

**Captiva Community Panel  
MINUTES  
Sept. 12, 2022**

**Attending:** Ann Brady, David Mintz, Bruce McDonald, Linda Laird, Jay Brown, Tony Lapi, John Jensen, Jay Brown, Michael Lanigan, Bob Walter

The meeting convened at 9 a.m. Minutes from the Aug. 9, 2022 meeting were unanimously approved (Jensen/Laird).

**Action Items:**

- Chief Jeff Pawul will call the panel to discuss the hurricane seminar sponsorship with the CCA.
- Daniel Munt will generate and send out the internal letter regarding the assessment schedule to property owners.
- David Mintz will continue working with the county on the proposed ordinances and ensure they are acceptable to the county.
- Contact Ken Gooderham to discuss the possibility of resuming in-person meetings in November. Check with South Seas about hosting in-person meetings and confirm space availability.
- Linda Laird will work with Kimley Horn to finalize the stormwater design proposal and forward it to the county for feedback.
- John Jensen will lead the committee to oversee the iguana control program and develop a comprehensive plan. He will reach out to Bob and Mike to discuss county funding and reporting requirements.
- Bruce McDonald will gather community input regarding interest in the underground utilities project, obtain detailed cost estimates for underground utilities in five different buckets, and set up a face-to-face meeting with the LCEC representative to discuss the underground utilities project.
- Kerry Burrows (Verizon) will circle back with the panel regarding the sanctuary tower issue and ensure all concerns are addressed. He will follow up with the Captiva community regarding the aesthetic considerations for the small cell towers, ensure that the proposed tower locations are submitted for permitting and become public record, and provide a detailed report on the performance of the macro site upgrades within the next two weeks. He will also follow up with the county regarding the potential for adjustments to the macro tower at Sanctuary to improve service on Captiva.
- David Mintz will prepare a letter of recommendation for the panel's support of Verizon's plans. Kerry Burrows will confirm the height requirements for the small cell towers in relation to local ordinances.

**Key Questions:**

- What is the timeline for the CEPD assessment payments, and how can property owners pay it off?
- What are the next steps for the wastewater project, and how will it be funded?
- What are the specific cost estimates for underground utilities broken down by area?
- Can the proposed tower locations be adjusted based on community feedback or other considerations?
- Will Verizon require a permit from the county for the installation of the small cell towers?
- What are the expected improvements in cell service with the proposed small cell towers?

- Will the main tower upgrade and small cell towers improve service on South Seas?
- Will an upgrade to 5G services require further improvements to the Verizon network on Captiva Island?
- Is there a possibility of using satellite coverage for cell service instead of installing poles?

### **Hurricane Preparedness and CEPD Updates**

Chief Jeff Pawul reminded attendees about the heightened risks during hurricane season and the need for preparedness. He also mentioned the CCA's interest in sponsoring a hurricane seminar. Pawul provided an update on the ambulance lease agreement with the county, indicating that while the paperwork is still pending, the project is moving forward. Daniel Munt offered the CEPD update, including discussion of the assessments for the upcoming renourishment project, payment options and more.

### **County Ordinances and Updates**

David Mintz discussed the progress on five ordinances previously removed from the Land Development Code, including those related to fertilizers and septic systems. He highlighted a recent meeting with County Commissioner Kevin Ruane and county officials to review proposed changes, emphasizing the need for these ordinances to align with county standards. The goal is to have the revised ordinances ready for the panel's review by the next meeting.

### **Nominating Committee Updates and In-Person Meeting Discussion**

Linda Laird reported on the nominating committee's progress, noting that Margarethe Miville has been appointed by the CPOA. The process for nominations and appointments was clarified, emphasizing that community members can submit their names for consideration at the November meeting. Additionally, there was a consensus to potentially resume in-person meetings starting in November, with discussions about venue options.

### **Wastewater and Stormwater Project Updates**

The wastewater project update included a report from Brown and Mintz on the completion of the collection system design by Kimley Horn. They noted significant issues with Sanibel's ability to process Captiva's wastewater, leading to additional costs and studies required for effluent disposal and financial assessments. David confirmed that the county has approved funding for these studies.

### **Iguana Control Program Update**

Mintz shared that the county is likely to provide \$25,000 for the Iguana control program, with an agreement drafted and under review. Alfredo is expected to start the project by Nov. 1, and there is a suggestion to form a committee to oversee his work and ensure accountability. The committee would be responsible for creating a comprehensive plan for iguana control on Captiva.

### **Underground Utilities Cost Estimates and Community Input**

McDonald reported that the estimated cost for underground utilities in Captiva is \$14.5 million, significantly higher than previous estimates. He emphasized the importance of breaking down costs into specific areas and obtaining community input on the project's viability. The discussion highlighted the difficulties in securing easements from residents, which could complicate the project.

### **Discussion on Verizon Project and Power Outages**

McDonald and Pawul talked about their dealings with Tricia Dorn from LCEC, emphasizing the need for her to be more responsive to their project needs. McDonald highlighted the increasing frequency of mini

power outages in the area, which has disrupted work-from-home situations. The group agreed on the importance of reaching out to Dorn to address these concerns.

### **Cell Tower Installation and Upgrades on Captiva Island**

Verizon's Kerry Burrows explained that the five small cell towers are designed to enhance cell service on Captiva Island, where vegetation poses challenges for macro towers. The locations are precisely determined due to technological requirements, with minimal flexibility for adjustments. The height of the towers will be 35 feet, adhering to local regulations, and will include a mounting bracket and antenna.

Burrows explained that the recent upgrades to the macro site at South Seas would not be sufficient to enhance cell service on Captiva Island alone. A speaker raised concerns about the proximity of the Sanctuary tower on Sanibel Island and its potential impact on Captiva's service. Burrows clarified that the current focus is on the planned small cell installations, as the network has been evaluated for optimal performance.

Burrows stated that Verizon will not request a variance and have not yet approached the county regarding the project. He indicated that Verizon's decision to move forward is contingent on the panel's approval, highlighting the importance of community support. He also mentioned the challenges in communication with Lee County and the need for enhanced coverage for emergency services on Captiva Island.

Burrows emphasized that a minimum of five small cell towers is required to maintain continuous coverage, as fewer towers would lead to coverage gaps. They shared experiences with painting poles to match their surroundings, concluding that black poles are the most effective in blending in. Brown confirmed that they had provided approximate locations for the poles based on information from Verizon.

### **Network Improvements and Emergency Services Discussion**

Burrows addressed questions regarding the impact of small cell towers on cell service in Captiva, asserting that they are expected to improve coverage significantly. He explained that 5G technology relies on 4G infrastructure, and both will work together rather than one replacing the other. Additionally, he clarified that while Verizon users would benefit from enhanced service, other network users might only gain emergency call capabilities.

### **Discussion on Verizon's Cell Service Proposal for Captiva**

Burrows outlined Verizon's proposal to enhance cell service on Captiva, highlighting the need for reliable E-911 access. Panel members, including Brown, acknowledged Kerry's dedication and the extensive work put into the plan. Concerns were raised about the visual impact of new infrastructure, with suggestions for color adjustments to blend with the environment.

### **Voting and Event Planning Updates**

The panel voted unanimously in favor of a proposal, with David assigned to draft a letter of recommendation for the Verizon plan. Discussion also included planning for a welcome back cruise on Dec. 7, with no COVID concerns raised.