

**Minutes
of the
Regular Meeting of the
Captiva Erosion Prevention District**
South Seas Island Resort, Sanibel Room
June 13, 2018 @ 1:00 P.M.

Commissioners Present: Dave Jensen, Chair; Mike Mullins, Vice-Chair; Harry Kaiser, Secretary; Bob Walter, Treasurer; Michael Lanigan, Commissioners

Staff Present: Damon Grant, Administrator; John Bralove, Administrative Assistant; Hans Wilson, Hans Wilson and Associates. Tom Pierro and David Swigler, APTIM

1. Call to Order

Chairman Jensen called the meeting to order at 1:02 P. M.

2. Roll Call

The Chair called the roll and the results are outlined above.

3. Approval of May 9, 2018 Regular Meeting Minutes

Commissioner Kaiser moved and Commissioner Mullins seconded a motion to dispense with the reading of the minutes from the May 9, 2018 Regular Board Meeting and approve them as written. The motion passed unanimously.

4. Public to be Heard

There were no comments from the public.

5. Financial Report

a) Budget Performance Ending May 31, 2018

Mr. Grant said he was asked prior to the meeting by Treasurer Walter about the variance between the actual and budgeted for the month for the parking lot. He will provide the information at the next meeting. Treasurer Walter reported parking revenue for the month exceeded \$33,000 compared \$30,000 for May 2017 or 11.1% year over year from 2017.

Commissioner Mullins moved and Commissioner Kaiser seconded a motion to rearrange the Agenda to consider all the Resolutions now while all the Commissioners are in attendance. The motion passed unanimously.

6. Old Business

b) Resolution 2018-03 – Approval of Referendum and Special Election on March 5, 2019

Mr. Grant explained the purpose of this resolution is to affirm a decision Commissioners made in June 2017 to hold a referendum on the next project on March 5, 2019. He reminded Commissioners the last project was financed with a loan. He read portions of the Resolution. Commissioner Mullins offered and Commissioner Kaiser second Resolution 2018-03 ordering a referendum and special election on March 5, 2019 to determine whether bonds shall be issued by the District in the amount not to exceed \$15,000,000 for

the purpose of financing a portion of the costs of a beach renourishment, erosion control and coastal protection project of the District. The Resolution passed unanimously.

7. New Business

a) Resolution 2018-04 – DEP Local Government Funding Request

Mr. Grant explained the purpose of this Resolution and read portions. Commissioner Mullins offered and Commissioner Kaiser seconded Resolution 2018-04 requesting the Florida Departments of Environmental Protection approve the Long Range Beach Erosion Control Budget Plan for the Captiva Erosion Prevention District and its identified project for the purpose of instituting state-supported beach erosion control projects within the Captiva Erosion Prevention District. The Resolution passed unanimously.

d) Resolution 2018-05 – Authorize the 2021-2022 Project

Mr. Grant explained the purpose of this resolution and went over changes to correct typographical errors. He said the numbers to be inserted in the Resolution are 900,000 cubic yards added to the fill volume number, over 25,600 feet of Gulf shoreline, and an average added minimum beach width of 90 feet. He read portions of the Resolution. Commissioner Kaiser offered and Commissioner Mullins seconded Resolution 2018-05 authorizing and ordering the construction of the Captiva Island 2020-2021 Beach Maintenance Renourishment Project. The motion passed unanimously.

6. Old Business

a) 1. Recreational Use of Captiva's Beaches – Dr. William Stronge

Dr. Stronge went over his report contained on Pages 18-37 of the Agenda Materials. He said 420 people were interviewed over a total of 11 days in February and March. He provided data and graphs on:

- the number of beach visits
- visits by beach location
- Florida, out of state, and international visitors
- breakdown of US visitors by state
- breakdown of international visitors by region
- number of visitors by housing type
- average number of people in a group who go to the beach
- the purpose of visits to the beach
- value placed on the beach experience
- occupation
- age
- average amount spent by non-residents
- total spent by category
- total spent by out-of-county visitors

2. Captiva Rental Property Study – Dr. Gary Jackson

Dr. Jackson reported the results of his survey contained on Pages 38-41 of the Agenda Materials. In summary, 191 of 385 single-family properties as identified by the Lee County Tax Appraiser had been listed for rent. For multi-family properties with less than 10 living quarters, 20 out of 68 were found to have a rental listing. He also provided data on condominiums listed as rentals.

c) Email Protocol Clarification

Mr. Grant explained CEPD has established email addresses under @mycepd.com for those who want them. Commissioners Jensen, Mullins, Walter, and Lanigan said they would use theirs as assigned. Commissioner Kaiser said he would continue to use the one he has been using

d) FEMA Update – Irma Reimbursement

Mr. Grant reported CEPD is now working with the Florida Division of Emergency Management, through which FEMA is funding CEPD's Irma grant request. CEPD will file for extensions until the District begins the next full project. He added that under a new FEMA program, described on Pages 44-50 of the Agenda Materials, CEPD may be eligible for reimbursement of some administrative costs. Mr. Pierro urged CEPD to get the extensions so that the grant will align with the next project. It is common practice, he said

e) Review of 1988 Easements

Mr. Grant reported that 5% of the easements CEPD acquired in 1988 have hand-written changes inserted by the grantor. He will send them to CEPD's attorney for review and advice on any action that might need to be taken.

f) Recognition of Former Administrator Rooker

After discussion of what might be done, Commissioners asked Mr. Grant and Mr. Bralove to come up with an appropriate plan. Chairman Jensen recommended a \$500 budget. Commissioners agreed with the idea and amount.

g) Assistant to the Administrator Recruitment Update – Hans Wilson

Mr. Wilson provided a status report. He said he has been interviewing candidates since early May but is having difficulty finding qualified people who are willing to work part-time and commute to Captiva. To expedite the meeting, Commissioners agreed to continue the discussion of this item at the end of the meeting.

7. New Business

b) Summer Recreational Survey Proposal – Dr. Stronge

Dr. Stronge said he is suggesting a limited summer survey in order to cover the entire year. He explained the summer use of the beach is different than the use in the winter season. A summer survey will ensure a more accurate estimation of the recreational benefits. He proposes surveying 200 people in July and early August for \$9,000. Commissioners Mullins moved and Commissioner Kaiser seconded a motion to approve this proposal. The motion passed unanimously.

c) APTIM Storm Engineering Report and Storm Damage Analysis

Tom Pierro of APTIM outlined the history of renourishment projects on Captiva, adding there was no federal funding for the 2013-14 project, projects are still federally authorized, and 63% of the sand added in all the projects remains. APTIM and Dr. Stronge will be providing reports to the Board at the September and October meetings.

In discussing the plan for the next project outlined in his PowerPoint presentation, Mr. Pierro said it just focuses on Captiva; the ILA with Sanibel has expired. Commissioner Mullins asked when is the point of no return if CEPD wants to include Sanibel. Mr. Pierro responded it is about a year from now. Mr. Pierro continued that the proposed project will restore the beach width to the standard of about 94 feet, which includes Sunset Beach, where the current template is much shallower. The historic zones were re-evaluated and they are still valid. There was one small area that was changed around Monument R-90.

Mr. Pierro said that a permit modification for Redfish Pass will include a modification for the 2021 project. He pointed out that this renourishment is for 10 years not the usual 8. He projected the cost at \$33.5 million plus \$2.7 million in soft costs for a 10 year project, which includes 9 years of post-construction monitoring. There was some discussion about where there could be savings.

David Swigler continued the APTIM report by explaining the economics and cost apportionment using 2 models: Sbeach and RISK. He explained the models and graphs in the PowerPoint presentation. Mr. Pierro commented that storm protection benefits have historically gone down and he expects that trend to continue due to the success of previous projects.

There was discussion about using sand from Redfish Pass for the project to reduce costs, the amount CEPD is limited to in borrowing funds, when CEPD's permits expire, and increasing the design template in front of South Seas. The Chair said CEPD will get answers from the District's attorney regarding the limit to CEPD's borrowing.

e) FY 2018-19 Tentative Proposed General Fund Budget and Millage Rate

Mr. Grant explained the 3 scenarios contained in the Agenda Materials. There was discussion regarding what millage rates each scenario implied. Commissioner Mullins moved and Commissioner Walter seconded a motion to adopt a tentative millage rate of .2984 as reflected in Scenario #3. The motion passed unanimously.

f) Summer Meeting Schedule

Mr. Grant asked Commissioners who will be available for the July, August, and September meetings. Mr. Wilson urged caution about cancelling any summer meeting because of the requirements of the upcoming project. After discussion, Commissioner Mullins moved and Commissioner Walter seconded a motion to move the August Regular Board Meeting to August 15. The motion passed unanimously. There was discussion of changing meeting dates to other days rather than Wednesdays in the future.

g) Discussion of Purchase of Tablets for Commissioners

Commissioners were instructed to let Mr. Grant know if they wanted CEPD to purchase a tablet or similar device for their use in order to keep CEPD emails separate from personal emails.

8. Administrator Report

a) Beach Status Photos

There was no discussion of this item.

b) FSBPA and ASBPA Conference Dates

Commissioners were instructed to let Mr. Damon know if they wanted to attend any of these meetings. Commissioner Mullins said he would attend the FSBPA Annual Meeting. Mr. Pierro provided information showing the FSBPA Technical Meeting is in St. Augustine, February 6-8, 2019.

6. Old Business

g) Assistant to the Administrator Recruitment Update (continued)

This was a continuation of the previous discussion. Commissioner Mullins moved and Commissioner Walter seconded a motion to contract for a full time assistant to the administrator. The vote was called for and it passed unanimously. There was discussion about how much the position would pay.

9. Public to be Heard

There were no comments from the public.

10. Commissioner Comments

There were none.

Adjourn

There being no further business, the Chair adjourned the meeting at 4:33 pm.