

Captiva Community Panel

MINUTES

July 12, 2022

Attending: David Mintz, Ken Gill, Michael Lanigan, Jay Brown, Bob Walter, John Jensen, Bruce McDonald, Ann Brady, Sandy Stilwell Youngquist, Linda Laird

Audience: 14

The meeting convened at 9 a.m. After roll call, the June 14 minutes (Jensen/Gill) were unanimously approved as presented.

LCSO: No report.

CFD: *Chief Jeff Pawul:* Two things... vegetation letters went out, got somewhat of a response but not what I would like to see. Targeted properties with vegetation impinging on the driveway or with a control module on gate. *Brown:* Need an email blast to the panel list? *Pawul:* Will send information, mostly Tween Waters south. Large increase in marine calls, inexperienced boaters mostly. If it's not safe for you to be out on the water, it's probably not safe for us. Asking rental agents, make sure boaters know what they've doing and where they're going. *Brown:* More than normal? *Pawul:* Summer is always busier for water-related calls. Discussion. *Brown:* Maybe get something in Power Squadron column about not calling 911, when to make 911 calls and when not to. *Pawul:* Don't put yourself in that situation, and don't call us when you get stuck on a sandbar. *Mintz:* Update on ambulance? *Pawul:* Part of next fiscal year's funding, lease agreement in hand. Don't foresee anything changing. *Mintz:* Just waiting for county commission approval? *Pawul:* Yes, made sure the lease agreement was agreeable to county as well.

CEPD: *Daniel Munt:* Did not have meeting yesterday due to quorum, will hold special meeting July 25 to deal with voting items. Budget and apportionment, workshop on July 28 on apportionment, final plan presented Aug. 8 at board meeting. Will be on TRIM notification from tax collector. Aug 29 and Sept. 12 for budget meetings. Some staff vacancies, Jennifer and James have transitioned out. Parking attendants leaving beginning of August, two vacancies there. *Brown:* Wonder if you'll have trouble filling those spots. *Munt:* Concern of mine. *Mintz:* Plan to complete ropes and bollards? *Munt:* Started yesterday, complete in a week or so. Received donation from Keep Lee County Beautiful, used for planting sea oats near Hagerup July 19. *Jensen:* List jobs on CEPD website? *Munt:* Plan to add it to that and on social media. *Laird:* Grant update? *Munt:* Submitting appropriation request, \$250,000 with a 50/50 match, submitted July 15. *Laird:* Total of \$2 million appropriated, working with lobbyist on getting funds. *Brown:* Work with legislator? I can help. *Laird:* Simpler process, Carrie Schuman is doing most of the work. Cautiously optimistic.

South Seas: *Walter:* Projects – working on Chadwicks Square, woodwork needed extensive repair, using different pastels for painting each section of building. Starbucks, doubling in size, in design phase. Q1 2023 completion. Real estate sales office between those two units, planning a kiosk for Starbucks while it's closed for renovations. Demolition on game room this week. Employee housing demolition begins in a week to 10 days, west side building first. Golf course closing Sept. 6, killing off grass and relocating palm trees. Course design Q1 2023, reopening summer 2023. Bayside Marina sidewalk being redone. T-dock replacement Q1 or 2 2023. Discussion.

Bylaw amendments: *Brown:* Vote today? *Mintz:* Two-thirds of full panel, needs eight votes to pass. Presented at two prior meetings. Brief review: Hold virtual meetings. Clarifies Sunshine applies to all community planning and decisions, approved at public meeting. Recognizing fact-finding committees.

Any proposal from such committees has to come back to panel for review, debate and approval at public meeting. Eliminates planning committees, always done by panel as a whole. Require expenses over \$1,000 outside budget approved by panel not two officers. *Brown*: Motion to approve? (Stilwell/Walter) No discussion. Unanimous approval.

Ordinances: *Mintz*: Proposed ordinance under review by Community Development and County Attorney. Should hear back from them on changes and concerns. Substantive changes will come back to panel. Decide if they are significant enough to warrant community discussion and review. Recap of ordinances: Noise, septic inspection; fertilizer, golf carts, parking, straws. Discussion. *Mintz*: Straws may not pass at this time. Explanation of cart rules.

Verizon: *Brown*: Background, installing small cell tower at five sites on island. Sent photos before. Install at Community Center, Tween Waters (originally on beach side, moved to resort side of road near southernmost cottages), 16250 Captiva Drive, 16530 Captiva Drive and 16990 Captiva Drive. Verizon has done the best they can to minimize impact on property owners. Would like letter of endorsement from panel to county. *Gooderham*: Recap of responses. *Mintz*: Towers would have been only infrastructure on Gulf side, asked Verizon to move it towards bay to remove it from Gulf vista. Can do it, and keep them talking to each other. Lapi supportive of move. Verizon can build box around base for planting to hide base of tower. *Brown*: Have to maintain five-foot clear radius around them, can landscape otherwise, also clear access for maintenance. Still in county ROW. *Jeff Brown*: Only Verizon, not other carriers? *Mintz*: Explanation. Different companies diff network and engineering. *Jeff Brown*: Why no towers in SSIR? *Brown*: Main tower, signal strength OK in resort. *Walter*: Not true, signal not great, would like to see what can be done to improve it. *Brown*: Did not want to go inside SSIR. Right-of-way issue? Assumed problem was outside resort due to main tower location. *Walter*: Happy to cooperate. *Jeff Brown*: What if you can't get five towers? *Brown*: They say they need five, took them at their word. Towers relay to each other as repeaters. Take one out, undermines viability of system. *Jeff Brown*: Silence is not acquiescence, should not move forward without explicit acceptance of project of owners. One company has a problem the others don't seem to have. *Mintz*: Five towers, possibly another at South Seas. No one has voiced objections. *Jeff Brown*: People have not spoken yet, community may not be aware of plans. *Mintz*: Waiting to see if Gold Coast owners respond. *Lanigan*: What about neighbors? *Jeff Brown*: Affected property owners weigh more heavily, neighbors etc. *Brown*: Working on this for a year, well publicized. *McDonald*: Only new info is location of towers and only Verizon system. Will other carriers want to put in towers as well? *Brown*: Does not make business sense. *Jeff Brown*: Benefits a few to detriment of many possibly. *Mintz*: SSIR may see benefit, don't know answer. Complaints about ability to make 911 calls, public safety concerns. Has to go to state and county for permits, asking for panel support. If panel decides not to support, no guarantee they won't continue with project anyway. *Brown*: Committed to project with or without letter. *Jeff Brown*: Would require variance to height restrictions? *Mintz*: Don't know, same as utility poles. Will find out if variance is required. *Brown*: Guessing 90% of people will support this, need for better cell service. Some will object to visual intrusion, three owners who probably will not like it. If small minority not in favor, does that stop project? Discussion. *Mintz*: Need to do due diligence, see what objections there, make decision based on balance of issues. *Laird*: For Verizon customers only. Highly reliable service is needed. Discussion. *Mintz*: Any owner with objections? Is community as a whole comfortable with five towers? Get facts and decide at next meeting. A balancing we have to undertake. BM: Can we get someone from tech to explain issues? *Brown*: All services have issues out here. Discussion. *Mintz*: Make sure property owners understand what's being proposed. *Brown*: South Seas to add towers to improve service? *Mintz*: Will towers improve service inside resort? *Brown*: Don't see how. *Brown*: Call property owners. Height limits for towers? *Mintz*: Wish we had some of this before, but this is what the panel is exactly supposed to do. Discussion. *Jeff Brown*: Made it more

real with email, and saw pictures of actual towers. Don't want other companies to add more visual distractions when we're expending all this effort to remove poles, etc. *Brady*: Discussion of communications. Need to have set of criteria to heel publicize major projects. *Brown*: Agreed. *Stilwell*: If there is an issue, we can ask Verizon to revisit.

Break

Wastewater: *Brown*: Sanibel completed TetraTech evaluation of system to accept wastewater. City was advised it needed larger pipes, need major improvements totaling about \$25 million. Always assumed Sanibel would have minimal investment. Kimley-Horn felt there was some overkill in study, but still looking at a significant expenditure. K-H and TetraTech to agree on plan, no action to date. Up to city manager to get Sanibel side in place. Issue I now is how we find additional funding for Sanibel improvements, set meeting with Commissioner Ruane on possible funding assistance. Ruane needs to assign someone at the county to manage project. At a slow point in the project, need to get people to do things we don't have any control over. *Mintz*: We have a collection system Captiva will have to pay for through a taxing unit, hope for some state or federal funding to assist that. The surprise that the Sanibel system isn't ready, either collection system or effluent disposal (that has not been studied yet, no cost). It's a county expense that the county will need to help finance, collection and disposal. Nail down Sanibel costs, work with county to get funds for it, then move forward on MSTBU to pay for our collection system. Only questions is how South Seas factors in, include them from the beginning or build a system that could handle them in the future. *Laird*: Florida DEP grants include wastewater management. May be able to support Captiva's costs as well.

Stormwater: *Laird*: Issue of funding for engineering study, one is proposed for Village for \$180,000 but don't have resources to fund. State funding has to come through the county since we are unincorporated. Will ask Commissioner Ruane for county support. Also setting meeting with county staffer Steve Boutelle on strategy for grant application due Sept. 1. Need push down from commissioners for staff to be able to act on it. *Brown*: Complicates sewer project as well, figure some way to do this in conjunction with that. *Laird*: Two potential funding dates: Sept. 1 for FDEP grants applications; November for legislative funding requests. *Mintz*: Flooding issue for Village and anyone who goes through Village. Walter set up meeting with SSIR consultants to assist in funding pursuit through county or legislature. *Laird*: Justin Walsh came to last meeting to discuss vegetation and flooding, Carrie Schuman will pull together best practices package for landscaping options to lessen flood impact. Permeable pavers, trees, landscaping, artificial grass. Will bring content to panel to review once it's collected. *Brown*: Impact of runoff on nearshore waters pollution about half of overall pollution loading. *Laird*: Less runoff also helps flooding as well. *Mintz*: CEPD, panel, SSIR, county and SCCF working together on a lot of these projects. Trying to get everyone working together on all these different issues. A lot of recent changes has enhanced cooperation between all these entities.

Iguana: *Mintz*: Brought issue to county manager to fund, will follow up on call with Commissioner Ruane to see if there's any interest in an interlocal agreement with Sanibel. May need to find another way to address this if we can't get any action on this, a real issue developing. *Brown*: Have the Captiva Iguana Hunt to raise funds. *Jensen*: Sunset Captiva maintenance man hunting on his own, gets 4-5 iguanas every day.

Underground utilities: *McDonald*: Slow going, LCEC said they will have something to us next week.

Shoulders: *Brown*: No progress, next step to meet with Lee County. *Gooderham*: Finally got a response from Lee DOT after a few tries, not very helpful comments overall. We will need to meet with DOT staff in person once Ken Gill is on the island.

Development: *Brady:* Meeting with Gooderham at end of July to discuss events and solicitations. Flesh out plans in August or September, put together a committee if we need one.

Captiva Drive: *Mintz:* Recap of status, still working on easements, will coordinate with sewer project.

Brown: Keep on agenda? *Mintz:* Yes, slow going but have two-thirds of the easements we will need.

Brady: How does it work with sewer construction? *Mintz:* Don't have right of way space to add sidewalk, pipes would also need to go in the right of way. *Brady:* Vote on project? *Mintz:* No, just need easements and county funding. *Brady:* 2-3 years away? *Mintz:* Unless we don't see sewers moving forward, Drainage also has impact. Sidewalk needs to wait on both of those. Discussion.

Financials: *Gooderham:* Report in packet, balance good, still have to pay Sanibel for its sewer studies.

New business: None.

The meeting adjourned at 11:20 a.m.

-- *Ken Gooderham*

DRAFT