

9. **OLD BUSINESS**

a. Water Quality Issues

1. Reports from City Council members

- i. Attendance at the Consumer Fertilizer Task Force public workshop November 14, 2007 (Mayor Denham)
- ii. Florida League of Cities Urban Planning Council regarding water issues (Mayor Denham)
- iii. Florida League of Cities Board of Directors meeting regarding fertilizer and water issues
- iv. Report on the acquisition of the Sanibel Bayous sewage treatment plant

2. Staff Reports



## Florida League of Cities – Report to Urban Committee

This information is in response to a number of requests that I received following the recent Urban Committee meeting, this information represents a very broad overview of the work which the Southwest Florida Regional Planning Council has undertaken to improve the water quality of the six county regions of southwest Florida.

- *New Regional Subcommittee Formed*

The Southwest Florida Planning Council gave directions that a water quality subcommittee be formed with a broad regional focus and scope and to reflect that scope it will be called “Lower West coast Watershed Subcommittee”

The regions have been waging a fight to prevent or reduce water releases from Lake Okeechobee down the Caloosahatchee and into the estuary. However this newly formed committee will focus not on the releases from Lake O, but rather on the additional threats that being, polluted runoff from the Caloosahatchee and other river basin, due to urban development’s aging water management systems

- *The Mandate of this committee:*

The committees mandate is to submit to the Southwest Regional Planning Council a series of resolutions that address current control standards and criteria, assessing regional impact and recommending new standards for control that will ultimately improve water quality throughout the region.

- *Urban Pollution Threats the focus of the committee*

1. Fertilizer Application Runoff
2. Waste Water Discharge
3. Package Treatment Discharges
4. On-Site Wastewater Treatment Systems (Septic Systems)
5. Storm Water Runoff

- *Progress of this Committee:*

Three resolutions recommendations of this committee have been almost unanimously approved by the Regional Planning Council

1. Fertilizer Application Containing Nitrogen and Phosphorous
2. Treated Wastewater Discharges of Nitrogen and Phosphorous
3. Privately owned Package Wastewater Treatment Facility Discharges

These resolutions have now become an integral part of the Regional Planning Council's DRI checklist

- *Lower West Coast Water Shed Progress Report*

Detailed Progress Report of LWCWB attached

LWCWB Subcommittee Progress Report -- Improve Water quality

- *Copies of the three approved resolution can be obtained from the following the Southwest Florida Regional Planning Council link:*

<http://www.swfrpc.org/>

Fertilizer Resolution

Wastewater Resolution

Wastewater Package Plant  
Resolution

If you wish to have further information on the work of this committee please contact me at [mickdenham@aol.com](mailto:mickdenham@aol.com) or at Sanibel City Hall at 239 472 3700

Mick Denham

To: My Colleagues on City Council  
From: Carla B. Johnston

*FYI should we eventually do single Council adopted update for website*

November 17, 2007—Update of my personal views on the water quality tasks ahead.

**Re: 2007-2008—Steps to Improving Water Quality around Sanibel Island**

**I. The problem:**

The disruption of estuary stability experienced in last three years was caused largely by polluted fresh water from flushed down the Caloosahatchee into the waters surrounding Sanibel. Much of the pollution was brought from the Lake itself, although the excess rural and urban run-off has certainly contributed to the problem.

The result of this human-induced pollution is twofold: 1) High water flushes destroy significant amounts of the seagrass based habitat for fish and other estuary life. Recovery is slow. 2) Excess nitrogen contributes to a number of types of algal growth in the Refuge, the canals and in the Gulf. (The red drift algae is ultimately deposited, with each new tide, on our beaches—last winter in swaths two feet deep and four feet wide.)

**II. The solution:**

To solve this problem, we must both prevent the circumstances that cause it to continue and simultaneously clean up the damage if the natural cycles are too overwhelmed to manage.

**III. Criteria for prioritizing work on solutions to problem:**

To focus our work, we must answer three questions. 1) Who has the power to solve the problem? 2) What's required to do the jobs properly and in a timely fashion? 3) What must the government and public from Sanibel do to ensure that we accomplish our objectives?

**IV. Who has the power to solve the problem?**

Private property owners (both business and residential) often cause the pollution and can reduce it. But they don't always understand the scope of the problem. Sometimes they are not inclined to initiate solutions.

Government is needed to design, finance and implement solutions. Government can make laws, institute and enforce regulations, construct or removing facilities required to solve this problem.

The multiple facets of the problem coupled with our decentralized government results in making it difficult to understand who's in charge of solving what. Public frustration comes, in part, from asking the wrong agency to do a job outside its jurisdiction. Below is a list of the primary agencies critical to solving our water problem:

- 1) The **Army Corps** determines what amount of polluted water is released from Lake Okeechobee into our estuary, approves permits that increase the amount of land covered with impermeable surfaces, builds facilities that will improve or hamper our water quality.

This agency derives its power from the President and Congress. It can focus only on tasks assigned (in this case the congressionally approved Comprehensive Everglades Restoration Program (CERP). Our Jacksonville Corps reports through Atlanta and ultimately to the Assistant Secretary of the Army in Washington.

2) The **South Florida Water Management District (SFWMD)** determines how much water is needed for agriculture and human water supply. It has the power to make land which it owns or leases available for water storage. It has the power to buy real estate for use as new water treatment areas.

This agency derives its power from the Governor and the Legislature. Its focus is mandated in state laws. Its Board is appointed by the Governor. The Board hires the Executive Director.

3) The **State Department for Environmental Quality (DEP)** has the primary power to enforce the federal Clean Water Act and to initiate actions that cause removal of excess nitrogen and phosphorus from the water, the power to establish regulatory standards for pollutants (TMDLS).

This agency derives its power from state law. It is an agency serving the Governor to implement state policy. The Secretary who heads the agency is appointed by the Governor.

The problems with summer 2007 beach closings spotlight a host of new need for better laws governing the state required management of going beyond gathering data about pollution from septic/package plant leaks and issuing fines: law must be broadened to better integrate data collection, to not just deposit fines in state treasury but to mandate and oversee immediate repairs, and to require local notification.

4) The **county and municipal governments** have the power to make ordinances that control the management of local resources and the power to initiate and implement programs within their authority.

County and local governments operate within the state laws. For example, in Florida, municipal governments have no jurisdiction over public health. That power is divided among county governments and several agencies of state government. Counties and cities control growth management and zoning that impacts pollution run-off. They can own wastewater treatment facilities.

5) The **Governor and Legislature** make laws to protect (or inadvertently harm) water quality. These laws are then implemented by agencies assigned that responsibility (The primary ones are listed above.) The governor also is charged with implementing some federal laws.

#### **V. Human and financial resources are required for these agencies to do their jobs:**

Three factors determine whether or not the job is done correctly. There must be adequate and specific plans for what must be done. There must be managers with the

wisdom and will to address the problems—one piece at a time. There must be sufficient tax dollars available to pay for the land, labor and materials needed.

This memo first addresses money available for financing solutions needing government involvement. Second, I speak to the management capability in these agencies to complete the job. This memo does not focus on new planning at government levels other than to support the efforts to provide alternative spillway to the Caloosahatchee and St. Lucie and to support the efforts to reduce nutrient pollution caused by land run-off.

#### **VI. Money needed to do the job:**

1) The federal government has not appropriated money for its promised share of Everglades restoration (CERP)—thereby short-changing the **Army Corps'** ability to complete important projects like 'Mod Waters' (the elevating of Tamiami Trail so that more water can flow south to the Everglades rather than down the Caloosahatchee.) Individuals (especially snow birds from across the country) can → write the President and their home state Members of Congress to urge them not to short-change America's Everglades. This should be done when the annual Water Resources Development Act (WRDA) (authorized this year through November 2007 veto-override, but yet to have funds appropriated) is under consideration.

2) The **SFWMD** receives tax dollars from municipalities and from the state. It has a healthy budget, although the new state law governing limits on ad valorem taxes will force a substantial cut back beginning in October 2007. There will be some new money from the new state law, but it is designated for specific kinds of new projects. In addition to this new Northern Everglades law, the state has been quite generous in funding Acceler8 (key parts of CERP funded because the federal government has paid its half as the law required them to do.)

The problem with the SFWMD is ensuring that the money is spent wisely. Little public or media attention is paid to 'watchdogging' whether SFWMD funds are spent on managing water fairly for all stakeholders. One SFWMD project that is very important to the Caloosahatchee is a stormwater treatment area for the C-43 reservoir. Individuals and local governments can → press the SFWMD Board (email addresses below) and Executive Director, Carol Wehle, now to urge that the land is purchased for a water treatment area in the coming fiscal year. The reservoir must have a treatment area attached and functioning on the day that it opens. It must not become a place to store and release more dirty water. In addition, it is important to watch the 2007f. state-mandated local jurisdiction tax cuts because such cuts can (are) resulting in slowdowns of some SFWMD water construction projects.

3) **County and municipal governments** will also be squeezed significantly by the new state tax laws. Local officials will decide where to cut back; not launching new programs is the easiest cut. Local water pollution solutions such as making and enforcing fertilizer ordinances, managing storm water run-off—are just beginning to be addressed and, for this reason, they often require new resources. It may be harder to appropriate funds for projects like package treatment facilities, wastewater treatment, septic run-off.

For Sanibel, it means that funding for new programs like understanding how to break the cycle of red drift algae and for cleaning up the red drift algae may be squeezed.

The new state law governing ad valorem tax ceilings also rewards growth and development to increase tax base. The other side of that coin is that increasing impermeable coverage will only exacerbate the run-off problems coming from greatly increased fertilizer use and package plant/septic problems. These run-off problems can exacerbate the amount of algae producing nitrogen from septic, wastewater and fertilizers. Individuals and governments can → engage in ongoing efforts to increase public awareness of the impact state financial policy, as well as policies such as referendum proposals that would limit the ability of local taxing districts to make their own determinations about the need to spend on projects that reduce water pollution. Preserving and correcting water quality are concepts not yet integrated into financial policy. We don't get what we don't pay for.

## **VII. The skill, focus and will of management to do the job:**

1) The **Army Corps** has, for decades, been more part of the problem than part of the solution. However, it is *imperative* that we realize that we need the Army Corps because there is no other agency that has the legal authority, the power and the scope of responsibility to fix our major water management problems.

We must encourage and enable them to 'do the right thing.' To hope for alternative agency authority is to postpone water clean-up until decades from now when the problems will be far worse.

Much of what the Corps does or does not do on Sanibel's behalf depends on the Commander of the Jacksonville Corps office. A large part of our problem has been caused by previous commanders who rode out their three year term doing nothing. We are extremely fortunate now to have an energetic Commander, Colonel Paul Grosskruger, whose inclusive style and grasp of the magnitude of solving the Florida water management problems has begun to make some progress. He's making decisions that are beginning to recognize and address the diverse needs of South Florida stakeholders.

2006 was actually the first time that the east and west estuaries (where excess water is dumped) were included in Corps Lake regulation calculations. Prior to 2006, the focus was only on the Lake—not where the Lake water went (except for meeting agriculture or drinking water needs.) The Colonel's staff is just beginning to understand what's required to replace speculation with quantitative, precise information and substantive analysis. It's the first time the Corps has begun to recognize the need to integrate biology, hydrology, and engineering. It's the first time that Corps leadership has even begun to listen to the needs of all stakeholders; a sea change in their understanding of their mandate. It's the first time the Corps has even entertained the possibility of adding alternative destinations (emergency use of SFWMD lands, a spillway into ACE and SFWMD facilities to the south) rather than to continue their misguided directive that excess water be dumped in the estuaries. It's the first pro-active efforts to bring more water to the Everglades National Park. It's the first time that policy has been issued that the Lake can be managed at 12 feet rather than higher (good for Lake health, for preventing dike breach and for preventing flushes in high water cycles.) All this is a good, but not yet sufficient response. It's a very fragile beginning of improved policy.

The Colonel is, however, half way through his 3 year posting here. The Corps protocol is to choose his replacement soon. It is unprecedented for the ACE to reappoint someone for a second three year term, but this is no time to stop the momentum and start over with a new Commander. It seems in the ACE self-interest to demonstrate that it can do a solid job finishing work on a site as visible as Florida's (America's) Everglades. One way to help make this happen is that organizations and individuals can → immediately request that the Corps take the unprecedented step of allowing the Commander of the Jacksonville District, Col. Paul Grosskruger, to stay for a second three years. Email or fax three people: the Asst. Secretary of the Army, John Paul Woodley, (Fax: 703-697-7401 or [Kathleen.mcglynn@hqda.army.mil](mailto:Kathleen.mcglynn@hqda.army.mil)); Chief of Engineers, Lt. Gen. Robert Van Antwerp (Fax:202-761-1683 or [Robert.l.vanantwerp.ltg@usace.army.mil](mailto:Robert.l.vanantwerp.ltg@usace.army.mil)); and Commander, South Atlantic Division, Brig. Gen. Joseph Schroedel, (Fax: 404-562-5002, [joseph.schroedel.bg@usace.army.mil](mailto:joseph.schroedel.bg@usace.army.mil)).

In addition, Sanibel should encourage the ACE to → begin to set in place plans for its 2010 Lake Okeechobee Regulation Schedule by doing the following:

- a) Incorporate the protocol now for using SFWMD owned and leased lands as an additional emergency destination for water during high water periods. To do so provides the 'plumbing' making it possible to actually use this new emergency release option. To do so using even the 150,000 acre feet of storage currently available reduces the harm to the Caloosahatchee by 14%. Once 450,000 acre feet of storage is available, our harm is reduced by 25%. (See comments on SFWMD below.)
- b) Ensure now that the new 2007 schedule relies only on the Operational Guidance bands for flexibility because to do otherwise undercuts accountability and opens the Corps to pressures and whims.
- c) Develop the internal capacity for establishing baseline measures of the Caloosahatchee water quality now. The current drought offers the best possible opportunity for establishing such a baseline. This will enable ongoing quantifiable measurements of types of damage to the estuary that can serve as a guide for future Lake release management.
- d) Continue to encourage development of conveyance systems (spillway or flow way) for water to the south to reduce the possibility of releases to the estuary. (See Corps money needs above.)
- e) The City of Sanibel should (and is) continuing to utilize the legal and technical expertise from our D.C. law firm, Beveridge and Diamond (B&D) to convey to the Corps that we know exactly what is required for a top quality Environmental Impact Statement and that we will provide this to them as a 'tutorial' unless we reach a point where no reasonable progress is occurring. At that point, these documents could well turn into the basis for legal action.
- f) Renew our request that water release gate at S-77 be redesigned to release from mid-point in Lake, not from bottom or top in order to minimize pollution out-flows.
- g) Provide the Corps with all human health and safety data applicable to our estuary because the Corps' mandated priority is health and safety.

2) **State Law and DEP and County Government** authorization is limited to control pollution of beaches caused by sewage leaks from septic tank and package plants. Testing water pollution is handled by a number of different agencies and needs to be better coordinated. In addition, it is important to determine if testing is sufficiently comprehensive. Furthermore, the oversight agencies have no substantial mandate to follow-up on violations to determine whether problems are corrected soon enough to protect public health, and there are not sufficient requirements for them to keep local governments apprised of situation. Efforts are required to change state law.

2) The **SFWMD** remains our most reluctant partner for improving our water quality. Just as Sanibel is geographically ‘out in left field’ when one views the District from the West Palm District headquarters, the Caloosahatchee and Sanibel have not even been on the District radar screen as part of Lake O water management. In 2006 we succeeded in getting their attention.

However, it takes extraordinary persistent effort to turn their promises into action. Governor Crist’s replacement of a number of Board members a few months ago appears, at this point, to be an improvement. It is crucial that the public and the government → continually write the person appointed from Lee County, Charles Dauray to let him know how best to help our estuary, our environment and our economy. Similarly, we should become frequent correspondents with all the others on the Board—congratulating fair decisions and expressing displeasure—requests for improvement when inappropriate votes are recorded. Here are the emails for the SFWMD Board. Remember that on any issue five of nine is a majority vote. Charles J. Dauray [cdauray@sfwmd.gov](mailto:cdauray@sfwmd.gov); Shannon A. Estenoz [sestenoz@sfwmd.gov](mailto:sestenoz@sfwmd.gov); Melissa L. Meeker [mmeeker@sfwmd.gov](mailto:mmeeker@sfwmd.gov); Eric Buermann, Chair [ebuerman@sfwmd.gov](mailto:ebuerman@sfwmd.gov); Nicolas J. Gutierrez, Jr., Esq. Vice-Chair [ngutier@sfwmd.gov](mailto:ngutier@sfwmd.gov); Patrick J. Rooney, Jr., Esq. [prooney@sfwmd.gov](mailto:prooney@sfwmd.gov); Harkley R. Thornton [hthornt@sfwmd.gov](mailto:hthornt@sfwmd.gov); Malcolm S. Wade, Jr. [mawade@sfwmd.gov](mailto:mawade@sfwmd.gov); Michael Collins [mcollins@sfwmd.gov](mailto:mcollins@sfwmd.gov).

Aside from strengthening the resolve and information base of the SFWMD Board, a number of activities that will be helpful to us require staff assistance. Sanibel concerns at present include →

- a) The content of the Estuary Protection Plan Feasibility Study (stipulated in the new state northern Everglades law) is important. The momentum to turn a finished plan into ‘turning dirt’ is key to wise use of funds from new law.
- b) We must continue to monitor SFWMD progress in attaining the promised 450,000 acre feet of emergency water storage, promised as a first step to send excess water somewhere other than the estuaries in high water years until definite improvements such as a spillway or flowway are realized.
- c) We must continue to monitor the status of judgments on the need for Clean Water Act permits in order to put water from one body into another.
- d) Ongoing attention from those concerned about water quality must join the attention paid by water supply stakeholders to the SFWMD Water Supply Management Plan and to the SFWMD rules for the Water Supply Index.

These SFWMD policies influence how much water the ACE sends in what direction.

- e) It's important to continue to monitor the back-pumping issue to advocate for agriculture to store water on their own lands and not on public lands.
- f) Ongoing pressure is important to keep focus on the SFWMD role in expanding conveyance (spillway/flow way) of water south.

3) The **Department of Environmental Quality** has, largely, been working well with the city over the past year. They are an important to the regulatory issues being addressed through the Regional Planning Council (RPC)—the gathering place for municipal and county officials from southwest Florida to develop models for solving regulatory problems—models that then are passed on to cities and counties who have the authority to make local laws. In addition, the city (through Beveridge and Diamond) and the county have been working with them to enhance the monitoring of the Caloosahatchee. A time may come when it is appropriate to do the following.

- a) Urge them to act more quickly on TMDLs (total maximum daily loads of pollutants in a body of water.)
- b) Urge them to pressuring the SFWMD to do its job.
- c) Enlist their assistance in advancing the implementation of the Northern Everglades Restoration Law.
- d) Enlist their assistance in advancing new legislation pertaining to tax credits for water farming.
- e) Continually be involved with DEP on matter of fertilizer regulations.
- f) Continually be involved with DEP on matter of public health aspects of water testing as well as correcting septic tank/package plant violations.

4) **County and municipal governments** are on the front line of implementing a number of water quality projects. Both governments and citizens can be helpful here in following through on →

- 1) Completing as soon as possible the technical study of the specific causes, characteristics, regeneration and elimination of red drift algae blooms and the separate task of identifying options for eliminating the deposits on our beaches. Lee County and the City are collaborating on the technical study.
- 2) Continue work on red drift algae removal plan with renewed examination of how to manage this algae in the water before it's deposited on beaches.
- 3) Continue to advance the idea for southwest Florida legislative delegation endorsement of filing a bill during the 2008 state legislature's session to better protect public health and to minimize nutrient inflow to water bodies that increases algae by improving water testing, expanding abilities of government agencies to correct violations from septic and package plants, and to require local government notification of violations.
- 4) Continue to explore how public education and outreach can engage other municipalities and counties north of the Lake to improve their water quality and to employ wise fertilizer applications because it will make both their environment and their economy more attractive.

- 5) Continue, through the Mayor, to be active in the Regional Planning Agency as a mechanism for reaching other local entities where septic and package plant problems affect our common waters.

**Summary—implementing solutions to Sanibel’s water quality problem:**

The list of tasks is long. Staff resources are severely taxed. Individual Council Members and our Washington law firm are all involved in pieces of this work. It is important to recognize that different agencies are responsible for completing different tasks. It is also important to note that different timing is required for different tasks.

10.

**COMMITTEES BOARDS COMMISSION**

- a. Scheduling Planning Commission applicant interviews to be appointed at the City Council meeting of December 04, 2007



# MEMORANDUM

**DATE:** November 19, 2007

**TO:** Judie Zimomra, City Manager

**FROM:** Pamela Smith, City Clerk 

**SUBJECT:** Planning Commission Applications

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Please find attached a Planning Commission application submitted Thursday, November 15, 2007 after the Council agenda packet was delivered. Also, attached is the advertisement that was in the Island Reporter with a submission deadline of Friday, November 16, 2007 12:00 Noon.

PS/me

Xc: Sanibel City Council  
Ken Cuyler, City Attorney



**COMMUNITY INVOLVEMENT:**

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(See Attached Sheet)

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**WHY ARE YOU INTERESTED IN THIS APPOINTMENT?**

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(See Attached Sheet)

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Signature of Applicant

**As a Florida governmental entity, all information including your address, phone number and e-mail address are subject to public records requests.**

**Tom Krekel**

**Application To Serve On Sanibel Volunteer Committees (Attachment)**

**Background (Education and Experience)**

Bachelor of Science-	University of Louisville, 1966
Master of Business Administration-	University of Tennessee, 1980

**Work Experience-**

Realtor, Waterstone Real Estate	2004-present
Captain US Airways, flying the B-767, B-757, and B-737	1984-2004
State Pilot for Governor of Tennessee	1976-1984
Unit Manager General Electric, Appliance Park	1973-1976
U.S. Naval Aviator, varied assignments	1966-1973

**Community Involvement:**

Chair of the Board of Commissioners, Sanibel Public Library Independent District-  
March 2006 until May 2007  
Commissioner, Sanibel Public Library Independent District May 2007- until present.  
President of the Board of Directors of the Sanibel Public Library Inc. - December 2003 –  
March 2006  
President and Vice-President, Sanibel Captiva Lions Club- 2002-2003.  
Chair of the Sanibel Captiva Lions Arts and Crafts Fair- 2001-2003.  
Member of the Board of Directors, Sanibel Captiva Lions Club 2002 – until present.  
Permittee for the Sanibel Captiva Conservation Foundation Sea Turtle Research  
Program- 2001 until present.  
Sanibel Resident since 1999.

**Why Are You Interested In This Appointment?**

I believe that I can make a valuable contribution to the Community by serving on the Planning Commission. My educational and work background has given me a good base for a development of analytical abilities that I believe will serve me well in the role of a planning commissioner

My community involvement has brought me into close contact with a large cross section of Sanibel citizens and community leaders and has thereby provided me with a good knowledge of the various problems and concerns of a wide range of the population. I am a member of the business community as a realtor with Waterstone Real Estate and I believe my real estate background will be an asset in dealing with Planning Commission issues.

My service with the Sanibel Captiva Conservation Foundation Sea Turtle Program has made me aware of the unique and valuable environmental habitat of our barrier island. This direct involvement with the environmental issues facing the Community will also be valuable in the conduct of Planning Commission business.

My service with the Sanibel Public Library and the Sanibel Captiva Lions Club has given me a personal insight into the concerns of business leaders as well as residents. In these positions, I have also had to engage in negotiations and business interactions with the City Government of Sanibel, which has again broadened my base of experience in community affairs. I would be honored to serve as a Planning Commissioner on the Sanibel Planning Commission.

A handwritten signature in cursive script, reading "Thomas W. Krekel".

Thomas W. Krekel



## PUBLIC NOTICE

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The Sanibel City Council is accepting applications for  
the Planning Commission. Deadline for submission is  
Noon on November 16, 2007

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Any resident wishing to apply must fill out a Advisory Committee  
Application is available at City Hall, 800 Dunlop Road, call 472-4135 or go to  
the City's website [www.mysanibel.com](http://www.mysanibel.com) to download an application

13. **COUNCIL MEMBERS' REPORT**

- a. Attendance at the National League of Cities Conference in New Orleans (Vice Mayor Johnston and Councilman Jennings)
- b. Attendance at the Florida League of Cities Council meetings November 08, 2007 (Mayor Denham and Vice Mayor Johnston)
- c. Attendance at the Florida League of Cities Legislative Conference and League Board of Directors meeting (Councilman Jennings)



November 19, 2007

TO: City Council

FROM: Carla B. Johnston

RE: Report on National League of Cities Meeting  
New Orleans – 11-11-07—11-15-07

## INTRODUCTION

Many opportunities were available at the conference from talking with manufacturers of equipment about the type equipment that might be suitable for removing red drift algae to examining public:private partnerships for redevelopment.

I will focus this report on a priority topic for convention—energy efficiency.

## EQUIPMENT

First, let me say that my conversations with equipment manufacturers reinforced what we are finding—that it is not easy to find the ideal equipment for a task such as red drift algae removal.

## REDEVELOPMENT

Second, it was interesting to hear the discussion about redevelopment. Public:private partnerships were enthusiastically supported in order to accomplish the objectives that meet community needs as well as those of the private sector. Some examples are more appropriate for larger municipalities than for the kind of redevelopment that may occur on Sanibel. For example, one case study referred to a land use case where a private entity built on half of a land parcel with a 35 year lease after which the housing became city property and in return for this benefit to the private sector, the private entity built a school for the city on the other half of the parcel. Interesting model—but not really Sanibel applicable.

However, other components of the workshop were useful to us. For example, the workshop presenters urged evaluation of potential public:private ventures by measuring the project against the criteria of sector strengths. Highlighted private sector strengths all forced by market competition included management efficiency, newer technologies, workplace efficiencies, cash flow management (perhaps a reference to greater flexibility,) personnel development (greater ease of adding and limiting special skill individuals,) shared resources including money. Highlighted public sector strengths included legal authority, protection of procurement policies, broad perspective that balances competing goals in order to meet public needs, dedicated personnel (although sometimes constrained,) capital resources. Deciding how best to approach a given redevelopment project might best begin with deciding what one has as an asset and how best to combine assets.

An interesting point emphasized in the discussion of several case studies was the importance of establishing a non-profit corporation to handle the redevelopment. Workshop presenter spoke about the benefit of having representatives of both public and private sector on the board of one entity with purpose limited to given redevelopment task. They also addressed the IRS Tax Code benefits of handling appropriate financing through this venue. Nonetheless, this entity cannot substitute for parallel need to have in-house capacity within the municipality to manage and provide continuity for every step of the public:private partnership.

Models discussed may or may not be appropriate for any Sanibel ventures. One would need to determine whether a downsized model could emerge and could be transferable from transportation to Sanibel type redevelopment from a case study such as the way in which Mayor Daly both saved money and pocketed revenue in his partnership to have a private firm manage the Chicago Skyway. Daly set up four books of specs for the management lease while a) putting a year of revenue from tolls into a trust fund earning income, b) eliminating taxpayer maintenance costs, c) obtaining lease revenue, and d) still owning the Skyway. I think it a stretch for Sanibel applicability—but stimulating thinking about new approaches is always useful.

#### ENERGY EFFICIENCY

When Council approved the FY'08 budget last September, we did agree that after the recreation center construction was complete, it would be useful to turn attention to how the city could do more on energy efficiency. General agreement prevailed about how Sanibel, with its conservation mentality, needs to be more aggressive in this area. We have not yet taken steps now considered standard operating procedure in other municipalities. The NLC conference devoted considerable attention to this topic.

The opportunities included those appropriate to saving tax dollars by increasing energy efficiency for the city—its buildings, vehicles, grey water use, workday practices. There are also actions that might be taken to update codes or advocate practices to make it possible for individual home owners to save on their own energy costs.

Sanibel staff is familiar with the LEED standards (U.S. Green Building Council's Leadership in Energy and Environmental Design) for green buildings and employed some of these characteristics in the construction of the Recreation Center. Additional resources obtained from conference activities (meetings and a visit to New Orleans project) include:

- [www.lisc.org](http://www.lisc.org) pertaining to green development opportunities and models from across the U.S.
- <http://holycrossproject.globalgreen.org> pertaining to a project to build 5 homes and an apartment building in New Orleans including solar panels, high performance building design, HVAC systems, energy and resource monitoring systems, energy efficient appliances, cisterns capturing and storing rain water on the property then used for all toilets and for landscaping. These building use 75% less energy than typical house.

- [http://www.eere.energy.gov/solar/solar\\_america/open\\_upcoming\\_fund\\_opps.html](http://www.eere.energy.gov/solar/solar_america/open_upcoming_fund_opps.html) is access to information about 2008 funding opportunities for solar demonstration projects in cities (2 categories—large cities and another for small cities) This is the Solar America Initiative a branch of the U.S. Department of Energy
- ICMA Public Management Magazine, October 2007 features an article available at convention booth focusing on more sustainable bottom line. It cites 3 steps to energy conservation: 1) no-cost changes such as work policies to turn off computers and lights and more careful operation of heating and cooling systems. 2) Limited cost items such as changing bulbs from incandescent to high efficiency throughout all public properties, and upgrading leaky windows to double paned ones. 3) Invest dollars in upgrading HVAC equipment to more efficient systems and moving on to use renewable energy sources wherever possible as well as retrofitting buildings to new standards.
- [www.newenergychoices.org](http://www.newenergychoices.org) provides information on alternative energy generation sources for individuals and for communities with materials on interfaces with electric grid.