

**Minutes  
of the  
Regular Meeting of the  
Captiva Erosion Prevention District**  
South Seas Island Resort, Alphabet Cone Room  
July 11, 2018 @ 1:00 P.M.

**Commissioners Present:** Dave Jensen, Chair; Mike Mullins, Vice Chair; Bob Walter, Treasurer; Michael Lanigan, Commissioner. Commissioner Walter had to leave the meeting at 2:25

**Commissioners Absent** (excused): Harry Kaiser

**Staff Present:** Damon Grant, Administrator; John Bralove, Administrative Assistant; Hans Wilson, Hans Wilson and Associates; Nancy Stroud, CEPD Attorney

**1. Call to Order**

Chairman Jensen called the meeting to order at 1:00 P. M.

**2. Roll Call**

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

**3. Approval of June 13, 2018 Regular Meeting Minutes**

Commissioner Mullins moved and Commissioner Walter seconded a motion to dispense with the reading of the minutes from the June 13, 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 June 30, 2018**

Commissioner Mullins asked how the amount of ad valorem taxes collected is more than what was budgeted. Mr. Bralove explained the budget is based on an estimate of 95% of the revenue being collected. Treasurer Walter reported parking lot revenue for June 2018 was \$38,500 compared to \$25,000 for June 2017. A question was raised why parking lot expenses exceeded what was budgeted for the month. Mr. Bralove explained over and above what is normally spent in the month, \$2,800 was spent correcting Hagerup Parking Lot issues brought to CEPD's attention by Lee County Parks and Recreation, \$300 was paid to grade the lot in June, and almost \$500 was spent to replenish the supply of rolls of receipt paper for the parking meters.

Regarding the financial statements in general, Treasurer Walter recommended that in the future the budget be spread over 12 months in such a way to anticipate when revenue is collected and expenses are paid rather than spread evenly. He also suggested another column be displayed comparing actual to the same period a year ago. The Commissioners agreed and asked Mr. Grant to implement these suggestions in the new budget year.

**6. Old Business**

**a) Assistant to the Administrator Recruitment Update-Hans Wilson**

Mr. Wilson reported the interviews Ms. Mixon, Mr. Grant, and he conducted have resulted in 3 candidates whom he ranked in order of preference. He briefly described the

qualifications of each. Commissioner Mullins moved and Commissioner Walter seconded a motion to authorize Mr. Wilson to move forward and hire someone in the order as reported. The motion passed unanimously.

**b) APTIM 2021 Project Cost Reduction Scenarios**

Mr. Grant provided background information on this item and said he asked Tom Pierro in a letter after the last meeting to respond to the following questions:

- Does APTIM's suggested change in the design template eliminate CEPD from its eligibility for federal funding?
- Why is there an increase of almost 300,000 cubic yards at the north end, what is the cost, and how would the cost be apportioned?
- Is it possible or advisable to utilize the sand source at Redfish Pass?
- What are some cost reduction scenarios and what are the costs/benefits of partnering with Sanibel?

Mr. Grant went through APTIM's responses on Pages 10-12 in the Agenda Materials and Scenarios A, B, C, and D that are outlined in it. There was discussion about why CEPD had been ruled ineligible for federal (ACOE) funding. Commissioner Mullins asked about a drop-dead date for when CEPD has to make a decision about which scenarios to pursue. Mr. Grant said it is at the September meeting at which CEPD must decide on what design template is to be used and the estimated cost. This enables Dr. Stronge to finalize the tentative apportionment at the October meeting. Ms. Stroud went over what a resolution at the October meeting would involve as well as the resolution to go to the Supervisor of Elections that set a cap for borrowing under a bond. After additional discussion of the 4 scenarios, the consensus was to go with Scenario D – the original Army Corps template and an 8-year interval.

A telephone call was placed to Tom Pierro of APTIM who answered questions regarding the various scenarios; explained why that CEPD's cost share from the Army Corps was reduced to almost zero because of limited beach access and parking for the public and because CEPD was not able to provide the easements the Corps wanted; and explained why the cost of placement of sand was estimated to be much higher than the previous project's actual cost.

Commissioner Mullins requested the easement issue be placed on a future agenda. Chairman Jensen suggested CEPD ask for a meeting with the Army Corps to talk about their requirements. Mr. Wilson suggested Mr. Pierro be involved so that CEPD could be make sure it was talking to the right people.

Mr. Grant summarized for the Commissioners what they are asking Mr. Pierro to do for CEPD in the near future: help get the top people from the Army Corps to meet with CEPD, assist CEPD do a presentation to explain to the public why CEPD lost federal funding, and if CEPD does not seek federal funding, what is the reasoning behind it.

**c) Reconsideration of Resolution 2018-03**

Commissioners decided to delay discussion of this item until they receive more information from APTIM.

**d) Resolution 2018-06 - Approval of Referendum and Special Election on March 5, 2019 with New Bond Limit**

Commissioners decided to delay discussion of this item until they receive more information from APTIM.

**e) Review of Dates and Times for Future Board Meetings – Mike Mullins**

Commissioner Mullins explained why he asked for this item to be placed on the agenda and led the discussion. He said the primary reason is to find a day that might be more suitable and convenient for Commissioners. The Chair asked Mr. Damon to poll the Commissioners to determine what the best day is for the majority.

**f) Review of Stronge’s Economic Survey – Mike Mullins**

Commissioner Mullins explained he thought Dr. Stronge’s economic estimates do not jibe with numbers he researched and suggested this data be independently validated. Commissioner Mullins thought Dr. Stronge’s numbers might be as much as 7 to 10 times higher than what his estimates are. Commissioner Mullins continued that Dr. Stronge commented in a follow-up letter that even though there may be some issues with his economic estimates, it does not invalidate his recreational benefits numbers. However, if the economic analysis is flawed, Commissioner Mullins said, then there is a good chance the recreational analysis is flawed. He suggested there be a further conversation with Dr. Stronge to see why he holds the other numbers to be valid.

Mr. Grant said Dr. Stronge has agreed to look into this further. Chairman Jensen asked Mr. Grant to work out with Dr. Stronge how best to get additional information from Dr. Stronge before the September Board Meeting.

**g) Resolution 2018-07 – Honoring Kathleen Rooker**

No Commissioner offered this resolution. Commissioner Mullins suggested this resolution be considered when all the Commissioners are in attendance.

**7. New Business**

**a) Approval of APTIM Hourly Scope of Work Services Contract**

Mr. Grant explained this contract was necessary to pay APTIM for small engineering services projects that are not currently contracted for, such as the Local Government Fund Request. He said the Board had moved the threshold for funding a few year ago from \$10,000 to \$25,000 to avoid APTIM constantly having to come back for additional money. Ms. Stroud said the Commissioners have to amend the Rules of Procedure to officially increase the authorization limit for any expenditure to \$25,000. Commissioner Mullins moved and Commissioner Jensen seconded a motion to revise CEPD’s Rules of Procedure for requiring a resolution for expenditures from \$10,000 to \$25,000. The motion passed unanimously.

The APTIM contract will be considered at the next meeting.

**b) Budget Resolution 2018-01 - Authorization to Increase Capital Equipment Budget**

Commissioner Mullins moved and Commissioner Lanigan seconded the motion to approve Budget Resolution 2018-01. The motion passed unanimously.

**c) Hagerup Park Maintenance Discussion – Dave Jensen**

At the request of the Chair, Mr. Grant reviewed what is in the mid-term grant request from the TDC. He also mentioned that the West Coast Inland Navigation District might be a future

source of funding and CEPD had spent \$2,800 to fix deficiencies at Hagerup that the Parks and Recreation Department had reported.

**d) BeachBriefs Protocol – Mike Mullins**

Commissioner Mullins led this discussion. Regarding content for the BeachBriefs, Chairman Jensen said if the information is important, it ought to be communicated to the public. The conversation turned to improving CEPD's website and the History of CEPD Project. The Chair thought a brief video to pitch the referendum should be available when CEPD begins its Town Hall meetings.

**8. Administrator Report**

**a) Beach Status Photos**

There was no discussion of this item.

**9. Public to be Heard**

There were no comments from the public.

**10. Commissioner Comments**

Commissioner Lanigan commented he was surprised homeowners did not know where their property lines were. He thought CEPD should educate them as to where private property ends and public beach begins. Commissioner Mullins said it is marked on their surveys.

**Adjourn**

There being no further business, the Chair adjourned the meeting at 3:50 P. M.