

**CITY COUNCIL WORKSHOP**  
**May 06, 2008**

Mayor Denham called the meeting to order at 2:05 p.m.

Councilman Jennings gave the Invocation and led the Pledge of Allegiance.

Members present: Mayor Denham, Vice Mayor Ruane, Councilman Jennings, Councilmember Johnston and Councilman Pappas.

**Goal Setting**

**Report on status of City Council's 2007-2008 Goals**

**Review Previous Years' Goals**

Ms. Zimomra reviewed the previous year's goals as follows:

- Water Quality Issues (Aggressively continue efforts through education, political & legal methods to improve waster quality-federal/state/regional/local
  - Stay intimately involved with all organizations and political forces to minimize Lake Okeechobee releases including (release schedule; water quality C-43; CERP projects; Additional storage; and restore water flow south to Everglades)
  - Reduce urban development nutrient releases into Caloosahatchee River by: (Accelerate establishment TMDL's for Lake Okeechobee, the rivers and estuary; Implement programs to reduce urban nutrient pollution to our waterways including releases on-island such as removing package plants; Investigate strategies to remove excess nutrient releases from golf courses; Fertilizer, wastewater, septic systems, and stormwater runoff in collaboration with the six counties of SW Florida)
  - Develop an Algae Management Plan by October 1, 2007; (The plan will begin to remove red drift algae from our waters and beaches, preventing regeneration of red drift algae that leaves deposits on beaches prior to such deposits occurring. The plan will utilize environmentally safe techniques including evaluation of water harvesting to remove accumulation at edge of water and beach
  - Explore methods to secure the necessary funding that will fund the plan to eliminate red drift algae from our waters and beaches
- Continuing Re-development Efforts
  - Plan for commercial district of Dunlop Road to Palm Ridge Road and Tarpon Bay area by: (Developing a vision for the central Commercial District of the Island. The vision will include concepts and philosophies compatible with Sanibel's unique character of the island and include mixed-use, island-compatible architecture, bicycle and pedestrian friendly area, restaurants with outside dining, local serving commercial and retail use enterprises and provision of lower cost workforce housing and serve as the framework for future development proposals)
  - Develop a redevelopment policy for all non-conforming properties by: (Establishing a redevelopment policy for non-conforming properties, both residential and commercial, that will allow the owners to develop and/or become a conforming property)
- Protecting the Environment By Identifying Carry Capacity
  - Determining methods to identify island (beach, road, shared-use path, natural preserve) carrying capacity in order to develop viable methods to enable visitor and residents to enjoy the island while protecting the environment that is the base of our economy
  - Completing research cataloging the best practice strategies being implements globally to protect carrying capacity of facilities and mitigate congestion
  - Evaluate the options for enforcement of strategies to mitigate congestion and prepare a strategy of legal options to pursue

Ms. Zimomra further spoke to the carrying capacity was deferred during budget discussions due to: 1) financial and 2) joint partnership grant obtained for an alternative transportation study by the City, Lee Tran and J. N. "Ding" Darling Wildlife Refuge and the carrying capacity issue was incorporated in to the study. She also stated that the first quarter report was in Council's packet. She further stated that staff request if Council wanted to submit a list of goal topics.

## **Establishing & Prioritizing Goals FY 2008-2009**

### **Council Discussion**

#### **Next Steps**

Discussion ensued regarding continuing work on water quality, must remain a critical priority, stay involved in TMDL's, continue maintenance on current issues, continue the Regional Planning Council work, opportunities to explore reducing nutrients going in to ground water, and protecting the integrity of Herbert Hoover Dike a priority.

#### **Public Comment**

Louise Johnson spoke to murky water and clear at a distance.

Barbara Cooley spoke to not being better off this year than last year regarding Lake Okeechobee. She further spoke to keeping Lake Okeechobee at a lower level due to the problems with the dike.

Dr. Harries spoke to the 5 priorities that staff has for water quality. He suggested adding Healthy Beaches Program.

Dick Sette spoke to the need of financial funding.

Discussion ensued regarding the morning discussion of the 5 priorities for the Northern Everglade Project within the Caloosahatchee basin, change the name "Develop an Algae Management Plan" to "Continue to promote and continue to promote Healthy Beaches and an Algae Management Plan," the role of government to maintain retail mix, possibility of creating a retail mix, and add strengthening City Finances.

Dr. Harries spoke a second time about promoting the 5 Northern Everglades Project priorities.

Discussion ensued regarding the 5 Northern Everglades priorities discussed earlier were priorities designated by City staff and SFWMD, Ms. Zimomra stated that the list was for capital projects to meet the goals with funds available by the state. She explained the letter approved in the morning meeting was to request that regional priorities be chosen to benefit the region.

Discussion ensued regarding goals for the current year as follows:

- Water Quality
- Develop a plan for beach, canal and Sanibel River clean-up and maintenance
- Strengthening City finances
- Complete commercial Re-development Plan this year
- Non-conforming resort re-development

Discussion ensued regarding accessing re-development, role the City has to determine retail mix, current code enough to control the mix, uncertainty in the financial world, timeline established for the re-development plan for FY-2008-09, water quality, City finances, Re-development plan with more aggressive goals, continue on current re-development track, carrying capacity as past of re-development, non-conforming resorts (hotel/motels), Planning Commission working on large houses, Ms. Zimomra asked if the size of family homes were to be on the priority list and under re-development would be 1) complete the work plan; 2) non-conforming resort hotels/motels; at one time non-conforming residential properties was third at one time, Mr. Duffy stated that the Planning Commission would be reporting back to Council on

appropriately sized homes in the third quarter and it would be Council's decision to carry forward, under re-development - 1 non-conforming resort; 2 residential non-conforming issues; 3 carrying capacity.

Claudia Burns spoke to including the idea of an Environmental Preservation fund.

Louise Johnson spoke to the Environmental Fund would not be used for Beach re-nourishment and re-development.

Mayor Denham spoke to passing a series of ordinance on commercial development, control formula retail, and in the process of architectural standards at the Planning Commission level.

Mr. Duffy spoke to the Planning Commission reviewing a final draft of the architectural design guidelines and then would be forwarded to City Council.

Steve Maxwell spoke to all input being equal and prioritizing goals.

David Bath spoke to carrying capacity.

Ms. Zimomra spoke to the donation of \$1,000 by a resident that was used to establish an Environmental Defense Fund. She further stated that last year Council directed staff to create a reserve fund for Environmental issues and currently \$800,000.

## **Goals**

### **Water Quality**

#### **Re-development**

- Complete the re-development work plan
- Non-conforming resort hotels/motels
- Carrying capacity

Discussion ensued regarding financial strategy, zero-based budgeting takes several years, narrative changes at Council request and presents a better understanding of the City budget, reviewing City investment policy, strengthening finances and a protocol in place in bringing the budget to Council, no need to abandon performance budget, decide if another committee needed during the budget process, and Ms. Zimomra stated her understanding of the third goal as follows and Council agreed:

#### **Strengthening City Finances**

- Review City Investment Policies
- Energy Conservation Opportunities
- Alternatives for an Environmental Protection Fund

Steve Maxwell spoke to his published article on financing, performing comparative analysis.

Karen Storjohann spoke to the responsibility of employee's pension and need to have specialist on finance management. She also spoke to greening of the City property and codes. Could Council put impact fees in place and designate for a specific purpose.

Ms. Zimomra stated that Council appoints the Police Pension Board and General Employees Board people with a financial background.

Mr. Cuyler stated that impact fees were more relevant in an area with new development as an impact fee. He further stated that it would be new development that would pay an impact fee and much more relevant of a lot of new construction. He also stated that there would have to be a study to determine a nexus of the impact of a new residence of the environment the same as for road and park impact fees.

Dick Sette spoke to the City remains competitive when hiring. He also spoke to Environmental Reserve fund and offered his help.

Tom Sharbau spoke to the Sanibel Bike Club reviewing the Shared Use Master Plan and the focus was to manage the system.

Ms. Zimomra stated that \$167,000 was approved by Council for spot repairs of the Shared Use Paths. She also stated that the Sanibel Bike Plan and staff was meeting to confer on the Master Plan

Discussion ensued regarding Sanibel residents having everything that was needed.

There being no further business the meeting was adjourned at 3:50 p. m.

Respectfully submitted by,

Pamela Smith, CMC  
City Clerk