

Supplemental

Packet

Material



MEMORANDUM

DATE: September 17, 2004

TO: City Council Members

FROM: Judie Zimomra, City Manager

SUBJECT: Finance Director's Meeting Notes

Please find attached the Finance Director's notes from the meeting she attended with the Mayor at the County regarding tolls.

JAZ/djr

xc: Ken Cuyler, City Attorney
Renee Lynch, Director of Finance
Jim Isom, Manager of Administrative Services

**LEE COUNTY CAUSEWAY MEETING
SEPTEMBER 15, 2004**

In attendance were Bob Janes, Lee County Commissioner; Amy Davies, Lee County DOT; Hal Canary, Public Financial Management; D.T. Minich, Lee County Tourist Development Council; Jim Lavender, Lee County; Paul Wingard, Lee County DOT; Scott Gilbertson, Lee County DOT; Don Stilwell, County Administrator, Bill Hammond, Assistant County Administrator; Marty Harrity, City of Sanibel Mayor; Renee Lynch, City of Sanibel Finance Director; Kevin Duffy, Island Reporter; David Owens, Lee County Attorney and Chris Cella of Cellas and Associates.

- Causeway toll figure – why double the toll from \$3.00 to \$6.00 and discount from \$.50 to \$3.00?
- PFM: agree with Editorial to lower tolls to reduce profits; rates reflect uncertainty of lawsuits, construction costs, Coast Guard permits, etc. What is the timing on debt issuance at a level of \$105 million ? Not in January, 2005.
- PFM: One time coverage on Sanibel for debt service; estimated cost increase over 30 years is 4%, but revenue increase over 30 years is 1%; usual coverage on toll facilities is 1.54%. Cost of insuring the issue -thirty-five basis points(BP) is usual; Causeway bond issue was 118 BP (\$2.3 M) for insurance on January 2004 deal.
- Amy Davies: Any surplus revenue is committed to Sanibel Bridge Project; There is an estimated \$3 M cost of both lawsuits.
- Hal Canary(PFM): 100 BP built in for interest rate increase assumption.
- Don Stillwell: The County understands that the toll increase is a SW Florida problem; The County uses sales tax not tolls for primary revenue source.
- County Attorney: Impact of citizen's letters to Coast Guard opposing permits slows down process and increases costs.
- Amy: Bond issuers wouldn't insure a separate bond issue for only the B & C spans. Bond buyers won't finance span B or C, because span A could fall down; Road impact fees are spent in district collected.
- Don: "The County is not in Causeway business to make a big profit on this thing."
- Jim Lavender: To reduce cost of project, the County could devote City of Sanibel 21% to debt service.
- Amy: Only use Sanibel Causeway's share of surplus on roads leading to Sanibel (internal policy).

- Hal: Six year history of surplus increased from \$3 to \$15 M; at end of 2004 the surplus goes down to \$400,000.
- Jim L: \$20 M from General Fund is being used to build span B & C.
- Steve Greenstein: Couldn't there be a creative way to soften the blow to San-Cap business community.
- PFM: We didn't do toll structure modeling; URS did toll modeling.
- Amy: Used Cape Coral and Midpoint bridge to retire their debt so Sanibel Causeway coverage could be 1.86%; wants to go to market immediately.
- Jim L: Restructuring tolls to subsidize commerce won't fly with Lee County Commission.
- Steve: Commitment to work together; to find ways to keep toll structure so it doesn't destroy local economy.
- Amy: After permanent financing, the Board of County Commissioners (BOCC) could adjust toll amount next year; could lower tolls to \$2.50/\$5.00.
- Steve: Paying for bridge cannot be examined in a vacuum.
- PFM: alternative is a ferry.
- Amy: URS did traffic survey to determine how people change the way they use the causeway if toll goes up; No litigation charges have yet to be applied to financing models; No hurricane charges have yet to be applied to financing models.
- Marty Harrity: Reality of toll decrease unlikely.
- Don: BOCC would be delighted to do toll decrease.
- Steve: Quantify cost of "Risk factors".
- Don: Too nebulous to put finite number on them.
- Bob Janes: Where do we go from here: Permit speeded up; work on span A; we have to be moving by January 1, 2005 due to anticipated interest rate increase; Tired of pointing fingers; just want to move forward; time is money.
- D.T. Munich: panic when bridge went down; what is the economic impact if it happens again?

- Amy: It takes two months to issue bonds; could be by December 1, 2004; in November and December construction bids will be taken.
- Bob: County could get grants for mass transportation.
- Steve: What about a variable pricing option? Economic rewards; What message can he take back to the Sanibel-Captiva businesses?
- Chris Cella: Grants available for off-island parking and commuter trolley services; Why doesn't City pursue this?
- David Owens: After using \$6.00/\$3.00 toll for a while to demonstrate revenue levels high enough to provide comfort to bond holders (2-4 years); Then go back to bond holders to decrease tolls; Lee County bonds equal security to bond holders; Lee County has a great reputation in Bond market for secure bonds.

MEMORANDUM

Date: September 17, 2004

To: Judie Zimomra

From: Ken Pfalzer

**RE: RECOMMENDATION FOR AN EXTENSION OF TIME FOR
TEMPORARY SIGNS, INCLUDING BANNER SIGNS**

If it is possible, I would like for this matter to be a walk-on item for City Council's September 21, 2004 meeting.

On September 11, 2004, the City Council approved interim procedures for replacement of permanent signs or placement of temporary signs.

From what we've learned in the short time these interim procedures have been implemented, I **recommend that the expiration date for temporary and banner signs be extended to Sunday, October 31, 2004.**

Although staff did recommend an expiration date of Friday, October 1, 2004, for these temporary signs, staff now concludes that this is not enough time. The additional 30 days is more responsive to the concerns of the business community.

A copy of the recommended revisions to the City's Interim Procedures for Replacement of Permanent Signs or Placement of Temporary Signs is provided with this memorandum.

Recommended Revisions to the
**City of Sanibel's Interim Procedures for
Replacement of Permanent Signs or Placement of Temporary Signs**

You may have experienced damage to your signs due to the recent storms. **Effective until Sunday, October 31, 2004, the following procedures will be used for the replacement of permanent signs or placement of temporary signs.**

When predicted weather conditions call for tropical storm winds or greater, all temporary signs must be removed.

Replacement of Permanent Signs

You will not need a City sign permit to replace a sign that was previously permitted, **provided you replicate the previously approved sign** and replace it in its approved location.

Until Sunday, October 31, 2004, a “homemade” (non-professionally-made) version of the replaced sign can be used, provided it is no larger and contains no additional information than the previously permitted sign and the sign is sturdily constructed and anchored. An extension of time may be granted by the Planning Department for continued use of a “homemade” replacement sign, if more time is needed to make the permanent sign.

- If you intend to change the content on the sign or its location, you will need a sign permit for the new/replacement sign.
- If the sign lighting needs to be replaced, the new lighting must comply with current standards (i.e., full cut-off fixtures with all light directed downward). **New lighting installations will require an electrical permit.**

Temporary Signs

In addition to the temporary signs that the Land Development Code allows to be erected without a permit, **the City will permit three (3) additional temporary signs to be erected on a parcel without a permit.**

1. **Until Sunday Friday, October 31, 2004**, a temporary sign indicating a premises is open is permitted; and
2. **Until Sunday Friday, October 31, 2004**, a temporary sign indicating a premises is closed is permitted; and
3. **Until Sunday Friday, October 31, 2004**, a temporary sign, identifying a premises in those circumstances where the permanent sign was damaged, is permitted.

The sign must be:

- on your property and not in the road right-of-way
(If vegetation debris would block the view of the temporary sign it can be placed in the right-of-way until the debris is removed).
- attached to the permanent sign or ground-mounted, a maximum height of three (3) feet above the ground, unless a greater height is required for the sign to be seen.
- with a maximum sign face area of two (2) square feet

The actual temporary sign wording can vary as long as it conveys the basic message of open or closed or identifies the premises.

A maximum of ~~four~~ Three (3) of these additional temporary signs are is permitted on a parcel of land. For large shopping centers, additional temporary signs may be permitted by the Planning Department, when circumstances warrant.

Banner Signs

Until Sunday Friday, October 31, 2004, banner signs may be permitted by the Planning Department, on a case-by-case basis, if the use of replacement permanent signs or temporary signs can not be done effectively.

MEMORANDUM

DATE: September 17, 2004

TO: City Manager Judie Zimomra

FROM: Natural Resources Director Robert K. Loflin Ph.D.

RE: Bids for Dangerous Tree Removal at Beach Parks

Although I always strive to get multiple bids on projects, it was impossible to do so for these projects. We invited 5 vegetation contractors to bid on removing the damaged trees at Gulfside, Lighthouse and Bowman's Beach Parks, had four of them scheduled to meet out on the project sites, and then Francis hit the east coast of Florida. Three companies failed to show for the on-site meeting, and later communications with them revealed that they had all headed over to the east coast to try and land other, bigger contracts. The companies that were contacted and we requested bids from were as follows:

Arbor Tree and Landscaping Co., Lake Worth, Fl.
Dave Foote Environmental Construction, Inc., Fort Myers
Randel's Land Clearing and Development, Inc. Perry, Fl.
Rob Spratt Land Clearing, Inc., Fort Myers
Bayside Tree Service, Inc. Fort Myers

Of the five companies contacted, only one, Dave Foote Environmental Construction, Inc. showed up for the on-site pre-bid meetings and bid on the projects. The bids are as follows:

Gulfside Park - cut and chip - \$31,550

Lighthouse Park - cut and chip - \$60,800

Bowmans Beach Park - beachside 38 acres cut and burn - \$56,000

- east of bathrooms 13.1 acres cut and chip - \$128,000

- west of bathrooms 17.1 acre cut and chip - \$131,000

Fortunately, we have done work with this company several times in the past and they are excellent contractors. Their bids are reasonable for the type and difficulty of the scope of work required and I recommend approving contracts with this company for the post-Charley beach park clean-up.