

ESTERO VILLAGE COUNCIL MEETING
WEDNESDAY, MAY 20, 2026, 9:30 A.M.

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CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

9:32:35AM [SOUNDING GAVEL]
9:32:37AM >>Mayor Ribble: I WOULD NOW LIKE TO CALL THE MAY 20, 2026,
9:32:41AM 9:30 A.M. VILLAGE COUNCIL MEETING TO ORDER.
9:32:43AM WE WOULD LIKE TO REMIND EVERYONE TO PLEASE SET YOUR CELL
9:32:46AM PHONES ON SILENT.
9:32:48AM AND IF YOU COME UP TO THE PODIUM TO SPEAK, PLEASE SPEAK INTO
9:32:52AM THE MICROPHONE.
9:32:53AM THIS MORNING, WE HAVE PASTOR GRACE BROOKS FROM ESTERO
9:32:57AM CHURCH, WHO WILL DO THE INVOCATION.
9:33:00AM PASTOR GRACE.
9:33:02AM >> LET'S PRAY.
9:33:05AM THANK YOU, FATHER, FOR THIS DAY, AND FOR THE PRIVILEGE OF
9:33:09AM LIVING IN THE VILLAGE OF ESTERO.
9:33:11AM THANK YOU FOR EACH ONE THAT IS IN THIS ROOM AND FOR THOSE ON
9:33:14AM COUNCIL.
9:33:15AM THANK YOU THAT YOU HAVE GIVEN THE GIFTS AND THE KNOWLEDGE
9:33:18AM AND THE WISDOM TO BE ABLE TO WORK THROUGH ALL THE DETAILS
9:33:22AM TODAY.

9:33:22AM I PRAY, LORD, THAT YOU WILL BE PRESENT AS YOU WILL STIR
9:33:28AM WITHIN EACH ONE THAT RESURRECTION POWER THAT YOU GIVE TO
9:33:31AM EACH ONE OF US.
9:33:32AM WE JUST THANK YOU AND ASK THAT YOU BLESS THE MEETING AND
9:33:36AM WATCH OVER EACH ONE.
9:33:37AM IN JESUS NAME, AMEN.
9:33:39AM >>Mayor Ribble: THANK YOU, PASTOR GRACE.
9:33:41AM WOULD WE PLEASE RISE FOR THE PLEDGE?
9:33:44AM [PLEDGE OF ALLEGIANCE]
9:33:59AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?
9:34:04AM HERE.
9:34:08AM >>Jeff Hunt: HERE.
9:34:09AM >> COUNCIL MEMBER McLAIN IS EXCUSED.
9:34:12AM >>Lori Fayhee: HERE.
9:34:13AM >>Rafael Lopez: HERE.
9:34:14AM >>Jim Ward: HERE.
9:34:16AM >>Vice-Mayor Zalucki: HERE.
9:34:20AM >>Mayor Ribble: TODAY, WE HAVE TWO EXCEPTIONAL STUDENTS, ONE

9:34:22AM FROM BONITA AND ONE FROM ESTERO.
9:34:25AM BOTH OF THEM ARE ESTERO RESIDENTS.
9:34:27AM IF YOU WOULD INDULGE ME.
9:34:29AM OUR FIRST STUDENT IS DELANEY FELTON FROM ESTERO HIGH SCHOOL.
9:34:52AM SHE IS HERE TODAY WITH PRINCIPAL SELUK.
9:34:57AM PLEASE JOIN US UP FRONT.
9:34:58AM WE ALSO HAVE FROM THE DISTRICT LUKE STROMINGER.

9:35:01AM MR. MATTHEWS AND MR. RIBBLE, WHO ARE USUALLY HERE, SEND
9:35:05AM THEIR REGRETS.
9:35:06AM THEY ARE AT A GRADUATION IN BOCA GRANDE.
9:35:09AM THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO PROUDLY
9:35:19AM RECOGNIZES DELANEY FELTON AS AN EXCEPTIONAL STUDENT, LEADER,
9:35:24AM AND COMMUNITY MEMBER WHO CONSISTENTLY DEMONSTRATES
9:35:26AM POSITIVITY, DEDICATION, AND ENTHUSIASM.
9:35:30AM RANKED 13th IN HER SENIOR CLASS WITH A WEIGHTED GPA OF
9:35:35AM 5.30 -- THAT'S FANTASTIC -- SHE EARNED HER AICE DIPLOMA AND
9:35:43AM WAS RECOGNIZED AS AN OUTSTANDING CAMBRIDGE SCHOLAR FOR HER
9:35:46AM ACADEMIC EXCELLENCE.
9:35:48AM SHE HAS SHOWN STRONG LEADERSHIP THROUGH STUDENT GOVERNMENT,
9:35:51AM COFOUNDING THE BOOK CLUB, AND ACTIVE INVOLVEMENT IN
9:35:56AM ORGANIZATIONS INCLUDING NATIONAL HONOR SOCIETY, BEST
9:35:58AM BUDDIES, AND INTERACT CLUB.
9:36:01AM DELANEY IS ALSO COMMITTED TO COMMUNITY SERVICE, VOLUNTEERING
9:36:04AM WITH THE RONALD McDONALD HOUSE, ESTERO LIFE CARE CENTER,
9:36:08AM AND OTHER LOCAL PROJECTS.
9:36:10AM IN ADDITION, HER PARTICIPATION IN COMPETITIVE DANCE,
9:36:14AM CHEERLEADING, TRACK, AND CROSS COUNTRY REFLECTS HER STRONG
9:36:17AM WORK ETHIC AND WELL-ROUNDED CHARACTER.
9:36:20AM DELANEY WILL BE AN OUTSTANDING ADDITION TO WEST VIRGINIA
9:36:24AM UNIVERSITY.
9:36:25AM GO MOUNTAINEERS!
9:36:28AM PRESENTED ON THIS 20th DAY OF MAY, 2026.

9:36:31AM CONGRATULATIONS, DELANEY.
9:36:33AM [APPLAUSE]
9:36:33AM LUKE, YOU HAVE A PRESENTATION.
9:36:46AM >> CONGRATULATIONS.
9:36:48AM SUPERINTENDENT CARLIN COULDN'T BE HERE TODAY, BUT SHE WANTED
9:36:50AM TO RECOGNIZE YOU FOR ALL YOUR HARD WORK, SO WE HAVE A LETTER
9:36:53AM FROM HER.
9:37:27AM [APPLAUSE]
9:37:37AM >>Mayor Ribble: OUR NEXT STUDENT IS ABBI MORALES FROM THE
9:37:41AM BONITA SPRINGS HIGH SCHOOL.
9:37:43AM SHE IS HERE WITH HER PARENTS AND ASSISTANT PRINCIPAL LAUREN.
9:37:53AM THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO PROUDLY
9:38:03AM RECOGNIZES ABBI MORALES, A SENIOR AT BONITA SPRINGS HIGH
9:38:07AM SCHOOL, WHO EXEMPLIFIES LEADERSHIP, CHARACTER, AND

9:38:10AM DEDICATION BOTH ON AND OFF THE FIELD.
9:38:13AM ABBI HAS EARNED AN IMPRESSIVE 4.56 WEIGHTED GPA -- ALSO
9:38:19AM TERRIFIC -- WHILE BALANCING A DEMANDING ATHLETIC SCHEDULE,
9:38:23AM INCLUDING THREE YEARS AS A VARSITY WIDE RECEIVER ON THE FLAG
9:38:27AM FOOTBALL TEAM AND THREE YEARS ON THE VARSITY SOCCER TEAM.
9:38:31AM HER ABILITY TO EXCEL IN BOTH ACADEMICS AND ATHLETICS
9:38:35AM REFLECTS HER EXCEPTIONAL WORK ETHIC, DISCIPLINE, AND
9:38:38AM COMMITMENT.
9:38:39AM DESCRIBED BY HER COACH AS "LITERALLY THE BEST TEAMMATE I
9:38:45AM HAVE EVER COACHED" ABBI IS KNOWN FOR BEING SELFLESS,
9:38:50AM DEPENDABLE, HARDWORKING, KIND, AND GRITTY.

9:38:53AM SHE PLAYED A KEY ROLE IN LEADING THE FLAG FOOTBALL TEAM TO
9:38:57AM AN OUTSTANDING 19-1 SEASON, INCLUDING DOMINANT PERFORMANCES
9:39:00AM AGAINST RIVAL ESTERO, HIGHLIGHTED BY A 25-6 VICTORY AND A
9:39:07AM SEASON SWEEP.
9:39:08AM THE TEAM'S RECORD-SETTING 15-0 REGULAR SEASON STANDS AS A
9:39:13AM TESTAMENT NOT ONLY TO ITS ATHLETIC TALENT, BUT ALSO TO THE
9:39:17AM LEADERSHIP AND TEAM-FIRST ATTITUDE THAT ABBI CONSISTENTLY
9:39:21AM DEMONSTRATES.
9:39:22AM ABBI'S IMPACT EXTENDS FAR BEYOND THE FIELD AS SHE SETS A
9:39:28AM STANDARD FOR EXCELLENCE, SPORTSMANSHIP, AND WHAT IT MEANS TO
9:39:31AM BE A TRUE TEAMMATE WHO EXEMPLIFIES BULL SHARK PRIDE
9:39:38AM PRESENTED ON THIS 20th DAY OF MAY 2026.
9:39:41AM CONGRATULATIONS.
9:39:41AM [APPLAUSE]
9:39:47AM >> CONGRATULATIONS TO YOU AS WELL.
9:39:51AM SUPERINTENDENT CARLIN COULDN'T BE HERE TODAY, BUT SHE WANTED
9:39:53AM TO SHOW HER RECOGNITION FOR YOU AS WELL.
9:40:12AM [APPLAUSE]
9:40:15AM >>Mayor Ribble: CONGRATULATIONS TO BOTH OUR STUDENTS AND I'M
9:40:17AM SURE YOU WANT TO GET BACK TO SCHOOL NOW.
9:40:19AM ENJOY THE REST OF YOUR DAY.
9:40:24AM NEXT ON THE AGENDA IS THE APPROVAL OF THE AGENDA.
9:41:01AM DOES ANYONE HAVE ANY ADDITIONS, DELETIONS, OR CHANGES TO THE
9:41:04AM AGENDA?
9:41:04AM SEEING NONE, MAY I HAVE A MOTION, PLEASE?

9:41:09AM BY COUNCILMAN LOPEZ, SECONDED BY COUNCILWOMAN FAYHEE.
9:41:16AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?
9:41:19AM >>Jeff Hunt: AYE.
9:41:20AM >>Lori Fayhee: AYE.
9:41:22AM >>Rafael Lopez: AYE.
9:41:23AM >>Jim Ward: AYE.
9:41:24AM >>Vice-Mayor Zalucki: AYE.
9:41:26AM >>Mayor Ribble: AYE.
9:41:27AM NOW WE HAVE ANOTHER PROCLAMATION.
9:41:32AM WE HAVE BETH HALEY HERE FROM AMERICAN GOLD STAR MOTHERS

9:41:36AM ATTENDING IN PERSON.
9:41:37AM WE HAVE KATY ERRINGTON, FORMER MAYOR AND AN AMERICAN GOLD
9:41:41AM STAR MOTHER ALSO ATTENDING BY TEAMS.
9:41:43AM KATY, IT'S WONDERFUL TO SEE YOU AGAIN.
9:42:06AM THANK YOU FOR JOINING US TODAY.
9:42:09AM >> THANK YOU.
9:42:10AM >>Mayor Ribble: THE VILLAGE OF ESTERO PROCLAMATION:
9:42:14AM WHEREAS, AMERICAN GOLD STAR MOTHERS OF SOUTHWEST FLORIDA,
9:42:18AM INCORPORATED, FINDS STRENGTH IN THE FELLOWSHIP OF OTHER GOLD
9:42:22AM STAR MOTHERS WHO STRIVE TO KEEP THE MEMORY OF THEIR SONS AND
9:42:26AM DAUGHTERS ALIVE BY WORKING TO SUPPORT VETERANS, ACTIVE DUTY
9:42:30AM SERVICE MEMBERS, THEIR FAMILIES, FAMILIES OF THE FALLEN, AND
9:42:34AM THE COMMUNITY.
9:42:36AM AND WHEREAS, THE MISSION OF THE GOLD STAR MOTHERS OF
9:42:40AM SOUTHWEST FLORIDA, INCORPORATED, IS TO HONOR THE SACRIFICE

9:42:44AM OF OUR FALLEN HEROES WHILE OFFERING MATERIAL SUPPORT TO
9:42:49AM VETERANS, THEIR FAMILIES, AND FAMILIES OF THE FALLEN, AS
9:42:53AM WELL AS PROVIDING EDUCATION REGARDING PATRIOTISM, COMMUNITY
9:42:57AM AWARENESS, AND THE TRUE PRICE OF FREEDOM.
9:43:01AM AND WHEREAS, THE ORGANIZATION SERVES COMMUNITIES IN LEE AND
9:43:07AM COLLIER COUNTIES AND PARTNERS WITH OTHER VETERAN SERVICE
9:43:10AM ORGANIZATIONS BOTH LOCALLY AND THROUGHOUT THE STATE OF
9:43:13AM FLORIDA.
9:43:14AM AND WHEREAS, THE DEDICATION, COMPASSION, AND SERVICE
9:43:18AM DEMONSTRATED BY THE AMERICAN GOLD STAR MOTHERS OF SOUTHWEST
9:43:23AM FLORIDA, INCORPORATED, EXEMPLIFY THE HIGHEST IDEALS OF
9:43:30AM PATRIOTISM, REMEMBRANCE, AND COMMUNITY SERVICE.
9:43:33AM AND NOW, THEREFORE, I, JOANNE RIBBLE, MAYOR OF THE VILLAGE
9:43:36AM OF ESTERO, LEE COUNTY, FLORIDA, DO HEREBY PROCLAIM THAT THE
9:43:41AM VILLAGE OF ESTERO PROUDLY RECOGNIZES THE CONTRIBUTIONS AND
9:43:45AM SERVICE OF THE "AMERICAN GOLD STAR MOTHERS OF SOUTHWEST
9:43:48AM FLORIDA" IN ESTERO, FLORIDA.
9:43:51AM IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED
9:43:56AM THE SEAL OF THE VILLAGE OF ESTERO TO BE AFFIXED THIS DAY OF
9:43:59AM THE 20th DAY OF MAY, 2026.
9:44:01AM THANK YOU.
9:44:04AM [APPLAUSE]
9:44:12AM >> FIRST, THANK YOU, MAYOR RIBBLE, COUNCILMAN LOPEZ, AND THE
9:44:16AM VILLAGE COUNCIL.
9:44:16AM THANK YOU SO MUCH.

9:44:18AM AND ESPECIALLY KATY ERRINGTON, WHO HAS BEEN MY FRIEND AND
9:44:21AM SISTER IN THIS JOURNEY THAT HAS BEEN REALLY FASCINATING TO
9:44:30AM BE ABLE TO MEET SO MANY VETERANS AND FAMILIES OF THE FALLEN
9:44:33AM AND TO BE ABLE TO SUPPORT AND BE PART OF A GROUP THAT NOBODY
9:44:37AM WANTS TO BE A PART OF, BUT TO BE ABLE TO OFFER SERVICE AND
9:44:42AM HELP.

9:44:43AM SO THANK YOU.
9:44:44AM >>Mayor Ribble: KATY, WOULD YOU LIKE TO SAY A FEW WORDS?
9:44:48AM >> YES.
9:44:48AM THANK YOU.
9:44:49AM GOOD MORNING, MADAM MAYOR, COUNCIL MEMBERS, VILLAGE MANAGER,
9:44:57AM VILLAGE CLERK AND ALL OTHER STAFF MEMBERS AND ESPECIALLY TO
9:45:00AM BETH AND THE SOUTHWEST FLORIDA GOLD STAR MOTHERS.
9:45:02AM THANK YOU FOR INVITING ME TO THIS -- TO BE A PART OF THIS
9:45:07AM MEANINGFUL PROCLAMATION.
9:45:09AM THOUGH I AM JOINING YOU FROM OHIO, I AM DEEPLY HONORED AND
9:45:13AM GRATEFUL THAT THE VILLAGE OF ESTERO CONTINUES TO REMEMBER
9:45:16AM AND RECOGNIZE GOLD STAR MOTHERS IN SUCH A THOUGHTFUL WAY.
9:45:20AM AS MANY OF YOU KNOW, I LOST MY YOUNGER SON, PHILIP, IN 1992,
9:45:26AM WHILE THE YEARS PAST, A MOTHER'S LOVE AND REMEMBRANCE NEVER
9:45:29AM FADE.
9:45:29AM TO THE GOLD STAR MOTHERS PRESENT TODAY, ESPECIALLY THOSE
9:45:33AM WHOSE LOST MAY BE MORE RECENT, PLEASE KNOW YOU ARE HONORED,
9:45:36AM REMEMBERED, AND NEVER ALONE.
9:45:38AM AS A FORMER COUNCIL MEMBER AND FORMER MAYOR OF ESTERO, IT

9:45:42AM MEANS A GREAT DEAL TO ME TO SEE THE VILLAGE CONTINUE THIS
9:45:47AM TRADITION OF REMEMBRANCE AND RESPECT.
9:45:50AM THANK YOU AGAIN FOR THIS HONOR AND MAY GOD BLESS THE GOLD
9:45:54AM STAR FAMILIES, THE VILLAGE OF ESTERO, AND THE UNITED STATES
9:45:57AM OF AMERICA.
9:45:58AM THANK YOU.
9:46:00AM >>Mayor Ribble: THANK YOU, KATY.
9:46:01AM THANK YOU ALL.
9:46:33AM >>Carol Sacco: THANK YOU, KATY.
9:46:34AM >> THANK YOU.
9:47:01AM >>Mayor Ribble: NEXT ON THE AGENDA, WE HAVE PUBLIC COMMENT
9:47:03AM ON NON-AGENDA ITEMS.
9:47:05AM MADAM CLERK, DO WE HAVE ANYONE WHO HAS SIGNED UP?
9:47:07AM >>Carol Sacco: NO, MAYOR, WE DO NOT.
9:47:10AM >>Mayor Ribble: ALL RIGHT.
9:47:10AM WE'LL MOVE ON TO THE CONSENT AGENDA, WHICH IS THE MAY 6,
9:47:13AM 2026, VILLAGE COUNCIL MEETING MINUTES.
9:47:17AM DO ANY OF THE COUNCIL MEMBERS HAVE COMMENTS OR QUESTIONS
9:47:19AM REGARDING THE MINUTES?
9:47:20AM SEEING NONE, MAY I HAVE A MOTION, PLEASE?
9:47:23AM COUNCILMAN HUNT, SECONDED BY MS. FAYHEE.
9:47:29AM MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL.
9:47:31AM >>Carol Sacco: FOR THE PUBLIC RECORD, WE HAVE NO E-COMMENTS
9:47:34AM AND NO PUBLIC COMMENTS.
9:47:35AM >>Mayor Ribble: THANK YOU.

9:47:36AM >>Carol Sacco: COUNCIL MEMBER WARD?
9:47:37AM >>Jim Ward: AYE.

9:47:39AM >>Rafael Lopez: AYE.
9:47:41AM >>Lori Fayhee: AYE.
9:47:42AM >>Jeff Hunt: AYE.
9:47:43AM >>Vice-Mayor Zalucki: AYE.
9:47:45AM >>Mayor Ribble: AYE.
9:47:45AM THE NEXT ITEM ON THE AGENDA IS 8A, CONSIDERATION OF A
9:47:51AM REQUEST FOR A CODE ENFORCEMENT LIEN MITIGATION, CASE
9:47:55AM 24100037 FROM SOUTHWEST FLORIDA PARK PLACE LLC RELATING TO
9:48:04AM THE PROPERTY AT 20660 PARK PLACE, ESTERO, FLORIDA, IN THE
9:48:09AM ESTERO RIVER HEIGHTS COMMUNITY.
9:48:11AM STEVE, WOULD YOU LIKE TO INTRODUCE THIS?
9:48:13AM >>Steven Sarkozy: THANK YOU, MAYOR, MEMBERS OF COUNCIL.
9:48:16AM THIS ITEM COMES TO YOU FROM STAFF AS A RESULT OF A SERIES OF
9:48:24AM ENGAGEMENTS WITH THE OWNER OF THIS PROPERTY, AS MENTIONED.
9:48:27AM THE PROPOSED LIEN ON THE PROPERTY IS \$24,000.
9:48:34AM AND IT INVOLVES THE SUBJECT OF THE PROPERTY HAVING WORK
9:48:41AM PERFORMED ON THE PROPERTY WITHOUT THE PROPER PERMITS.
9:48:44AM THIS IS A SERIOUS ISSUE, AND THE LACK OF PERMITTING AND
9:48:50AM BACKGROUND INFORMATION WAS THE CAUSE OF ISSUES THAT WE'VE
9:48:55AM HAD IN THE PAST WITH FEMA THAT JEOPARDIZE THE ENTIRE PROGRAM
9:49:00AM THAT WE HAVE WITH FEMA FOR RECOVERY OF HURRICANE RELIEF
9:49:05AM FUNDS.
9:49:06AM SO WE TAKE THIS SERIOUSLY.

9:49:09AM SHOULD WE LOSE FEMA CERTIFICATION OF OUR PROGRAM, IT PUTS IN
9:49:15AM JEOPARDY ALL OF THE PAYMENTS FROM THE FEDERAL GOVERNMENT TO
9:49:18AM US FOR HURRICANE RELIEF.
9:49:20AM SO WHAT I'D LIKE TO DO IS HAVE MARY GIBBS, OUR COMMUNITY
9:49:25AM DEVELOPMENT DIRECTOR, EXPLAIN THE BACKGROUND HERE AND THEN
9:49:29AM WE'LL TURN IT OVER TO THE COUNCIL FOR CONSIDERATION.
9:49:32AM I WOULD NOTE AS WELL OUR VILLAGE ATTORNEY MAY WISH TO
9:49:37AM COMMENT AS WELL AND RESPOND TO ANY QUESTIONS THAT YOU MIGHT
9:49:39AM HAVE.
9:49:40AM >>Mayor Ribble: THANK YOU.
9:49:40AM GOOD MORNING, MARY.
9:49:41AM >>Mary Gibbs: GOOD MORNING.
9:49:42AM STEVE DID A NICE OVERVIEW.
9:49:44AM SO I'M JUST GOING TO ADD A LITTLE BIT ABOUT THE HEARINGS
9:49:47AM THAT WE HAD.
9:49:50AM AS HE SAID, WE GOT THE NOTIFICATIONS FROM FEMA THAT THERE
9:49:54AM WERE PAYOUTS AND PERMITS THAT HAD BEEN APPLIED FOR WERE
9:50:00AM MINIMAL.
9:50:01AM SO WE'RE TRYING TO -- EVERYBODY THAT WE DEAL WITH THAT HAS A
9:50:05AM SUBSTANTIAL PAYOUT THAT DIDN'T OBTAIN PERMITS, WE HAVE GONE
9:50:09AM AFTER TO GET THE DOCUMENTATION.
9:50:11AM WE DID THE SAME THING WITH MR. COPPENS, WITH THIS CASE.
9:50:17AM AND THEN WE GIVE AMPLE TIME FOR SOMEBODY TO COME INTO
9:50:20AM COMPLIANCE, WHICH HE DID NOT.

9:50:21AM SO STANLEY SCHEDULES THE HEARING WITH A SPECIAL MAGISTRATE,

9:50:24AM AND THAT OCCURRED ON OCTOBER 17, 2025.

9:50:28AM THE OWNERS ARE NOTIFIED BY CERTIFIED MAIL.

9:50:31AM HE DID NOT ATTEND THE HEARING.

9:50:32AM SO AT THAT TIME, THE MAGISTRATE IMPOSED THE DAILY FINE, AND

9:50:37AM THE FINE BECAME A LIEN ON THE PROPERTY.

9:50:39AM SO THE LIEN AMOUNT IS 24,000 AND THEN THERE'S \$307.38 IN THE

9:50:45AM COST OF INVESTIGATION.

9:50:47AM SO THAT WILL BE THE TOTAL LIEN WOULD BE 24,307.38.

9:50:53AM ONCE WE DID WORK WITH MR. COPPENS, HE GOT THE DOCUMENTATION

9:50:59AM TO SHOW THAT HE WAS NOT OVER THE 50% RULE, WE CLOSED THE

9:51:04AM CASE.

9:51:05AM NOW THERE'S COMPLIANCE AND HE CAN COME IN AND ASK FOR A LIEN

9:51:09AM MITIGATION OR REDUCTION.

9:51:11AM THE STAFF IS RECOMMENDING THAT HE PAY THE FULL AMOUNT

9:51:14AM BECAUSE WE DON'T SEE THAT THERE IS SUFFICIENT JUSTIFICATION

9:51:18AM TO REDUCE THE LIEN.

9:51:19AM WE'RE RECOMMENDING FULL AMOUNT.

9:51:20AM AGAIN, THIS IS THE COUNCIL THAT MAKES THE DECISION ON THE

9:51:25AM LIEN CASES.

9:51:26AM MR. COPPENS IS HERE.

9:51:28AM HE'S SITTING BACK THERE.

9:51:30AM I DON'T KNOW IF HE WOULD LIKE TO SPEAK OR NOT.

9:51:32AM >>Mayor Ribble: MR. COPPENS.

9:51:34AM GOOD MORNING.

9:51:38AM >> GOOD MORNING.

9:51:39AM SO I BOUGHT THIS PROPERTY THAT MARY IS TALKING ABOUT FROM

9:51:44AM THE OWNER WHO RECEIVED THE CLAIM.

9:51:47AM SO I WASN'T THE OWNER OF THE PROPERTY DURING THIS PROCESS

9:51:52AM NOR DID I KNOW THAT THERE WAS A CODE ENFORCEMENT ON THE

9:51:57AM PROPERTY UNTIL A SIGN WAS FINALLY PUT ON THE HOUSE TO TELL

9:52:02AM ME THAT THERE WAS A MEETING FOR THE FINE.

9:52:06AM SO I WAS COMPLETELY UNAWARE OF A VIOLATION.

9:52:09AM SO AS SOON AS THE SIGN WAS PUT ON THE HOUSE, WHICH I BELIEVE

9:52:16AM WAS OCTOBER 2025, THAT'S AS SOON AS I BECAME AWARE OF THE

9:52:22AM VIOLATION, I IMMEDIATELY APPLIED FOR THE PERMIT AND BEGAN

9:52:26AM PROCESS IN GOOD FAITH.

9:52:28AM DURING THE PERMITTING PROCESS, WE ENCOUNTERED NUMEROUS

9:52:32AM HURDLES RELATED TO THE FEMA WORK SHEET AND REVIEW PROCESS

9:52:36AM WITH KRISTIN.

9:52:37AM THESE ISSUES SIGNIFICANTLY DELAYED THE APPROVAL PROCESS.

9:52:40AM THE PRIMARY ISSUES INCLUDE THE FEMA WORK SHEET HAD TO BE

9:52:46AM AMENDED MORE THAN TEN TIMES.

9:52:49AM KEEP IN MIND THE CLOCK WAS TICKING ON THE FINE RIGHT BEFORE

9:52:58AM -- I THINK A WEEK OR SO BEFORE OR AFTER I APPLIED FOR THE

9:53:01AM PERMIT IS WHEN THE FINE BEGAN.

9:53:05AM EVERY AMENDMENT REQUIRED THE ENTIRE PACKET TO BE REVISED AND
9:53:10AM RESUBMITTED FROM THE BEGINNING.
9:53:12AM AFTER EACH SUBMISSION, IT WOULD TYPICALLY TAKE KRISTIN FIVE
9:53:16AM TO TEN DAYS TO RECEIVE A RESPONSE.
9:53:19AM WHEN RESPONSES WERE PROVIDED, WE WERE REPEATEDLY ASKED TO

9:53:23AM REVISE LABOR HOURS FOR ORDINARY WORK ITEMS SUCH AS PAINTING,
9:53:28AM INSTALLING BASE BOARDS AND SIMILAR REPAIRS.
9:53:31AM EVEN AT TIMES KRISTIN CLAIMING THAT WE DIDN'T PUT ENOUGH
9:53:35AM PAINT ON THE EXTERIOR OF THE HOUSE AND 15 GALLONS WASN'T
9:53:40AM ENOUGH.
9:53:40AM ADDITIONAL REQUIREMENTS AND CONCERNS WERE INTRODUCED
9:53:45AM INCREMENTALLY RATHER THAN BEING COMMUNICATED UP FRONT AT THE
9:53:50AM BEGINNING OF THE PROCESS.
9:53:51AM AT ONE POINT, KRISTIN REFUSED TO MOVE FORWARD UNLESS WE
9:53:54AM PROVIDED PHOTOGRAPHS OF THE PROPERTY PRIOR TO THE
9:53:58AM REMEDIATION, WHICH WERE NOT EVEN AVAILABLE.
9:54:02AM KRISTIN CLAIMED TO HAVE INTERIOR PHOTOGRAPHS OF THE PROPERTY
9:54:05AM AND ALLEGED THAT THE TILE HAD BEEN REPLACED IN THE HOME,
9:54:09AM WHICH WAS INACCURATE BECAUSE NO TILE WORK WAS EVER PERFORMED
9:54:13AM OTHER THAN THE BATHROOMS.
9:54:15AM WE WERE INSTRUCTED TO ADD WORK ITEMS TO THE FEMA WORK SHEET
9:54:19AM THAT WERE NEVER COMPLETED, INCLUDING TILE INSTALLATION AND
9:54:23AM INCREASED PAINT COSTS.
9:54:24AM AFTER WE BELIEVED ALL THE REQUEST ITEMS WERE ADDRESSED,
9:54:29AM ENTIRELY NEW ISSUES WERE RAISED SUCH AS THE FIREPLACE IN THE
9:54:34AM BATHROOM AND MASTER BEDROOM THAT WERE IN THE HOUSE AT THE
9:54:41AM PURCHASE.
9:54:43AM EXAMPLES OF LATE-ADDED ISSUES INCLUDED PERMIT REQUIREMENT
9:54:48AM RELATED TO PRIOR OWNER'S FIREPLACE IN THE BATHROOM AND
9:54:52AM STUCCO WORK ON THE REAR OF THE PROPERTY THAT WAS IDENTIFIED

9:54:58AM ONLINE.
9:54:58AM ONCE IT BECAME CLEAR KRISTIN WOULD NOT ALLOW THE PERMIT TO
9:55:07AM BE CLOSED I GOT HIGHER MANAGEMENT INVOLVED, WHICH WAS MATT
9:55:10AM AND MARY.
9:55:11AM AND AFTER THEIR INVOLVEMENT, THE PERMIT WAS SURPRISINGLY
9:55:15AM CLOSED WITHIN A WEEK.
9:55:17AM WHILE WE REMAIN COOPERATIVE AND CONTINUED MAKING THE
9:55:21AM REQUESTED REVISIONS, THE PROCESS UNNECESSARILY PROLONGED THE
9:55:26AM PERMIT APPROVAL BY SEVERAL MONTHS.
9:55:28AM IN OUR OPINION, THE PERMIT COULD HAVE BEEN REVOLVED WITHIN
9:55:31AM TWO TO THREE WEEKS.
9:55:34AM IF ALL REQUIREMENTS AND CONCERNS WERE COMMUNICATED CLEARLY
9:55:37AM FROM THE START RATHER THAN BEING INTRODUCED EVERY TIME WE
9:55:41AM HAD TO RESUBMIT A NEW PERMIT.
9:55:46AM >>Mayor Ribble: MARY, DO YOU HAVE ANYTHING ADDITIONAL YOU
9:55:48AM WOULD LIKE TO SAY?

9:55:54AM >>Mary Gibbs: YEAH, I'D LIKE TO SAY THAT WE BASICALLY FOLLOW
9:55:58AM THE SAME PROCESS WITH EVERYBODY THAT HAS TO GO THROUGH
9:56:01AM SUBSTANTIAL DAMAGE, SUBSTANTIAL IMPROVEMENT.
9:56:03AM THEY HAVE TO DOCUMENT.
9:56:05AM IT IS VERY SPECIFIC BECAUSE FEMA IS VERY, VERY SPECIFIC.
9:56:08AM SO WE DO ASK FOR THE DOCUMENTATION.
9:56:11AM REMEMBER, WE'RE DEALING WITH A LOT OF PEOPLE THAT ARE DOING
9:56:13AM THIS.
9:56:13AM IF YOU DON'T PROVIDE THE DOCUMENTATION, WE LET YOU KNOW IT'S

9:56:17AM NOT SUFFICIENT.
9:56:17AM SO WE DO GO BACK AND FORTH.
9:56:19AM MR. COPPENS WAS A LITTLE BIT ARGUMENTATIVE ABOUT PROVIDING
9:56:23AM ANYTHING.
9:56:24AM HE DECIDED HE COULDN'T WORK WITH KRISTIN SO HE ASKED TO
9:56:27AM SPEAK TO HER SUPERVISOR, SO I GOT INVOLVED AND I SPOKE TO
9:56:31AM HIM.
9:56:32AM AND HE ARGUED, A HURRICANE, WATER GOES IN AND WATER COMES
9:56:36AM OUT, IT'S NOT A BIG DEAL.
9:56:37AM SO I GOT WITH OUR BUILDING OFFICIAL TO LOOK AT THE
9:56:40AM DOCUMENTATION AND WHEN WE LOOKED AT THE DOCUMENTATION, I
9:56:43AM TOLD MR. COPPENS IT DOESN'T PASS THE STRAIGHT-FACE TEST.
9:56:46AM IT'S NOT SUFFICIENT.
9:56:47AM YOU'VE GOT TO GO BACK.
9:56:49AM WE'LL WORK WITH THE BUILDING OFFICIAL.
9:56:52AM IF YOU CAN'T WORK WITH KRISTIN, AND WE'LL GET THE REST OF
9:56:55AM THE INFORMATION.
9:56:55AM HAD MATT INGERSOL AND STANLEY, WE GOT TOGETHER TO HELP HIM
9:57:00AM GET THE INFORMATION WHICH WAS FINALLY RECEIVED, BUT THIS WAS
9:57:03AM AFTER QUITE A FEW ARGUMENTS AND THEN IT GOT RESOLVED.
9:57:08AM I JUST DISAGREE THAT WE DID NOT CAUSE THE DELAY.
9:57:11AM THE DELAY WAS CAUSED BY MR. COPPENS NOT WANTING TO WORK WITH
9:57:15AM US.
9:57:15AM >>Mayor Ribble: THIS IS ALL DUE TO THE FEMA AUDIT --
9:57:18AM >>Mary Gibbs: IT'S ALL BECAUSE OF FEMA, YES.

9:57:20AM AGAIN, WHEN YOU HAVE A SUBSTANTIALLY DAMAGED -- THIS HOUSE
9:57:25AM WAS GUTTED.
9:57:26AM PART OF IT WAS PRIOR OWNER, PART OF IT WAS MR. COPPENS.
9:57:29AM THE REPAIRS, THERE WERE A LOT OF THINGS.
9:57:31AM IT BARELY GOT UNDER THE SUBSTANTIAL DAMAGE.
9:57:35AM >>Mayor Ribble: AND THE DOCUMENTATION WAS TO PROVE THAT IT
9:57:39AM WAS NOT SUBSTANTIAL DAMAGE OR THE 50% RULE, CORRECT?
9:57:44AM >>Mary Gibbs: WE SENT A LETTER AND SAID NOW THAT WE HAVE THE
9:57:46AM SUFFICIENT DOCUMENTATION, IT'S NOT SUBSTANTIALLY DAMAGED.
9:57:50AM >>Mayor Ribble: ANY QUESTIONS FROM COUNCIL?
9:57:51AM VICE-MAYOR.
9:57:55AM >>Vice-Mayor Zalucki: FOR THE HOMEOWNER, ANDREW, I BELIEVE.

9:58:00AM I SEE THAT YOU WENT BEFORE -- OR YOUR CASE WENT BEFORE THE
9:58:03AM MAGISTRATE ON NOVEMBER 20 OF '25.
9:58:06AM YOU WERE UNABLE TO BE PRESENT OR DID YOU -- WHAT WAS YOUR
9:58:11AM STATUS?
9:58:12AM >> I WAS UNABLE TO BE PRESENT.
9:58:15AM I ACTUALLY DIDN'T BELIEVE I HAD TO BE PRESENT.
9:58:18AM I THOUGHT THAT WAS LIKE AN INTERNAL THING THAT WAS GOING ON
9:58:23AM BECAUSE OF LIKE THE CODE ENFORCEMENT, YOU PUT THE CODE
9:58:25AM ENFORCEMENT THERE.
9:58:26AM I THOUGHT THAT WAS THE BEGINNING OF THE PROCESS.
9:58:29AM I DIDN'T KNOW THAT I WAS SUPPOSED TO BE HERE.
9:58:32AM >>Vice-Mayor Zalucki: OKAY.
9:58:33AM SO WHEN HIS DECISION WAS RENDERED AND OBVIOUSLY YOU DON'T

9:58:39AM AGREE WITH WHAT THE MAGISTRATE'S RENDERING WAS, CORRECT?
9:58:43AM >> I DON'T THINK I AGREED -- DISAGREED WITH THERE BEING A
9:58:49AM VIOLATION ON THE PROPERTY.
9:58:51AM I DIDN'T KNOW OF THE VIOLATION, SO I THOUGHT THAT WAS THE
9:58:54AM BEGINNING OF THE PROCESS.
9:58:55AM SO THE DISAGREEING OF PUTTING A FINE I THINK IS A NORMAL
9:59:01AM PROCESS.
9:59:02AM WHAT I DON'T THINK IS THE NORMAL PROCESS IS WHAT I WAS PUT
9:59:05AM THROUGH WITH KRISTIN.
9:59:07AM MARY ACTUALLY MADE IT QUICKER TO CLOSE.
9:59:11AM WITHOUT MARY AND MATT, IT WOULD HAVE NEVER CLOSED.
9:59:14AM IT WAS THE FACT THAT I WAS PUT THROUGH THE RINGER FOR FOUR
9:59:20AM MONTHS.
9:59:22AM I COULD GO BACK TO MY POINTS.
9:59:24AM FOR EXAMPLE, WE WOULD PUT IN THE APPLICATION.
9:59:26AM UP FRONT, MARY WOULD SAY, OKAY, LOOKS GOOD.
9:59:29AM BY THE WAY, MARY DOES NOT ANSWER THE PHONE.
9:59:32AM YOU EITHER COME TO THE OFFICE OR YOU WRITE HER AN E-MAIL.
9:59:36AM SO FOR MANY WEEKS, IT WAS JUST SITTING THERE WAITING FOR AN
9:59:40AM E-MAIL.
9:59:42AM EXCUSE ME, NOT MARY.
9:59:43AM KRISTIN.
9:59:44AM MARY ANSWERS THE PHONE.
9:59:45AM MATT ANSWERS THE PHONE.
9:59:46AM KRISTIN DOESN'T ANSWER THE PHONE.

9:59:49AM I THINK I SAID MARY.
9:59:50AM SORRY.
9:59:50AM KRISTIN DOESN'T ANSWER THE PHONE AT ALL.
9:59:56AM CAN'T GET AHOLD OF HER ON THE PHONE.
9:59:59AM MARY ANSWERS THE PHONE.
10:00:01AM MATT ANSWERS THE PHONE.
10:00:02AM I'M NOT AGAINST YOU STARTING A FINE ON THE PROPERTY.
10:00:09AM I'M AGAINST THE PROCESS THAT PROLONGED AND INCREASED THE

10:00:13AM FINE WHEN IT SHOULD HAVE ONLY BEEN TWO TO THREE WEEKS TO GET
10:00:18AM MY PERMIT CLOSED.
10:00:20AM AGAIN, EXAMPLES, HOW AN -- ANDREW, UNFORTUNATELY, EVERYTHING
10:00:28AM LOOKS GOOD BUT WE THINK YOU USED MORE THAN 15 GALLONS OF
10:00:33AM PAINT ON THE EXTERIOR OF THE HOUSE.
10:00:35AM WE WOULD LIKE TO YOU REDO THE ENTIRE WORK SHEET, REDO THE
10:00:39AM WHOLE APPLICATION, CHANGE YOUR EXCEL SPREADSHEET, CHANGE
10:00:45AM YOUR APPLICATION SPREADSHEET, RESUBMIT, AFTER YOU RESUBMIT
10:00:49AM GIVE IT TO DEJAH, DEJAH WILL GIVE IT TO ME.
10:00:53AM GIVE TIME AND I WILL GET BACK TO YOU.
10:00:54AM WHEN I GET BACK TO YOU, OH, SORRY, THERE'S SOMETHING ELSE.
10:00:57AM I WAS LOOKING AT PICTURES ONLINE AND THERE IS A FIREPLACE.
10:01:02AM THERE IS AN ELECTRIC FIREPLACE IN THE BATHROOM.
10:01:05AM WE'RE GOING TO NEED A PERMIT FOR THAT.
10:01:07AM THAT WAS IN THE BATHROOM PRIOR.
10:01:09AM IT WAS IN THE PERMIT FROM THE GENTLEMAN THAT OWNED THE HOUSE
10:01:14AM PRIOR.

10:01:15AM SORRY, WE'RE -- YOU'RE GOING TO NEED TO ADD THAT INTO THE
10:01:19AM SHEET.
10:01:19AM AND, BY THE WAY, YOU'RE GOING TO ALSO NEED TO ADD TILE INTO
10:01:24AM THE SHEET BECAUSE YOU RE-DID ALL OF THE TILE IN THE WHOLE
10:01:27AM HOUSE.
10:01:28AM NO, I DIDN'T.
10:01:30AM I DIDN'T REDO ALL THE TILE IN THE HOUSE.
10:01:32AM WELL, YOU NEED TO DO IT.
10:01:34AM OH, BY THE WAY, THE \$22 AN HOUR THAT YOU ARE PUTTING ON THE
10:01:37AM WORK SHEET, YOU NEED TO INCREASE THE WHOLE WORK SHEET FROM
10:01:40AM 22 TO 25.
10:01:42AM SHE STARTED AT 20 AND THEN TOLD ME TO GO TO 22 AND THEN 25.
10:01:47AM I THEN REALIZED WHAT WAS GOING ON.
10:01:50AM IT WAS A COMPLETE SLOWING DOWN OF THE PROCESS POTENTIALLY TO
10:02:00AM GET AN INCREASED FINE.
10:02:02AM I DON'T KNOW.
10:02:02AM I CAN'T PROVE THAT.
10:02:03AM BUT IT BECAME EXTREMELY RIDICULOUS WHAT WAS GOING ON.
10:02:08AM IF SHE WOULD HAVE SAID FROM THE BEGINNING, SHE EVEN AT THE
10:02:12AM END -- AT THE END SHE SAID THE AIR-CONDITIONER IN THE ATTIC
10:02:20AM NEEDS A PERMIT.
10:02:21AM THE PRIOR OWNER DIDN'T PULL THE PERMIT.
10:02:25AM FIRST OF ALL, HOW DID SHE KNOW THAT THAT AIR-CONDITIONER IN
10:02:29AM THE ATTIC?
10:02:31AM SHE DIDN'T POINT OUT THE CONDENSER ON THE OUTSIDE.

10:02:34AM ONLY THE AIR-CONDITIONER IN THE ATTIC.
10:02:37AM IN THE END, THE STUCCO, THERE WERE PICTURES ONLINE OF STUCCO
10:02:42AM WORK ON THE BACK WALL.
10:02:44AM SHE ASKED ME TO PUT THAT IN THE WORK SHEET.

10:02:46AM I NEED YOU TO PUT MONEY, STUCCO THAT WAS DONE BY THE
10:02:50AM PREVIOUS OWNER.
10:02:51AM WHY WASN'T THIS DONE IN OCTOBER?
10:02:57AM >>Vice-Mayor Zalucki: THANK YOU FOR THAT.
10:02:58AM IT SOUNDS LIKE THERE ARE SOME SEMANTICS HERE BETWEEN YOUR
10:03:01AM POSITION, THE VILLAGE'S POSITION, KRISTIN'S POSITION AND THE
10:03:05AM MAGISTRATE'S POSITION, WHICH HIS RULING WAS PRETTY CLEAR.
10:03:08AM THE REASON I'M ASKING THESE QUESTIONS IS BECAUSE IT SEEMS
10:03:11AM THAT YOU ARE PASSIONATE ABOUT YOUR POSITION.
10:03:14AM IT LOOKS LIKE YOU SUBMITTED A LETTER TO THE MAGISTRATE THIS
10:03:18AM YEAR ON THE 8th OF APRIL KIND OF IDENTIFYING AND ASKING
10:03:22AM FOR FORGIVENESS TO THE FINE BECAUSE OF WHAT YOU JUST
10:03:25AM ARTICULATED.
10:03:26AM HOW COME YOU WEREN'T THERE TO ARTICULATE YOUR POSITION BACK
10:03:30AM IN 2025?
10:03:32AM >> WELL, THE FINE -- CAN YOU CORRECT ME -- I BELIEVE THE
10:03:37AM FINE BEGAN ON THAT DAY.
10:03:40AM IT WAS ZERO AND THEN IT STARTED ON THAT DAY.
10:03:44AM >>Vice-Mayor Zalucki: RIGHT.
10:03:45AM BUT IF YOU ARE VERY PASSIONATE ABOUT YOUR POSITION AND YOUR
10:03:48AM EXPERIENCE AND THE REASON THAT YOU WERE SLOWED DOWN, DON'T

10:03:53AM YOU THINK THAT WOULD HAVE BEEN HELPFUL TO APPEAR BEFORE THE
10:03:56AM MAGISTRATE AND LAY THAT OUT FOR THAT PERSON AT THAT TIME?
10:04:01AM >> WELL, IF MY PERMIT WOULD HAVE BEEN CLOSED PROPERLY WITHIN
10:04:06AM TWO WEEKS OF THAT, THEN WE'D BE TALKING ABOUT TWO WEEKS OF
10:04:10AM FINES RATHER THAN SIX MONTHS OF FINES.
10:04:12AM >>Vice-Mayor Zalucki: UNDERSTOOD.
10:04:14AM >> HOW LONG DOES IT USUALLY TAKE A PERMIT TO BE CLOSED IN
10:04:17AM THE CITY OF ESTERO?
10:04:19AM IT SHOULDN'T TAKE LONGER THAN TWO WEEKS, I WOULD THINK.
10:04:23AM IT WAS THE LACK OF URGENCY AND THE CONTINUING, PUTTING A
10:04:34AM ROADBLOCK IN EVERY SINGLE PROCESS ALONG THE WAY THAT CAUSED
10:04:39AM FIVE OR SIX MONTHS OF FINES.
10:04:41AM IF IT WAS DONE PROPERLY AND EVERYTHING WAS UP FRONT, HEY, WE
10:04:45AM NEED -- I EVEN SAT IN HER OFFICE.
10:04:48AM I SAT IN HER OFFICE FOR TWO HOURS AT THE BEGINNING OF THE
10:04:51AM PROCESS.
10:04:52AM FOR TWO HOURS.
10:04:53AM AND SHE CONTINUED THE SAME BEHAVIOR FOR FOUR OR FIVE MONTHS.
10:04:57AM >>Vice-Mayor Zalucki: OKAY.
10:04:58AM THERE IS A DIFFERENT SIDE TO THE STORY I'M SURE THAN YOURS.
10:05:01AM WE WOULD BE WILLING TO HEAR THAT.
10:05:03AM MY FINAL QUESTION BEFORE WE MOVE ON IS YOU HAD AN
10:05:07AM OPPORTUNITY TO APPEAL THE DECISION WITHIN 30 DAYS.
10:05:09AM DID YOU APPEAL THE MAGISTRATE'S DECISION?
10:05:17AM >> I DIDN'T --

10:05:20AM >>Vice-Mayor Zalucki: THERE IS AN APPEAL PROCESS.
10:05:21AM IF YOU WEREN'T HAPPY WITH THE DECISION --
10:05:24AM >> I'M FINE WITH THE DECISION.
10:05:26AM I'M NOT OKAY WITH THE INCREASE -- BECAUSE THE DECISION CAME
10:05:30AM AT THE SAME TIME AS MY PERMIT.
10:05:34AM IF I GO BACK, I DIDN'T KNOW I HAD A CODE ENFORCEMENT
10:05:37AM VIOLATION UNTIL THE SIGN WAS PUT ON THE HOUSE THAT THERE WAS
10:05:43AM GOING TO BE A FINE HEARING.
10:05:47AM I DIDN'T KNOW THERE WAS A CODE VIOLATION UNTIL THAT VERY
10:05:49AM MOMENT.
10:05:50AM SO AT THAT VERY MOMENT, I PULLED THE PERMIT.
10:05:53AM SO I'M PERFECTLY FINE WITH THE RULING.
10:06:00AM THAT'S OKAY.
10:06:01AM YOU HAD A VIOLATION, CHARGED ME FOR THE DAYS OF THE
10:06:06AM VIOLATION, BUT I WOULDN'T HAVE \$25,000 VIOLATION IF THE
10:06:12AM PROCESS WITH KRISTIN WOULD HAVE GONE APPROPRIATELY.
10:06:17AM I'M NOT SAYING THAT THE DECISION WAS WRONG.
10:06:22AM >>Vice-Mayor Zalucki: YOU ARE ACCEPTING RESPONSIBILITY, YES.
10:06:25AM I'M NOT HAPPY WITH THE PROLONGING OF THE CLOSING OF THE
10:06:32AM PERMIT WHICH CAUSED THE \$25,000 FINE BECAUSE I APPLIED AT
10:06:38AM THE SAME TIME AS THE FINE STARTED AT ZERO.
10:06:42AM SO IT WAS ZERO, THEN 250 THE NEXT DAY, THEN 500 THE NEXT
10:06:46AM DAY, THEN 750 THE NEXT DAY, THEN 1,000 IN FOUR DAYS.
10:06:52AM THAT'S WHAT I'M SAYING I'M NOT OKAY WITH.
10:06:56AM IT TOOK FOUR AND A HALF MONTHS TO GET TO CLOSING A PERMIT.

10:07:02AM FOUR AND A HALF MONTHS.
10:07:04AM >>Vice-Mayor Zalucki: THANK YOU FOR YOUR POSITION ON THAT.
10:07:06AM MAYBE FOR CLARITY FOR THE COUNCIL, MAYBE MARY OR OUR VILLAGE
10:07:10AM ATTORNEY CAN ADDRESS THAT POINT.
10:07:13AM >>Mayor Ribble: BEFORE THAT, JIM.
10:07:14AM >>Jim Ward: WERE ANY OF THE VIOLATIONS IN PLACE WHEN YOU
10:07:19AM PURCHASED THE PROPERTY?
10:07:21AM >> NO.
10:07:22AM I DON'T BELIEVE SO -- WELL, THE VIOLATION -- SO I PURCHASED
10:07:25AM THE PROPERTY.
10:07:26AM IT WAS COMPLETELY GUTTED.
10:07:28AM CUT FROM FOUR FEET DOWN OF DRYWALL.
10:07:32AM IT HAD UPPER CABINETS.
10:07:34AM SO BASICALLY ALL OF THE BATHROOMS HAD TO BE REMODELED.
10:07:38AM THE KITCHEN HAD TO BE REMODELED.
10:07:41AM PAINT.
10:07:41AM IT WAS LIKE A \$60,000 JOB.
10:07:45AM SO, NO, NONE OF THE VIOLATIONS WERE AT THE PURCHASE OF THE
10:07:51AM PROPERTY.
10:07:51AM >>Mayor Ribble: WHEN DID YOU PURCHASE THE PROPERTY?
10:07:55AM >> '23.
10:07:57AM I THINK OCTOBER 24 OF '23.

10:07:59AM >>Mayor Ribble: HAD THE ORIGINAL OWNER STARTED SOME
10:08:02AM REMEDIATION?
10:08:04AM >> NO.

10:08:04AM WELL, THEY PUT IT -- BY THE WAY, THE ORIGINAL OWNER GOT THE
10:08:09AM CLAIM FROM FEMA.
10:08:11AM SO WHATEVER HE WAS GIVEN -- AND I THINK THAT WAS A BIG ISSUE
10:08:16AM WHERE THE CLAIM WAS A SIGNIFICANT AMOUNT.
10:08:21AM KRISTIN WASN'T HAPPY WITH WHAT I WAS ABLE TO DO THE WORK
10:08:26AM FOR.
10:08:27AM THAT'S WHY SHE SAYS THE SMELL TEST.
10:08:31AM SHE FOUGHT ME THAT THE PRICE WAS TOO LOW AND IT WAS
10:08:34AM IMPOSSIBLE FOR ME TO HAVE DONE IT.
10:08:36AM I GAVE HER ALL THE RECEIPTS.
10:08:38AM I GAVE HER ALL OF THE INVOICES.
10:08:41AM AND SHE JUST THOUGHT IT WAS SO IMPOSSIBLE.
10:08:45AM THROUGH ALL THESE AMENDMENTS OF THE EXCEL SPREADSHEET, AT
10:08:48AM THE VERY END IT WAS ACTUALLY LOWER THAN THE ORIGINAL
10:08:52AM ESTIMATE THAT WE THOUGHT.

10:08:53AM >>Mayor Ribble: FROM THE TIME YOU PURCHASED THE HOUSE UNTIL
10:08:56AM YOUR CASE WAS HEARD ON OCTOBER 17 OF 2025, YOU HAD BEEN
10:09:01AM DOING REMODELING, CORRECT?

10:09:03AM >> CORRECT.

10:09:03AM >>Mayor Ribble: BUT YOU NEVER PULLED ANY PERMITS?

10:09:05AM >> CORRECT.

10:09:06AM >>Mayor Ribble: WHY IS THAT?

10:09:08AM >> I'M FINE WITH -- IF THERE WAS A VIOLATION AND THERE WAS A
10:09:17AM RULING THAT THE FINES START TODAY, LIKE, AGAIN, I'M NOT --
10:09:23AM I'M WRONG FOR NOT PULLING THE PERMIT AT THAT TIME.

10:09:27AM I DON'T HAVE ANY PROBLEM WITH THAT.

10:09:28AM THE PROBLEM I HAVE IS THE PROLONGED FINE.

10:09:33AM I WISH I KNEW THAT THERE WAS A VIOLATION BEFORE.

10:09:37AM I WISH THEY PUT THE SIGN ON THE DOOR PRIOR SO I KNEW THERE
10:09:42AM WAS A CODE VIOLATION SO I COULD HAVE BYPASSED THIS WHOLE
10:09:48AM FIVE MONTHS OF ISSUES BECAUSE THEN IT WOULD HAVE BEEN DONE.
10:09:56AM THE PERMIT WOULD HAVE BEEN CLOSED AND I WOULDN'T HAVE EVEN
10:09:59AM MADE IT TO THE HEARING TO START A FEE, TO START A VIOLATION.

10:10:03AM >>Mayor Ribble: ACCORDING TO THE DOCUMENTATION WE HAVE THAT
10:10:07AM A CERTIFIED LETTER WAS SENT.

10:10:09AM ARE YOU SAYING YOU NEVER RECEIVED THE CERTIFIED?

10:10:13AM >> I NEVER RECEIVED IT.

10:10:15AM IT'S A PERMIT.

10:10:15AM WHY WOULD I RUN FROM A LITTLE PERMIT?

10:10:19AM IF I RECEIVED A LETTER -- JUST AS SOON AS I, AGAIN, AS SOON
10:10:23AM AS YOU GUYS PUT THE PAPER ON THE FRONT OF THE HOUSE, THAT
10:10:28AM WAS THE FIRST DAY I REALIZED THERE WAS A CODE ENFORCEMENT
10:10:31AM VIOLATION, AND WITHIN TWO DAYS, THERE WAS A PERMIT PULLED.

10:10:35AM >>Mayor Ribble: YOU ARE A REALTOR?
10:10:37AM >> CORRECT.
10:10:37AM >>Mayor Ribble: IT SAYS ALSO THAT YOU OWN 36 OTHER
10:10:41AM PROPERTIES.
10:10:41AM >> BUT I DON'T THINK THAT'S RELEVANT.
10:10:46AM I DON'T THINK -- WHAT DOES THAT MEAN?
10:10:48AM >>Mayor Ribble: I THINK THAT IN YOUR BUSINESS YOU WOULD KNOW

10:10:50AM IF YOU ARE REMODELING, I'M ASSUMING YOU MIGHT HAVE DONE WORK
10:10:53AM ON YOUR OTHER PROPERTIES, THAT YOU WOULD HAVE TO PULL
10:10:57AM PERMITS.
10:10:57AM I DON'T UNDERSTAND WHY YOU HADN'T.
10:11:00AM >> YOU SHOULD DEFINITELY PULL A PERMIT.
10:11:02AM YOU SHOULD DEFINITELY PULL A PERMIT.
10:11:05AM I'M IN THE PROCESS IN FRONT OF YOU GUYS BECAUSE I DIDN'T
10:11:08AM PULL A PERMIT.
10:11:09AM BUT, AGAIN, I'M NOT FIGHTING THE FACT THAT THERE WAS A
10:11:14AM VIOLATION.
10:11:15AM I'M FIGHTING THE FACT THAT THERE IS A PROCESS THAT WAS
10:11:19AM HANDLED BY KRISTIN THAT WAS IN MY OPINION, A PROCESS THAT
10:11:27AM WAS TRYING TO INCREASE MY FINE BY NOT PROPERLY HANDLING THE
10:11:34AM PERMIT.
10:11:35AM AND I HAVE 150 E-MAILS TO PROVE THAT.
10:11:40AM AGAIN, WITHOUT MARY'S COOPERATION, WHICH I KNOW MARY IS
10:11:46AM CLOSE FRIENDS WITH KRISTIN, WITHOUT MARY'S COOPERATION AND
10:11:50AM MATT'S COOPERATION, IT WOULD NEVER BE CLOSED.
10:11:55AM WITHIN ONE WEEK OF ME GETTING BOTH OF THEM INVOLVED IT WAS
10:12:00AM FINALLY CLOSED.
10:12:01AM WHAT A SURPRISE.
10:12:02AM ONE WEEK.
10:12:03AM IT TOOK ME FOUR AND A HALF MONTHS GOING BACK AND FORTH WITH
10:12:07AM KRISTIN.
10:12:08AM PROBABLY WHO KNOWS HOW MANY HOURS GOING BACK AND FORTH WITH

10:12:11AM THE GC AND KRISTIN AND FINALLY IT'S CLOSED IN A WEEK WHEN I
10:12:16AM BRING UP HIGHER MANAGEMENT.
10:12:20AM MATT EVEN SAID IT HIMSELF, THAT'S NOT -- WHAT THEY ARE DOING
10:12:25AM IS NOT RIGHT.
10:12:26AM THIS ISN'T RIGHT.
10:12:27AM THEY NEED TO -- THEY SHOULD HAVE TOLD YOU THIS UP FRONT.
10:12:32AM THEY CANNOT CONTINUE TO HAVE YOU APPLY.
10:12:35AM AND THEN WHEN YOU APPLY AND ADD SOMETHING ON TOP OF IT AFTER
10:12:40AM CHECKING YOUR WHOLE WORK SHEET TEN TIMES.
10:12:42AM YOU CHECK THE WHOLE WORK SHEET -- HERE IS THE WORK SHEET.
10:12:46AM EVERYTHING IS GOOD EXCEPT THIS AND THEN YOU CHANGE IT.
10:12:49AM AND THEN IN 14 DAYS THERE'S SOMETHING ELSE THAT'S NOT GOOD.
10:12:53AM RESUBMIT AND THEN 14 DAYS LATER, SORRY, THAT'S NOT GOOD
10:12:56AM AGAIN.

10:12:57AM RESUBMIT.
10:12:58AM 14 DAYS LATER, RESUBMIT.
10:13:00AM THAT'S WHAT HAPPENED.
10:13:02AM SO THERE SHOULDN'T -- THAT PROCESS SHOULD NOT -- THERE'S NO
10:13:10AM WAY SHE'S UNCOMPETENT, UNLESS SHE IS, BUT THAT'S NOT HOW IT
10:13:16AM SHOULD WORK.
10:13:17AM IF SOMETHING IS WRONG YOU SAY A, B, C, D, E, F, G IS WRONG,
10:13:24AM RESUBMIT IT AND THEN I'LL CHECK YOUR WORK AGAIN.
10:13:28AM YOU SHOULD NOT CONTINUOUSLY SAY IT'S WRONG TEN TIMES.
10:13:33AM AGAIN, I HAVE A HUNDRED E-MAILS.
10:13:35AM >>Mayor Ribble: MARY WISHES TO SAY SOMETHING.

10:13:38AM >>Jim Ward: I WANT TO UNDERSTAND THE CERTIFIED LETTER
10:13:41AM PROCESS AND HOW THAT ACTUALLY WORKS.
10:13:43AM IF HE CLAIMS HE DIDN'T RECEIVE IT, WOULDN'T WE HAVE
10:13:45AM NOTIFICATION THAT HE DIDN'T RECEIVE IT?
10:13:49AM >>Robert Eschenfelder: MAYOR, IF I COULD, SO, COUNCIL MEMBER
10:13:52AM WARD, MR. KNIGHT NOT ONLY PHYSICALLY POSTS HIS PROPERTIES,
10:13:57AM HE ALSO SENDS CERTIFIED MAIL AS YOU'RE AWARE.
10:14:02AM IT GOES TO THE ADDRESS THAT IS ON THE PROPERTY APPRAISER'S
10:14:05AM OFFICE.
10:14:06AM NOW, YOU SAY YOU FOUND OUT ABOUT THE VIOLATION WHEN?
10:14:09AM WHAT DAY?
10:14:10AM >> IN OCTOBER OF '25, RIGHT WHEN THE FINE MEETING WAS PUT --
10:14:17AM >>Robert Eschenfelder: I'M LOOKING AT AN E-MAIL RIGHT NOW
10:14:19AM FROM HIM DATED MONDAY, JULY 7, 2025, TO MS. SCHUMACHER.
10:14:24AM "HELLO, KRISTIN, I HOPE THIS MESSAGE FINDS YOU WELL.
10:14:27AM I RECEIVED A LETTER TODAY REGARDING A CODE VIOLATION."
10:14:31AM SO I THINK THAT THERE'S BEEN A MISREPRESENTATION OF WHEN HE
10:14:35AM FOUND OUT ABOUT THE CODE VIOLATION.
10:14:38AM SIR, IF I COULD, PLEASE, SO I THINK THAT THAT'S BEEN A
10:14:43AM MISREPRESENTATION.
10:14:44AM I HAVE FOLLOWED THIS PROCESS AS IT'S GONE ALONG AND
10:14:48AM UNDERSTOOD FROM STAFF THE INTERACTIONS.
10:14:50AM AND PART OF THE INTERACTIONS AND THE DELAY HAS BEEN THE
10:14:54AM EXTRAORDINARY CONFRONTATIONAL ATTITUDE OF THE OWNER TO THE
10:14:59AM POINT OF EVEN USING PROFANITY TOWARDS STAFF, DENIGRATING

10:15:04AM STAFF BECAUSE THEY ARE FEMALES.
10:15:05AM AND SO, YES, IT TOOK LONGER THAN PERHAPS IT NEEDED TO BE.
10:15:08AM BUT JUST SO THE PUBLIC UNDERSTANDS, IT ISN'T CLOSING OUT A
10:15:13AM BUILDING PERMIT, LIKE A STRAIGHT-UP BUILDING PERMIT IS A
10:15:15AM BUILDING PERMIT AND I NEED TO DO THIS OR THAT.
10:15:18AM BUT WHENEVER THE DOLLAR AMOUNTS ARE SUCH THAT STAFF NEEDS TO
10:15:23AM CONFIRM WHETHER FEMA'S SUBSTANTIAL DAMAGE, SUBSTANTIAL
10:15:27AM IMPROVEMENT RULES, THE 50% RULE IS INVOKED, THAT IS A FAR
10:15:32AM MORE DETAILED PROCESS, AS MOST OF YOU ARE PROBABLY WELL
10:15:35AM AWARE OF.

10:15:36AM THERE ARE WORK SHEETS THAT HAVE TO BE DONE.
10:15:38AM YOU ALL ARE AWARE THAT FEMA DID COME DOWN ON THE VILLAGE AND
10:15:42AM VARIETY OF OTHER JURISDICTIONS HERE IN LEE COUNTY AND LEE
10:15:44AM COUNTY FOR NOT RIGOROUSLY ENFORCING THAT PROCESS.
10:15:48AM MS. SCHUMACHER IS UNDER A GREAT DEAL OF STRAIN IN ALL OF
10:15:53AM THESE PROPERTIES THAT SHE'S BEEN DEALING WITH.
10:15:55AM OWNERS ARE ANGRY.
10:15:56AM SOME OF THE OWNERS ARE SUCCESSOR OWNERS TO THE OWNERS WHO
10:15:59AM SUFFERED THE DAMAGE AFTER IAN, AND THAT'S UNFORTUNATE.
10:16:03AM WE DON'T KNOW HOW MUCH THIS GENTLEMAN PAID FOR THE PROPERTY.
10:16:06AM LIKELY HE RECEIVED A DISCOUNT BECAUSE OF THE DAMAGE AND SO
10:16:09AM FORTH, BUT THE BOTTOM LINE IS, THIS PROPERTY WAS ON FEMA'S
10:16:14AM LIST.
10:16:14AM FEMA SAID IT WAS PAID OUT THIS MUCH AMOUNT OF MONEY.
10:16:18AM YOUR RECORDS DON'T SHOW ANY BUILDING PERMITS.

10:16:21AM WHEN THAT CAME TO OUR ATTENTION, WE WERE DUTY-BOUND, BECAUSE
10:16:24AM THE VILLAGE OF ESTERO IS A MEMBER OF THE FEDERAL FLOOD
10:16:27AM INSURANCE PROGRAM, AND SO WE WERE DUTY-BOUND TO DIG IN.
10:16:32AM SO MS. SCHUMACHER, I'VE SEEN HER DO IT WITH A VARIETY OF
10:16:36AM OTHER OWNERS IN CASE AFTER CASE AFTER CASE.
10:16:39AM THE ASSERTION THAT SOMEHOW SHE'S TRYING TO PUMP UP THE FINE,
10:16:46AM THE VILLAGE -- YOU ALL HAVE DISCUSSED THIS BEFORE.
10:16:48AM THE VILLAGE ISN'T LOOKING FOR FINES AND FEES.
10:16:51AM IT'S LOOKING FOR COMPLIANCE.
10:16:53AM AND THAT POINT WAS MADE TO THIS OWNER TIME AND TIME AND TIME
10:16:57AM AGAIN.
10:16:58AM AND SO HIS PERMIT WAS CLOSED OUT.
10:17:01AM OF TRUTH, AS DIRECTOR GIBBS INDICATED, IT MADE IT OVER THE
10:17:07AM 50% -- OR JUST UNDER THE 50% THRESHOLD BY JUST A HAIR.
10:17:12AM THAT'S BECAUSE STAFF GAVE EVERY BENEFIT OF THE DOUBT, IF YOU
10:17:17AM WILL, TO THE OWNER, BECAUSE IF IT HADN'T, THEN, AS YOU ALL
10:17:21AM KNOW, THAT HOUSE WOULD HAVE TO BE TORN DOWN.
10:17:24AM YOU CANNOT GET PAST THE 50% RULE.
10:17:26AM YOU CANNOT GET A PERMIT.
10:17:28AM FEMA WON'T LET YOU.
10:17:30AM I THINK THAT WHILE THERE HAS BEEN STRAINS HERE WITH THIS
10:17:34AM PARTICULAR PROPERTY AND THIS PARTICULAR OWNER, STAFF DID
10:17:37AM NOTHING WRONG ILLEGALLY.
10:17:40AM ALL NOTICES WENT OUT.
10:17:41AM VICE-MAYOR'S POINT IS A VERY VALID POINT.

10:17:45AM YOU RECEIVED THE NOTICE OF HEARING, WHEN IT SAYS NOTICE OF
10:17:47AM HEARING ABOUT PROPERTY YOU OWN, PROBABLY YOU SHOULD COME TO
10:17:50AM THAT HEARING AND FIGURE OUT WHAT'S GOING ON AND NOT BRUSH IT
10:17:54AM OFF, ESPECIALLY IF YOU ARE A SOPHISTICATED INVESTOR THAT HAS
10:17:59AM REPRESENTED THAT HE OWNS MANY, MANY, MANY PROPERTIES.
10:18:01AM I WANT TO MAKE THAT CLEAR FOR THE COUNCIL.

10:18:04AM >> SO WHAT HE SAID THAT BARELY MADE THE 50% RULE, THAT'S NOT
10:18:09AM TRUE.
10:18:09AM THE HOUSE IS A \$900,000 HOUSE.
10:18:11AM THE JOB WAS \$50,000.
10:18:13AM NOWHERE NEAR THE 50% RULE.
10:18:17AM NOWHERE NEAR.
10:18:18AM HE DID CORRECT ME ON THE DATE, RATHER THAN JULY, OCTOBER.
10:18:26AM I APOLOGIZE.
10:18:27AM I APPRECIATE THE CORRECTION.
10:18:29AM SO THAT MEANS THE JULY NOTICE FOR THE FINE MEETING, I'M
10:18:34AM ASSUMING THAT THE MEETING WAS THEN IN AUGUST, WAS THE FINE
10:18:38AM MEETING IN AUGUST THEN?
10:18:40AM >>Mayor Ribble: IT WAS IN OCTOBER.
10:18:42AM >> IT WAS OCTOBER.
10:18:43AM SO I RECEIVED IT IN JULY.
10:18:46AM BUT IT'S A \$900,000 HOUSE.
10:18:49AM THE JOB WAS \$50,000.
10:18:51AM IT WAS NOWHERE NEAR THE 50% RULE, AND THAT'S WHAT ONE OF THE
10:18:56AM BIGGEST FRUSTRATIONS OF GOING BACK AND FORTH WITH KRISTIN

10:19:00AM WAS WHY ARE WE ARGUING OVER \$500 WORTH OF PAINT?
10:19:06AM WHY ARE WE ARGUING OVER TWO DOLLARS OF LABOR HOURS.
10:19:11AM WE'RE AT 50,000.
10:19:14AM HALF OF 900,000 IS 450,000.
10:19:17AM THAT MEANS IN ORDER TO TEAR DOWN THE HOUSE, I WOULD HAVE TO
10:19:22AM PUT IN \$450,000 IN UPGRADES.
10:19:27AM WHY ARE WE ARGUING ABOUT COSTS THAT ARE IRRELEVANT?
10:19:35AM \$50,000 IN UPGRADES, \$900,000 HOUSE.
10:19:39AM IT PASSES THE FEMA SMELL TEST ANY TIME OF THE YEAR.
10:19:46AM >>Mayor Ribble: I DON'T THINK FEMA ACTUALLY CALCULATES THAT
10:19:48AM WAY, BUT THAT'S BESIDE THE POINT.
10:19:51AM MARY, DO YOU HAVE ANYTHING YOU WANTED TO ADD?
10:20:02AM >>Mary Gibbs: I DON'T WANT TO BELABOR THIS BECAUSE I THINK
10:20:07AM ROB DID A GOOD JOB EXPLAINING IT AND NOW WE'RE GETTING INTO
10:20:10AM REDUNDANT EXPLANATION.
10:20:11AM I THINK THE FACT OF THE MATTER IS WE TRIED TO HELP HIM.
10:20:14AM WHEN HE COMPLAINED, TOLD HIM DIDN'T PASS THE STRAIGHT-FACE
10:20:18AM TEST.
10:20:19AM WE TRIED TO HELP HIM TO GET TO THAT.
10:20:21AM IN MY OPINION, THE DELAYS WERE CAUSED BY HIS
10:20:24AM ARGUMENTATIVENESS INSTEAD OF TRYING TO MOVE FORWARD AND GET
10:20:27AM IT TAKEN CARE OF.
10:20:28AM THAT'S ALL I HAVE TO SAY.
10:20:30AM >>Mayor Ribble: AND THE NOTICE CAME OUT IN JULY.
10:20:32AM >>Jim Ward: ONE OTHER QUESTION, PLEASE.

10:20:34AM WHAT TRIGGERED YOU TO NOW ALL OF A SUDDEN AFTER 120 DAYS TO
10:20:38AM APPEAL IT?

10:20:39AM WHY DIDN'T YOU APPEAL IT 60 DAYS AGO, 90 DAYS AGO, 45 DAYS
10:20:46AM AGO?
10:20:47AM >> THAT IS A GOOD QUESTION.
10:20:48AM I APPRECIATE THE QUESTION.
10:20:49AM I'M NOT APPEALING IT.
10:20:51AM I'M APPEALING THE FINE.
10:20:52AM AGAIN, IN OCTOBER, THE FINE STARTED AT ZERO AND IT INCREASED
10:20:59AM EVERY DAY.
10:20:59AM I HAD ALREADY APPLIED FOR THE PERMIT.
10:21:02AM THAT MEANS THAT MY PERMIT WAS CLOSED IN TWO WEEKS, MY FINE
10:21:08AM WOULD BE 14 DAYS, 14 TIMES 250.
10:21:13AM IT TOOK FIVE TO SIX MONTHS TO CLOSE THE PERMIT.
10:21:17AM I'M NOT APPEALING THE RULING OF THE FINE.
10:21:23AM I'M APPEALING THE FACT THAT IT WAS PROLONGED FOR FIVE OR SIX
10:21:27AM MONTHS.
10:21:28AM >>Jim Ward: THAT'S MY POINT.
10:21:29AM IF YOU WAITED 120 DAYS TO APPEAL IT --
10:21:33AM >> WHAT DO YOU MEAN?
10:21:34AM I DON'T UNDERSTAND.
10:21:35AM SO YOU UNDERSTAND BETTER, IN OCTOBER, ON THE DAY, WHEN THE
10:21:43AM FINE MEETING, THEY SAID, OKAY, WE'RE GOING TO START A FINE
10:21:46AM TODAY, THAT FINE IS GOING TO BEGIN TODAY.
10:21:51AM AND UNTIL THE PERMIT IS CLOSED, HE'S GOING TO PAY \$250 A DAY

10:21:56AM OR WHATEVER IT WAS.
10:21:58AM AT THAT DAY I HAD ALREADY APPLIED FOR THE PERMIT.
10:22:02AM I ASSUMED THAT THE PERMIT WOULD BE CLOSED IN TWO WEEKS.
10:22:08AM SO IF TWO WEEKS, 14 DAYS TIMES \$250, THAT'S FINE.
10:22:13AM THAT'S FINE WITH ME.
10:22:16AM >>Jim Ward: YOU ARE AWARE THAT YOU'RE ACCRUING FINES FOR 120
10:22:20AM DAYS OVER THE LAST --
10:22:21AM >> NO, I WAS ONLY ACCRUING FINES AT THE DAY OF THE FINE
10:22:25AM MEETING.
10:22:25AM THAT'S WHEN THEY BEGAN.
10:22:31AM >>Mayor Ribble: ONE MORE THING AND THEN MOVE TO A MOTION.
10:22:34AM >>Vice-Mayor Zalucki: I'M LISTENING VERY CLOSELY TO THE WAY
10:22:37AM THAT YOU ARE PRESENTING.
10:22:37AM I THINK IT'S VERY CLEAR YOU SAID YOU ASSUMED THE PERMIT
10:22:43AM WOULD TAKE TWO WEEKS.
10:22:44AM SO YOU'RE SAYING THAT MY FINE IS NOT GOING TO BE THAT BAD.
10:22:48AM BUT I THINK IT'S VERY SAFE TO SAY THAT YOU ARE SOPHISTICATED
10:22:52AM REAL ESTATE INVESTOR.
10:22:55AM YOU ARE A LICENSED REALTOR IN THE STATE OF FLORIDA.
10:22:59AM AND I THINK YOU KNOW THE CONSEQUENCES OF NOT PULLING
10:23:01AM PERMITS, PROPERLY AND ON TIME.
10:23:04AM AND I THINK IT'S CLEAR THAT YOU KNEW THAT YOU USURPED THE
10:23:08AM PERMIT PROCESS AND THEREFORE ALL OF THIS, ALL OF THIS PAIN
10:23:12AM THAT YOU'RE SAYING YOU SUFFERED WOULD NOT BE IN PLACE HAD IT

10:23:16AM NOT BEEN FOR YOU FOLLOWING THE PERMIT PROCESS.

10:23:21AM >> THAT'S TRUE.

10:23:23AM >>Vice-Mayor Zalucki: THAT'S ALL I HAVE.

10:23:25AM >> THAT'S TRUE.

10:23:25AM BUT IT DOESN'T NEGATE THE FACT THAT IT TOOK FOUR AND A HALF

10:23:29AM MONTHS TO CLOSE A PERMIT.

10:23:30AM TELL ME HOW LONG IT TAKES TO CLOSE A PERMIT.

10:23:35AM >>Vice-Mayor Zalucki: YOU ASSUMED TWO WEEKS, YOU WERE

10:23:37AM INCORRECT.

10:23:37AM YOU ASSUMED TWO WEEKS AND THAT WAS FACTUALLY INCORRECT.

10:23:42AM >> DOES ANYONE KNOW HOW LONG A NORMAL PERMIT PROCESS TAKES

10:23:45AM FOR A REMODEL?

10:23:46AM BECAUSE THE PERMIT --

10:23:48AM >>Mayor Ribble: THIS IS A FEMA -- THIS WAS A FEMA AUDIT.

10:23:51AM AND THAT --

10:23:54AM >> PERMIT IS A REMODEL.

10:23:56AM IT'S A BASIC REMODEL.

10:23:58AM >>Mayor Ribble: THANK YOU, MR. COPPENS.

10:24:00AM WE'LL GO TO A MOTION AT THIS POINT.

10:24:01AM WOULD ANYONE LIKE TO MAKE A MOTION?

10:24:05AM >>Jeff Hunt: I'D LIKE TO SECURE THE FINE THAT HAS BEEN

10:24:16AM DIRECTED BY THE SUPERVISOR.

10:24:20AM >>Mayor Ribble: IS THERE A SECOND?

10:24:21AM MR. LOPEZ SECONDED THE MOTION.

10:24:25AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?

10:24:28AM >>Jeff Hunt: AYE.

10:24:30AM >>Lori Fayhee: AYE.

10:24:31AM >>Rafael Lopez: AYE.

10:24:33AM >>Jim Ward: AYE.

10:24:34AM >>Vice-Mayor Zalucki: AYE.

10:24:35AM >>Mayor Ribble: AYE.

10:24:35AM THANK YOU, MR. COPPENS.

10:24:39AM >> WHAT DOES THAT MEAN?

10:24:40AM >>Mayor Ribble: THAT MEANS THAT THE FINE IS IN PLACE.

10:24:42AM >> THANK YOU.

10:24:42AM HAVE A GOOD DAY.

10:24:44AM OUR NEXT ITEM IS ITEM 8B, THE INTERLOCAL AGREEMENT BETWEEN

10:24:53AM THE VILLAGE OF ESTERO AND LEE COUNTY FOR COLLECTION OF

10:24:56AM COUNTY E.M.S. IMPACT FEES.

10:24:58AM STEVE, WOULD YOU LIKE TO INTRODUCE THIS?

10:25:00AM >>Steven Sarkozy: THANK YOU, MADAM MAYOR AND MEMBERS OF

10:25:02AM COUNCIL.

10:25:02AM THIS IS A RATHER ROUTINE ITEM FOR THE COUNTY TO COLLECT

10:25:08AM E.M.S. FEES, EMERGENCY MANAGEMENT SERVICES IMPACT FEES.

10:25:11AM THE VILLAGE OF ESTERO NEEDS TO BE INVOLVED IN THAT PROCESS.

10:25:17AM WE'RE RECOMMENDING THAT WE ADOPT THE SCHEDULE OF FINES

10:25:21AM THAT'S ENCLOSED IN YOUR PACKET.
10:25:23AM AND IF YOU HAVE ANY QUESTIONS ON THIS MATTER, WE CAN PROVIDE
10:25:27AM FURTHER DETAIL VERBALLY OR I CAN REFER THIS TO MARY OR OUR
10:25:33AM VILLAGE ATTORNEY FOR ADDITIONAL INFORMATION, SHOULD YOU HAVE
10:25:36AM A QUESTION ON THE PROCESS.

10:25:36AM >>Mayor Ribble: AND THIS IS MUCH LIKE WHAT WE DID WITH THE
10:25:39AM FIRE.
10:25:39AM >>Steven Sarkozy: YES, EXACTLY THE SAME.
10:25:41AM >>Mayor Ribble: DISTRICTS.
10:25:42AM IS THERE ANY QUESTION?
10:25:45AM >>Jeff Hunt: IN THE WRITE-UP, LEE COUNTY IMPACT FEES FOR
10:25:48AM FIRE AND E.M.S. LAST UPDATED IN 2018.
10:25:51AM IS THAT NORMAL?
10:25:51AM EIGHT YEARS THAT THEY ARE --
10:25:57AM >>Mary Gibbs: THAT'S FAIRLY TYPICAL.
10:25:59AM THE STATE NOW HAS A LOT OF STRICT MANDATES ABOUT HOW OFTEN
10:26:04AM YOU CAN UPDATE THEM.
10:26:06AM IT COULD HAVE BEEN UPDATED PROBABLY A COUPLE OF YEARS AGO.
10:26:09AM IT'S PRETTY STANDARD.
10:26:10AM >>Jeff Hunt: THANKS.
10:26:11AM >>Mayor Ribble: ANYTHING ELSE?
10:26:11AM MADAM CLERK, IS THERE ANY PUBLIC COMMENT?
10:26:15AM >>Carol Sacco: NO E-COMMENTS AND NO PUBLIC COMMENT.
10:26:17AM >>Mayor Ribble: MAY I HAVE A MOTION, PLEASE?
10:26:20AM >> SO MOVED.
10:26:21AM >>Mayor Ribble: COUNCILMAN LOPEZ, SECONDED BY COUNCILMAN
10:26:24AM WARD.
10:26:24AM WOULD YOU PLEASE CALL THE ROLL?
10:26:26AM >>Jim Ward: AYE.
10:26:28AM >>Rafael Lopez: AYE.

10:26:29AM >>Lori Fayhee: AYE.
10:26:31AM >>Jeff Hunt: AYE.
10:26:32AM >>Vice-Mayor Zalucki: AYE.
10:26:33AM >>Mayor Ribble: AYE.
10:26:34AM ITEM 9A, RESOLUTION NUMBER 2026-06, FINAL NON-AD VALOREM
10:26:42AM ASSESSMENT ROLL FOR SUNNY GROVE PARK PACKAGE PLANT TO
10:26:48AM CENTRAL SEWER CONVERSION PROJECT.
10:26:50AM STEVE, WOULD YOU INTRODUCE THAT FOR US?
10:26:51AM >>Steven Sarkozy: THANK YOU AGAIN, MAYOR AND MEMBERS OF
10:26:53AM COUNCIL.
10:26:54AM THIS IS THE LAST STEP IN THE ASSESSMENT PROCESS FOR THE
10:26:59AM SUNNY GROVE CONVERSION OF THEIR PACKAGE TREATMENT PLANT TO
10:27:05AM MUNICIPAL SEWER SERVICE.
10:27:07AM AS WE ALL KNOW, THE PACKAGE TREATMENT PLANT HAS BEEN -- HAS
10:27:13AM FAILED, AND THE PROCESS NOW IS UNDERWAY TO CONSTRUCT DIRECT
10:27:19AM LINK TO THE MUNICIPAL SEWER SYSTEM, WHICH WILL ELIMINATE

10:27:23AM PROBLEMS WITH THE PACKAGE PLANT AND ALSO ELIMINATE
10:27:27AM DISCHARGES INTO THE AREA NEAR THE RIVER, WHICH WE BELIEVE IS
10:27:32AM A CAUSE OF CONTAMINATION IN THE ESTERO RIVER.
10:27:35AM THIS IS THE LAST STEP IN THE PROCESS, AS MENTIONED, BUT IT'S
10:27:40AM HOPED FOR THAT THE OWNERS, MOST OF THE OWNERS WILL PAY UP
10:27:44AM FRONT, THEREBY ELIMINATING THE NEED TO ASSESS PROPERTIES ON
10:27:49AM AN ONGOING BASIS FOR A 20-YEAR TERM.
10:27:53AM AGAIN, THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL.
10:27:56AM YOU'VE BEEN IN COMMUNICATION WITH THE OWNERSHIP AND

10:28:01AM LEADERSHIP OF SUNNY GROVE, AND WE BELIEVE THAT THEY CONCUR
10:28:06AM WITH THIS ACTION AS WE MOVE FORWARD.
10:28:09AM >>Mayor Ribble: OKAY.
10:28:10AM THIS IS A PUBLIC HEARING AND READING FOR THE RESOLUTION.
10:28:13AM MADAM CLERK, WILL YOU PLEASE READ THE RESOLUTION?
10:28:15AM >>Carol Sacco: RESOLUTION NUMBER 2026-06, A RESOLUTION OF
10:28:19AM THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, USING
10:28:22AM THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS
10:28:26AM LEVIED WITHIN THE MUNICIPAL BOUNDARIES OF THE VILLAGE OF
10:28:28AM ESTERO TO ADOPT A NON-AD VALOREM ASSESSMENT ROLL FOR THE
10:28:32AM DECOMMISSIONING OF THE WASTEWATER PACKAGE FACILITY AND
10:28:36AM INSTALLATION OF COMMON SANITARY SEWER SERVICE FOR SUNNY
10:28:39AM GROVE PARK, INC., STATING THE NEED FOR SUCH LEVY, MAKING
10:28:44AM RELATED FINDINGS, PROVIDING FOR SEVERABILITY AND PROVIDING
10:28:47AM FOR AN EFFECTIVE DATE.
10:28:48AM >>Mayor Ribble: THANK YOU.
10:28:48AM MADAM CLERK, HAS ANYONE SIGNED UP TO SPEAK?
10:28:51AM >>Carol Sacco: NO.
10:28:51AM NO E-COMMENTS AND NO ONE SIGNED UP.
10:28:54AM >>Mayor Ribble: IN THAT CASE, IS THERE ANY DISCUSSION FROM
10:28:57AM COUNCIL?
10:28:57AM MAY I HAVE A MOTION?
10:29:00AM MR. HUNT.
10:29:02AM THANK YOU.
10:29:03AM AND MS. FAYHEE SECONDED IT.

10:29:06AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?
10:29:09AM >>Jeff Hunt: AYE.
10:29:11AM >>Lori Fayhee: AYE.
10:29:12AM >>Rafael Lopez: AYE.
10:29:14AM >>Jim Ward: AYE.
10:29:15AM >>Vice-Mayor Zalucki: AYE.
10:29:16AM >>Mayor Ribble: AYE.
10:29:17AM ITEM 9B, RESOLUTION NUMBER 2026-07, FINAL NON-AD VALOREM
10:29:25AM ASSESSMENT ROLL FOR CYPRESS BEND RV RESORT PACKAGE PLANT TO
10:29:31AM CENTRAL SEWER SYSTEM PROJECT.
10:29:32AM STEVE?
10:29:33AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.

10:29:35AM THIS IS A VERY SIMILAR ACTION, ALTHOUGH THE COSTS ARE
 10:29:39AM DIFFERENT.
 10:29:41AM OF COURSE, GIVEN THE DIFFERENT SITUATION AT CYPRESS BEND.
 10:29:44AM CYPRESS BEND HAS A FAILED PACKAGE TREATMENT PLANT.
 10:29:49AM THEY HAVE BEEN UNDER ORDERS FROM THE STATE TO CORRECT THIS
 10:29:54AM ACTION.
 10:29:54AM WE'RE WORKING WITH THEM TO CONSTRUCT A DIRECT LEAD FROM
 10:29:59AM THEIR DISCHARGE FOR THEIR SEWER INTO THE MUNICIPAL SYSTEM,
 10:30:04AM WHICH WILL ELIMINATE THE NEED FOR THE PACKAGE TREATMENT
 10:30:08AM PLANT WHICH WILL BE DEMOLISHED AND REMOVED FROM THE SITE.
 10:30:11AM THIS IS A BACKSTOP.
 10:30:13AM AGAIN, IN THE EVENT RESIDENTS DO NOT PAY THE ONE-TIME
 10:30:18AM PAYMENT BY AUGUST 1st OF THIS YEAR IN THE AMOUNT OF

 10:30:21AM \$4,339.
 10:30:24AM I WANTED TO POINT OUT ALSO ON BOTH OF THESE, CYPRESS BEND
 10:30:30AM AND SUNNY GROVE, WE'VE MADE EVERY EFFORT TO GET STATE GRANTS
 10:30:35AM TO REDUCE THE COSTS AND, OF COURSE, THE VILLAGE IS
 10:30:38AM CONTRIBUTING 25% OF THE PROJECT COSTS TO THE RESIDENTS IN
 10:30:42AM THIS CASE.
 10:30:43AM SO THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL AS A
 10:30:48AM BACKSTOP FINANCING MEASURE.
 10:30:51AM >>Mayor Ribble: THIS IS ALSO A PUBLIC HEARING, SO, MADAM
 10:30:54AM CLERK, WILL YOU PLEASE READ THE TITLE OF THE RESOLUTION?
 10:30:56AM >>Carol Sacco: RESOLUTION 2026-07, A RESOLUTION OF THE
 10:31:00AM VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, USING THE
 10:31:02AM UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS
 10:31:05AM LEVIED WITHIN THE MUNICIPAL BOUNDARIES OF THE VILLAGE OF
 10:31:08AM ESTERO TO ADOPT A NON-AD VALOREM ASSESSMENT ROLL FOR THE
 10:31:11AM DECOMMISSIONING OF THE WASTEWATER PACKAGE FACILITY AND
 10:31:14AM INSTALLATION OF COMMON SANITARY SEWER SERVICE FOR CYPRESS
 10:31:17AM BEND RV RESORT, STATING THE NEED FOR SUCH LEVY, MAKING
 10:31:22AM RELATED FINDINGS, PROVIDING FOR SEVERABILITY, AND PROVIDING
 10:31:25AM FOR AN EFFECTIVE DATE.
 10:31:26AM >>Mayor Ribble: THANK YOU.
 10:31:26AM IS THERE ANY PUBLIC COMMENT?
 10:31:28AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
 10:31:30AM >>Mayor Ribble: THANK YOU.
 10:31:31AM IN THAT CASE, IS THERE ANY QUESTION OR DISCUSSION FROM

 10:31:33AM COUNCIL?
 10:31:34AM SEEING NONE, MAY I HAVE A MOTION, PLEASE?
 10:31:36AM VICE-MAYOR.
 10:31:39AM SECOND FROM COUNCILMAN WARD.
 10:31:42AM WILL YOU PLEASE CALL THE ROLL?
 10:31:44AM >>Jim Ward: AYE.
 10:31:46AM >>Rafael Lopez: AYE.
 10:31:46AM >>Lori Fayhee: AYE.

10:31:48AM >>Jeff Hunt: AYE.
10:31:50AM >>Vice-Mayor Zalucki: AYE.
10:31:51AM >>Mayor Ribble: AYE.
10:31:51AM >>Robert Eschenfelder: MAYOR, JUST PROCEDURALLY, SO YOU
10:31:56AM ALL UNDERSTAND, THE SUNNY GROVE, SINCE THAT IS UNIFIEDLY
10:32:01AM OWNED, THEY ARE JUST GOING TO PAY, AND TALKING TO MR. WILEY,
10:32:04AM MOST OF THE OWNERS HAVE ALREADY PUT IN THEIR CONTRIBUTION,
10:32:06AM SO THAT'S ALL GOOD.
10:32:07AM WITH CYPRESS, BECAUSE THERE ARE MANY DIFFERENT OWNERS, WE
10:32:10AM HAVE GIVEN THEM UNTIL AUGUST 1st.
10:32:13AM BUT IT'S NOT EXACTLY FINAL ACTION.
10:32:16AM THE HOPE IS THAT MOST PEOPLE WILL PAY THEIR DISCOUNTED FEE
10:32:21AM BY AUGUST 1st, BUT THERE ARE SOME, AND MR. WILEY
10:32:24AM INDICATES, BECAUSE OF THEIR LIMITED FINANCIAL MEANS THEY ARE
10:32:26AM NOT GOING TO BE ABLE TO DO THAT AND THEY ARE GOING TO WANT
10:32:28AM TO OPT FOR BEING ASSESSED.
10:32:30AM SO THERE WOULD BE ONE FINAL STEP, WHEN OCTOBER 1st COMES,

10:32:35AM WE'LL LOOK AT WHO HAS PAID AND WHO HAS NOT.
10:32:37AM THERE WILL BE A SMALLER LIST OF WHO HAS NOT.
10:32:39AM THE COUNCIL WILL ONE FINAL TIME HAVE TO CERTIFY THAT LIST
10:32:43AM OVER TO THE TAX COLLECTOR BECAUSE THOSE ARE THE FOLKS WHO
10:32:46AM WILL GET ASSESSED.
10:32:47AM I WANTED TO MAKE THAT CLEAR.
10:32:48AM >>Mayor Ribble: THANKS FOR THE CLARIFICATION.
10:32:49AM ITEM 10A, THE FIRST READING OF ZONING ORDINANCE 2026-04,
10:32:57AM ESTERO FIRE DISTRICT REZONING.
10:32:58AM MADAM CLERK, WILL YOU PLEASE READ THE TITLE OF THIS
10:33:02AM ORDINANCE?
10:33:04AM >>Carol Sacco: ORDINANCE 2026-04, AN ORDINANCE OF THE
10:33:07AM VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING
10:33:09AM WITH CONDITIONS A REZONING FROM AGRICULTURAL AND CPD,
10:33:14AM COMMERCIAL PLANNED DEVELOPMENT TO CFPD, COMMUNITY FACILITIES
10:33:18AM PLANNED DEVELOPMENT, FOR APPROXIMATELY 9.5 ACRES LOCATED ON
10:33:22AM THREE OAKS PARKWAY THAT INCLUDES THE EXISTING FIRE STATION,
10:33:25AM PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE
10:33:28AM DATE.
10:33:30AM >>Mayor Ribble: THANK YOU.
10:33:31AM STEVE, WOULD YOU LIKE TO INTRODUCE THIS?
10:33:34AM >>Steven Sarkozy: THANK YOU, MAYOR.
10:33:35AM THIS IS A FIRST READING OF THE PLANNED REZONING FOR THE FIRE
10:33:40AM DEPARTMENT TO ADD ADDITIONAL STORAGE AND PARKING SPACE
10:33:44AM BEHIND THEIR HEADQUARTERS PROPERTY ON THREE OAKS PARKWAY.

10:33:49AM THE INFORMATION IS IN YOUR PACKET IF YOU HAVE ANY QUESTIONS
10:33:53AM OF STAFF, WE'RE PLEASED TO RESPOND.
10:33:56AM BUT THIS WOULD COME BACK FOR US.
10:34:00AM THE SECOND READING AND FINAL REZONING ON JUNE 3rd, AS WAS

10:34:03AM MENTIONED BY THE CLERK.
10:34:04AM >>Mayor Ribble: ANY QUESTIONS FROM COUNCIL?
10:34:06AM SEEING NONE, MAY I HAVE A MOTION TO PASS THE FIRST READING
10:34:11AM OF ORDINANCE NUMBER 2026-04 AND SET THE SECOND READING FOR
10:34:16AM JUNE 3rd, 2026?
10:34:18AM >> SO MOVED.
10:34:19AM >>Mayor Ribble: VICE-MAYOR.
10:34:20AM SECONDED BY COUNCILMAN LOPEZ.
10:34:21AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?
10:34:24AM >>Jeff Hunt: AYE.
10:34:26AM >>Lori Fayhee: AYE.
10:34:26AM >>Rafael Lopez: AYE.
10:34:28AM >>Jim Ward: AYE.
10:34:30AM >>Vice-Mayor Zalucki: AYE.
10:34:31AM >>Mayor Ribble: AYE.
10:34:31AM THAT BRINGS US TO COUNCIL COMMENTS.
10:34:38AM DOES ANYONE HAVE ANYTHING FOR THE GOOD OF THE VILLAGE?
10:34:40AM MR. HUNT.
10:34:42AM >>Jeff Hunt: COMMENT RELATED TO SUNNY GROVE AND CYPRESS
10:34:46AM BEND.
10:34:47AM I HAD MEETINGS WITH BOTH ORGANIZATIONS, INCLUDING OUR STAFF

10:34:51AM HERE AT THE VILLAGE.
10:34:52AM IT WORKED VERY WELL.
10:34:54AM I WANT TO POINT OUT THAT WE GET TO THIS POINT, WHICH IS
10:34:58AM REALLY GOOD FOR THE COMMUNITY, AND EVERYONE WORKED VERY WELL
10:35:03AM TOGETHER AND THE STAFF.
10:35:06AM >>Mayor Ribble: THANK YOU.
10:35:07AM MR. ESCHENFELDER?
10:35:09AM >>Robert Eschenfelder: NOTHING.
10:35:11AM >>Steven Sarkozy: COUNCIL MEMBERS, I'D LIKE TO INTRODUCE A
10:35:13AM NEW MEMBER OF STAFF, MIKE MANNING.
10:35:17AM HE'S HERE WITH US.
10:35:18AM MICHAEL, IF YOU WOULD STAND AND WAVE TO THE COUNCIL.
10:35:20AM MICHAEL IS COMING ON BOARD OR CAME ON BOARD LAST MONDAY AS
10:35:24AM OUR ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR AND KIND OF
10:35:27AM HYBRID TITLE, ASSISTANT CITY MANAGER.
10:35:30AM THERE ARE A LOT OF ACTIVITIES THAT GO ON THAT KIND OF BLEND
10:35:34AM OVER WITH A SMALL STAFF WE HAVE MULTIPLE HATS ON MULTIPLE
10:35:39AM ISSUES, OF COURSE.
10:35:40AM MICHAEL COMES TO US AS PREVIOUSLY THE DIRECTOR OF
10:35:43AM INNOVATION, RESILIENCE, AND PERFORMANCE AT THE ST. LUCIE
10:35:47AM COUNTY OVER ON THE EAST COAST.
10:35:49AM HE PREVIOUSLY HELD POSITIONS AS INTERIM CITY ADMINISTRATOR,
10:35:53AM ASSISTANT CITY MANAGER, AND ASSISTANT TO THE CITY MANAGER IN
10:35:56AM THE CITY OF MEXICO BEACH AND THE CITY OF LAKE WALES.
10:36:00AM HE HAS HIS MASTERS OF PUBLIC ADMINISTRATION AND HIS

10:36:05AM BACHELORS IN PUBLIC ADMINISTRATION AT THE UNIVERSITY OF
10:36:07AM SOUTH FLORIDA.
10:36:09AM HIS REFERENCES WERE EXEMPLARY.
10:36:13AM AND HE'S ALSO EARNED THE RISING STAR AWARD FOR THE STATE OF
10:36:19AM FLORIDA CITY AND COUNTY MANAGERS ASSOCIATION.
10:36:23AM SO THAT'S ALL OF THE LEADERSHIP WITHIN THAT ORGANIZATION
10:36:28AM WHICH INCLUDES MOST OF THE CITIES AND COUNTIES IN THE STATE
10:36:32AM SELECTING ONE PERSON AS THE RISING STAR.
10:36:35AM HE'S GOTTEN THAT.
10:36:37AM GREAT BACKGROUND TO HELP THE WHOLE ORGANIZATION AND STAFF AS
10:36:44AM WE MOVE FORWARD.
10:36:45AM WE'D LIKE TO WELCOME HIM TO STAFF.
10:36:47AM IF YOU SEE HIM IN THE HALLWAYS, JUST SAY HI.
10:36:51AM >>Mayor Ribble: WELCOME, MICHAEL.
10:36:52AM WE'RE HAPPY TO HAVE YOU ON BOARD.
10:36:53AM THANK YOU SO MUCH.
10:36:54AM I KNOW MARY APPRECIATES YOUR HELP IN HAVING AN ASSISTANT.
10:37:00AM THANK YOU.
10:37:00AM AT THIS TIME, WE WILL ADJOURN THE REGULAR SESSION AND
10:37:04AM CONVENE TO THE WORKSHOP ITEMS.
10:37:05AM STEVE, ARE YOU GOING TO INTRODUCE THIS?
10:37:12AM >>Steven Sarkozy: YES, I'LL INTRODUCE THIS VERY QUICKLY.
10:37:14AM AS PART OF THE BUDGET PROCESS, WE'RE AT THAT POINT OF THE
10:37:18AM YEAR WHERE WE'RE INTRODUCING THE CAPITAL IMPROVEMENT PROGRAM
10:37:27AM AS A KEY ELEMENT IN THE 26-27 BUDGET.

10:37:33AM WE'LL BE PRESENTING IN THE MONTH OF JUNE THE GENERAL FUND
10:37:39AM BUDGET.
10:37:39AM THIS IS A QUICK LOOK AT THE CAPITAL IMPROVEMENT PROGRAM,
10:37:42AM WHICH WILL LIKELY UNDERGO A NUMBER OF DIFFERENT REVISIONS
10:37:46AM UNTIL FINAL APPROVAL IN OCTOBER.
10:37:48AM THIS IS FOLLOWING THE SAME PROCESS THAT WE'VE DONE IN THE
10:37:52AM PAST.
10:37:55AM AND WHAT WE HAVE HERE IS PRESENTATION OF ALL OF THE PROJECTS
10:37:58AM THAT HAVE COME FORWARD THAT ARE DIVIDED UP INTO THREE
10:38:02AM CATEGORIES.
10:38:02AM ONE ARE THE PROJECTS THAT WE'RE PROPOSING TO COMPLETE IN THE
10:38:06AM NEXT FIVE YEARS, A SHORT LIST OF PROJECTS THAT WE'RE NOT
10:38:11AM ABLE TO GET TO, WHICH IS THE SECOND CATEGORY.
10:38:14AM AND LASTLY IS A ROLL UP OF ALL OF THE PROJECTS THAT ARE IN
10:38:17AM OUR CAPITAL IMPROVEMENT PROGRAM AS KIND OF A MEMORY BANK SO
10:38:22AM THAT WE DON'T FORGET ANYTHING OVER THE COURSE OF TIME.
10:38:25AM DAVID WILLEMS, OUR DIRECTOR OF PUBLIC WORKS, IS HERE TO
10:38:30AM PRESENT THE PROJECT.
10:38:31AM AND THIS BEING THE FIRST INTRODUCTION, WE'RE CERTAINLY OPEN
10:38:35AM TO YOUR COMMENTS, WHETHER IT'S HERE, IN BRIEFINGS, OR AT
10:38:40AM FUTURE MEETINGS AS WE MOVE FORWARD TO CONSIDER THIS.
10:38:44AM SO THIS IS A DYNAMIC SET OF DOCUMENTS.

10:38:50AM WE FULLY INTEND THERE TO BE CHANGES AS WE'VE DONE EVERY YEAR
10:38:55AM SINCE WE INCORPORATED.
10:38:57AM BUT THIS IS AN IMPORTANT FIRST LOOK AT THE CAPITAL

10:39:00AM IMPROVEMENT PROGRAM.
10:39:01AM WITH THAT, I'LL TURN IT OVER TO DAVID.
10:39:03AM >>Mayor Ribble: THANK YOU, STEVE.
10:39:04AM HELLO, DAVID.
10:39:05AM >>David Willems: GOOD MORNING.
10:39:06AM FIRST, I WANT TO GO OVER THE FORMAT A LITTLE BIT.
10:39:11AM WE'RE SENDING IT IN A LITTLE DIFFERENT WAY THAN WE HAVE IN
10:39:13AM THE PAST.
10:39:14AM MOSTLY BECAUSE THIS WILL BE THE FIRST FIVE-YEAR PERIOD THAT
10:39:17AM WE'RE ANTICIPATING TAKING OUT DEBT.
10:39:19AM SO IN ORDER TO BE AS TRANSPARENT AS WE CAN, WE PUT THOSE
10:39:23AM TYPE OF ASSUMPTIONS RIGHT UP FRONT SO EVERYBODY KNOWS
10:39:26AM EXACTLY WHAT WE'RE PLANNING ON DOING.
10:39:28AM AND IF YOU LOOK AT IT, THE BUDGET THAT WE HAVE PRESENTED
10:39:32AM HERE INCLUDES A \$12.7 MILLION LOAN THAT WE WOULD EXPECT TO
10:39:37AM GET HERE IN THE NEXT COUPLE OF MONTHS.
10:39:39AM IT INCLUDES \$69 MILLION IN BONDING, AND WHAT THAT ALLOWS US
10:39:43AM TO DO IS BERT AND THE SPORTS PARK.
10:39:51AM IT ACTUALLY ALSO INCLUDES BOND PAYMENTS PER YEAR TO MAKE
10:39:53AM SURE THAT WE'RE TAKING THOSE INTO ACCOUNT BECAUSE WE'LL HAVE
10:39:56AM LESS MONEY TO SPEND IN FUTURE YEARS.
10:39:58AM AND THEN JUST WANTED TO MAKE SURE COUNCIL AND THE PUBLIC
10:40:02AM UNDERSTANDS, THIS DOESN'T INCLUDE ANY ADDITIONAL BONDING
10:40:05AM THAT MIGHT BE NEEDED FOR UEP PROJECTS IN THE FUTURE.
10:40:07AM THE REASON WE DIDN'T INCLUDE THAT DIRECTLY, THOSE BONDS

10:40:12AM WOULD NOT BE SOMETHING THAT THE VILLAGE WOULD PAY.
10:40:14AM IT WOULD BE ON OUR ROLLS, BUT ACTUALLY THE RESIDENTS WOULD
10:40:16AM BE THE ONES THAT ARE PAYING THAT BACK.
10:40:18AM SO IT DOESN'T COME OUT OF OUR FUND, BUT IT SHOWS UP AS A
10:40:22AM DEBT TO THE VILLAGE.
10:40:23AM THOSE ARE THE NUMBERS AT THE END OF FIVE YEARS WITH THE
10:40:29AM BUDGET THAT WE HAVE PROPOSED HERE. THOSE ARE THE DOLLARS WE
10:40:33AM STILL HAVE AVAILABLE IN EACH OF THOSE FUNDS. THERE'S ROOM
10:40:38AM FOR SOME PROJECTS IN THE YEAR FOUR, FIVE TO BRING SOME
10:40:42AM SMALLER PROJECTS IN.
10:40:43AM WE JUST DIDN'T SPEND ALL OF IT -- IT GIVES US A LITTLE BIT
10:40:47AM OF BUFFER GOING FORWARD.
10:40:49AM IF YOU LOOK, AFTER THIS PAGE, WE HAVE A SET OF SHEETS, AND
10:40:53AM THESE ARE BASICALLY OVER THE NEXT FIVE YEARS ALL OF THE
10:40:56AM PROJECTS THAT WE PLAN ON DOING -- COMPLETING.
10:41:02AM WE HAVE IT SPLIT UP BY ROADWAY, INTERSECTION, KIND OF THE
10:41:05AM WAY WE HAVE IN THE PAST.
10:41:06AM BROADWAY WEST AND VIA COCONUT RAILROAD CROSSING.

10:41:12AM THIS IS ONE, THE RAILROAD CROSSING, WE'RE NOT SURE WHAT THE
10:41:16AM FUNDS ARE GOING TO BE REQUIRED.
10:41:17AM SO IF WE WERE ABLE TO PURCHASE THE PROPERTY FROM SEMINOLE
10:41:20AM GULF, IT WOULD POSSIBLY MAYBE BE A COUPLE HUNDRED THOUSAND
10:41:24AM TO DO THAT CROSSING.
10:41:25AM IF WE WERE NOT ABLE TO GET THE PROPERTY FROM SEMINOLE GULF,
10:41:28AM IT'S PROBABLY GOING TO BE MORE THE 650 TO 700,000 TO DO IT

10:41:33AM JUST BECAUSE OF THE COORDINATION WITH SEMINOLE GULF.
10:41:35AM I'M NOT GOING TO GO OVER IN GREAT DETAIL UNLESS COUNCIL
10:41:40AM WANTS TO.
10:41:40AM THIS IS REALLY AN INTRODUCTION SO THAT COUNCIL AND THE
10:41:44AM PUBLIC SEE WHAT THE KIND OF DRAFT PLAN IS SO THAT IN FUTURE
10:41:48AM MEETINGS COUNCIL AND THE PUBLIC CAN PROVIDE INPUT, YOU KNOW,
10:41:52AM ARE THERE PROJECTS THAT SHOULD BE MOVED IN OR OUT.
10:41:54AM KEEP IN MIND, GENERALLY, ESPECIALLY IN THE FIRST THREE
10:41:56AM YEARS, IF WE MOVE A PROJECT IN, THAT MEANS ANOTHER PROJECT
10:42:00AM HAS TO MOVE OUT.
10:42:01AM THOSE NUMBERS THAT WE HAVE EXTRA ARE AT THE END OF THE FIVE
10:42:04AM YEARS.
10:42:05AM WE PRETTY MUCH OVER THE NEXT THREE YEARS SPEND ALL OF THE
10:42:08AM MONEY THAT WE HAVE ACCORDING TO THIS PLAN.
10:42:11AM SO WE KEEP IN SOME OF THE PROJECTS THAT EVEN THE VILLAGE
10:42:13AM ISN'T GOING TO PAY FOR, SOME OF THE TRAFFIC SIGNALS, THINGS
10:42:18AM LIKE THAT.
10:42:18AM YOU'LL NOTICE IN HERE THAT WE DO HAVE EXPECTING THAT WE
10:42:22AM PROBABLY ARE GOING TO MOVE FORWARD WITH SOME SORT OF A
10:42:24AM TRAFFIC SIGNAL IN THE FOUNTAIN LAKES VIA RAPALLO AREA.
10:42:31AM THAT'S LIKELY NOT SOMETHING THE VILLAGE WILL PAY FOR.
10:42:34AM WE'RE FUNDING THE STUDY BUT THE ACTUAL CONSTRUCTION WILL
10:42:37AM LIKELY BE FROM THE PEOPLE WHO BENEFIT FROM IT.
10:42:39AM WE ADDED SOME ADDITIONAL STUDIES AND LOOKING INTO DIFFERENT
10:42:43AM THINGS THAT WERE RECOMMENDED IN THE MOST RECENT TRAFFIC

10:42:46AM STUDY.
10:42:47AM SO THAT'S WHAT THIS ESTERO PARKWAY U.S. 41 IS TO STUDY THE
10:42:51AM INTERSECTION WITH WALMART AND OSPREY COVE TO UNDERSTAND WHAT
10:42:54AM SHOULD BE DONE IN THAT INTERSECTION.
10:42:56AM IT IS UPDATED TO INCLUDE THE PROJECTS THAT WERE RECOMMENDED
10:43:01AM IN THE MOST RECENT STUDY.
10:43:03AM YOU'LL NOTICE HERE BECAUSE OF A LOT OF THE IMPROVEMENTS THAT
10:43:09AM WE'RE DOING TO THE PARK AND WITH BERT, A LOT OF THE BIKE-PED
10:43:13AM PROJECTS HAVE BEEN PULLED OUT OF THE CURRENT PLAN.
10:43:16AM WITH THE EXCEPTION OF WE HAVE \$7 MILLION TO DO IMPROVEMENTS
10:43:22AM TO THE BERT, THE SUN TRAIL GOING FORWARD, IF WE PURCHASE THE
10:43:26AM PROPERTY.
10:43:27AM WHAT WE'RE HOPING THERE IS THAT WE'LL BE ABLE TO GET HALF.
10:43:31AM THE VILLAGE PAYS 50% AND THEN GRANT FUNDING FOR THE OTHER

10:43:35AM 50%.

10:43:37AM LANDSCAPING, BECAUSE OF THE CONSTRAINTS THAT WE HAVE FROM A

10:43:40AM BUDGET, THOSE HAVE ALL BEEN TAKEN OUT OF THIS PLAN.

10:43:44AM THERE ARE SOME PROJECTS THAT WE HAVE DESIGNED, IN THIS DRAFT

10:43:48AM C.I.P., THEY HAVE BEEN PUSHED BACK OUT PAST THE FIVE YEARS.

10:43:52AM PARKS AND REC IS WHERE WE BROUGHT IN A LOT OF THE FUNDING

10:43:55AM FOR THE SPORTS PARK REALLY IS WHERE THAT IS.

10:43:58AM RIVER OAKS IS SHOWN.

10:43:59AM BUT REMEMBER THAT'S SOMETHING THAT THE VILLAGE ISN'T

10:44:01AM ACTUALLY PAYING FOR.

10:44:02AM THAT IS ACTUALLY A GRANT.

10:44:04AM SO WE PAY IT AND THEN WE'LL GET THE MONEY REIMBURSED TO US.

10:44:07AM AND THEN STORMWATER PROJECTS, THAT'S ANOTHER ONE THAT IS A

10:44:11AM GRANT.

10:44:12AM UTILITY, THESE ARE THE TWO UEP PROJECTS THAT WE GOT \$800,000

10:44:16AM FOR, SO WE'LL BE MOVING FORWARD WITH BOTH OF THOSE.

10:44:19AM AND THEN THE BIG ONE IS THE BERT, THAT THERE'S \$19 MILLION

10:44:22AM IN THERE.

10:44:23AM AND THEN IF YOU LOOK AT THE NEXT ONE, I WON'T GO OVER THIS

10:44:27AM IN AS MUCH DETAIL.

10:44:28AM THESE ARE THE PROJECTS NOT CURRENTLY IN THE FIVE-YEAR C.I.P.

10:44:31AM THIS ISN'T EVERY PROJECT ON THE LIST.

10:44:33AM IT'S THE PROJECTS THAT FROM A COUNCIL STANDPOINT, STAFF HAS

10:44:37AM BEEN DIRECTED AT ONE POINT OR ANOTHER OVER THE LAST SEVERAL

10:44:40AM YEARS TO MOVE FORWARD WITH AT LEAST A PORTION OF IT.

10:44:42AM SO THIS IS JUST REMINDING THAT THERE ARE PROJECTS THAT HAD

10:44:45AM TO BE PUSHED BACK BECAUSE OF BERT AND THE SPORTS PARK.

10:44:49AM AND THEN THE LAST GROUP OF PAGES IS REALLY THE MORE

10:44:58AM STANDARD, THIS IS WHAT WE'VE LOOKED AT IN THE PAST.

10:45:02AM BASICALLY, IT HAS EVERY PROJECT THAT HAS EVER BEEN IN ONE OF

10:45:06AM OUR MASTER PLANS LISTED HERE.

10:45:08AM JUST KEEP IN MIND SOME OF THEM PROBABLY WON'T HAPPEN FOREVER

10:45:12AM MAYBE OR AT LEAST 20 OR 30 YEARS.

10:45:14AM IT'S JUST A PLACE FOR US TO REMEMBER THE PROJECTS AND MAYBE

10:45:18AM IN 20 YEARS THEY WILL BE ABLE TO DO THEM.

10:45:22AM RIGHT NOW, THERE ARE A LOT MORE PROJECTS THAN WE HAVE

10:45:24AM FUNDING FOR.

10:45:24AM SO WITH THAT, I CAN ANSWER ANY QUESTIONS.

10:45:27AM AS WE GO THROUGH THE PROCESS, WE'LL BE ABLE TO MOVE THINGS

10:45:30AM AROUND IF COUNCIL WANTS TO.

10:45:31AM >>Mayor Ribble: THANK YOU, DAVID.

10:45:33AM I REALLY LIKE THIS FORMAT.

10:45:34AM THIS FORMAT IS DIFFERENT.

10:45:35AM IT'S REALLY EASY TO UNDERSTAND AND SEE AND THEN STILL TO

10:45:38AM HAVE THE ORIGINAL FORMAT WHERE EVERYTHING IS PUT IN PLACE.

10:45:40AM ANY QUESTIONS?

10:45:42AM >>Jim Ward: SANDY LANE BIKE-PED IMPROVEMENTS THAT YOU JUST
10:45:47AM REFERENCED FOR 7 MILLION FOUR FIFTY.
10:45:51AM EXPLAIN TO ME THE DIFFERENCE BETWEEN THE TOTAL COST OF
10:45:54AM 300,000 AND 7 MILLION FOUR FIFTY.
10:45:57AM WHAT ARE YOU SAYING?
10:45:58AM >>David Willems: REALLY GOOD QUESTION.
10:46:00AM IF YOU REMEMBER, WE ACTUALLY HAVE THE BRIDGE THAT WE HAVE,
10:46:04AM SO THAT IS TO ACTUALLY GET THE BRIDGE DELIVERED AND THEN
10:46:07AM WE'LL INSTALL IT LATER.
10:46:08AM THAT'S A PLACE HOLDER FOR WHEN WE HAVE TO PAY FOR THE BRIDGE
10:46:12AM TO GET DELIVERED.
10:46:15AM >>Jim Ward: 7 MILLION FOUR FIFTY IN OUR CURRENT.
10:46:19AM >>David Willems: NO.
10:46:20AM >>Jim Ward: SO WHY WOULD THAT BE TREATED DIFFERENTLY THAN
10:46:23AM PROJECTS NOT IN THE FIVE-YEAR C.I.P.?

10:46:25AM >>David Willems: BECAUSE WE'RE PUTTING MONEY INTO IT.
10:46:27AM WE'RE ACTUALLY SPENDING A PORTION OF THAT.
10:46:29AM >>Jim Ward: 300,000?
10:46:30AM >>David Willems: YEAH.
10:46:31AM IT'S JUST SO WHEN YOU ADD UP ALL THOSE PROJECTS, IT ADDS UP
10:46:38AM TO WHAT THE FIVE-YEAR TOTAL IS ON THIS BIGGER SPREADSHEET.
10:46:41AM >>Jim Ward: YEAH, I UNDERSTAND THAT.
10:46:43AM IT JUST STRIKES ME AS BASICALLY THE SAME THING.
10:46:47AM YOU'RE NOT ANTICIPATING DOING IT IN FIVE YEARS, RIGHT?
10:46:50AM >>David Willems: CORRECT.
10:46:51AM BUT I THINK THERE ARE A COUPLE OF PROJECTS THAT SHOW UP IN
10:46:54AM BOTH.
10:46:55AM SO SANDY LANE AND IF YOU LOOK AT THE SPORTS PARK PHASE TWO,
10:46:58AM IT SHOWS UP IN BOTH PLACES BECAUSE WE'RE DOING A PORTION OF
10:47:02AM IT WITHIN THE NEXT FIVE YEARS, GRANTED FOR SANDY LANE IT IS
10:47:05AM A REALLY SMALL PORTION, BUT WE'RE NOT FINISHING IT.
10:47:08AM FOR PHASE TWO, IT'S A \$42 MILLION PROJECT, WE'RE ONLY DOING
10:47:12AM 22 MILLION WITHIN THE NEXT FIVE YEARS.
10:47:16AM I'LL TRY TO ADD SOME NOTES OR SOMETHING MAYBE TO CLARIFY
10:47:19AM THAT.
10:47:20AM BECAUSE IT IS VERY CONFUSING, WHY IS IT HERE AND WE'RE NOT
10:47:24AM REALLY DOING IT.
10:47:25AM >>Jim Ward: IT IS A LARGE AMOUNT, TOO.
10:47:27AM SECOND QUESTION, BERT, 19 MILLION INDICATED AS GENERAL
10:47:32AM FUNDS, BUT ISN'T THAT PART OF OUR DEBT PROCESS?

10:47:36AM OR IS THE ASSUMPTION ALL DEBT GO INTO GENERAL FUNDS --
10:47:41AM >>David Willems: YES.
10:47:45AM >>Jim Ward: THAT'S IT.
10:47:46AM >>Mayor Ribble: OKAY.
10:47:47AM ANYTHING ELSE?
10:47:49AM >>Jeff Hunt: QUICK COMMENT.

10:47:50AM FIRST OF ALL, THANK YOU.
10:47:52AM I LIKE THE FORMAT AS WELL.
10:47:53AM WHAT I SAW WAS A SPENDING THAT FINISHES WHAT WE STARTED,
10:48:00AM SPORTS PARK, FOR EXAMPLE.
10:48:01AM THAT'S KEY, RIGHT?
10:48:02AM BIG BUSINESS FOR US.
10:48:04AM ALSO INFORMED BY LISTENING TO OUR RESIDENTS, AND THERE IS A
10:48:07AM GREAT DEAL OF WORK ON TRAFFIC THAT IS A RESULT OF THE
10:48:10AM TRAFFIC STUDY.
10:48:11AM REALLY GLAD TO SEE DOING THAT.
10:48:13AM AND PARKS AND REC AS WELL.
10:48:15AM THAT'S WHAT OUR RESIDENTS HAVE KIND OF INDICATED THAT IS
10:48:17AM IMPORTANT TO THEM.
10:48:18AM I SEE THAT THOSE ARE IN THE FRONT END OF ALL THIS AND I
10:48:21AM REALLY APPRECIATE THAT.
10:48:23AM >>Mayor Ribble: YES, STEVE.
10:48:24AM >>Steven Sarkozy: MAYOR AND COUNCIL, WITH YOUR ACCEPTANCE OF
10:48:27AM THIS REPORT, WE'LL POST THIS ON THE WEBSITE AND WE'LL ALSO
10:48:31AM FORWARD IT TO VARIOUS GROUPS THAT HAVE EXPRESSED INTEREST.

10:48:37AM WE'LL GET, I'M SURE, FEEDBACK, AS WE CONSIDER THE FINAL
10:48:41AM ADOPTION OF THIS IN OCTOBER.
10:48:44AM >>Mayor Ribble: THAT'S IN AGREEMENT WITH EVERYONE?
10:48:45AM POST IT.
10:48:47AM >>Steven Sarkozy: GREAT.
10:48:48AM >>Mayor Ribble: AND THAT FINISHES OUR AGENDA.
10:48:51AM MAY I HAVE A MOTION TO ADJOURN?
10:48:52AM MS. FAYHEE AND MR. WARD.
10:48:58AM THANK YOU ALL.
10:48:59AM AND THANK YOU FOR EVERYONE THAT WAS HERE.

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