

**SANIBEL CITY COUNCIL REGULAR MEETING  
TUESDAY, AUGUST 07, 2012**

Mayor Ruane called the meeting to order at 9:00 a.m.

Councilman Jennings gave the Invocation and Pledge of Allegiance

**PRESENTATION(S)**

**Recognition of Employee of the Quarter for 3<sup>rd</sup> Quarter FY 2011-2012**

Mayor Ruane recognized Tara Willette as the Employee of the Quarter.

**Proclamation proclaiming the week of September 17<sup>th</sup> through September 21<sup>st</sup> as  
Industry Appreciation Week** (to be presented at the Industry Appreciation Luncheon September 19<sup>th</sup>)

**Planning Commission Report**

Commissioner Holly Smith gave the following report for the July 24, 2012 Planning Commission meeting.

- Consideration of the Care Taker cottage to be relocated to the Sanibel Museum & Village
- Consideration to amend the Certificate of Appropriateness for the Shorehaven move to include the Care Taker's cottage
- Both approved

Public Comments

None

Ms. Zimomra announced that staff would like to amend the agenda to possibility add a resolution relative to the Executive Session.

Council agreed.

**Council Comments**

Councilman Harrity asked if the following dates could be added to Council's calendar:

- August 14, 1945            Victory in Japan Day
- May 08, 1945            Victory in Europe
- December 07, 1945    Attack on Pearl Harbor

Councilman Harrity moved, Mayor Ruane seconded, to add the above dates to the Council's calendar to appear on the Horizon - Important Dates at the end of each Council agenda.

He further mentioned the joint Tourism Development Council and Horizon Council and the attendance of Council.

Public Comment

None

The motion carried.

Vice Mayor Denham also spoke to the joint meeting. He asked if the City Manager could prepare a discussion on the October and/or November City Council agenda for the Planning Department's commercial redevelopment.

Discussion ensued regarding any future discussion of commercial redevelopment a good idea as noted above Council taken great strides in reducing fees, put together a PowerPoint presentation to advise certain entities,

feedback from community, encourage business community to redevelop, talk to Jim Moore, Director Lee County Economic Development and not clear of the current direction relative to commercial business viability.

Councilman Jennings spoke to the moving of the Shorehaven Caretakers cottage. He also spoke to the upcoming Industry Appreciation Luncheon in September.

### **Public Comment**

Holly Smith spoke to redevelopment for hotels and motels for clarification, how the system could work better with comprehensive meetings of Planning Commission's subcommittees. She further spoke to the procedure

Discussion ensued regarding that hotel and motel redevelopment complete and should focus on commercial redevelopment.

Karen Storjohann spoke to including the history, date of application, completion and why there was a particular delay; department or applicant.

Council advised that there was no mention of amending the Sanibel Plan.

Sonia Smith spoke to a proposed awareness campaign. She further spoke to request from Board of Realtors and CASI working together. She invited Council to a luncheon at Sanibel Community Association on August 30<sup>th</sup>.

### **Solid Waste Public Hearing**

**RESOLUTION 12-073 OF THE SANIBEL CITY COUNCIL RELATING TO THE COLLECTION AND DISPOSAL OF SOLID WASTE, RECYCLABLES AND HORTICULTURAL WASTE, IN THE CITY OF SANIBEL; CONSTITUTING THE CITY'S ANNUAL RATE RESOLUTION AND RE-IMPOSING THE ANNUAL SPECIAL SERVICE ASSESSMENT TO FUND THE COLLECTION AND DISPOSAL OF SOLID WASTE, RECYCLABLES AND HORTICULTURAL WASTE AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF SANIBEL FOR THE FISCAL YEAR OCTOBER 1, 2012 THROUGH SEPTEMBER 30, 2013; APPROVING THE RATE OF ASSESSMENT; APPROVING THE SOLID WASTE ASSESSMENT ROLL; APPROVING COLLECTION OF ASSESSMENTS THROUGH THE UNIFORM METHOD OF COLLECTION (i.e. TAX BILL); APPROVING ALL OTHER NON-ASSESSED SOLID WASTE, RECYCLABLE AND HORTICULTURAL WASTE FEES TO BE BILLED DIRECTLY BY THE SOLID WASTE HAULER; AND PROVIDING AN EFFECTIVE DATE**

**RESOLUTION 12-074 OF THE CITY COUNCIL OF THE CITY OF SANIBEL SITTING AS THE SANIBEL EQUALIZATION BOARD; EQUALIZING AND APPROVING A RECURRING ANNUAL SPECIAL SERVICE ASSESSMENT FOR THE COLLECTION AND DISPOSAL OF SOLID WASTE, RECYCLABLES AND HORTICULTURAL WASTE FOR ALL RESIDENTIAL DWELLING UNITS (DEFINED AS ONE THROUGH FOUR RESIDENTIAL DWELLING UNITS PER PARCEL) WITHIN THE CITY OF SANIBEL; EQUALIZING AND APPROVING THE RECURRING ANNUAL SPECIAL SERVICE ASSESSMENTS FOR FISCAL YEAR OCTOBER 1, 2012 THROUGH SEPTEMBER 30, 2013; PROVIDING FOR THE CONFIRMATION, ADOPTION AND FILING OF A FINAL ASSESSMENT ROLL FOR SAME; PROVIDING FOR CONFIRMATION OF THE RECURRING ANNUAL SPECIAL SERVICE ASSESSMENT; AND PROVIDING AN EFFECTIVE DATE**

Ms. Zimomra read the title of Resolution 12-073 and 12-074.

Mr. Cuyler explained the following:

- Conclusion of a process each year
- City established process of assessing residential properties
- Amount \$272.33
- \$360.27 for dwelling units using the backdoor process

Councilman Congress moved, seconded by Vice Mayor Denham, to adopt Resolution 12-073.

Public Comment:  
None

The motion carried.

Mr. Cuyler spoke to Council sitting as the Equalization Board.

Vice Mayor Denham moved, seconded by Councilman Harrity, to adopt Resolution 12-074.

Public Comment  
None

The motion carried.

### **Second Reading and Public Hearing**

**ORDINANCE 12-006 AMENDING THE CODE OF ORDINANCES, CHAPTER 90 - FEES, ARTICLE V. RECREATION USER FEES, DIVISION 1 – SANIBEL RECREATION CENTER, SECTION 90-501 – RECREATION USER FEES; PROVIDING FOR CODIFICATION AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**ORDINANCE 12-007 AMENDING THE CODE OF ORDINANCES, CHAPTER 90 - FEES, ARTICLE V. RECREATION USER FEES, DIVISION 2 – SANIBEL RECREATION CENTER, SECTION 90-531 – MEMBERSHIP FEES; PROVIDING FOR CODIFICATION AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

Ms. Zimomra read the title of Ordinances 12-006 and 12-007.

Councilman Congress moved, seconded by Councilman Harrity, to adopt Ordinances 12-006 and 12-007.

Discussion ensued regarding possibility to increase visitor fees, Director Miller spoke to majority of revenue for 6-month and annual fees, day pass individual \$12 and family \$20, how much per year from visitors, Ms. Miller stated \$476,000 and visitor passes have decreased over the last year and were was a minimal portion of fees.

Public Comment  
None

The motion carried.

### **CONSENT AGENDA**

Vice Mayor Denham asked to pull item (i) and Councilman Congress asked to pull item (a). Claudia Burns asked for an explanation for item (f).

- RESOLUTION 12-071 APPROVING BUDGET AMENDMENT/TRANSER NO. 2012-046 AND PROVIDING AN EFFECTIVE DATE** (To reallocate \$600,000 from the 2006

\$8.63M General Obligation Bond Fund to the general fund as directed by Council at its July 17, 2012 meeting. This amendment does not increase or decrease the FY12 budget)  
Councilman Congress reminded Council that the \$600,000 was being moved to decrease debt as was previously decided by Council last year. He mentioned it might be premature to do so and Council may want to wait until after the first budget hearing.

Discussion ensued regarding the budget possibility looking different after hurricane season, paying down debt critical, any way to quantify debt rating at present, decision would make the budget look clearer and further conversation after hurricane season, recently refinanced bonds at 2% and the City having an A to AAA rating, Ms. Zimomra reminded Council that the City had never chose or needed to get a bond rating due to selling bonds locally and at the end of the calendar year what would be the next step for funds.

Councilman Congress moved, seconded by Vice Mayor Denham, to adopt Resolution 12-071.

Public Comment  
None

The motion carried.

- i. **RESOLUTION 12-079 AMENDING RESOLUTION 12-033 WHICH APPROVED A CERTIFICATE OF APPROPRIATENESS FOR THE RELOCATION OF A SINGLE FAMILY DWELLING KNOWN AS “SHOREHAVEN” CURRENTLY LOCATED AT 1111 BIRD LANE, TO THE CITY OF SANIBEL’S HISTORICAL MUSEUM AND VILLAGE LOCATED AT 950 DUNLOP ROAD; PROVIDING FOR THE RELOCATION OF THE “SHOREHAVEN” CARETAKER COTTAGE TO BE INCLUDED IN THE RELOCATION TO THE CITY OF SANIBEL HISTORICAL MUSEUM AND VILLAGE; AND PROVIDING AN EFFECTIVE DATE**

Ms. Zimomra read the title of Resolution 12-079.

Discussion ensued regarding an expensive undertaking and wondered if Historical Museum and Village, Inc. should take another look due to Council’s understanding that this would be done with volunteer contractors and now the project was proposed using a professional contractor, concerned of the current cost of the project, was the project being competitively bid, Ms. Zimomra noted the City had not been asked to fund the move, upcoming contract for overall support on the agenda and staff was working on a grant application, she further noted individual entity had the authority to continue, but non-profit would be doing the project,

Mr. Cuyler noted the resolution allows the project to begin and amends the prior resolution for the main structure and adds the care taker’s cottage.

Vice Mayor Denham moved, seconded by Councilman Harrity, to adopt Resolution 12-079.

Public Comment

Alex Werner spoke to the amount of reserves and that the Board believed they had funds to move the structures. He further spoke to the City owning the village.

The motion carried.

- j. **RESOLUTION 12-077 OF THE SANIBEL CITY COUNCIL ESTABLISHING THE ENTIRE DINKINS BAYOU DREDGING PROJECT AS A PUBLIC NAVIGATIONAL PROJECT; AND PROVIDING AND EFFECTIVE DATE**

Ms. Zimomra read the title of Resolution 12-077.

Mr. Cuyler noted the following;

- The purpose of Resolution 12-077 was to designate the project as a public navigational project
- There were parts of the project that were private, which would require private funds
- Resolution 12-077 was also needed to begin the project.

Mayor Ruane moved, seconded by Councilman Harrity, to adopt Resolution 12-077.

Discussion ensued regarding the project being one project as a public project, Mr. Cuyler noted that residents had shown interest to be included, therefore staff could apply for the permit including those private properties that would be discussed in the future, the project would be managed by City staff and other projects had been handled similarly.

Public Comment

Jonathan Tongui spoke to proposing the City manage the project and the private areas be included after identified and residents would fund.

Mr. Cuyler noted that the City portion identified on the map would not change, but private areas might be adjusted if necessary and the resolution designates the complete area.

The motion carried.

- f. Authorization for the City Manager to negotiate and execute a two-year contract, under substantially the same terms and conditions as the current contract in the amount of \$17,544 per year and waive bidding requirements (the contract was included in the adopted FY 12-13 budget and does not increase or decrease the budget)

Ms. Zimomra read the topic title. She noted this was the cleaning contractor for the Recreation Center.

Mayor Ruane moved, seconded by Councilman Congress, to approve item (f) as noted above.

Public Comment

None

The motion carried.

- b. **RESOLUTION 12-072 ESTABLISHING THE SANIBEL CITY COUNCIL REGULARLY SCHEDULED MEETING DATES FOR THE PERIOD SEPTEMBER, 2012 THROUGH AND INCLUDING SEPTEMBER, 2013; AND PROVIDING AN EFFECTIVE DATE**

- c. **RESOLUTION 12-075 APPROVING BUDGET AMENDMENT/TRANSER NO. 2012-047 AND PROVIDING AN EFFECTIVE DATE** (To transfer \$4,201 from the general fund reserve for insurance deductibles to reimburse a vehicle owner for damage caused to a personal vehicle by a City employee in a City vehicle. This budget amendment does not increase or decrease the FY12 budget)

- d. **RESOLUTION 12-076 APPROVING BUDGET AMENDMENT/TRANSER NO. 2012-048 AND PROVIDING AN EFFECTIVE DATE** (To transfer \$24,395 from ending fund balance to replace eight nonfunctioning HVAC coils (1 chiller). This budget amendment does not increase or decrease the FY12 budget)

- h. **RESOLUTION 12-078 APPROVING BUDGET AMENDMENT/TRANSER NO. 2012-049 AND PROVIDING AN EFFECTIVE DATE** (To transfer \$24,515 from reserve for contingencies to remodel the finance department visitor area interior to address handicapped accessibility, security and storage issues. This budget amendment does not increase or decrease the FY12 budget)

Ms. Zimomra read the titles of Resolutions 12-072, 12-075, 12-076 and 12-078.

Vice Mayor Denham moved, seconded by Councilman Harrity, to adopt Resolutions 12-072, 12-075, 12-076 and 12-072.

Public Comment  
None

The motion carried

- e. Approval of an Engagement letter between the City of Sanibel and CliftonAllenLarsen in the amount of \$58,000 to perform the City's September 30, 2012 audit and authorize the City Manager to sign same
- g. Approve a 2-year extension of purchase of sodium hydrochloride from Odyssey Manufacturing Co. for the Donax Plant (potential savings over the next 4-years would be approximately \$17,600)

Mayor Ruane moved, seconded by Councilman Congress, to approve the above-mentioned Consent Agenda items.

Public Comment  
None

The motion carried.

Council recessed at 10:45 a.m.

Council reconvened at 11:00 a.m.

## **OLD BUSINESS**

### **Water Quality Issues**

#### **Update regarding water quality issues**

Vice Mayor Denham spoke to the following:

- Issues 1) defensive position; 2) more aggressive; 3) educational program
- Formed area captains and had meetings
- Education program – continue to work with municipal councils
- More aggressive plan – indicated by Legislative Affairs the need to wait

Discussion ensued regarding Lee County marketing campaign, asked City Manager to work with Natural Resources department, was there room to expand the program through educational, Ms. Zimomra noted that at the staff level, Director Evans stated that he spoke to Kurt Harclerode regarding partnering, Lee County Board off in July, Mayor work with City Clerk to get on Commissioner Mann's calendar, Council would like to have the proposed plan, Ms. Zimomra noted that information was sent to Vice Mayor and this discussion would be on the September 08 meeting,

### **PowerPoint presentation on Golf Course Fertilizer and Lake Management Annual Report Cards**

James Evans, Natural Resources Director gave a brief PowerPoint presentation relative to the above subject matter.

Discussion ensued regarding seeing benefits of program, residents see clearer lakes, homeowner association working toward best management practice, Lakewood ranches instituted signs showing this season being a no fertilizer season.

## **Continued Budget Discussion Distribution of Second Draft Budget, Version 2.0**

Ms. Zimomra spoke to the following:

- Noted the current budget was 2.0 and the September 08 budget would be the tentative budget
- Staff changes, expenses and at Council's request the documents below were prepared
- \$600,000 set aside to pay down recreation center debt
- Based on Council's direction Council's goals reflect commercial redevelopment
- Revising the capital budget and refining the schedule with reduced costs by rolling projects forward by about \$200,000
- Council requested historical information and the annual feasibility study for sewers
- Budget includes Police Department restructuring
- Memorandum regarding the process for record digitization

Discussion ensued regarding budget being a work in progress, establish what Council wants to achieve and target reserves.

### **Discussion of Draft City Council Goals**

Discussion ensued regarding staff's draft was good, appropriate goal and what Council wanted to achieve, Vice Mayor would like to review water quality goals, bring clarity to tentative budget, replace old redevelopment goal and make it goal number one, Ms. Zimomra noted that Council wanted to replace staff's redevelopment goal with last year's goal and Council agreed by consensus.

### **Sanitary Sewer Historical Analysis Report Feasibility Study Update 2012**

Discussion ensued regarding the budget calling for a 3% increase, consultant's recommendation to adopt a 3% increase, what would be bond requirements for 1%, 2% or 3% increase, notice must be sent to each user of any increase, another option was a 1% reduction in cost, Ms. Zimomra noted there were certain cost that affected coverage, Ms. Hollis noted that operation and maintenance (O&M) expenses were looked at because that was included in the coverage test, Ms. Hollis continued to explain to generate revenues or cut expenses \$78,000 would need to be cut, which would be a 1.8% reduction in expenses or 1.5% increase in revenues, other options to consider, Ms. Hollis noted that O&M expenses included in the coverage expense was \$4.44 million and every 1% reduction would be about \$44,400, objective was to summarize that in order to raise revenues was to adopt an increase or reduce expenses, when reviewing the chart there was 3 years the City fails, could possibly cut less expenditures and achieve the objective with no increase, how to reduce by 3%, objective not to have an increase, Ms. Zimomra noted that when the discussion was about failing, that was the coverage for the State Revolving Loan Fund (SRF), viable system and want to meet bond ratio coverage, she explained that if there was zero adjustments 2013, 2014 and 2021 City would be slightly below the ratio and staffs recommendation to maintain to be able to apply for future loans, she continued to advise that when the sewer project was began there was a 3% increase was in the original financial projections each year, and as part of the budget each year staff brings forward the annual discussion, during recent years Council had tried not to increase rates, Ms. Zimomra explained zero percent that the O&M fund was, to be in compliance Council may want to consider a 1% reduction, could result in coverage and monthly residential rate, for 2013 need to be at 1.15 at zero percent 1.12, 2014 1.137 and 2021 1.14 and the affects of adopting no increase, could get to zero percent, achieve the SRF coverage objectives and have expenditures, but not as severely as previously indicated, need to address actual expenditures for no increase but maintain coverage, largest item was repair and maintenance, objective was to tweak numbers to get to 1.15, Ms. Zimomra wanted Council to keep in mind that as areas get older with leakage staff identifies the infiltration and inflow and correcting to reduce the amount of storm water that goes through the plant, Council asked what would need to be cut to get to 1.15 and that would be \$78,000, what does 3% increase mean, could increase 1.5% to be even, with no increase the monthly rate would be \$53.50, 2% would be \$54.57, if there was no increase the amount would be accumulative, if 2% adopted today there would be coverage and the bond was adopted with a 3% each year, Ms. Hollis noted that given the current debt service and current operating expenses, as well as projecting those forward Council would not need to do a catch up at some point keeping in mind the current debt service, using 2% column was that 2% for 2013, Ms. Hollis stated that in order to meet coverage with a 1% rate increase staff would need to cut approximately \$20,000 and revenues were \$5.83 million, for every 1% increase would generate \$58,000, every 1% decrease in expenses was \$44,400, currently 1.5% was needed to pass on the

ratio and would like to see a reduction in expenditures to get to zero, Mr. Krawczuk, Acting Public Works Director noted that the first 5 to 10 years of a system required little or no maintenance, but as the system ages more pumps go bad, lifts stations breaking with more tree root infiltration, tanks need repairing, Repair and Maintenance was more this year due to the need for tank repairs at the Donax Plant and one item there was an emergency coating that needs to be done and the cost of emergency repair would be \$50,000 and if not done more emergency repairs could come up, need to cut \$20,000 to get to zero, 1.5 increase would achieve what Council wants to do and 1% \$20,000 would need to be cut, was it prudent not to do the emergency coating, Council asked staff to cut \$20,000, preventative maintenance was important, and Council by consensus asked staff to advertise the public hearing for a rate increase of 1% and reduce expenses by \$20,000.

Public Comments

None

Mayor Ruane announced that Council would be going in to an Executive Session as noted below and recessed the meeting at 12:07 p.m.

### **Convene an EXECUTIVE SESSION RELATING TO UNION NEGOTIATIONS**

**In attendance shall be only the following persons:**

**Mayor Kevin Ruane**

**Vice Mayor Mick Denham**

**Councilman Doug Congress**

**Councilman Marty Harrity**

**Councilman Jim Jennings**

**Sanibel City Manager Judie Zimomra**

**Sanibel City Attorney Kenneth B. Cuyler**

**Jim Isom, Director of Administrative Services**

**Wayne Helsby, Labor Counsel (Allen, Norton & Blue) (by phone)**

City Council reconvened at 1:01 p.m.

Councilman Harrity moved, seconded by Councilman Congress, to increase rates by 1% and reduce expenditures by \$20,000 and schedule a hearing for the September 08, 2012 City council meeting.

The motion carried 4 to 1 with Mayor Ruane voting in opposition.

Ms. Zimomra advised that resolution 12-081 would be forthcoming for Council's consideration regarding health insurance.

### **Summary of total cost Hurricane Charley and Timeline for Recovery**

Mayor Ruane spoke to the following:

- City had reserves and if there was a hurricane it could impact City reserves
- Paid down General Employee and Police Officers Pension Retirement funds
- Paid down the most expensive debt

Ms. Zimomra noted that funds for the City's records digitized program was over budgeted due to funds appearing in the Legislative and MIS budgets and amount was reduced, Hurricane Charley FEMA reimbursement was at 95%, not out of the ordinary that expenses were reimbursed at 80%, and sometimes 95%.

Discussion ensued regarding enhancement of City reserves, should look at recreation center and highly subsidized by general fund and leaves a million dollar balance year after year, does Council want to bifurcate a certain amount for the recreation center or general fund, Ms. Zimomra noted that the recreation center fund was a segregation fund, she noted that the balance had been building up, Director Edwards recommended establishing a sinking fund for long-term capital repairs, how to manage fund balance, continue to see an increase of 6-month

and/or annual membership, most see a dramatic drop in membership, but Sanibel had not, what does Council feel was an ending fund balance to maintain for the recreation center or go toward paying down debt, Ms. Zimomra noted that the subsidy recreation center fund, create sinking fund and accumulated are to pay down debt, take \$450,000, Ms. Zimomra suggested bringing back number of expenditures and sometimes use for greater programming, balance increased, and history of revenues at the September 08, 2012 Council meeting, as well as options.

### **Prioritized List of Proposed Capital Budget**

Discussion ensued regarding playground cost, Ms. Zimomra noted that parks impact fee could only be used to develop new facilities, \$129,000 cost for playground in capital budget, Ms. Zimomra advised that the capital projects are not necessarily funded by the general fund, could be all or part, \$55,000 would come through parks impact fees, \$74,000 from general fund, separate expenditure for ballfields, playground behind school, \$25,000 in cameras add to recreation center, improvements in the area by pavilion, drainage \$114,500 City portion \$4,800, putting in security system at \$50,000 and ask partners for one-third, playground shown over 2 years with a possibility of receiving \$56,000 from county and school board, Pond Apple Park investment of \$80,000 and was this an appropriate expenditure, Ms. Zimomra reminded Council that when they walked the path SCCF noted they would build their walkway and City would do their portion so the path could be transversed by visitors and residence, no contract, bids or design, what would be the appropriate time to implement the path, Ms. Zimomra noted that at the next City Council meeting SCCF would come before City Council about other aspects of the Bailey house project, Director Evans had applied for Pond Apple Park grant, should wait to see if City receives a grant, may want to roll-over to FY14, Director Evans noted the total project cost for boardwalk was \$160,000, with \$120,000 for boardwalk, SCCF has \$80,000, need to receive permits, waiting for grant in the amount of \$65,000 by end of August, understand more regarding timeline, remove from capital budget, important to define productivity in MIS, Ms. Zimomra thought important that in addition to reduce overhead, considering transparency as part of improving productivity, does not always reduce costs, in last 2 years spent \$660,000 in capital MIS projects, within 5 years reduce employee count from 144 to 114, have 25% less in staff, important that Council discusses and make everyone think, and Ms. Zimomra noted that in the last 24 months 500,000 less pieces of paper have been generated.

Mayor Ruane moved, seconded by Vice Mayor Denham, to divide the recreation center fund into 3 funds; 1) sinking fund; 2) reduction for the general fund; and 3) reserves and elimination of boardwalk.

Public Comment

None

The motion carried.

Ms. Zimomra asked Council if they wanted to include covenants with the construction of the playground to ensure competitive bidding was used.

Mayor Ruane moved, seconded by Councilman Harrity, to include covenants when building the playground as a partner with the Sanibel School.

The motion carried.

### **Memorandum regarding proposed the Police Department's re-structuring Memorandum regarding Phase 2 digitized records storage**

Council overall comfortable with proposal.

### **Continuation of Community Housing Resources (CHR) regarding Contract Renewal and Evaluation and Appraisal Report (EAR)**

**Draft CHR Contract (proposed)**

**Draft Evaluation and Appraisal Report (EAR)**

**Revised EAR timeline**

**CHR Financials as of June 30, 2012**

## **Historical City Support of CHR**

Councilman Congress spoke to the following:

- Continued discussion with CHR Bard for the 3% escalator
- Page 3 of contract item 3b revision of 3%
- Proposing current \$262,000 to \$274,800 adding \$4,500 for administrative cost
- Thereafter there would be a 3% escalator

Richard Johnson spoke to the following:

- Consider 3% escalator for the next 3 years (1 through 3 years)
- May want to consider 3% escalator for years 4 and 5

Discussion ensued regarding there has been a 3% escalator with the exception of one year, FY13 3% included in proposed budget, CHR needs money and had improved over the last 18 months, Councilman Congress initial recommendation was to eliminate 3% escalator for years 2 thru 5, but understanding the reality CHR would need the 3% years two and three, taxpayers understand CHR but may not be 100% behind CHR due to past challenges, 3% continues to give a comfort level, do not have the ability to give comfort to taxpayers and bound by agreement if escalator in agreement, interested in approving 2 years with a 3% escalator, but CHR come back for years 4 and 5 for discussion regarding the escalator, need to focus on fundraising, can not support a 3% for CHR at this time, \$274,000 currently in budget and allow 3% and revisit in years 4 and 5, do not give 3% this year, but give in years 2 and 3, but give escalator years 4 and 5, work on fiscal plan, as well as maintaining and upgrading.

Richard Johnson spoke to the following:

- First official development committee meeting
- Now have treasurer
- Comfortable with current board
- New Executive Director

Mayor Ruane moved, seconded by Councilman Harrity, to make adjustment for 3% for years 1 and 2 and come back for discussion for years 3 through 5.

The motion carried

Mr. Cuyler suggested bringing back the agreement for adoption at the September 08, 2012.

Discussion ensued regarding a summary of the changes and recommendations to the Evaluation Appraisal Report (EAR).

Richard Johnson spoke to the following regarding EAR recommendations:

- Focus on maintaining structures and evaluate physical needs
- Comfortable with current units
- Take care of longevity
- Would like to investigate opportunities as they arise

Discussion continued that CHR wanted to change the emphasis of maintaining housing stock.

Mayor Ruane moved, seconded by Councilman Congress, to forward to the Planning Commission the draft EAR report and revised EAR timeline

The motion carried

## **Status report regarding the Historical Museum and Village, Inc. Agreement**

Councilman Harrity spoke to the following:

- Lease term 3 year with 2 year option to renew with written notice
- Retain 1
- Section 2 in-kind cost keep same (\$10,000)
- Section 3 – same cost FY13
  - Administration expenses \$45,000
  - Staffing \$38,000
  - Decrease each noted above by 10% next 2 years
- Remainder of agreement remain same

Discussion ensued regarding \$83,000 within proposed budget, City pays for utilities and possibility of capital needs, keep fundraising funds.

Alex Werner spoke to grant funds including City funds, in-kind average over 3 years \$119,500 expenses, included 20% for reserves, total \$36,100, added 2 part-time employees, revenue this past year \$205,197, \$120,00 without City funds, \$120,000 included admissions, gift shop and fundraising.

Mayor Ruane moved, seconded by Vice Mayor Denham, to approve contract agreement for 3 years, reduction by 10% FY 13, 14 & 15 on cash (\$83,000).

The motion carried.

Council asked if vegetation would need to be trimmed to move Shorehaven, Mr. Werner answered yes and the Fire Department did not need the fire lane behind the house, but would use the side of the house.

**Discussion regarding a draft policy for City Council emails**

Councilman Congress moved, seconded by Councilman Harrity, to approve the policy.

Discussion ensued regarding if all Council had to participate and the answer was no and Ms. Zimomra noted that the email address was Council’s option.

The motion carried.

**RESOLUTION 12-080 AUTHORIZING THE DREDGING OF THE ENTRANCE CANAL TO THE SHELL HARBOR AND SANIBEL ESTATES CANAL SYSTEM; DIRECTING THAT THE DREDGING PROJECT SERVICES BE PROCURED AND IMPLEMENTED ON AN EMERGENCY BASIS AND WAIVING COMPETITIVE BID OR PROCUREMENT REQUIREMENTS; DIRECTING AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTATION TO PROCURE AND IMPLEMENT SUCH DREDGING PROJECT; AUTHORIZING PAYMENT FOR SUCH PROJECT FROM THE SHELL HARBOR AND SANIBEL ESTATES CANAL AREA DREDGING ASSESSMENT DISTRICT FUNDS AND, TO THE EXTENT NECESSARY, CITY GENERAL FUNDS; AUTHORIZING AND DIRECTING THE REPAYMENT OF CITY GENERAL FUNDS FROM FUTURE FISCAL YEAR COLLECTIONS OF THE SHELL HARBOR AND SANIBEL ESTATES CANAL AREA DREDGING ASSESSMENT DISTRICT; AND PROVIDING AN EFFECTIVE**

Ms. Zimomra read the title of Resolution 12-080.

Mr. Krawczuk, Acting Public Works Director noted the permits were in hand to perform the work and staff was procuring bids for the project. He further noted it was a nationwide dredging permit good for 2 years with a 1 year option.

Vice Mayor Denham moved, seconded by Councilman Congress, to adopt resolution 12-080.

The motion carried.

Mayor Ruane moved, seconded by Vice Mayor Denham, to amend the agenda to include Resolution 12-081.

The motion carried

**RESOLUTION 12-081 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH FLORIDA MUNICIPAL INSURANCE TRUST TO PROVIDE HEALTH INSURANCE FOR CITY OF SANIBEL EMPLOYEES AND RETIREES FOR PLAN YEAR 2012-2013 WITH THE OPTION FOR EXTENSION OF THE AGREEMENT AT THE DISCRETION OF THE CITY MANAGER; AND PROVIDING FOR AN EFFECTIVE DATE**

Ms. Zimomra read the Resolution 12-081.

Mayor Ruane moved, seconded by Vice Mayor Denham, to adopt Resolution 12-081.

The motion carried

Ms. Zimomra noted Resolution 12-081 was included on the agenda due to Council consensus in the Executive Staff meeting.

**CITY MANAGER**

**Informational Items**

**Update on the status of the General Employee's Pension Board members**

Ms. Zimomra noted that 5 member's terms would expire September 30, 2012. She further noted that three members were Council appointees and two employees would be elected by their peers.

**City of Sanibel Financial Reports for quarter ending 6/30/12**

**Treasury Investment Report by Burgess Chambers & Associates**

**Integrity Fixed Income Report**

**Planning Department Permit Activity Report, June, 2012**

**Planning Department Code Enforcement Activity Report, June, 2012**

**Grease Trap Report, July, 2012**

Ms. Zimomra noted the above for Council's information.

**CITY ATTORNEY'S REPORT**

None

**COUNCIL MEMBERS' REPORT**

Councilman Harrity congratulated Ms. Greenplate for great success and wished her well.

Vice Mayor Denham spoke to budget discussions being healthy discussions.

Mayor Ruane concurred with comments made by Vice Mayor Denham.

**PUBLIC COMMENT**

Karen Storjohann requested agenda packet information be put on the laptop for the audience to see.

Ms. Zimomra noted there was not sufficient staff to work audio visual material. She also stated that it was staff's goal to do so.

Gloria Hannan spoke to the island on Wooster also had vegetation. She further noted that when the school house was brought to the village trees disappeared and were not replaced.

There being no further business the meeting was adjourned at 3:13 p.m.

Respectfully submitted by,

Pamela Smith, MMC  
Sanibel City Clerk