VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, JUNE 3, 2026, 9:30 A.M.

DISCLAIMER:
THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME 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.

9:30:50AM [SOUNDING GAVEL]
9:30:53AM >>Mayor Ribble: I WOULD NOW LIKE TO CALL THE JUNE 3, 2026,
9:30:57AM 9:30 A.M. VILLAGE COUNCIL MEETING TO ORDER.
9:30:59AM WE WOULD LIKE TO REMIND EVERYONE TO PLEASE SET YOUR CELL
9:31:03AM PHONES ON SILENT.
9:31:04AM IF YOU COME UP TO THE PODIUM, PLEASE MAKE SURE YOU SPEAK
9:31:07AM INTO THE MICROPHONE.
9:31:08AM THIS MORNING WE HAVE PASTOR KEVIN MORRIS FROM ESTERO
9:31:15AM COMMUNITY CHURCH TO DO THE INVOCATION FOR US.
9:31:18AM GOOD MORNING, PASTOR KEVIN.
9:31:20AM >> GOOD MORNING, MADAM MAYOR.
9:31:21AM MAY WE ALL BOW OUR HEADS IN PRAYER.
9:31:24AM HEAVENLY FATHER, WE THANK YOU FOR THE GIFT OF THIS DAY AND
9:31:31AM FOR THE OPPORTUNITY TO GATHER IN SERVICE, SERVICE TO THE
9:31:35AM PEOPLE OF ESTERO.
9:31:38AM WE ASK YOUR BLESSING UPON THIS VILLAGE COUNCIL, OUR VILLAGE
9:31:43AM STAFF, FIRST RESPONDERS, AND ALL WHO WORK TO GUIDE AND
9:31:48AM STRENGTHEN OUR COMMUNITY AS WELL AS FOR THEIR FAMILIES WHO

9:31:53AM SUPPORT THEM.
9:31:55AM GRANT WISDOM, INTEGRITY AND DISCERNMENT TO THOSE ENTRUSTED
9:31:59AM WITH LEADERSHIP.
9:32:00AM MAY THEIR DECISIONS BE MARKED BY FAIRNESS, HUMILITY, AND A
9:32:06AM SINCERE DESIRE TO SEEK THE COMMON GOOD.
9:32:11AM WE PRAY FOR ALL WHO CALL ESTERO HOME, RESIDENTS, FAMILIES,
9:32:18AM SENIORS, AND YOUNG PEOPLE.
9:32:20AM BLESS THOSE WHO WORK IN OUR BUSINESSES, SCHOOLS, HEALTH CARE
9:32:25AM FACILITIES, CHURCHES, AND PUBLIC SERVICES.
9:32:31AM WATCH OVER THOSE WHO VISIT OUR VILLAGE, WHETHER FOR WORK,
9:32:34AM RECREATION, OR FELLOWSHIP.
9:32:38AM AND MAY THEY EXPERIENCE THE WARMTH AND HOSPITALITY OF THIS
9:32:42AM GREAT COMMUNITY.
9:32:43AM LORD, WE REMEMBER THOSE FACING HARDSHIP, ILLNESS,
9:32:49AM LONELINESS, OR UNCERTAINTY.
9:32:52AM SURROUND THEM WITH YOUR COMFORT AND PROVIDE STRENGTH FOR THE
9:32:55AM CARE OF NEIGHBORS AND FRIENDS.
9:32:59AM AS THIS COUNCIL MEETING BEGINS, HELP US LISTEN RESPECTFULLY,

9:33:06AM SPEAK THOUGHTFULLY, AND WORK COOPERATIVELY.
9:33:11AM MAY EVERY DISCUSSION AND DECISION CONTRIBUTE TO THE
9:33:15AM FLOURISHING OF OUR VILLAGE AND THE WELL-BEING OF ALL WHO
9:33:18AM LIVE, WORK, AND VISIT HERE.
9:33:21AM WE ASK THESE THINGS IN YOUR HOLY NAME, AMEN.
9:33:25AM >> AMEN.
9:33:26AM JUST TAKE A SECOND, PLEASE.

9:33:50AM >>Mayor Ribble: GOOD MORNING.
9:33:51AM WOULD YOU PLEASE STAND FOR THE PLEDGE?
9:33:54AM [PLEDGE OF ALLEGIANCE]
9:34:11AM >>Mayor Ribble: MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
9:34:13AM HERE.
9:34:16AM >>Jeff Hunt: HERE.
9:34:18AM >>Jon McLain: HERE.
9:34:19AM >>Lori Fayhee: HERE.
9:34:20AM >>Rafael Lopez: HERE.
9:34:22AM >>Jim Ward: HERE.
9:34:23AM >>Vice-Mayor Zalucki: HERE.
9:34:26AM >>Mayor Ribble: THANK YOU.
9:34:27AM FOR ITEM 2, VICE-MAYOR, I WILL TURN THIS OVER TO YOU.
9:34:32AM >>Vice-Mayor Zalucki: ABSOLUTELY.
9:34:33AM MY PLEASURE, MAYOR.
9:34:34AM GOOD MORNING, EVERYBODY.
9:34:51AM DOES ANYBODY KNOW WHAT HOME RULE IS?
9:34:57AM HOME RULE IS ABILITY FOR A LOCAL MUNICIPALITY, A CITY, A
9:35:00AM VILLAGE, TO GO AHEAD AND BASICALLY DICTATE HOW THEY WANT TO
9:35:04AM MANAGE BY MANDATES FROM THE PEOPLE THAT ELECTED THEM.
9:35:07AM MAYOR RIBBLE HAS BEEN STELLAR IN REPRESENTING THE VILLAGE OF
9:35:11AM ESTERO WITH STATE LEGISLATORS OVER THE YEARS, AND THIS YEAR,
9:35:15AM SHE IS BEING RECOGNIZED AS WHAT'S CALLED A HOME RULE HERO
9:35:19AM RECIPIENT.
9:35:19AM MAYOR FOR BEING A CHAMPION IN THE DEFENSE AND PROTECTION OF

9:35:25AM MUNICIPAL HOME RULE, THE FLORIDA LEAGUE OF CITIES PRESENTS
9:35:28AM YOU WITH THIS WONDERFUL AWARD, 2026, HOME RULE HERO TO MAYOR
9:35:34AM JOANNE RIBBLE IN THE VILLAGE OF ESTERO.
9:35:37AM CONGRATULATIONS, MAYOR.
9:35:38AM [APPLAUSE]
9:35:38AM NEXT ITEM IS APPROVAL OF THE AGENDA.
9:36:29AM ARE THERE ANY ADDITIONS OR DELETIONS, COUNCIL?
9:36:32AM SEEING NONE, MAY I HAVE A MOTION?
9:36:35AM COUNCILMAN McLAIN, SECONDED BY COUNCILWOMAN FAYHEE.
9:36:44AM MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
9:36:47AM >>Jeff Hunt: AYE.
9:36:47AM >>Jon McLain: AYE.
9:36:48AM >>Lori Fayhee: AYE.
9:36:50AM >>Rafael Lopez: AYE.

9:36:52AM >>Jim Ward: AYE.
9:36:53AM >>Vice-Mayor Zalucki: AYE.
9:36:54AM >>Mayor Ribble: AYE.
9:36:55AM NEXT ON THE AGENDA, PUBLIC COMMENT ON NON-AGENDA ITEMS.
9:37:00AM DO WE HAVE ANYONE WISHING TO SPEAK IN.
9:37:02AM >>Carol Sacco: NO PUBLIC COMMENT BUT WE DID HAVE AN
9:37:05AM E-COMMENT THAT WAS SENT OUT YESTERDAY.
9:37:07AM >>Mayor Ribble: YES, THANK YOU.
9:37:08AM IN THAT CASE, WE WILL GO TO THE CONSENT AGENDA.
9:37:10AM WHICH IS THE MAY 20, 2026 VILLAGE COUNCIL MEETING MINUTES.
9:37:16AM DO ANY COUNCIL MEMBERS HAVE COMMENTS OR QUESTIONS?

9:37:19AM SEEING NONE, MAY I HAVE A MOTION?
9:37:23AM FROM COUNCIL MEMBER HUNT AND SECONDED BY COUNCIL MEMBER
9:37:27AM LOPEZ.
9:37:28AM PLEASE CALL THE ROLL.
9:37:30AM >>Jim Ward: AYE.
9:37:32AM >>Rafael Lopez: AYE.
9:37:33AM >>Lori Fayhee: AYE.
9:37:35AM >>Jon McLain: AYE.
9:37:36AM >>Jeff Hunt: AYE.
9:37:37AM >>Vice-Mayor Zalucki: AYE.
9:37:38AM >>Mayor Ribble: AYE.
9:37:39AM NEXT ITEM ON THE AGENDA IS 7A, SHERRILL LANE AND LEUTTICH
9:37:47AM LANE RIGHT-OF-WAY ACQUISITION.
9:37:50AM STEVE, WOULD YOU INTRODUCE THIS FOR US, PLEASE?
9:37:53AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
9:37:55AM AS THE COUNCIL IS AWARE, THE VILLAGE HAS SECURED THE
9:38:00AM RIGHT-OF-WAY ALONG SHERRILL AND LEUTTICH BY VIRTUE OF
9:38:05AM CONTACTING THE ORIGINAL CORPORATION THAT LAID OUT THIS TWO
9:38:10AM STREET NEIGHBORHOOD.
9:38:11AM THESE HAVE BEEN HISTORICALLY PRIVATE STREETS.
9:38:17AM AND I SAY THAT LOOSELY BECAUSE WHEN THIS AREA WAS DEVELOPED,
9:38:20AM THE STREETS ARE NOT IMPROVED.
9:38:23AM THEY ARE SIMPLY GRAVEL OR MOSTLY POTHOLES.
9:38:28AM AND THESE ARE SOME OF THE WORST CONDITIONS -- THEY ARE THE
9:38:31AM WORST CONDITIONS THAT WE HAVE OF ANY STREETS IN THE VILLAGE

9:38:37AM OF ESTERO.
9:38:37AM OUR EFFORT TO TAKE OVER THE STREETS IS SIMPLY TO PROVIDE
9:38:43AM BETTER ACCESS FOR THE RESIDENTS, BUT IT'S ALSO MADE
9:38:46AM NECESSARY NOW BY THE SEPTIC TO SEWER PROGRAM THAT WOULD
9:38:52AM EXTEND BOTH WATER AND SEWER TO ALL OF THESE RESIDENTS.
9:38:58AM AND YOU'RE AWARE, JUST TO LET THE PUBLIC KNOW, WE'VE GOTTEN
9:39:03AM OUR STATE AND FEDERAL FEMA GRANTS TO REDO THESE STREETS.
9:39:08AM SO THIS WILL BE A HUGE, HUGE IMPROVEMENT FOR THE RESIDENTS
9:39:13AM IN THIS AREA.
9:39:14AM WE'LL BE INITIATING THAT PROJECT WITH COUNCIL APPROVAL HERE

9:39:18AM IN THE COMING FEW MONTHS.
9:39:20AM BUT PART OF THAT EFFORT IS, AGAIN, TO SECURE THE
9:39:23AM RIGHT-OF-WAY.
9:39:24AM WHEN WE SECURED THE RIGHT-OF-WAY FROM THE ORIGINAL
9:39:27AM CORPORATION, THE FOUR HOMES AT THE FRONT OF THE STREETS
9:39:34AM FACING BROADWAY WERE NOT INCLUDED IN THAT PACKAGE.
9:39:39AM SO WE'RE BRINGING TO YOU THE 30-FOOT EASEMENTS ON THE FRONT
9:39:47AM THAT BOO ALLOW US THEN TO CONSTRUCT THE WATER, SEWER, AND
9:39:51AM ROADS.
9:39:55AM THE COST OF ATTAINING THE EASEMENTS IS FAIRLY NOMINAL, BUT
9:40:00AM IT THEN ALLOWS US TO DO THE PROJECT WE PLANNED BRINGING
9:40:04AM FORWARD IN SHORT ORDER.
9:40:06AM SO THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL.
9:40:11AM IT'S REALLY PART OF THE GREAT NEWS THAT WE'VE GOT REGARDING
9:40:14AM THIS WHOLE UPGRADE OF THE NEIGHBORHOOD, BUT IT'S A NECESSARY

9:40:19AM INITIAL STEP IN THE PROCESS.
9:40:21AM >>Mayor Ribble: ANY COUNCIL QUESTIONS?
9:40:23AM ALL RIGHT, SEEING NONE, MAY I HAVE A MOTION?
9:40:29AM >>Carol Sacco: MAYOR --
9:40:30AM >>Mayor Ribble: I'M SORRY.
9:40:31AM IS THERE ANY PUBLIC COMMENT?
9:40:33AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
9:40:35AM >>Mayor Ribble: THANK YOU.
9:40:35AM MOTION MADE BY COUNCILMAN HUNT AND SECONDED BY COUNCILMAN
9:40:38AM WARD.
9:40:39AM WOULD YOU PLEASE CALL THE ROLL, MADAM CLERK.
9:40:43AM >>Jeff Hunt: AYE.
9:40:45AM >>Jon McLain: AYE.
9:40:46AM >>Lori Fayhee: AYE.
9:40:47AM >>Rafael Lopez: AYE.
9:40:47AM >>Jim Ward: AYE.
9:40:49AM >>Vice-Mayor Zalucki: AYE.
9:40:50AM >>Mayor Ribble: AYE.
9:40:51AM AGENDA ITEM 7B, AMENDMENT TO THE BERT MEMORANDUM OF
9:41:04AM UNDERSTANDING.
9:41:04AM STEVE, AGAIN, WHAT YOU INTRODUCE THIS?
9:41:07AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
9:41:09AM THE BERT ACTION HERE IS PART OF THE PARTNERSHIP THAT WE HAVE
9:41:13AM WITH COLLIER COUNTY AND BONITA SPRINGS, ALONG WITH ESTERO,
9:41:18AM OF COURSE, TO PURCHASE THE SEMINOLE RAIL LINE FROM ESTERO

9:41:24AM PARKWAY SOUTH INTO COLLIER COUNTY.
9:41:28AM THE COUNCIL IS AWARE WE'VE BEEN NEGOTIATING FOR OVER TWO AND
9:41:33AM A HALF YEARS FOR THE ACQUISITION OF THIS LINE.
9:41:37AM IT'S BEEN THE SUBJECT OF OUR CAPITAL IMPROVEMENT PROGRAM
9:41:42AM DISCUSSIONS, AND IT'S BEEN THE TOPIC OF WORKSHOPS AND
9:41:47AM BRIEFINGS FOR THAT TWO AND A HALF YEAR PERIOD.

9:41:50AM THE ORIGINAL AGREEMENT BETWEEN THE COMMUNITIES WAS TO
9:41:58AM NEGOTIATE IN PARTNERSHIP.
9:42:03AM AND THIS AGREEMENT CONTINUES THAT EFFORT AND PARTICULARLY TO
9:42:07AM FOLLOW THROUGH ON THE APPRAISALS, THE SURVEY OF THE
9:42:11AM PROPERTY, THE TITLE WORK, AND THE ENVIRONMENTAL ASSESSMENTS
9:42:15AM AND OTHER RELATED ISSUES NEEDED TO CLOSE ON THE PROPERTY.
9:42:20AM SO WE HAVE A FINAL AGREEMENT THAT ALLOWS US TO PURCHASE THE
9:42:27AM PROPERTY.
9:42:27AM OUR COST WILL BE APPROXIMATELY $20 MILLION, BUT THE FINAL
9:42:33AM PURCHASE IS CONTINGENT UPON A VOTE IN THE CITY OF BONITA
9:42:39AM SPRINGS BY THEIR RESIDENTS TO APPROVE THE PURCHASE AND THE
9:42:45AM TAXES TO PAY FOR THIS PURCHASE.
9:42:47AM SO UNTIL THAT VOTE OCCURS IN AUGUST, WE NEED TO DO WORK ON
9:42:56AM THE APPRAISAL SURVEY, TITLE AND ENVIRONMENTAL ASSESSMENTS IN
9:42:59AM ORDER TO BE ABLE TO CLOSE IN A TIMELY WAY AFTER THAT AUGUST
9:43:03AM VOTE BECAUSE THE CLOSING ON THE PROPERTY IS IN OCTOBER.
9:43:06AM THERE'S NO TIME BETWEEN AUGUST AND -- SO WE NEED TO EXPEND
9:43:11AM SOME FUNDS, ESTIMATED AT LESS THAN $250,000, BUT THIS
9:43:17AM AGREEMENT HAS US ALL WORKING IN CONCERT TO MOVE THIS PROJECT

9:43:23AM FORWARD.
9:43:23AM SO COUNCIL MEMBER McLAIN HAS BEEN PART OF THE NEGOTIATIONS
9:43:31AM AND THE EFFORTS TO SECURE BERT FROM THE OUTSET AND ROB
9:43:36AM ESCHENFELDER, OUR VILLAGE ATTORNEY, HAS WORKED THROUGH THIS
9:43:40AM AGREEMENT WITH THE OTHER COMMUNITIES, AND IT COMES TO YOU
9:43:43AM WITH A RECOMMENDATION FOR APPROVAL.
9:43:45AM >>Mayor Ribble: ANY QUESTIONS, COUNCIL?
9:43:46AM COUNCILMAN WARD.
9:43:49AM >>Jim Ward: JUST A QUICK QUESTION.
9:43:50AM IS THE DUE DILIGENCE ONGOING CURRENTLY?
9:43:53AM >>Steven Sarkozy: YES.
9:43:54AM >>Jim Ward: SO WE'RE NOT WAITING UNTIL AUGUST TO DO THAT.
9:43:56AM >>Steven Sarkozy: CORRECT, CORRECT.
9:43:57AM >>Jim Ward: SO IF SOMETHING WENT WRONG WITH BONITA SPRINGS,
9:44:01AM WOULD THE DUE DILIGENCE BE A COST THAT WE WOULD HAVE
9:44:04AM INCURRED WITHOUT --
9:44:05AM >>Steven Sarkozy: YES, YES, IT WILL BE LOST, A LOST EFFORT,
9:44:09AM UNFORTUNATELY.
9:44:13AM >>Jon McLain: BUT YOU NEED TO HAVE THOSE THINGS DONE IN
9:44:15AM ORDER TO CLOSE IN OCTOBER.
9:44:17AM IT'S A RISK YOU TAKE.
9:44:18AM >>Mayor Ribble: THAT MEANS THERE'S VERY LIMITED TIME FOR
9:44:21AM BONITA TO DO THE SAME THING WITH THEIR PORTION.
9:44:24AM THEY ARE DOING IT NOW.
9:44:28AM >>Robert Eschenfelder: THEY ARE ALL DOING IT.

9:44:29AM IT'S JUST THEY ARE WAITING FOR A VOTE.
9:44:31AM IT'S BETTER IF YOU THINK ABOUT IT IN TERMS OF THE BONITA

9:44:34AM VOTERS TO SEE IT'S ALL COME OUT, IT'S ALL FINE.
9:44:38AM WE DID JUST THIS MORNING GET A DRAFT SURVEY.
9:44:43AM IT'S MOVING ALONG.
9:44:44AM >>Mayor Ribble: GOOD.
9:44:45AM THANK YOU.
9:44:47AM >>Jim Ward: HAVE THERE BEEN ANY SURPRISES IN DUE DILIGENCE
9:44:49AM TO THIS POINT?
9:44:50AM >>Robert Eschenfelder: NO.
9:44:51AM I'VE BEEN KEEPING A CLOSE TAB.
9:44:53AM ALL THE TITLE WORK IS PRETTY MUCH DONE.
9:44:55AM THAT ALL LOOKS CLEAN.
9:44:56AM WE'VE GOT ALL THE AGREEMENTS, AS YOU ALL KNOW, IN A BIG,
9:44:58AM THICK BOOK UPSTAIRS.
9:45:00AM THE SURVEY IS LOOKING GOOD.
9:45:02AM SO FAR THERE'S BEEN NO HICCUPS.
9:45:05AM >>Jim Ward: THANK YOU.
9:45:06AM >>Mayor Ribble: MADAM CLERK, DO WE HAVE ANY PUBLIC COMMENT?
9:45:08AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
9:45:11AM >>Mayor Ribble: ALL RIGHT.
9:45:11AM IN THAT CASE, I WILL NOW ENTERTAIN A MOTION.
9:45:14AM VICE-MAYOR.
9:45:16AM AND THE SECOND IS COUNCILMAN McLAIN.
9:45:21AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?

9:45:25AM >>Jim Ward: AYE.
9:45:27AM >>Rafael Lopez: AYE.
9:45:28AM >>Lori Fayhee: AYE.
9:45:30AM >>Jon McLain: AYE.
9:45:31AM >>Jeff Hunt: AYE.
9:45:31AM >>Vice-Mayor Zalucki: AYE.
9:45:33AM >>Mayor Ribble: AYE.
9:45:34AM ITEM 8A, THE FIRST READING FOR APPROVAL OF ORDINANCE NUMBER
9:45:40AM 2026-05, THE ANNUAL CAPITAL IMPROVEMENT PLAN.
9:45:44AM STEVE, WOULD YOU ADDRESS THIS PLEASE, FOR US?
9:45:47AM I'M SORRY, WOULD YOU PLEASE READ THE ORDINANCE?
9:45:52AM >>Carol Sacco: ORDINANCE 2026-05, AN ORDINANCE OF THE
9:45:56AM VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, ADOPTING
9:45:58AM THE ANNUAL CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR
9:46:00AM 2026-2027, MAKING RELATED FINDINGS, AND PROVIDING FOR
9:46:05AM SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.
9:46:08AM >>Mayor Ribble: THANK YOU.
9:46:09AM STEVE, YOU CAN CONTINUE.
9:46:10AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
9:46:12AM AS IS OUR TYPICAL BUDGET PROCESS, WE START OUT WITH A REVIEW
9:46:20AM OF OUR PROPOSED CAPITAL PLAN, AND THIS IS THE CAPITAL PLAN
9:46:24AM THAT WE BUILD ON EVERY YEAR.
9:46:28AM THIS IS THE SAME PACKAGE THAT HAS COME TO YOU IN PRIOR
9:46:31AM DISCUSSIONS.

9:46:32AM THERE ARE NO CHANGES, AND THE IDEA IS TO PUT THIS OUT THERE

9:46:37AM AS THE FIRST PART OF OUR BUDGET PREPARATION PROCESS.
9:46:42AM THE CAPITAL PLAN IS INTENDED TO BE A LIVING DOCUMENT.
9:46:46AM IT'S NOT FIXED IN STONE, AND THERE ARE OBVIOUSLY MANY ISSUES
9:46:52AM THAT MAY AFFECT WHAT IS ULTIMATELY ABLE TO BE CONSTRUCTED BY
9:46:55AM THE VILLAGE.
9:46:56AM BUT THIS COMBINES THE MASTER PLANS THAT WE DO IN ALL OF THE
9:47:01AM FUNCTIONAL AREAS OF RESPONSIBILITY THAT WE HAVE.
9:47:06AM THE COUNCIL THEN SELECTS THE TOP PRIORITIES AND PUTS THOSE
9:47:09AM FORTH IN THIS CAPITAL PLAN.
9:47:11AM THIS CAPITAL PLAN WILL BE SUBJECT, AGAIN, TO THE OUTSIDE
9:47:18AM INFLUENCES.
9:47:21AM YOU'VE SEEN IT IN THE PAPER THIS MORNING THAT THE STATE
9:47:23AM LEGISLATURE IS TAKING ACTION ON THE PROPERTY TAX ISSUES.
9:47:30AM AND THAT MAY, AND CERTAINLY WILL HAVE, A FACTOR IN HOW MUCH
9:47:35AM WE'RE ABLE TO SPEND ON CAPITAL PROJECTS.
9:47:38AM ALSO, ANY KIND OF REVALUATIONS COMING OUT OF THE ASSESSOR'S
9:47:45AM OFFICE WILL AFFECT OUR ABILITY TO FINANCE NEW PROJECTS.
9:47:48AM AT THE SAME TIME, WE'RE LOOKING AT THIS CAPITAL PLAN, WE'VE
9:47:52AM ALSO DISCUSSED BONDING FOR SOME OF THE PROJECTS THAT WE HAVE
9:47:56AM COMING FORWARD, AND THAT WILL BE A CRITICAL PART OF THIS.
9:48:01AM ANY BONDING WE DO AT THIS POINT IS NOT SUBJECT TO VOTER
9:48:05AM APPROVAL OR ANY INCREASE IN OUR TAX RATE.
9:48:10AM BUT THAT ALL GOES INTO OUR ABILITY TO FINANCE THE CAPITAL
9:48:14AM PROGRAM.
9:48:14AM SO WE'RE BRINGING THIS TO YOU IN FIRST READING.

9:48:17AM THE NEXT MEETING WILL HAVE THIS IN SECOND READING.
9:48:20AM AGAIN, IT WILL BE REVIEWED ON AN ONGOING BASIS THROUGHOUT
9:48:23AM THE YEAR AS WE'VE DONE IN THE PAST.
9:48:26AM >>Mayor Ribble: ANY QUESTIONS FROM COUNCIL?
9:48:28AM MR. WARD.
9:48:30AM >>Jim Ward: STEVE, QUICK QUESTION, PLEASE.
9:48:32AM ON THE THREE TRAFFIC SIGNALS THAT ARE BUDGETED, THE FUNDING
9:48:37AM SOURCE IS "OTHER."
9:48:38AM COULD YOU REFRESH MY MEMORY ON WHAT THE OTHER IS?
9:48:42AM >>Steven Sarkozy: WHAT WE TRIED TO DO IS IDENTIFY THE MAJOR
9:48:46AM PROJECTS THAT ARE REALLY PUBLIC ORIENTED AND NOT ALL OF THEM
9:48:53AM REQUIRE LOCAL FUNDING.
9:48:54AM SO THE "OTHER" CATEGORY COULD INCLUDE GRANTS.
9:48:58AM THEY COULD INCLUDE STATE FUNDING FOR SOME OF THE TRAFFIC
9:49:01AM CONTROL, AND IN SOME OF THESE AND MORE IMPORTANTLY ARE THE
9:49:06AM PRIVATE CONTRIBUTIONS BY THE DEVELOPERS WHO WERE RESPONSIBLE
9:49:11AM AS PART OF THEIR REZONINGS TO PUT IN TRAFFIC SIGNALS WHEN
9:49:15AM THE WARRANTS DICTATE.
9:49:18AM >>Jim Ward: THANK YOU.
9:49:19AM >>Mayor Ribble: ANY OTHER QUESTIONS?

9:49:20AM IN THAT CASE, THERE WILL BE NO PUBLIC COMMENT TODAY.
9:49:24AM AND NO E-COMMENTS.
9:49:29AM THANK YOU.
9:49:29AM IN THAT CASE, MAY I HAVE A MOTION TO PASS THE FIRST READING
9:49:32AM OF THE ORDINANCE NUMBER 2026-05 AND SET THE SECOND READING

9:49:37AM FOR JUNE 17.
9:49:39AM MOTION BY COUNCILWOMAN FAYHEE, SECONDED BY COUNCILMAN LOPEZ.
9:49:45AM WILL YOU PLEASE CALL THE ROLL?
9:49:47AM >>Jeff Hunt: AYE.
9:49:50AM >>Jon McLain: AYE.
9:49:50AM >>Lori Fayhee: AYE.
9:49:52AM >>Rafael Lopez: AYE.
9:49:53AM >>Jim Ward: AYE.
9:49:55AM >>Vice-Mayor Zalucki: AYE.
9:49:55AM >>Mayor Ribble: AYE.
9:49:56AM ITEM 9A, THE SECOND READING OF THE ZONING ORDINANCE NUMBER
9:50:03AM 2026-04, THE ESTERO FIRE DISTRICT REZONING.
9:50:09AM MADAM CLERK, HAS THE ORDINANCE BEEN PROPERLY ADVERTISED?
9:50:13AM >>Carol Sacco: YES, MAYOR.
9:50:14AM >>Mayor Ribble: WOULD YOU PLEASE READ THE TITLE OF THE
9:50:16AM ORDINANCE?
9:50:16AM >>Carol Sacco: ORDINANCE 2026-04, AN ORDINANCE OF THE
9:50:20AM VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING
9:50:22AM WITH CONDITIONS A REZONING FROM AGRICULTURAL AND CPD,
9:50:27AM COMMERCIAL PLANNED DEVELOPMENT, TO CFPD, COMMUNITY
9:50:30AM FACILITIES PLANNED DEVELOPMENT, FOR APPROXIMATELY 9.5 ACRES
9:50:33AM LOCATED ON THREE OAKS PARKWAY THAT INCLUDES THE EXISTING
9:50:36AM FIRE STATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN
9:50:39AM EFFECTIVE DATE.
9:50:40AM >>Mayor Ribble: THANK YOU.

9:50:41AM STEVE, WOULD YOU INTRODUCE THIS, PLEASE?
9:50:43AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
9:50:46AM THIS IS A SECOND READING FOR A REZONING OF 9.5 ACRES OF
9:50:50AM PROPERTY IN THE BACK LOT AREA OF THE FIRE DEPARTMENT
9:50:56AM HEADQUARTERS ON THREE OAKS PARKWAY JUST SOUTH OF CORKSCREW
9:51:00AM ROAD.
9:51:01AM I'D LIKE TO CALL ON MARY GIBBS TO PROVIDE AN INTRODUCTION TO
9:51:08AM THIS ITEM BEFORE WE HEAR FROM THE DEVELOPER, THE OWNER AND
9:51:14AM THEN THE PUBLIC COMMENT.
9:51:15AM >>Robert Eschenfelder: MAYOR, I'M NOT GOING TO MAKE YOU ALL
9:51:17AM SUFFER THROUGH THE TYPICAL QUASI-JUDICIAL THING THAT I READ
9:51:21AM BECAUSE THIS DOESN'T -- I DON'T THINK IS VERY CONTROVERSIAL.
9:51:25AM BUT ANYBODY WHO DOES NEED TO PRESENT EVIDENCE TO YOU DOES
9:51:28AM NEED TO BE SWORN IN.
9:51:30AM IF WE COULD SWEAR IN ANYBODY.
9:51:31AM >>Mayor Ribble: ANYONE WHO PLANS TO SPEAK, WOULD YOU PLEASE

9:51:34AM STAND?
9:51:36AM >>Carol Sacco: DO YOU SWEAR TO TELL THE TRUTH, THE WHOLE
9:51:38AM TRUTH AND NOTHING BUT THE TRUTH?
9:51:40AM >> I DO.
9:51:41AM >>Mayor Ribble: THANK YOU.
9:51:45AM >>Mary Gibbs: DO WE HAVE TO TALK ABOUT CONFLICTS OF INTEREST
9:51:47AM OR EX PARTE?
9:51:49AM >>Robert Eschenfelder: WELL, IT'S ANOTHER GOVERNMENTAL
9:51:52AM AGENCY.

9:51:52AM DO YOU ALL HAVE ANY CONFLICTS OF INTEREST TO ANNOUNCE?
9:51:55AM >> NO.
9:51:56AM >> NO.
9:51:56AM >>Robert Eschenfelder: DID ANY OF YOU HAVE ANY EX PARTE
9:51:59AM COMMUNICATIONS WITH THE FIRE DEPARTMENT ABOUT THIS MATTER?
9:52:02AM >> NO.
9:52:03AM >>Robert Eschenfelder: OKAY.
9:52:03AM ALL RIGHT.
9:52:04AM >>Mary Gibbs: GOOD MORNING.
9:52:07AM SO THIS IS THE SECOND READING OF THE PUBLIC HEARING FOR THE
9:52:10AM ESTERO FIRE DISTRICT REZONING.
9:52:13AM STEVE EXPLAINED WHERE THE PROPERTY IS.
9:52:15AM IT IS THE EXISTING FIRE STATION ON THREE OAKS PARKWAY.
9:52:18AM THE CHIEF OR ACTUALLY THE FIRE DISTRICT BOUGHT THE FOUR-ACRE
9:52:24AM PROPERTY BEHIND THE EXISTING FIRE STATION SEVERAL YEARS AGO.
9:52:28AM AND THEY ARE PROPOSING TO CONSTRUCT A STORAGE BUILDING IN
9:52:32AM THE BACK, 10,000 SQUARE FEET, WITH SOME ASSOCIATED PARKING.
9:52:36AM THE STORAGE WOULD BE FOR THE EQUIPMENT OF THE FIRE DISTRICT.
9:52:39AM NOW, THE PROPERTY BEHIND THE EXISTING SITE IS ZONED
9:52:43AM AGRICULTURE.
9:52:44AM SO AGRICULTURE DOESN'T ALLOW FIRE STATION USES, AND,
9:52:47AM THEREFORE, THAT'S WHY THE REZONING IS HERE FOR YOU TODAY.
9:52:50AM THE FRONT HALF -- IT'S GOT A MIXED ZONING.
9:52:55AM FRONT HALF OF THE PROPERTY IS ZONED COMMERCIAL PLANNED
9:52:57AM DEVELOPMENT.

9:52:58AM THE BACK HALF IS ZONED AGRICULTURE.
9:53:00AM SO THE INITIAL APPLICATION THAT CAME IN WAS TO REZONE IT ALL
9:53:03AM TO COMMERCIAL PLANNED DEVELOPMENT.
9:53:05AM WHEN WE WENT TO THE PLANNING, ZONING AND DESIGN BOARD, SOME
9:53:08AM OF THE NEIGHBORS CAME TO THE HEARING AND WERE CONCERNED
9:53:11AM ABOUT COMMERCIAL USES.
9:53:12AM SO SUBSEQUENT TO THAT, THE APPLICANT CHANGED THE REQUEST TO
9:53:17AM WHAT WE CALL COMMUNITY FACILITIES PLANNED DEVELOPMENT.
9:53:19AM SO COMMUNITY FACILITIES IS A ZONING CATEGORY THAT'S DESIGNED
9:53:23AM STRICTLY FOR GOVERNMENT AND PUBLIC TYPE USES.
9:53:27AM SO BY DOING THAT, THEY WILL HAVE THE WHOLE PROPERTY ZONED
9:53:30AM FOR ONE ZONING DISTRICT AND THE USES ARE VERY LIMITED.

9:53:33AM ALONG WITH SOME OTHER CONCESSIONS THEY MADE AFTER PLANNING
9:53:38AM AND ZONING, YOU'LL SEE THE NEIGHBORS ARE NOT HERE TODAY.
9:53:41AM I THINK THE WAY THEY CHANGED THE APPLICATION HAS RESOLVED
9:53:46AM THE CONCERNS AT LEAST MOST OF THE CONCERNS OF THE NEIGHBORS
9:53:49AM BECAUSE WE HAVE NOT HEARD FROM THEM SINCE THAT HEARING.
9:53:52AM AGAIN, WE ARE RECOMMENDING APPROVAL WITH 13 CONDITIONS IN
9:53:58AM THE ORDINANCE AND THE APPLICANT AGREES WITH THE CONDITIONS,
9:54:03AM SO WE REALLY DON'T HAVE ANYTHING TO DISCUSS UNLESS YOU HAVE
9:54:09AM PARTICULAR QUESTIONS.
9:54:09AM BUT THE APPLICANT DOES HAVE A BRIEF PowerPoint THEY KIND
9:54:12AM OF WANT TO GO THROUGH AND EXPLAIN THE PROJECT.
9:54:15AM DAN DELISI WILL START IT OFF AND THE FIRE CHIEF IS ALSO HERE
9:54:23AM IN THE BACK.

9:54:24AM >>Mayor Ribble: WELCOME, MR. DELISI.
9:54:25AM >>Daniel DeLisi: THANK YOU.
9:54:28AM GOOD MORNING.
9:54:28AM FOR THE RECORD, DAN DELISI.
9:54:30AM I'M A LAND USE PLANNER HERE ON BEHALF OF THE ESTERO FIRE AND
9:54:35AM RESCUE.
9:54:36AM WE DO HAVE THE FIRE CHIEF WITH US TODAY AS WELL AS OUR
9:54:38AM PROJECT ENGINEER, OUR ARCHITECT AND SOMEONE FROM THE
9:54:42AM LANDSCAPE ARCHITECTURAL FIRM AS WELL.
9:54:44AM MARY JUST GAVE MY PRESENTATION.
9:54:48AM THERE'S NOT A WHOLE LOT ELSE TO SAY.
9:54:52AM YOU ALL KNOW WHERE THE SITE IS.
9:54:54AM IT'S IN A FUTURE LAND USE CATEGORY THAT ALLOWS FOR
9:54:57AM RESIDENTIAL DEVELOPMENT.
9:54:59AM WE'RE OBVIOUSLY NOT PROPOSING TO DO THAT.
9:55:01AM THE FIRE STATION WAS ORIGINALLY BUILT IN 2001 UNDER AN
9:55:07AM AGRICULTURAL ZONING.
9:55:08AM IT WAS THEN REZONED IN 2006 FOR COMMERCIAL PLANNED
9:55:13AM DEVELOPMENT REALLY IN ORDER TO DO THE MEDICAL OFFICE AND THE
9:55:17AM ADMINISTRATIVE OFFICE USES.
9:55:20AM AS MARY SAID, WHEN WE FIRST PROPOSED THIS, WE WERE GOING TO
9:55:23AM EXTEND THE CPD TO THE WEST AND ENCOMPASS THE ENTIRE PROPERTY
9:55:28AM JUST TO DO THE STORAGE THAT THE FIRE DISTRICT WANTS TO DO.
9:55:32AM BUT WE HEARD FROM THE RESIDENTS THEY DON'T WANT COMMERCIAL
9:55:35AM ZONING EXTENDING FARTHER WEST.

9:55:37AM SO WE CHANGED THAT TO COMMERCIAL FACILITY, COMMUNITY
9:55:42AM FACILITIES PLANNED DEVELOPMENT.
9:55:43AM GAVE UP SOME OF THOSE COMMERCIAL USES AND I THINK PEOPLE
9:55:47AM WERE GENERALLY HAPPY WITH THAT.
9:55:49AM THIS IS THE EXISTING MASTER CONCEPT PLAN.
9:55:55AM HERE IS THE PROPERTY.
9:55:57AM YOU CAN SEE THE PROPERTY HERE.
9:56:01AM THIS IS THE MASTER CONCEPT PLAN.

9:56:03AM THE STORAGE IS GENERALLY A MUCH LESS INTENSIVE USE THAN AN
9:56:08AM ACTIVE FIRE STATION.
9:56:09AM SO THAT'S TO THE WEST OF THE SITE.
9:56:14AM WE HAVE A VERY SIZABLE BUFFER ON THE WEST SIDE OF THE
9:56:18AM PROPERTY.
9:56:19AM WHAT WE'RE DOING IS WE'RE INCORPORATING ALL OF THE EXISTING
9:56:22AM INDIGENOUS VEGETATION INTO A NICE NATURAL BUFFER AREA TO THE
9:56:27AM WEST.
9:56:27AM AND, OF COURSE, TO THE NORTH, WE HAVE TRIBUTARY TO THE
9:56:31AM ESTERO RIVER AND ALL OF THAT INDIGENOUS MAKES A NICE BUFFER
9:56:35AM TO THE NORTH AS WELL.
9:56:37AM TO THE SOUTH WE'RE EXTENDING THE EXISTING BUFFER WITH A WALL
9:56:42AM TO THE WEST -- TO THE WEST ACROSS THE ENTIRE PROPERTY.
9:56:48AM AND THE LAST THING WE DID, BASED ON COMMENTS FROM THE
9:56:52AM RESIDENTS TO THE SOUTH, IS WE DID A LITTLE REORIENTATION OF
9:56:56AM THE STORAGE FACILITY SO THAT THE DOORS WOULD ONLY FACE
9:57:00AM NORTH, SO THE DOORS TO THE STORAGE DON'T FACE SOUTH.

9:57:03AM THIS IS THE MASTER CONCEPT PLAN.
9:57:09AM AND HERE'S SOME PRELIMINARY ARCHITECTURE, IF YOU HAVE ANY
9:57:13AM QUESTIONS ABOUT THAT, THE ARCHITECT IS HERE.
9:57:15AM WITH THAT, I'LL JUST OPEN IT UP TO ANY QUESTIONS.
9:57:20AM >>Mayor Ribble: COUNCIL, ANY QUESTIONS?
9:57:21AM COUNCILMAN McLAIN.
9:57:23AM >>Jon McLain: TODAY WE ARE ONLY APPROVING THE ZONING CHANGE.
9:57:27AM YOU'RE ALMOST A STEP AHEAD OF THAT WITH ALMOST DEVELOPMENT
9:57:31AM ORDER, AM I CORRECT IN THAT?
9:57:33AM >>Daniel DeLisi: THAT'S CORRECT.
9:57:34AM IT'S ONLY THE ZONING.
9:57:35AM WE HAVE TO COME BACK --
9:57:36AM >>Mary Gibbs: BUT IN THE ZONING, THERE IS A REQUIREMENT FOR
9:57:39AM A PATTERN BOOK.
9:57:40AM SO THEY GAVE US SOME PRELIMINARY ARCHITECTURE SO WE COULD
9:57:44AM SEE THAT AND MAKE SURE IT WAS CONSISTENT.
9:57:45AM >>Jon McLain: AND I APPRECIATE THAT.
9:57:48AM I THINK ONE ISSUE MIGHT BE THE NEIGHBORS AREN'T HERE.
9:57:51AM WE HEARD THEM A WHILE BACK.
9:57:55AM SO THERE WILL BE A DEVELOPMENT ORDER REQUIRED AND A
9:57:58AM PRESENTATION BACK TO US AS TO THE FINAL --
9:58:04AM >>Mary Gibbs: WHEN THE DEVELOPMENT ORDER COMES IN, THERE
9:58:06AM WILL BE A PUBLIC HEARING AT PLANNING ZONING DESIGN BOARD.
9:58:09AM THAT DOESN'T COME BACK TO YOU.
9:58:10AM YOU APPROVE THE CONCEPT OF THE PATTERN BOOK AND THE WORK OUT

9:58:14AM AND DETAILS WHEN THEY COME IN FOR THE DEVELOPMENT ORDER.
9:58:16AM >>Jon McLain: HAVE A CHANCE AT THAT MEETING TO BE ABLE TO
9:58:19AM SAY, YEAH, THEY LIKE THAT TREE OR DON'T LIKE IT.
9:58:23AM >>Mary Gibbs: THEY CAN'T COME IN AT THE DEVELOPMENT ORDER

9:58:24AM AND COMPLAIN ABOUT THE ZONING BECAUSE TODAY IS THE ZONING
9:58:28AM HEARING.
9:58:29AM >>Jon McLain: ALL RIGHT.
9:58:30AM THANK YOU.
9:58:30AM >>Mayor Ribble: ANY OTHER QUESTIONS?
9:58:31AM I WILL NOW OPEN THE HEARING FOR PUBLIC COMMENT.
9:58:37AM DOES ANYONE WISH TO SPEAK?
9:58:39AM >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.
9:58:41AM >>Mayor Ribble: MAY I HAVE A MOTION TO APPROVE ORDINANCE
9:58:43AM 2026-04?
9:58:45AM COUNCILMAN LOPEZ, SECONDED BY VICE-MAYOR.
9:58:49AM WILL YOU PLEASE CALL THE ROLL.
9:58:53AM >>Jim Ward: AYE.
9:58:54AM >>Rafael Lopez: AYE.
9:58:56AM >>Lori Fayhee: AYE.
9:58:58AM >>Jon McLain: AYE.
9:58:59AM >>Jeff Hunt: AYE.
9:59:00AM >>Vice-Mayor Zalucki: AYE.
9:59:01AM >>Mayor Ribble: AYE.
9:59:02AM IT'S NOW TIME FOR COUNCIL COMMUNICATIONS.
9:59:07AM DOES ANYONE HAVE ANYTHING FOR THE GOOD OF THE VILLAGE?

9:59:12AM COUNCILMAN WARD.
9:59:14AM >>Jim Ward: TWO THINGS.
9:59:15AM ONE, THIS FRIDAY IS THE ANNUAL DINNER, GREATER ESTERO
9:59:20AM CHAMBER OF COMMERCE.
9:59:21AM SO FAR WE HAVE 200 GUESTS SIGNED UP, SO WE'RE LOOKING
9:59:25AM FORWARD TO A VERY NICE EVENING.
9:59:28AM SECOND IS, UNFORTUNATELY, I WILL BE UP IN PENNSYLVANIA FOR
9:59:31AM THE MEETING ON SEPTEMBER 17 FOR A HIGH SCHOOL GRADUATION, SO
9:59:36AM I WILL NOT BE ABLE TO ATTEND THAT MEETING.
9:59:40AM >>Mayor Ribble: THANK YOU.
9:59:41AM ANYONE ELSE?
9:59:41AM ON MONDAY, I WAS HONORED TO PARTICIPATE IN THE ESTERO HIGH
9:59:45AM SCHOOL GRADUATION.
9:59:48AM 371 STUDENTS RECEIVED THEIR DIPLOMA FOR A 99% GRADUATION
9:59:54AM RATE, WHICH IS AN IMPROVEMENT FOR THE HIGH SCHOOL.
9:59:57AM SO ON BEHALF OF ALL OF US HERE AT THE VILLAGE, WE WOULD LIKE
10:00:00AM TO EXTEND OUR CONGRATULATIONS TO ALL THE STUDENTS AND WISH
10:00:04AM THEM WELL IN THEIR FUTURE ENDEAVORS.
10:00:06AM LET'S SEE, MR. ESCHENFELDER, DO YOU HAVE ANYTHING FOR US?
10:00:10AM >>Robert Eschenfelder: NOTHING.
10:00:11AM >>Mayor Ribble: MR. SARKOZY?
10:00:12AM >>Steven Sarkozy: NOTHING AT THIS POINT, BUT WE'LL KEEP YOU
10:00:15AM POSTED ON THE PROPERTY TAX ISSUES AND HOW THEY MIGHT AFFECT
10:00:18AM THE VILLAGE.
10:00:18AM >>Mayor Ribble: THANK YOU.

10:00:19AM IN THAT --
10:00:21AM >>Steven Sarkozy: I DO HAVE ONE.
10:00:22AM SORRY.
10:00:23AM THE MEETING DATES FOR THE FINAL BUDGET IN SEPTEMBER.
10:00:27AM IN THIS CASE, WE HAVE TO ADJUST OUR MEETING DATES IN
10:00:31AM SEPTEMBER FOR THE APPROVAL OF OUR PROPERTY TAX RATE AND OUR
10:00:37AM BUDGET.
10:00:37AM AND WE'RE KIND OF THE LAST IN THE SERIES OF GOVERNMENTAL
10:00:42AM AGENCIES THAT HAVE PUBLIC MEETINGS FOR THIS PURPOSE.
10:00:46AM AND WE CANNOT DOUBLE UP AND HAVE OUR MEETINGS ON THE SAME
10:00:50AM TIME THAT THE SCHOOL DISTRICT OR THE COUNTY DO.
10:00:53AM SO WE HAVE TO MODIFY OUR AGENDAS ACCORDINGLY.
10:00:57AM CAROL HAS LOOKED AT THIS AND HAS COME UP WITH A SUGGESTION.
10:01:01AM CAROL, IF YOU WOULD.
10:01:02AM >>Carol Sacco: I'M SUGGESTING WE MOVE OUR MEETING FROM
10:01:04AM SEPTEMBER 2 TO SEPTEMBER 9 AND THEN OUR SECOND MEETING WOULD
10:01:08AM BE SEPTEMBER 23 FOR THE PROPOSED BUDGET HEARINGS.
10:01:11AM IT EXTENDS YOUR VACATION A LITTLE BIT TO THE 8th AND THEN
10:01:19AM WE'LL START BACK IN SEPTEMBER 9.
10:01:23AM >>Mayor Ribble: AND THE SECOND ONE IS SEPTEMBER 23rd.
10:01:27AM >>Carol Sacco: YES.
10:01:27AM >>Mayor Ribble: IN WHICH CASE, YOU DON'T MISS A MEETING --
10:01:34AM >>Jim Ward: I THOUGHT I MIGHT HAVE -- I MEANT JUNE 17.
10:01:38AM >>Carol Sacco: YOU SAID JUNE 17.
10:01:40AM YOU WERE GOOD.

10:01:40AM >>Mayor Ribble: THANK YOU FOR CLARIFYING THAT.
10:01:42AM IN THAT CASE, I WILL ADJOURN THE REGULAR MEETING AND GO ON
10:01:46AM TO THE WORKSHOP.
10:01:47AM THE FIRST AGENDA ITEM IS DISCUSSION ON THE CONSERVATION
10:01:50AM EASEMENT SWAP FOR WEST BAY CLUB.
10:01:52AM STEVE, WOULD YOU LIKE TO INTRODUCE THAT?
10:01:55AM >>Steven Sarkozy: THIS IS PART OF A SERIES OF DISCUSSIONS
10:02:00AM ABOUT THE EASEMENTS THAT WEST BAY HAS THAT WERE ADOPTED WHEN
10:02:06AM THEY WERE ORIGINALLY APPROVED AS A COMMUNITY.
10:02:12AM THERE ARE A NUMBER OF MOVEMENTS HERE THAT ARE SUBJECT TO
10:02:17AM VILLAGE COUNCIL APPROVAL.
10:02:18AM SO I WOULD LIKE TO TURN IT OVER TO MARY TO DISCUSS EACH OF
10:02:21AM THE MODIFICATIONS THAT IS PROPOSED THAT'S AT THE DISCRETION
10:02:25AM OF THE VILLAGE COUNCIL.
10:02:27AM >>Mary Gibbs: GOOD MORNING, AGAIN.
10:02:29AM I THINK YOU ARE ALL FAMILIAR WITH WEST BAY CLUB, THE
10:02:32AM RESIDENTIAL GOLF COURSE DEVELOPMENT ON WILLIAMS ROAD AT THE
10:02:35AM END OF THE ROAD.
10:02:36AM THE PROPERTY WAS REZONED IN 1996 BY THE COUNTY FOR THE
10:02:42AM DEVELOPMENT.
10:02:42AM WHEN THE PROPERTY WAS REZONED, THERE WAS A CONDITION ABOUT A
10:02:46AM CONSERVATION EASEMENT FOR THE PARTS OF THE PROPERTY THAT HAD

10:02:50AM ENVIRONMENTAL FEATURES.
10:02:51AM THE CONSERVATION EASEMENT WAS RECORDED IN 1998.
10:02:54AM SO THIS IS WAY BEFORE THE VILLAGE OF INCORPORATED.

10:02:57AM THE CONSERVATION EASEMENT IS A LEGAL AGREEMENT THAT PROTECTS
10:03:02AM ANY LANDS WITH ENVIRONMENTAL VALUE.
10:03:04AM ON THE WEST BAY PROPERTY, THEY HAVE A BALD EAGLE.
10:03:08AM THEY HAVE WETLANDS.
10:03:09AM THEY HAVE SOME UPLANDS IN THE CONSERVATION AREA.
10:03:11AM THEY HAVE THE HABITAT, GOPHER TORTOISES AND THEN THEY HAVE
10:03:14AM THE COASTAL SCRUB AREA, WHICH IS REALLY A VERY KIND OF
10:03:18AM UNIQUE AREA IN SOUTHWEST FLORIDA.
10:03:20AM IT'S KIND OF A SCRUBBY DESERT-LIKE HABITAT.
10:03:24AM THEY HAVE DONE A VERY GOOD JOB AT WEST BAY PROTECTING ALL OF
10:03:27AM THE EASEMENTS OVER THE YEARS.
10:03:29AM BUT NOW THAT WE'RE INCORPORATED, THIS EASEMENT RUNS IN FAVOR
10:03:32AM OF THE VILLAGE AND WEST BAY WOULD LIKE TO MODIFY ONE OF THE
10:03:39AM CONSERVATION EASEMENTS BY THE GOLF DRIVING RANGE.
10:03:43AM SO IN WEST BAY, THIS IS JUST RIGHT HERE YOU SEE KIND OF THE
10:03:47AM GENERAL LOCATION OF WEST BAY.
10:03:49AM THERE ARE NINE DIFFERENT CONSERVATION EASEMENTS IN WEST BAY
10:03:53AM AND YOU CAN HARDLY SEE IT, BUT THE AREAS THEY ARE MODIFYING
10:03:57AM HAVE THE ARROWS POINTING TO THEM.
10:03:59AM THEY ARE PRETTY TINY.
10:04:00AM BUT THE REASON THEY WANT TO MODIFY THE EASEMENT IS BECAUSE
10:04:04AM THE DRIVING RANGE IS ON THE SOUTH END OF ONE OF THE
10:04:07AM CONSERVATION EASEMENTS.
10:04:08AM THE DRIVING RANGE IS ONLY 250 YARDS LONG.
10:04:12AM SO BACK IN THE DAY, 250 YARDS WAS KIND OF A STANDARD FOR

10:04:17AM DRIVING RANGES.
10:04:18AM NOW IT'S MORE LIKE 300, 325.
10:04:20AM SO THEY WOULD LIKE TO MODIFY THE EASEMENT AND ELIMINATE THE
10:04:26AM PART WHERE THE GOLF COURSE DRIVING RANGE INTRUDES AND ALSO A
10:04:30AM CHIPPING AND PUTTING AREA.
10:04:32AM THEY HAD SOME SAFETY ISSUES.
10:04:33AM I'LL SEE IF I CAN SHOW YOU THE PICTURE.
10:04:36AM YOU SEE THIS IS THE TOWERS, ORCHID BAY AND JASMINE BAY, AND
10:05:02AM THIS IS THE DRIVING RANGE AREA.
10:05:03AM THE DRIVING RANGE IS INTERESTING BECAUSE IT'S GOT PLACES AT
10:05:08AM BOTH ENDS OF THE DRIVING RANGE.
10:05:09AM YOU CAN HIT TO THE NORTH AND YOU CAN HIT TO THE SOUTH.
10:05:12AM IF THERE ARE TWO PEOPLE ON BOTH ENDS HITTING, IT'S A LITTLE
10:05:15AM BIT SCARY, AND THEN THE PEOPLE ON THE SOUTH END ARE HITTING
10:05:19AM ACTUALLY INTO THE CONSERVATION AREA.
10:05:21AM WHICH -- IT'S HARD TO SEE, BUT THIS IS THE NORTH END.
10:05:26AM I WAS OUT THERE ON-SITE WITH THE ECOLOGIST BRIDGET WHO IS
10:05:29AM SITTING IN THE BACK OF THE ROW, THERE YOU CAN SEE SOME GOLF

10:05:34AM BALLS.
10:05:34AM IF YOU GO INTO THE CONSERVATION EASEMENT AREA WITH THE
10:05:37AM SCRUBBY HABITAT, THERE ARE A LOT OF GOLF BALLS IN THERE.
10:05:40AM IT'S KIND OF CREATING A SAFETY ISSUE.
10:05:43AM THIS IS ANOTHER VIEW.
10:05:44AM THE SHORT RANGE AREA IS WAY DOWN BY THE CLUBHOUSE, BUT WHERE
10:05:48AM YOU ARE HITTING, CHIPPING, AND PUTTING, THERE IS A

10:05:50AM CONSERVATION EASEMENT RIGHT NEXT TO IT AND THERE ARE A LOT
10:05:53AM OF BALLS IN THAT AREA, TOO.
10:05:54AM IT'S BECOME A SAFETY ISSUE FOR WEST BAY BECAUSE WHEN PEOPLE
10:05:57AM ARE HITTING, THEY'VE HAD SOME NEAR MISSES.
10:06:00AM THEY ASKED IF THEY CAN ELIMINATE TWO SMALL AREAS AND THEN
10:06:04AM REPLACE THEM ON THE SOUTHERN PART OF THE PROPERTY ADJACENT
10:06:06AM TO EXISTING CONSERVATION AREAS.
10:06:08AM SO YOU'LL SEE, THIS IS THE SOUTH END KIND OF WHERE THEY WANT
10:06:13AM TO DO REPLACEMENT.
10:06:14AM THEY HAVE THEM NICELY MARKED SO PEOPLE DON'T GO IN AND MESS
10:06:17AM WITH THE ENVIRONMENTAL AREAS.
10:06:18AM AND THEN THERE IS A BOARDWALK.
10:06:21AM THIS IS NEAR WHERE THEY WANT TO DO A REPLACEMENT EASEMENT.
10:06:24AM JUST TO GIVE YOU AN OVERVIEW.
10:06:27AM THE REASON THAT THIS IS HERE AS A WORKSHOP IS WE NEED TO
10:06:31AM COME BACK FOR AN ACTION ITEM TO ACTUALLY REPLACE THE
10:06:34AM EASEMENTS.
10:06:35AM WHEN THEY DO THE EASEMENTS, THEY ARE GOING TO MAKE SURE WE
10:06:37AM ACTUALLY ARE GOING TO GET MORE ACREAGE BUT EQUIVALENT
10:06:41AM ENVIRONMENTAL VALUE.
10:06:43AM THEY WANTED TO MAKE SURE THAT THERE WEREN'T ANY QUESTIONS
10:06:45AM FOR THE COUNCIL, IF THERE ARE ANY CONCERNS, BECAUSE THEY'VE
10:06:49AM GOT TO PREPARE LEGAL DESCRIPTIONS FOR ALL THESE EASEMENTS,
10:06:54AM WHICH IS A LITTLE BIT TIME-CONSUMING AND EXPENSIVE.
10:06:56AM SO THEY WANTED TO SEE IF THE COUNCIL HAD ANY ISSUES FOR ME

10:07:00AM TO RELAY TO THEM BEFORE THEY PROCEED WITH THIS.
10:07:03AM >>Mayor Ribble: ANY QUESTIONS?
10:07:04AM COUNCILMAN HUNT.
10:07:05AM >>Jeff Hunt: ALLUDED TO IT EARLIER BUT I WANT TO BE SURE.
10:07:08AM SOMEONE FROM THE VILLAGE, SOUNDS LIKE IT WAS YOU, AND AN
10:07:11AM ENVIRONMENTALIST DID A SITE VISIT.
10:07:13AM YOU WALKED THE PROPERTY AND SEE WHAT THEY ARE GIVING AND
10:07:16AM TAKING.
10:07:17AM >>Mary Gibbs: YES.
10:07:17AM BRIDGETTE THERIAULT FROM PASSARELLA, I DIDN'T RECOGNIZE HER
10:07:22AM BECAUSE SHE WASN'T IN HER FIELD CLOTHES TODAY, BECAUSE THE
10:07:25AM AREA AT WEST BAY IS SO BIG, WE WERE FORCED TO USE A GOLF
10:07:28AM CART TO DRIVE AROUND AND LOOK AT THE DIFFERENT AREAS.
10:07:32AM BRIDGETTE IS EXCELLENT.

10:07:33AM SHE IS A BIOLOGIST.
10:07:35AM I KNEW LESS ABOUT WHAT I WAS DOING BUT I KNEW WHERE THE GOLF
10:07:38AM BALLS WERE.
10:07:39AM SHE EXPLAINED THE WHOLE COASTAL SCRUB AND THEN THEY DID AN
10:07:42AM ANALYSIS, WHICH THEY PROVIDED TO US THAT SHOWED US THAT THE
10:07:45AM AREAS THAT THEY ARE TAKING OUT -- I FORGET -- 2.7 -- TWO AND
10:07:51AM A HALF ACRES WOULD BE LOST AND THEY ACTUALLY WOULD BE ADDING
10:07:55AM 3.71 ACRES.
10:07:56AM SO ACREAGE-WISE, IT IS A LITTLE MORE ACRES, BUT IT'S GOT TO
10:08:00AM BE EQUIVALENT IN ENVIRONMENTAL VALUE.
10:08:02AM YOU CAN'T TAKE OUT A BAD PART -- GOOD PART AND REPLACE IT

10:08:06AM WITH A BAD PART.
10:08:07AM SO WE DROVE AROUND TO LOOK AT THE REPLACEMENT AREAS WHICH
10:08:11AM ARE ADJACENT TO SOME WETLANDS AND SOME CONSERVATION AREA.
10:08:13AM I THINK THEY DID A REALLY NICE JOB WITH THAT.
10:08:18AM >>Jeff Hunt: I APPRECIATE YOUR ON-SITE VISIT.
10:08:21AM >>Mary Gibbs: IF IT WASN'T FOR THE GOLF CART, I DON'T THINK
10:08:23AM I WOULD HAVE MADE IT THE WHOLE WAY.
10:08:26AM >>Mayor Ribble: ANYONE ELSE?
10:08:26AM IS THERE ANY PUBLIC COMMENT?
10:08:29AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
10:08:32AM >>Mayor Ribble: THANK YOU.
10:08:32AM THANK YOU, MARY.
10:08:33AM IN THAT CASE, THE NEXT ITEM IS THE CBIZ COMPREHENSIVE ANNUAL
10:08:40AM AUDIT FOR THE FISCAL YEAR.
10:08:42AM STEVE, WOULD YOU PLEASE INTRODUCE THIS?
10:08:44AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:08:46AM AS YOU'RE AWARE, THE VILLAGE JUST CHANGED OUR AUDITOR FROM
10:08:52AM THE TUSCAN GROUP TO CBIZ.
10:08:56AM WE WENT THROUGH THE PROCESS OF SOLICITING AUDITORS, AND THEN
10:09:04AM HAVING A PANEL OF OUTSIDE INDIVIDUALS THAT INCLUDED
10:09:11AM ACCOUNTANTS FROM THE PRIVATE SECTOR THAT WAS ALSO CHAIRED
10:09:17AM THEN BY OUR MAYOR.
10:09:18AM WE SELECTED CBIZ BASED ON THEIR QUALIFICATIONS, AND THEY
10:09:23AM HAVE COMPLETED THE FIRST OF THEIR ASSIGNMENTS, WHICH IS THE
10:09:28AM ANNUAL COMPREHENSIVE FINANCIAL REPORT AND THE AUDIT OF LAST

10:09:34AM YEAR, LAST YEAR'S FINANCES.
10:09:35AM OUR POLICIES DICTATE THAT WE REPORT ALL OF THIS OUT TO THE
10:09:40AM VILLAGE COUNCIL IN A VERY TRANSPARENT WAY.
10:09:42AM AND MOST SIGNIFICANTLY, WE IDENTIFY ANY FINDINGS OR
10:09:52AM MANAGEMENT COMMENTS THAT COME FROM THE AUDIT PROCESS.
10:09:54AM AND THIS IS SOMEWHAT DIFFERENT THAN WHAT OTHER COMMUNITIES
10:09:57AM DO.
10:09:58AM WE ACTUALLY PUT THIS ON THE AGENDA AND WE DESCRIBE THINGS
10:10:02AM VERY SPECIFICALLY SO WE HAVE COMPLETE TRANSPARENCY AND
10:10:07AM OPENNESS ON OUR AUDIT PROCESS.

10:10:09AM SO THIS IS ONE OF THE CONDITIONS THAT WE HAVE, AND WE THINK
10:10:13AM IT'S VERY IMPORTANT THAT THE PUBLIC BE AWARE OF WHAT'S GOING
10:10:18AM ON.
10:10:19AM WE TRY TO AVOID AT ALL COSTS ANY TYPE OF AUDITS OR TO A
10:10:25AM LESSER EXTENT THE FINDINGS PARTICULARLY.
10:10:29AM SO WITH US TODAY, WE HAVE BRANDEN LOPEZ WHO IS THE LEAD ON
10:10:35AM OUR ACCOUNT AND WAS INTEGRAL TO OUR AUDIT PROCESS TO
10:10:40AM EXPLAIN.
10:10:41AM WE DO HAVE ONE AUDIT FINDING, WHICH IS UNCOMFORTABLE, BUT
10:10:47AM NONETHELESS WE'RE HERE TO REPORT OUT WHAT IT IS.
10:10:50AM IT APPEARS NOT TO BE A VERY SIGNIFICANT FINDING, BUT
10:10:53AM NONETHELESS, WE'RE HERE TO EXPLAIN WHAT IT IS FOR THE
10:10:57AM BENEFIT OF THE COUNCIL AND COMMUNITY.
10:10:58AM WITH THAT, I WOULD LIKE TO TURN IT OVER TO BRANDEN.
10:11:03AM >> THANK YOU VERY MUCH, STEVE.

10:11:04AM GOOD MORNING, MAYOR, COUNCIL MEMBERS.
10:11:05AM MY NAME IS BRANDEN LOPEZ, A PARTNER WITH CBIZ AND WE ARE
10:11:10AM YOUR EXTERNAL AUDITORS.
10:11:11AM I AM HERE TODAY TO GO THROUGH THE DRAFT FINANCIAL STATEMENTS
10:11:14AM FOR THE YEAR ENDING SEPTEMBER 30, 2025.
10:11:16AM DO YOU HAVE A COPY IN FRONT OF YOU?
10:11:18AM A PHYSICAL COPY.
10:11:19AM PERFECT.
10:11:20AM I'LL BE REFERENCING A COUPLE OF PAGES, KIND OF THE KEY
10:11:23AM POINTS AND HIGHLIGHTS.
10:11:24AM IF THERE ARE ANY SPECIFIC QUESTIONS, I WOULD BE MORE THAN
10:11:27AM HAPPY TO GO THROUGH THEM AND ANSWER THEM FOR YOU.
10:11:29AM WE'LL GET STARTED.
10:11:30AM THE MOST IMPORTANT PAGE IS GOING TO BE PRINTED PAGE 1.
10:11:35AM WHICH GETS US TO THE INDEPENDENT AUDIT REPORT AND PAGE 2 IS
10:11:40AM WHERE IT STARTS.
10:11:41AM THIS REPORT, THIS IS WHAT WE AS THE AUDITORS PROVIDE TO THE
10:11:46AM VILLAGE.
10:11:47AM IT'S OUR OPINION ON THE OVERALL FINANCIAL STATEMENTS.
10:11:50AM THAT FIRST PARAGRAPH, IT ESSENTIALLY WHAT IS CALLED AN
10:11:55AM UNMODIFIED OPINION, A CLEAN OPINION.
10:11:58AM REALLY THE ONLY OPINION YOU AS A COUNCIL AND VILLAGE WANT TO
10:12:00AM BE ASSOCIATED WITH.
10:12:01AM WE'RE VERY HAPPY TO LET THE VILLAGE KNOW THEY RECEIVED AN
10:12:04AM UNMODIFIED, CLEAN OPINION ON THE FINANCIAL STATEMENTS.

10:12:08AM IT LETS THE READERS KNOW THAT THE NUMBERS REPORTED CAN BE
10:12:11AM RELIED UPON.
10:12:12AM THEY ARE MATERIALLY CORRECT.
10:12:13AM WHAT I ALWAYS LIKE TO MENTION, THE AUDIT IS NOT JUST A
10:12:18AM FINANCIAL STATEMENT BUT ALSO A COMPLIANCE AUDIT BECAUSE
10:12:20AM WE'RE FOLLOWING GOVERNMENT AUDITING STANDARDS.

10:12:22AM IT'S VERY INTENSIVE AND A LOT OF WORK THAT GOES INTO IT AND
10:12:26AM ESPECIALLY OUR FIRST YEAR ON THE ENGAGEMENT, GETTING TO
10:12:29AM UNDERSTAND THE OPERATIONS OF THE VILLAGE AND THE PROCESSES.
10:12:33AM SO I ALWAYS WANT TO MAKE SURE I GIVE CREDIT WHERE CREDIT IS
10:12:36AM DUE.
10:12:37AM YOU RECEIVED THAT UNMODIFIED OPINION BECAUSE OF THE HARD
10:12:40AM WORK OF STEVE AND KEVIN AND THE TEAM THAT YOU HAVE HERE AT
10:12:43AM THE VILLAGE.
10:12:44AM EVERY TIME THERE IS A REQUEST, EVERY TIME THERE ARE
10:12:46AM QUESTIONS, THEY WERE THERE TO GIVE US THAT INFORMATION.
10:12:49AM DEFINITELY WANT TO MAKE SURE I MENTION THAT.
10:12:50AM THE NEXT SECTION WE GO TO PRINTED PAGE 5.
10:12:55AM IT'S CALLED MANAGEMENT'S DISCUSSION ANALYSIS.
10:12:58AM THIS IS A VERY LENGTHY DOCUMENT.
10:13:00AM IT'S ABOUT A HUNDRED PAGES.
10:13:02AM I ALWAYS LIKE TO LET THE COUNCIL AND THE READERS KNOW THIS
10:13:05AM SECTION IS ABOUT 10 OR 12 PAGES.
10:13:07AM ESSENTIALLY WHAT IT DOES, IT GIVES THE READER AN OVERVIEW OF
10:13:10AM THE YEAR AND A COMPARISON TO THE PRIOR YEAR.

10:13:12AM WHAT WERE SOME OF THE FLUCTUATIONS AND WHAT CAUSED THEM?
10:13:15AM IF YOU READ ANYTHING IN FULL IN DETAIL, THIS DOES A GREAT
10:13:19AM JOB OF SUMMARIZING THE OVERALL YEAR AND SOME OF THE CHANGES
10:13:22AM FROM THE PREVIOUS YEAR.
10:13:23AM IF WE CONTINUE ALONG, WE'LL GO TO PRINTED PAGE 17.
10:13:29AM AND THIS IS WHERE WE START TO GET INTO THE ACTUAL NUMBERS,
10:13:32AM THE FINANCIAL STATEMENTS.
10:13:33AM GOVERNMENTAL ACCOUNTING, IT'S VERY UNIQUE BECAUSE WE HAVE
10:13:37AM TWO SETS OF ACCOUNTING STATEMENTS.
10:13:39AM WE HAVE THE -- THE STATEMENT IN FRONT OF YOU CALLED THE
10:13:42AM GOVERNMENT WIDE.
10:13:43AM THIS IS MORE LONG TERM.
10:13:45AM LONG-TERM ASSETS, LONG-TERM LIABILITIES.
10:13:47AM BUT IF WE FOLLOW THE NEXT PAGES, WE HAVE WHAT IS CALLED THE
10:13:51AM FUND LEVEL.
10:13:52AM THIS IS MORE OF A CURRENT RESOURCE PRESENTATION, AND THAT'S
10:13:56AM WHAT YOU USE TO COMPARE YOURSELF TO THE BUDGET TO MAKE SURE
10:13:59AM ARE WE IN COMPLIANCE WITH OUR BUDGET, HOW ARE WE DOING IN
10:14:03AM PERFORMANCE?
10:14:04AM LIKE STEVE MENTIONED, WE DID HAVE ONE RECOMMENDATION RELATED
10:14:08AM TO SPECIFICALLY A TRANSACTION REGARDING THE ARPA ACCOUNTING,
10:14:13AM WHICH IS VERY DIFFERENT THAN THE COMPLIANCE PART OF THE
10:14:15AM ARPA, WHICH WE'LL GET INTO IN THE COMPLIANCE REPORTS.
10:14:19AM BUT ON THE ACCOUNTING OF IT, BACK IN 2022, WHEN THOSE FUNDS
10:14:23AM WERE RECEIVED AT THE FUND LEVEL THEY WERE PROPERLY RECORDED

10:14:28AM AS UNEARNED BECAUSE YOU EARNED THOSE ONCE YOU MEET THE
10:14:31AM ELIGIBILITY AND SPEND THE FUNDS.

10:14:33AM BUT AT THE GOVERNMENT-WIDE LEVEL, THERE IS MAYBE SOME
10:14:36AM CONFUSION AND IT WAS RECOGNIZED AS REVENUE IN THE LONG-TERM
10:14:41AM VIEW.
10:14:41AM THERE IS A LITTLE BIT OF A DISCREPANCY.
10:14:44AM AT THE END OF THE DAY, ALL IT IS IS A TIMING ISSUE BECAUSE
10:14:48AM THE FUNDS WERE NOW EARNED THIS YEAR AND PRIOR YEAR WHEN THEY
10:14:51AM WERE SPENT.
10:14:52AM WE HAVE TO GO BACK AND REVISIT THE BEGINNING NET POSITION,
10:14:56AM BEGINNING EQUITY.
10:14:57AM BUT AT THE END OF THE DAY, AS OF SEPTEMBER 30, 2025, WE GET
10:15:00AM TO THE SAME POINT BECAUSE WE KNOW IT WASN'T RECOGNIZED LAST
10:15:03AM YEAR.
10:15:04AM IT'S RECOGNIZED THIS YEAR.
10:15:05AM BECAUSE OF THAT, WE DID HAVE A RECOMMENDATION SPECIFICALLY
10:15:10AM WHEN IT COMES TO GRANT AND UNIQUE TRANSACTIONS.
10:15:15AM WHEN YOU HAVE THESE TYPES OF TRANSACTIONS MAKING SURE THAT,
10:15:20AM EVEN IF YOU ARE REACHING OUT TO MAYBE AN ADVISOR,
10:15:22AM ACCOUNTANT, MAKING SURE THAT THE VILLAGE IS ALSO DOING THEIR
10:15:25AM DUE DILIGENCE TO MAKE SURE THEY AGREE WITH ANY
10:15:28AM RECOMMENDATION, MAYBE A PREVIOUS AUDITOR MIGHT HAVE.
10:15:30AM BUT LIKE STEVE MENTIONED, THE REASON WHY IT DOESN'T ESCALATE
10:15:35AM TO SOMETHING EVEN MORE SIGNIFICANT BECAUSE WHEN WE LOOK AT
10:15:39AM EVERY OTHER TRANSACTION AS PART OF THE AUDIT PROCESS, NO

10:15:43AM OTHER ISSUES IDENTIFIED, NO OTHER TRANSACTIONS MORE ROUTINE
10:15:48AM THAT WE HAVE TO PROVIDE ADJUSTMENTS TO.
10:15:50AM SPECIFICALLY RELATED TO THE ARPA FUNDING.
10:15:52AM IT IS A VERY UNIQUE GRANT WHEN IT FIRST CAME OUT IN 2022 AND
10:15:55AM THE RECORDING OF THAT.
10:15:56AM EVEN WITH THAT, WE ALWAYS WANT TO MAKE SURE, ESPECIALLY WITH
10:15:59AM GOVERNMENT AUDITING STANDARDS WHEN WE DO HAVE A
10:16:01AM RECOMMENDATION AND FINDING, WE REPORT THAT IN WRITING AND
10:16:07AM COMMUNICATE THAT IN CHARGE OF GOVERNANCE.
10:16:08AM >>Jim Ward: THE TWO YEARS IMPACTED WERE 22 AND 23?
10:16:12AM >>Branden Lopez: YES.
10:16:13AM 22, 23, AND 24 -- ACTUALLY, NO, 23 AND 24 BECAUSE THE FUNDS
10:16:18AM WERE RECEIVED IN 22, BUT IT ROLLED INTO THE FISCAL YEAR
10:16:21AM 2023.
10:16:22AM >>Jim Ward: IF I REMEMBER CORRECTLY, ABOUT $16 MILLION?
10:16:26AM >>Branden Lopez: IN TOTALITY, YES, THAT'S CORRECT.
10:16:30AM >>Jim Ward: STRICTLY A BALANCE SHEET ISSUE OR IMPACT
10:16:33AM REVENUE?
10:16:33AM >>Branden Lopez: IT IMPACTED THE PREVIOUS YEAR'S RECOGNITION
10:16:36AM OF REVENUE, WHICH ULTIMATELY FLOWS INTO YOUR NET POSITION,
10:16:40AM YOUR EQUITY.
10:16:41AM WHAT I LIKE TO SPECIFY, IT'S PURELY ONLY ON THE
10:16:45AM GOVERNMENT-WIDE STATEMENTS, NOT YOUR FUND-LEVEL STATEMENTS.
10:16:48AM THE FUND LEVEL IS WHAT YOU ARE USING TO COMPARE TO YOUR

10:16:51AM BUDGET, IN FLOWS IN AND OUT.

10:16:53AM SO THERE WAS NO IMPACT THERE BECAUSE AT THAT LEVEL, THE
10:16:56AM VILLAGE PROPERLY RECORDED IT AS UNEARNED BECAUSE WE HADN'T
10:16:59AM SPENT IT.
10:17:00AM IT WAS JUST IN THIS CONVERSION TO THE GOVERNMENT-WIDE WHERE
10:17:03AM THERE WAS THAT DISCREPANCY.
10:17:04AM >>Jim Ward: PURELY A TIME ISSUE.
10:17:08AM >>Branden Lopez: EXACTLY.
10:17:08AM TIME ISSUE.
10:17:09AM SEPTEMBER 30, 2025, WE ARE CORRECTLY AT THE POSITION WHERE
10:17:13AM WE SHOULD BE BECAUSE THOSE FUNDS HAVE BEEN SPENT AND
10:17:16AM PROPERLY EARNED AS OF YEAR END.
10:17:18AM >>Jim Ward: ARE YOU GOING TO COMMENT ON THE CONCERN RELATED
10:17:21AM TO PREPAID ASSETS?
10:17:23AM >>Branden Lopez: YES.
10:17:24AM SAME THING.
10:17:27AM SMALLER AMOUNT, BUT THERE WERE SOME ISSUES ON HOW PREPAIDS
10:17:32AM WERE BEING PRESENTED AND RECORDED.
10:17:34AM ESSENTIALLY, PREPAIDS IS FUNDS THAT WE'VE PAID IN ADVANCE
10:17:36AM THAT RELATE TO THE FOLLOWING YEARS.
10:17:40AM WE NOTED THAT SOME AMOUNTS HAD ALREADY BEEN SPENT AND
10:17:45AM INCURRED.
10:17:45AM SO THEY SHOULD HAVE BEEN EXPENSED BUT A LOT SMALLER OF AN
10:17:49AM AMOUNT.
10:17:49AM >>Jim Ward: THAT IS A REVENUE ISSUE AS WELL.
10:17:52AM >>Branden Lopez: THAT IS AN EXPENSE ISSUE.

10:17:55AM >>Jim Ward: WHAT WAS THE DOLLAR AMOUNT OF THE PREPAID?
10:17:57AM >>Branden Lopez: THE PREPAID WAS ABOUT A HUNDRED THOUSAND
10:17:59AM DOLLARS, I BELIEVE.
10:18:00AM BUT THE SIGNIFICANT NUMBER WAS THE ARPA FUNDING.
10:18:03AM THAT WAS THE LARGE ONE.
10:18:06AM >>Jim Ward: THANK YOU.
10:18:09AM >>Branden Lopez: I WANT TO KEEP GOING FORWARD AND WE'LL GO
10:18:11AM TO THE COMPLIANCE SECTION.
10:18:12AM WE'RE GOING TO GO TO PRINTED PAGE 76.
10:18:19AM BECAUSE WE FOLLOW GOVERNMENT AUDITING STANDARDS AND BECAUSE
10:18:23AM THE VILLAGE RECEIVES FEDERAL AWARDS, WE'RE REQUIRED TO DO A
10:18:26AM COMPLIANCE PROCEDURE.
10:18:28AM MOST IMPORTANTLY IS ARE WE SPENDING THE FUNDS THAT WE'RE
10:18:32AM RECEIVING FROM THESE AGENCIES IN ACCORDANCE WITH THOSE
10:18:35AM AGREEMENTS?
10:18:35AM I'M VERY HAPPY TO LET YOU KNOW THERE WERE NO ISSUES BASED ON
10:18:39AM THE PROCEDURES WE PERFORMED.
10:18:41AM WHEN IT COMES TO COMPLIANCE, EVERYTHING WAS IN ACCORDANCE
10:18:43AM WITH THE TERMS, WHICH TRULY IS ONE OF THE MOST IMPORTANT
10:18:46AM THINGS, ESPECIALLY AS WE COME INTO THESE FUTURE YEARS WHEN

10:18:50AM WE'RE GETTING TO THE CAPITAL EXPENDITURES, TRYING TO GET
10:18:52AM THOSE GRANTS.
10:18:53AM I ALWAYS LIKE TO HIGHLIGHT.
10:18:56AM IF WE GO TO PRINTED PAGE 83, IT IS CALLED THE SCHEDULE OF
10:18:59AM FINDINGS AND QUESTION COST.

10:19:01AM THIS GIVES THE READER AN OVERVIEW OF THE YEAR AND THE
10:19:04AM REPORTS THAT WERE ISSUED.
10:19:05AM AS YOU SEE UNMODIFIED, UNMODIFIED AND NO COMPLIANCE ISSUES.
10:19:11AM IT ALSO LETS THE READER KNOW WHICH AWARD, AND WE TESTED ARPA
10:19:15AM THIS YEAR FOR 2025.
10:19:16AM THERE ARE A FEW OTHER COMPLIANCE REPORTS THAT ARE IN THE
10:19:20AM SUBSEQUENT PAGES.
10:19:21AM AND THOSE ARE THE ONES THAT GET SUBMITTED TO THE FLORIDA
10:19:24AM AUDITOR GENERAL.
10:19:25AM THEY REQUIRE US TO DO SOME PROCEDURES.
10:19:27AM ONE OF THE MOST IMPORTANT ONES IS WHAT IS CALLED A FINANCIAL
10:19:30AM CONDITION ASSESSMENT WHERE THEY REQUIRE US TO DO THIS
10:19:33AM ANALYSIS, AND IF THERE ARE ANY ESSENTIALLY RED FLAGS ON THE
10:19:37AM FINANCIAL CONDITION OF THE VILLAGE, WE WOULD HAVE TO REPORT
10:19:39AM THAT TO THEM.
10:19:40AM AND PART OF OUR PROCEDURES, WE TAKE A LOOK AT A FIVE-YEAR
10:19:44AM TREND OF THE VILLAGE AND ALSO THE FLORIDA AUDITOR GENERAL
10:19:48AM PROVIDES US BENCHMARKS, SIMILAR MUNICIPALITIES TO COMPARE
10:19:51AM THE VILLAGE TO.
10:19:52AM AND BASED ON THOSE PROCEDURES, NO ISSUES WERE IDENTIFIED.
10:19:55AM SO IN THAT REPORT, WE ESSENTIALLY LET THE FLORIDA AUDITOR
10:19:59AM GENERAL KNOW NOTHING OF CONCERN TO REPORT, WHICH IS A VERY
10:20:02AM POSITIVE THING.
10:20:03AM SO OVERALL, A VERY STRONG YEAR IN TERMS OF OPERATIONS AND
10:20:12AM ESSENTIALLY OUTCOMES OF THE VILLAGE.

10:20:14AM WE DID HAVE THAT ONE LITTLE RECOMMENDATION, BUT, AGAIN,
10:20:17AM ISOLATED TO THAT SPECIFIC AWARD, NOTHING ELSE BASED ON THE
10:20:21AM PROCEDURES WE PERFORMED.
10:20:24AM AGAIN, A VERY POSITIVE, CLEAN YEAR FOR THE VILLAGE.
10:20:26AM I KNOW I WENT OVER A LOT.
10:20:28AM IT WAS A LOT OF INFORMATION, BUT IF YOU HAVE ANY QUESTIONS,
10:20:30AM I WOULD BE MORE THAN HAPPY TO ANSWER THEM.
10:20:32AM >>Mayor Ribble: COUNCIL?
10:20:36AM >>Vice-Mayor Zalucki: THANK YOU FOR THE PRESENTATION.
10:20:37AM NICE JOB.
10:20:37AM >>Branden Lopez: THANK YOU.
10:20:40AM >>Mayor Ribble: NOTHING ELSE?
10:20:40AM ALL RIGHT.
10:20:41AM THANK YOU, BRANDEN.
10:20:43AM >>Branden Lopez: THANK YOU VERY MUCH.
10:20:43AM >>Mayor Ribble: APPRECIATE YOU COMING DOWN.

10:20:44AM >>Branden Lopez: TAKE CARE.
10:20:50AM >>Mayor Ribble: THE NEXT ITEM WILL BE THE SYNOVUS BOND ISSUE
10:20:55AM --
10:20:55AM >>Carol Sacco: MAYOR, EXCUSE ME.
10:20:57AM WE HAVE NO PUBLIC COMMENT OR E-COMMENTS.
10:20:59AM >>Mayor Ribble: THANK YOU.
10:20:59AM STEVE, WOULD YOU INTRODUCE THIS?
10:21:01AM >>Steven Sarkozy: YES, THANK YOU, MAYOR AND MEMBERS OF
10:21:03AM COUNCIL.

10:21:03AM THE VILLAGE HAS CHANGED OUR BANKING ARRANGEMENT.
10:21:11AM AGAIN, THIS LAST YEAR, WE WENT THROUGH WITH BIDS FOR BANKING
10:21:16AM SERVICES.
10:21:18AM WE DID AN OPEN SOLICITATION.
10:21:21AM AS A RESULT OF THAT SELECTED SYNOVUS BANK AS OUR PRIMARY
10:21:26AM BANKER.
10:21:26AM THAT WAS SUBJECT TO VILLAGE COUNCIL APPROVAL.
10:21:30AM YOU APPROVED THAT, AND WE'VE BEEN -- WE HAVE MADE THE
10:21:33AM TRANSITION OVER TO SYNOVUS.
10:21:35AM AS PART OF THAT, WE HAVE THE OPPORTUNITY TO HAVE A BANK LOAN
10:21:43AM THROUGH SYNOVUS THAT WAS PART OF THE ORIGINAL DISCUSSION
10:21:47AM WHEN THE COUNCIL ADOPTED THIS.
10:21:49AM AND WHAT WE WOULD LIKE TO TALK ABOUT TODAY IN A WORKSHOP IS
10:21:56AM THE EXECUTION OF A $15 MILLION BOND ISSUE THAT WAS FOR THE
10:22:04AM PURCHASE OF THE THREE OAKS PROPERTY JUST ADJACENT TO THE
10:22:09AM POST OFFICE.
10:22:10AM YOU MAY RECALL WHEN WE PURCHASED THAT PROPERTY, 72 ACRES
10:22:16AM ALONG THREE OAKS PARKWAY, WE PURCHASED THAT FROM THE LEE
10:22:18AM COUNTY SCHOOL DISTRICT.
10:22:21AM AND AS PART OF THE PURCHASE, YOU INDICATED THAT WE WOULD
10:22:27AM HAVE THE OPTION OF INSTEAD OF PAYING THAT OFF AS CASH, ROLL
10:22:32AM THAT INTO A BOND SO THAT WE WOULD HAVE THE CASH AVAILABLE
10:22:38AM FOR OTHER CURRENT PROJECTS.
10:22:39AM THAT'S THE SUBJECT OF THIS DISCUSSION TODAY, AND IT'S ALL
10:22:46AM PART OF OUR CAPITAL FINANCING PLAN.

10:22:50AM WE'VE BONDED IN THE PAST FOR THE ACQUISITION OF PROPERTY,
10:22:54AM AND THE RATIONALE THERE IS PROPERTY IS A GENERATIONAL KIND
10:22:57AM OF EXPENSE.
10:23:00AM IT'S REQUIRED OVER A LONG-TERM BASIS, AND IT MAKES SOME
10:23:06AM SENSE TO HAVE FUTURE GENERATIONS OF THE VILLAGE HELP PAY FOR
10:23:10AM THE PROPERTY.
10:23:10AM THE DISCUSSION TODAY WOULD BE FOLLOWED BY ANOTHER FORMAL
10:23:16AM ACTION ON JUNE 17 WITH FINAL APPROVAL OF THIS ON JUNE 30th
10:23:25AM AT YOUR LAST MEETING THERE.
10:23:27AM SO WITH US TODAY -- KEVIN GREENVILLE, OUR FINANCE DIRECTOR,
10:23:32AM IS NOT ABLE TO BE HERE DUE TO A HEALTH ISSUE, BUT WE HAVE
10:23:37AM WENDELL GAERTNER AND MICKEY JOHNSTON WHO ARE WITH US TODAY

10:23:42AM FROM PRAG, WHICH IS OUR FINANCIAL CONSULTANT OUT OF
10:23:47AM ST. PETERSBURG.
10:23:48AM BY WAY OF BACKGROUND, PRAG IS A WELL-KNOWN FINANCIAL
10:23:53AM CONSULTANT PARTICULARLY FOR PUBLIC AGENCIES AROUND THE
10:23:57AM STATE.
10:23:58AM PRAG HELPED US WHEN WE WERE TRYING TO SECURE OUR BOND
10:24:02AM RATING.
10:24:03AM OF COURSE, YOU KNOW THAT WE CAME BACK WITH A TRIPLE-A BOND
10:24:07AM RATING FROM STANDARD & POOR'S.
10:24:09AM SO WE'RE UTILIZING AND RELYING ON PRAG'S ADVICE NOT ONLY AS
10:24:15AM WE MOVE FORWARD ON THIS ISSUE, BUT ALSO ON A LARGER BOND
10:24:19AM ISSUE THAT'S ANTICIPATED LATER THIS YEAR.
10:24:23AM SO WITH THAT, I'LL TURN IT OVER TO MICKEY AND GO FROM THERE.

10:24:32AM >> MICKEY JOHNSTON, SENIOR MANAGING DIRECTOR WITH PRAG,
10:24:36AM MUNICIPAL ADVISOR TO THE VILLAGE.
10:24:38AM THE PURPOSE OF THE PROPOSED FINANCING, IT'S NOT TO FUND A
10:24:41AM NEW EXPENDITURE, BUT INSTEAD, IT'S GOING TO BE TO REIMBURSE
10:24:44AM THE VILLAGE FOR CASH THAT WAS USED TO ACQUIRE THE PROPERTY
10:24:47AM THAT STEVE WAS SPEAKING ABOUT.
10:24:49AM AND TO THEN SPREAD THAT COST OF THIS LONG-TERM ASSET OVER 20
10:24:52AM YEARS.
10:24:53AM AS PART OF THE VILLAGE'S BANKING SERVICES PROCUREMENT, STAFF
10:24:58AM ALSO SOLICITED BANKS TO SUBMIT PROPOSALS FOR 20-YEAR BANK
10:25:01AM LOANS THAT PROVIDED THE VILLAGE WITH FULL PREPAYMENT
10:25:05AM FLEXIBILITY.
10:25:05AM SO WE WERE ASKED TO INDEPENDENTLY REVIEW THE FINANCING TERMS
10:25:09AM AND PROVIDE OUR OBSERVATIONS REGARDING COST, RISK, AND
10:25:14AM FLEXIBILITY.
10:25:14AM THE VILLAGE RECEIVED FOUR LOAN PROPOSALS.
10:25:18AM FINE MARK AND FIRST HORIZON BANK OFFERED TEN-YEAR LOANS WITH
10:25:22AM 20-YEAR AMORTIZATIONS.
10:25:24AM THIS WOULD LEAVE A LARGE PRINCIPAL BALANCE DUE AT THE END OF
10:25:27AM YEAR TEN, LIKELY REQUIRING A REFINANCING AT THAT POINT.
10:25:31AM BANK UNITED AND SYNOVUS BY COMPARISON OFFERED FULL
10:25:34AM AMORTIZING 20-YEAR LOANS WHICH ELIMINATED THE REFINANCING
10:25:38AM RISK THAT IS ASSOCIATED WITH THE FIRST TWO PROPOSALS.
10:25:41AM BOTH SYNOVUS AND BANK UNITED CONDITIONED THEIR FINANCING
10:25:46AM PROPOSALS ON MAINTAINING THE VILLAGE'S BANK DEPOSIT

10:25:50AM RELATIONSHIP.
10:25:50AM WHILE WE DIDN'T EVALUATE THE BANKING SERVICES PROPOSALS,
10:25:53AM STAFF ADVISED US THAT SYNOVUS OFFERED THE STRONGER OVERALL
10:25:56AM BANKING PACKAGE.
10:25:57AM BANK UNITED DID OFFER A LOAN STRUCTURE WITH A LOWER INITIAL
10:26:01AM INTEREST RATE, BUT THAT RATE WOULD RESET EVERY FIVE YEARS,
10:26:05AM EXPOSING THE VILLAGE TO FUTURE INTEREST RATE RISK.
10:26:07AM SYNOVUS OFFERED A FIXED RATE FOR THE ENTIRE 20-YEAR TERM

10:26:13AM WHILE STILL ALLOWING THE VILLAGE TO PREPAY THE LOAN AT ANY
10:26:17AM TIME WITHOUT PENALTY.
10:26:18AM THIS PROVIDES BUDGET CERTAINTY WHILE PRESERVING FLEXIBILITY
10:26:21AM SHOULD THE VILLAGE CHOOSE TO REFINANCE OR PAY OFF THE DEBT
10:26:25AM EARLY.
10:26:25AM FOR THOSE REASONS, STAFF HAS CHOSEN TO WORK WITH SYNOVUS,
10:26:29AM AND WE THINK THE PROPOSED LOAN STRUCTURE MEETS THE VILLAGE'S
10:26:32AM OBJECTIVE 20-YEAR FIXED RATE LOAN WITH FULL PREPAYMENT
10:26:36AM FLEXIBILITY THAT REPLENISHES THE VILLAGE CASH FOR THE
10:26:38AM PURCHASE THAT WAS PREVIOUSLY MADE.
10:26:40AM THE PROPOSED SYNOVUS LOAN WILL BE SECURED BY THE VILLAGE'S
10:26:44AM COVENANTS TO BUDGET AND APPROPRIATE NON-AD VALOREM REVENUES,
10:26:47AM AND IT'S ESTIMATED RIGHT NOW AT ABOUT $12.82 MILLION.
10:26:51AM THAT'S GOING TO COVER BOTH THE PROPERTY ACQUISITION NET OF
10:26:55AM ARPA FUNDS THAT WERE USED AND ALSO COST OF ISSUANCE RELATED
10:26:57AM TO THE LOAN.
10:27:00AM ANNUAL DEBT SERVICE IS ESTIMATED AT $1.03 MILLION PER YEAR

10:27:04AM BASED ON TODAY'S INDICATIVE RATE OF 4.95.
10:27:07AM THE FINAL RATE WON'T BE SET UNTIL THREE BUSINESS DAYS BEFORE
10:27:11AM CLOSING.
10:27:11AM STAFF PLANS TO BRING A LOAN RESOLUTION TO COUNCIL FOR
10:27:15AM CONSIDERATION AT YOUR JUNE 17 MEETING, AND WITH YOUR
10:27:19AM APPROVAL, THE LOAN WOULD CLOSE AND FUND ON JUNE 30, AS STEVE
10:27:23AM MENTIONED.
10:27:24AM HERE FOR ANY QUESTIONS.
10:27:27AM >>Mayor Ribble: COUNCIL?
10:27:28AM MR. WARD.
10:27:29AM >>Jim Ward: STEVE, JUST A QUESTION RELATED TO OUR ABILITY TO
10:27:32AM USE DIFFERENT BANKS.
10:27:34AM WHEN WE WENT THROUGH THE PROCESS A YEAR AGO, WE ASKED EACH
10:27:38AM OF THE BANKS THAT WE LOOKED AT AS A PRIMARY BANK TO GIVE US
10:27:44AM A PROPOSAL ON THIS LOAN.
10:27:46AM EVEN THOUGH WE PICKED SYNOVUS, DID WE HAVE THE ABILITY TO GO
10:27:49AM BACK AND UTILIZE THE OTHER BANKS OR ARE WE LOCKED INTO
10:27:53AM SYNOVUS?
10:27:54AM >>Steven Sarkozy: WELL, THAT'S A GOOD QUESTION.
10:27:56AM I THINK WE'RE REALLY LOCKED INTO SYNOVUS FOR THIS KIND OF
10:27:59AM LOAN.
10:28:00AM BUT WHEN WE PUT OUT A BROADER BOND, A LARGER BOND THAT WE'VE
10:28:08AM BEEN TALKING ABOUT TO FINANCE THE CIP, THAT WOULD BE SUBJECT
10:28:11AM TO AGAIN TO AN OPEN SOLICITATION AND BANKS COULD BE
10:28:15AM INVOLVED.

10:28:16AM >>Jim Ward: IDENTIFIED SYNOVUS STILL HAD THE BEST --
10:28:20AM >>Steven Sarkozy: BEST PACKAGE, YES.
10:28:22AM >>Jim Ward: -- PROPOSAL OF ALL THE BANKS.
10:28:25AM THEY WERE PRIMARILY THE ONE THAT ISSUED -- OR GAVE US A

10:28:28AM 20-YEAR COMMITMENT.
10:28:28AM >>Steven Sarkozy: CORRECT.
10:28:30AM >>Jim Ward: WITH A FIXED RATE.
10:28:32AM I THINK THAT WAS IMPORTANT.
10:28:33AM AND LOOKING AT THE 20-YEAR TREASURY AND THE TEN-YEAR
10:28:37AM TREASURY LAST NIGHT IT LOOKS LIKE THE TEN-YEAR TREASURY
10:28:41AM ACTUALLY IS A BETTER OPTION RIGHT NOW.
10:28:46AM >>Mayor Ribble: ANYTHING ELSE?
10:28:48AM STEVE, ANYTHING ELSE?
10:28:51AM >>Steven Sarkozy: THAT'S IT.
10:28:52AM THIS WILL COME BACK TO THE VILLAGE COUNCIL.
10:28:54AM THIS IS PART OF THE OVERALL PLAN THAT'S BEEN DISCUSSED FOR
10:28:57AM THE BETTER PART OF A YEAR.
10:29:01AM YOU'LL HAVE ADDITIONAL OPTIONS TO ASK PRAG, IF YOU WANT TO
10:29:07AM CONTACT PRAG, INDIVIDUALLY WE WOULD SET UP DISCUSSIONS WITH
10:29:10AM THEM IF YOU HAVE ANY CONCERNS ABOUT THIS.
10:29:12AM AT THIS POINT, WE HAVE NO CONCERNS WITH THIS.
10:29:16AM APPRECIATE PRAG'S EFFORT.
10:29:17AM >>Mayor Ribble: THANK YOU, MICKEY.
10:29:18AM APPRECIATE IT.
10:29:20AM >> ABSOLUTELY.

10:29:20AM THANK YOU.
10:29:21AM >>Mayor Ribble: AT THIS TIME, IS THERE ANYTHING ELSE?
10:29:23AM IN THAT CASE, I WILL ENTERTAIN A MOTION TO ADJOURN.
10:29:27AM >>Carol Sacco: FOR THE RECORD, THERE IS --
10:29:30AM >>Mayor Ribble: THERE IS NO PUBLIC COMMENT.
10:29:31AM [LAUGHTER]
10:29:33AM >> SO MOVED.
10:29:34AM >>Mayor Ribble: THANK YOU, COUNCILMAN LOPEZ AND A SECOND,
10:29:40AM COUNCILWOMAN FAYHEE.
10:29:41AM WE ARE ADJOURNED.
10:29:42AM THANK YOU, EVERYONE.

DISCLAIMER:
THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME
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.