



# City of Sanibel

800 Dunlop Road  
Sanibel, FL 33957

## Meeting Minutes - Draft City Council

---

Tuesday, July 15, 2025

9:00 AM

BIG ARTS - 900 Dunlop Road

---

### Set Proposed Millage Rate

#### 1. CALL TO ORDER

The meeting convened at 9:02 a.m.

#### 2. INVOCATION AND PLEDGE OF ALLEGIANCE (Councilmember DeBruce)

Councilmember DeBruce gave the invocation and led the Pledge of Allegiance.

#### 3. ROLL CALL

**Present:** 4 - Mayor Mike Miller, Councilmember Laura DeBruce, Councilmember John Henshaw, and Councilmember Richard Johnson

**Absent:** 1 - Vice Mayor Holly Smith

Motion to excuse Vice Mayor Smith.

**Councilmember Johnson moved, seconded by Councilmember DeBruce, to excuse Vice Mayor Smith. The motion carried.**

**Excused:** 1 - Vice Mayor Holly Smith

#### 4. SET THE AGENDA

Mayor Miller spoke to Vice Mayor Smith attending the C-43 ribbon cutting with plans to join the meeting later today, advised Councilmember Henshaw has a hard stop at 4 pm to catch a flight, and noted the times certain for shade session and the Wulfert dredge. City Manager Souza spoke to moving budget items 8a and 8b after item 9 shade session in order to allow full Council participation in the discussions.

**Councilmember Henshaw moved, seconded by Councilmember Johnson, to set the agenda with the budget items following the shade session (8a and 8b after 9). The motion carried by a vote of 4-0 with Vice Mayor Smith excused.**

**Excused:** 1 - Vice Mayor Holly Smith

#### 5. PLANNING COMMISSION REPORT (Commissioner Schopp)

Since the last report the Planning Commission has met twice and the Capital Improvements Review Sub-Committee met on June 10th

At the June 10th Planning Commission meeting:

- Consideration of a recommendation that City Council adopt an Ordinance to extend the deadlines to re-establish a non-conforming use or a non-conforming structure. The resolution was adopted by a vote of 6-0 with Commissioner Sergeant excused conforming all time frame references as years instead of months and allowing 1-year for non-conforming uses and 2-years for non-conforming structures.
- Consideration of a recommendation that City Council adopt an Ordinance to amend the list of permitted uses in the D-2 Upland Wetlands Ecological Zone to permit existing multi-family buildings to remain. The resolution was adopted as written and presented by a vote of 6-0 with Commissioner Sergeant excused.
- Continued consideration of a recommendation that City Council adopt an Ordinance to update the alternative shoreline stabilization project. The Resolution was adopted with minor changes to the regulatory language by a vote of 6-0 with Commissioner Sergeant excused.

At the June 10th Capital Improvements Review Sub-Committee meeting:

- Considered the items and approved the draft plan

The June 24th Planning Commission meeting was cancelled.

At the July 8th Planning Commission meeting:

- Consideration of a recommendation that City Council adopt an ordinance to create an administrative waiver process to provide an exemption to developed area and impermeable coverage limitations as it relates to solar equipment installations. The committee adopted the resolution recommending to Council that the Waiver process be established.

The next Commission meeting will be Tuesday, July 22, 2025

## **6. PUBLIC COMMENTS FOR NON-AGENDA ITEMS**

Public Comments:

- Arlene Dillon - Sanibel Resident - spoke regarding the new construction at 1305 Sea Spray Lane

## **7. 9:10 AM - SECOND READING AND PUBLIC HEARING**

### **a. Shared Use Path Violations**

**ORDINANCE 25-009 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING CHAPTER 66, TRAFFIC; AMENDING ARTICLE V, BICYCLES, MICROMOBILITY DEVICES, MOTORIZED SCOOTERS, AND MOPEDS, SECTION 66-164, USE OF BICYCLE PATHS/CROSSWALKS, AND SECTION 66-171, PENALTIES; AND ARTICLE VIII, ELECTRIC PERSONAL ASSISTIVE MOBILITY DEVICES, SECTION 66-245, VIOLATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE**

Attorney John Agnew read into record the title of Ordinance 25-009.

Council inquired as to the rational for the 5 days. City Manager Souza spoke to Section 66-37 including the progressive fines, noting the ordinance was to parallel the existing code. Council further inquired as to the exclusion of other personal mobility devices. Attorney Agnew advised it was to eliminate other unforeseen consequences. Council inquired if the Police Department was supportive of the fee structure as drafted. Chief Dalton advised it was supported and enforceable.

Discussion ensued regarding the possibility of reducing or eliminating the \$50 penalty. Attorney Agnew advised that was an acceptable change and noted how the ordinance could be revised. Discussion ensued regarding changing the timeline to 15 days and reducing the penalty to \$25.

**Councilmember Henshaw moved, seconded by Councilmember Johnson, to adopt Ordinance 25-009 with the change that the second offense be paid within 15 calendar days and the increased penalty be \$25. The motion carried by a vote of 4-0 with Vice Mayor Smith excused.**

**Excused:** 1 - Vice Mayor Holly Smith

**b. Use of Gas Powered Leaf Blowers**

**SECOND READING - ORDINANCE 25-010 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 30, ENVIRONMENT, ARTICLE III, NOISE, SECTION 30-70, GAS POWERED LEAF BLOWERS, SUBSECTION (2), TO ALLOW FOR A WAIVER FROM THIS SUBSECTION DURING A STATE OF LOCAL EMERGENCY DUE TO A WEATHER EVENT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE**

Attorney Agnew read into record the title of Ordinance 25-010.

Discussion ensued regarding this being an update to the current ordinance, the need for a grace period, and a recommendation to change the deadline to 90-days or the end of November.

**Public Comment:**

- Barbara Joy Cooley - Sanibel Resident - recommended making the deadline as soon as possible.
- Pasquale Russo - Sanibel Resident - spoke to the impact to homeowners, not only businesses.
- Mark Herman - Personal Touch Landscaping - spoke to consideration of the cost to owners and businesses.

City Manager Dana Souza spoke to the separate versions of the ordinance provided in the agenda packet. Discussion continued regarding a timeline, recommending November 1, 2025.

Councilmember DeBruce moved, seconded by Councilmember Henshaw, to adopt Ordinance 25-010 as amended, to delete reference to subsection (2) in the first paragraph, change in Section 30-70 deleting what had been subsection 1, and making the prohibited use date "after November 30, 2025". The motion carried by a vote of 4-0 with Vice Mayor Smith excused.

Excused: 1 - Vice Mayor Holly Smith

c. **Solar Energy & EV Charging Infrastructure**

**SECOND READING - ORDINANCE 25-011 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES TO CONSIDER SOLAR ENERGY SYSTEMS AND ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE; AMENDING SUBPART B, LAND DEVELOPMENT CODE; CHAPTER 126, ZONING; ARTICLE XIV, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 2, ACCESSORY STRUCTURES, ADDING A NEW SUBDIVISION IV, ALTERNATIVE CLEAN ENERGY TECHNOLOGIES, A NEW SECTION 126-913, APPLICABILITY, AND A NEW SECTION 126-914 DEVELOPMENT STANDARDS, FOR THE PURPOSE OF UPDATING THE LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE**

Attorney Agnew read into record the title of Ordinance 25-011.

Council inquired if any altered calculations were included relating to developed area. Senior Planner Savannah White responded that was correct and advised an amendment relating to an administrative deviation to coverage calculations had been forwarded to Council by the Planning Commission.

Discussion ensued regarding Section 126-914(d)(4) and if a charging station would count towards the minimum parking requirements.

Councilmember Henshaw moved, seconded by Councilmember Johnson, to adopt Ordinance 25-011 as written. The motion carried by a vote of 4-0 with Vice Mayor Smith excused.

Excused: 1 - Vice Mayor Holly Smith

d. **Front Porches**

**SECOND READING - ORDINANCE 25-012 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES TO CONSIDER FRONT PORCH ADDITIONS WITHIN THE TOWN CENTER COMMERCIAL DISTRICTS; AMENDING SUBPART B, LAND DEVELOPMENT CODE; CHAPTER 122, VEGETATION, ARTICLE II, LANDSCAPING, DIVISION 2, COMMERCIAL AND INSTITUTIONAL USES, SECTION 122-48, LOCATION AND SIZE OF VEGETATION BUFFERS; AND CHAPTER 126, ZONING, ARTICLE VIII, COMMERCIAL DISTRICTS, DIVISION 3, TCG TOWN CENTER GENERAL COMMERCIAL DISTRICT, SECTION 126-514, REQUIRED CONDITIONS, AND DIVISION 4, TCL TOWN CENTER LIMITED COMMERCIAL DISTRICT, SECTION 126-534,**

**REQUIRED CONDITIONS, AND ARTICLE XIV, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 3, BUILDING AND AREA REQUIREMENTS, SUBDIVISION II, SPECIAL SETBACKS, AMENDING SECTION 126-961, OUTDOOR SEATING SETBACKS, AND ADDING A NEW SECTION 126-962, FRONT YARD SETBACKS FOR FRONT PORCHES IN THE TCL AND TCG DISTRICTS; FOR THE PURPOSE OF UPDATING THE LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE**

Attorney Agnew read into record the title of Ordinance 25-012. Deputy Planning Director Craig Chandler provided a brief background for the proposed ordinance.

Council inquired as to floor area ration not being included. Mr. Chandler spoke to the reasoning for not including floor area ratio.

Public Comment:

- Larry Schopp - Sanibel Resident - spoke to consideration of vegetation buffers for commercial businesses.

Discussion ensued regarding bringing commercial vegetation buffers up during future agenda items, consideration of a option similar to bonus outdoor dining, and the study of vegetation buffers. City Manager Souza advised the status of the study of vegetation buffers that is currently underway.

**Councilmember Henshaw moved, seconded by Councilmember DeBruce, to adopt Ordinance 25-012 as written. The motion carried by a vote of 4-0 with Vice Mayor Smith excused.**

**Excused:** 1 - Vice Mayor Holly Smith

## **10. COMMITTEES BOARDS COMMISSION**

- a. Establishment of Sanibel Plan Update and Transportation Master Plan Steering Committees**  
**RESOLUTION 25-033 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, ESTABLISHING THE SANIBEL PLAN UPDATE STEERING COMMITTEE AND THE TRANSPORTATION MASTER PLAN STEERING COMMITTEE; PROVIDING FOR PURPOSE; PROVIDING FOR MEMBERSHIP AND DUTIES; AND PROVIDING AN EFFECTIVE DATE**

Attorney Agnew read into record the title of Resolution 25-033. City Manager Souza spoke to the purpose for the resolution and establishment of the steering committees. Discussion ensued regarding the timeline for the committees.

**Councilmember DeBruce moved, seconded by Councilmember Henshaw, to adopt Resolution 25-033. The motion carried by a vote of 4-0 with Vice Mayor Smith excused.**

**Excused:** 1 - Vice Mayor Holly Smith

**b. Sanibel Plan Update Steering Committee Appointments**

**RESOLUTION 25-035 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPOINTING SEVEN MEMBERS TO SERVE ON THE SANIBEL PLAN UPDATE STEERING COMMITTEE UNTIL THE CITY COUNCIL ADOPTS AN ORDINANCE AMENDING THE PLAN AND THE COMMITTEE IS DISSOLVED; AND PROVIDING AN EFFECTIVE DATE** (Appointing two at-large members, applicants listed in alphabetical order by last name)

Attorney Agnew read into record the title of Resolution 25-035. Discussion ensued regarding appointment of 2 members. City Manager Souza passed out ballots. Attorney Agnew tallied the votes as Eric Pfeifer and Jeffrey Muddell being appointed.

Councilmember Johnson moved, seconded by Councilmember DeBruce, to adopt Resolution 25-035 appointing Nicole McHale (Community Housing and Resources (CHR)), Bob Moore (Committee of the Islands (COTI)), Larry Schopp and Paul Nichols as alternate (Sanibel Planning Commission), Calli Johnson (Sanibel Captiva Chamber of Commerce), James Evans and Matt DePaolis as alternate (Sanibel Captiva Conservation Foundation (SCCF)), and Eric Pfeifer and Jeffrey Muddell as the two citizen-at-large members. The motion carried by a vote of 4-0 with Vice Mayor Smith excused.

Excused: 1 - Vice Mayor Holly Smith

**c. Transportation Master Plan Steering Committee Appointments**

**RESOLUTION 25-036 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPOINTING FIVE MEMBERS TO SERVE ON THE TRANSPORTATION MASTER PLAN UPDATE STEERING COMMITTEE UNTIL THE CITY COUNCIL ACCEPTS THE PLAN AND THE COMMITTEE IS DISSOLVED; AND PROVIDING AN EFFECTIVE DATE** (Appointing one at-large member, applicants listed in alphabetical order by last name)

Attorney Agnew read into record the title of Resolution 25-036. City Manager Souza passed out ballots. Attorney Agnew tallied the votes as 2 for Bob Brooks, 1 for Pasquale Russo, and 1 for Mary Lewis. Mr. Souza passed out additional ballots. Mr. Agnew advised the votes again as 2 for Bob Brooks, 1 for Pasquale Russo, and 1 for Mary Lewis.

Discussion ensued regarding the qualifications of the applicants and Council Members expressed their reasoning for voting as they did. Mr. Souza passed out additional ballots and Mr. Agnew advised Mr. Pasquale Russo was appointed by unanimous vote.

Councilmember DeBruce moved, seconded by Councilmember Henshaw, to adopt Resolution 25-036 appointing Bill Millar with Jeff Blackman as alternate (Committee of the Islands (COTI)), Erika Steiner with Kate Sergeant as alternate (Sanibel Planning Commission), Evelyn Stewart (Sanibel Captiva Chamber of Commerce), James Evans with Matt DePaolis as alternate (Sanibel Captiva Conservation Foundation (SCCF)), and Pasquale Russo as the Citizen-at-Large. The motion carried by a vote of 4-0 with Vice Mayor Smith excused.

Excused: 1 - Vice Mayor Holly Smith

## 11. OLD BUSINESS

- d. Designation of Florida League of Cities Policy Committees - Application deadline August 18, 2025
  - i. Development, Code Compliance, and Redevelopment (Previously Miller)
  - ii. Finance and Taxation
  - iii. Intergovernmental Relations, Mobility and Emergency Management (Previously Henshaw)
  - iv. Municipal Operations (Previously DeBruce)
  - v. Utilities, Natural Resources, and Public Works (Previously Johnson)

Councilmember DeBruce expressed concerns with scheduling and advised she would not be able to participate on one of the committees. Discussion ensued regarding allowing City Manager Souza to appoint staff members to participate on the remaining committees.

Councilmember Henshaw moved, seconded by Councilmember Johnson, to designate Councilmember DeBruce for the Development, Code Compliance, and Redevelopment Policy Committee, Mayor Miller for the Finance and Taxation Policy Committee, Councilmember Henshaw for the Intergovernmental Relations, Mobility and Emergency Management Policy Committee, a Staff member designated by City Manager Souza for the Municipal Operations Policy Committee, and Councilmember Johnson for the Utilities, Natural Resources, and Public Works Policy Committee. The motion carried by a vote of 4-0 with Vice Mayor Smith excused.

Excused: 1 - Vice Mayor Holly Smith

## 12. NEW BUSINESS

- a. Request from Community Housing and Resources (CHR) to waive the \$20,000 debt service payment for Casa Mariposa (SUPPLEMENT 1)

Discussion ensued regarding the background for the request and the effects on the budget over the years. Council agreed by consensus for Staff to bring back a Resolution at a future meeting.

- b. **Solid Waste Initial Assessment**  
**RESOLUTION 25-031 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 2025-2026 FISCAL YEAR INITIAL ASSESSMENT RESOLUTION RELATING TO 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, 2025 THROUGH SEPTEMBER 30, 2026; CONFIRMING AND AUTHORIZING MATTERS RELATING TO SUCH ASSESSMENT; SCHEDULING A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE ANNUAL RATE RESOLUTION AND TO CONFIRM COLLECTION OF SUCH SPECIAL SERVICE ASSESSMENTS THROUGH THE UNIFORM METHOD OF**

**COLLECTION (i.e., ANNUAL LEE COUNTY TAX BILL); PROVIDING DIRECTION FOR THE PREPARATION OF THE ASSESSMENT ROLL AND NOTICES REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE. (SUPPLEMENT 2)**

Attorney Agnew read into record the title of Resolution 25-031. Deputy City Manager Steve Chaipel spoke to the background and requirements for adopting the resolution.

**Councilmember Johnson moved, seconded by Councilmember Henshaw, to adopt Resolution 25-031. The motion carried by a vote of 4-0 with Vice Mayor Smith excused.**

**Excused:** 1 - Vice Mayor Holly Smith

**c. Solid Waste Rates**

**RESOLUTION 25-032 APPROVING A SOLID WASTE RATE STRUCTURE FOR FISCAL YEAR 2025-2026; ESTABLISHING SOLID WASTE, RECYCLABLES, AND HORTICULTURE WASTE RATES FOR RESIDENTIAL, COMMERCIAL, AND MULTI-FAMILY PROPERTIES; APPROVING A SOLID WASTE FRANCHISE FEE; APPROVING A SOLID WASTE DISPOSAL SURCHARGE; AND PROVIDING AN EFFECTIVE DATE (SUPPLEMENT 2)**

Attorney Agnew read into record the title of Resolution 25-032.

**Councilmember Henshaw moved, seconded by Councilmember DeBruce, to adopt Resolution 25-032. The motion carried by a vote of 4-0 with Vice Mayor Smith excused.**

**Excused:** 1 - Vice Mayor Holly Smith

**d. Discussion regarding Sanibel Police Administrative Employment Agreements (SUPPLEMENT 2)**

City Manager Souza read into record the titles of Resolutions 25-019 and 25-020 and provided a brief background of the purpose for the resolutions.

Discussion ensued regarding the effects to the budget being in the positive by hiring from within and why the contracts are coming before the City Council. City Manager Souza advised it was due to the contract approval limitations. Attorney Agnew advised the distinction was due to being a contract as opposed to the at-will employment of the general staff.

**i. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPROVING AN EMPLOYMENT AGREEMENT BETWEEN THE CITY OF SANIBEL AND WILLIAM DALTON TO SERVE AS POLICE CHIEF; AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE EMPLOYMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE (SUPPLEMENT 2)**

Attorney Agnew read into record the title of Resolution 25-019.

**Councilmember Johnson moved, seconded by Councilmember Henshaw, to adopt Resolution 25-019. The motion carried by a vote of 4-0 with Vice Mayor Smith excused.**



**Excused:** 1 - Vice Mayor Holly Smith

**ii. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPROVING AN EMPLOYMENT AGREEMENT BETWEEN THE CITY OF SANIBEL AND DR. ANTHONY THOMPSON TO SERVE AS DEPUTY POLICE CHIEF; AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE EMPLOYMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE  
(SUPPLEMENT 2)**

Attorney Agnew read into record the title of Resolution 25-020.

**Councilmember Henshaw moved, seconded by Councilmember DeBruce, to adopt Resolution 25-020. The motion carried by a vote of 4-0 with Vice Mayor Smith excused.**

**Excused:** 1 - Vice Mayor Holly Smith

### **13. CONSENT AGENDA**

#### **CONSENT ITEMS PULLED FOR DISCUSSION**

No items were pulled for discussion.

**a. ADOPTION OF RESOLUTIONS**

**b. BUSINESS ITEMS**

- i. Adoption of Minutes - May 6, 2025, Regular Meeting  
(SUPPLEMENT 1)
- ii. Renewal of Sanibel Fire District and Sanibel Recreation Department Partnership Agreement Letter
- iii. Award of contract to Concrete Science Solutions, LLC in the amount of \$106,304.86 for the resurfacing of the recreation center pool deck and authorizing the City Manager to execute the contract.
- iv. Consider approving a contract with Southern Striping Solutions, LLC in the amount of \$1,371,949.79 for the Periwinkle Way Milling and Resurfacing Project and authorize the City Manager to execute the contract. Funds are available for these construction services through a combination of a Florida Department of Transportation (FDOT) Grant 454841-1 and Florida Department of Environmental Protection (FDEP) Grant HA017.
- v. Award a proposal from Weston & Sampson Engineers, Inc. to provide Professional Services in Conjunction with the City's East Periwinkle Way Bridge Replacement Project (Bridge No. 126500) in the amount of \$77,570.00.
- vi. Award of Contract to Expanse Electrical Company, LLC in the amount of \$1,297,849.32 for the Post Hurricane Ian Lift Station Control Panel Procurement - Phase 1.

- vii. Approval of three grant agreements from the Tourist Development Council (TDC ) and authorizing the City Manager to execute the agreements. (These grant funds are included in the FY26 draft budget):
  - 1. Beach Park Facility Maintenance in an amount of \$2,011,500.00;
  - 2. Annual Beach and Shoreline Erosion Monitoring in an amount of \$50,000;
  - 3. Shared Use Path Resurfacing Project in the amount of \$500,000, (SUPPLEMENT 1)
- viii. Approve submission of an application to the US Department of Energy's, National Renewable Energy Lab (NREL), Energy Technology Innovation Partnership Project (ETIPP): Coastal, Remote, and Island Community Technical Assistance program to develop a Strategic Energy Plan for Sanibel and allow for the City Manager to execute the Application and Grant Agreement. (SUPPLEMENT 1)

Approval of Consent Agenda Business Items 13(b)(i), (ii), (iii), (iv), (v), (vi), (vii), and (viii).

Councilmember Johnson moved, seconded by Councilmember Henshaw, to approve Consent Agenda Business Items 13(b)(i), (ii), (iii), (iv), (v), (vi), (vii), and (viii). The motion carried by a vote of 4-0 with Vice Mayor Smith excused.

Excused: 1 - Vice Mayor Holly Smith

## 14. INFORMATIONAL ITEMS

- a. Hazard Mitigation Grant Project Update (East Rocks, Tradewinds)
- b. Water Quality Report from Natural Resources Department
- c. Finance Department Reports
  - i. Causeway Counts
  - ii. Grants Report
  - iii. Hurricane Recovery Financial Report (SUPPLEMENT 2)
- d. Sanibel Historical Museum & Village FY2024 Audit
- e. MacKenzie Hall Update

Discussion ensued regarding the Finance Department reports. Council inquired as to receiving extensions and if there were any delays or issues. Deputy City Manager Steve Chaipel spoke to extensions and process for requesting them.

Discussion turned to the Hurricane Recovery Financial Report and if there were risks due to time extensions and approval processes, the relationship with FEMA, and possibility of establishing a resiliency index. Mr. Chaipel provided a brief update to

the statuses of the projects and funding.

Further discussion ensued regarding debris removal, following the code to reduce debris amounts during an event, hosting a public workshop to reinforce best practices for hurricanes, and demonstrating how the city is being more resilient.

## 15. GENERAL COUNCIL DISCUSSION

Councilmember DeBruce thanked all of the applicants for the steering committees and expressed desire for the following items for a future agenda:

- Appeal process for City decision or permit approval
- Transfer units of density (first request)
- City Manager authority of \$50,000 increase

Discussion ensued regarding clarification of what the transfer of units of density may consist of. Attorney Agnew spoke to Charter 10.3.2, advising he would do further research and noted the process for review and consideration. Council concurred with directing the item to Commission for consideration.

Councilmember Henshaw spoke to moving meetings back to City Hall in August, noted having raised the City Manager's authorization threshold to \$50,000 recently, expressed appreciation for the applicants for the committees, and encouraged participation on Committees, Boards, Commission, and Council in the future.

Councilmember Johnson spoke to recovery efforts and encouraged those having challenges to recovery to reach out to the City.

Mayor Miller requested to hear more from staff regarding the approval process of storm water distribution and drainage considerations during permitting. He further spoke to:

- Thanked Recreation Staff for the successful Independence Day event
- Appreciation of the fireworks show
- Advanced air mobility drones in the works for the Department of Transportation (DOT)
- DOGE - State requirement for municipalities to comply with information requests
- Insurance Service office completes review every 3 years, Sanibel rates in top 20% in compliance

Councilmember DeBruce spoke to receiving an email regarding the vote by ballot method. Attorney Agnew advised that the ballots are not secret, they are signed by each member, and posted to the record after a meeting. Mr. Agnew further advised who voted, and how, for the members of Sanibel Plan Update Steering Committee.

**16. CITY MANAGER'S REPORT**

City Manager Souza thanked Council for the authorization to apply for a technical assistance grant, thanked Bob Moore for his assistance with preparing the application for the grant, expressed his appreciation for Josh Holler in the Public Works Department for efforts with \$500,000 in grant awards, spoke to the status of funding options for the Tradewinds project, and that the City will continue to comply with the DOGE requests and requirements.

**17. CITY ATTORNEY'S REPORT**

Attorney Agnew spoke to the status of the South Seas zoning hearings and the appeal process.

Discussion ensued regarding expecting the shade session to be an hour and a half.

**9. 1:00 PM - CONVENE AN EXECUTIVE SESSION RELATING TO FRATERNAL ORDER OF POLICE (FOP) UNION NEGOTIATIONS**

Attorney Agnew spoke to the purpose and process for the shade session, advising those that will be in participation.

The meeting recessed at 12:06 p.m.

Vice Mayor Smith joined the shade session at 1:08 p.m. The meeting reconvened at 2:39 p.m.

**8. DISCUSSION OF FY2026 BUDGET****a. City of Sanibel Fiscal Year 2026 Draft Budget (SUPPLEMENT 3) (SUPPLEMENT 1)**

Deputy City Manager Steve Chaipel provided a brief PowerPoint presentation (to be added to the record) regarding the budget process and status update.

Council inquired if the sewer fund included the updates to the lift stations. Mr. Chaipel advised it did not. Council further inquired if there were an interest rate on the bridge loan. Mr. Chaipel advised it is 10% of the principle at maturity plus one day. Discussion ensued regarding financial policies that could be addressed at the budget workshop.

Discussion turned to the Hurricane reserve fund. Mr. Chaipel spoke to the history and background for the reserve funds over the last 10 years, advising there were separate buckets which were combined after Ian and increased to \$6M. Discussion then ensued regarding the calculations of the millage rate which Mr. Chaipel advised was based on statutes.

Council inquired as to the date the recreation center debt would be finished, which would be 2034. Council further inquired if the valuations would change and be a material change to the budget. Mr. Chaipel advised the valuations would change but did not see a material change in the budget.

Discussion ensued regarding the emergency bridge loan and CDL loan, possibility of utilizing credit lines as replacement for reserves, State FROC program, and the ombudsman position being a contractual position in the City Manager's budget.

**b. Proposed Operating Millage Rate**

**RESOLUTION 25-030 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, ADVISING THE LEE COUNTY PROPERTY APPRAISER OF THE PROPOSED OPERATING MILLAGE RATE, THE ROLLED-BACK RATE, THE PROPOSED AGGREGATE MILLAGE RATE, THE MILLAGE LEVY FOR THE SEWER VOTED DEBT SERVICE, THE RECREATION CENTER VOTED DEBT SERVICE, AND THE DATE, TIME, AND PLACE AT WHICH A PUBLIC HEARING WILL BE HELD TO CONSIDER THE TENTATIVE OPERATING MILLAGE RATE FOR TAX (CALENDAR) YEAR 2025 AND TENTATIVE BUDGET FOR THE CITY OF SANIBEL FISCAL YEAR 2026; AUTHORIZING AND DIRECTING THE CITY MANAGER TO PROVIDE CERTIFICATION OF SAME; AND PROVIDING AN EFFECTIVE DATE (SUPPLEMENT 1)**

Attorney Agnew read into record the title of Resolution 25-030. Discussion ensued regarding the proposed rate being 2.5000 mils. Deputy City Manager Chaipel stated the amounts to fill the blanks being Section 1a as 2.5000 mils, Section 1c as 2.6151 mils, and Section 2 as \$14,087,044.

Councilmember Henshaw moved, seconded by Vice Mayor Smith, to adopt Resolution 25-030 with the blanks filled as: Section 1a as 2.5000 mils, Section 1c as 2.6151mils, and Section 2 as \$14,087,044. The motion carried.

**a. 2:30 PM - TIME CERTAIN**

**Wulfert Channel Area Dredging Special Assessment Preliminary Assessment Roll & Setting Date and Time for Public Hearing**

**RESOLUTION 25-034 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, RELATING TO THE WULFERT CHANNEL AREA DREDGING ASSESSMENT DISTRICT IN THE CITY OF SANIBEL; CONSTITUTING THE CITY'S 2025-2026 FISCAL YEAR PRELIMINARY ASSESSMENT ROLL RESOLUTION RELATING TO THE SPECIAL SERVICE ASSESSMENT TO FUND THE CHANNEL DREDGING AGAINST ASSESSED PROPERTY LOCATED WITHIN THE WULFERT CHANNEL AREA DREDGING ASSESSMENT DISTRICT FOR THE FISCAL YEAR OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026; CONFIRMING AND AUTHORIZING MATTERS RELATING TO SUCH ASSESSMENT; SCHEDULING A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE ANNUAL RATE RESOLUTION AND TO CONFIRM COLLECTION OF SUCH SPECIAL SERVICE**

**ASSESSMENT THROUGH THE UNIFORM METHOD OF COLLECTION VIA THE ANNUAL LEE COUNTY TAX BILL; PROVIDING DIRECTION FOR THE PREPARATION OF THE PRELIMINARY ASSESSMENT ROLL AND NOTICES REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE**

Attorney Agnew read into record the title of Resolution 25-034. City Manager Souza provided a brief PowerPoint presentation regarding the assessment district and process.

Discussion ensued regarding the project needing to be mobilized by September 1, 2025. City Manager Souza spoke to the additional agenda items related to this project.

Discussion ensued regarding impacts to the Dinkins Bayou residents or users of the waterways in that area, as well as, what would be left for the Dinkins Bayou dredge project.

**Public Comment:**

- Jeff Cavanagh - 5690 Sanibel Captiva Road - spoke his appreciation for separating the Wulfert and Dinkins dredge projects and concerns with charging the residents for the maintenance of a public waterways.
- Jennifer McSorely - 5776 Sanibel Captiva Road - spoke to the importance of dredging Roosevelt Channel and why the sand would not be pumped onto the beach as opposed to hauling it away.
- Caroline Peirce - 6101 Castaways - spoke to other local municipalities implementing boat fees, recommending a "waterway management fund" which is assessed to all residents.
- Barbara Joy Cooley - Sanibel Resident - concurred with prior comments and expressed concerns with what the special assessment district could be used for.
- Jason Cohen - 5847 Pine Tree - spoke to the need for the assessment to be a one time event

Discussion ensued regarding concerns with how long the channel would remain clear once the dredge were complete. Holly Milbrandt, Natural Resources Director, spoke to confidence that the new project scope would meet expectations and to the requirements for the removal of the spoils.

Vice Mayor Smith moved, seconded by Councilmember Johnson, to adopt Resolution 25-034. The motion carried.

**b. Dredging Assessment Area Budget Amendment**

**RESOLUTION 25-027 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA APPROVING BUDGET AMENDMENT 2025-008 TO APPROPRIATE \$748,065 FOR A DREDGING PROJECT IN THE WULFERT CHANNEL AREA; AND PROVIDING AN EFFECTIVE DATE** (To appropriate \$748,065 in funding for a dredging project in the Wulfert Channel area.

The funding for this project is being appropriated from the General Fund budgeted ending fund balance and transferred to the dredging project fund. This amendment increases the fiscal year 2025 budget by \$748,065.)

Councilmember Henshaw left the meeting at 4:14 p.m.

City Attorney Agnew read into record the title of Resolution 25-027.

**Vice Mayor Smith moved, seconded by Councilmember Johnson, to adopt Resolution 25-027. The motion carried.**

**Absent:** 1 - Councilmember John Henshaw

- c. Award of contract to Bayside Dredging, LLC, to complete the Wulfert Channel Dredging Project in the amount of \$739,000 and authorize the City Manager to execute the agreement

City Manager Souza noted the staff recommendation to approve.

**Councilmember Johnson moved, seconded by Vice Mayor Smith, to approve the contract to Bayside Dredging, LLC, to complete the Wulfert Channel Dredging Project in the amount of \$739,000 and authorize the City Manager to execute the agreement. The motion carried by a vote of 4-0 with Councilmember Henshaw absent.**

**Absent:** 1 - Councilmember John Henshaw

## 18. PUBLIC COMMENT

Public Comment:

- Jason Cohen - 5847 Pine Tree - spoke to concerns with the increased number of coyotes.

Vice Mayor Smith spoke to attending the C-43 ribbon cutting ceremony and expressed appreciation for the July 4th community event and fireworks display.

## 19. ADJOURNMENT

There being no further business, the meeting adjourned at 4:19 p.m.