*: Alfredo hasn't been working out here in almost a year, had an effect on control. County does not want to set a precedent. *Jensen*: Some homeowners trying to organize to have him come out, but he doesn't want to bill individual customers. *Mintz*: Should be a government program, not on individual property owners. Discussion.

Undergrounding: *Brown*: Any progress with LCEC on estimate? *McDonald*: No, don't even have a date to expect it, working on it.

Shoulders: *Brown*: Meeting last month. *Gill*: Met and developed plan. Asked Gooderham to contact DOT chief Randy Cerchie to discuss questions, answers still pending. *Brown*: Right of way along Captiva Drive, possible to add up to eight feet of pavement to have paths on both sides of drive. Take space from Gulf side along Tween Waters, from Roosevelt Channel side, less developed landscaping there. *Jensen*: Should keep in mind about runoff and permeable surfaces when discussing widening the road. Should come into play somewhere. *Gill*: Good point, project likely starts from Jensen Curve southward.

Development: *Brady:* Will meet over the summer to discuss fall events. Update at August meeting.
Brown: In good shape on cash right now. *Brady:* As much PR and making good on pledges to major donors.

Captiva Drive: *Mintz:* Nothing new. Approvals from post office to Laika Lane in hand.

Government Affairs: *Mintz:* County looking at farmers market changes, will let Commissioner Ruane know about our concerns about year-round market. Also, some discussion about prohibiting amplified music on beaches in Lee County. Problem on the causeway islands, created quite a commotion. Would not affect permitted events, but individual actions.

Financials: Report in packet.

Other business: No public comment.

The meeting adjourned at 10:45 a.m. (Jensen/Walter).

-- *Ken Gooderham*

DRAFT