

December 3, 2005

To : Sanibel City Council

From: Armand Ball, Chair, Parks and Recreation Committee

cc: City Manager
Director, Recreation Department
Parks and Recreation Committee

Re: Recreation Center Non-City Promotion Prior to Ballot Initiative

The committee is hopeful that you will **approve** the proposed Interlocal Agreement with the Lee County School Board, the **earliest** date possible for the public vote for the referendum, and the referendum resolution at your meeting Tuesday, December 6th.

We feel that it is now time to move expeditiously on this matter, given that we have generated offsetting funds in excess of \$4.7 million and have three plus years of discussion, debate and discourse on the plans for the new recreation center. Each day of delay is likely to add cost to the project.

In the approval of the amount of bonds to be shown in the Resolution, you will be considering the five scenarios to the Final Cost

Projection for Ballot Language shown in the supplement. I would urge you:

1. To NOT approve any scenario that removes the tennis courts. There is strong group of seniors who have always used the public tennis courts and have appeared before our Committee a number of times asking when the courts would be rebuilt.

I do not believe that \$220,000-250,000 saved in eliminating the courts is large enough sum to make a significant difference in

a person's decision to support the referendum. However, its absence could alienate a strong group whose support we

will need. Trying to explain that the courts would be built with capital budget funds in 2007 will not satisfy them since they'

know there is no way to bind that council to the decision. It will also take endless time trying to explain and defend such a decision.

2. To support the waiving the \$530,884 in various fees shown in Scenario 1 and 2.

3. To support one of Scenarios 3, 4, or 5, adding the tennis courts back into the bottom line.

Any of these will be consistent with

the \$75 Annual Cost we have been using as a projection during the past six months.

Personally, I would urge you to hold the public vote on the issue during the week before Easter Week begins. I have pointed out my concerns about postponing it to Easter Week or after Easter Week in an earlier memo.

Assuming you do set the date for the public vote with the approval of the Interlocal Agreement and Resolution, I would request that you take a few moments at the Council meeting December 6th to **discuss your expectations in terms of the non-governmental efforts to gain public approval of the ballot issue.** Recognizing that the Council and the Parks and Recreation Committee are bound by the Sunshine Law, it would appear that no two (or more) members of either body can participate in the planning meetings of a group or groups promoting the ballot initiative. Knowing how much each of you as well as each member

of our Committee wishes to do everything possible to insure the success of this endeavor, this presents all of us a dilemma.

I would like to propose the following steps to deal with this dilemma:

1. I would invite some key members of the community who have already expressed desire to help with the public promotion to join me in some discussion of the possible next steps, including how a public effort is funded. I would propose to do this within ten days of your December 6th meeting.. If you would like to **designate one member** of the Council to participate in that meeting, that would be most welcome.

2. I will suggest to the ad hoc committee that it consider not only overall directions of the promotion and its funding, but also the possibility of decentralizing certain aspects so that Council and Committee members who wish to participate can find a comfortable role without violating the Sunshine Law or having to notice meetings with minutes.

3. An update could then be made at your December 20th meeting and you could indicate your pleasure as to how you might wish to participate in the future. Likewise, I could report to our December 28th Committee meeting and get direction on the involvement of Committee members.

4. With these steps both groups could be kept abreast, a funding mechanism (PAC, use of existing PACs, or other) could be gotten underway and a plan would be in place to begin a systematic planning and action process the first of the year.

5. It would be helpful to know from your December 6th meeting **whether the Council wishes to sponsor a public meeting** in February or March to deal with questions and information on the proposed Center and bond issue or whether you prefer that be a meeting not sponsored by the City. With the meeting space for that size meeting on the Island limited and especially scarce during Season, someone needs to move ahead on reserving space shortly. Everything else relating to such a meeting can be determined at a later date.

With your guidance on these issues, I believe we can get public leadership underway in a timely fashion.

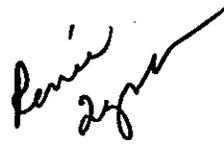
We have a BIG job to do together!

December 6, 2005

MEMORANDUM

TO: City Council

FROM: Renee Lynch, Finance Director



RE: Financing Alternatives for Proposed Recreation Facility (Addendum)

ADDITIONAL OPTIONS

In addition to the Scenarios provided in my previous December 6th Memo on this subject, the following three (3) scenarios are provided as alternatives to Scenario 2, 3 and 4 to INCLUDE Tennis Courts in these three alternatives:

Scenario 2 (a)	Total Project Costs INCLUDING Tennis courts but WAIVING all City assessed Building and Impact Fees and Fire Department Inspection and Impact Fees
Scenario 3 (a)	Same as Scenario 2 (a), and also using the unused balance of the FY 2005 General Fund Reserve for the Recreation Facility and the FY 2006 General Fund Reserve \$1,508,475) for the Recreation Facility to reduce amount to be borrowed – See attached Budget Amendment # 06-019
Scenario 4 (a)	Same as Scenario 3 (a) but also NOT REIMBURSING the City for already incurred costs (\$564,500), as was authorized by the Reimbursement Resolution #04-054 adopted in May, 2004

The following chart summarizes the required Par amount of General Obligation bonds to fund project costs and bond issuance costs, the amount of average annual debt service, the Annual cost to a taxpayer per \$100,000 of taxable property value and the Annual cost to an average residential taxpayer (*).

Scenario	Par Amount	Amount of average Annual Debt Service Payments	Annual Cost per \$100,000 of Property Valuation	Annual Cost per Average Residential Taxpayer (*)
2 (a)	\$9,435,000	\$595,000	\$14.54	\$75.83
3 (a)	\$7,845,000	\$495,000	\$12.09	\$63.08
4 (a)	\$7,250,000	\$457,000	\$11.17	\$58.24

(*) Average Residential Property Value in 2005 = \$521,603

This presentation is provided to assist in finalizing the ballot language. The blanks in the attached Resolution # 05-146 will need to be completed to define the not to exceed amount of the bonds and date for the referendum.

rml

Attachments

**CITY OF SANIBEL
FINANCING OF A RECREATION FACILITY
VARIOUS ALTERNATIVES FOR PROJECT COSTS SHOWING
COST TO AVERAGE RESIDENTIAL TAXPAYER FOR GENERAL OBLIGATION (GO) 30-YEAR BONDS**

	Scenario 2 (a)		Scenario 3 (a)		Scenario 4 (a)	
	Total Project WITH Tennis courts and WAIVING Bldg, Fire Permit & Impact Fees		Total Project WITH Tennis courts and WAIVING Bldg, Fire Permit & Impact Fees and APPLYING General Fund Reserves for the Recreation Facility		Total Project WITH Tennis courts and WAIVING Bldg, Fire Permit & Impact Fees and APPLYING General Fund Reserves and NOT REIMBURSING City for Prior Year Appropriations	
	\$9,435,000		\$7,845,000		\$7,250,000	
	\$8,819,226 project + Issuance Costs		\$7,310,751 project + Issuance Costs		\$6,746,251 project + Issuance Costs	
	Amount of Average Annual Debt Service Payments	Annual Cost per \$100,000 of Property Valuation	Amount of Average Annual Debt Service Payments	Annual Cost per \$100,000 of Property Valuation	Amount of Average Annual Debt Service Payments	Annual Cost per \$100,000 of Property Valuation
	\$ 595,000	\$ 14.54	\$ 495,000	\$ 12.09	\$ 457,000	\$ 11.17
		\$ 75.83		\$ 63.08		\$ 58.24
Average Bond Coupon Rate in Today's Market Condition	4.743%					
	4.742%					
	4.742%					

(*) Par Amount changes with various project alternative cost options
(**) Average Residential Property Value = \$521,603

CITY OF SANIBEL
PROPOSED RECREATION FACILITY FINAL COST PROJECTION for BALLOT LANGUAGE
for 12/6/05 Council Meeting
Alternatives WITH Tennis Courts

	Scenario 2 (a)	Scenario 3 (a)	Scenario 4 (a)
Total Project WITH Tennis Courts and WAIVING Bldg, Fire Permit & Impact Fees		Total Project WITH Tennis Courts and WAIVING Bldg, Fire Permit & Impact Fees and APPLYING current General Fund Reserves	Total Project WITH Tennis Courts and WAIVING Bldg, Fire Permit & Impact Fees and APPLYING current General Fund Reserves and NOT REIMBURSING City for Prior Year Appropriations
PROJECT COSTS WITH TENNIS COURTS	13,495,912	13,495,912	13,495,912
Additional Costs not included in Project Costs above - ALREADY INCURRED			
Sustainable Design Review	3,040	3,040	3,040
Early Design Concepts	36,703	36,703	36,703
Alternate Concepts	17,946	17,946	17,946
Alternate Bid Plans	25,000	25,000	25,000
Construction Manager Fees (fee for add'l bid) .	2,325	2,325	2,325
Purchase of 8,000-10,000 C.Y. of fill	34,500	34,500	34,500
Costs already incurred in addition to Project Costs	119,514	119,514	119,514
Additional Costs not included in Project Costs above - NOT YET INCURRED which could be WAIVED			
Sewer Connection Fee	-	-	-
Plan Review Fees	-	-	-
Building Permit Fees	-	-	-
Plumbing Fees	-	-	-
HVAC Fees	-	-	-
Electrical Fees	-	-	-
Road Impact Fees	-	-	-
Fire Impact Fees	-	-	-
Fire Sprinkler Inspection Fee	-	-	-
Fire Alarm Inspection Fee	-	-	-
Fire Permit Fee	-	-	-
Costs to be incurred in addition to Project Costs which could be WAIVED	-	-	-
TOTAL PROJECT COSTS	13,615,426	13,615,426	13,615,426
Less County & School Board Contributions:			
Lee County Contribution	(1,596,200)	(1,596,200)	(1,596,200)
School Bd Contribution	(3,200,000)	(3,200,000)	(3,200,000)
PROJECT COSTS TO BE CITY-FINANCED	8,819,226	8,819,226	8,819,226
Less additional considerations to reduce amount to be City-Financed			
City Appropriation FY 2004			(200,000)
City Appropriation FY 2005			(364,500)
City Appropriation FY 2005-Requires FY 06 Budget Amendment to Roll-forward from General Fund		(508,475)	(508,475)
City Appropriation FY 2006-Requires FY 06 Budget Amendment to Move from General Fund Reserves	-	(1,000,000)	(1,000,000)
AMOUNT PRIOR TO ISSUANCE COSTS	8,819,226	7,310,751	6,746,251
Plus: ISSUANCE COSTS (including capitalized interest from May 1, 2006)	615,774	534,249	503,749
TOTAL AMOUNT OF DEBT TO BE ISSUED FOR BALLOT LANGUAGE	\$ 9,435,000	\$ 7,845,000	\$ 7,250,000

December 6, 2005

MEMORANDUM

TO: City Council

FROM: Renee Lynch, Finance Director 

RE: Financing Alternatives for Proposed Recreation Facility
(Addendum 2)

MATRIX

At the request of Council members, two (2) more scenarios have been analyzed, Scenarios 1 (c) and 1 (d) which apply the \$1,508,475 General Fund Reserves to both the "With" and "Without" tennis court options, but without waiving permit/impact fees or reimbursing the City for prior year's expenditures.

Since there are now ten (10) alternative scenarios, I have attached a Matrix to provide ease in analysis.

The blanks in the attached Resolution # 05-146 will need to be completed to define the not to exceed amount of the bonds and date for the referendum.

rml

Attachments

CITY OF SANIBEL
MATRIX for ANALYZING FINANCING ALTERNATIVES FOR
PROPOSED NEW RECREATION FACILITY

Scenario	Alternatives				Debt Data		Cost to Taxpayer	
	INCLUDES Tennis Courts	WAIVES \$530,864 Permit & Impact Fees	APPLIES \$1,508,475 General Fund Reserves	REIMBURSES City for Prior Year's Expenses per Reimbursement Resolution # 04-054	AMOUNT of Debt to be Issued for Referendum Ballot Resolution	Amount of Average Annual Debt Service Payments	Annual Cost per \$100,000 of Property Valuation	Annual Cost per Average Residential Taxpayer (*)
1 (a)	YES	NO	NO	YES	\$ 9,995,000	\$ 630,000	\$ 15.39	\$ 80.27
1 (b)	NO	NO	NO	YES	\$ 9,780,000	\$ 617,000	\$ 15.07	\$ 78.61
1 (c)	YES	NO	YES	YES	\$ 8,405,000	\$ 530,000	\$ 12.95	\$ 67.55
1 (d)	NO	NO	YES	YES	\$ 8,190,000	\$ 517,000	\$ 12.63	\$ 65.88
2 (a)	YES	YES	NO	YES	\$ 9,435,000	\$ 595,000	\$ 14.54	\$ 75.84
2 (b)	NO	YES	NO	YES	\$ 9,220,000	\$ 580,000	\$ 14.17	\$ 73.91
3 (a)	YES	YES	YES	YES	\$ 7,845,000	\$ 495,000	\$ 12.09	\$ 63.06
3 (b)	NO	YES	YES	YES	\$ 7,630,000	\$ 480,000	\$ 11.73	\$ 61.18
4 (a)	YES	YES	YES	NO	\$ 7,250,000	\$ 457,000	\$ 11.17	\$ 58.26
4 (b)	NO	YES	YES	NO	\$ 7,035,000	\$ 443,000	\$ 10.82	\$ 56.44

(*) 2005 Average Residential Property Value = \$ 521,603

**CITY OF SANIBEL
PROPOSED RECREATION FACILITY FINAL COST PROJECTION for BALLOT LANGUAGE
for 12/6/05 Council Meeting**

	Scenario 1(a)	Scenario 1(b)	Scenario 1(c)	Scenario 1(d)	Scenario 2 (a)	Scenario 2 (b)	Scenario 3 (a)	Scenario 3 (b)	Scenario 4 (a)	Scenario 4 (b)
Costs with Tennis Courts	\$ 13,495,912	\$ 13,495,912	\$ 13,495,912	\$ 13,495,912	\$ 13,495,913	\$ 13,495,912	\$ 13,495,913	\$ 13,495,912	\$ 13,495,913	\$ 13,495,912
Minus: Tennis Courts	-	(203,917)	-	(203,917)	-	(203,917)	-	(203,917)	-	(203,917)
PROJECT COSTS	13,495,912	13,291,995	13,495,912	13,291,995	13,495,913	13,291,995	13,495,913	13,291,995	13,495,913	13,291,995
Additional Costs not included in Project Costs above - ALREADY INCURRED										
Sustainable Design Review	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040
Early Design Concepts	36,703	36,703	36,703	36,703	36,703	36,703	36,703	36,703	36,703	36,703
Alternate Concepts	17,946	17,946	17,946	17,946	17,946	17,946	17,946	17,946	17,946	17,946
Alternate Bid Plans	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Construction Manager Fees (fee for add'l bid)	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325
Purchase of 8,000-10,000 C.Y. of fill	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500	34,500
Costs already incurred in addition to Project Costs	119,514									
Additional Costs not included in Project Costs above - NOT YET INCURRED which could be WAIVED										
Sewer Connection Fee	279,986	279,986	279,986	279,986	-	-	-	-	-	-
Plan Review Fees	33,740	33,740	33,740	33,740	-	-	-	-	-	-
Building Permit Fees	134,959	134,959	134,959	134,959	-	-	-	-	-	-
Plumbing Fees	510	510	510	510	-	-	-	-	-	-
HVAC Fees	7,795	7,795	7,795	7,795	-	-	-	-	-	-
Electrical Fees	1,375	1,375	1,375	1,375	-	-	-	-	-	-
Road Impact Fees	25,663	25,663	25,663	25,663	-	-	-	-	-	-
Fire Impact Fees	11,983	11,983	11,983	11,983	-	-	-	-	-	-
Fire Sprinkler Inspection Fee	759	759	759	759	-	-	-	-	-	-
Fire Alarm Inspection Fee	344	344	344	344	-	-	-	-	-	-
Fire Permit Fee	33,750	33,750	33,750	33,750	-	-	-	-	-	-
Costs to be incurred in addition to Project Costs	530,864	530,864	530,864	530,864	13,615,427	13,411,509	13,615,427	13,411,509	13,615,427	13,411,509
TOTAL PROJECT COSTS	14,146,290	13,942,373	14,146,290	13,942,373	13,615,427	13,411,509	13,615,427	13,411,509	13,615,427	13,411,509
Less County & School Board Contributions:										
Lee County Contribution	(1,596,200)	(1,596,200)	(1,596,200)	(1,596,200)	(1,596,200)	(1,596,200)	(1,596,200)	(1,596,200)	(1,596,200)	(1,596,200)
School Bd Contribution	(3,200,000)	(3,200,000)	(3,200,000)	(3,200,000)	(3,200,000)	(3,200,000)	(3,200,000)	(3,200,000)	(3,200,000)	(3,200,000)
PROJECT COSTS TO BE CITY-FINANCED	9,350,090	9,146,173	9,350,090	9,146,173	8,819,227	8,615,309	8,819,227	8,615,309	8,819,227	8,615,309
Less additional considerations to reduce amount to be City-Financed										
City Appropriation FY 2004	-	-	-	-	-	-	-	-	-	-
City Appropriation FY 2005	-	-	-	-	-	-	-	-	-	-
City Appropriation FY 2005-Requires FY 06 Budget Amendment to Roll-forward from General Fund	-	-	(508,475)	(508,475)	(508,475)	(508,475)	(508,475)	(508,475)	(508,475)	(508,475)
City Appropriation FY 2006-Requires FY 06 Budget Amendment to Move from General Fund Reserves	-	-	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)
AMOUNT PRIOR TO ISSUANCE COSTS	9,350,090	9,146,173	7,841,615	7,637,698	8,819,227	8,615,309	7,310,752	7,106,834	6,746,252	6,542,334
Plus: ISSUANCE COSTS (including capitalized interest from May 1, 2006)	644,910	633,827	563,385	552,302	615,773	604,691	534,248	523,166	503,748	492,666
TOTAL AMOUNT OF DEBT TO BE ISSUED FOR BALLOT LANGUAGE	\$ 9,995,000	\$ 9,780,000	\$ 8,405,000	\$ 8,190,000	\$ 9,435,000	\$ 9,220,000	\$ 7,845,000	\$ 7,630,000	\$ 7,250,000	\$ 7,035,000

APPLICATION TO SERVE ON SANIBEL VOLUNTEER COMMITTEES



RECEIVED BY
05 NOV 21 AM 10:59
SANIBEL
ADMIN./LEGIS.

Check the Committee(s) for which you are applying:

Contractor Licensing Board (Monthly meetings; 1st Wednesday at 4:00 p.m. to review applications and/or complaints.)

General Employees Pension Board (Quarterly meetings)

Historical Preservation Committee (Monthly meetings; 1st Thurs. at 9:00 a.m. and Museum duties required) (NOTE: Must have "special knowledge, skills or interest in historic preservation.")

Marine Advisory Committee (Monthly meetings; 3rd Wednesday at 9:00 a.m.)

Parks & Recreation Advisory Committee (Monthly meetings; 4th Wednesday at 3:00 p.m.)

Vegetation Committee (Monthly meetings; 1st Thursday at 1:30 p.m. and inspection duties required) (NOTE: Must have taken and passed the Sanibel Vegetation Exam prior to appointment.)

Wildlife Committee (Monthly meetings; 3rd Wednesday at 1:00 p.m.)

Lee County Human Services Council (meets 2nd Tuesday of month 5:30-7:30 in Fort Myers)

Homeless Coalition

Other PLANNING COMMISSION

DATE: 11-21-2005

NAME: PAUL Reynolds HOME TELEPHONE: 395-3390

ADDRESS: 9020 Mockingbird DR

FAX: _____ E-MAIL: PR@PAULREYNOLDS.US

YEAR ROUND SANIBEL RESIDENT: YES NO If no, number of months on Sanibel _____

OCCUPATION/ EMPLOYER: Retired - RE Investor - RE License

CONTRACTORS LICENSE NUMBER (if applicable): _____

BACKGROUND (EDUCATION & EXPERIENCE)

Please see ATTACHED.

- OVER -

COMMUNITY INVOLVEMENT:

Please See ATTACHED.

WHY ARE YOU INTERESTED IN THIS APPOINTMENT?

Please See ATTACHED.

A handwritten signature in black ink that reads "Paul Reynolds". The signature is written in a cursive style with a long horizontal flourish extending to the right.

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.

PAUL AND SUSAN REYNOLDS

9020 Mockingbird Drive
Sanibel, FL 33957

Phone: 239-395-3390
Email: PR@PaulReynolds.us

Why are you interested in this appointment?

I think this a pivotal time in the story of Sanibel. I'm happy to see the old philosophies of isolationism are being replaced by more realistic strategies to deal with issues and off-island forces. I would like to participate.

I understand and 100% support the Sanibel Plan.

I support build back as it is being written by PC and designed by City Council.

I desire carefully analyzed re-development ordinance focused on a movement to conformity, with perhaps incentives to accomplish it. I would like to see some architectural guideline or objective for businesses. Something perhaps between Dolce Vita and Huxters.

I support a "town center" concept as an attraction for visitors, who are coming here anyway, and as a tool to draw people away from our sensitive and protected areas.

I support renovation of our shared use path system.

I support a decision and modification of the Lindgren intersection.

I support better cell phone service for Sanibel for public safety reasons.

I support private or public trolley service and ferry to and on Sanibel.

I support an ordinance to correct our pool enclosure issue for public safety.

Community involvement:

Sanibel CAC to MPO

**Wildlife Society member and Board volunteer
weekly volunteer at Ding Refuge**

Sanibel Bike Club

Sanibel Kiwanis

website and volunteer for Periwinkle Partnership

website and volunteer Sanibel Beautification

Vice President Sanibel Captiva Republican Club

Lee County Republican Executive Committee

editor of "our Sanibel" newsletter

former COTI member

former CROW volunteer

Background (education and experience)

University of Texas, Austin

PGA, Tour Players Division

25+ years in sales and sales management.. last as manager for General

Electric mr/ct

14 years own retail stores in Morris County, NJ



MEMORANDUM

DATE: December 5, 2005

TO: Sanibel City Council

FROM: Judie Zimomra, City Manager

SUBJECT: Options for Entertainment License

Based upon the nature and volume of Police calls at the Jacaranda Restaurant, 1223 Periwinkle Way, City Councilmembers have asked about options regarding their entertainment license. The staff has identified the following alternatives:

- 1.) Approve outright with no conditions
- 2.) Approve a conditional for 12 months, to be reviewed again at that time
- 3.) Alter the hours to end the music earlier in the evening
- 4.) Deny the request

JAZ/cjm

Xc: Kenneth Cuyler, City Attorney
Helene Phillips, Recreation Director

Proposed Schedule for Adoption of an Ordinance
that amends the Commercial Land Use Regulations
of the Land Development Code

Requires further review by the City Attorney for compliance with F.S. §166.041

Activity	Schedule
Complete list of affected property owners to receive mailed notice of hearings	January 15
Complete drafting of Ordinance to amend the Land Development Code, as directed by City Council Resolution	February 15
Notice of Planning Commission public hearing to newspaper	February 20
Publish Notice in local newspaper	February 23
Finalize staff report	March 8
Distribute staff report	March 9
Planning Commission public hearing	March 14
Prepare resolution transmitting Planning Commission actions to City Council	March 22
Planning Commission action on resolution PC resolution edited to reflect PC final action and signed by Chairman and filed by PC Secretary	March 28
Notice of City Council adoption public hearing mailed to affected property owners	March 31
Notice of City Council public hearing published in newspaper	TBA
Materials compiled for inclusion in CC packets	April 12
City Council 1st reading (public hearing optional)	April 18
Notice of City Council public hearing published in newspaper	TBA
City Council 2nd reading and adoption public hearing	May 2