



Village of
ESTERO

**VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET**

NOVEMBER 15, 2023, 09:30 AM



The Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website <https://estero-fl.gov/council/watch-meetings-online/>. Please see the [bottom of this agenda](#) for further information and instructions for public participation.

AGENDA
VILLAGE COUNCIL MEETING
9401 Corkscrew Palms Circle, Estero, Florida
November 15, 2023, 09:30 am

1. CALL TO ORDER

INVOCATION

Father Tony Gilborges of Our Lady of Light Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. PRESENTATION

a. The Coccoloba Chapter of the Florida Native Plant Society River Oaks Preserve

Attachment: [River Oaks Preserve Update-2023-11-15.pdf](#)

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

5. COUNCILMEMBER'S REQUEST TO ATTEND REMOTELY

6. CONSENT AGENDA

a. November 1, 2023 Council Meeting Minutes

Attachment: [11012023 minutes.pdf](#)

7. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

8. ACTION ITEMS

a. Estero Entertainment Center Construction Management Services -- RFP 2024-01

Recommended Action

Approved the ranking of construction management firms for RFP 2021-01 as recommended by the Village's selection committee. 1 -- Wright Construction, 2 - Seagate, 3 - Manhattan, 4 -- Brooks & Freund.

Authorize Village Staff to negotiate a contract with the top ranked firm.

Financial Impact

There are no financial impacts directly associated with this agenda item. Village Staff will negotiate a contract with the top ranked firm. The final contract will be brought back to the Village Council for approval at a future Council Meeting.

Attachment: [SS Estero Entertainment CM Selection.pdf](#)

Attachment: [1 Loc Map.pdf](#)

Attachment: [2 Selection Committee Minutes.pdf](#)

Attachment: [3 WrightConstructionProposal.pdf](#)

b. Sandy Lane Design & Permitting Contract Change Order**Recommended Action**

Approve Change Order Number 2 in the amount of \$159,754.77 for Atkins to provide additional services to complete the design and permit of the Sandy Lake Bike/Ped Improvements.

Financial Impact

The financial impact of this contract change order is \$159,754.77. This will be funded using the Fiscal Year 2023-2024 Budget for the Sandy Lane Bike/Ped Improvements which include \$2,013,790.

Attachment: [SS Sandy Lane Change Order.pdf](#)

Attachment: [1 EC 2022-10 Change Order 2.pdf](#)

9. FIRST READING**a. Ordinance No. 2023-08 First Reading of Ordinance No. 2023-08 amending the Land Development Code to correct parking standards for hotel/motel use.**

An Ordinance of the Village Council of the Village of Estero, Florida, Amending § 5-204 of the Village Land Development Code to Revise the Standards for Hotel Parking; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Recommended Action

Motion to pass first reading and set second reading for December 6, 2023.

Financial Impact

Minor cost for newspaper advertisement.

Attachment: [SS First Reading Ord 2023-08.pdf](#)

Attachment: [Ordinance 2023-08 Hotel Parking.pdf](#)

b. Ordinance No. 2023 -09 First Reading of Ordinance No. 2023-09 amending the Land Development Code to revise standards for day care centers.

An Ordinance of the Village Council of the Village of Estero, Florida, Amending § 5-204 of the Village Land Development Code to Revise the Standards for Hotel Parking; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Recommended Action

Motion to pass first reading and set second reading for December 6, 2023.

Financial Impact

Minor cost for newspaper advertisement.

Attachment: [SS First Reading Ord 2023-09.pdf](#)

Attachment: [Ordinance No. 2023-09.pdf](#)

10.SECOND READING AND PUBLIC HEARING

a. Ordinance No. 2023-03 amending the Land Development Code to revise standards for detached residential garages.

An Ordinance of the Village Council of the Village of Estero, Florida, Amending § 4-302 of the Village Land Development Code to Revise the Standards for Detached Residential Garages; Making Related Findings; and Providing for Severability, Codification, and an Effective Date

Recommended Action

Motion to pass second reading of Ordinance No. 2023-03.

Financial Impact

No financial impact to Village.

Attachment: [SS 2nd reading Ord No 2023-03.pdf](#)

Attachment: [Ordinance No. 2023-03 Detached Garage Standards.pdf](#)

11.COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

12.VILLAGE ATTORNEY'S REPORT

13.VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

14.WORKSHOP

a. Williams Road Sports Park Update

Attachment: [SS Williams Road Sports Park Update.pdf](#)

15.ADJOURNMENT

General Attachments

[- Transcript.pdf](#)

VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, NOVEMBER 15, 2023, 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.

09:31:03 >>Mayor McLain: I WOULD LIKE TO REMIND EVERYBODY IF YOU HAVE
09:31:06 A CELL PHONE, INCLUDING MYSELF, MAKE SURE YOU TURN THAT OFF
09:31:10 SO WE DON'T GET INTERRUPTED DURING OUR MEETING.
09:31:14 I WOULD LIKE TO WELCOME ALL OF YOU IN ATTENDANCE, WELCOME
09:31:18 YOU TO THE VILLAGE OF ESTERO, A PLACE THAT WE CALL PARADISE.
09:31:21 TODAY, WE ARE GETTING SOME MUCH-NEEDED RAIN, WHICH WILL HELP
09:31:25 FLOURISH THE PLANTS AND ALL THAT, AND WE DEFINITELY NEED
09:31:29 SOME RAIN.
09:31:30 THE FORECAST TELLS ME THAT WE SHOULD BE GETTING MUCH MORE.
09:31:35 SO BE PREPARED FOR THAT.
09:31:36 I THINK OUR STORM SYSTEM AND THE LIKE IS IN GOOD SHAPE.
09:31:42 I THINK THE EAST COAST WILL GET MORE THAN US.
09:31:45 I ALSO WANT TO REMIND ALL THE COUNCIL MEMBERS, INCLUDING
09:31:49 MYSELF THAT WHEN WE SPEAK, PLEASE GET AS CLOSE AS YOU CAN TO
09:31:52 THE MICROPHONES SO THAT THOSE NOT IN ATTENDANCE CAN GET THE
09:31:56 VIDEO AND THE VOICES APPROPRIATELY AT HOME.
09:32:00 THIS MORNING, FOR THE INVOCATION, WE HAVE FATHER TONY FROM
09:32:06 OUR LADY OF THE LIGHT CATHOLIC COMMUNITY.

09:32:08 HE WILL DO OUR INVOCATION.
09:32:10 FATHER TONY.
09:32:17 >> IN THE NAME OF THE FATHER AND OF THE SON AND OF THE HOLY
09:32:21 SPIRIT, AMEN.
09:32:22 HEAVENLY FATHER, WE COME TO YOU TODAY ASKING FOR YOUR
09:32:26 GUIDANCE, WISDOM, AND SUPPORT AS WE BEGIN THIS MEETING
09:32:32 TODAY.
09:32:33 HELP US TO ENCOURAGE MEANINGFUL DISCUSSION, ALLOW US TO GROW
09:32:36 CLOSER AS A GROUP AND NURTURE THE BONDS OF COMMUNITY.
09:32:40 FILL US WITH YOUR GRACE.
09:32:42 LORD OUR GOD, WE ASK THAT WE MAKE DECISIONS THAT MIGHT
09:32:46 AFFECT THE LIVES OF EVERYONE IN ESTERO AND CONTINUE TO
09:32:51 REMIND US THAT ALL THAT WE HAVE AND ALL THAT WE DO TODAY IS
09:32:57 GOING TO AFFECT EVERYONE NO MATTER WHAT AND ALL THAT WE
09:33:01 ACCOMPLISH IS FOR THE PURSUIT AND FOR THE GREATER GLORY OF
09:33:06 YOU AND THE SERVICE OF HUMANITY.
09:33:09 AND WE ASK THIS THROUGH CHRIST OUR LORD, AND WE RESPOND,
09:33:13 AMEN.

09:33:15 >>Mayor McLain: THANK YOU, FATHER.
 09:33:16 YOU HAVE A GREAT DAY.
 09:33:17 NEXT IS THE PLEDGE OF ALLEGIANCE.
 09:33:20 I WOULD LIKE TO ASK OUR RESIDENT MARINE AND COUNCILMEMBER
 09:33:26 LOPEZ TO START US OFF ON THE PLEDGE OF ALLEGIANCE.
 09:33:30 [PLEDGE OF ALLEGIANCE]
 09:33:43 >>Mayor McLain: THANK YOU.

09:33:44 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
 09:33:48 >>Carol Sacco: VICE-MAYOR RIBBLE.
 09:33:49 >>Vice-Mayor Ribble: HERE.
 09:33:52 >>Larry Fiesel: HERE.
 09:33:53 >>Mayor McLain: HERE.
 09:33:54 >>Lori Fayhee: HERE.
 09:33:56 >>Rafael Lopez: HERE.
 09:33:58 >>Jim Ward: HERE.
 09:34:00 >>George Zalucki: HERE.
 09:34:01 >>Mayor McLain: THANK YOU.
 09:34:02 NEXT THIS MORNING WE HAVE MARLENE RODAK.
 09:34:10 SHE IS WITH THE COCCOLOBA -- HOPE I PRONOUNCED THAT RIGHT --
 09:34:15 CHAPTER OF THE FLORIDA NATIVE PLANT SOCIETY.
 09:34:17 SHE'S GOING TO MAKE A PRESENTATION ON OUR RIVER OAKS
 09:34:20 PROPERTY.
 09:34:21 FOR THOSE OF YOU THAT HAVE NOT BEEN HERE BEFORE, WE
 09:34:24 PURCHASED THE RIVER OAKS PROPERTY, WHICH IS ABOUT TEN ACRES
 09:34:28 OF PROPERTY, TO PRESERVE THAT, PROVIDE MORE OPEN SPACE FOR
 09:34:33 OUR RESIDENTS AND ALSO TO PROVIDE AN AREA WHERE WE CAN GROW
 09:34:40 SOME NATIVE PLANTS THAT ARE NATIVE, OBVIOUSLY, TO FLORIDA.
 09:34:44 AND MARLENE AND HER GROUP HAVE DONE AN EXCELLENT JOB OVER
 09:34:50 THE LAST YEAR CLEARING OUT THE AREA, GETTING RID OF THE
 09:34:54 NONLOCAL VEGETATION THAT'S IN THERE, THE INVASIVE PLANTS AND
 09:35:00 ARE MAKING SOME REALLY GOOD PROGRESS.
 09:35:03 SHE'S HERE TODAY TO GIVE US A LITTLE INSIGHT ON OUR ACTIVITY

09:35:06 IN THAT.
 09:35:07 WELCOME.
 09:35:07 >> THANK YOU, MAYOR.
 09:35:08 THANK YOU, COUNCIL.
 09:35:10 AS THEY SAID -- SORRY.
 09:35:13 I'M MARLENE RODAK WITH THE COCCOLOBA CHAPTER OF THE FLORIDA
 09:35:18 NATIVE PLANT SOCIETY.
 09:35:19 I'M JUST HERE TO GIVE AN UPDATE ON THIS PROJECT WHICH WAS
 09:35:23 STARTED ABOUT 16 MONTHS AGO.
 09:35:26 THIS IS THE WORKING SITE PLAN THAT WE HAVE.
 09:35:32 THE VILLAGE OF ESTERO PURCHASED THE TEN ACRES, THAT
 09:35:36 RECTANGULAR PARCEL ON THE RIGHT IN MAY OF 2022.
 09:35:43 IT'S ADJACENT TO ABOUT TWO ACRES OF A RIGHT-OF-WAY, WHICH IS
 09:35:46 THE EAST END OF BROADWAY AVENUE.

09:35:48 THE ESTERO RIVER, YOU CAN SEE WHERE THE ESTERO RIVER CUTS
 09:35:53 THROUGH THE PROPERTY AND ACTUALLY CUTS IT IN TWO.
 09:35:57 AFTER THE PURCHASE OF THE PROPERTY, WE SIGNED A MEMORANDUM
 09:36:06 OF UNDERSTANDING WITH THE VILLAGE ON JULY 1, 2022, AND WE
 09:36:12 HIT THE GROUND RUNNING.
 09:36:13 THE COCCOLOBA CHAPTER IS AN -- I'M SORRY ALL NATIVE, TOO --
 09:36:21 BUT IT IS AN ALL VOLUNTEER ORGANIZATION.
 09:36:22 WE HAVE NO PAYROLL AND NO STAFF.
 09:36:24 BUT WE WERE ABLE TO MANAGE THE EXOTICS CONTROL, AND WE WERE
 09:36:28 ABLE TO GET THAT AT A REDUCED RATE.
 09:36:31 WE HAD A MAJOR TREATMENT AND TWO FOLLOW-UP TREATMENTS SO

 09:36:35 FAR.
 09:36:37 WE ADDED ELECTRICITY.
 09:36:38 WE ADDED A SOLAR WELL PUMP TO AN EXISTING WELL THAT WAS ON
 09:36:42 THE PROPERTY.
 09:36:42 WE ADDED A COMPOSTING BATHROOM AND SECURE STORAGE.
 09:36:46 WE OPENED A NATIVE PLANT NURSERY THAT'S OPEN TO THE PUBLIC,
 09:36:50 AND WE'VE STARTED HOSTING EVENTS ON THE PROPERTY.
 09:36:53 OUR HURDLES ARE -- WERE HURRICANE IAN, WHICH WAS
 09:37:02 DEVASTATING, AS WE KNOW, AND CREATED A LOT OF CLEANUP.
 09:37:08 BUT BEYOND THAT, IT WAS DEVASTATING TO OUR VOLUNTEERS AND WE
 09:37:15 ALL ENDED UP HELPING OTHERS INSTEAD OF WORKING ON THE
 09:37:18 PROPERTY.
 09:37:18 THAT SET US BACK A LITTLE BIT, BUT I DON'T THINK IT HURT OUR
 09:37:22 RESULTS AT ALL.
 09:37:23 AND THE SECOND BIG HURDLE HAS BEEN OUR LACK OF RAINFALL,
 09:37:27 WHICH YOU WOULDN'T KNOW FROM TODAY OR YESTERDAY OR THE DAY
 09:37:29 BEFORE, BUT WE HAD AN EXCEPTIONALLY DRY RAINY SEASON AND
 09:37:35 THAT SETS US BACK BECAUSE WE SPEND MORE TIME WATERING AND
 09:37:38 OUR PLANTS DON'T GROW AS QUICKLY AS THEY COULD OR SHOULD.
 09:37:42 IN THE 16 MONTHS WE MANAGED TO SUCCESSFULLY BE AWARDED TWO
 09:37:51 GRANTS FROM OUR FRIENDS AT THE U.S. DEPARTMENT OF
 09:37:52 AGRICULTURE, THE NATURAL RESOURCE CONSERVATION SERVICE.
 09:37:58 THEY PROVIDED -- THEY AWARDED US \$17,705 FROM THE EMERGENCY
 09:38:05 EQUIP FUNDS, AND THEY ALSO AWARDED \$9,253 THAT'S PAYABLE
 09:38:13 OVER FIVE YEARS, AND THAT'S TO KEEP THE EASTERN-MOST SIX

 09:38:17 ACRES IN PRESERVATION AND CONSERVATION AND TO ENHANCE THAT
 09:38:22 WILDLIFE.
 09:38:22 THIS IS THE REALLY EXCITING PART.
 09:38:29 NONE OF THIS COULD HAVE HAPPENED WITHOUT OUR GREAT ARMY OF
 09:38:33 VOLUNTEERS.
 09:38:33 TO DATE, WE'VE HAD 158 TOTAL VOLUNTEERS.
 09:38:38 OF THOSE 41 HAVE BEEN FNPS MEMBERS.
 09:38:45 97 FGCU STUDENTS, 20 NEIGHBORHOOD VOLUNTEERS.
 09:38:49 WE'VE LOGGED 6,203 VOLUNTEER HOURS, WHICH IS WORTH ABOUT
 09:38:56 \$197,247.

09:39:00 AND THAT DOESN'T INCLUDE NPDES CREDITS OR CREDITS YOU GET
 09:39:05 FOR IMPROVING WATER QUALITY BY ADDING NATIVE PLANTS AND
 09:39:09 TEACHING OTHERS TO ADD NATIVE PLANTS TO THEIR YARDS AND
 09:39:12 COMMUNITIES.
 09:39:12 THESE ARE SOME OF OUR GREAT VOLUNTEERS AND SOME OF THE FUN
 09:39:19 THAT THEY HAVE ON THE PROPERTY.
 09:39:21 AND, OF COURSE, WE PARTNER WELL TOGETHER AND WE ALSO PARTNER
 09:39:28 WELL WITH OTHER ORGANIZATIONS.
 09:39:30 AND THESE ARE SOME OF THE OTHER ORGANIZATIONS THAT WE HAVE
 09:39:33 PARTNERED WITH IN ORDER TO MAKE GREAT THINGS HAPPEN.
 09:39:39 AND I WOULD INVITE YOU ALL TO COME TO THE PROPERTY.
 09:39:42 WE'RE OPEN TO THE PUBLIC ON SUNDAYS AND TUESDAYS FROM 9 TO
 09:39:46 1, AND WE HAVE FGCU STUDENT DAY THAT'S JUST FOR THE STUDENTS
 09:39:53 AND THAT'S ON THURSDAY FROM 11 TO 2, AND THEN WE ALSO HAVE
 09:39:59 SPECIAL EVENTS LIKE THE ESTERO ISLAND GARDEN CLUB WILL BE

 09:40:04 THERE ON MONDAY FOR AN EVENT, SO WE CAN OPEN FOR SPECIAL
 09:40:07 EVENTS ALSO.
 09:40:08 THANK YOU FOR THE OPPORTUNITY TO PARTNER WITH YOU ON THIS
 09:40:13 GREAT, GREAT, GREAT PROJECT.
 09:40:16 >>Mayor McLain: ANY QUESTIONS FROM COUNCIL?
 09:40:23 >>George Zalucki: THANK YOU, MARLENE, FOR ALL YOU DO.
 09:40:25 IT'S A GREAT PIECE OF PROPERTY.
 09:40:26 I'VE BEEN THERE PREVIOUSLY.
 09:40:27 THANK YOU FOR GETTING TOGETHER THE VOLUNTEERS.
 09:40:29 I'M A BIG SUPPORTER OF VOLUNTEERS.
 09:40:31 I DON'T THINK OUR VILLAGE WOULD FUNCTION VERY WELL, OR
 09:40:33 CERTAINLY NOT FUNCTION AS WELL IF WE DIDN'T HAVE VOLUNTEERS
 09:40:36 INVOLVED.
 09:40:36 SO THANK YOU FOR THAT.
 09:40:37 I LOVE THE PARTNERSHIP YOU HAVE WITH FGCU.
 09:40:41 IT LOOKS LIKE THEY ARE VERY ENGAGED AND, OF COURSE, THAT'S
 09:40:43 GREAT FOR LEARNING AND SHARING THAT KNOWLEDGE.
 09:40:46 JUST CURIOUS, DO YOU HAVE AN OVERALL MISSION OR A PLAN AS
 09:40:50 YOU'RE MOVING FORWARD?
 09:40:50 YOU MENTIONED A COUPLE OF SETBACKS.
 09:40:53 WHAT IS YOUR END GOAL WITH THIS PIECE OF PROPERTY AND YOUR
 09:40:57 TEAM JUST MOVING FORWARD?
 09:40:58 >> WELL, I THINK IF WE LOOK AT YOUR NATURAL LANDS OR THE
 09:41:02 NATURAL LANDS OR THE PARK AREAS THAT ARE HERE IN ESTERO, WE
 09:41:06 HAVE THE COMMUNITY PARK WHICH, OF COURSE, IS MANAGED BY THE

 09:41:09 COUNTY, BUT THAT IS AN ENTERTAINMENT OR RECREATION PARK.
 09:41:14 WE HAVE THE 31 ACRES ON THE CORNER OF CORKSCREW AND 41 AND I
 09:41:19 THINK THAT'S GOING TO BE SORT OF AN ACTIVE USE TYPE OF
 09:41:24 PROPERTY.
 09:41:26 BUT THIS PROPERTY IS GOING TO BE UNIQUE BECAUSE IT WILL BE
 09:41:31 100% NATIVE.

09:41:33 IT WILL SHOW HOW THE REAL FLORIDA LOOKS.
 09:41:36 WE'RE GOING TO SHOW THE GOPHER TORTOISES AND HOW THEY EXIST.
 09:41:41 SO I THINK IT CAN BE A VERY UNIQUE PIECE OF PROPERTY IF IT'S
 09:41:47 MANAGED THAT WAY.
 09:41:48 AND THAT'S ALSO WHAT MAKES IT SO ATTRACTIVE TO NRCS, THE
 09:41:54 USDA NATURAL RESOURCE CONSERVATION SERVICE.
 09:41:59 THEY ARE REALLY EXCITED ABOUT IT BECAUSE THEY HAVE NOT BEEN
 09:42:03 INVOLVED IN ANY PROJECT LIKE THIS BEFORE.
 09:42:05 BEYOND THAT, BEYOND THE NATURAL PART, TO BE ABLE TO SHOW
 09:42:11 HUNDREDS OF DIFFERENT NATIVE PLANTS THAT ARE GROWING IN THE
 09:42:14 GROUND AND PEOPLE CAN SMELL THEM AND THEY CAN SEE THE
 09:42:19 POLLINATORS THAT THEY ATTRACT AND ALL THAT, THAT WILL
 09:42:22 ENCOURAGE PEOPLE TO ADD NATIVE PLANTS TO THEIR YARDS AND
 09:42:27 MAYBE CHANGE OUT SOME OF THE EXOTICS THAT ARE TAKING UP
 09:42:32 SPACE IN AREAS THAT COULD BE MUCH MORE PRODUCTIVE TO THE
 09:42:35 ENVIRONMENT.
 09:42:37 >>George Zalucki: THANK YOU FOR THAT.
 09:42:38 MORE OF LIKE A LEARNING CENTER, A VISITATION CENTER WHERE
 09:42:40 PEOPLE CAN ENGAGE WITH NATURE.

 09:42:43 THANK YOU.
 09:42:45 >>Mayor McLain: ANY OTHER QUESTIONS?
 09:42:46 I WANT TO THANK YOU ALSO.
 09:42:50 A LOT OF TIMES WE HAVE MANAGERS THAT SHOW UP AND PRESENT AND
 09:42:53 LEADERSHIP ROLES.
 09:42:55 I'VE BEEN OVER TO VISIT AND MARLENE IS NOT JUST A GREAT
 09:43:00 ORGANIZER AND COLLECTOR OF VOLUNTEERS, BUT YOU GET YOUR
 09:43:04 FINGERNAILS DIRTY, TOO.
 09:43:06 SHE'S IN THE DIRT AND SHE'S IN THERE DURING HER SHARE OF
 09:43:09 WORK, TOO.
 09:43:09 THANK YOU VERY MUCH FOR THAT EFFORT AND THE RESULTS THAT
 09:43:12 YOU'RE SHOWING IN THERE, TOO.
 09:43:15 >> THANKS.
 09:43:16 >>Mayor McLain: I THINK WE'LL VISIT YOU EVERY ONCE IN A
 09:43:18 WHILE.
 09:43:19 >> I HOPE SO.
 09:43:19 >>Mayor McLain: THANK YOU AGAIN.
 09:43:20 >> THANKS.
 09:43:23 >>Mayor McLain: NEXT ON THE AGENDA IS THE APPROVAL OF THE
 09:43:26 AGENDA.
 09:43:27 DO ANY OF THE COUNCIL MEMBERS HAVE ANY ADDITIONS, DELETIONS,
 09:43:30 OR CHANGES THEY WOULD LIKE TO MAKE?
 09:43:32 I SEE NONE, SO THEN I WILL ENTERTAIN A MOTION TO APPROVE THE
 09:43:36 AGENDA.
 09:43:39 >>Larry Fiesel: MR. MAYOR, I MAKE A MOTION TO APPROVE THE

 09:43:41 AGENDA.
 09:43:41 >>Mayor McLain: COUNCILMEMBER FIESEL HAS MADE THE MOTION TO

09:43:43 APPROVE THE AGENDA AND SECONDED BY OUR VICE-MAYOR RIBBLE.
 09:43:46 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
 09:43:50 >>Larry Fiesel: AYE.
 09:43:52 >>Lori Fayhee: AYE.
 09:43:54 >>Rafael Lopez: AYE.
 09:43:55 >>Jim Ward: AYE.
 09:43:57 >>George Zalucki: AYE.
 09:43:58 >>Vice-Mayor Ribble: AYE.
 09:43:59 >>Mayor McLain: AYE.
 09:44:00 NEXT ON THE AGENDA IS WE WILL TAKE PUBLIC COMMENTS ON ITEMS
 09:44:06 THAT ARE NOT ON THE AGENDA.
 09:44:09 A CARD MUST BE COMPLETED BEFORE THE MEETING.
 09:44:12 YOU ONLY HAVE THREE MINUTES TO SPEAK ON WHATEVER MATTER YOU
 09:44:16 MAY WANT TO SPEAK.
 09:44:17 I'LL ASK MADAM CLERK IF WE HAVE ANYONE TO SPEAK.
 09:44:21 >>Carol Sacco: YES, WE HAVE THREE.
 09:44:23 MR. PAT DOUGLAS REPRESENTING SHADOW WOOD.
 09:44:29 >>Mayor McLain: WELCOME.
 09:44:30 >> THANK YOU.
 09:44:30 THANK YOU FOR ALLOWING ME TO SPEAK.
 09:44:34 I DON'T KNOW THAT I CAN DO IN THREE MINUTES.
 09:44:36 I'M A LONG TALKER.
 09:44:37 I APPRECIATE YOUR TIME AND APPRECIATE THE SUPPORT OF THE

 09:44:40 CLERK TO GET ME IN FRONT OF THE COUNCIL TODAY. MY NAME IS
 09:44:44 PAT DOUGLAS.
 09:44:46 RESIDENT OF SHADOW WOOD AT THE BROOKS.
 09:44:47 I AM AN AVID BICYCLER AND I'M HERE REPRESENTING A GROUP OF
 09:44:51 BIKERS THAT I BIKE WITH BUT ALSO VERY MUCH A CONCERNED
 09:44:55 CITIZEN.
 09:44:55 THE TOPIC IS THE AGGRESSIVE AND DISTRACTED DRIVING.
 09:44:59 IN LEE COUNTY, BUT SPECIFICALLY HERE IN ESTERO.
 09:45:02 I BIKE ABOUT 120 MILES A WEEK THREE DAYS A WEEK.
 09:45:06 I GO UP AND DOWN THESE ROADS.
 09:45:08 I GO INTO NAPLES, I GO UP INTO FORT MYERS.
 09:45:12 WHAT WE SEE IS WHAT YOU HEAR IN THE NEWS AND WHAT YOU SEE IN
 09:45:16 THE NEWS.
 09:45:17 THE DEBRIS, THE DISTRACTED DRIVING, 90% -- THAT'S PROBABLY
 09:45:21 NOT ACCURATE, BUT MANY PEOPLE ON THEIR CELL PHONES.
 09:45:24 AND I CAN TELL YOU WITHOUT HESITATION THAT IN THE THREE DAYS
 09:45:29 I BIKE EVERY WEEK GOING IN THOSE DIRECTIONS, AT LEAST ONE OF
 09:45:33 THOSE DAYS, MANY TIMES, TOO, WE CAN SMELL MARIJUANA BEING
 09:45:36 SMOKED WITH TRAFFIC THAT IS PASSING US.
 09:45:39 THIS IS MORE OF AN ISSUE.
 09:45:42 IT'S PAST BEING AN ISSUE OF FENDER-BENDERS AND MINOR
 09:45:46 INJURIES.
 09:45:46 WE'RE KILLING PEOPLE AND WE UNDERSTAND THAT WE'RE KILLING
 09:45:49 PEOPLE.

09:45:49 I HAD THE OPPORTUNITY TO MEET WITH FORMER MAYOR ERRINGTON.

09:45:56 SHE BROKERED A DISCUSSION WITH I AND MANAGER SARKOZY.

09:46:00 VERY GOOD DISCUSSION.

09:46:01 MANAGER SARKOZY WAS HELPFUL ENOUGH TO BROKER A MEETING WITH

09:46:04 MYSELF AND TWO OTHER BIKERS WITH CAPTAIN LEE OF THE SOUTH

09:46:09 DIVISION AT LEE COUNTY SHERIFF'S OFFICE.

09:46:13 WAS VERY, VERY INFORMATIVE MEETING, BUT, UNFORTUNATELY,

09:46:16 NOTHING CAME OUT OF IT OTHER THAN SOME EDUCATION.

09:46:19 BUT WHAT I DID LEARN THERE IS WHAT THE CITY OF BONITA

09:46:23 SPRINGS DOES.

09:46:24 THE CITY OF BONITA SPRINGS SINCE 2002, THEY HAVE BEEN

09:46:30 FUNDING ADDITIONAL SHERIFF'S DEPUTIES TO BE USED AT THEIR

09:46:34 DISCRETION AND AT THE DISCRETION OF LEE COUNTY SHERIFF'S

09:46:38 DEPARTMENT.

09:46:39 THEY HAVE CURRENTLY I BELIEVE 19 SHERIFF'S DEPUTIES THAT

09:46:44 THEY DO ON A YEARLY BASIS.

09:46:45 I ASKED CAPTAIN LEE IF I WANTED TO GIVE HIM SOME MONEY, I

09:46:50 KNOW I CAN'T DO THAT, BUT 85 TO 90 DOLLARS AN HOUR,

09:46:54 FOUR-HOUR MINIMUM.

09:46:55 SO I AM HERE TO ASK THE COUNCIL WHAT YOU INTEND TO DO ABOUT

09:47:00 THIS DRIVING SITUATION, BUT SPECIFICALLY WHY CAN'T WE HAVE

09:47:06 CITIZEN FUNDING SOMEHOW OR TAX ROLL FUNDING FOR ADDITIONAL

09:47:11 TRAFFIC ENFORCEMENT IN THE VILLAGE OF ESTERO.

09:47:16 ROUGH NUMBERS, TEN DEPUTIES A YEAR IS \$1.9 MILLION.

09:47:22 I LOOK AT THE TAX ROLL OF \$6 MILLION IN THE BUDGET.

09:47:26 MY PERSONAL TAX BILL IS \$300.

09:47:29 THAT IS A 30% INCREASE.

09:47:31 I WOULD PAY \$100 A YEAR ALL DAY LONG FOR KNOWING THAT I HAD

09:47:35 TEN DEPUTIES PATROLLING.

09:47:37 >>Mayor McLain: THANK YOU SO MUCH.

09:47:48 >>Carol Sacco: OUR NEXT SPEAKER IS MR. ALLAN BOWDITCH FROM

09:47:54 ENGAGE ESTERO.

09:47:56 >> GOOD MORNING, EVERYONE.

09:47:57 ALLAN BOWDITCH FROM SHADOW WOOD REPRESENTING ENGAGE ESTERO

09:48:02 TODAY.

09:48:02 I HOPE I'LL BRING A LITTLE BIT OF SUNSHINE TO YOU ALL TODAY

09:48:05 ON THIS RATHER GLOOMY DAY BECAUSE WHAT I'M GOING TO DO TODAY

09:48:09 IS TO PUBLICLY ACKNOWLEDGE AND CONGRATULATE STEVE SARKOZY,

09:48:13 OUR VILLAGE MANAGER, ON THE PANEL DISCUSSIONS THAT TOOK

09:48:17 PLACE AT FGCU'S STUDENT BALLROOM WHERE THERE WAS THE

09:48:24 DISCUSSION ABOUT THE FUTURE OF ESTERO.

09:48:26 THERE WERE APPROXIMATELY 225 RESIDENTS WHO ATTENDED THAT

09:48:29 MEETING AND BEEN A STAGGERING 788 PEOPLE WHO BY YESTERDAY'S

09:48:33 COUNT HAD WATCHED THE RECORDING OF THAT MEETING.

09:48:36 I'VE RECEIVED VERY MANY POSITIVE COMMENTS MADE ABOUT THE

09:48:40 MEETING AND THE OPENNESS AND THE EXPLANATION PROVIDED ABOUT

09:48:43 THE FUTURE URBANIZATION OF ESTERO AND THE SURROUNDING AREA.
 09:48:47 I PERSONALLY BELIEVE IT IS IN -- PERSPECTIVE OF THE ESTERO
 09:48:53 COUNCIL AND THE MANAGEMENT AND ITS FUTURE DIRECTION.
 09:48:57 I DO HAVE TWO ISSUES THAT I'D LIKE TO ADD.
 09:48:59 ONE IS THAT CITIZENS ARE, HOWEVER, CONCERNED ABOUT THE SHORT

 09:49:02 NOTICE GIVEN IN ADVANCE OF THE PLANNED DEVELOPMENTS WHEN
 09:49:06 THEY ARE FIRST BEING PRESENTED TO THE PLANNING AND ZONING
 09:49:09 BOARD AND THE LIMITED OPPORTUNITY TO EXPRESS THEIR OPINIONS
 09:49:12 ON THEM.
 09:49:13 IN FACT, DURING THE MEETING JIM WALLACE WAS ABLE TO SAY THAT
 09:49:20 THERE WERE NO REAL WORKSHOPS TODAY, ONLY BRIEF PUBLIC
 09:49:22 INFORMATION MEETINGS AFTER ALL THE CONCEPT IS DESIGNED AND
 09:49:26 IT IS TOO LATE THEN.
 09:49:27 I THINK THERE ARE MANY PEOPLE WHO WOULD LIKE TO SEE A CHANGE
 09:49:32 IN THIS REGARD.
 09:49:32 THE SECOND POINT WAS ALSO RAISED DURING THE MEETING WHERE IT
 09:49:36 WAS MENTIONED THAT IN SOME RESPECTS, WHILE, OF COURSE, THERE
 09:49:39 IS A LOT OF FOCUS ON INDIVIDUAL DEVELOPMENTS, PERHAPS
 09:49:42 THERE'S NO PERCEIVED COHESIVE VISION FOR THE VILLAGE THAT
 09:49:46 TAKES INTO ACCOUNT ALL OF THE DEVELOPMENTS ON A HOLISTIC
 09:49:49 BASIS.
 09:49:50 IT WAS SUGGESTED THAT INDIVIDUAL PLANNERS WHO ARE
 09:49:54 VISIONARIES OR COMPANIES WITH A PROVEN TRACK RECORD ON
 09:49:58 THINKING OUTSIDE THE BOX AND ANTICIPATING FUTURE NEEDS OF
 09:50:00 RESIDENTS WELL INTO THE FUTURE COULD BE DESIRABLE.
 09:50:04 THAT'S NOT TO IMPLY THAT THE VILLAGE MANAGEMENT IS DOING A
 09:50:08 POOR JOB IN THIS REGARD, BUT OUTSIDE PERSPECTIVES CAN
 09:50:11 PROVIDE A BROADER, MORE LATERAL ASSESSMENT OF HOW VILLAGES
 09:50:15 LIKE ESTERO SHOULD ADAPT TO FUTURE NEEDS.
 09:50:19 PERHAPS IT'S A COST WORTH CONSIDERING.

 09:50:21 THANK YOU VERY MUCH.
 09:50:23 >>Mayor McLain: THANK YOU, ALLAN.
 09:50:24 >>Carol Sacco: THE NEXT ONE IS MR. GARY ISRAEL FROM ESTERO
 09:50:28 ROTARY.
 09:50:31 >> GOOD MORNING.
 09:50:31 GARY ISRAEL.
 09:50:33 TO ME, THE RED LIGHT RUNNING IS THE MOST FRIGHTFUL THING
 09:50:37 GOING ON IN THE VILLAGE OF ESTERO, TWO TO THREE AT EVERY
 09:50:40 LIGHT CHANGE.
 09:50:41 FIRST OF ALL, BEFORE I MAKE MY REMARKS, I WANT TO THANK
 09:50:48 RAFAEL AND GEORGE AND EVERYBODY FOR THE VETERANS DAY PROGRAM
 09:50:53 THIS PAST SATURDAY.
 09:50:54 THAT WAS PROBABLY THE MOST RELEVANT PROGRAM WE'VE HAD ON
 09:51:00 VETERANS DAY.
 09:51:02 THOSE THREE SPEAKERS DID A VERY NICE JOB OF MAKING THAT
 09:51:05 RELATABLE TO THE INDIVIDUAL CITIZENS HERE IN THE AREA, AND I

09:51:09 WAS VERY PROUD TO BE IN ATTENDANCE FOR THAT.
 09:51:11 WHAT I WANTED TO MENTION TODAY WAS WE'RE TWO AND A HALF
 09:51:15 WEEKS OUT FROM LIGHT UP ESTERO, WHICH IS THE ANNUAL
 09:51:19 CHRISTMAS TREE LIGHTING FOR THE VILLAGE.
 09:51:23 I WANTED TO CALL ATTENTION TO THE COMMUNITY THAT TWO OF THE
 09:51:27 THINGS WE FEEL IS IMPORTANT IN ADDITION TO THAT TREE
 09:51:30 LIGHTING PROGRAM IS THAT WE HAVE TWO YOUTH GROUPS FROM OUR
 09:51:37 ROTARY CLUB.
 09:51:38 ONE FOR THIRD, FOURTH, FIFTH GRADERS AT THREE OAKS

 09:51:41 ELEMENTARY SCHOOL CALLED ROTA KIDS.
 09:51:46 MIDDLE SCHOOL THREE OAKS WE HAVE AN INTERACT CLUB.
 09:51:49 THEY ARE WORKING TIRELESSLY AT THIS POINT TO COLLECT PET
 09:51:53 FOODS AND SUPPLIES FOR INTERFAITH CHARITIES FOOD BANK.
 09:51:57 IT'S A VERY NEED IN THIS COMMUNITY.
 09:52:01 INTERFAITH COVERS SAN CARLOS PARK IN ESTERO.
 09:52:05 IAN WAS DEVASTATING TO THE COMMUNITY AROUND US.
 09:52:11 THERE ARE SOME REAL FOOD INSECURITIES IN THE AREA.
 09:52:14 IF YOU CAN'T FEED YOUR FAMILY, THE PETS COME SECOND OR MAYBE
 09:52:19 THE PETS COME FIRST AND THE FAMILY DOESN'T EAT.
 09:52:22 I DON'T KNOW IN SOME SITUATIONS.
 09:52:24 SO WE ARE ON A LARGE CAMPAIGN TO COLLECT PET FOOD AND
 09:52:28 SUPPLIES.
 09:52:29 IF THERE ARE PEOPLE WATCHING TODAY IN THE GATED COMMUNITIES
 09:52:32 THAT WOULD WANT TO CONTRIBUTE TO THAT, PLEASE GIVE ME A CALL
 09:52:35 AND LET ME KNOW.
 09:52:36 WE'LL FIND A WAY TO GET THAT.
 09:52:39 WE ARE ALSO COLLECTING NEW UNWRAPPED TOYS FOR THE ANNUAL
 09:52:42 ESTERO FIRE RESCUE HOLIDAY TOY DRIVE.
 09:52:46 THE VILLAGE WAS GRACIOUS ENOUGH TO ALLOW US TO PUT A
 09:52:49 COLLECTION CONTAINER OUT HERE IN THE HALLWAY.
 09:52:53 WE ALSO HAVE ONE AT EMBASSY SUITES HOTEL WHICH IS WHERE OUR
 09:52:57 ROTARY CLUB MEETS EACH TUESDAY FOR LUNCH.
 09:52:59 I'M WAITING TO HEAR FROM A COUPLE OF ESTERO BANKS IN THE
 09:53:04 AREA THAT WE CAN PROMOTE THIS THROUGH THE COMMUNITY TO HELP

 09:53:07 BRING IN SUPPLIES AND GIFTS FOR THIS EFFORT.
 09:53:11 THANK YOU.
 09:53:15 >>Mayor McLain: THANK YOU FOR PUTTING THIS ON.
 09:53:18 IT IS A NICE EVENT FOR ESTERO.
 09:53:20 DO YOU WANT PEOPLE THAT ARE GOING TO ATTEND THAT EVENT TO
 09:53:23 BRING TOYS AND/OR DOG FOOD OR BOTH?
 09:53:27 >> THEY CAN.
 09:53:28 WE'LL HAVE COLLECTION BOXES THERE ON-SITE FOR THAT AS WELL.
 09:53:32 WE'RE GOING TO PUT OUT SOME COMMUNICATIONS HERE WHERE THEY
 09:53:38 CAN REACH OUT TO US AND WE'LL FIND THEM IF THESE LOCATIONS,
 09:53:42 COLLECTION SITE LOCATIONS AREN'T CONVENIENT FOR THEM.
 09:53:47 LAST YEAR, SOME OF THE COMMUNITIES BROUGHT US LITERALLY

09:53:49 THESE BLACK TRASH BAGS FULL OF TOYS, AND IT WAS JUST -- THE
 09:53:56 EYES ON THE ESTERO FIRE RESCUE FIREMEN, THEY WERE SO HAPPY.
 09:54:01 AND IT'S REALLY ONE OF THE MOST SUCCESSFUL TOY DRIVES IN
 09:54:04 SOUTHWEST FLORIDA.
 09:54:07 SO WE'VE ALWAYS PARTNERED WITH THEM TO HELP THEM COLLECT
 09:54:09 THIS.
 09:54:10 IN FACT, WE HAD ENOUGH.
 09:54:11 WE ACTUALLY TUCKED A STUFF ANIMAL UNDER THE ARMS OF EACH OF
 09:54:17 THE NEW HORIZONS CHILDREN'S CHOIR LAST YEAR WE HAD SO MANY
 09:54:21 TO GIVE AWAY.
 09:54:22 I THINK WE MADE THEIR CHRISTMAS A LITTLE HAPPIER AS WELL.
 09:54:25 >>Mayor McLain: GOOD.
 09:54:26 THANK YOU SO MUCH.

09:54:26 >> THANK YOU.
 09:54:29 >>Mayor McLain: MADAM CLERK, NO OTHER SPEAKERS.
 09:54:31 >>Carol Sacco: THERE ARE NO OTHERS, MAYOR.
 09:54:33 >>Mayor McLain: WE'LL MOVE ON TO AGENDA ITEM 6A.
 09:54:35 DO ANY OF THE COUNCIL MEMBERS HAVE COMMENTS OR QUESTIONS
 09:54:38 REGARDING THE COUNCIL MEETING MINUTES FROM OUR LAST MEETING?
 09:54:41 I SEE NONE.
 09:54:46 I'LL TAKE A MOTION.
 09:54:50 >> SO MOVED.
 09:54:50 >>Mayor McLain: COUNCILMAN WARD HAS MADE THE MOTION.
 09:54:53 I THINK IT WAS SECONDED BY COUNCILMAN ZALUCKI.
 09:54:56 MADAM CLERK, WOULD YOU PLEASE TAKE THE ROLL?
 09:54:58 >>George Zalucki: AYE.
 09:55:00 >>Jim Ward: AYE.
 09:55:02 >>Rafael Lopez: AYE.
 09:55:04 >>Lori Fayhee: AYE.
 09:55:05 >>Larry Fiesel: AYE.
 09:55:07 >>Vice-Mayor Ribble: AYE.
 09:55:08 >>Mayor McLain: AYE.
 09:55:08 NEXT ON THE AGENDA IS ITEM 8A, THE ESTERO ENTERTAINMENT
 09:55:14 CENTER CONSTRUCTION MANAGEMENT SERVICES FOR RFP 2024-01.
 09:55:23 I'LL ASK THE VILLAGE MANAGER TO PLEASE INTRODUCE THIS ITEM.
 09:55:28 >>Steven Sarkozy: THANK YOU, MAYOR, AND MEMBERS OF COUNCIL.
 09:55:31 THIS ITEM HAS TO DO WITH THE 20-ACRE SITE THAT WE'VE COME TO
 09:55:36 CALL THE FAMILY ENTERTAINMENT CENTER ON WILLIAMS THAT

09:55:40 INCLUDES AT THIS POINT PROPOSED DEVELOPMENT BY CHICKEN N
 09:55:44 PICKLE AND PROPOSED DEVELOPMENT BY HIGH 5 TO CREATE
 09:55:50 ENTERTAINMENT OPTIONS AS WELL AS A REVENUE SOURCE FOR THE
 09:55:56 VILLAGE.
 09:55:57 WE'RE UNDER A TIGHT TIMELINE TO GET THIS PROJECT
 09:56:01 CONSTRUCTED, AND IT IS THE IDEA THAT WE WANT TO DELIVER ON
 09:56:06 THIS PROJECT AS SOON AS POSSIBLE.
 09:56:10 THIS TYPE OF MANAGEMENT PROCESS FOR THE PROJECT IS DIFFERENT

09:56:15 THAN WHAT WE'VE USED IN THE PAST, AND WE WOULD LIKE TO
 09:56:18 EXPLAIN THIS PROCESS AND THEN ULTIMATELY GET THE VILLAGE
 09:56:22 COUNCIL'S APPROVAL OF THE RANKING THAT WE'VE GONE THROUGH,
 09:56:25 WHICH IS TYPICAL WHEN WE DO SOLICITATION FOR PROFESSIONAL
 09:56:29 SERVICES.
 09:56:31 SO I WOULD LIKE TO HAVE DAVID WILLEMS, OUR PUBLIC WORKS
 09:56:34 DIRECTOR, COME FORWARD AND EXPLAIN THE CONSTRUCTION
 09:56:39 MANAGEMENT PROCESS HERE THAT WE'RE PROPOSING.
 09:56:42 >>David Willems: GOOD MORNING.
 09:56:44 I WAS JUST GOING TO GO BRIEFLY, IF COUNCIL WANTS ME TO GO IN
 09:56:48 MORE DETAIL, I CAN.
 09:56:50 WE ALSO HAVE A COUPLE OF THE CONSTRUCTION MANAGEMENT COMPANY
 09:56:53 HERE THAT COULD EXPLAIN IT IN A LITTLE MORE DETAIL.
 09:56:56 BUT THE CM IS BASICALLY THE CONSTRUCTION MANAGER IS WORKING
 09:57:00 FOR THE VILLAGE OF ESTERO.
 09:57:03 THEY ARE HIRED BASED ON THEIR QUALIFICATIONS, WHICH IS
 09:57:07 DIFFERENT THAN IF WE ARE TO DO A NORMAL BID PROCESS IF WE

 09:57:11 HIRE THE CONTRACTOR BASED ON LOW BID.
 09:57:13 IF THEY ARE QUALIFIED AND HAVE THE LOWEST BID, THAT'S WHO WE
 09:57:16 HIRE.
 09:57:17 THE CM PROCESS IS A LITTLE BIT DIFFERENT IN THAT A LOT OF
 09:57:19 THE FIRMS ARE THE SAME.
 09:57:21 SOME OF THE FIRMS THAT SUBMITTED COULD ALSO SUBMIT FOR A LOW
 09:57:24 BID, BUT WE'RE ACTUALLY HIRING THEM.
 09:57:27 THEY ARE WORKING DIRECTLY FOR THE VILLAGE TO MANAGE THE
 09:57:30 CONSTRUCTION OF THE ENTIRE PROJECT.
 09:57:32 SO ONCE WE HIRE A CONSTRUCTION MANAGEMENT FIRM, THEY HANDLE
 09:57:36 THE REST OF THE ADMINISTRATIVE PART OF IT.
 09:57:39 WE WON'T HAVE TO GO THROUGH PROCUREMENT TO HIRE THE PEOPLE
 09:57:42 TO FILL THE SITE TO EXCAVATE THE SITE.
 09:57:45 THEY ACTUALLY HANDLE ALL THAT ON THEIR OWN.
 09:57:49 AND THAT REALLY OPENS UP THE TIME FOR STAFF.
 09:57:53 SO IF WE HAD TO DO THAT, IT WOULD BE VERY CUMBERSOME, MYSELF
 09:57:57 AND KEVIN, TO GO THROUGH THAT PROCESS IN A QUICK ENOUGH WAY
 09:58:01 TO ACTUALLY GET THE PROJECT MOVING FORWARD.
 09:58:03 STEPPING BACK A LITTLE BIT WITH THE SHORT TIME FRAME THAT
 09:58:07 WE'RE WORKING ON, WE'RE LOOKING TO DO KIND OF A TWO-STEP
 09:58:10 PROCESS FOR THIS CONSTRUCTION, WHICH WOULD MAKE IT EVEN
 09:58:14 HARDER ON STAFF.
 09:58:15 WHAT WE'RE TRYING TO DO IS WE'RE GOING TO CLEAR AND FILL THE
 09:58:17 SITE FIRST BECAUSE THAT'S GOING TO TAKE SOME TIME TO DO.
 09:58:21 THERE'S GOING TO BE A LOT OF DIRT THAT WE NEED TO MOVE

 09:58:23 AROUND THE SITE, SO WE'LL DO THAT FIRST.
 09:58:26 WE'LL SUBMIT THE PERMIT APPLICATION FOR THAT HERE WITHIN THE
 09:58:28 NEXT WEEK OR TWO AND HOPING TO START CONSTRUCTION IN EARLY
 09:58:33 2024.

09:58:34 WHILE THE CONTRACTOR IS WORKING ON THAT, WE'RE GOING TO DO
 09:58:36 THE SECOND PART OF IT, WHICH IS REALLY MORE WHAT YOU WOULD
 09:58:39 NORMALLY SEE, WHICH IS THE PARKING LOTS, THE UNDERGROUND,
 09:58:43 THE UTILITIES, THE LANDSCAPING AND IRRIGATION.
 09:58:47 THAT WILL BE A SECOND PHASE.
 09:58:48 THE REASON WE'RE DOING THAT IS THE TIME CRITICAL ITEM IS
 09:58:53 GETTING THE PAD READY FOR OUR PARTNERS TO START VERTICAL
 09:58:58 CONSTRUCTION AND REALLY ALL WE NEED TO DO IS GET THE DIRT IN
 09:59:01 PLACE FOR THEM TO DO THAT.
 09:59:02 THAT'S WHY WE'RE DOING IT IN TWO STEPS.
 09:59:04 THE CONSTRUCTION MANAGER, ONCE THEY ARE HIRED, IS GOING TO
 09:59:08 HANDLE ALL OF THAT.
 09:59:08 THE VILLAGE WILL STILL BE INVOLVED.
 09:59:10 WE'LL HAVE MEETINGS WITH THEM, BUT THEY ARE GOING TO HANDLE
 09:59:12 THE MANAGEMENT OF THE CONTRACTORS.
 09:59:14 THE WAY THAT IT'S TYPICALLY SET UP, WE HAVEN'T DONE THE
 09:59:17 CONTRACT YET, SO IT'S STILL UP IN THE AIR, BUT A LOT OF
 09:59:20 TIMES THE CM FIRM WILL GET A PERCENT OF THE COST BASICALLY
 09:59:24 IS THE WAY THAT IT WORKS.
 09:59:26 WE'LL WORK THROUGH THAT AS WE GET A LITTLE BIT CLOSER.
 09:59:30 THEY HAVE A GROUP -- AND THEY ARE ABLE TO KIND OF VET THE

 09:59:39 CONTRACTORS THAT THEY ARE USING.
 09:59:43 THE VILLAGE HAS TO TAKE WHOEVER IS THE LOW BID.
 09:59:45 THEY WORK WITH THE PEOPLE THAT THEY ARE USED TO WORKING
 09:59:47 WITH.
 09:59:48 THE IDEA IS THAT WE'LL BE ABLE TO GET QUALITY AND THE PRICE
 09:59:53 PART OF IT.
 09:59:53 I CAN ASK FOR ANY QUESTIONS ON THE CM PROCESS ITSELF.
 09:59:59 >>Jim Ward: I'M SORT OF USED TO THE TERM GENERAL CONTRACTOR.
 10:00:04 IS THAT ESSENTIALLY WHAT THEY WILL DO, BE THE GENERAL
 10:00:07 CONTRACTOR AND BRING IN SUBCONTRACTORS THAT WILL WORK
 10:00:09 UNDERNEATH THEM AND THEY WILL APPROVE THE WORK?
 10:00:12 >>David Willems: GENERAL CONTRACTOR COULD STILL BE LOW BID.
 10:00:15 THEY ARE JUST THE PERSON THAT'S OVERSEEING THE WHOLE THING.
 10:00:17 THEY ARE GOING TO OVERSEE IT, AND THEY ACTUALLY ARE NOT --
 10:00:21 LOW BID HAS NOTHING TO DO WITH US HIRING THEM.
 10:00:24 IT IS THEIR QUALIFICATIONS TO DO THE PROJECT.
 10:00:27 FROM A PRACTICAL STANDPOINT IT FUNCTIONS THE SAME WAY.
 10:00:31 THEY ARE THE CONTRACTOR THAT IS OVERSEEING ALL OF THE
 10:00:33 SUBCONTRACTORS.
 10:00:34 >>Jim Ward: WHEN WILL CHICKEN N PICKLE GET INVOLVED IN THE
 10:00:37 PROCESS?
 10:00:38 >>David Willems: THEY ARE INVOLVED NOW FROM A COORDINATING
 10:00:40 STANDPOINT.
 10:00:41 BUT THE IDEA IS THAT OUR CONTRACTOR WILL EXCAVATE THE POND,
 10:00:47 FILL CHICKEN N PICKLE AND HIGH 5'S SITE.

10:00:50 ONCE THAT IS FILLED TO THE GRADE THAT EACH OF THOSE NEED,
 10:00:54 THEN THEIR CONTRACTOR WILL COME IN AND DO THE VERTICAL PART
 10:00:56 OF IT.
 10:00:58 >>Jim Ward: THANK YOU.
 10:00:59 >>Mayor McLain: ANY OTHER QUESTIONS?
 10:01:01 >>George Zalucki: THANK YOU, DAVID.
 10:01:03 GOOD EXPLANATION.
 10:01:03 I JUST HAVE ONE QUESTION.
 10:01:05 THE CM IS GOING TO TAKE CARE OF ALL OF THE HIRING AND
 10:01:09 SUBCONTRACTORS, CORRECT?
 10:01:11 WHEN DOES THE VILLAGE -- IS THE TOTAL CONTRACTOR AND THE
 10:01:16 SUBCONTRACTOR'S PIECE ROLE AND PRICE IS THAT ALL BUNDLED
 10:01:20 TOGETHER OR DIFFERENT PHASES IN WHICH YOU WOULD BRING BACK
 10:01:23 THE COST TO DO PHASE ONE, PHASE TWO, PHASE THREE?
 10:01:26 HOW DO WE UNDERSTAND THE COSTING?
 10:01:28 >>David Willems: THAT IS THE GREAT POINT AND PROBABLY THE
 10:01:30 POINT I MISSED THAT I SHOULD HAVE TALKED ABOUT.
 10:01:33 WHAT WILL HAPPEN IS ONCE WE HIRE THE FIRM, WE'LL GIVE THEM A
 10:01:37 NOMINAL AMOUNT TO DO KIND OF THE FRONT-END WORK.
 10:01:40 THEN THEY'LL TELL US BASED ON THE PLANS THAT WE HAVE FROM
 10:01:45 OUR CONSULTANT WHAT IS THE MAXIMUM PRICE FOR THIS.
 10:01:49 AND THAT'S WHAT OUR ULTIMATE CONTRACT WITH COUNCIL WILL BE
 10:01:52 IS BASED ON THAT MAXIMUM PRICE THAT THEY SEE THE COST BEING.
 10:01:57 AND THAT WILL COME BACK TO COUNCIL FOR APPROVAL, BOTH FOR
 10:02:00 THE PHASE ONE AND THEN THE ULTIMATE.

 10:02:02 AND THEN THE CM WILL BE TASKED WITH GETTING THE PROJECT
 10:02:07 BUILT AT THAT COST.
 10:02:09 >>George Zalucki: THANK YOU.
 10:02:11 >>Mayor McLain: ANY OTHER QUESTIONS?
 10:02:15 >>Robert Eschenfelder: WE'RE DOING A GUARANTEED MAXIMUM
 10:02:17 PRICE?
 10:02:17 >>David Willems: THAT'S PART OF OUR DISCUSSION AS WE GET
 10:02:20 INTO THE CONTRACT PART.
 10:02:21 >>Robert Eschenfelder: TWO DIFFERENT CONTRACTS.
 10:02:22 I'M ALWAYS IN FAVOR OF GUARANTEED BECAUSE IT'S GUARANTEE.
 10:02:26 WE'LL TALK.
 10:02:29 >>Mayor McLain: I'VE GOT JUST A QUESTION ABOUT MAXIMUM COST.
 10:02:34 WE COULD GET AN INFLATED COST THAT WE AGREE TO.
 10:02:40 WILL THERE BE COMPETITIVE BIDDING FROM THE CONTRACTOR ON
 10:02:43 THIS TO MAKE SURE THAT WE'RE GETTING FAIR MARKET PRICE, NOT
 10:02:48 AN INFLATED PRICE?
 10:02:50 I THINK WE CAN MANAGE THAT IN THIS PROCESS, BUT I ALWAYS
 10:02:54 WORRY, IT'S NICE TO HAVE A CAP, BUT I WANT TO MAKE SURE THAT
 10:02:58 WE'RE IN THE FAIR -- WHEN THAT CAP IS AT A FAIR MARKET
 10:03:02 LEVEL, FOR WHATEVER THE WORK IS, AND THERE'S MULTI-POINTS OF
 10:03:06 COST IN THIS PRICE, NOT BRINGING IN A BUNCH OF DIRT AND
 10:03:10 SAYING GOOD, THE PILE IS THERE, START YOUR BUILDING.

10:03:12 WE HAVE A LEVEL WE HAVE TO DO, WHATEVER ELSE WE HAVE TO DO.
 10:03:15 I JUST WANT TO MANAGE THAT APPROPRIATELY BECAUSE IT'S A LOT
 10:03:20 OF MONEY.

10:03:20 NOT SEEING THE MONEY YET.
 10:03:23 >>Robert Eschenfelder: THERE ARE TWO MODELS, CONSTRUCTION
 10:03:25 MANAGER, CONSTRUCTION MANAGER AT RISK.
 10:03:27 CONSTRUCTION MANAGER AT RISK IS, THERE IS AN UPFRONT PART
 10:03:31 WHERE THEY LOOK AT HOW IS THIS ALL GOING TO GO.
 10:03:33 THEN THERE COMES A POINT WHERE AFTER THEY FEEL THEY KNOW
 10:03:37 ENOUGH THEY GIVE US A GUARANTEED MAXIMUM PRICE, GMP.
 10:03:43 THEN THAT IS THE PRICE THEY HAVE TO HOLD TO NO MATTER WHAT.
 10:03:46 THAT'S WHY IT IS CALLED AT RISK.
 10:03:49 THEY ARE INCENTIVIZED AT THAT POINT, WITH THE SUBS AND THE
 10:03:53 MATERIALS AND SO FORTH TO GET THE BEST POSSIBLE PRICES THEY
 10:03:56 CAN AS THEY GO OUT THERE AND DO ALL THAT.
 10:03:58 IF NOT, IT WILL CUT INTO THEIR PROFIT.
 10:04:00 IF YOU DON'T DO AT RISK AND IT'S SUBJECT TO WHAT THEY ARE
 10:04:04 GOING TO AGREE TO, CAN'T MAKE THEM DO AT RISK, IF WE JUST DO
 10:04:08 REGULAR CONSTRUCTION MANAGEMENT, THERE WILL STILL BE A
 10:04:12 PROJECT BUDGET BUT THEN AT SOME POINT THEY COULD COME AND
 10:04:15 SAY, WELL, WE'VE HAD THESE OVERRUNS, WE DIDN'T EXPECT THESE
 10:04:19 OVERRUNS.
 10:04:20 IF YOU WANT IT TO BE DONE, YOU HAVE TO DO A CHANGE ORDER, SO
 10:04:23 THAT'S PART OF THE DISCUSSION WE'LL HAVE TO HAVE WITH THE
 10:04:25 CHOSEN VENDOR.
 10:04:28 ARE THEY GOING TO BE WILLING TO -- AND I FEEL -- I'M NOT THE
 10:04:33 ENGINEER IN THE ROOM, I SUSPECT THIS IS A FOCUSED ENOUGH
 10:04:36 PROJECT TO WHERE IF THEY REALLY DO PUT THEIR MIND TO IT,

10:04:39 THEY CAN COME UP WITH A NUMBER THAT THEY WILL BE COMFORTABLE
 10:04:42 WITH, THAT THEY KNOW THEY CAN GET IT DONE AND HAVE IT BE AT
 10:04:45 RISK TO WHERE WE KNOW THAT IS.
 10:04:48 >>David Willems: I THINK THERE ARE A COUPLE OF OTHER POINTS
 10:04:51 FOR THIS PROJECT.
 10:04:52 IT IS MOVING AT SUCH A FAST PACE, IT'S HARD TO GET A
 10:04:55 CONTRACTOR TO AGREE TO THE COST WHEN IT'S OUT THERE.
 10:04:59 COULD HAPPEN IN SIX MONTHS, NINE MONTHS.
 10:05:01 IT IS A TWO-YEAR PROJECT.
 10:05:02 THAT IS A LOT HARDER ESPECIALLY IN TODAY'S ENVIRONMENT WITH
 10:05:05 THE COSTS CHANGING SO FAST.
 10:05:06 THIS IS MUCH QUICKER THAN THAT.
 10:05:08 WE SHOULD BE ABLE TO CONTROL THAT.
 10:05:11 THE OTHER THING THAT IS A LITTLE BIT DIFFERENT IN THE WAY
 10:05:14 THE CM IS SET UP RATHER THAN LOW BID, THE VILLAGE IS ONLY
 10:05:18 SELECTING THESE FIRMS BASED ON THE QUALITY OF WORK.
 10:05:21 SO LET'S SAY, FOR EXAMPLE, WE HAD A REALLY BAD EXPERIENCE
 10:05:25 WITH THIS CONTRACTOR.

10:05:28 WE FELT LIKE THEY TOOK ADVANTAGE OF US, WE JUST DON'T EVER
 10:05:32 HIRE THEM AGAIN.
 10:05:33 IT'S NOT LIKE A LOW-BID SCENARIO WHERE IF THEY ARE QUALIFIED
 10:05:36 YOU KIND OF HAVE TO HIRE THEM.
 10:05:37 IT'S REALLY BASED ON THEIR QUALIFICATIONS.
 10:05:39 THEIR INCENTIVE IS MORE THAN IN SOME OTHER WAYS IS TO MAKE
 10:05:42 SURE THAT THE VILLAGE IS HAPPY.

10:05:44 ULTIMATELY THAT'S HOW THEY KEEP GETTING THIS TYPE OF WORK.
 10:05:46 SO THAT'S ONE OF THE -- THE INCENTIVE IS DIFFERENT THAN THE
 10:05:50 LOW BID.
 10:05:51 >>Mayor McLain: THE OTHER THING I HEARD AROUND COST, WE'VE
 10:05:53 GOT A MAXIMUM PRICE.
 10:05:55 THAT'S INCLUSIVE OF THEIR FEES --
 10:05:59 >>David Willems: ALL OF THAT IS NEGOTIATED.
 10:06:00 >> ONE PRICE.
 10:06:01 WE'RE NOT GOING TO GET --
 10:06:02 >>David Willems: THAT IS NOT SOMETHING THAT WE ARE HERE TO
 10:06:05 DECIDE TODAY.
 10:06:06 THE AGENDA ITEM HERE WE RECEIVED FOUR PROPOSALS TO DO THE
 10:06:11 WORK, FOUR VERY QUALIFIED FIRMS.
 10:06:13 THEY ALL DO GREAT WORK AROUND THIS AREA.
 10:06:17 VILLAGE STAFF, THE SELECTION COMMITTEE MET -- I THINK IT WAS
 10:06:21 JUST LAST WEEK TO DECIDE WHO IS THE MOST QUALIFIED FIRM.
 10:06:26 AS YOU CAN SEE HERE, VILLAGE STAFF RECOMMENDED WRIGHT
 10:06:29 CONSTRUCTION.
 10:06:30 PART OF THE REASON FOR THAT, THE SUBMITTAL THAT THEY
 10:06:32 PROVIDED REALLY HAD A LOT OF EXPERIENCE THAT WAS BASED ON
 10:06:37 GOVERNMENT.
 10:06:38 THEY DO A LOT OF THE CM WORK FOR GOVERNMENTS.
 10:06:42 THE OTHERS DO AS WELL.
 10:06:43 BUT THERE WAS A LOT OF EXPERIENCE DOING ALMOST THE EXACT
 10:06:46 SAME THING THAT WE'RE DOING.

10:06:47 SO THAT'S WHY THEY WERE SELECTED AS ONE AND REALLY WHAT
 10:06:51 WE'RE HERE TODAY FOR IS TO GET COUNCIL'S APPROVAL ON THAT
 10:06:55 RANKING AND THEN TO MOVE FORWARD WITH THE CONTRACT.
 10:06:58 WE'RE ALREADY STARTING TO WORK ON THAT.
 10:07:00 HOPEFULLY IN THE DECEMBER MEETING WE'LL BE ABLE TO BRING
 10:07:04 THAT CONTRACT FOR KIND OF THE FIRST PART FOR COUNCIL'S
 10:07:06 APPROVAL.
 10:07:07 >>Mayor McLain: THANK YOU, DAVID.
 10:07:08 NOW, I SEE WE DO HAVE A REPRESENTATIVE FROM WRIGHT, WHICH IS
 10:07:12 YOUR RECOMMENDATION, THE STAFF'S RECOMMENDATION.
 10:07:14 I DON'T KNOW IF HE COULD MAKE A COMMENT, BUT WE HAVE A TIGHT
 10:07:19 TIMETABLE IN HERE.
 10:07:21 I'M SURE YOU HAVE GONE THROUGH THAT WITH THEM.
 10:07:23 BUT I GUESS JUST FOR PUBLIC RECORD, I WOULDN'T MIND HAVING A

10:07:28 REPRESENTATIVE FROM WRIGHT SAY, I UNDERSTAND THE TIME
 10:07:32 PRESSURE THAT WE HAVE.
 10:07:33 AND LOOKING AT YOUR BACKGROUND AND YOUR COMPANY THAT WE'VE
 10:07:36 ALL GONE THROUGH A BIG DECK, IT LOOKS LIKE YOU CAN MOVE THE
 10:07:40 SHOVELS PRETTY QUICKLY.
 10:07:41 I JUST WOULD LIKE TO GET CONFIRMATION FROM YOU.
 10:07:45 >> WRIGHT CONSTRUCTION REALLY APPRECIATES -- ROBBIE POWELL
 10:07:49 WITH WRIGHT CONSTRUCTION.
 10:07:51 I APPRECIATE THE OPPORTUNITY.
 10:07:53 WE KNOW THIS IS YOUR FIRST GO AT CM AND WE ARE THRILLED YOU
 10:07:57 SELECTED US.

10:07:58 ME PERSONALLY I'VE LIVED IN THE AREA THE LAST 23 YEARS SO
 10:08:01 I'M EXCITED TO BE ABLE TO PARTNER WITH YOU GUYS.
 10:08:04 WE UNDERSTAND YOUR TIMELINES.
 10:08:05 WE WERE KIND OF TRACKING THE JOB BEFORE ALL OF THIS STARTED
 10:08:10 AND KEEPING TABS ON THE TIMELINES.
 10:08:12 WE'RE COMMITTED TO GOING THROUGH THE PROCESS WITH YOU AND
 10:08:16 GETTING IT DONE AS QUICKLY AS WE CAN.
 10:08:19 WE'RE OBVIOUSLY GOING TO HAVE TO WORK WITH YOU ON CERTAIN
 10:08:21 TIME FRAMES THAT YOU HAVE TO ADHERE TO.
 10:08:24 COUNCIL DATES, APPROVALS, THINGS OF THAT NATURE.
 10:08:26 THERE IS SOME LEVEL OF RESPONSIBILITY WE HAVE WHEN WE GO OUT
 10:08:29 FOR BIDS THAT WE NEED TO GIVE THEM SOME PROPER TIME, BUT ALL
 10:08:33 THAT IS GOING TO BE TRUNCATED TO THE BEST OF OUR ABILITY TO
 10:08:36 STAY INSIDE THE SCHEDULE FOR CHICKEN N PICKLE AND HIGH 5,
 10:08:40 ONCE WE KIND OF GET PAST THIS PROCESS, WE'LL START ASKING
 10:08:42 FOR SOME OF THAT INFORMATION SO WE CAN ACTUALLY START
 10:08:45 PUTTING THE DETAILS INTO IT.
 10:08:47 >>Mayor McLain: THANK YOU MUCH.
 10:08:48 ANY QUESTIONS FROM COUNCIL?
 10:08:49 NONE.
 10:08:50 THANK YOU.
 10:08:51 COUNCILMAN WARD.
 10:08:53 >>Jim Ward: THE CURRENT ENVIRONMENT THAT WE'RE IN, WE KEEP
 10:08:56 HEARING ABOUT DIFFICULTIES IN GETTING WORKERS AND
 10:08:59 CONSTRUCTION FIRMS TO BE ABLE TO BID AND TO DO THE JOB IN A

10:09:04 TIMELY MANNER.
 10:09:05 IS THAT STARTING TO EASE OFF OR STILL A HUGE ISSUE?
 10:09:10 >> I'LL TRY TO KEEP THIS BRIEF.
 10:09:11 IT'S AN INTERESTING TIME FOR SURE.
 10:09:14 WE FUNCTION IN GOVERNMENT 95% OF THE TIME, AND WE DO BOTH
 10:09:18 SITE DEVELOPMENT SIMILAR TO WHAT YOU'RE LOOKING AT AND WE DO
 10:09:21 A LOT OF MUNICIPAL ROADWAY UTILITY WORK.
 10:09:22 WHAT I CAN TELL YOU THE SUBCONTRACTOR BASE IN THIS AREA IS
 10:09:27 VERY FICKLE ABOUT WHAT THEY WANT TO DO BECAUSE THINGS ARE
 10:09:30 BUSY.

10:09:32 THEY CAN KIND OF PICK AND CHOOSE.
 10:09:33 WHAT WE EXPERIENCE IS WE GET A LOT MORE PARTICIPATION IN
 10:09:36 SITE-TYPE OF PROJECTS WHERE THEY ARE KIND OF OUT OF THE
 10:09:39 ROADWAY.
 10:09:39 SO THEY ARE PLANNING THEIR BIDDING PROCESS WITH THE PEOPLE
 10:09:43 THAT THEY HAVE TO MAKE SURE THAT THEY CAN ACCOMMODATE THE
 10:09:47 SCHEDULE THAT WE'RE ASKING.
 10:09:48 OUR COMPANY HAS BEEN HERE FOR 77 YEARS.
 10:09:50 I'VE BEEN WORKING IN THIS INDUSTRY FOR OVER 25 YEARS.
 10:09:54 THE RELATIONSHIPS THAT WE HAVE WITH THE FOLKS THAT ARE GOING
 10:09:56 TO BE INTERESTED IN YOUR JOB, THEY SPAN OVER 20 YEARS.
 10:10:01 WE DON'T HAVE ANY ISSUE CALLING THEM SAYING, HEY, WE WANT
 10:10:04 YOU TO BID THIS.
 10:10:05 MAKE SURE WE'RE GETTING THREE, FOUR, FIVE BIDDERS TO MAKE
 10:10:07 SURE YOU'RE GETTING PROPER MARKET VALUE, BUT THEY ARE GOING

 10:10:10 TO HAVE THE LABORERS READY TO DO IT WHEN WE ASK TO DO IT.
 10:10:14 THAT'S PART OF OUR VETTING PROCESS.
 10:10:16 ONCE WE GET THE PRICES IN, WE DON'T NECESSARILY SAY, LOW
 10:10:19 BIDDER, HERE YOU GO.
 10:10:20 WE'LL TALK TO THEM, QUESTION THEM, MAKE SURE THEY ARE
 10:10:22 FINANCIALLY CAPABLE, THEY HAVE THE JOB, THEY UNDERSTAND THE
 10:10:25 SCHEDULE AND THEN WE CAN MAKE THE BEST SELECTION FOR THE
 10:10:27 WHOLE PROJECT.
 10:10:28 DOES THAT ANSWER THE QUESTION?
 10:10:31 >>Jim Ward: YEAH.
 10:10:32 >>Mayor McLain: THANK YOU MUCH.
 10:10:34 >>Larry Fiesel: MR. MAYOR, JUST ON THE LEVEL OF BACKING UP
 10:10:37 WHAT DAVID SAID.
 10:10:38 THIS IS A NEW CONCEPT FOR THE VILLAGE.
 10:10:41 CONSTRUCTION MANAGEMENT HAS BEEN AROUND FOR MANY, MANY
 10:10:44 YEARS.
 10:10:45 IT'S NOT A NEW CONCEPT IN CONSTRUCTION.
 10:10:49 MANY, MANY YEARS AGO, BEFORE YOUR TIME, PROBABLY, ARCHITECTS
 10:10:56 MANAGED THE PROJECTS.
 10:10:57 THEY DESIGNED THEM AND THEY MANAGED THEM.
 10:10:59 IT TURNED OUT THAT THEY WERE NOT UNBIASED IN THEIR
 10:11:02 MANAGEMENT PROCESS.
 10:11:03 SO CONSTRUCTION MANAGEMENT KIND OF GREW OUT OF THE NEED TO
 10:11:06 HAVE AN UNBIASED LEADER OF A PROJECT.
 10:11:09 IT'S BEEN AROUND 47 YEARS THAT I'VE BEEN WITH IT.

 10:11:16 IT'S BEEN AROUND FOR QUITE A WHILE.
 10:11:17 IT'S A PROVEN CONSTRUCTION CONCEPT.
 10:11:21 >>Mayor McLain: LET'S BE CLEAR AS WE'RE LOOKING FOR A MOTION
 10:11:24 HERE.
 10:11:25 WHAT WE'RE LOOKING AT TODAY IS ONLY THE APPROVAL OF THE
 10:11:29 RECOMMENDATION THAT STAFF HAS MADE, WHICH WOULD BE WRIGHT

10:11:33 CONSTRUCTION THAT THEIR REPRESENTATIVE IS HERE.
 10:11:36 WITH THAT UNDERSTANDING, DO I HAVE ANYBODY WHO WOULD LIKE TO
 10:11:39 MAKE A MOTION?
 10:11:40 >> SO MOVED.
 10:11:41 >>Mayor McLain: COUNCIL PERSON FAYHEE HAS MADE THE MOTION.
 10:11:46 SECONDED BY COUNCILMAN LOPEZ.
 10:11:48 MADAM CLERK, WOULD YOU PLEASE TAKE THE ROLL?
 10:11:51 >>Larry Fiesel: AYE.
 10:11:53 >>Mayor McLain: WAIT A MINUTE.
 10:11:55 I PROBABLY WENT OUT OF ORDER.
 10:11:56 DO WE HAVE ANYBODY TO SPEAK?
 10:11:57 >>Carol Sacco: WE DO NOT HAVE ANYBODY TO SPEAK AND NO
 10:12:01 E-COMMENTS.
 10:12:01 >>Mayor McLain: OKAY.
 10:12:02 WITH THAT, PLEASE CALL THE ROLL, MADAM CLERK.
 10:12:06 >>Larry Fiesel: AYE.
 10:12:08 >>Lori Fayhee: AYE.
 10:12:09 >>Rafael Lopez: AYE.
 10:12:11 >>Jim Ward: AYE.

 10:12:13 >>George Zalucki: AYE.
 10:12:14 >>Vice-Mayor Ribble: AYE.
 10:12:15 >>Mayor McLain: AYE.
 10:12:16 NEXT ON THE AGENDA IS ITEM 8B, SANDY LANE DESIGN AND
 10:12:23 PERMITTING CONTRACT CHANGE ORDER.
 10:12:25 STEVE, WOULD YOU LIKE TO INTRODUCE THIS ITEM?
 10:12:28 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 10:12:30 THIS IS AN UPDATE ON THE SANDY LANE PROJECT AS WELL AS A
 10:12:34 PROPOSED CHANGE ORDER.
 10:12:36 AGAIN, I'LL TURN IT OVER TO DAVID WILLEMS, WHO IS
 10:12:39 COORDINATING THE PROJECT.
 10:12:40 >>David Willems: SO JUST REAL BRIEFLY, WHAT'S GOING ON WITH
 10:12:43 THE PROJECT, WE ARE FINALIZING THE PERMITS.
 10:12:47 SHOULD HAVE THOSE IN DECEMBER/JANUARY TIME FRAME.
 10:12:51 WE ARE STRUGGLING A LITTLE BIT IN THAT THERE IS THE ESTATES
 10:12:57 AT ESTERO RIVER.
 10:12:58 WE NEED TO GET EASEMENTS, WHICH I THINK WE TALKED ABOUT
 10:13:01 BEFORE, AND THEY ARE MOVING VERY, VERY SLOWLY.
 10:13:04 WE PROBABLY HAVE BEEN WORKING WITH THEM FOR A YEAR OR MORE
 10:13:08 AND STILL HARD TO GET TRACTION AND GET MOVING ON GETTING
 10:13:12 THOSE EASEMENTS.
 10:13:14 MOST RECENTLY, THEY HAVE REQUESTED THE VILLAGE PAY TO
 10:13:19 INSTALL SOME LANDSCAPING ALONG THEIR FENCE.
 10:13:23 IT IS A NOMINAL COST.
 10:13:24 IT'S NOT A BIG COST.

 10:13:26 SO WE'LL FINALIZE THAT AND EVENTUALLY BRING THAT TO COUNCIL.
 10:13:29 BUT THAT'S ONE OF THE THINGS THAT'S REALLY HOLDING UP THE

10:13:32 PROCESS RIGHT NOW.
 10:13:35 THAT'S THE UPDATE.
 10:13:37 THE CONTRACTOR IS FINISHING THE LANDSCAPE PLANS.
 10:13:40 A COUPLE LITTLE TWEAKS.
 10:13:42 THE EASEMENTS WITH THE PROPERTY OWNER HAS BEEN HOLDING UP
 10:13:45 THE STATE PERMIT AS WELL BECAUSE IN ORDER TO GET THE
 10:13:48 APPROVAL WE NEED THOSE EASEMENTS.
 10:13:51 WE'RE TRYING TO GET THAT PUSHED THROUGH.
 10:13:54 HOPEFULLY WE'LL GET HERE SHORTLY.
 10:13:56 ACTUALLY OVER THE LAST COUPLE OF WEEKS GOTTEN A LITTLE MORE
 10:13:59 CORRESPONDENCE WITH THE COMMUNITY, SO HOPEFULLY WE'LL GET
 10:14:02 GOING.
 10:14:02 BUT THAT'S WHERE WE'RE AT RIGHT NOW.
 10:14:05 ANY QUESTIONS ON THE STATUS?
 10:14:08 >>Mayor McLain: ANY QUESTIONS FROM COUNCIL?
 10:14:09 VICE-MAYOR.
 10:14:12 >>Vice-Mayor Ribble: DAVID, I NOTICED, IF I REMEMBER, WHEN
 10:14:16 WE SAW THE PICTURES, PVC FENCE ON THE NORTHERN END.
 10:14:20 I SEE HERE NOW IT'S GOING TO GO TO A CONCRETE WALL.
 10:14:25 IS THAT A REQUIREMENT THAT HAS JUST COME OUT?
 10:14:28 WHY COULDN'T WE EXIST WITH THE PVC FENCE?
 10:14:32 >>David Willems: THE REASON THE CONCRETE IS MORE DURABLE.
 10:14:36 IT'S GOING TO BE A PERMANENT STRUCTURE THERE INSTEAD OF THE

 10:14:39 FENCE THAT TIME AND TIME GETS BLOWN DOWN AND STRUCTURALLY
 10:14:46 SOUND AS -- IT COULD CHANGE IF COUNCIL WANTED TO.
 10:14:50 STAFF WAS PROPOSING THE CONCRETE BECAUSE IT IS MORE OF A
 10:14:53 FIXED STRUCTURE AND BETTER MATCHES WHAT IS TYPICALLY AROUND
 10:14:56 THE VILLAGE.
 10:14:57 >>Vice-Mayor Ribble: I WAS JUST SURPRISED THAT THE CHANGE
 10:14:59 ORDER IS SO LARGE.
 10:15:01 HOW DID WITH LIST THIS?
 10:15:04 >>David Willems: I'LL GO THROUGH THAT.
 10:15:05 I JUST WANTED TO DO THE UPDATE FIRST AND THEN WE'LL GO
 10:15:09 THROUGH THE CHANGE ORDER.
 10:15:11 >>Vice-Mayor Ribble: OKAY.
 10:15:12 PLEASE.
 10:15:12 >>Mayor McLain: I HAD QUESTIONS ABOUT THAT ALSO.
 10:15:14 >>David Willems: I KNEW EVERYBODY WOULD.
 10:15:16 THE WAY THAT WE TRIED TO SET IT UP AND TAKE IT IN LITTLE
 10:15:25 PIECES, TO ME THERE ARE THREE AREAS THAT ADDITIONAL FUNDS
 10:15:29 ARE BEING REQUESTED.
 10:15:30 ONE, THE FIRST PART IS REALLY THE AREA THAT WE HAD WORK THAT
 10:15:34 WAS DONE.
 10:15:36 IT TURNED OUT TO BE A LITTLE MORE COMPLICATED FOR THE
 10:15:38 CONSULTANT THAN THEY HAD EXPECTED, SO THAT'S KIND OF THE
 10:15:42 SECTION ONE CHANGE ORDER PART OF IT.
 10:15:45 THAT IS THE \$49,000.

10:15:49 BASICALLY WHAT THAT IS -- MAYBE I'LL STEP BACK A LITTLE BIT.

10:15:53 WHAT WE TRIED TO DO WITH THE PROJECT IS TRIED TO MOVE IT
10:15:57 FORWARD A LITTLE FASTER BECAUSE OF SOME OF THE GRANT
10:16:00 FUNDING.
10:16:00 THE NORMAL PROGRESSION FOR ANY OF OUR PROJECTS IS WE HIRE A
10:16:04 CONSULTANT, DO CONCEPT PLANNING, WHICH KIND OF SETS THE
10:16:09 FRAMEWORK.
10:16:09 WE DO THE SURVEYING AND THEN WE COME UP WITH A CONCEPT
10:16:12 DESIGN, AND THEN WE DO A SEPARATE CONTRACT FOR THE DESIGN
10:16:15 AND PERMITTING.
10:16:16 FOR THIS PROJECT, WE SIGNED ONE CONTRACT FOR THE WHOLE
10:16:20 THING.
10:16:21 SO SOME OF THIS IS BECAUSE OF THAT.
10:16:25 NORMALLY WE WOULD HAVE ALREADY KNOWN WHAT THE ROADWAY CROSS
10:16:28 SECTION WAS, WHAT THE SIDEWALK WIDTH WAS BEFORE WE EVEN
10:16:32 SIGNED THE DESIGN CONTRACT.
10:16:34 THAT WASN'T THE CASE HERE BECAUSE WE WERE TRYING TO EXPEDITE
10:16:38 IT.
10:16:38 BASICALLY WHAT HAPPENED HERE WITH THESE ADDITIONAL FUNDS, SO
10:16:43 THE FIRST ONE IS FOR SKETCH AND LEGAL DESCRIPTIONS.
10:16:46 WHEN THEY DID THE ORIGINAL CONTRACT, DIDN'T KNOW EXACTLY
10:16:51 WHERE THE SIDEWALK WAS GOING TO END UP, AND WE ENDED UP WITH
10:16:54 A LOT MORE SKETCH AND LEGAL DESCRIPTIONS THAT THEY NEEDED
10:16:57 THAN WHAT THEY HAD ORIGINALLY EXPECTED.
10:16:59 THAT'S WHAT THIS CHANGE ORDER IS FOR.
10:17:02 ALONG THE ESTATES IT'S NOT -- IN A LOT OF THE PATHWAYS THAT

10:17:07 WE DO ALONG THE COMMUNITY, IT'S LIKE ONE OR TWO SKETCH AND
10:17:10 LEGAL DESCRIPTIONS, BUT INTERESTINGLY, THE ESTATES, THE
10:17:13 SINGLE-FAMILY LOTS GO ALL THE WAY TO THE RIGHT-OF-WAY.
10:17:15 SO WE HAVE TO DO ONE FOR EACH AND EVERY LOT.
10:17:18 SO THERE'S A LOT MORE SKETCH AND LEGAL.
10:17:21 THAT'S WHAT THIS IS ABOUT.
10:17:22 THE SECOND ONE IS REALLY ABOUT THE WETLANDS.
10:17:26 THERE IS A TINY, TINY SLIVER OF A WETLAND THAT IS GOING TO
10:17:30 BE UNDERNEATH THE PEDESTRIAN BRIDGE.
10:17:33 SO WE ACTUALLY HAVE TO VACATE THAT EASEMENT AND ESTABLISH
10:17:37 ANOTHER EASEMENT.
10:17:38 IT'S GOING TO BE A TINY EASEMENT ON THE VILLAGE PROPERTY.
10:17:41 SO THAT REQUIRED SOME ADDITIONAL WORK BECAUSE OF THAT
10:17:45 EASEMENT THERE.
10:17:46 SO THEY HAD TO WORK THROUGH THAT.
10:17:47 AND THEN THE REST OF THOSE IS REALLY RELATED TO THE
10:17:51 COMPLEXITIES THAT CAME IN WITH THE POWER LINES, THE
10:17:55 UTILITIES, AND THE TURN LANE RIGHT ALONG THE ESTATES ON
10:17:59 ESTERO RIVER.
10:18:00 IT'S REALLY TIGHT IN THERE.

10:18:02 SO INSTEAD OF IN THE ORIGINAL DESIGN, THEY EXPECTED TO HAVE
 10:18:07 TO LOOK AT TWO OR THREE DIFFERENT CONCEPTS, THEY ACTUALLY
 10:18:10 ENDED UP LOOKING THROUGH SIX OR EIGHT.
 10:18:12 THAT'S WHAT THAT ONE IS RELATIVE TO.
 10:18:15 SO THE SECOND SECTION IS REALLY RELATED TO THE GRANT FUNDING

 10:18:20 THAT WE HAVE.
 10:18:21 WHEN WE ORIGINALLY SIGNED THE CONTRACT, WE DIDN'T KNOW HOW
 10:18:24 THAT GRANT FUNDING WAS GOING TO COME BACK, WHAT FORM IT WAS
 10:18:28 GOING TO BE.
 10:18:29 SO THE FORM THAT IT IS, IT'S WITH THE STATE, FLORIDA
 10:18:32 DEPARTMENT OF TRANSPORTATION, AND THERE ARE CERTAIN
 10:18:36 REQUIREMENTS AND CERTAIN SUBMITTALS THAT OUR CONSULTANT HAS
 10:18:39 TO DO IN ORDER TO COMPLY WITH THAT GRANT.
 10:18:42 SO THAT'S WHAT THIS SECTION IS FOR, IS FOR THEM TO APPLY --
 10:18:48 SUBMIT THE PLANS TO THE STATE FOR THEM TO REVIEW IT IN
 10:18:51 ACCORDANCE WITH THE GRANT REQUIREMENTS.
 10:18:54 AND THEN THE THIRD ONE AND THE LAST ONE IS RELATED TO
 10:19:01 SIMILAR TO NOT KNOWING BEFORE THEY STARTED THE DESIGN WITH
 10:19:06 THE PEDESTRIAN BRIDGE AND THEN SOME CONSTRAINTS BECAUSE OF
 10:19:09 LAND AND POWER LINES, THERE ARE A COUPLE OF AREAS THAT WE
 10:19:13 HAVE TO DO RETAINING WALLS AND GUARDRAILS.
 10:19:17 AND SO -- WELL, FIRST, THE CONCRETE RAILING.
 10:19:22 SO IF WE REMOVE THIS, WE COULD JUST USE F.D.O.T. STANDARD,
 10:19:29 THE ALUMINUM CIRCULAR RAILINGS AS THE GUARDRAIL FOR
 10:19:35 PEDESTRIAN RAILINGS.
 10:19:36 I DON'T THINK THAT'S REALLY WHAT THE -- THAT WOULD BE WHAT
 10:19:39 YOU SEE ON AN F.D.O.T. ROAD.
 10:19:41 IT'S NOT VERY DECORATIVE.
 10:19:43 IN ORDER FOR US TO DO SOMETHING BETTER THAN THAT, THEY WOULD
 10:19:46 HAVE TO DESIGN IT STRUCTURALLY BECAUSE THERE ARE NO OTHER

 10:19:51 STANDARDS OTHER THAN THE D.O.T. STANDARDS AND THEY ARE NOT
 10:19:54 VERY ATTRACTIVE.
 10:19:54 THAT IS THE FIRST PART.
 10:19:56 >>Mayor McLain: WHAT DOES THAT LOOK LIKE?
 10:19:57 IT'S NOT A CEMENT RAILING.
 10:20:00 IS IT A WALL OR -- ON NUMBER 8 THERE, DECORATIVE CONCRETE
 10:20:05 RAILING.
 10:20:06 >>David Willems: IT'S NOT DESIGNED YET.
 10:20:08 IT WOULD BE SOMETHING THAT'S DECORATIVE THAT LOOKS NICER
 10:20:11 THAN THE ALUMINUM TUBING THAT YOU SEE ON ALL THE ROADWAYS
 10:20:14 AROUND HERE WHEN IT'S NEXT TO A SIDEWALK, THERE IS A
 10:20:17 PEDESTRIAN RAILING JUST SO YOU DON'T FALL OFF THE EDGE OF
 10:20:23 IT.
 10:20:23 USUALLY THE SILVER ALUMINUM AND USUALLY CIRCULAR.
 10:20:28 IF THEY DIDN'T DESIGN IT, WE WOULD HAVE TO USE THE F.D.O.T.
 10:20:31 STANDARD.

10:20:31 IT WOULD NOT BE VERY ATTRACTIVE.
 10:20:32 >>Mayor McLain: WE'LL HAVE A CHANCE MAYBE -- I MEAN, IT'S
 10:20:35 NOT A LOT OF MONEY.
 10:20:36 WILL WE HAVE A CHANCE TO MAYBE LOOK AT THOSE DIFFERENT --
 10:20:39 >>David Willems: OF COURSE.
 10:20:39 ABSOLUTELY.
 10:20:40 ABSOLUTELY.
 10:20:40 >>Mayor McLain: JUST TO DESIGN THIS IS GOING TO COST THEM
 10:20:44 SOME MONEY TO MAKE IT, SO WE CAN MAKE THE COMPARISON IN

 10:20:48 THERE.
 10:20:48 OKAY.
 10:20:49 >>David Willems: HOPEFULLY ONCE WE DESIGN THAT ONCE, THEN
 10:20:53 THAT WOULD BE ABLE TO BE USED IN OTHER PLACES.
 10:20:56 IT WOULDN'T HAVE TO KEEP DOING IT OVER AND OVER.
 10:20:58 THE LAST ONE IS RELATED TO THE CONCRETE WALL THAT THE
 10:21:05 VICE-MAYOR HAD MENTIONED.
 10:21:06 F.D.O.T. DOES HAVE A STANDARD WALL THAT WE COULD USE.
 10:21:10 THE PROBLEM IS THAT'S USUALLY A LOT MORE EXPENSIVE THAN WHAT
 10:21:13 YOU COULD DESIGN OTHERWISE THAT WOULD STILL MEET THE WIND
 10:21:17 LOAD REQUIREMENTS.
 10:21:17 I JUST LOOKED UP ON F.D.O.T., THEY DO -- YOU CAN LOOK UP THE
 10:21:22 COSTS THAT THEY PAY FOR DIFFERENT THINGS.
 10:21:24 THEIR WALL, THE SHORTEST WALL I THINK IS SIX OR EIGHT FEET.
 10:21:29 THEY ARE GETTING THAT BUILT AT A COST OF ABOUT \$570 PER
 10:21:33 FOOT.
 10:21:33 WHICH IS VERY HIGH.
 10:21:37 THE HOPE IS THAT IF WE COULD DESIGN SOMETHING THAT STILL
 10:21:40 MEETS ALL THE REQUIREMENTS BUT WOULDN'T BE BUILT TO THE
 10:21:44 F.D.O.T. STANDARD, IT WOULD BE CHEAPER THAN THAT, AND THAT'S
 10:21:47 WHAT THIS DESIGN WOULD DO IS DESIGN THAT WALL AND THEN BID
 10:21:52 IT OUT.
 10:21:53 WELL, IT SHOULD BE CHEAPER THAN WHAT THE F.D.O.T. WALL IS.
 10:21:58 >>Vice-Mayor Ribble: I NOTICED BECAUSE OF ALL THE SPECIAL
 10:22:00 CONDITIONS THAT YOU HAVE TO TAKE INTO CONSIDERATION THE PATH

 10:22:02 NOW HAS GONE FROM 12 TO 8.
 10:22:05 >>David Willems: IN SPOTS.
 10:22:06 >>Vice-Mayor Ribble: IN SPOTS.
 10:22:08 >>David Willems: NORTH OF THE RIVER, IT'S 12 FEET THE WHOLE
 10:22:11 WAY.
 10:22:12 IN THE CHANGE ORDER, PART OF THAT AREA WHERE IT IS REALLY
 10:22:16 CONSTRAINED. WHAT WE'RE TRYING TO DO IS FIT IN THE EXISTING
 10:22:19 OAK TREES AND STAY FAR ENOUGH AWAY FROM THEM WITH THE
 10:22:23 SIDEWALK THAT WE DON'T IMPACT THEIR ROOTS AND AFFECT THEIR
 10:22:26 HEALTH.
 10:22:27 WE'RE GOING TO HAVE TO PUT THE POWER LINES UNDERGROUND
 10:22:29 THERE.

10:22:29 WE HAVE DRAINAGE SWALES AND WE HAVE A TURN LANE THAT GETS
 10:22:32 REALLY, REALLY TIGHT, AND THAT'S THE AREA WHERE IT HAS TO GO
 10:22:35 DOWN TO 8 FEET TO MAKE ALL OF THAT WORK.
 10:22:38 BUT EVERYWHERE ELSE IT WILL BE THE 12 FEET.
 10:22:43 >>Mayor McLain: ANY OTHER QUESTIONS?
 10:22:46 >>George Zalucki: DAVID, THANK YOU FOR EXPLAINING THE CHANGE
 10:22:48 ORDER.
 10:22:48 I JUST HAVE ONE QUESTION, IF YOU COULD HELP EXPLAIN THE
 10:22:51 CHANGE ORDER ITSELF THAT'S IN THE EXHIBIT HERE IN OUR
 10:22:53 PACKET.
 10:22:54 I'M TRYING TO RECONCILE THE NUMBERS AND THE DOLLAR AMOUNT.
 10:23:01 MAYBE I'M JUST NOT UNDERSTANDING HOW THIS IS BROKEN OUT.
 10:23:03 BUT IF YOU LOOK AT THE CHANGE ORDER, WHICH IS THE NEXT PAGE,

 10:23:07 IT HAS ORIGINAL CONTRACT PRICE OF 671,513.25.
 10:23:12 OTHER NUMBERS.
 10:23:13 159,754 THAT WE'RE CONSIDERING TODAY.
 10:23:17 CAN YOU EXPLAIN THE OTHER NUMBERS AND WHAT THE NEW GRAND
 10:23:20 TOTAL WOULD BE?
 10:23:22 I'M JUST TRYING TO UNDERSTAND THIS DOCUMENT.
 10:23:28 >>Mayor McLain: YOU'RE LOOKING AT EXHIBIT A?
 10:23:30 >>George Zalucki: YEAH, THE CHANGE ORDER ITSELF.
 10:23:32 >>David Willems: I UNDERSTAND WHAT YOU'RE SAYING.
 10:23:34 THERE IS A TYPO IN THERE.
 10:23:36 I WOULD HAVE TO ADD THEM ALL UP.
 10:23:41 I DON'T KNOW.
 10:23:42 IT WOULD BE THE 671 PLUS THE 46 PLUS THE 159 WOULD BE THE
 10:23:51 TOTAL.
 10:23:51 >>Mayor McLain: NOT THE 34.
 10:23:53 >>David Willems: YEAH, THERE IS A TYPO.
 10:23:56 >>George Zalucki: I WAS JUST TRYING TO UNDERSTAND WHERE THAT
 10:23:59 CAME FROM.
 10:24:00 THANK YOU.
 10:24:03 >>David Willems: JUST FOR REFERENCE, IF YOU -- THE REASON IT
 10:24:08 IS SPLIT INTO THREE IS REALLY THE SECOND TWO ARE REALLY KIND
 10:24:13 OF ALMOST AFTER THE FACT.
 10:24:16 IF YOU LOOK AT JUST THE FIRST CHANGE ORDER, THE TOTAL
 10:24:20 INCREASE IS 14% OF THE ORIGINAL COST.
 10:24:23 SO IT'S DEFINITELY HIGHER THAN WE WOULD WANT TO DO, BUT IT'S

 10:24:28 NOT AS HIGH AS WHEN YOU LOOK AT THE WHOLE NUMBER WITH THE
 10:24:32 STATE ADDITIONAL REQUIREMENTS TO GET THE STATE GRANT AND THE
 10:24:36 DIFFERENT RAILINGS.
 10:24:38 MOST PROJECTS WE DON'T SEE THESE CHANGE ORDERS BECAUSE WE DO
 10:24:43 THE PLANNING FIRST AND THEN SIGN A NEW CONTRACT FOR THE
 10:24:47 DESIGN AFTER WE KNOW EXACTLY WHAT WE'RE DOING.
 10:24:50 >>Mayor McLain: MY QUESTION IS, WE'VE GOT IN OUR BUDGET,
 10:24:54 WHAT, 2 MILLION, 13 THOUSAND DOLLARS FOR THE PROJECTS.

10:24:59 WITH ALL THE CHANGES, WHAT IS THE EXPECTATION FOR THE FINAL
 10:25:02 DELIVERY PRICE ON THIS?
 10:25:03 >>David Willems: THAT 2 IS FOR JUST THIS YEAR.
 10:25:06 NEXT YEAR WE HAVE ANOTHER TWO, TWO AND A HALF.
 10:25:10 I DON'T HAVE THE FINAL CONSTRUCTION COST ESTIMATE.
 10:25:16 BUT IF IT'S SIMILAR TO ALL THE OTHER ONES, IT WILL PROBABLY
 10:25:19 END UP HIGHER THAN WHAT THE ORIGINAL ESTIMATE WAS.
 10:25:23 >>Mayor McLain: CONTINGENCY ON THIS, 10%.
 10:25:25 YOU THINK WE'LL BE WITHIN BUDGET OR WOULD THESE --
 10:25:29 >>David Willems: I DON'T KNOW THAT YET.
 10:25:31 I DON'T HAVE THE FINAL NUMBERS WITH THE NEW LANDSCAPING AND
 10:25:33 EVERYTHING.
 10:25:38 >>Robert Eschenfelder: \$752,914.02.
 10:25:43 >>David Willems: THAT'S THE NUMBER THAT YOU HAD ASKED ABOUT.
 10:25:49 >>Mayor McLain: WHAT'S THAT NUMBER?
 10:25:51 >>Robert Eschenfelder: \$752,914.02.
 10:25:56 SO SAYS MY TRUSTY CALCULATOR.

 10:26:02 >>David Willems: THANK YOU.
 10:26:03 >>Mayor McLain: I'VE GOT CONCERNS ABOUT OVERRUNS.
 10:26:06 THE COST OF CONSTRUCTION WE ALL KNOW GOES UP.
 10:26:09 WHAT CONCERNS ME IS WE'RE DOING LOTS OF THINGS IN THE
 10:26:13 VILLAGE OF ESTERO, LOTS OF PROJECTS, LOTS OF CAPITAL
 10:26:16 PROJECTS.
 10:26:17 WITH THE EXPERIENCE THAT WE'RE CURRENTLY HAVING, WE'VE GOT
 10:26:24 LIMITED FUNDS HERE.
 10:26:25 SO I THINK AS COUNCIL WE SHOULD BE STEWARDS OF SPENDING THIS
 10:26:30 TAX MONEY VERY CAREFULLY.
 10:26:33 I THINK WE'LL MAYBE HAVE TO REPRIORITIZE SOME BASED ON THE
 10:26:37 ESCALATION WE'RE SEEING, EVEN THOUGH I HEAR IN THE BIGGER
 10:26:41 PICTURE, MACRO PICTURE, THE COST OF INFLATION ACTUALLY GOING
 10:26:44 DOWN.
 10:26:45 WHOLESALE GOODS DROPPED SIGNIFICANTLY THIS MORNING.
 10:26:48 SO THAT SHOULD BODE HOPEFULLY BETTER.
 10:26:50 BUT MY EXPERIENCE IS ONCE PRICES ARE UP, IT'S REALLY
 10:26:55 DIFFICULT TO SEE A CHANGE GOING DOWN.
 10:26:58 THAT'S IN COST OF LABOR, MATERIAL, AND THE LIKE.
 10:27:00 I'M JUST A LITTLE CONCERNED FOR STEVE, OUR MANAGER, AND OUR
 10:27:04 ACCOUNTING THAT WE ARE UP TO SPEED CONSTANTLY ON, OKAY,
 10:27:09 WE'VE GOT ALL THESE PROGRAMS AND PROJECTS.
 10:27:11 THEY ARE ALL COMING IN A LITTLE HIGH, WHAT CAN WE DO AND
 10:27:17 MAINTAIN FISCAL RESPONSIBILITY FOR THE VILLAGE.
 10:27:21 I KNOW STEVE WATCHES THAT EVERY DAY.

 10:27:23 BUT I THINK FOR ALL OF US, JIM IS REALLY GOOD ON THOSE
 10:27:29 NUMBERS, TOO.
 10:27:30 I'LL PROBABLY HEIGHTEN MY AWARENESS IN THERE.
 10:27:33 I THINK TODAY WE'VE GOT TO LOOK FOR A MOTION TO ACCEPT THESE

10:27:40 CHANGES.
 10:27:41 I THINK AT THIS POINT WE'RE IN THE PROCESS.
 10:27:46 WE'VE GOT TO FOLLOW THROUGH WITH THIS THING.
 10:27:48 THANK YOU, DAVE, FOR THE EXPLANATION ON THIS THING.
 10:27:51 IS THERE ANY PUBLIC COMMENTS ON THIS?
 10:27:57 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT OR E-COMMENTS.
 10:28:00 >>Mayor McLain: I THINK EVERYBODY HAS HAD A CHANCE TO SPEAK
 10:28:06 ON THIS.
 10:28:06 IF SO, I WOULD LOOK FOR A MOTION TO APPROVE --
 10:28:10 >>Vice-Mayor Ribble: SO MOVED.
 10:28:11 >>Mayor McLain: -- THE CHANGE ORDER FOR THE SANDY LANE
 10:28:13 DESIGN.
 10:28:13 I RECEIVED A MOTION FROM VICE-MAYOR RIBBLE.
 10:28:17 >>Larry Fiesel: SECOND THE MOTION.
 10:28:18 >>Mayor McLain: SECOND FROM COUNCIL PERSON FIESEL.
 10:28:21 MADAM CLERK, PLEASE TAKE THE ROLL.
 10:28:24 >>George Zalucki: AYE.
 10:28:25 >>Jim Ward: AYE.
 10:28:27 >>Rafael Lopez: AYE.
 10:28:29 >>Lori Fayhee: AYE.
 10:28:31 >>Larry Fiesel: AYE.

 10:28:31 >>Vice-Mayor Ribble: AYE.
 10:28:32 >>Mayor McLain: AYE.
 10:28:33 NEXT ON THE AGENDA IS ITEM 9A, FIRST READING OF ORDINANCE
 10:28:38 NUMBER 2023-08.
 10:28:42 MADAM CLERK, WOULD YOU PLEASE READ THE TITLE OF THE
 10:28:45 ORDINANCE?
 10:28:46 >>Carol Sacco: ORDINANCE NUMBER 2023-08, AN ORDINANCE OF THE
 10:28:50 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING
 10:28:53 SECTION 5-204 OF THE VILLAGE LAND DEVELOPMENT CODE TO REVISE
 10:28:57 THE STANDARDS FOR HOTEL PARKING; MAKING RELATED FINDINGS;
 10:29:02 AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN
 10:29:05 EFFECTIVE DATE.
 10:29:07 >>Mayor McLain: THANK YOU.
 10:29:07 STEVE, WOULD YOU PLEASE INTRODUCE THIS ORDINANCE?
 10:29:09 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 10:29:12 WE HAVE TWO BACK TO BACK ORDINANCES HERE THAT ARE BEING
 10:29:16 PROPOSED BOTH IN FIRST READING.
 10:29:19 BOTH INVOLVE MODIFICATIONS TO OUR LAND DEVELOPMENT CODE.
 10:29:25 AS THE COUNCIL IS AWARE, THE LAND DEVELOPMENT CODE IS
 10:29:28 SEVERAL HUNDRED PAGES LONG, AND WHEN IT WAS ADOPTED ABOUT
 10:29:32 THREE YEARS AGO, WE TOLD COUNCIL THAT THE PLAN WAS TO COME
 10:29:38 BACK PERIODICALLY TO FINE TUNE THE ELEMENTS OF THE CODE WHEN
 10:29:42 WE SEE PROBLEMS WITH IT OR CHANGES THAT BETTER REFLECT THE
 10:29:49 DESIRES OF THE COUNCIL AND THE COMMUNITY.
 10:29:52 AND WE'VE GOT TWO OF THOSE HERE TODAY.

10:29:54 SO I WOULD LIKE TO CALL ON MARY GIBBS TO EXPLAIN THE FIRST
 10:29:59 ONE, WHICH IS THE PROPOSED CODE TO AMEND PARKING STANDARDS
 10:30:03 FOR HOTEL AND MOTEL USE.
 10:30:06 >>Mary Gibbs: GOOD MORNING.
 10:30:07 SO WHEN WE ADOPTED THE LAND DEVELOPMENT CODE IN 2021, WE
 10:30:12 CHANGED PARKING REQUIREMENTS AS PART OF THE CODE, BUT WE DID
 10:30:16 NOT -- WE INADVERTENTLY CHANGED THE HOTEL PARKING, SO WE
 10:30:20 HAVE WHAT WE CALL A SCRIVENER'S ERROR, WHICH MEANS WE'RE
 10:30:24 GOING TO CARRY FORWARD THE PARKING, WHICH IS IN THE CODE 1.2
 10:30:30 SPACES PER HOTEL ROOM.
 10:30:31 BUT THE CONSULTANT ENDED UP TRANSPOSING THE NUMBERS.
 10:30:35 INSTEAD OF 1.2 SPACES PER ROOM, THEY SAID 1 SPACE PER 1.2
 10:30:39 ROOMS.
 10:30:39 SO SOMEBODY HAD A DYSLEXIC MOMENT AND IT GOT BACKWARDS.
 10:30:44 THIS IS REALLY JUST TO CORRECT THAT MISTAKE IN THE CODE.
 10:30:48 IT'S A PRETTY SIMPLE CHANGE.
 10:30:51 WE WENT TO PLANNING ZONING AND DESIGN BOARD LAST NIGHT
 10:30:54 BECAUSE THEY HAVE TO MAKE RECOMMENDATIONS ON ORDINANCES AND
 10:30:57 THEY RECOMMENDED MAKING THE CHANGE.
 10:31:00 >>Mayor McLain: ANY QUESTIONS FROM COUNCIL?
 10:31:01 >>Mary Gibbs: WE HAVE A SECOND READING WHICH WOULD BE
 10:31:03 SCHEDULED ON DECEMBER 6th.
 10:31:08 >>Mayor McLain: ANY COMMENTS FROM THE PUBLIC, MADAM CLERK?
 10:31:11 >>Carol Sacco: NO COMMENTS FROM THE PUBLIC AND NO
 10:31:12 E-COMMENTS.

 10:31:13 >>Mayor McLain: I'LL BE LOOKING FOR A MOTION TO PASS THE
 10:31:16 FIRST READING AND SET THE SECOND READING AND PUBLIC HEARING
 10:31:20 FOR DECEMBER 6.
 10:31:23 I'M LOOKING FOR A MOTION.
 10:31:24 COUNCILMAN LOPEZ HAS MADE THE MOTION AND SECONDED BY
 10:31:30 COUNCILMAN WARD.
 10:31:32 MADAM CLERK, WOULD YOU PLEASE TAKE THE ROLL.
 10:31:36 >>Larry Fiesel: AYE.
 10:31:38 >>Lori Fayhee: AYE.
 10:31:40 >>Rafael Lopez: AYE.
 10:31:41 >>Jim Ward: AYE.
 10:31:43 >>George Zalucki: AYE.
 10:31:44 >>Vice-Mayor Ribble: AYE.
 10:31:45 >>Mayor McLain: AYE.
 10:31:47 THE NEXT ITEM ON THE AGENDA IS 9B, THE FIRST READING OF
 10:31:51 ORDINANCE NUMBER 2023-09.
 10:31:55 MADAM CLERK, WOULD YOU PLEASE READ THE TITLE OF THIS
 10:31:58 ORDINANCE?
 10:31:58 >>Carol Sacco: ORDINANCE NUMBER 2023-09, AN ORDINANCE OF THE
 10:32:02 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING
 10:32:04 SECTION 4-216 OF THE VILLAGE LAND DEVELOPMENT CODE TO REVISE
 10:32:09 THE STANDARDS FOR DAY CARE, MAKING RELATED FINDINGS AND

10:32:13 PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE
 10:32:16 DATE.
 10:32:18 >>Mayor McLain: THANK YOU.

10:32:20 STEVE, WOULD YOU PLEASE INTRODUCE THIS ORDINANCE?
 10:32:22 >>Steven Sarkozy: THANK YOU, MAYOR, MEMBERS OF COUNCIL.
 10:32:24 AGAIN, ANOTHER FIRST READING REGARDING A RELATIVELY MINOR
 10:32:28 MODIFICATION TO THE LAND DEVELOPMENT CODE.
 10:32:31 IN THIS CASE, IT IS REGARDING THE STANDARDS FOR DAY CARE
 10:32:34 CENTERS.
 10:32:34 AGAIN, TURN IT OVER TO MARY.
 10:32:36 >>Mary Gibbs: THE REASON WE'RE PROPOSING THIS CHANGE IS
 10:32:39 WE'VE ACTUALLY GOT ABOUT FOUR OR FIVE DAY CARE CENTERS THAT
 10:32:42 ARE PENDING.
 10:32:43 PEOPLE ARE LOOKING TO OPEN A DAY CARE CENTER, REZONE, GET A
 10:32:48 DEVELOPMENT ORDER.
 10:32:49 SO WHEN WE STARTED LOOKING AT SOME OF THESE, IT WAS BROUGHT
 10:32:52 TO OUR ATTENTION THAT THE OUTDOOR PLAY AREA THAT IS REQUIRED
 10:32:57 FOR THESE DAY CARE CENTERS IS REGULATED BY THE STATE OF
 10:32:59 FLORIDA, AND THEY HAVE A STANDARD.
 10:33:02 WE HAVE A STANDARD IN OUR LAND DEVELOPMENT CODE THAT SAYS
 10:33:05 YOU HAVE TO PROVIDE 75 SQUARE FEET PER CHILD, BUT THE STATE
 10:33:10 REQUIREMENT IS 45 SQUARE FEET PER CHILD, BUT ONLY HALF THE
 10:33:15 CHILDREN BECAUSE THEY USE THE PLAYGROUNDS AT DIFFERENT
 10:33:19 TIMES.
 10:33:20 SO THE STATE FORMULA IS 45 SQUARE FEET PER HALF OF THE
 10:33:25 LICENSED DAY CARE CAPACITY MINUS THOSE CHILDREN THAT ARE
 10:33:28 LESS THAN ONE BECAUSE THEY DON'T USE THE PLAYGROUND.
 10:33:31 IT WAS BROUGHT TO OUR ATTENTION THAT OUR STANDARD IS PRETTY

10:33:36 RESTRICTIVE.
 10:33:36 I CHECKED WITH OUR CONSULTANTS TO SEE HOW DID WE GET THE 75
 10:33:39 SQUARE FEET TO BEGIN WITH AND THEY ARE FROM NORTH CAROLINA
 10:33:42 WHERE THE STANDARD IN NORTH CAROLINA IS 75 SQUARE FEET.
 10:33:45 THEY ARE RELOOKING AT THE STANDARDS IN NORTH CAROLINA
 10:33:50 BECAUSE THEY THINK THEY ARE ALSO TOO RESTRICTIVE.
 10:33:55 WE THOUGHT IT WOULD BE EASIER TO STRIKE OUT THE 75 SQUARE
 10:33:57 FEET AND JUST SAY PER STATE LAW.
 10:34:00 YOU STILL GET A PRETTY GOOD AMOUNT OF SQUARE FOOTAGE IN THE
 10:34:06 PLAY AREAS.
 10:34:06 MOST OF THE DAY CARE CENTERS THAT ARE LOOKING IN ESTERO ARE
 10:34:10 GOING TO PROVIDE MORE THAN WHAT THE STATE REQUIRES ANYWAY.
 10:34:12 AGAIN, THIS IS A FIRST READING.
 10:34:15 THE SECOND READING WOULD BE ON DECEMBER 6th.
 10:34:18 >>Mayor McLain: ANY QUESTIONS FROM COUNCIL?
 10:34:25 >>Lori Fayhee: THE RECOMMENDED FOR THE STATE IS 45 SQUARE
 10:34:29 FEET, IS THAT CORRECT?
 10:34:30 >>Mary Gibbs: IT'S 45 SQUARE FEET, BUT IT'S FOR HALF THE

10:34:33 LICENSED CAPACITY MINUS THOSE AGE ONE AND LOWER.
 10:34:38 IF YOU HAVE 200 KIDS, IT'S BASICALLY 45 SQUARE FEET FOR LIKE
 10:34:46 A HUNDRED.
 10:34:48 >>Lori Fayhee: THAT MAKES SENSE.
 10:34:49 THE E-MAIL THAT WE RECEIVED FOR THE E-COMMENTS I THOUGHT
 10:34:54 EXPLAINED IT WELL ALSO.
 10:34:55 >>Mary Gibbs: YES, I MEANT TO MENTION THAT.

 10:34:57 THE E-COMMENT CAME FROM I THINK ONE OF THE ARCHITECTS THAT'S
 10:35:01 WORKING ON A DAY CARE CENTER TO GO INTO THE OLD GOODWILL
 10:35:04 BUILDING, AND THEY STARTED LOOKING AT IT, AND THEY HAVE DONE
 10:35:07 DAY CARE CENTERS ALL OVER, AND THEY SAID THAT OUR
 10:35:09 REQUIREMENT, IF IT WAS FOR HALF THE LICENSED CAPACITY MIGHT
 10:35:13 WORK, BUT IT IS JUST TOO HIGH.
 10:35:15 WE GOT A LOT OF COMMENTS ALONG THAT LINE.
 10:35:18 >>Lori Fayhee: RIGHT.
 10:35:19 THAT HELPED TO EXPLAIN IT.
 10:35:20 I'M WONDERING, TOO, THEY MENTIONED A FENCE HEIGHT.
 10:35:24 AND I DON'T KNOW IF WE'RE DISCUSSING THAT AT ALL.
 10:35:28 I REMEMBER READING IT, BUT I DON'T KNOW IF THAT IS PART OF
 10:35:31 OUR DECISION.
 10:35:32 >>Mary Gibbs: WE DIDN'T RECOMMEND CHANGING ANY OF THAT.
 10:35:35 I DID HAVE A LOCAL ATTORNEY THAT'S WORKING ON THE GOODWILL
 10:35:37 DAY CARE CONTACT ME, AND I ASKED HER TO LOOK AT ALL THE
 10:35:41 OTHER STANDARDS IN THERE TO SEE IF THERE'S ANYTHING THAT
 10:35:43 LOOKED PROBLEMATIC.
 10:35:45 SHE SAID IT WAS REALLY THE OUTDOOR PLAY AREA THAT WAS
 10:35:48 CAUSING THE PROBLEM.
 10:35:50 >>Lori Fayhee: THE THREE AND A HALF FEET TALL FENCE SEEMED
 10:35:56 CONCERNING TO ME JUST AS A MOM, THAT THAT'S SOMETHING YOU
 10:36:01 COULD REACH OVER EASILY AND EVEN SOMEBODY MY HEIGHT.
 10:36:08 >>Mary Gibbs: I CAN LOOK AT THAT BEFORE THE SECOND READING.
 10:36:11 >>Lori Fayhee: I DIDN'T KNOW IF THAT WAS STANDARD FOR ESTERO

 10:36:13 OR FLORIDA OR IF IT'S SOMETHING DIFFERENT.
 10:36:18 I APPRECIATE THAT.
 10:36:18 SORRY TO TAKE THE TIME.
 10:36:21 >>Mary Gibbs: NO.
 10:36:22 I WILL BE HAPPY TO LOOK AT THAT.
 10:36:25 >>Mayor McLain: ANY OTHER COMMENTS FROM COUNCIL?
 10:36:30 >>Larry Fiesel: I'M HAPPY THAT MARY OUTLINED WHAT THE STATE
 10:36:33 REQUIREMENT WAS BECAUSE I WAS GOING TO ASK THAT QUESTION.
 10:36:35 I APPRECIATE THAT DEFINITION.
 10:36:39 >>Mayor McLain: ONE OF THE THINGS WE'RE TRYING TO DO WITH
 10:36:48 OUR LAND USE AND THE LIKE WAS TO MAKE IT EASY FOR DEVELOPERS
 10:36:52 AND OTHER FOLKS TO UNDERSTAND IT.
 10:36:56 I WOULD RATHER SEE IN THE ORDINANCE THE REAL EXPLANATION OF
 10:37:00 WHAT THE STATE REQUIREMENT IS.

10:37:03 BECAUSE AS YOU READ IT TO ME OR AS YOU RECITE IT TO ME
 10:37:07 TODAY, I'M A LITTLE CONFUSED.
 10:37:09 IF I WAS THE DEVELOPER, I MAY NOT KNOW THE FULL POPULATION
 10:37:16 THAT'S GOING TO BE IN MY DAY CARE.
 10:37:20 THAT MAY CHANGE.
 10:37:21 THE 75 WAS VERY CLEAR.
 10:37:24 I THOUGHT I READ SOMEWHERE IN PREPARING FOR THIS THAT WE
 10:37:27 WOULD SHRINK THAT DOWN TO 70.
 10:37:29 BUT 70 IS MUCH BIGGER THAN 45.
 10:37:33 I GUESS I'M A LITTLE CONFUSED.
 10:37:36 >>Mary Gibbs: I THOUGHT ABOUT PUTTING IN THE STATE

 10:37:41 REQUIREMENT BUT THE PROBLEM IS SOMETIMES THE STATE
 10:37:42 REQUIREMENTS CHANGE.
 10:37:43 IF THEY CHANGE IT, THEN YOU DON'T KNOW, THEN YOU'VE GOT TO
 10:37:47 GO BACK AND CHANGE THE CODE EVERY TIME THEY CHANGE IT.
 10:37:50 IT SEEMED THAT EVERYBODY THAT'S WORKING ON THESE DAY CARES
 10:37:52 THAT HAVE DEALT WITH, THEY ARE ALL VERY FAMILIAR WITH THE
 10:37:55 STATE REQUIREMENTS.
 10:37:56 THEY ARE THE ONES THAT CALLED ME AND SAID WHY IS YOUR
 10:37:59 REQUIREMENT SO HIGH COMPARED TO THE STATE?
 10:38:03 IF YOU PUT IN THE EXACT AMOUNT THAT COULD END UP CHANGING
 10:38:06 AND THEN YOU END UP HAVING TO MAKE ANOTHER CHANGE.
 10:38:09 I FEEL LIKE PEOPLE THAT ARE DEALING WITH THE DAY CARES ARE
 10:38:12 VERY FAMILIAR.
 10:38:18 >>Mayor McLain: WHAT YOU'RE SAYING, RATHER THAN 75, A
 10:38:20 DEVELOPER FOR A DAY CARE CAN GO TO ABOUT 45.
 10:38:24 >>Mary Gibbs: 45 FOR HALF YOUR LICENSED CAPACITY MINUS THOSE
 10:38:27 UNDER AGE 1.
 10:38:28 YOU STILL GOT A PLAYGROUND AREA.
 10:38:36 THE GOODWILL, FOR EXAMPLE, THEY ARE LOOKING AT ABOUT 5,000
 10:38:40 SQUARE FEET.
 10:38:41 DEPENDING IF YOU HAVE A LARGER SITE, YOU CAN PROVIDE MORE.
 10:38:44 WE'VE REALLY NOT HAD ANY ISSUE WITH THE DAY CARE
 10:38:48 PLAYGROUNDS.
 10:38:48 >>Mayor McLain: WITH WHATEVER REQUIREMENT IS IN THERE.
 10:38:53 THANK GOODNESS I DON'T HAVE ANY LITTLE KIDS.

 10:38:55 >>Mary Gibbs: IT'S ABOUT 45 SQUARE FEET UNTIL WE ADOPTED OUR
 10:38:58 NEW CODE.
 10:38:59 PER STATE REQUIREMENTS.
 10:39:01 WE NEVER HAD A SQUARE FOOTAGE REQUIREMENT UNTIL WE ADOPTED
 10:39:04 OUR CODE IN 2021.
 10:39:06 IT'S ALWAYS BEEN PER THE STATE REQUIREMENTS.
 10:39:11 >>Mayor McLain: IS IT IMPORTANT FOR US -- IT SEEMS LIKE --
 10:39:15 IT'S 45 FEET, LET'S SAY.
 10:39:17 I GUESS THAT'S ENOUGH ROOM FOR KIDS NOT TO FEEL LIKE A BUNCH
 10:39:20 OF COWS GETTING READY TO BE SLAUGHTERED.

10:39:24 I JUST DON'T LIKE TO SEE THE KIDS BUNCHED IN TOO MUCH.
 10:39:27 HEY, THIS IS OUR STANDARD, AND WE'RE NOT GOING TO CHANGE IT.
 10:39:34 WHY WOULD WE CHANGE FROM 45 OR THE CURRENT STATE LANGUAGE?
 10:39:39 >>Mary Gibbs: I HONESTLY DON'T THINK WE HAD A GOOD
 10:39:41 EXPLANATION OF HOW THE 75 CAME ABOUT.
 10:39:43 IT WAS THE STANDARD IN NORTH CAROLINA.
 10:39:45 THE 75 IF IT HAD BEEN IN THE CODE IT SHOULD HAVE SAID BASED
 10:39:52 ON HALF THE LICENSED CAPACITY.
 10:39:54 IT JUST SAYS PER CHILD.
 10:39:55 YOU CAN'T INTERPRET THAT TO SAY HALF THE LICENSED CAPACITY.
 10:39:58 WE'LL HAVE AN ATTORNEY COMING TO THE SECOND READING
 10:40:04 EXPLAINING THE GOODWILL, HOW THAT WORKS.
 10:40:05 USUALLY NOT EVEN HALF THE KIDS ALL GO OUT AT STAGGERED
 10:40:10 TIMES.
 10:40:10 IT'S USUALLY LIKE A THIRD.

10:40:11 THE STATE HAS LOOKED AT IT IN QUITE A BIT OF DETAIL.
 10:40:16 I REALLY THOUGHT THAT OUR 75 WAS JUST OVERKILL.
 10:40:21 NORMALLY I DON'T COME BACK WITH SOMETHING LESS RESTRICTIVE,
 10:40:24 BUT I FELT LIKE THIS WAS OVERKILL FOR WHAT WE NEED.
 10:40:29 >>Mayor McLain: IF THEY ARE GOING TO COME ON THE SECOND
 10:40:31 READING, I THINK THAT MAY HELP ME.
 10:40:33 COUNCILMAN WARD.
 10:40:33 >>Jim Ward: THE OTHER THING I WOULD COMMENT ON, I WOULD
 10:40:37 AGREE, THERE IS A SIGNIFICANT DIFFERENCE BETWEEN OUR CURRENT
 10:40:40 STANDARD AND WHAT THE STATE IS.
 10:40:42 I WOULD ALSO ENCOURAGE YOU TO LOOK AT WHAT OTHER
 10:40:45 MUNICIPALITIES IN THE AREA, BONITA SPRINGS, FORT MYERS.
 10:40:48 THERE MAY BE A DIFFERENCE WITH RESPECT TO HOW THE STATE
 10:40:51 CALCULATED IT DEPENDING ON THE GEOGRAPHIC AREAS THROUGHOUT
 10:40:55 THE STATE THAT MAY NOT BE PERTINENT TO ESTERO.
 10:40:59 I THINK WE MIGHT WANT TO LOOK AT WHAT OTHER COMMUNITIES ARE
 10:41:03 DOING.
 10:41:06 >>Robert Eschenfelder: I'M ACTUALLY LOOKING AT THE FLORIDA
 10:41:08 STATUTE 402.305 AND JUST SO EVERYBODY UNDERSTANDS.
 10:41:15 THE LEGISLATURE IS SETTING MINIMUM STANDARDS FOR LICENSED
 10:41:18 FACILITIES, AND THIS PARTICULAR ONE COMES IN AT SUB-SECTION
 10:41:23 6, SQUARE FOOTAGE PER CHILD.
 10:41:26 IT DOESN'T MEAN THAT THE VILLAGE CAN'T DO MORE THAN THAT.
 10:41:30 THIS IS THE MINIMUM.
 10:41:31 SO WHEN THE FOLKS THAT ARE LOOKING TO DEVELOP DAY CARE

10:41:34 CENTERS IN ESTERO, WHEN THEY POINT TO OUR CODE AND SAY IT'S
 10:41:38 WRONG, THAT'S REALLY NOT A FAIR CRITICISM.
 10:41:41 IT SIMPLY EXCEEDS BY A LOT WHAT THE MINIMUM STANDARD IS.
 10:41:47 BETWEEN NOW AND SECOND READING, MS. GIBBS CAN GO BACK AND
 10:41:51 THINK THROUGH, IS THERE A JUSTIFICATION THAT WE WOULD HAVE
 10:41:54 TO GO BEYOND THE MINIMUM STANDARDS, ASSUMING THAT THE STATE

10:41:59 HAS SMART PEOPLE TO THINK ABOUT HOW DO WE TAKE CARE OF KIDS
 10:42:02 AND THAT'S HOW THEY CAME UP WITH THE STANDARD, IS THERE A
 10:42:05 REASON THAT WE COULD PUT FORWARD TO THE BUSINESS COMMUNITY
 10:42:08 TO SAY WE'RE GOING TO REQUIRE EVEN MORE, LESS THAN WHAT WE
 10:42:12 HAVE NOW, BUT MAYBE MORE THAN THE MINIMUM.
 10:42:14 THAT IS A POLICY DECISION FOR YOU AND MS. GIBBS TO TALK
 10:42:17 ABOUT AT SECOND READING.
 10:42:19 >>Mayor McLain: THANK YOU FOR THOSE COMMENTS.
 10:42:20 THAT KIND OF GETS TO MY POINT IS WHEN WE'RE LOOKING AT OUR
 10:42:24 BRIDGES AND ALL THAT, WE DON'T DO THE MINIMUM STANDARDS.
 10:42:26 WE ARE ENHANCING THE QUALITY OF LIFE ELEMENTS IN THE VILLAGE
 10:42:32 OF ESTERO AND COMPLYING WITH A MINIMUM STANDARD FOR OUR KIDS
 10:42:37 MAY NOT BE WHAT WE WANT IN THE VILLAGE OF ESTERO.
 10:42:40 I GUESS WE WANT TO BE FAIR AND 75 OBVIOUSLY EXCESSIVE BUT
 10:42:45 I'D LIKE TO CONSIDER -- I THINK COUNCILMAN WARD SAID WHAT'S
 10:42:51 GOING ON IN THE AREA HERE AND SAY WHAT DO WE WANT FOR
 10:42:54 QUALITY OF LIFE FOR OUR CHILDREN THAT ARE GOING TO BE IN DAY
 10:42:57 CARE CENTERS HERE.
 10:42:58 AND I ALWAYS LIKE -- WE CALL IT PARADISE, LET'S DO IT FOR

 10:43:02 OUR KIDS, TOO.
 10:43:03 THAT'S ALL MY COMMENTS.
 10:43:05 ANY OTHER COUNCIL COMMENTS?
 10:43:07 IF NOT, DO WE HAVE ANY PUBLIC COMMENTS?
 10:43:09 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT, BUT WE DID HAVE
 10:43:12 THE E-COMMENT.
 10:43:13 >>Mayor McLain: AND WE REFERENCED THAT E-COMMENT TODAY.
 10:43:16 WHAT WE'RE LOOKING FOR TODAY IS A MOTION TO PASS THE FIRST
 10:43:21 READING AND SET A SECOND READING FOR PUBLIC HEARING ON
 10:43:26 DECEMBER 6th, 2023.
 10:43:28 COUNCILMEMBER LOPEZ MADE THE MOTION AND SECONDED BY COUNCIL
 10:43:36 PERSON FAYHEE.
 10:43:37 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL.
 10:43:42 >>George Zalucki: AYE.
 10:43:43 >>Jim Ward: AYE.
 10:43:45 >>Rafael Lopez: AYE.
 10:43:46 >>Lori Fayhee: AYE.
 10:43:49 >>Larry Fiesel: AYE.
 10:43:50 >>Vice-Mayor Ribble: AYE.
 10:43:51 >>Mayor McLain: AYE.
 10:43:52 NEXT ON THE AGENDA IS THE SECOND READING ON AGENDA ITEM 10,
 10:44:01 ORDINANCE NUMBER 2023-03.
 10:44:04 MADAM CLERK, HAS THE ORDINANCE BEEN PROPERLY ADVERTISED?
 10:44:10 >>Carol Sacco: YES, MAYOR.
 10:44:11 >>Mayor McLain: STEVE, WOULD YOU LIKE TO --

 10:44:13 >>Carol Sacco: I HAVE TO READ THE ORDINANCE, MAYOR.
 10:44:15 >>Mayor McLain: OH, YES, READ THE TITLE PLEASE.

10:44:18 THANK YOU.

10:44:18 >>Carol Sacco: ORDINANCE 2023-03, AN ORDINANCE OF THE
10:44:21 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING
10:44:24 SECTION 4-302 OF THE VILLAGE LAND DEVELOPMENT CODE TO REVISE
10:44:29 THE STANDARDS FOR DETACHED RESIDENTIAL GARAGES; MAKING
10:44:33 RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY,
10:44:36 CODIFICATION, AND AN EFFECTIVE DATE.

10:44:39 >>Mayor McLain: THANK YOU.

10:44:40 STEVE, WOULD YOU PLEASE INTRODUCE THIS ORDINANCE?

10:44:42 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:44:45 AS THE SECOND READING OF PROPOSED ORDINANCE, THIS WOULD
10:44:49 BECOME OFFICIAL OR LAW WITH THE COUNCIL'S ACTIONS TODAY.
10:44:54 THIS INVOLVES THE STANDARDS FOR DETACHED RESIDENTIAL
10:44:58 GARAGES.

10:44:59 THE COUNCIL IS AWARE THAT WE'VE HAD IN OUR PREVIOUS CODE
10:45:04 DETAILS ABOUT WHAT IS ALLOWABLE IN TERMS OF SIZE FOR
10:45:09 RESIDENTIAL ACCESSORY GARAGES.

10:45:12 AND THAT PORTION OF THE CODE HAS BEEN FOUND TO BE
10:45:16 UNREASONABLE.

10:45:17 SO WHAT WE'RE SUGGESTING IS A MODIFICATION IN THE CODE TO
10:45:23 LIMIT THE MAXIMUM HEIGHT FOR GARAGES IN CERTAIN RESIDENTIAL
10:45:28 ZONING DISTRICTS.

10:45:29 I'LL TURN THIS AGAIN OVER TO MARY FOR FURTHER INTRODUCTION.

10:45:35 BUT THIS IS, AGAIN, ANOTHER ONE OF THOSE MIDCOURSE
10:45:38 CORRECTIONS FOR THE LAND DEVELOPMENT CODE, WHICH WE THINK IS
10:45:41 REASONABLE.

10:45:44 >>Mary Gibbs: IF YOU RECALL AT THE FIRST READING, THERE WAS
10:45:46 QUITE A BIT OF DISCUSSION ABOUT THIS AND SOME OF THE
10:45:49 LANGUAGE I THINK YOU WANTED US TO TAKE ANOTHER LOOK AT AND
10:45:53 ALSO I SAID WE'RE GOING BACK TO PLANNING ZONING AND DESIGN
10:45:56 BOARD, WHERE WE WERE THERE LAST NIGHT AND THEY ACTUALLY MADE
10:45:59 SOME SUGGESTIONS FOR YOU TO CONSIDER.

10:46:00 SO ONE OF THE THINGS WE ADDED IN THE ORDINANCE, WHICH I
10:46:04 THINK BOARD MEMBER FAYHEE BROUGHT UP, WAS THE NEW NUMBER
10:46:09 FOUR, WHICH JUST SAID THERE SHALL BE NO MORE THAN ONE
10:46:12 ACCESSORY GARAGE ON A PARCEL BECAUSE THERE WAS SOME CONCERN
10:46:16 THAT THEY COULD DO MULTIPLE.

10:46:18 THAT'S NEW LANGUAGE THAT WE'VE ADDED.

10:46:20 THE OTHER LANGUAGE WE LEFT THE SAME, BUT THE PLANNING ZONING
10:46:24 AND DESIGN BOARD IS RECOMMENDING THREE CHANGES.

10:46:28 SO IF YOU GO TO THE ORDINANCE, THE ORDINANCE IS ON PAGE 1
10:46:36 WHERE IT SAYS THE AREA OF THE GARAGE MAY NOT EXCEED THE AREA
10:46:39 OF THE FIRST FLOOR EXCEPT IN THE RSF ZONING DISTRICT YOU'RE
10:46:43 LIMITED TO 500 SQUARE FEET.

10:46:45 THEY RECOMMENDED 580 SQUARE FEET, WHICH THEY THOUGHT WOULD
10:46:49 FIT THE TWO-CAR GARAGE BETTER.

10:46:53 JIM WALLACE RECOMMENDATION AND EVERYBODY AGREED WITH HIM.

10:46:56 AND THEY ALSO THOUGHT, THEY RECOMMENDED WE STRIKE THE

10:47:00 LANGUAGE THAT SAYS, MAY NOT EXCEED TWO DOORS AND TWO BAYS

10:47:04 BECAUSE THEY FELT LIKE THAT WAS NOT NEEDED AND YOU MIGHT

10:47:09 HAVE THREE DOORS OR SOMETHING.

10:47:13 THEY SUGGESTED GETTING RID OF THAT LANGUAGE, LIMITING 580

10:47:18 INSTEAD OF 500.

10:47:19 THEY ALSO MADE A CHANGE OR RECOMMENDED A CHANGE ON PAGE 2,

10:47:24 WHICH IS NUMBER 2, WHICH WAS ACTUALLY THE OLD LANGUAGE FROM

10:47:27 THE CODE ORDINANCE.

10:47:29 WE WEREN'T EVEN RECOMMENDING CHANGING THAT.

10:47:31 IF YOU SEE NUMBER TWO, I CALL IT THE QUONSET HUT SECTION.

10:47:39 IF SOMEBODY WANTS TO BUILD A BIG METAL BUILDING, AND THIS

10:47:43 CAN BE IN ANY ZONING DISTRICT, YOU BUILD THE BIG METAL

10:47:46 BUILDING, IF IT'S OVER 240 SQUARE FEET, YOU NEED TO GET A

10:47:50 SPECIAL EXCEPTION BECAUSE THE METAL BUILDINGS ARE NOT THAT

10:47:54 ATTRACTIVE.

10:47:55 SO PLANNING AND ZONING RECOMMENDED THAT WE CHANGE THE 240 TO

10:47:59 280 BECAUSE THEY THOUGHT THAT 280 WOULD FIT STANDARD LIKE

10:48:05 WHAT YOU WOULD HAVE IN A TWO-CAR GARAGE AND IT SHOULD BE

10:48:09 ANYTHING OVER 280 WOULD NEED TO COME IN AND GET A SPECIAL

10:48:13 EXCEPTION.

10:48:14 SOMEWHAT MINOR CHANGE.

10:48:15 BUT THOSE WERE THEIR THREE RECOMMENDATIONS FROM LAST NIGHT.

10:48:18 I TOLD THEM I WOULD EXPLAIN IT TODAY AND SEE WHAT THE

10:48:21 COUNCIL WANTED TO DO.

10:48:26 >>Mayor McLain: ANY QUESTIONS FROM COUNCIL?

10:48:29 >>George Zalucki: MARY, THANK YOU FOR THAT.

10:48:31 I THINK THAT THE ZONING BOARD CAME BACK WITH A REALLY GOOD

10:48:33 RECOMMENDATION.

10:48:34 IF YOU RECALL, PART OF MY APPREHENSION WITH THE WAY IT WAS

10:48:38 ORIGINALLY WRITTEN IS THAT I HAVE A THREE CAR GARAGE WITH

10:48:41 TWO DOORS.

10:48:42 ONE IS A TWO-CAR DOOR, ONE IS A SINGLE-CAR DOOR.

10:48:45 I THINK IT WAS WISE FOR THEM TO STRIKE THAT.

10:48:47 580 SQUARE FEET GETS US A LOT CLOSER TO A THREE-CAR GARAGE.

10:48:53 NORMALLY MINIMUM THREE CAR GARAGES ARE 30 BY 20, WHICH IS

10:48:57 600.

10:48:58 I THINK 580 WILL ACCOMPLISH THAT, BUT I LIKE THE

10:49:00 RECOMMENDATION OF STRIKING THE TWO BAYS AND THE TWO DOORS

10:49:04 BECAUSE THAT STILL ALLOWS OUR RESIDENTS TO ERECT A THREE-CAR

10:49:07 GARAGE.

10:49:08 I'M IN SUPPORT OF THE CHANGES.

10:49:09 THANK YOU.

10:49:11 >>Mayor McLain: ANY OTHER COUNCIL COMMENTS?

10:49:13 COUNCIL PERSON FAYHEE.

10:49:16 >>Lori Fayhee: I HAVE A QUESTION HERE.

10:49:20 ON NUMBER 1, IT SAYS YOU WANTED IT 580 SQUARE FEET, RIGHT?
 10:49:27 >>Mary Gibbs: YES, THAT WAS THE RECOMMENDATION.
 10:49:31 >>Lori Fayhee: AND THEN FOR THE NUMBER TWO, THAT WAS THE
 10:49:37 GALVANIZED CONSTRUCTION AND THAT'S 240 SQUARE FEET?
 10:49:45 >>Mary Gibbs: YES.

 10:49:46 >>Lori Fayhee: 280 SQUARE FEET.
 10:49:48 >>Mary Gibbs: YEAH.
 10:49:51 >>Lori Fayhee: BUT THEY ACCOMPLISH THE SAME, YOU CAN FIT AS
 10:49:55 MANY CARS IN THERE?
 10:49:57 >>Mary Gibbs: THEY JUST FELT LIKE THE 240 WAS A LITTLE BIT
 10:50:00 TOO SKIMPY TO FIT THE EXTRA VEHICLE.
 10:50:04 SO THEY WERE --
 10:50:07 >>Lori Fayhee: THAT'S FOR A RESIDENTIAL AREA ALSO, CORRECT?
 10:50:10 >>Mary Gibbs: YES.
 10:50:11 THAT APPLIES TO MORE THAN JUST THE SINGLE-FAMILY.
 10:50:13 THAT COULD APPLY IN AGRICULTURAL ZONING.
 10:50:17 THAT CAN APPLY IN ANY ZONING DISTRICT.
 10:50:19 IT'S BECAUSE THE IDEA WAS -- IT ACTUALLY CAME FORWARD FROM
 10:50:23 THE LEE COUNTY CODE.
 10:50:24 WE CARRIED IT FORWARD IN OUR CODE BECAUSE SOMETIMES THOSE
 10:50:27 BIG METAL BUILDINGS POP UP AND THEN THE NEIGHBORS CALL AND
 10:50:30 GO, HOW DID THAT HAPPEN?
 10:50:32 >>Lori Fayhee: I WOULD BE CONCERNED ABOUT THAT WITH THIS
 10:50:34 ONE, FOR IT TO BE IN -- I WOULDN'T WANT ONE BUILT AT THE
 10:50:41 HOUSE NEXT DOOR TO ME.
 10:50:42 THAT'S WHERE MY CONCERN WAS.
 10:50:45 >>Mayor McLain: COUNCILMAN WARD.
 10:50:47 >>Jim Ward: MARY, I AGREE WITH COUNCILMAN ZALUCKI ABOUT THE
 10:50:50 CHANGES THAT THE PZDB RECOMMENDED.
 10:50:55 I THINK THEY ARE CONSISTENT WITH WHAT WE HAD DISCUSSED AT

 10:50:58 THE LAST READING.
 10:50:59 BUT I'M CURIOUS.
 10:51:00 IS THERE A MINIMUM WIDTH AND LENGTH THAT YOU HAVE IN THE
 10:51:04 STATUTE?
 10:51:04 COULD SOMEONE JUST BUILD SOMETHING THAT WAS 80-FOOT LONG?
 10:51:10 >>Mary Gibbs: WELL, YOU'VE GOT TO MEET YOUR SETBACKS.
 10:51:12 IN EVERY ZONING DISTRICT THERE ARE SETBACKS FROM THE SIDES
 10:51:15 AND SETBACKS FROM THE REAR PROPERTY LINES, SO YOU CAN'T
 10:51:19 BUILD THE MONSTROSITY LIKE RIGHT UP NEXT TO.
 10:51:24 BUT SOMETIMES YOU CAN GET PRETTY CLOSE BECAUSE THE SETBACKS,
 10:51:28 DEPENDING ON HOW SMALL THE LOT IS AND HOW SMALL THE SETBACKS
 10:51:32 ARE, YOU CAN -- SINGLE-FAMILY YOU CAN BE SOMETIMES SEVEN OR
 10:51:37 TEN FEET AWAY FROM THE PROPERTY LINE ON SOME STRUCTURES, BUT
 10:51:40 YOUR HOUSE IS TYPICALLY SET BACK LIKE 25 FEET.
 10:51:44 >>Jim Ward: I DO UNDERSTAND THE SETBACKS AND DID HAVE A
 10:51:47 DISCUSSION ABOUT THAT AT THE LAST MEETING.

10:51:49 IT STRIKES ME SOMEWHAT CURIOUSLY THAT WE DON'T HAVE SOME
 10:51:52 MINIMUM WITH RESPECT TO THE LENGTH OR MAXIMUM WITH RESPECT
 10:51:56 TO THE LENGTH AND THE WIDTH.
 10:52:12 >>Lori Fayhee: IS THAT SOMETHING THAT SHOULD BE IN THERE?
 10:52:14 IS THAT WHAT YOU'RE SUGGESTING?
 10:52:17 >>Jim Ward: IT'S JUST A SUGGESTION.
 10:52:18 >>Mayor McLain: THIS IS OUR SECOND READING.
 10:52:20 SO WHATEVER WE PUT IN THIS, THAT'S GOING TO BE THE NEW CODE
 10:52:23 THAT WE HAVE.

 10:52:28 >>George Zalucki: COUNCILMAN WARD, IF YOU CAN ELABORATE A
 10:52:32 LITTLE BIT.
 10:52:32 WHAT I'M UNDERSTANDING YOU ARE SAYING, ENVISIONING PERHAPS A
 10:52:36 VERY NARROW AND LONG BUILDING SIMILAR TO A STORAGE CENTER,
 10:52:41 LIKE A SMALL STORAGE YARD.
 10:52:43 SO I UNDERSTAND I THINK WHERE YOU'RE GOING WITH THIS.
 10:52:45 SO, FOR INSTANCE, IF WE HAD SOMETHING THAT QUALIFIED AS 580
 10:52:51 SQUARE FEET, IT COULD BE 60 FEET LONG AND SO MANY FEET DEEP.
 10:52:58 AND THEN WITHOUT THE LIMIT ON THE DOORS, NOW YOU'VE GOT A
 10:53:00 BUNCH OF DIFFERENT BAY DOORS.
 10:53:02 SO I THINK THAT'S WHERE YOU'RE GOING WITH THIS.
 10:53:05 IF THAT IS THE CASE, PERHAPS WE MAXIMIZE THE DOORS AT 3.
 10:53:10 I THINK THAT WOULD PERHAPS SETTLE WHAT YOU'RE THINKING
 10:53:14 ABOUT, JUST A SUGGESTION.
 10:53:20 >>Jim Ward: IF I PUT FORTH A SUGGESTION, A MINIMUM LENGTH OF
 10:53:22 20-FOOT AND MINIMUM WIDTH OF 20-FOOT.
 10:53:25 SOMETHING TO THAT EFFECT.
 10:53:27 I'M JUST THINKING OFF THE TOP OF MY HEAD, IT JUST STRIKES ME
 10:53:32 THAT YOU COULD HAVE A VERY STRANGE LOOKING BUILDING
 10:53:36 DEPENDING UPON HOW THE LAND IS CONFIGURED AND HOW THE
 10:53:39 SETBACKS ARE CONFIGURED.
 10:53:41 >>Mary Gibbs: I WAS LOOKING ONLINE AT SOME GARAGE STANDARDS
 10:53:44 TO SEE HOW, AND THERE'S A VARIETY, BUT IF YOU ACTUALLY HAD A
 10:53:50 GARAGE CONSTRUCTED, I THINK THEY SAY 20 FEET, 24 FEET AND 30
 10:53:56 FEET CAN BE THE LENGTHS AND I FORGET WHAT THE WIDTH WAS, BUT

 10:54:01 IT'S NOT VERY WIDE.
 10:54:02 BUT I THINK THEY ARE SAYING LIKE 20 BY 20, 20 BY 24, THOSE
 10:54:06 ARE KIND OF THE PARAMETERS.
 10:54:11 I GUESS THEY ARE NOT SQUARE.
 10:54:14 THEY ARE KIND OF RECTANGULAR, BUT I'M NOT SURE HOW YOU SAY
 10:54:20 YOU CAN'T HAVE A LONG SKINNY ONE OR HAVE TO BE --
 10:54:27 >>Vice-Mayor Ribble: IT BECOMES A STORAGE SHED.
 10:54:30 IS THAT DIFFERENT -- WE HAVE DIFFERENT LAND CODE FOR STORAGE
 10:54:37 SHEDS THAN WE HAVE FOR GARAGES.
 10:54:39 I STILL SAY, MARY, THAT YOUR SETBACKS HELP WITH THAT.
 10:54:43 IF SOMEBODY IS GOING TO BUILD A GARAGE, THEY HAVE THE 580
 10:54:48 SQUARE FEET.

10:54:48 AND THAT CAN BE WHATEVER -- HOWEVER YOU WANT TO ENTAIL THAT
 10:54:53 508 SQUARE FEET, BUT YOU DON'T -- YOU KNOW, IF YOU'RE
 10:54:57 ENVISIONING SOMETHING LONG AND NARROW, IT'S NO LONGER A
 10:55:00 GARAGE THEN.
 10:55:01 IT'S A STORAGE SHED.
 10:55:03 >>Robert Eschenfelder: WE ALWAYS HAVE TO WHEN WE LOOK AT OUR
 10:55:06 CODE LOOK AT THE WORDS THAT ARE USED.
 10:55:08 SO THIS IS AN ACCESSORY GARAGE.
 10:55:12 THAT'S WHAT WOULD BE CONSTRUCTED.
 10:55:14 WE THEN HAVE TO LOOK IN OUR LAND DEVELOPMENT CODE, IS GARAGE
 10:55:19 DEFINED, AND IT IS.
 10:55:20 IT SAYS IT IS A STRUCTURE USED OR DESIGNED FOR THE PARKING
 10:55:25 AND STORAGE OF MOTOR VEHICLES OR BOATS.

 10:55:28 A GARAGE IS ENCLOSED BUILDING, WHEREAS A CARPORT IS A ROOF
 10:55:33 STRUCTURE.
 10:55:33 RIGHT THERE OUR STAFF IS GOING TO LOOK AT SOME NARROW
 10:55:37 STORAGE SHED WITH A LINE OF TEN BAYS AND SAY THAT'S NOT
 10:55:42 DESIGNED FOR STORING BOATS AND CARS.
 10:55:44 THERE'S NO WAY YOU CAN GET A BOAT OR A CAR IN THERE, PERMIT
 10:55:48 DENIED.
 10:55:49 THAT'S A WAY TO DEAL WITH IT.
 10:55:51 BECAUSE I THINK IF YOU START TRYING TO SAY IT COULD BE NO
 10:55:56 WIDER OR NO LONGER, DEPENDING ON WHAT THE HOMEOWNER'S LOT
 10:56:00 CONFIGURATION IS AND WHERE THE HOUSE IS PLACED IN RELATION
 10:56:04 TO EXISTING SETBACKS, THEY MAY HAVE TO BE A BIT INVENTIVE.
 10:56:08 BUT AT THE END OF THE DAY, WHEN THEY COME IN WITH THE
 10:56:11 APPLICATION, IT HAS TO BE ABLE TO HOLD AT LEAST ONE CAR OR
 10:56:15 AT LEAST ONE BOAT, AND IF IT'S A NARROW, IN TERMS OF DEPTH
 10:56:21 STRUCTURE, YOU'RE NOT GOING TO BE ABLE TO GET THERE.
 10:56:24 IT'S AN INTERESTING POINT.
 10:56:27 I THINK IF YOU LOOK AT THE DEFINITION OF GARAGE, THAT TAKES
 10:56:30 AWAY SOME OF THE WHAT-IFS THAT I THINK SOME OF YOU ALL ARE
 10:56:33 THINKING ABOUT, SO THAT WE CAN KEEP THIS PROCESS MOVING,
 10:56:37 MAYBE THE WAY FORWARD IS GO AHEAD AND ADOPT THIS ON SECOND
 10:56:39 READING WITH THE CHANGES RECOMMENDED BY THE PLANNING BOARD
 10:56:41 AND THEN OUR PLANNING DIRECTOR CAN GO BACK IN THE CALM OF
 10:56:46 HER OWN OFFICE BECAUSE SHE HAS NOTHING ELSE TO THINK ABOUT
 10:56:50 AND THINK ABOUT DO WE WANT TO COME BACK WITH ANOTHER

 10:56:52 ORDINANCE THAT DOES LOOK AT MINIMUM DEPTHS OR WIDTHS.
 10:56:58 >>Mayor McLain: EITHER THAT OR WE COULD DELAY THE DECISION
 10:57:03 TODAY TO THE NEXT WEEK AND LET YOU THINK ABOUT LANGUAGE THAT
 10:57:08 WOULD ADDRESS THAT, UNLESS YOU FEEL THE CURRENT LANGUAGE --
 10:57:11 WHAT I'M WORRIED ABOUT IS WE'RE MAKING THIS CHANGE TO AVOID
 10:57:17 CONFUSION AT WHATEVER LEVEL SO THAT WE GET ANOTHER
 10:57:22 NONCOMPLYING BUILDING IN ESTERO.
 10:57:27 HOWEVER WE CAN ADDRESS THAT IS GOOD.

10:57:32 SOMETIMES A LITTLE DIFFICULT IN A MEETING LIKE THIS TO
 10:57:35 FINALIZE.
 10:57:36 BUT IF WE APPROVE THE SECOND READING, THAT'S GOING TO BE THE
 10:57:38 ORDINANCE.
 10:57:39 >>Mary Gibbs: I'M COMFORTABLE WITH THE LANGUAGE THAT
 10:57:41 PLANNING AND ZONING BOARD RECOMMENDED.
 10:57:44 AND THE DEFINITION OF GARAGE BECAUSE ROB IS RIGHT, IF
 10:57:47 SOMEBODY COMES IN WITH SOME WEIRD-LOOKING PLAN IT'S GOING TO
 10:57:52 GET KICKED BACK AND SAY THIS ISN'T A GARAGE.
 10:57:55 I THINK THE MORE YOU LOOK AT TWEAKING THE DETAILS, THE MORE
 10:58:00 COMPLICATED IT MAKES AND WE END UP WITH UNINTENDED
 10:58:03 CONSEQUENCES.
 10:58:03 I'M PRETTY COMFORTABLE.
 10:58:05 >>Vice-Mayor Ribble: I AGREE.
 10:58:06 >>Mayor McLain: MANAGE THAT.
 10:58:08 COUNCIL OKAY WITH THAT?
 10:58:09 OKAY.

 10:58:09 THAT BEING THE CASE, I WILL NOW OPEN THE HEARING FOR PUBLIC
 10:58:17 COMMENT.
 10:58:19 DO WE HAVE ANY PUBLIC COMMENTS?
 10:58:20 >>Carol Sacco: WE HAVE NONE, MAYOR, AND WE HAVE NO
 10:58:22 E-COMMENTS.
 10:58:23 >>Mayor McLain: I WON'T GO THROUGH ALL THE OTHER DETAILS
 10:58:25 SINCE WE DON'T HAVE ANY PUBLIC COMMENTS ON THAT OR
 10:58:28 E-COMMENTS.
 10:58:29 I'M LOOKING FOR A MOTION THAT WOULD INCORPORATE CURRENT
 10:58:34 LANGUAGE PLUS THE CHANGES THAT THE PLANNING AND ZONING HAD
 10:58:38 RECOMMENDED PLUS THE CLARIFICATION OF A GARAGE IN THIS
 10:58:46 ORDINANCE.
 10:58:46 WITH THAT, CAN I GET A MOTION TO APPROVE THAT?
 10:58:50 COUNCIL PERSON FAYHEE HAS MADE THE MOTION.
 10:58:53 SECONDED BY OUR VICE-MAYOR RIBBLE.
 10:58:55 MADAM CLERK, PLEASE CALL THE ROLL.
 10:59:01 >>Larry Fiesel: AYE.
 10:59:03 >>Lori Fayhee: AYE.
 10:59:04 >>Rafael Lopez: AYE.
 10:59:06 >>Jim Ward: AYE.
 10:59:08 >>George Zalucki: AYE.
 10:59:09 >>Vice-Mayor Ribble: AYE.
 10:59:10 >>Mayor McLain: AYE.
 10:59:11 NEXT ON THE AGENDA IS COUNCIL COMMUNICATIONS.
 10:59:18 LET'S START ON MY LEFT.

 10:59:24 GO WITH COUNCILMEMBER ZALUCKI.
 10:59:25 DO YOU HAVE ANY COMMENTS?
 10:59:27 >>George Zalucki: THANK YOU, MAYOR.
 10:59:29 YES, I HAVE A COUPLE OF COMMENTS.

10:59:31 THE FIRST I'D LIKE TO SAY THAT SATURDAY THE VETERANS DAY
 10:59:37 EVENT WAS HIGHLY SUCCESSFUL.
 10:59:38 IT IS THANKS TO THE MANY, MANY PEOPLE THAT PARTICIPATED, THE
 10:59:42 VOLUNTEERS, THE COMMITTEE, THE COMMUNITY, THE SPONSORS.
 10:59:48 MR. MAYOR, IF YOU WOULD INDULGE ME, I'D LIKE TO TAKE A
 10:59:51 MOMENT TO READ THE NAMES OF THOSE AND THE SPONSORS THAT
 10:59:54 HELPED US WITH THE GREAT EVENT.
 10:59:55 FIRST AND FOREMOST, COMMITTEE CHAIRMAN LOPEZ, THANK YOU FOR
 10:59:58 ALL OF YOUR HARD WORK AND DEDICATION TOWARD REALLY WHAT MANY
 11:00:02 PEOPLE HAVE ARTICULATED TO ME IS THE BEST VETERANS DAY EVENT
 11:00:06 WE'VE HAD THUS FAR.
 11:00:07 SO THANK YOU FOR YOUR LEADERSHIP WITH THAT, RAFAEL.
 11:00:11 ALSO THE VILLAGE STAFF, THANK YOU SO MUCH, INCLUDING CAROL
 11:00:14 SACCO, CARLA, STEVE SARKOZY AND HIS SON MATT WAS THERE TO
 11:00:20 HELP US THAT DAY AS WELL.
 11:00:21 TAMMY DURAN AND HER SON MICHAEL AND ALSO ROBERT WILEY FROM
 11:00:26 VILLAGE STAFF WAS THERE AS WELL.
 11:00:28 THANK YOU, ROBERT.
 11:00:29 ALSO, RYAN NORMOYLE FROM THE LEE COUNTY PARKS DEPARTMENT WAS
 11:00:35 THERE ALL DAY HELPING US.
 11:00:37 SUSAN LINDENMUTH FROM ESTERO FIRE RESCUE.

 11:00:40 ROSLYN GULA FROM THE ESTERO HISTORICAL SOCIETY.
 11:00:45 TERRY FLANAGAN FROM ENGAGE ESTERO.
 11:00:49 JOHN QUIN FROM ESTERO FOREVER FOUNDATION.
 11:00:51 MARILYN EDWARDS DOING A GREAT JOB WITH COMMUNICATIONS.
 11:00:53 THANK YOU, MARILYN.
 11:00:55 ROB CREAGER, ALLEN AND MARJO FROM THE TIDEWATER AND THEIR
 11:01:01 ENTIRE TEAM FROM THE TIDEWATER VETERANS GROUP.
 11:01:03 THANK YOU SO MUCH.
 11:01:04 AND, OF COURSE, MIKE LEWIS FROM JUNIOR ROTC.
 11:01:07 I WOULD ALSO LIKE TO JUST TAKE A MOMENT TO THANK OUR
 11:01:11 SPONSORS AND SUPPORTERS, INCLUDING THE GREATER ESTERO
 11:01:13 CHAMBER OF COMMERCE, THE ESTERO FOREVER FOUNDATION, ENGAGE
 11:01:17 ESTERO, THE ESTERO HISTORICAL SOCIETY, INTERFAITH CHARITIES,
 11:01:21 LEE COUNTY LIBRARY SYSTEM, STRENGTH AND HONOR CHARITIES,
 11:01:26 TIDEWATER VETERANS CLUB, LEE CORP HOMES.
 11:01:32 O'DONNELL LANDSCAPING, BOY SCOUTS AND GIRL SCOUTS OF ESTERO.
 11:01:37 ESTERO HIGH SCHOOL, ESTERO FIRE RESCUE, LEE COUNTY SHERIFF'S
 11:01:39 OFFICE AND THEIR HONOR GUARD DID A GREAT JOB AND NEW
 11:01:43 HORIZONS CHOIR.
 11:01:44 I'D ALSO LIKE TO THANK LEE COUNTY AMBULANCE, ADRIENNE,
 11:01:51 DEPUTY CHIEF OF THE AMBULANCE THAT WAS PROVIDED AS WELL.
 11:01:53 IT TAKES A VILLAGE TO MAKE A GREAT EVENT.
 11:01:59 IT WAS A GREAT EVENT BECAUSE ALL OF THE NAMES AND
 11:02:01 ORGANIZATIONS THAT I JUST ACKNOWLEDGED.
 11:02:03 ALSO, I WOULD BE REMISS IF I DIDN'T ACKNOWLEDGE THE SPEAKERS

11:02:05 THAT REALLY MADE THE EVENT SUBSTANTIVE, WHICH IS DR. DEBBIE
 11:02:09 LUX FROM HONOR FLIGHT, FORMER MAYOR KATY ERRINGTON WHO
 11:02:13 REPRESENTED THE GOLD STAR MOTHERS OF SOUTHWEST FLORIDA, AND,
 11:02:16 OF COURSE, OUR MAYOR McLAIN FOR DOING SUCH A GREAT JOB
 11:02:21 WELCOMING EVERYBODY THERE AS WELL.
 11:02:22 THANK YOU, EVERYBODY, FOR YOUR ASSISTANCE, AND WE REALLY
 11:02:25 LOOK FORWARD TO NEXT YEAR.
 11:02:30 >>Mayor McLain: COUNCILMAN WARD.
 11:02:30 >>Jim Ward: THANKS AGAIN FOR THE GREAT DAY ON VETERANS DAY.
 11:02:34 I THOUGHT IT WAS VERY WELL DONE.
 11:02:35 I REALLY APPRECIATED THE CARS THAT WERE IN ATTENDANCE.
 11:02:40 I WAS TALKING TO GEORGE EARLIER AND SAID WE PROBABLY HAD
 11:02:43 ABOUT \$4 MILLION OF VALUE IN THE 50 CARS THAT ATTENDED.
 11:02:47 MAY HAVE BEEN A LITTLE BIT MORE THAN THAT.
 11:02:50 THERE WERE SOME BEAUTIFUL CARS THERE.
 11:02:52 THANK YOU FOR THAT EVENT, GEORGE, AND TO RAFAEL HERE AS WELL
 11:02:58 FOR ALL THE HARD WORK THAT WAS DONE.
 11:03:00 THE SECOND THING, WE HAD A LITTLE DISCUSSION EARLIER FROM
 11:03:03 THE GENTLEMAN FROM SHADOW WOOD.
 11:03:07 I FORGET HIS NAME.
 11:03:08 I APOLOGIZE.
 11:03:09 WE HAD A DISCUSSION ABOUT DOING SOME ADDITIONAL DEPUTY
 11:03:13 SHERIFF ATTENDANCE WITHIN ESTERO, SIMILAR TO WHAT MAYBE
 11:03:20 BONITA SPRINGS IS DOING.
 11:03:22 THIS IS THE SECOND TIME THIS HAS COME UP IN DISCUSSION.

 11:03:25 I THINK IT CAME UP EARLIER THIS YEAR THAT WE HAD A
 11:03:28 DISCUSSION ABOUT WHAT BONITA SPRINGS DOES IN ADDITION TO
 11:03:32 WHAT THE LEE COUNTY SHERIFF PROVIDES ON A NORMAL BASIS.
 11:03:36 AGAIN, I HESITATE TO DO THIS BECAUSE I'VE ASKED FOR
 11:03:40 WORKSHOPS IN THE PAST ON A COUPLE OF OTHER OCCASIONS, BUT I
 11:03:43 DO THINK I WOULD LIKE TO SEE A WORKSHOP OR STAFF
 11:03:47 RECOMMENDATION ON WHAT THE COST WOULD BE TO PUT ADDITIONAL
 11:03:52 SHERIFFS IN THE VILLAGE OF ESTERO.
 11:03:55 AS MANY OF YOU KNOW, WE HAD A TRAGIC ACCIDENT ON WILLIAMS
 11:03:59 AND 41 LAST WEDNESDAY EVENING, I THINK IT WAS.
 11:04:04 WHERE FOUR WOMEN FROM COPPERLEAF LOST THEIR LIVES.
 11:04:09 ACCORDING TO THE SHERIFF'S DEPARTMENT, SPEED WAS A FACTOR IN
 11:04:14 THAT ACCIDENT.
 11:04:15 THAT IS THE LATEST INFORMATION I'VE SEEN ANYWAY.
 11:04:18 I DON'T KNOW IF IT IS 100% ACCURATE.
 11:04:20 THE INITIAL INDICATION WAS THAT SPEED WAS A FACTOR IN THAT
 11:04:23 ACCIDENT.
 11:04:23 I WOULD LIKE TO HAVE AN OPPORTUNITY TO DISCUSS WITH STAFF
 11:04:29 WHAT IT WOULD COST AND WHAT THE IMPACT WOULD BE IF WE DID DO
 11:04:33 ADDITIONAL WORK WITH THE LEE COUNTY SHERIFF DEPARTMENTS TO
 11:04:40 BETTER UTILIZE THEIR STAFF IN ESTERO.
 11:04:43 THANK YOU.

11:04:48 >>Mayor McLain: COUNCILMAN LOPEZ.
 11:04:51 >>Rafael Lopez: WHERE DO I START?
 11:04:52 ANYWAY, I WANT TO THANK EVERYONE FOR EVERYONE'S SUPPORT

 11:04:57 PERSONALLY AND MYSELF AND MY FAMILY FOR THE MEDICAL
 11:05:02 SITUATION THAT I SUFFERED IN THE LAST COUPLE OF MONTHS.
 11:05:04 AND I WANT TO THANK EVERYONE.
 11:05:06 IT'S HARD FOR ME TO SPEAK.
 11:05:08 I GET CHOKED UP VERY QUICKLY.
 11:05:10 SO I'M NOT GOING TO SPEAK A LOT ABOUT IT.
 11:05:13 I WANT TO THANK GEORGE AND EVERYONE IN THE VILLAGE FOR THE
 11:05:17 VETERANS EVENT.
 11:05:18 IT WAS THE BEST HONOR THAT I COULD HAVE GOTTEN WAS FROM KATY
 11:05:23 ERRINGTON TELLING ME THAT THIS WAS THE BEST EVENT SHE HAD
 11:05:27 EVER HAD.
 11:05:28 I'M JUST FLATTERED AND HONORED BY HER RESPONSE.
 11:05:33 I WANT TO THANK EVERYONE FOR EVERYBODY'S SUPPORT AND THANK
 11:05:37 YOU.
 11:05:37 I'M NOT GOING ANYWHERE.
 11:05:38 I'M GOING TO BE HERE FOR THE REMAINDER.
 11:05:41 SO THANK YOU, EVERYONE, FOR EVERYTHING AND THANK YOU.
 11:05:44 >>Mayor McLain: THANK YOU.
 11:05:45 COUNCIL PERSON FAYHEE.
 11:05:47 >>Lori Fayhee: THANK YOU.
 11:05:48 RAFAEL, WE'RE GLAD TO HAVE YOU BACK.
 11:05:54 I WANTED TO SAY THE EVENT WAS FABULOUS, THE VETERANS DAY
 11:05:59 EVENT, AND I'M GLAD THAT GEORGE LISTED EVERYONE SO I DON'T
 11:06:02 HAVE TO.
 11:06:03 [LAUGHTER]

 11:06:03 BUT I KNOW OUR STAFF HERE DID AN IMMENSE AMOUNT OF WORK.
 11:06:11 I'D LIKE TO THANK PATRICK DOUGLAS, I THINK IS THE GENTLEMAN
 11:06:19 FROM SHADOW WOOD THAT CAME AND SPOKE ON THE ROAD SAFETY.
 11:06:22 THERE'S BEEN SO MUCH CONVERSATION IN OUR COMMUNITY ABOUT THE
 11:06:26 ROAD SAFETY RIGHT NOW WITH THE HORRIBLE ACCIDENT ON
 11:06:30 WEDNESDAY.
 11:06:33 AND THERE WAS ANOTHER ONE I BELIEVE ON THREE OAKS AND
 11:06:37 CORKSCREW.
 11:06:40 SO IT'S SOMETHING OUR COMMUNITY IS DISCUSSING AND I LOOK
 11:06:45 FORWARD TO US HAVING SOME MORE CONVERSATION ON THAT, TOO,
 11:06:49 AND TRY TO MAKE SURE THAT THE ROADS ARE SAFE FOR EVERYONE.
 11:06:53 AND MR. ISRAEL, THANK YOU FOR COMING UP AND SPEAKING ABOUT
 11:06:59 THE LIGHT UP ESTERO.
 11:07:02 I THINK THAT EVENT COUNTS WONDERFUL, AND WE'LL TRY TO SHARE
 11:07:05 THAT WITH OUR COMMUNITIES.
 11:07:06 THANK YOU.
 11:07:07 THANK YOU.
 11:07:10 COUNCILMAN FIESEL.

11:07:12 >>Larry Fiesel: I, TOO, WANT TO THANK RAFAEL AND GEORGE FOR
 11:07:17 SPEARHEADING THE VETERANS' AFFAIR AT THE PARK LAST WEEKEND.
 11:07:23 I WAS FORTUNATE TO ATTEND WITHIN MY OWN COMMUNITY A
 11:07:26 VETERANS' CELEBRATION ON FRIDAY.
 11:07:28 SO COUPLED WITH THE TWO TOGETHER, IT MADE FOR A VERY
 11:07:33 PATRIOTIC AND SPECIAL WEEKEND THAT I WAS ABLE TO BE -- TO
 11:07:38 ATTEND BOTH OF THOSE EVENTS.

11:07:39 ALSO, WE RECEIVED RECENTLY A LETTER OR A MEMO FROM A
 11:07:46 GENTLEMAN THROUGH THE ENGAGE ESTERO FOLKS COMPLIMENTING THE
 11:07:52 DESIGN REVIEW BOARD AND THE COUNCIL ON THE WORK BEING DONE.
 11:07:56 THEY WERE VERY COMPLIMENTARY.
 11:07:58 I WAS APPRECIATIVE OF RECEIVING THAT BECAUSE ALL TOO
 11:08:01 FREQUENTLY THE COMMUNICATIONS WE GET AREN'T ON THE POSITIVE
 11:08:05 SIDE.
 11:08:06 IT'S GOOD TO HAVE A POSITIVE NOTE OCCASIONALLY.
 11:08:08 I THINK IT SPEARHEADED OFF OF THE EVENT THAT WAS HELD AT THE
 11:08:12 UNIVERSITY WHERE STEVE WAS A LEAD-OFF SPEAKER ON THAT AND
 11:08:17 JIM WALLACE WAS A CONTRIBUTING SPEAKER ALSO.
 11:08:19 VERY INFORMATIVE AND I THINK THERE'S A LOT OF INFORMATION
 11:08:22 THAT CAME OUT THAT PEOPLE NEEDED TO HEAR THAT SOMETIMES
 11:08:28 DECISIONS THAT ARE MADE PEOPLE DON'T UNDERSTAND WHAT'S
 11:08:31 BEHIND THE DECISIONS THAT ARE BEING MADE.
 11:08:33 I THOUGHT THAT WAS A GREAT EVENT.
 11:08:35 JUST WANTED TO COMPLIMENT THE LETTER WRITER FOR HIS LETTER.
 11:08:43 >>Mayor McLain: THANK YOU.
 11:08:44 VICE-MAYOR.
 11:08:44 >>Vice-Mayor Ribble: AGAIN, COMPLIMENTS TO EVERYONE FOR THIS
 11:08:48 LAST SATURDAY'S EVENT.
 11:08:49 I HAVE SOME OTHER THINGS ALSO I WOULD LIKE TO SPEAK TO,
 11:08:52 MAYOR.
 11:08:53 WE RECEIVED -- WE ALL RECEIVED AN E-MAIL FROM SCHOOL BOARD
 11:08:57 MEMBER KATHLEEN MORGAN.

11:08:59 I HAVE IT HERE.
 11:09:00 I WOULD LIKE TO MAKE IT KNOWN TO ANYBODY LISTENING THAT
 11:09:04 THERE'S GOING TO BE A SECOND GRADE READING VOLUNTEER PROGRAM
 11:09:08 AT THE SPRING CREEK MIDDLE SCHOOL.
 11:09:12 IT'S A VERY GOOD NEW PROGRAM.
 11:09:14 THEY WANT TO TRY AND GET IN PLACE.
 11:09:18 AS WE KNOW, STATISTICS SHOW THAT IF YOU'RE NOT READING
 11:09:24 PROFICIENT BY THE TIME YOU ARE IN THIRD GRADE, YOU ONLY LOSE
 11:09:28 GROUND AS THE STUDENT GOES ON AND THEN THEIR PROSPECTS FOR
 11:09:32 THE FUTURE BECOME VERY DIRE.
 11:09:34 WITH NO OBJECTION, I'D LIKE TO HAND THIS OVER TO MARILYN AND
 11:09:38 HAVE HER GET IT OUT TO OUR PUBLIC, IF ANYBODY IS INTERESTED
 11:09:42 IN THE VOLUNTEER PROGRAM.
 11:09:44 IT DOES CONSIST OF A TRAINING SESSION IN JANUARY.

11:09:47 THEY JUST NEED A FEW HOURS A WEEK TO GO IN AND SIT WITH A
 11:09:51 SECOND GRADER AND HELP THEM READ WITH THE TEACHER.
 11:09:55 I THINK IT'S A VERY WORTHWHILE VOLUNTEER PROJECT.
 11:10:00 AGAIN, IF NOBODY OBJECTS, I WOULD LIKE TO PASS IT ON TO
 11:10:04 MARILYN.
 11:10:04 MARILYN, I WILL GET YOU ALL THAT INFORMATION.
 11:10:07 THE SECOND THING, AS THE MAYOR SAID LAST MEETING, WE MET
 11:10:11 WITH REPRESENTATIVE ADAM BOTANA ON COCONUT ROAD.
 11:10:16 THE MEETING CONSISTED OF STEVE AND MYSELF FROM THE VILLAGE.
 11:10:19 WE HAD TWO REPRESENTATIVES FROM THE BONITA SPRINGS AND QUITE
 11:10:24 A FEW REPRESENTATIVES FROM THE COUNTY.

 11:10:28 WHAT I TRIED TO IMPRESS UPON THEM IS THAT MOST OF THE
 11:10:35 INTENSITY THAT IS COMING FROM THE WEST END OF COCONUT ROAD
 11:10:39 ARE ALL BONITA SPRING RESIDENTS OR WILL BE BONITA SPRING
 11:10:43 RESIDENTS.
 11:10:43 AND YET THEY HAVE NO DESIRE TO PARTICIPATE IN ANYTHING ON
 11:10:48 COCONUT ROAD.
 11:10:50 THE COUNTY WAS VERY RECEPTIVE AND REPRESENTATIVE BOTANA WAS
 11:10:56 VERY RECEPTIVE, OFFERED HIS HELP IN ANY WAY THAT HE COULD.
 11:11:00 BUT STEVE INFORMED THEM AGAIN AS WE VOTED ON LAST MEETING
 11:11:04 THAT WE INSTITUTED A NEW TRAFFIC STUDY.
 11:11:07 AND THAT TRAFFIC STUDY WILL LOOK AT ALL OPTIONS FOR
 11:11:12 IMPROVEMENTS ON COCONUT ROAD.
 11:11:14 IT WILL TAKE A YEAR TO GET THOSE RESULTS BACK, BUT UNTIL
 11:11:19 THEN, I THINK WE JUST HAVE TO SIT TIGHT AND SEE WHAT
 11:11:23 HAPPENS.
 11:11:23 I DO RECEIVE E-MAILS ALL THE TIME ABOUT SPEEDING ON COCONUT
 11:11:27 ROAD NOW FROM THE PEOPLE ON THE NORTH SIDE WHO HAVE TO MAKE
 11:11:31 THAT LEFT TURN TO GO TOWARD 41.
 11:11:35 IT'S BECOMING MORE DIFFICULT FOR THEM TO GET OUT BECAUSE OF
 11:11:38 SPEEDING AND ALL THE CONSTRUCTION TRUCKS THAT ARE GOING ON.
 11:11:41 MAYBE WE CAN LOOK AT SOMETHING TO DO TEMPORARILY TO HELP
 11:11:46 THEM OUT.
 11:11:46 THIRDLY, THE LIGHT ON PELICAN COLONY BOULEVARD.
 11:11:52 I'VE HAD AN INTERESTING CONVERSATION WITH THE CONSULTANT WHO
 11:11:54 IS DOING THE LIGHT STUDY THAT I MENTIONED LAST TIME.

 11:11:58 THE LIGHT STUDY HAS TO DO WITH THE STREETLIGHTS, NOT
 11:12:02 NECESSARILY THE TRAFFIC SIGNAL ITSELF.
 11:12:04 AND IT HAS TO DO WITH THE LUMENS THAT COME OUT OF THE LIGHT
 11:12:07 BULB.
 11:12:08 NOW, AS CRAZY AS THIS SOUNDS, THEY NEED THE AS BUILT
 11:12:14 SPECIFICATIONS FROM THE STREETLIGHTS TO DETERMINE THAT.
 11:12:17 THEY FOUND THEM FOR THOSE ON THE EAST SIDE OF THE 41, BUT
 11:12:22 NOTHING EXISTS FOR THE WEST SIDE OF 41.
 11:12:25 THEY HAVE LOOKED AT ALL THE DEVELOPMENT PLANS THAT GO BACK
 11:12:27 30 YEARS.

11:12:29 THEY ARE NOWHERE TO BE FOUND.
 11:12:30 WHAT THEY HAD TO DO IS GET THE MAINTENANCE PEOPLE TO GO UP,
 11:12:33 LOOK AT THE LIGHT BULB AND FIND OUT THE SPECS FOR THE LIGHT
 11:12:37 BULB.
 11:12:38 THE LIGHT BULB IS NO LONGER BEING MANUFACTURED.
 11:12:41 NOW THEY HAVE TO GO AND GET A NEW LIGHT BULB, PUT IT INTO
 11:12:45 THE FIXTURES AND GET THAT READING.
 11:12:47 THEN IT HAS TO GO TO F.D.O.T., AND ASSUMING IT'S ACCEPTABLE
 11:12:50 TO F.D.O.T., IT GETS APPROVED, AND THEN IT GOES BACK TO THE
 11:12:54 DEVELOPER AND THE DEVELOPER SENDS OUT BIDS FOR THE
 11:12:57 CONSTRUCTION OF THE TRAFFIC SIGNAL ITSELF.
 11:12:59 NOW, ALL THIS IS DONE, I'M SURE, FOR SAFETY REASONS, BUT TO
 11:13:05 ME, THE LONGER THE DELAY ONLY PRECIPITATES THE POSSIBILITY
 11:13:11 OF MORE ACCIDENTS HAPPENING AT THAT INTERSECTION.
 11:13:15 SO ALTHOUGH IT IS VERY FRUSTRATING, THESE ARE THE CONDITIONS

 11:13:17 THAT WE'RE FACED WITH AND THE SITUATION THAT WE HAVE TO DEAL
 11:13:19 WITH.
 11:13:21 IT'S JUST GOVERNMENT BUREAUCRACY AND RED TAPE.
 11:13:25 AND I JUST WANT PEOPLE TO KNOW IF THERE IS AN EXPLANATION
 11:13:28 WHY THE DELAY IS HAPPENING, THIS IS IT, BE IT AS IT MAY.
 11:13:33 THOSE ARE THE THREE UPDATES I HAVE FOR YOU TODAY.
 11:13:34 >>Mayor McLain: THANK YOU.
 11:13:35 I'VE GOT A FEW THINGS HERE, TOO.
 11:13:40 VETERANS DAY, I WANT TO THANK EVERYBODY THAT PARTICIPATED,
 11:13:42 AND ESPECIALLY OUR TWO COUNCIL MEMBERS.
 11:13:46 THE LEADERSHIP IN THAT WAS AMAZING TO GET ALL THE VOLUNTEERS
 11:13:49 THAT YOU GOT IN THERE AND ACTUALLY HAVE THEM PERFORM AT THE
 11:13:52 LEVEL THAT THEY DID.
 11:13:54 AND THE CHALLENGE IS FOR THE FUTURE, AS I MENTIONED IN MY
 11:13:58 TALKS THERE, EVERY YEAR WE WANT TO MAKE THIS BETTER AND
 11:14:01 BETTER BEING IN THE PRESENTATIONS BUT ALSO BETTER, LET'S GET
 11:14:05 MORE PEOPLE THERE.
 11:14:06 THE BETTER WE MAKE IT AND THE MORE WE PUBLICIZE IT AND PAT
 11:14:10 OURSELVES ON THE BACK SOMETIMES, I THINK THAT'S GOOD FOR
 11:14:13 GENERATING ADDITIONAL PARTICIPATION NEXT YEAR, BECAUSE I
 11:14:17 THINK IT'S EXTREMELY IMPORTANT THAT PEOPLE PAY THEIR RESPECT
 11:14:21 FOR ALL OF OUR FOLKS THAT HAVE BEEN IN THE SERVICE, CIVIL
 11:14:24 SERVANTS AND THE LIKE.
 11:14:26 THE CHALLENGE NEXT YEAR IS TO MAKE IT EVEN BIGGER AND MORE
 11:14:30 EXCITING, SO IT WILL BE GOOD TO SEE THAT.

 11:14:32 IT'S BEEN -- I THINK IT'S BEEN BUSY FOR ALL OF US THE LAST
 11:14:36 COUPLE OF WEEKS AS WE'RE GETTING TO THE END OF THE YEAR.
 11:14:39 I'VE BEEN TO A COUPLE OF MPO MEETING, THE METROPOLITAN
 11:14:42 PLANNING ORGANIZATION MEETING THIS WEEK ALSO.
 11:14:43 I WENT TO AN EXECUTIVE SESSION LAST WEEK TO PLAN FOR THE
 11:14:47 MEETING WE'RE HAVING EITHER TOMORROW OR FRIDAY.

11:14:50 THE METROPOLITAN, THEY PLAN WAY OUT IN ADVANCE.
 11:14:56 YOU DON'T SEE A LOT OF THINGS HAPPENING TOMORROW.
 11:15:01 IT'S 30 YEARS AND 40 YEARS.
 11:15:03 WE COVERED LOTS OF SUBJECTS.
 11:15:05 ONE THAT WAS PARTICULARLY INTERESTING BASED ON THE COMMENTS
 11:15:09 WE RECEIVED FROM PAT AND OTHERS HAVE COMMENTED TODAY WAS OUR
 11:15:12 COMMISSIONER, KEVIN RUANE, WHO IS A MEMBER OF THE MPO, IN
 11:15:18 FACT, HE IS CHAIRING IT AT THIS POINT, AT THE END OF THE
 11:15:19 MEETING, HE DISCUSSED AND WAS ASKING FOR OUR SUPPORT ON A
 11:15:26 WHOLE LOOK AND RENEWAL OF OUR TRAFFIC SIGNALS THROUGHOUT ALL
 11:15:31 OF LEE COUNTY.
 11:15:32 IT DOESN'T MEAN JUST REPLACING THE FIXTURES, WHICH WE ALL
 11:15:34 KNOW WERE DAMAGED PRETTY SEVERELY AND WE'VE MADE SOME FIXES
 11:15:39 TO THOSE, BUT I THINK THEY LOOK KIND OF TEMPORARY AND NOT AS
 11:15:42 MANY LIGHTS THAT USED TO BE UP ARE UP STILL.
 11:15:48 ON ESTERO PARKWAY, USED TO BE TWO LIGHTS, NOW ONLY ONE.
 11:15:51 SO VISIBILITY HAS CHANGED THERE AND PEOPLE GOING THROUGH RED
 11:15:54 LIGHTS ARE USED TO HAVING TWO AND THEY ONLY HAVE ONE.
 11:15:59 I THINK WHAT HE WAS ADVOCATING IS THAT WE SUPPORT HIM IN

 11:16:04 EFFORTS WHICH I THINK WE CAN ALL DO IN WORKING WITH BOTH THE
 11:16:08 STATE AND MAYBE EVEN FEDERAL GOVERNMENT, BUT PROBABLY STATE,
 11:16:12 THAT AS OUR POPULATION GROWS, WE'RE ALMOST A MILLION PEOPLE.
 11:16:15 WE'RE ABOUT 900,000 PEOPLE I THINK IN LEE COUNTY RIGHT NOW.
 11:16:18 AND WITH THE GROWTH RATES, WE'RE GOING TO BE AT A
 11:16:21 MILLION-PLUS VERY QUICKLY.
 11:16:22 WE ALL KNOW WHAT THAT DOES TO OUR ROAD LOADS THAT WE HAVE.
 11:16:25 SO IF THERE ARE WAYS -- I THINK A LOT OF THINGS HAPPENED,
 11:16:31 BIKE RIDER WITH 140 MILES, YOU CAN SEE THE BAD THINGS THAT
 11:16:35 HAVE HAPPENED ON HERE VERY CLOSE UP.
 11:16:39 IF WE CAN IMPROVE NOT JUST LIGHTS BUT THE WAY WE MANAGE
 11:16:45 THOSE LIGHTS ALONG 41, 41 IS NOT GETTING ANY BIGGER.
 11:16:49 WE CAN MAKE SOME IMPROVEMENTS ON IT.
 11:16:52 I THINK THIS LIGHT IMPROVEMENT WOULD BE WHERE WE CAN KEEP
 11:16:54 THE TRAFFIC GOING, WE HAVE PEAK HOURS.
 11:16:57 YOU HAVE THE INTERSECTIONS COME IN.
 11:17:00 RIGHT NOW WITH SEASON COMING UPON US, IT SEEMS LIKE
 11:17:03 SOMETIMES YOU WAIT FOR FIVE MINUTES AT A LIGHT AND WHEN
 11:17:06 PEOPLE WAIT THAT LONG FOR A LIGHT CHANGE, THEY GET
 11:17:09 FRUSTRATED AND THEY SPEED UP.
 11:17:11 SO IT'S A BIG CIRCULAR BOMB THAT WE'RE DEALING WITH HERE.
 11:17:18 I THINK THIS WHOLE TRAFFIC THINGS NEEDS TO BE LOOKED AT.
 11:17:21 I UNDERSTAND WHAT BONITA IS DOING.
 11:17:25 STEVE AND I, I'VE ACTUALLY CALLED OUR SHERIFF.
 11:17:29 WE ALL HAVE SPENT MONEY, \$10.2 MILLION ON ESTERO PARKWAY.

 11:17:33 A LOT OF PEOPLE CALL IT THE RACETRACK NOW.
 11:17:35 THEY ARE OUT THERE SEVERAL TIMES A MONTH, EVEN THOUGH WE

11:17:40 HAVE SEVEN BOOK BIKE LANES AND THEY ARE PULLING PEOPLE OVER
 11:17:43 ALL THE TIME.
 11:17:44 ONCE THEY ARE THERE, PEOPLE SEE THEIR FLASHING LIGHTS, THEY
 11:17:47 SLOW DOWN.
 11:17:47 THE NEXT DAY, SAME PEOPLE, THEY ARE GOING TEN MILES PER HOUR
 11:17:52 OR MORE FAST.
 11:17:54 I DON'T KNOW THE SOLUTION FOR IT.
 11:17:55 I DO THINK THAT WE NEED I THINK MAYBE TO TALK.
 11:18:00 I THINK STEVE CAN DO THIS, TALK TO THE SHERIFF, LOOK AT WHAT
 11:18:06 CAN BE DONE.
 11:18:07 I KNOW YESTERDAY EVENING THERE WAS A CITIZENS GROUP THAT MET
 11:18:09 AT THE ESTERO REC CENTER -- NOT REC CENTER, BUT THE ESTERO
 11:18:13 LIBRARY.
 11:18:13 WE WEREN'T INVITED, SO I DIDN'T GO.
 11:18:17 I WAS GOING TO GO AND ATTEND THAT, BUT I THINK PROBABLY WE
 11:18:20 SHOULD HAVE LET THEM.
 11:18:22 WE'LL PROBABLY GET SOME ARTICULATION COMING OUT OF WHAT IT
 11:18:26 IS.
 11:18:27 TALKING ABOUT IT IS NOT GOING TO HELP.
 11:18:29 I THINK WE NEED TO SAME SOME ACTIONS BUT TAKE THE
 11:18:32 APPROPRIATE ACTIONS.
 11:18:33 I'M NOT REAL BIG ON BAND-AID FIXES.
 11:18:36 I WOULD LIKE TO MAKE SURE THAT WE TALK WITH THE RIGHT

 11:18:40 PEOPLE, GET THE BEST INFORMATION WE CAN GET.
 11:18:42 I DON'T KNOW HOW YOU TAKE ACTIONS TO IMPROVE PEOPLE GOING
 11:18:46 THROUGH RED LIGHTS, RECKLESS DRIVING, ON THE PHONE, SMOKING
 11:18:50 MARIJUANA IN THE CAR.
 11:18:51 I DON'T KNOW HOW YOU CAN'T CONTROL THAT.
 11:18:53 BEFORE WE JUMP IN AND START SPENDING TAXPAYER MONEY, I THINK
 11:18:58 WE NEED TO UNDERSTAND WHAT WE CAN CONTROL AND THE LIKE.
 11:19:00 SO THAT'S JUST MY LITTLE THING ON THAT.
 11:19:03 IN THAT LIGHT, WELL, THIS WEEK I'VE ALSO GOT A TASK FORCE
 11:19:09 MEETING, WHICH IS THE BILLION DOLLAR PROJECT WE HAVE.
 11:19:12 HOPE WE CAN MAKE SOME MOVEMENT.
 11:19:14 THAT'S EITHER TOMORROW OR FRIDAY.
 11:19:16 THAT IS AN IMPORTANT MEETING.
 11:19:18 IN THAT LIGHT, I THINK MOST OF YOU ARE FAMILIAR WITH THE
 11:19:21 ORGANIZATION, THE FRIENDS OF BURT.
 11:19:24 FRIENDS OF BERT IS THE BONITA ESTERO RAIL TRAIL.
 11:19:28 IT IS THE CONVERSION OF THE RAILROAD INTO A BIKE THING.
 11:19:32 THIS PAST SUNDAY MORNING, 7:00, I WAS INVITED TO RIDE WITH
 11:19:39 THEM.
 11:19:40 THERE WERE TWO OPTIONS.
 11:19:43 YOU COULD RIDE 15 MILES OR 30 MILES AND THEY HAD DIFFERENT
 11:19:47 SPEEDS IN THERE.
 11:19:47 I TOOK THE 15-MILE, WHICH I RIDE PRETTY OFTEN.
 11:19:51 IT WAS REALLY A WELL-RUN EVENT.

11:19:53 IT CAME OUT FROM THE TRUCK STORE IN ESTERO HERE WHICH THEY

11:19:57 DID A REALLY GREAT JOB.

11:19:59 THERE'S 250 RIDERS THERE, WHICH WAS THE MAXIMUM THEY WANTED

11:20:03 TO HANDLE BECAUSE THEY WERE WORRIED ABOUT TRAFFIC FLOW.

11:20:07 THEY COULDN'T GET THE THERE IS FOR TO PATROL IT.

11:20:10 NEEDED SEVEN PEOPLE.

11:20:12 WAS GOING TO BE THOUSANDS OF DOLLARS TO DO IT, SO WE DID IT

11:20:15 WITHOUT POLICE PROTECTION, BUT I CAN SEE WHAT I SAW WAS WELL

11:20:20 RUN.

11:20:21 THERE WAS NO INTERACTION BETWEEN CARS THAT WAS INAPPROPRIATE

11:20:25 AT THAT POINT.

11:20:26 BERT HAD A FUND-RAISER FOR THAT.

11:20:30 THEY WILL BE AT THE TASK FORCE MEETING I THINK IT IS FRIDAY

11:20:33 TO MAKE SURE THEIR REPRESENTATION BECAUSE BERT IS PART OF

11:20:37 THE BILLION DOLLARS THAT WE COULD POSSIBLY FUND IN THERE.

11:20:41 IT IS A GREAT ORGANIZATION, AND IT WORKS WITH GETTING PEOPLE

11:20:44 OUT OF THEIR HOUSES AND ONTO THE ROADS.

11:20:47 I ALREADY KIND OF TALKED ABOUT THE SHERIFF DEPARTMENTS.

11:20:54 WE NEED TO I THINK HAVE INTERACTION WITH THEM.

11:20:57 I WOULD ASK OUR VILLAGE MANAGER TO MAYBE INITIATE THAT, FIND

11:21:01 OUT HOW THE MEETING WENT LAST NIGHT, GET SOME COMMENTS, GET

11:21:05 THEIR COMMENTS ON WHAT THEY THINK CAN BE DONE BECAUSE THEY

11:21:07 ARE THE REAL EXPERTS, AND THEN WE LISTEN TO THOSE AND MAYBE

11:21:11 WE HAVE A WORKSHOP AT SOME FUTURE DATE TO SAY WHAT'S

11:21:16 HAPPENING, RECOMMENDATION CHANGES AND HOW WE IMPLEMENT THE

11:21:22 CHANGES IN THE FUTURE.

11:21:22 THAT'S ALL I'VE GOT.

11:21:25 IF WE HAVE NO OTHER COUNCIL COMMENTS, LET'S GO TO OUR

11:21:31 VILLAGE ATTORNEY FOR HIS COMMENTS.

11:21:32 >>Robert Eschenfelder: JUST VERY QUICKLY, WE DID HAVE MONDAY

11:21:35 MORNING WENT TO SEE JUDGE McHUGH ON THE GARAGE CASE.

11:21:41 IT WAS A BIT OF A LETDOWN BECAUSE THE JUDGE WAS WILLING TO

11:21:45 MAKE A DECLARATION THAT THE PERMIT WAS WRONGFULLY ISSUED.

11:21:50 THAT WASN'T REALLY BIG NEWS BECAUSE THAT'S NOT BEEN MUCH IN

11:21:54 CONTEST.

11:21:55 I KEPT TRYING TO GET THE JUDGE AND RILEY'S ATTORNEY DID AS

11:21:59 WELL TO DRIVE TOWARDS, SO, WHAT'S GOING TO HAPPEN?

11:22:03 AGAIN, JUDGE McHUGH WAS NOT COMFORTABLE YET RULING ON

11:22:07 EXACTLY WHO HE WAS GOING TO ORDER TO DO WHAT IN TERMS OF

11:22:11 MAKING THE GARAGE COME INTO COMPLIANCE.

11:22:13 IT'S A STAY-TUNED SITUATION.

11:22:16 AT LEAST I THINK IT WAS A GOOD FIRST HEARING BECAUSE WE GOT

11:22:19 TO EDUCATE THE JUDGE AND THE JUDGE TO START THINKING ABOUT

11:22:24 IT.

11:22:24 AFTER THE HEARING, I SPOKE WITH THE RILEY'S ATTORNEY AND OUR

11:22:30 STRATEGY IS WE'RE GOING TO FILE A JOINT MOTION ASKING THE

11:22:33 JUDGE TO DRIVE TOWARDS, LET'S TELL EVERYBODY WHAT NEEDS TO
 11:22:37 HAPPEN HERE, JUDGE, TO GET COMPLIANCE.
 11:22:39 I EXPECT THAT MOTION TO BE FILED IN THE NEXT WEEK OR TWO
 11:22:43 WITH HEARING TIME IN EARLY JANUARY.
 11:22:46 BOTTOM LINE AT LEAST IS THAT IT'S MOVING ALONG.

11:22:50 JUST FROM HOW SOME OF THE COMMENTS THE JUDGE MADE AND SO
 11:22:54 FORTH, HE UNDERSTANDS THE GARAGE NEEDS TO BE EITHER TORN
 11:22:56 DOWN OR SHRINK BY 36%.
 11:23:00 I THINK HE NEEDS TO BECOME COMFORTABLE WITH HOW DO I ORDER
 11:23:03 THAT TO HAPPEN IN THE BEST WAY POSSIBLE.
 11:23:05 THAT'S MY UPDATE.
 11:23:07 >>Mayor McLain: THANK YOU.
 11:23:08 VILLAGE MANAGER.
 11:23:09 >>Steven Sarkozy: NO ADDITIONAL REPORT.
 11:23:10 >>Mayor McLain: OKAY.
 11:23:11 THANK YOU.
 11:23:13 THAT DOESN'T MEAN HE HAS A FULL DECK.
 11:23:23 HE'S PLAYING WITH LOTS OF CARDS OUT THERE.
 11:23:24 NOW WE'RE GOING TO ADJOURN THE REGULAR SESSION AND CONVENE
 11:23:29 IN A WORKSHOP.
 11:23:30 THE WORKSHOP RELATES TO ITEM 14A, THE WILLIAMS ROAD SPORTS
 11:23:35 PARK UPDATE.
 11:23:37 WE'LL HAVE OUR VILLAGE MANAGER GIVE SOME COMMENTS OF
 11:23:41 INTRODUCTION.
 11:23:42 >>Steven Sarkozy: AS THE COUNCIL IS WELL AWARE, ONE OF OUR
 11:23:44 BIG PROJECTS IS MOVING TO DEVELOP THE FAMILY SPORTS PARK ON
 11:23:50 WILLIAMS ROAD ON THE 20 ACRES THAT THE VILLAGE OWNS.
 11:23:55 THE PUBLIC IS ALSO VERY INTERESTED IN THIS.
 11:23:57 WE THOUGHT IT MIGHT BE APPROPRIATE AND TIMELY THAT WE HAVE
 11:24:00 MICHAEL COMPARATO HERE TO PROVIDE A PUBLIC UPDATE WITH THE

11:24:05 TIMELINES AND KIND OF THE STATUS OF THE PROJECT.
 11:24:07 THINGS ARE GOING WELL.
 11:24:09 WE'RE LOOKING FORWARD TO A LATE FOURTH QUARTER 2024 OPENING.
 11:24:16 WE'RE GETTING A LOT OF ACTIVITY, A LOT OF PEOPLE CALLING
 11:24:21 VERY EXCITED AND INTERESTED IN THIS PROJECT.
 11:24:24 MICHAEL?
 11:24:26 >>Mayor McLain: WELCOME, MICHAEL.
 11:24:27 >> GOOD MORNING, EVERYONE.
 11:24:28 MIKE COMPARATO WITH VIESTE AND RESIDENT, 21731 SOUND WAY IN
 11:24:36 ESTERO.
 11:24:37 BEFORE WE DIVE INTO THE PRESENTATION, IF YOU'LL INDULGE ME
 11:24:41 FOR A SECOND, I'D LIKE TO COME BACK TO A COUPLE OF POINTS
 11:24:46 RAISED EARLIER IN THE REGULAR MEETING WITH RESPECT TO THE CM
 11:24:52 AT-RISK PROCESS THAT THE PROJECT IS GOING THROUGH.
 11:24:55 I WANTED TO ADD AND REINFORCE SOME ADDITIONAL INFORMATION TO
 11:24:58 YOU THAT I HOPE WILL ADDRESS SOME OF YOUR QUESTIONS AND

11:25:02 CONCERNS AS WELL.
 11:25:03 WE LIVE IN THE CM WORLD EVERY DAY AROUND THE COUNTRY, SO
 11:25:08 WE'RE VERY FAMILIAR AND VERY ACQUAINTED WITH THAT.
 11:25:11 WE WILL BE WORKING VERY CLOSELY WITH VILLAGE STAFF
 11:25:13 THROUGHOUT THE ENTIRE DESIGN, ENGINEERING, AND CONSTRUCTION
 11:25:17 PROCESS.
 11:25:18 BOTH FOR OUR OWN VILLAGE OF ESTERO WORK AS WELL AS
 11:25:21 COORDINATING WITH OUR VARIOUS DIFFERENT PRIVATE PARTNERS AND
 11:25:25 MAKING SURE THEY ARE EXECUTING AS WELL.

11:25:27 PART OF THAT PROCESS IS A COMMUNICATION MODEL WHEREIN WE
 11:25:33 WILL BE CONSTANTLY VETTING -- AS WE GO THROUGH THE
 11:25:36 NEGOTIATIONS WITH THE VILLAGE ATTORNEY AND VILLAGE STAFF,
 11:25:42 WITH WRIGHT CONSTRUCTION, WE'LL BE VETTING THEIR GUARANTEED
 11:25:45 MAXIMUM PRICE IN VERY DETAIL, COMPONENT, LINE ITEM,
 11:25:49 MEASURING THOSE AGAINST OUR OWN INTERNAL ESTIMATES AS WELL
 11:25:51 AS OUR ENGINEERING ESTIMATES TO MAKE SURE THAT THEY ARE
 11:25:54 ALIGNED WITH WHERE WE THINK THE MARKET IS ON A LINE-ITEM
 11:25:58 BASIS.
 11:25:58 WE'LL BE LOOKING TRADITIONALLY AT ALL THEIR SUBCONTRACTORS
 11:26:01 AND THE SUBCONTRACTOR PRICING TO MAKE SURE WE'RE GETTING THE
 11:26:03 MOST COST-EFFECTIVE GUARANTEED MAXIMUM PRICE AS PART OF THAT
 11:26:08 PROCESS.
 11:26:09 AND THEN THROUGH THE COURSE OF THE PROJECT WE'LL BE WORKING
 11:26:12 WITH STAFF TO IMPLEMENT A BIWEEKLY SET OF THREE DIFFERENT
 11:26:15 LEVELS OF MEETINGS.
 11:26:17 ONE WE REFER TO WITH THE ACRONYM OAC.
 11:26:21 IT'S AN OWNER, ARCHITECT ENGINEER AND CONTRACTOR MEETING
 11:26:25 THAT WE'LL HAVE BIWEEKLY WITH EVERYBODY INVOLVED IN
 11:26:29 CONSTRUCTION AND DESIGN AND ENGINEERING, AND WE'LL BE
 11:26:32 LOOKING AT ONGOING PROGRESS ON A BIWEEKLY BASIS THROUGHOUT
 11:26:35 THE ENTIRE PROCESS.
 11:26:36 THAT WILL THEN TRANSPOSE INTO AN INTERNAL STAFF MEETING THAT
 11:26:41 WE WILL HAVE TO ASSESS ALL OF THE INFORMATION WE LEARNED,
 11:26:43 ASSIMILATE ALL OF THAT, AND COME UP WITH A NEW DIRECTION AND

11:26:45 A TWO-WEEK LOOK-AHEAD PROCESS ALL THE WAY THROUGH THE COURSE
 11:26:48 OF THE PROJECT.
 11:26:49 THAT RESULTS FINALLY IN A VILLAGE MANAGER BRIEFING THAT
 11:26:51 WE'LL DO AT A HIGHER LEVEL SO THAT WE CAN REPORT AND BRING
 11:26:54 TO COUNCIL AT LEAST ON A MONTHLY BASIS.
 11:26:56 SO THERE IS A LOT OF VISIBILITY, TRANSPARENCY, AND A LOT OF
 11:27:00 OVERSIGHT TO THE WHOLE PROCESS.
 11:27:01 HOPEFULLY THAT ALLOWS YOU TO SEE A LITTLE MORE ABOUT HOW
 11:27:06 THAT PROCESS WILL BE MANAGED THROUGH DESIGN AND
 11:27:08 CONSTRUCTION.
 11:27:08 TO STEVE'S POINT, JUST A REFRESHER, I KNOW YOU ARE ALL VERY,
 11:27:16 VERY FAMILIAR WITH THIS, BUT WE CULMINATED AS LATE AS LAST

11:27:22 EVENING THE NEXT STEP IN OUR PUBLIC PROCESS.
 11:27:24 WE'VE CONTINUED TO TAKE INFORMATION FROM STAKEHOLDERS, FROM
 11:27:29 FOCUS GROUP ATTENDEES, FROM THE GENERAL PUBLIC, WHICH HAS
 11:27:32 BEEN VERY, VERY HELPFUL AND INVALUABLE IN US WORKING WITH
 11:27:35 BOTH CHICKEN N PICKLE AND HIGH 5 IN AN EVOLVING PROGRAM.
 11:27:40 WE MET AGAIN WITH PLANNING AND ZONING BOARD AND GAVE THEM A
 11:27:44 LITTLE MORE DETAIL AND LOOK AHEAD INTO THE TWO-STEP PROCESS
 11:27:48 THAT DAVE ALLUDED TO EARLIER TODAY FOR OUR SITE ENGINEERING.
 11:27:52 AND CONSTRUCTION PHASING TO MEET THE KIND OF TIME FRAMES
 11:27:57 THAT THE PROJECT IS LOOKING FOR.
 11:27:58 WE'LL CONTINUE THAT PROCESS HERE OVER THE NEXT 45 DAYS OR SO
 11:28:04 THAT TAKES US INTO THE FIRST QUARTER WHERE WE LOOK TO HAVE
 11:28:08 CONSTRUCTION COMMENCING FOR PHASE ONE OF THAT SITE WORK.

11:28:12 YOU'LL NOTICE ON THIS SLIDE WE'VE NOW GOTTEN TO -- I THINK
 11:28:16 WE COULD SAY A 99.9% INTEGRATED SITE DESIGN NOW.
 11:28:27 IT LOOKS VERY, VERY SIMILAR TO WHAT YOU HAVE SEEN THROUGHOUT
 11:28:29 THE ENTIRE COURSE OF THE PROJECT'S EVOLUTION.
 11:28:31 THE MAIN ENTRY POINT REMAINS AT VIA COCONUT.
 11:28:33 WE'VE BEEN ABLE TO ISOLATE A VERY NICE ENTRY WITH CHICKEN N
 11:28:39 PICKLE IN THE NORTHEAST CORNER, ALL COURTS, COVERED COURTS,
 11:28:45 ALL OF THEM ARE NORTH-SOUTH.
 11:28:46 THE BANK OF FAR NORTHERN, AND THIS IS ORIENTED, SO PLAN
 11:28:52 NORTH IS ACTUALLY EAST.
 11:28:54 AS I'M SURE YOU RECOGNIZE.
 11:28:56 BUT THOSE THAT -- THAT BANK THE OUTDOOR COVERED COURTS ON
 11:29:00 THE NORTH SIDE ALONG THE NORTHERN EDGE OF THE PROPERTY WILL
 11:29:05 ACTUALLY BE OUR VILLAGE OWNED AND CHICKEN N PICKLE MANAGED
 11:29:10 COURTS.
 11:29:10 SO WE'LL BE SUBDIVIDING THAT AND TRANSFERRING ONLY THEIR
 11:29:13 PORTION TO THEM.
 11:29:14 WE WILL REMAIN OWNERS OF THOSE 14 COURTS PER THE TERM SHEET
 11:29:18 YOU SAW BACK IN JUNE.
 11:29:21 WE THEN ON THE SOUTH SIDE HAVE BEEN ABLE TO ARRANGE FOR THE
 11:29:25 HIGH 5 STRUCTURE TO BE MULTILAYERED, IF YOU REMEMBER, THAT
 11:29:29 IS A TWO-STORY STRUCTURE.
 11:29:31 THE OUTDOOR BAR, WHEN YOU SEE THE PLANS AS THEY EVOLVE, THEY
 11:29:35 WILL BE IN THE NORTHERN OR EASTERN -- NORTHEASTERN CORNER
 11:29:39 ALONG THE OUTDOOR MINIATURE GOLF AREA WHERE YOU SEE THE HIGH

11:29:43 5 REFERENCE.
 11:29:44 SO THEY ARE ABOVE SECOND LEVEL ABOVE FEATURE, OUTDOOR BAR.
 11:29:51 THEN THE CHICKEN N PICKLE ABOVE FEATURE OUTDOOR BAR MAIN
 11:29:56 BUILDING EAST SIDE, EFFECTIVELY LOOKING AT EACH OTHER AND
 11:29:58 LOOKING DOWN OVER MINIATURE GOLF, PICKLEBALL AND OUR
 11:30:02 RETENTION AREA THAT WE'LL USE AS AN AMENITY AS WELL.
 11:30:04 SO WE'RE VERY COMFORTABLE WITH THE ORIENTATION.
 11:30:07 WE'VE BEEN COMMUNICATING ON A WEEKLY BASIS, IF NOT MORE

11:30:11 FREQUENTLY, WITH BOTH PRIVATE PARTNERS THROUGHOUT THE ENTIRE
 11:30:14 PROCESS.
 11:30:15 THEY HAVE BEEN VERY, VERY HELPFUL IN DEVELOPING THIS.
 11:30:17 THIS SATISFIES ALL OF THEIR PROGRAMMING AND OPERATIONAL
 11:30:19 NEEDS, AND NOW WE'RE BEGINNING TO MOVE FOCUS FROM THE
 11:30:23 HORIZONTAL FEATURES OF THE PLAN TO MORE OF THE VERTICAL
 11:30:26 FEATURES OF THE PLAN AS WE NOW BEGIN TO LOOK AT CONFORMANCE
 11:30:29 TO OUR DESIGN STANDARDS AND WILL MOVE TOWARDS ALL THE
 11:30:35 VERTICAL ELEMENTS OF THEIR TWO RESPECTIVE DEVELOPMENTS.
 11:30:39 WE'VE CENTERED THE SHARED VILLAGE OWNED AND MANAGED SHARED
 11:30:45 PARKING.
 11:30:46 IF YOU REMEMBER, THIS IS ALL NON-DEDICATED PARKING, SO NONE
 11:30:49 OF THE PARTNERS HAVE THEIR OWN DEDICATED PARKING AREAS.
 11:30:52 THAT WILL ALL BE MANAGED AND LOCATED IN THE CENTER OF THE
 11:30:56 SITE, AND THEN, OF COURSE, AS PART OF OUR TRANSACTION
 11:31:01 STRUCTURE, COMMON AREA MAINTENANCE AGREEMENT WITH ALL OUR
 11:31:05 PRIVATE PARTNERS.

 11:31:06 THEY WILL SHARE AND REIMBURSE US FOR ALL OF THE MAINTENANCE
 11:31:10 AND CARE OF ALL THE COMMON AREAS OF THE SITE ON A PRO RATA
 11:31:15 BASIS.
 11:31:15 WE'VE BEEN ABLE TO WE FEEL ISOLATE A VERY NICE THIRD AREA
 11:31:24 FOR A THIRD PARTNER AS WE'VE TALKED ABOUT.
 11:31:27 THAT PROCESS OF IDENTIFYING A COMPATIBLE AND HIGH QUALITY
 11:31:33 FAMILY ORIENTED THIRD PARTNER IS WELL UNDERWAY.
 11:31:36 WE'VE GOT A NUMBER OF OPTIONS THAT WE ARE CONSIDERING AND
 11:31:40 WE'RE SHARING WITH BOTH CHICKEN N PICKLE AND HIGH 5.
 11:31:45 I THINK PROBABLY IN THE NEXT COUPLE OF WEEKS TO A MONTH
 11:31:47 WE'LL BE READY TO COME BACK POTENTIALLY AND RECOMMEND A
 11:31:50 DIRECTION THERE.
 11:31:51 WE'RE NOT SURE EXACTLY WHAT THE TIMING OR PHASING OF THAT IS
 11:31:53 GOING TO BE.
 11:31:54 WE'RE REALLY FOCUSED RIGHT NOW ON GETTING PHASE ONE STARTED.
 11:31:58 BUT WE DO HAVE SOME VERY NICE OPTIONS COMING INTO US.
 11:32:02 EXCITED ABOUT THE PROJECT AND LOCATION THAT WE'RE ASSESSING
 11:32:06 FOR THAT THIRD FUTURE DEVELOPMENT SITE AS WELL.
 11:32:08 AS PART OF OUR PROCESS, WE WILL OBVIOUSLY BE LOOKING AT
 11:32:13 MAINTAINING A GOOD RETURN ON INVESTMENT OR WE CALL IT A
 11:32:17 PUBLIC CASH FLOW ANALYSIS.
 11:32:19 I KNOW WE'VE TALKED ABOUT THAT THROUGH SOME OF THE
 11:32:21 BRIEFINGS.
 11:32:22 WE'LL BE GOING THROUGH THAT DISCUSSION AGAIN AT LEAST ONE
 11:32:24 MORE TIME BEFORE WE AUTHORIZE NOTICE TO PROCEED FOR

 11:32:28 CONSTRUCTION AND GO BEYOND JUST SOFT COST AND ENGINEERING
 11:32:32 RISK BEFORE WE PUT FIRST SHOVEL IN THE GROUND AND COMMIT TO
 11:32:35 GO VERTICAL WITH SUBSTANTIAL INVESTMENT BY THE VILLAGE,
 11:32:38 WE'RE GOING TO WANT TO MAKE SURE THAT WE GO THROUGH THAT AT

11:32:40 LEAST ONE MORE TIME AND MAKE SURE COUNCIL IS ABSOLUTELY
 11:32:45 SATISFIED WITH THE AMOUNT OF INVESTMENT WE'RE MAKING AND THE
 11:32:48 TYPE OF RETURN WE GET FROM DEFINITIVE AGREEMENTS WITH OUR
 11:32:52 RESPECTIVE PARTNERS.
 11:32:53 SO THAT POINT, OUR NEXT CRITICAL PATH ITEM IN PROCESS WILL
 11:32:57 BE WORKING WITH THE VILLAGE ATTORNEY TO ACTUALLY REVERT THE
 11:33:00 DEFINITIVE DOCUMENTS.
 11:33:03 THERE WILL BE TWO.
 11:33:04 I THINK WE'RE REFERRING TO IT AS A PUBLIC INVESTMENT
 11:33:07 AGREEMENT, IF I RECALL CORRECTLY.
 11:33:09 WHICH WILL BE OUR CORE AGREEMENT AND THE AFOREMENTIONED
 11:33:13 COMMON AREA MAINTENANCE AGREEMENT AS WELL.
 11:33:16 TWO DEFINITIVE AGREEMENTS WITH EACH OF OUR PARTNERS.
 11:33:18 WE'LL WANT TO MAKE SURE THAT WE'RE ABLE TO COME BACK TO
 11:33:22 COUNCIL, MAKE SURE THAT EVERYBODY, BOTH OUR PRIVATE PARTNERS
 11:33:24 AND THE VILLAGE ARE 100% ALIGNED AND IN AGREEMENT WITH THOSE
 11:33:28 DEFINITIVE AGREEMENTS BEFORE WE AUTHORIZE A GROUND BREAKING
 11:33:32 TO OCCUR.
 11:33:33 THIS GOES INTO A LITTLE MORE DETAIL WHAT DAVE REFERENCED
 11:33:40 EARLIER.
 11:33:41 WE ALSO BRIEFED THE PLANNING AND ZONING BOARD LAST NIGHT ON

 11:33:44 THIS PROCESS AND THEY SEEM TO BE VERY RECEPTIVE AND
 11:33:48 UNDERSTANDING.
 11:33:48 IT'S RATHER UNIQUE HERE IN THE VILLAGE, AGAIN NOT VERY
 11:33:51 UNIQUE ELSEWHERE.
 11:33:53 IT'S A PROCESS THAT ALLOWS US TO BE LESS LINEAR AND MORE
 11:33:57 CONCURRENT WITH CONSTRUCTION.
 11:33:58 IT ALLOWS US TO COWORK ON-SITE WITH ALL OF OUR PUBLIC
 11:34:03 INFRASTRUCTURE WORK WHILE WE'RE ALLOWING THE PRIVATE
 11:34:05 DEVELOPERS TO GET -- WHILE WE'RE STILL WORKING AND START
 11:34:08 GOING VERTICAL ON THE RESPECTIVE PADS.
 11:34:10 AND HELP COMPRESS OR TIGHTEN THE OVERALL DELIVERY TIME FRAME
 11:34:15 OF THE ENTIRE PROJECT.
 11:34:16 PHASE ONE WILL BASICALLY BE WHAT WE CALL A ROUGH GRADE
 11:34:22 PACKAGE THAT WILL BE DONE THROUGH A LIMITED DEVELOPMENT
 11:34:26 ORDER.
 11:34:27 THAT ALLOWS US TO GET -- WE'VE GOT A -- AS YOU MIGHT IMAGINE
 11:34:30 WITH THAT SITE PLAN YOU JUST SAW, WE HAVE A LOT OF DIRT TO
 11:34:33 MOVE.
 11:34:33 AND GET TO WHAT WE HOPE TO BE AS CLOSE TO A SITE BALANCE AS
 11:34:38 WE CAN SO WE DON'T HAVE TO IMPORT OR EXPORT AS LITTLE SOIL
 11:34:43 AS POSSIBLE TO BE AS EFFICIENT AND COST-EFFECTIVE WITH THAT
 11:34:47 SITE CLEARING AND EXCAVATION PROCESS.
 11:34:50 WE'LL USE THAT POND AREA TO FILL THE ENTIRE SITE AND GET ALL
 11:34:53 OF THE ROUGH GRADING DONE, GET THE TWO RESPECTIVE PADS FOR
 11:34:57 EACH OF THE TWO PARTNERS TO THE LEVEL THEY NEED TO BE TO THE

11:34:59 CONDITION WE'LL BE REQUIRED TO DELIVER THEM PAD READY.
 11:35:02 SO THAT THEN DURING SITE CONSTRUCTION, WHILE WE'RE DOING
 11:35:05 ROADWAYS AND SIDEWALKS AND PARKING LOTS AND UTILITIES,
 11:35:08 ET CETERA, THEY THEN CAN BE GOING VERTICAL AT THE SAME TIME.
 11:35:11 SO WE HAVE, AS I SAID, CONCURRENCE IN THE PROCESS VERSUS A
 11:35:15 LINEAR APPROACH.
 11:35:16 WHAT THAT BUILDS TO, AS WE CONTINUE PROCESS ACTIVITY ON THE
 11:35:22 LEFT, OUR TARGET IN ALL THESE DATES ARE OBVIOUSLY
 11:35:25 APPROXIMATE.
 11:35:26 WE'VE STILL GOT HURDLES AHEAD OF US THAT WE'VE GOT TO CLEAR,
 11:35:30 BUT OUR TARGETED OPENING DATE, TO STEVE'S POINT, ALLOWING US
 11:35:34 TO STILL DELIVER PADS TO THEM IN THE MAY-ISH RANGE OF 2024,
 11:35:39 GIVING THEM THE EIGHT MONTHS OR SIX TO EIGHT MONTHS' WORTH
 11:35:43 OF ONGOING VERTICAL WORK THAT THEY NEED TO DO TO START
 11:35:46 HAVING THINGS READY.
 11:35:48 IDEALLY WE WOULD LOVE TO SEE THIS BOTH OPENING IN LATE 2024
 11:35:53 TO CATCH HOLIDAY SEASON.
 11:35:55 CERTAINLY WANT TO BE DELIVERING Q-1 OF '25 AT THE LATEST SO
 11:36:00 THEY CATCH THE VAST MAJORITY OF A FULL SEASON OF FULL
 11:36:05 POPULATION HERE IN THE VILLAGE DURING THE SEASON OF '25.
 11:36:09 WITH THAT, I'M ANXIOUS TO ANSWER ANY QUESTIONS YOU MIGHT
 11:36:16 HAVE.
 11:36:18 >>Mayor McLain: VICE-MAYOR.
 11:36:19 >>Vice-Mayor Ribble: MICHAEL, AT ONE TIME WE DISCUSSED HOW
 11:36:21 MUCH OF THE INFRASTRUCTURE WAS GOING TO GO IN.

 11:36:24 IT'S BEEN DECIDED NOW THAT EVERYTHING FROM VIA COCONUT TO
 11:36:27 WILLIAMS IS GOING TO BE DONE.
 11:36:29 >> THANK YOU, VICE-MAYOR.
 11:36:30 GOOD QUESTION.
 11:36:30 I PROBABLY SHOULD HAVE TOUCHED ON THAT.
 11:36:32 I ALLUDED, I THINK, TO PHASING, BUT I DIDN'T NECESSARILY GO
 11:36:37 INTO DETAIL.
 11:36:38 SO AS PART OF OUR ONGOING BUDGETING AND OUR CASH FLOW
 11:36:43 ANALYSIS, WE WANT TO CONTINUE TO MAKE SURE THAT OUR
 11:36:46 INVESTMENT -- OUR VILLAGE'S INVESTMENT IS MEASURED TO THE
 11:36:50 RETURNS AND ECONOMICS OF THE ENTIRE PROJECT.
 11:36:53 WE'RE GOING TO BE EVALUATING AS PART OF OUR PROCESS, AS WE
 11:36:56 LOOK AT WRIGHT'S GUARANTEED MAXIMUM PRICE NUMBERS, WE'VE
 11:37:00 ALREADY RECEIVED A VERY, VERY DETAILED ENGINEERING
 11:37:03 ASSESSMENT FROM -- AND BUDGET FROM RWA THAT WE'RE INTERNALLY
 11:37:09 ASSESSING AS WE SPEAK.
 11:37:11 WE WILL -- AS A RULE, WE'RE GOING TO REQUIRE FROM BOTH OF
 11:37:14 THEM A LIST OF WHAT WE CALL VALUE ENGINEERING ITEMS AND A
 11:37:17 LIST OF POTENTIAL PHASING OPPORTUNITIES SO THAT IN THE EVENT
 11:37:23 THAT THEIR FINAL NUMBERS, GMP NUMBERS COME TOO HIGH IN TERMS
 11:37:27 OF THE RETURNS WE'RE GETTING OR THE REVENUES THAT WE'RE
 11:37:30 LOOKING FOR ON A PHASE BASIS, WE MAY LOOK AT OPPORTUNITIES

11:37:33 TO PHASE SOME OF THAT INSTALLATION ACCORDINGLY.
 11:37:39 FOR EXAMPLE, I'M NOT SUGGESTING IN THE SLIGHTEST THAT THIS
 11:37:42 IS SOMETHING WE'RE GOING TO DO AT THIS POINT, BUT IF WE

 11:37:45 DON'T NEED COMPLETE ROAD ACCESS FROM COCONUT POINTE ALL THE
 11:37:49 WAY TO WILLIAMS AND OUR NUMBERS SEEM TO BE ASKEW TO A
 11:37:54 CERTAIN POINT AND BY EVERYBODY'S ASSESSMENT, INCLUDING
 11:37:57 PUBLIC SAFETY AND FIRE, ET CETERA, IF WE CAN GET AWAY WITH
 11:38:01 EXTENDING ALL THE WAY DOWN TO WILLIAMS AND POTENTIALLY PHASE
 11:38:03 IN LATER WHEN WE GET A THIRD PARTNER WITH ADDITIONAL -- BACK
 11:38:10 TO THE VILLAGE, WE MAY LOOK AT PHASING SOME OF THE ELEMENTS.
 11:38:13 SOME OF THOSE WILL HAVE TO BE DONE REGARDLESS.
 11:38:15 FOR EXAMPLE, THE RETENTION AREA, DOESN'T MAKE SENSE TO PHASE
 11:38:17 A BIG RETENTION POND.
 11:38:19 THAT MORE THAN LIKELY WE'LL DO IN PHASE ONE.
 11:38:22 WE'LL PAY A CLOSE EYE TO POTENTIALLY PHASING SOME OF THE
 11:38:26 ELEMENTS, IF NEEDED, TO MAKE SURE EVERYTHING STAYS ON
 11:38:29 BALANCE.
 11:38:29 DOES THAT MAKE SENSE?
 11:38:31 >>Vice-Mayor Ribble: ONE OTHER QUESTION, WHAT I'M LOOKING --
 11:38:35 I'M LOOKING AT THE HUGE RECTANGLE HERE AND STEVE, MAYBE YOU
 11:38:39 CAN ANSWER THIS QUESTION.
 11:38:40 THE ACCESS ROAD ON THE EAST SIDE, WILL THERE EVER BE A
 11:38:44 POSSIBILITY IN THE FUTURE THAT RESIDENTS COULD USE THAT ROAD
 11:38:48 AS AN ACCESS INTO OUR PROPERTY?
 11:38:51 AND SHOULD WE ALLOW FOR INFRASTRUCTURE THAT COULD POSSIBLY
 11:38:55 HAPPEN IN THE FUTURE TO BREAK INTO THAT?
 11:38:59 BECAUSE I'M THINKING OF ONE WAY IN AND ONE WAY OUT POSSIBLY
 11:39:03 FOR THE CONCEIVABLE NEAR FUTURE AND THAT IS JUST VIA

 11:39:06 COCONUT.
 11:39:09 >>Steven Sarkozy: WHAT YOU'RE SUGGESTING WOULD BE AN IDEAL
 11:39:13 ENVIRONMENT WHERE WE COULD PLAN THIS AS ONE COHESIVE UNIT,
 11:39:17 AND WE'VE APPROACHED THE COUNTY ABOUT TAKING OVER THAT AREA,
 11:39:23 BUT THEY SAID THAT THEY ARE NOT INTERESTED IN ANY KIND OF
 11:39:26 COLLABORATION AT THIS POINT.
 11:39:28 >>Vice-Mayor Ribble: THEY WOULDN'T LET US ACCESS THAT THEN
 11:39:30 EITHER.
 11:39:31 >>Steven Sarkozy: CORRECT.
 11:39:32 I THINK THAT LONG TERM WHAT YOU'RE DESCRIBING MAKES TOTAL
 11:39:38 SENSE AND WOULD CREATE A BETTER OUTCOME, A MORE COHESIVE
 11:39:43 USE, AND WHERE THAT INTERCONNECTION WOULD OCCUR PROBABLY
 11:39:47 WOULD DEPEND UPON MAYBE A REUSE PLAN FOR THOSE FIELDS THERE.
 11:39:53 BECAUSE HAVING THAT ROAD GO THROUGH THERE, IT'S A DRIVEWAY.
 11:39:59 IT DOESN'T MAKE A LOT OF SENSE.
 11:40:03 >>Mayor McLain: ANY OTHER QUESTIONS?
 11:40:04 COUNCILMAN WARD.
 11:40:06 >>Jim Ward: MICHAEL, AT ONE POINT WE TALKED A LITTLE BIT

11:40:08 ABOUT UTILIZING THE LAKE AREA.
 11:40:11 HAS THERE BEEN ANY OTHER DISCUSSION OR THOUGHTS RELATED TO
 11:40:13 THAT?
 11:40:15 >> THERE HAS.
 11:40:16 THANK YOU FOR ASKING THAT QUESTION.
 11:40:18 ONE OF THE ALTERNATIVE THIRD POTENTIAL PARTNERS, ACTUALLY
 11:40:27 PROACTIVELY APPROACHED US, APPROACHED THE VILLAGE, A GROUP

 11:40:31 OUT OF THE UK CALLED GREEN SPAN.
 11:40:34 THEY SPECIALIZE IN DESIGN PLANNING AND DEVELOPMENT OF
 11:40:40 OUTDOOR AND A LOT OF VERTICAL FAMILY ENTERTAINMENT OPTIONS.
 11:40:44 INTEGRATED WITH BELOW GROUND OR ON THE GROUND OPTIONS AS
 11:40:51 WELL.
 11:40:51 IN FACT, OUR TEAM THIS WEEK IS AT THE IAAPA CONFERENCE IN
 11:40:56 ORLANDO.
 11:40:56 IT'S THE INTERNATIONAL ASSOCIATION OF FAMILY ENTERTAINMENT
 11:40:56 CONCEPTS.
 11:41:00 WE ACTUALLY HAVE A MEETING WITH THEM, HIGH 5, CHICKEN N
 11:41:04 PICKLE, AND A NUMBER OF OTHER PEOPLE TOMORROW, OUR TEAM
 11:41:06 DOES, TALKING ABOUT THAT VERY COMPONENT.
 11:41:08 THEY ACTUALLY -- INDEPENDENT OF US, INDEPENDENTLY REACHED
 11:41:12 OUT TO HIGH 5 ENTERTAINMENT ABOUT INTEGRATING SOME OF THEIR
 11:41:17 OPTIONS INTO HIGH 5'S, SOME OF HIGH 5'S PROJECTS IN OTHER
 11:41:21 PARTS OF THE COUNTRY.
 11:41:22 SO, YES, SHORT ANSWER IS, THERE ARE A NUMBER OF FEATURES
 11:41:24 THAT COULD ABOVE THE RETENTION AREA, NOT ANYTHING -- I WON'T
 11:41:31 SPEAK FOR ANYBODY ELSE, NOT ANYTHING I WOULD DO, BUT ZIP
 11:41:34 LINES AND VARIOUS DIFFERENT ELEMENTS, ROPE COURSES,
 11:41:38 ET CETERA, FOR COLLEGIATE, COLLEGE-AGE AND HIGH SCHOOL AND
 11:41:44 MIDDLE SCHOOL AGED CHILDREN AND YOUNG ADULTS THAT COULD
 11:41:48 ENJOY.
 11:41:48 NOW WE'RE INCORPORATING A PORTION OF THE SITE THAT WOULD
 11:41:52 OTHERWISE BE NON-REVENUE GENERATING BUT ALSO POTENTIALLY BE

 11:41:55 ABLE TO GENERATE SOME ACTIVITY AND USE BY ONE OR MORE OF OUR
 11:42:00 PARTNERS.
 11:42:00 THANK YOU FOR MENTIONING THAT.
 11:42:03 I FORGOT TO SAY THAT.
 11:42:06 >>George Zalucki: MICHAEL, GREAT PRESENTATION.
 11:42:08 IT'S REALLY EXCITING TO SEE THE SITE PLAN COME TO LIFE NOW.
 11:42:12 EACH TIME WE SEEM TO MEET, THERE IS A LITTLE MORE CLARITY
 11:42:15 AND IT LOOKS REALLY GOOD.
 11:42:17 TO COUNCILMAN WARD'S POINT, I'M LOOKING AT THE LARGE
 11:42:20 RETENTION AREA.
 11:42:21 I'M GUESSING THAT IS A REQUIREMENT BASED ON THE PAD AND THE
 11:42:26 FOOTPRINT, THAT WE NEED THAT MUCH RETENTION.
 11:42:28 >> IT IS.
 11:42:29 TO STEVE'S POINT, IF WE HAD ACCESS TO THE OTHER AREAS OF

11:42:37 WHAT I'LL CALL THE VILLAGE CENTER HUB, UNDER COUNTY OR
 11:42:41 SCHOOL DISTRICT CONTROL, IF YOU KNOW THE SITE, I'M SURE YOU
 11:42:44 ALL DO, WE HAVE A LOT OF RETENTION AREAS ALREADY THERE.
 11:42:47 IF WE WEREN'T ISOLATED TO JUST THE 20 ACRES THAT WE OWN OR
 11:42:51 CONTROL THE SIZE OF THAT RETENTION AREA COULD BE MUCH
 11:42:54 SMALLER.
 11:42:55 UNFORTUNATELY, WE DON'T HAVE ACCESS TO THOSE OTHER DRAINAGE
 11:43:00 LOCATIONS.
 11:43:01 SO WE'VE HAD TO TAKE ALL OF THE IMPERVIOUS SURFACE THAT
 11:43:04 WE'RE ADDING WITHIN THE 20 ACRES AND STORE IT AND DETAIN IT
 11:43:09 ON-SITE.

 11:43:10 THAT'S WHAT DROVE THE SIZE OF THE RETENTION AREA.
 11:43:14 >>George Zalucki: IT IS ABOUT THE SAME SIZE AS THE THIRD
 11:43:20 POTENTIAL PARTNER.
 11:43:21 ON THAT, I CAN'T RECALL IF WE AT ONE TIME TALKED ABOUT
 11:43:23 PUTTING A WALKING PATH OR SOMETHING AROUND THE RETENTION
 11:43:26 AREA TO ADD ANOTHER COMPONENT TO THE RECREATION SITE.
 11:43:29 IS THAT STILL POSSIBLY IN PLAY?
 11:43:31 >> IT IS.
 11:43:32 AGAIN, TO STEVE'S POINT, WE'RE LOOKING AT NOT ONLY IMMEDIATE
 11:43:38 USE, BUT LONG TERM, FUTURE USE OF THE ENTIRE SPORTS PARK
 11:43:43 AREA, AND WALKING TRAILS AND OTHER WHAT I'LL CALL PASSIVE
 11:43:49 RECREATION AREAS FOR THE BENEFIT OF ALL VISITORS IS
 11:43:52 DEFINITELY IN A FUTURE PHASE PLAN, NOT CURRENTLY
 11:43:55 CONTEMPLATED IN PHASE ONE, BUT WE'RE LEAVING SPACE
 11:43:58 THROUGHOUT THE SITE AREA AND KEY POINTS OF INGRESS/EGRESS.
 11:44:03 OUR GOAL AT SOME POINT IS FOR ALL OF US TO BE ABLE TO HAVE
 11:44:07 GOOD PEDESTRIAN BIKING AND VEHICULAR ACCESS TO THIS SPORTS
 11:44:13 PARK AREA WITHOUT HAVING TO GET IN A CAR AND MINIMIZE THE
 11:44:17 VEHICULAR PORTION OF THAT AND HAVE MORE PEDESTRIAN AND
 11:44:20 BIKING ACCESS.
 11:44:21 CERTAINLY TO THE MAYOR'S POINT WITH BERT AND THE ABILITY FOR
 11:44:25 US TO SUCCESSFULLY CONVERT THAT SEMINOLE RAIL LINE TO A
 11:44:31 VERTICAL LINEAR PARK ENVIRONMENT WOULD CONNECT ALL THE DOTS
 11:44:36 AND BE ABLE TO GET A LOT OF PEOPLE VIA THAT RAIL LINE.
 11:44:40 SO WE WANT TO MAKE SURE WE MAINTAIN ACCESS TO THOSE IN THE

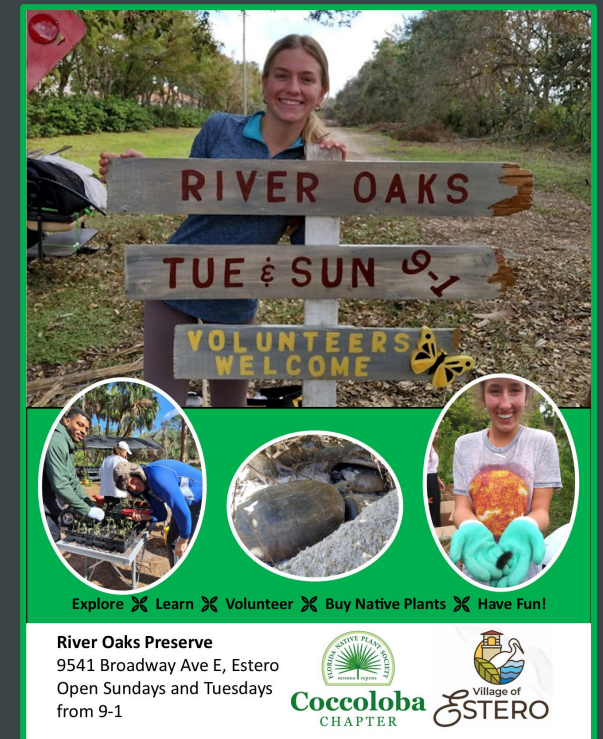
 11:44:44 FUTURE.
 11:44:45 >>George Zalucki: THANK YOU.
 11:44:46 >> SURE.
 11:44:47 >>Mayor McLain: ANY OTHER QUESTIONS?
 11:44:48 THANK YOU, MICHAEL.
 11:44:50 >> THANK YOU, MAYOR.
 11:44:51 THANK YOU, EVERYONE.
 11:44:54 >>Mayor McLain: ARE YOU GOOD?
 11:44:55 I THINK WE'VE REACHED THE END OF THE AGENDA.
 11:44:58 SO I'M LOOKING FOR A MOTION.

11:45:00 >> SO MOVED.
11:45:00 >>Mayor McLain: LARRY FIESEL MADE THE MOTION.
11:45:03 DO I NEED A SECOND?
11:45:04 I THINK COUNCILMAN LOPEZ MADE THE SECOND.
11:45:07 [SOUNDING GAVEL]
11:45:07 WE'RE DONE.
11:45:08

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.

RIVER OAKS PRESERVE

The Cocoloba Chapter of the
Florida Native Plant Society



WORKING SITE PLAN



River Oaks Preserve

3

STATUS SUMMARY

MOU effective July 1, 2022

All-volunteer organization

Managed professional exotics control at reduced rate

**Added electricity, well water, composting bathroom,
secure storage**

Opened native plant nursery

Events

Reporting July 1, 2022, through October 31, 2023



Coccoloba
CHAPTER

HURDLES

Weather

- Hurricane Ian
- Lack of rainfall



Coccoloba
CHAPTER

River Oaks Preserve

5

GRANTS

USDA-NRCS

- Emergency EQIP -- \$17,705
- Conservation Stewardship Program (CSP) - \$9,253 over five years



Coccoloba
CHAPTER



River Oaks Preserve

7

PARTNERSHIPS



Coccoloba
CHAPTER



THANK YOU

**On behalf of The Coccoloba Chapter
of the Florida Native Plant Society
Board of Directors**

Coccoloba@fnps.org

www.FNPSCoccoloba.org



Coccoloba
CHAPTER

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Village Council meetings from June 8, 2016, forward, as well as agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at <https://estero-fl.gov/agendas/> at the corresponding meeting date.

**DRAFT MINUTES
VILLAGE COUNCIL BUDGET MEETING**

**Village of Estero Council Chambers
9401 Corkscrew Palms Circle
Estero, FL 33928**

November 1, 2023 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Kevin Morris Estero Community Church

PLEDGE OF ALLEGIANCE

Councilmember Zalucki

ROLL CALL

Present: Mayor Jon McLain - District 3, Vice Mayor Joanne Ribble - District 1, Councilmember Larry Fiesel - District 2, Councilmember Lori Fayhee – District 4, Councilmember Jim Ward - District 6, and Councilmember George Zalucki - District 7.
Absent: Councilmember Rafael Lopez - District 5.

Also present

Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Community Development Director Mary Gibbs, Public Works Director David Willems, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Fayhee

Action: Approved agenda.

Vote: (Roll Call)

Aye: Councilmembers Fayhee, Fiesel, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

None.

4. CONSENT AGENDA

(a) October 18, 2023 Council Meeting Minutes

Motion: Motion to approve consent agenda.

Motion by: Councilmember Fiesel

Seconded by: Councilmember Ward

Action: Approved consent agenda with agenda.

Vote: (Roll Call)

Aye: Councilmembers Fayhee, Fiesel, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

6. ACTION ITEMS

(a) Approval of Village Hall lease agreement

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmembers Ward, Fiesel, Vice Mayor Ribble, and Mayor McLain.

Public Comments

None.

Motion: Motion to approve the Second Amendment to Commercial Lease Agreement between Hamleg Corkscrew, LLC, and the Village of Estero, and to authorize the Village Manager to execute the Second Amendment for the Village.

Motion by: Councilmember Ward

Seconded by: Councilmember Fiesel

Action: Approved the Second Amendment to Commercial Lease Agreement between Hamleg Corkscrew, LLC, and the Village of Estero, and to authorize the Village Manager to execute the Second Amendment for the Village.

Vote: (Roll Call)

Aye: Councilmembers Fayhee, Fiesel, Ward, Zalucki, Vice Mayor Ribble,
and Mayor McLain.

Nay:

Abstentions:

(b) US 41 North Monument Sign Contract

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmembers Feisel and Mayor McLain.

Public Comments

None.

Motion: Motion to approve EC 2019-66 Supplemental Task Authorization (STA) - 42 for the engagement of P&T Lawn and Tractor to construct and install a monument sign on US 41 at a total cost of \$66,675, approve a contingency fund amount of \$6,700 (an amount equal to 10% of the total project cost) to cover unforeseen circumstances which may occur, and authorize the Village Manager to execute the STA on behalf of the Village of Estero Council.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Zalucki

Action: Approved EC 2019-66 Supplemental Task Authorization (STA) - 42 for the engagement of P&T Lawn and Tractor to construct and install a monument sign on US 41 at a total cost of \$66,675, approve a contingency fund amount of \$6,700 (an amount equal to 10% of the total project cost) to cover unforeseen circumstances which may occur, and authorize the Village Manager to execute the STA on behalf of the Village of Estero Council.

Vote: (Roll Call)

Aye: Councilmembers Fayhee, Fiesel, Ward, Zalucki, Vice Mayor Ribble,
and Mayor McLain.

Nay:

Abstentions:

(c) Resolution No. 2023-28 Adoption of Moratorium

A Resolution of the Village of Estero, Florida, Adopting a Short-Term Moratorium on Accepting of Permit Applications for Accessory Garages in the RSF Zoning District; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney
Mary Gibbs, Community Development Director

Council Questions or Comments

Councilmember Zalucki and Mayor McLain.

Public Comments

None.

Motion: Motion to adopt Resolution No. 2023-28.

Motion by: Councilmember Zalucki

Seconded by: Councilmember Fiesel

Action: Adopted Resolution No. 2023-28.

Vote: (Roll Call)

Aye: Councilmembers Fayhee, Fiesel, Ward, Zalucki, Vice Mayor Ribble,
and Mayor McLain.

Nay:

Abstentions:

7. FIRST READING

- (a) Ordinance No. 2023-03 amending the Land Development Code to revise standards for detached residential garages.

An Ordinance of the Village Council of the Village of Estero, Florida, Amending § 4-302 of the Village Land Development Code to Revise the Standards for Detached Residential Garages; Making Related Findings; and Providing for Severability, Codification, and an Effective Date

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney
Mary Gibbs, Community Development Director

Council Questions or Comments

Councilmembers Fayhee, Fiesel, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Public Comments

None.

Motion: Motion to pass first reading of Ordinance No. 2023-03 and set second reading for November 15, 2023.

Motion by: Councilmember Fayhee

Seconded by: Vice Mayor Ribble

Action: Passed first reading of Ordinance No. 2023-03 and set second reading for November 15, 2023.

Vote: (Roll Call)

Aye: Councilmembers Fayhee, Fiesel, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmembers Fayhee, Fiesel, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

9. VILLAGE ATTORNEY'S REPORT

Robert Eschenfelder, Village Attorney

10. VILLAGE MANAGER'S REPORT

Steve Sarkozy, Village Manager

Adjourn Regular Session at 10:50 am and Convene Workshop Items at 10:50 am.

11. WORKSHOP

(a) Corkscrew Road Path, Landscaping, and Lighting Project Update

Presentation/Information by

Jeff Nagle, Johnson Engineering

Leah Holmes, Johnson Engineering

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmembers Fiesel, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Public Comments

None.

12. ADJOURNMENT at 11:30 am

Motion by Councilmember Fiesel and seconded by Councilmember Zalucki

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____

By: _____

Carol Sacco, Village Clerk

Jon McLain, Mayor

(td/CS)

For an official copy of the signed minutes, please submit a [Public Record Request](#).

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 15, 2023

Agenda Item:

Estero Entertainment Center Construction Management Services – RFP 2024-01

Approved the ranking of construction management firms for RFP 2021-01 as recommended by the Village's selection committee. 1 – Wright Construction, 2 - Seagate, 3 - Manhattan, 4 – Brooks & Freund.

Authorize Village Staff to negotiate a contract with the top ranked firm.

Description:

A request for proposals (RFP) was advertised by the Village of Estero for the engagement of a construction management firm to help the Village build the site/civil improvements for the Estero Entertainment District.

Four very well qualified firms submitted proposals to the Village on October 27, 2023 and the Village's selection committee meet on November 9, 2023 to review each of the proposals. The committee discussed the strengths of each firm and proposed the following ranking.

1. Wright Construction
2. Seagate
3. Manhattan
4. Brooks & Freund

Action Requested:

Approved the ranking of construction management firms for RFP 2021-01 as recommended by the Village's selection committee. 1 – Wright Construction, 2 - Seagate, 3 - Manhattan, 4 – Brooks & Freund.

Authorize Village Staff to negotiate a contract with the top ranked firm.

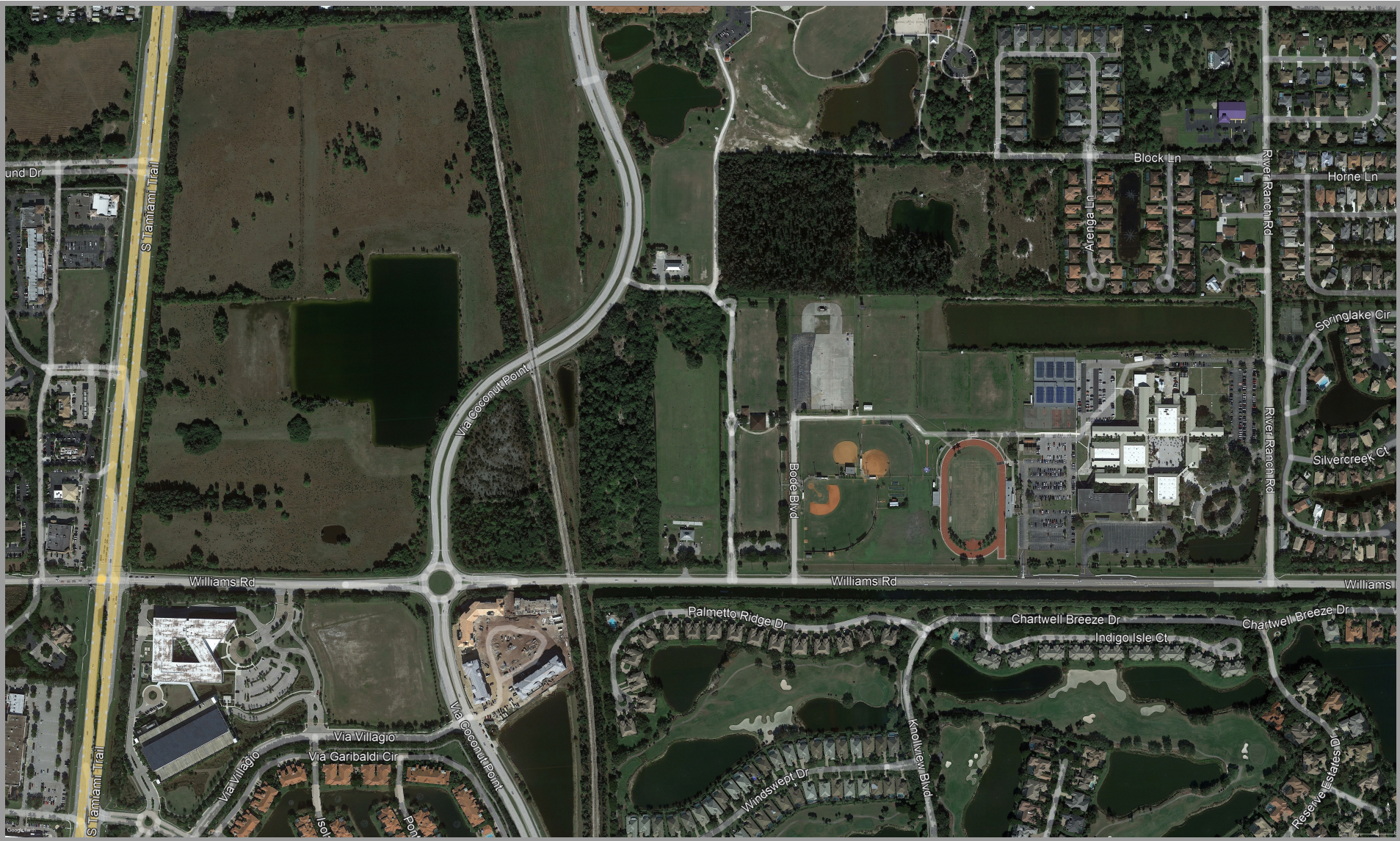
Financial Impact:

There are no financial impacts directly associated with this agenda item. Village Staff will negotiate a control with the top ranked firm. The final contract will be brought back to the Village Council for approval at a future Council Meeting.

Prepared by: David Willems, P.E.

Attachments:

1. Project Location Map
2. Selection Committee Meeting Minutes
3. Wright Construction Proposal



MEMORANDUM

To: PROJECT FILE, MINUTES OF MEETING
From: Purchasing
RE: **RFP 2024-01 CONSTRUCTION MANAGER AT RISK
SELECTION COMMITTEE MEETING**

MEETING DATE: November 9, 2023 TIME: 2:30 PM

COMMITTEE MEMBERS: Steve Sarkozy, David Willems, Mary Gibbs

OTHERS IN ATTENDANCE: Kevin Greenville, Micheal Comparato (Vieste), Robbie Powell (Wright Construction)

At 2:34 p.m. the selection committee meeting was called to order by Kevin Greenville, Finance Director. Introductions were put on the record by everyone in attendance. The meeting was then turned over to the committee.

The committee discussed each firm's submittal. The committee complimented each of the firms on being well qualified for the project. Wright Construction Group is a regional firm that demonstrated specific governmental experience. Seagate Development Group is a regional firm that has commercial experience. Manhattan Construction Company is a national firm with construction experience locally. Brooks & Fruend is a firm with a lot of local experience building apartments.

A motion to approve the following ranking was made by David Willems and seconded by Steve Sarkozy, and then called and carried with no further questions.

1. Wright Construction Group
2. Seagate Development Group
3. Manhattan Construction Company
4. Brooks & Fruend

The meeting was adjourned at 2:48 p.m.



RFP No. 24-01
CONSTRUCTION MANAGEMENT SERVICES
Entertainment Hub Site Development



TAB 1: TRANSMITTAL LETTER



The Villages of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928



Regarding: RFP #24-01 – Construction Manager at Risk – Entertainment Center Hub Site Development

Dear Selection Committee:

Thank you for allowing us to present you with this response for your consideration of Wright Construction Group as the construction manager for the Entertainment Center Hub Site Development for the Village of Estero. We are very excited to have the opportunity to use our significant experience in civil construction in South West Florida to serve you. In response to the specific requirements for this transmittal letter we offer the following Information:

- Our legal Name - Wright Construction Group, Inc. and we operate as a Corporation.
- Our physical and mailing address as well as the location from which the services under this contract will be performed is as follows –

5811 Youngquist Rd.
Fort Myers, Florida 33912

- Our primary company contact information is –

Telephone: (239)481-5000
Facsimile: (239)481-2448
Primary Email: fred.edman@wcgfl.com

- The sole principal of our company is Fred Edman who also acts as the company president.

Originally formed in 1946, Wright Construction has been in business for over 77 years and incorporated as Wright Construction Group, Inc. on January 26, 2005. We have been performing construction management services in the civil construction marketplace for over 50 years. We currently employ 60 people in two distinct divisions: building and civil construction. At Wright, our mission is "Building Client Loyalty Through Relentless Service" and we work to accomplish this mission through our people and their commitment to our company value proposition of Safety, Quality, Timeliness, and Value.

We understand that it is not only an obligation, but a privilege to provide services to our local community. All the employees at WCG are in Southwest Florida and many live within a few miles of this project and the Estero Community Park area. Many of the families at WCG have been part of the Estero High School community and frequently attend events at Estero Community Park, such as Movie's in the Dark, the annual DDD Jeff Sommers Invitational, and countless charity walks scheduled in this area. This project is more than a development to our

company. It's an opportunity to partner with the Village of Estero to provide community services that our people and their children will be a part of long after the project is complete.

As a construction manager that works both significantly and successfully in civil construction, Wright Construction offers a set of skills and people that are unique in Southwest Florida, and we look forward to the opportunity to serve the Villages of Estero as the construction manager for the Entertainment Center Hub Site Development project by helping you achieve your goals on this project through both the preconstruction and the construction process. We know that the experience of our people, our strong commitment and understanding of employing the construction management methodology in civil construction, and our dedication to our value proposition uniquely enables us to exceed your expectations for this project and we look forward to the opportunity to work with your team.

Respectfully,



Fred Edman
President
Fred.edman@wcgfl.com
Office: 239-481-5000; Cell: 239-707-7018



TAB 2: COMPLETED FORMS



References

Provide a minimum of three references for which the collector is currently providing the types of requested services (or have provided within the last 8 years). One reference must be for a residential jurisdiction with at least 4,000 residents. One reference must be from a commercial client in Florida.

1. Company Name Lee County (Project - Gateway Blvd & Griffin Dr Roundabout)
 Contact Name and Title David Murphy - Project Manager
 Address _____
 Phone Number 239.271.4299 E-Mail Address dmurphy@leedot.com
 Length of contract or business relationship: Start Date March 2023 End date January 2024
 Contract Value \$ 5,855,807.69
 Description of work provided on this contract The Gateway Boulevard & Griffin Drive roundabout improvements is changing an existing arterial roadway and intersecting side streets to a traffic calming pedestrian-safe roundabout intersection. This project is part of an ongoing effort by Lee County and the Gateway Community to improve safety while increasing the beautification of the area.
2. Company Name GradyMinor (Project - Naples 8th St Corridor Improvements)
 Contact Name and Title Daniel Flynn, P.E. - Project Manager
 Address _____
 Phone Number 239.947.1144 E-Mail Address dflynn@gradyminor.com
 Length of contract or business relationship: Start Date April 2019 End date November 2020
 Contract Value \$ 6,516,411.00
 Description of work provided on this contract The Downtown Naples roadway and parking improvement project included: Milling and asphalt resurfacing, concrete curbs, sidewalks and gutters, signing and signalization, utilities for water and sewer, lighting, landscaping and irrigation.
3. Company Name Quay Venture, LLC (Project - Fruitville Road Roundabout)
 Contact Name and Title Brett Blank
 Address _____
 Phone Number 303.944.0316 Email: bblank@greenpointllc.com
 Length of contract or business relationship: Start Date Sept 2019 End date Dec 2020
 Contract Value \$ 7,625,000.00
 Description of work provided on this contract The completed Fruitville Road/US 41 improvement project transformed a three-way intersection into a roundabout intersection with improved access to US 41 northbound, southbound, Fruitville Road and new developments within downtown Sarasota. The project was part of a revitalization to downtown Sarasota aimed at improving traffic flow and pedestrian safety.

References

Provide a minimum of three references for which the collector is currently providing the types of requested services (or have provided within the last 8 years). One reference must be for a residential jurisdiction with at least 4,000 residents. One reference must be from a commercial client in Florida.

1. Company Name City of Bonita Springs (Project - Downtown Improvement Project)
 Contact Name and Title Joel Langaney - Project Manager
 Address _____
 Phone Number 239.949.6246 E-Mail Address joel.langaney@cityofbonitasprings.com
 Length of contract or business relationship: Start Date July 2015 End date Nov 2017
 Contract Value \$ 15,648,000.00
 Description of work provided on this contract This was an improvement project in the roadways, sidewalks, streetscape, and drainage to alleviate these obstacles. As part of the improvements, a walkable downtown with a core feature and entry gateways was a part of the overall goal. The southern entry feature was the Oak Creek Bridge. The northern entry feature was the Imperial River Bridge.

2. Company Name City of Fort Myers (Project - Centennial Park Improvements)
 Contact Name and Title Nicole Monahan, P.E. - Project Manager
 Address _____
 Phone Number 239.321.7459 E-Mail Address nmonahan@cityftmyers.com
 Length of contract or business relationship: Start Date June 2019 End date May 2022
 Contract Value \$ 5,101,892.28
 Description of work provided on this contract Wright Construction Group provided services to the city of Fort Myers for the Centennial Park Project. This Project included a considerable amount of demo including parts of an old boat ramp, old seawalls, and the relocation of historical monuments. Before completing the Amphitheater and the new playground, fill was hauled in, and unground utilities were completed including irrigation, drainage, and site lighting.

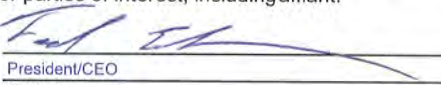
3. Company Name City of Fort Myers (Project - South AWWTF Reclaimed Water)
 Contact Name and Title Jason Sciandra, P.E. - Utility Engineer
 Address _____
 Phone Number 239.321.7467 Email: jsciandra@cityftmyers.com
 Length of contract or business relationship: Start Date Jan 2022 End date March 2023
 Contract Value \$ 17,475,438.70
 Description of work provided on this contract This project was constructed using a combination of traditional open-cut (trench) pipe installation and trenchless (micro-tunneling) technology. The pipeline spans from the SAWWTF on Matthew Drive, along Barkley Circle, then across Summerlin Road to Royal Palm Square Boulevard to the connection point in the greenspace on San Marcos just south of Midpoint Bridge where it connects to the City of Cape Coral's portion of the reclaimed water pipe. Installation of 6,500 LF of 30" DIP reclaim WM via open cut and 800 LF via micro-tunnel.

NON-COLLUSION AFFIDAVIT

STATE OF Florida
COUNTY OF Lee

Fred Edman, being duly sworn, deposes and says that:

- (1) He/she is President/CEO of Wright Construction Group, Inc.,
Title Firm/Company
the Proposer that has submitted the attached Proposal.
- (2) He/she is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal.
- (3) Such Proposal is genuine and is not a collusive or sham Proposal.
- (4) Neither the said Proposer nor any of its officers, partners, owners, agent representatives, employees or parties in interest including this affiant, has in any way, colluded, conspired, or agreed, directly or indirectly, with any other Proposer, firm or person, to submit a collusive or sham Proposal in connection with the Agreement for which the attached Proposal has been submitted or to refrain from proposing in connection with such Agreement, or has in any manner, directly or indirectly, sought by Agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to fix any overhead, profit or cost element of the Proposal price or the Proposal price of any other Proposer, or to secure through any collusion, conspiracy, connivance or unlawful Agreement any advantage against the Village or any person interested in the proposed Agreement.
- (5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, or unlawful Agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties of interest, including affiant.

(Signed) 

President/CEO

(Title)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this October 27, 2023 by
Fred Edman, who is personally known to me or who has produced
as identification and who did (did not) take an oath.



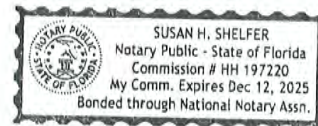
(Signature of Notary Public)

Susan H. Shelfer

(Name of Notary, typed, printed or stamped)

(Notary's Seal)

(Serial Number)



VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES' LISTS

Vendor Name: Wright Construction Group, Inc.
 Vendor FEIN: 20-2246559
 Authorized Representative's Name: Fred Edman
 Authorized Representative's Title: President/CEO
 Address: 5811 Youngquist Rd.
 City, State and Zip Code: Fort Myers, FL 33912
 Phone Number: 239.481.5000
 Email Address: fred.edman@wcgfl.com

Florida Statutes § 287.135 and § 215.473 prohibit Florida municipalities from contracting with companies, for goods or services over \$1,000,000 that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or to engage in any Business operations with Cuba or Syria. Florida Statutes § 287.135 and § 215.4725 also prohibit Florida municipalities from contracting with companies, for goods or services in any amount that are on the list of Scrutinized Companies that Boycott Israel.

The list of "Scrutinized Companies" is created pursuant to Section 215.473, Florida Statutes. A copy of the current list of "Scrutinized Companies" can be found at the following link:
<https://www.sbafla.com/fsb/FundsWeManage/FRSPensionPlan/GlobalGovernanceMandates/QuarterlyReports.aspx>

As the person authorized to sign on behalf of the Proposer, I hereby certify that the company identified above in the section entitled "Proposer Name" is not listed on either the Scrutinized Companies with Activities in Sudan List; or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and does not have any business operations with Cuba or Syria. I understand that pursuant to Florida Statutes § 287.135 and § 215.473, the submission of a false certification may subject the Proposer Vendor to civil penalties, attorney's fees, and/or costs.

I understand and agree that the Village may immediately terminate any contract resulting from this solicitation upon written notice if the company referenced above are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) for any contract for goods or services in any amount of monies, it has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars (\$1,000,000) or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria.

Authorized Signature

Fred Edman

Print Name

Signature

ADDENDUM ACKNOWLEDGEMENT

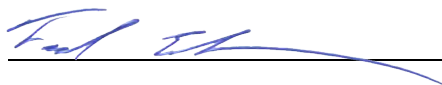
The proposer shall acknowledge obtaining all addenda issued to this formal solicitation from the Village's web site by completing the blocks below. Failure to acknowledge all addenda may be cause for rejection of the bid response.

Addendum No. 1 Date Issued: 10-18-2023

Addendum No. 2 Date Issued: 10-24-2023

Addendum No. 3 Date Issued: 10-25-2023

Addendum No. _____ Date Issued: _____

AUTHORIZED SIGNATURE:  _____

TITLE: President/CEO

(Print/type name as signed above): Fred Edman

DATE: 10-27-2023

The Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

(239) 319-2821
www.Estero-fl.gov

October 18, 2023
SUBJECT: ADDENDUM NUMBER: One (1)
REFERENCE: RFP 2024-01 Estero Entertainment Construction Management

The original bid document makes several references to www.demandstar.com. The Village has not yet transitioned to demandstar. Please ignore all references to this service. In lieu of submitting questions or inquiries to www.demandstar.com, please direct these to Kevin Greenville, Village Finance Director at greenville@estero-fl.gov or 239-221-5035.

Any questions or comments may be directed to the Village's Finance Director, Kevin Greenville at greenville@estero-fl.gov or 239-221-5035.

BIDDER IS ADVISED, YOU ARE REQUIRED TO ACKNOWLEDGE RECEIPT OF THIS ADDENDUM WHEN SUBMITTING A BID. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN THE BIDDER BEING CONSIDERED NON-RESPONSIVE.

ALL OTHER TERMS AND CONDITIONS OF THE BIDDING DOCUMENTS ARE AND SHALL REMAIN THE SAME.

Kevin Greenville, CPA
Village of Estero Finance Director

The Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

(239) 319-2821
www.Estero-fl.gov

October 24, 2023
SUBJECT: ADDENDUM NUMBER: Two (2)
REFERENCE: RFP 2024-01 Estero Entertainment Construction Management

The following changes/responses/clarifications shall become a part of the Bid Documents and shall be as binding as if contained therein:

1. Please clarify if a performance and payment bond is required for submittal?

Response: A performance and payment bond is NOT required for submittal.

2. Please clarify if a list of potential subcontractors is necessary.

Response: A list of potential subcontractors is NOT necessary. It is recommended to provide in your response details on your process of selecting subcontractors for this project.

Any questions or comments may be directed to the Village's Finance Director, Kevin Greenville at greenville@estero-fl.gov or 239-221-5035.

BIDDER IS ADVISED, YOU ARE REQUIRED TO ACKNOWLEDGE RECEIPT OF THIS ADDENDUM WHEN SUBMITTING A BID. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN THE BIDDER BEING CONSIDERED NON-RESPONSIVE.

ALL OTHER TERMS AND CONDITIONS OF THE BIDDING DOCUMENTS ARE AND SHALL REMAIN THE SAME.

Kevin Greenville, CPA
Village of Estero Finance Director

The Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

(239) 319-2821
www.Estero-fl.gov

October 25, 2023
SUBJECT: ADDENDUM NUMBER: Three (3)
REFERENCE: RFP 2024-01 Estero Entertainment Construction Management

The following changes/responses/clarifications shall become a part of the Bid Documents and shall be as binding as if contained therein:

1. Tab 2 – Completed Forms – reference form is supposed to go here, does it also go in the references tab?

Response: The Reference Form attached to the RFP is to be placed at Tab 2, per the RFP. In addition, Tab 4 must include Attachment “G” (which requires the contact information for the references which are associated with the projects you describe in Tab 4, Attachment “F”. While Tab 2 and Tab 4(G) references may have crossover, Attachment “F” seeks to capture the references which are directly tied to the successful projects.

2. Attachment B – What are the required licenses, permits and certifications?

Response: The Village does not provide legal opinions to its vendors as to what licenses they must have. However, since engineering and construction are the contemplated service to be provided, to the extent the proposer expects to self-perform, the Village would want to see the licenses applicable to providing those services. And, since the proposer would be operating in Florida, the Village would wish to ensure the proposer is properly licensed in the State to conduct business. If any portion of the work to be performed would require performance by a professional with a given certification, a copy of that certification should be provided. The proposer is authorized, with respect to certifications, to provide a general statement that it has on its staff, or would subcontract if needed, qualified/certified professionals to perform any work which is not specified in the RFP, but which may be assigned in the future.

3. Attachment G – RFP says 5 references from individuals, firms or agencies that have contracted with the Proposer to perform services of similar size and scope. Form says a minimum of 3 references for which the collector is currently providing the types of requested services or have provided in the last 8 years with one being for a residential jurisdiction with at least 4,000 residents and one from a commercial client in Florida. Is Attachment G not the form? If it is the form, which information should we go by?

Response: The References Form's introductory paragraph is revised to read: "Provide a minimum of three references for which the contractor is currently providing the types of requested services (or have provided within the last 8 years). One reference must be from a client in Florida." As to the remainder of the question, please reference the response to question #1 above.

4. Who will be on the evaluation committee?

Response: The evaluation committee members have not yet been determined.

5. When is the anticipated award for this project?

Response: The award is expected shortly after responses are received.

6. When does the Village want to break ground?

Response: Final schedules will be set with the selected firm. The Village is hopeful to break ground in early 2024.

7. Can you clarify what you are looking for by Pre-GMP fee?

Response: Depending on their complexity, some CMAR projects require significant engineering/design work, or other investigatory or planning effort, in advance of the identification of the GMP. Pre-GMP fees are soft costs as may be incurred by CMAR in connection with the design, development, and construction of the of the improvements prior to the execution of the base construction contract. See generally Sec. 2.1 (Pre-Construction Phase) of the Estero CMAR Agreement Village Hub, which was published in conjunction with this RFP. If the proposer is uncertain if it would require a pre-GMP fee (since significant engineering work is being completed by the Village in advance of the contract), or knows it would not, then the proposer would simply note that in its proposal. But since this RFP seeks a CMAR for potential future projects as well, provision for a pre-GMP fee was made.

8. Attachment F – Related Experience and References. This section asks for a written narrative describing "any and all" contracts or engagements over the last seven years. Should this be limited to projects of similar nature or are you looking for "all" our projects from the last 7 years?

Response: Attachment "F" calls for a "narrative describing any and all contracts or engagements successfully completed in the last seven (7) calendar years including services similar in scope to those described herein." While it is fairly clearly worded, to perhaps re-state the requirement, the Village wants a narrative which:

- Describes all contracts or engagements
- Which were successfully completed
- In the last 7 years

- **Which contracts or engagements included CMAR services similar in scope to the project described in the RFP.**

Thus, the Village does not want a description of every project the proposer has done in the last seven years. It only wants a discussion of those projects which were successfully completed, wherein proposer served as CMAR, and which included service similar to the Village Hub project described in the RFP. If a proposer may have some excessively large number of such projects, it is welcome to describe the first ten, and then just note for the Village how many more it has, and the Village can, at its option, seek information on the remainder of the projects during the screening or negotiation process.

9. Attachment F – Most of the projects being submitted under Attachment F would be stand-alone projects. Is the request for whether the contracts were renewed or not relevant to this project? Most renewed contracts are limited to Continuing Services contracts.

Response: Please state as such in the response.

10. Since the Pre-GMP fee is not part of the scoring, should the pre-GMP fee be required to be provided in a separate sealed envelope? This would help eliminate any potential scoring based on cost.

Response: Proposers may submit their Pre-GMP fees (if relevant) in a separate sealed envelope, which would be opened after initial ranking occurs.

11. Provided email from Kevin Greenville states, "Please email me your response in a PDF; please do not mail or deliver hard copy to our offices." However, on page 4 of the RFQ documents it states "The Village is accepting electronic Proposals via www.demandstar.com. Can you please clarify how we are to submit the RFP proposal.

Response: The RFP response should be submitted electronically to Kevin Greenville, Village Finance Director at greenville@estero-fl.gov

Any questions or comments may be directed to the Village's Finance Director, Kevin Greenville at greenville@estero-fl.gov or 239-221-5035.

BIDDER IS ADVISED, YOU ARE REQUIRED TO ACKNOWLEDGE RECEIPT OF THIS ADDENDUM WHEN SUBMITTING A BID. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN THE BIDDER BEING CONSIDERED NON-RESPONSIVE.

ALL OTHER TERMS AND CONDITIONS OF THE BIDDING DOCUMENTS ARE AND SHALL REMAIN THE SAME.

Kevin Greenville, CPA
Village of Estero Finance Director

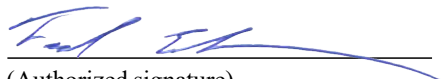
DRUG FREE WORKPLACE FORM

The undersigned Proposer, in accordance with Florida Statutes § 287.087, hereby certifies that
Wright Construction Group, Inc. does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business' policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the Drug-Free statement.
4. Notify the employees that as a condition of working on the commodities or contractual services that are under bid, employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or no lo contendere to, any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this business complies fully with the above requirements.



(Authorized signature)

Fred Edman

(Date) 10/27/23

(Print/type name as signed above)

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TAB 4: COMPANY AND STAFF QUALIFICATIONS



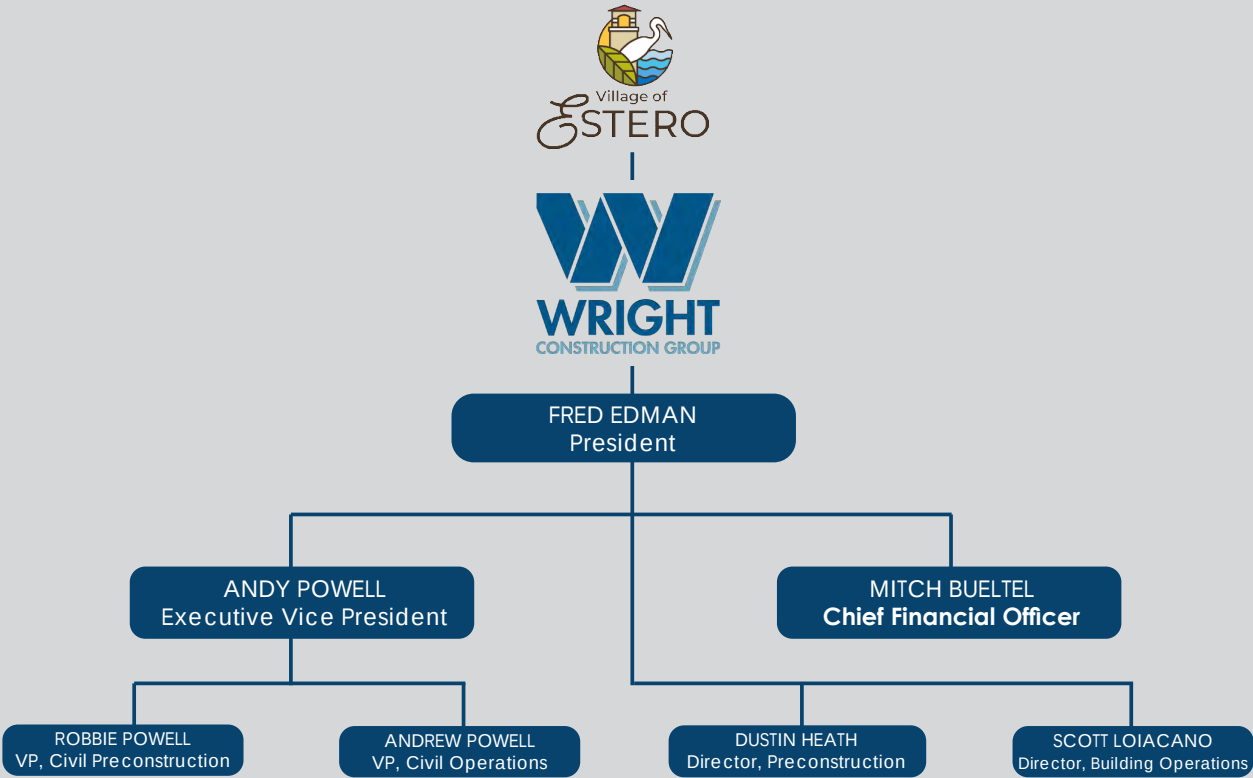
ATTACHMENT “A” COMPANY ORGANIZATIONAL CHART



COMPANY
ORGANIZATIONAL CHART

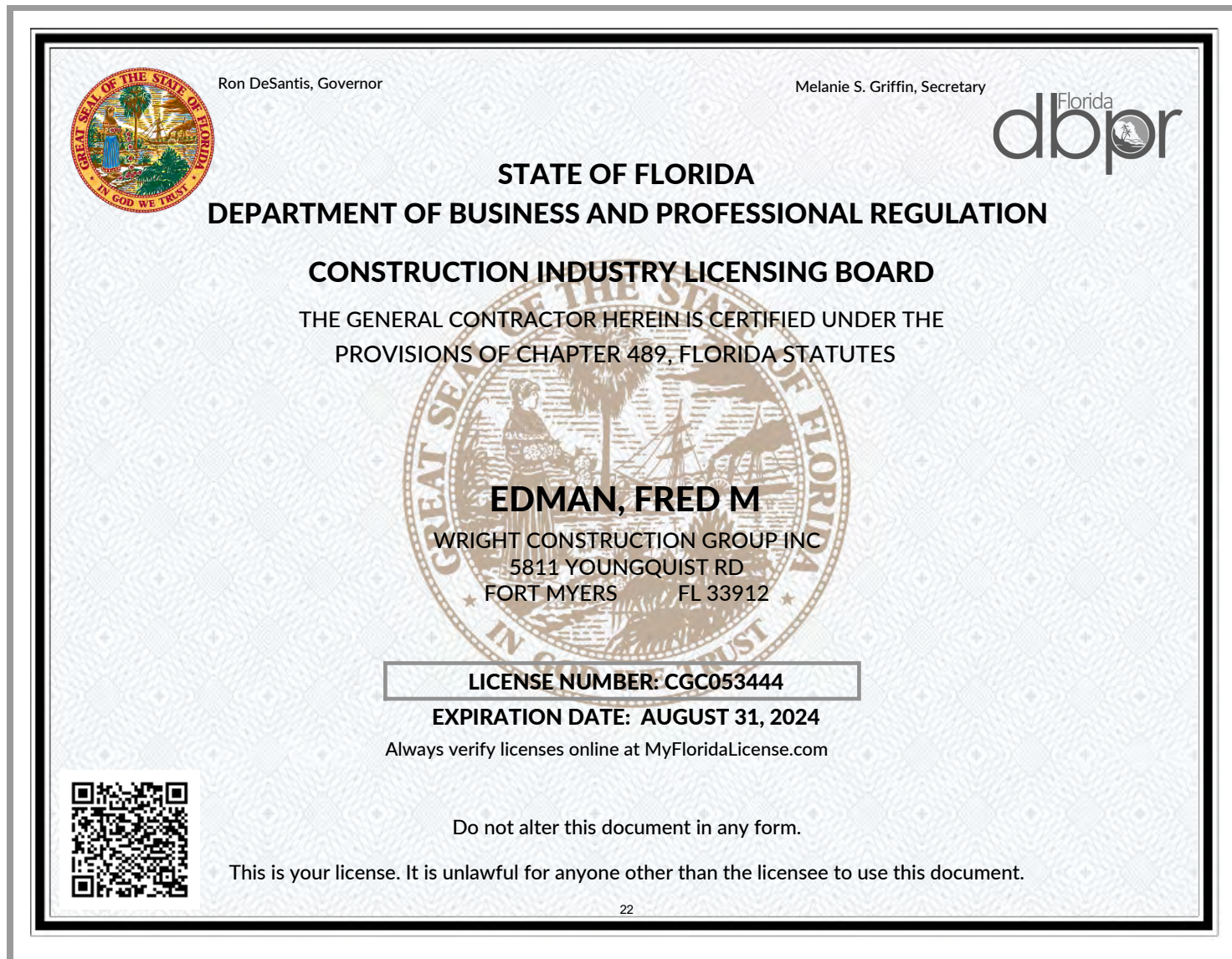
5811 Youngquist Road
Fort Myers, FL 33912

wcgfl.com
(239) 481-5000



ATTACHMENT “B” LICENSES & CERTIFICATIONS







Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

THE UNDERGROUND UTILITY & EXCAVATION CO HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

POWELL, ANDREW CHRISTIAN
WRIGHT CONSTRUCTION GROUP INC
5811 YOUNGQUIST ROAD
FORT MYERS FL 33912

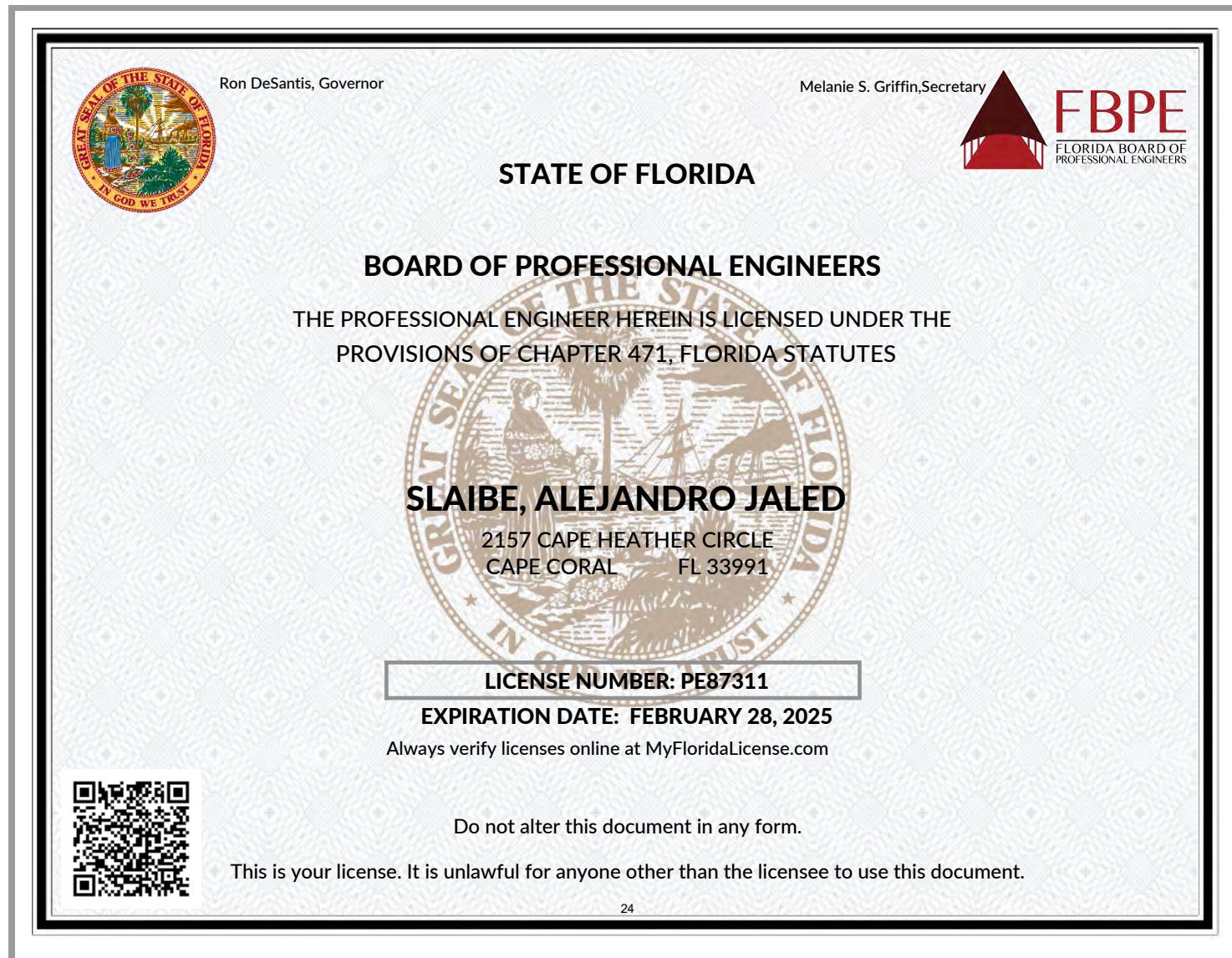
LICENSE NUMBER: CUC1225948
EXPIRATION DATE: AUGUST 31, 2024
Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

23



State of Florida

Department of State

I certify from the records of this office that WRIGHT CONSTRUCTION GROUP, INC. is a corporation organized under the laws of the State of Florida, filed on January 26, 2005.

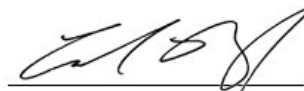
The document number of this corporation is P05000013433.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on January 3, 2023, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Third day of January, 2023*




Secretary of State

Tracking Number: 9675527248CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

May 02, 2023

WRIGHT CONSTRUCTION GROUP, INC.
5811 YOUNGQUIST RD.
FT. MYERS, FLORIDA 33912

RE: CERTIFICATE OF QUALIFICATION

The Department of Transportation has qualified your company for the type of work indicated below.

FDOT APPROVED WORK CLASSES:

DRAINAGE, ELECTRICAL WORK, FLEXIBLE PAVING, GRADING, GUARDRAIL, HOT PLANT-MIXED BITUM. COURSES, INTERMEDIATE BRIDGES, MINOR BRIDGES, R&R MINOR BRIDGES, SIDEWALK, TRAFFIC SIGNAL, Underground Utilities (Water & Sewer)

Unless notified otherwise, this Certificate of Qualification will expire **6/30/2024**.

In accordance with Section 337.14(4), Florida Statutes, changes to Ability Factor or Maximum Capacity Rating will not take effect until after the expiration of the current certificate of prequalification (if applicable).

In accordance with Section 337.14(1), Florida Statutes, an application for qualification must be filed within (4) months of the ending date of the applicant's audited annual financial statements.

If the company's maximum capacity has been revised, it may be accessed by logging into the Contractor Prequalification Application System via the following link:

[HTTPS://fdotwp1.dot.state.fl.us/ContractorPreQualification](https://fdotwp1.dot.state.fl.us/ContractorPreQualification)

Once logged in, select "View" for the most recently approved application, and then click the "Manage" and "Application Summary" tabs.

The company may apply for a Revised Certificate of Qualification at any time prior to the expiration date of this certificate according to Section 14-22.0041(3), Florida Administrative Code (F.A.C.), by accessing the most recently approved application as shown above and choosing "Update" instead of "View." If certification in additional classes of work is desired, documentation is needed to show that the company has performed such work.

All prequalified contractors are required by Section 14-22.006(3), F.A.C., to certify their work underway monthly in order to adjust maximum bidding capacity to available bidding capacity. You can find the link to this report at the website shown above.

Sincerely,

A handwritten signature in black ink that reads "James E. Taylor II". The signature is written in a cursive, flowing style with a large, stylized "A" at the end.

James E. Taylor II, Prequalification Supervisor
Contracts Administration Office

JTII:cg

Improve Safety, Enhance Mobility, Inspire Innovation

www.fdot.gov



Local Business Tax Receipt

WRIGHT CONSTRUCTION GROUP INC
EDMAN FRED M
5811 YOUNGQUIST ROAD
FT MYERS, FL 33912

Dear Business Owner:

Your **2023 - 2024** Lee County Local Business Tax Receipt is attached below for account number / receipt:
number: **1072937 / 9802719**

If there is a change in one of the following, refer to the instructions on the back of this receipt.

- Business name
- Ownership
- Physical location
- Business closed

This is not a bill. Detach the bottom portion and display in a public location.

I hope you have a successful year.

Sincerely,

Lee County Tax Collector

Handwritten flourish

2023-2024 LEE COUNTY LOCAL BUSINESS TAX RECEIPT

Account Number: 1072937
Receipt Number: 9802719
State License Number: CGC053444

Location:
5811 YOUNGQUIST ROAD
FT MYERS, FL 33912

WRIGHT CONSTRUCTION GROUP INC
EDMAN FRED M
5811 YOUNGQUIST ROAD
FT MYERS, FL 33912

Account Expires: September 30, 2024

May engage in the business of:

GENERAL CONTRACTOR-CERTIFIED

THIS LOCAL BUSINESS TAX RECEIPT IS NON REGULATORY

Payment Information:

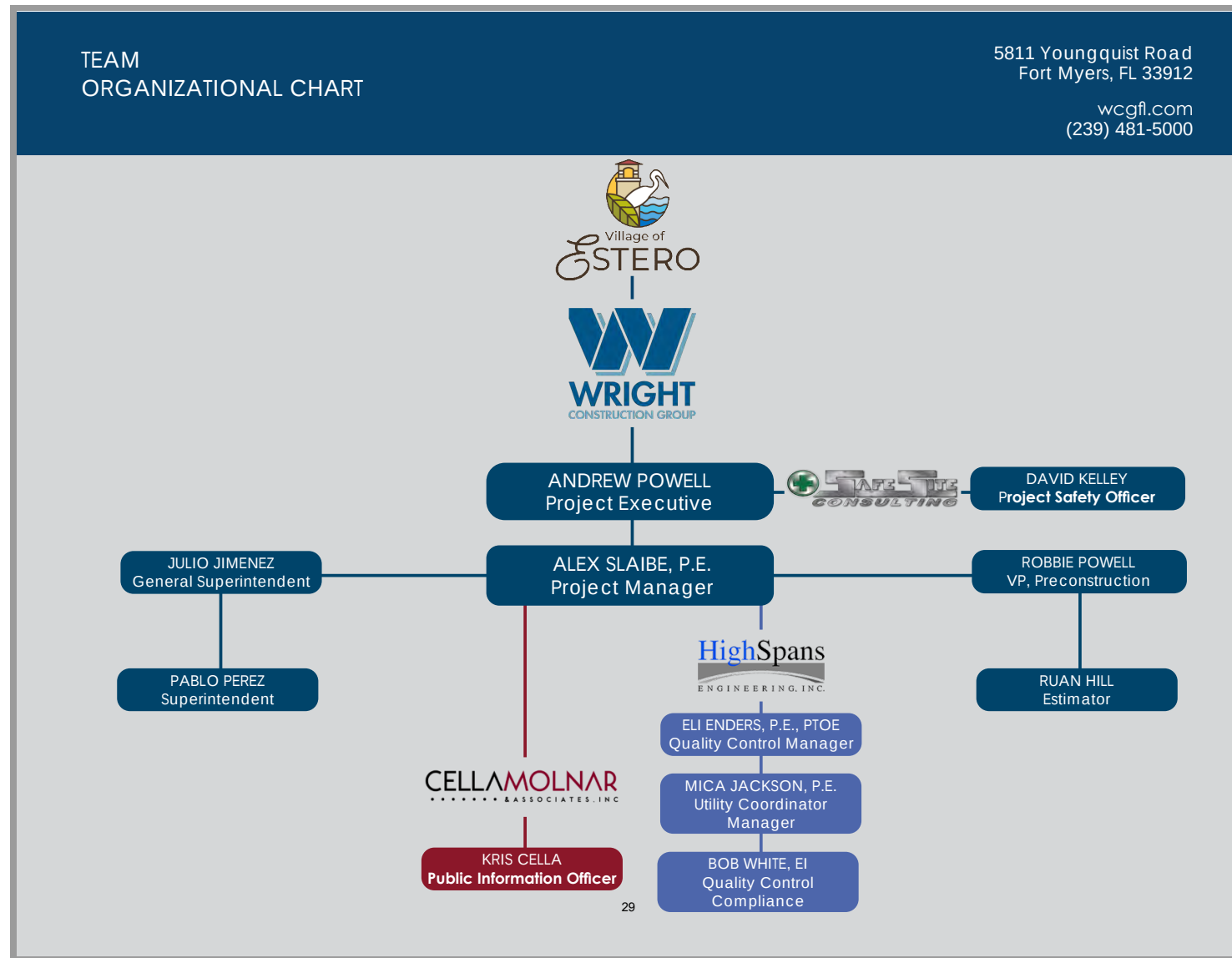
PAID DP-00-01397091

08/07/2023

\$ 50.00

ATTACHMENT “C” TEAM ORGANIZATIONAL CHART





ATTACHMENT “D” KEY PERSONNEL





W ANDREW POWELL VP, CIVIL OPERATIONS

Andrew Powell has 21 years of experience in heavy construction projects and is a highly motivated, quality-driven individual. He is dedicated to maintaining schedule deadlines and subcontractor performance which produces quality workmanship. Starting in the industry in Southwest Florida as a laborer on a roadway project, Andrew has worked in every position from laborer to superintendent to his position of Vice President of Operations. Andrew is hands-on in his style of leadership whose goal is to provide the project manager and project superintendents with the resources and support needed to ensure projects are completed on time and with the highest standards for quality with complete client satisfaction. Andrew possesses excellent communication skills with all team members and subcontractors.

EXPERIENCE

YEARS AT WRIGHT: 16

INDUSTRY EXPERIENCE: 21

EDUCATION

MARINER HIGH SCHOOL
Cape Coral, FL

FSW STATE COLLEGE
Fort Myers, FL

CERTIFICATIONS

CTQP (FDOT)

- Earthwork I & II
- Asphalt Paving I & II
- Advanced MOT
- Certified QC Manager
- Asphalt Maintenance & Quality Control Manager
- Concrete Field Technician
- Concrete Field Inspector
- Pile Drive Inspector
- Nuclear Safety Certification

CERTIFIED DEP STORMWATER

EROSION & SEDIMENTATION CONTROL

OSHA 10 & 30-HR. HEALTH & SAFETY TRAINING

SILICA TRAINING

CONFINED SPACE TRAINING

AERIAL LIFT OPERATION & SAFETY TRAINING

SCISSOR AND ROUGH TERRAIN LIFT

FORKLIFT OPERATION & SAFETY TRAINING

GSSI GROUND PENETRATING RADAR

CONSTRUCTION MANAGEMENT PROJECTS

BONITA SPRINGS DOWNTOWN IMPROVEMENT PROGRESSIVE DESIGN BUILD (CONSTRUCTION MANAGEMENT)

Project Cost \$15,648,000.00
Timeline July 2015 – November 2017
Client City of Bonita Springs



SKYPLEX BOULEVARD

Project Cost \$11,620,900.00
Timeline July 2018 – November 2019
Client Lee County Port Authority

FGCU NORTH LAKE IMPROVEMENTS

Project Cost \$6,416,536.00
Timeline March 2017 – December 2018
Client Florida Gulf Coast University



SOUTH AWWTF RECLAIMED WATER TRANSMISSION

Project Cost \$17,475,438.70
Timeline January 2022 – March 2023
Client Wharton-Smith, Inc.

COMPETITIVELY BID PROJECTS

BURNT STORE ROAD PHASE II

Project Cost \$25,935,837.00
Timeline November 2019 – December 2021
Client Charlotte County Board of County Commissioners



GATEWAY BOULEVARD & COMMERCE LAKES DRIVE ROUNDBOUT

Project Cost \$2,872,790.97
Timeline September 2020 – September 2021
Client Lee County



SRQ NORTH QUAD DEVELOPMENT

Project Cost \$3,897,100.68
Timeline April 2019 – February 2021
Client Sarasota Manatee Airport Authority

WEST DEARBORN STREET IMPROVEMENTS

Project Cost \$7,662,325.00
Timeline June 2021 – February 2023
Client Sarasota County



FRUITVILLE ROAD ROUNDBOUT

Project Cost \$7,625,000.00
Timeline September 2019 – December 2020
Client Quay Venture, LLC



W **ROBBIE POWELL** ————— **VP, CIVIL PRE-CONSTRUCTION**

As VP, Civil Pre-Construction, Robbie Powell is experienced in all aspects of construction from the initial phases of the pre-construction process through the project's final completion. Robbie is a result-oriented professional, accumulating more the 20 years of experience in FDOT roadway, asphalt paving, signalization, drainage, bridge, and environmental projects. His role involves assessing project requirements, developing proposals and scopes, preparing and negotiating contracts, organizing resources, scheduling, analyzing maintenance of traffic, and assisting project superintendents throughout the construction process.

EXPERIENCE

YEARS AT WRIGHT: 12

INDUSTRY EXPERIENCE: 23

EDUCATION

FSW STATE COLLEGE
Fort Myers, FL

PALM BEACH ATLANTIC
COLLEGE
West Palm Beach, FL

CERTIFICATIONS

CERTIFIED GENERAL
CONTRACTOR
#CGC1531910

CTQP (FDOT)
-Asphalt Paving
Levels I, II
-Earthwork Level II

QUALITY CONTROL
MANAGER

ADVANCED MAINT.
OF TRAFFIC

(MOT) SUPERVISOR

NUCLEAR SAFETY
CERTIFICATION

OSHA 10-HR. HEALTH
& SAFETY TRAINING

AFFILIATIONS

APWA - AMERICAN
PUBLIC WORKS
ASSOCIATION

FTBA - FLORIDA
TRANSPORTATION
BUILDERS ASSOCIATION

FTTC - FLORIDA
TRANSPORTATION
TECHNICAL COMMITTEE

CONSTRUCTION MANAGEMENT PROJECTS

BONITA SPRINGS DOWNTOWN IMPROVEMENT PROGRESSIVE DESIGN BUILD (CONSTRUCTION MANAGEMENT)

Project Cost \$15,648,000.00
Timeline July 2015 – November 2017
Client City of Bonita Springs



SKYPLEX BOULEVARD
Project Cost \$11,620,900.00
Timeline July 2018 – November 2019
Client Lee County Port Authority



WASTEWATER INTERCONNECT (SOUTH TO CENTRAL WWTP)

Project Cost \$30,134,917.00
Timeline July 2016 – December 2020
Client City of Fort Myers

FGCU NORTH LAKE IMPROVEMENTS
Project Cost \$6,416,536.00
Timeline March 2017 – December 2018
Client Florida Gulf Coast University

COMPETITIVELY BID PROJECTS

BURNT STORE ROAD PHASE II
Project Cost \$25,935,837.00
Timeline November 2019 – December 2021
Client Charlotte County Board of County Commissioners



GATEWAY BOULEVARD & GRIFFIN DRIVE ROUNDABOUT
Project Cost \$5,855,807.69
Timeline March 2023 – January 2024
Client Lee County



CITY OF NAPLES 8TH STREET CORRIDOR IMPROVEMENTS
Project Cost \$6,516,411.00
Timeline Phase 1 April 2019 – November 2019
Phase 2 April 2020 – November 2020
Client City of Naples

WEST DEARBORN STREET IMPROVEMENTS
Project Cost \$7,662,325.00
Timeline June 2021 – February 2023
Client Sarasota County



THOMASSON DRIVE BEAUTIFICATION PROJECT
Project Cost \$5,396,300.00
Timeline December 2019 – June 2020
Client Collier County (RWA Design Team)



W ALEX SLAIBE, P.E.

SR. PROJECT MANAGER

Alex is responsible for overall project management. His duties include creating and updating project schedules, oversight of all document controls, coordination of project meetings, and managing all cost controls. He is charged with maintaining a relationship with the project engineer and owner, managing, and supervising all office support and field personnel, and handling all financial aspects. He is a licensed Professional Civil Engineer with extensive experience in the design, planning, and management of roadway construction projects for state and local agencies.

EXPERIENCE

YEARS AT WRIGHT: 2

INDUSTRY EXPERIENCE: 15

EDUCATION

UNIVERSITY OF SOUTH
FLORIDA

- M.S. Civil Engineering
- M.S. Engineering
Management
- B.S. Civil Engineering

CERTIFICATIONS

LICENSED ENGINEER IN
FLORIDA PE87311

ADVANCED MOT

FDOT PE TRAINING
PROGRAM GRADUATE

FDOT CERTIFICATIONS
-Local Agency
Program Checklist
-Safe Transportation
for Every Pedestrian
(STEP)

ASCE - AVOIDING RAB
DESIGN FAILURES

FLORIDA LOCAL
TECHNICAL ASSISTANCE
PROGRAM

TRAFFIC ENGINEERING

TRAFFIC OPERATIONS
FOR ROUNDABOUTS

ROUNDABOUT DESIGN

AFFILIATIONS

FTBA - FLORIDA
TRANSPORTATION
BUILDERS ASSOCIATION

CONSTRUCTION MANAGEMENT PROJECTS

SOUTH AWWTF RECLAIMED WATER TRANSMISSION

Project Cost \$17,475,438.70
Timeline January 2022 – March 2023
Client Wharton-Smith, Inc.

RAW WATER TRANSMISSION PHASE 6A1

Project Cost \$1,407,729.95
Timeline April 2023 – October 2023
Client City of Fort Myers

RAW WATER TRANSMISSION PHASE 6A2

Project Cost \$3,187,142.50
Timeline April 2023 – October 2023
Client City of Fort Myers

FORT MYERS MCGREGOR BLVD FORCEMAIN REPLACEMENT

Project Cost \$1,850,687.00
Timeline October 2022 – March 2023
Client City of Fort Myers



COMPETITIVELY BID PROJECTS

GATEWAY BOULEVARD & COMMERCE LAKES DRIVE ROUNDABOUT

Project Cost \$2,872,790.97
Timeline September 2020 – September 2021
Client Lee County

MARCO ISLAND YELLOWBIRD STREET IMPROVEMENTS

Project Cost \$4,039,695.60
Timeline June 2020 – May 2021
Client City of Marco Island





W JULIO JIMENEZ ————— **GENERAL SUPERINTENDENT**

Dedicated to professionalism, Julio has 24 years experience in civil and environmental remediation and on-site supervisory construction management. He actively coordinates all day-to-day, on-site operations and ensures projects are completed safely, in accordance with the contract documents. He is noted for driving project schedules. Most notably, Julio has the ability to maintain a high standard of sub-contractor communication and performance.

EXPERIENCE

YEARS AT WRIGHT: 7

INDUSTRY EXPERIENCE: 24

EDUCATION

NEWMAN HIGH SCHOOL
Newnan, GA

CERTIFICATIONS

CTQP (FDOT)
-Advanced
Maintenance of
Traffic (MOT)

OSHA 30-HR. HEALTH
& SAFETY TRAINING

CERTIFIED DEP
STORMWATER

EROSION &
SEDIMENTATION CONTROL
INSPECTOR

SILICA TRAINING

CONFINED SPACE
TRAINING

AFFILIATIONS

FTBA - FLORIDA
TRANSPORTATION
BUILDERS ASSOCIATION

CONSTRUCTION MANAGEMENT PROJECTS

BONITA SPRINGS DOWNTOWN IMPROVEMENT PROGRESSIVE DESIGN BUILD (CONSTRUCTION MANAGEMENT)

Project Cost \$15,648,000.00
Timeline July 2015 – November 2017
Client City of Bonita Springs



FGCU NORTH LAKE IMPROVEMENTS

Project Cost \$6,416,536.00
Timeline March 2017 – December 2018
Client Florida Gulf Coast University

SOUTH AWWTF RECLAIMED WATER TRANSMISSION

Project Cost \$17,475,438.00
Timeline January 2022 – March 2023
Client Wharton-Smith, Inc.



COMPETITIVELY BID PROJECTS

BURNT STORE ROAD PHASE II

Project Cost \$25,935,837.00
Timeline November 2019 – December 2021
Client Charlotte County Board of County Commissioners



BURNT STORE ROAD SOUTH SEGMENT

Project Cost \$16,662,900.00
Timeline January 2021 – July 2023
Client Lee County

CITY OF NAPLES 8TH STREET CORRIDOR IMPROVEMENTS

Project Cost \$6,516,411.00
Timeline Phase 1 April 2019 – November 2019
Phase 2 April 2020 – November 2020
Client City of Naples



WEST DEARBORN STREET IMPROVEMENTS

Project Cost \$7,662,325.00
Timeline June 2021 – February 2023
Client Sarasota County





W PABLO PEREZ

SUPERINTENDENT

Pablo Perez comes with 25 years of experience in the construction industry. As Superintendent Pablo has the responsibility of making sure projects are completed on schedule and according to contract, and that the structural integrity and quality of systems and finishes remain high and without compromise. He accomplishes this through the coordination of all day-to-day on-site operations.

EXPERIENCE

YEARS AT WRIGHT: 1

INDUSTRY EXPERIENCE: 25

EDUCATION

HIGH SCHOOL DIPLOMA

CERTIFICATIONS

ADVANCED
MAINTENANCE OF TRAFFIC

OSHA 30-HR. HEALTH
& SAFETY TRAINING

CONFINED SPACE
TRAINING

UNDERGROUND UTILITY
TRAINING

RIGGING SAFETY
TRAINING

CRP TRAINING

CONSTRUCTION MANAGEMENT PROJECTS

RAW WATER TRANSMISSION PHASE 5C

Project Cost \$2,306,345.00
Timeline April 2023 – September 2023
Client City of Fort Myers

RAW WATER TRANSMISSION PHASE 6A1

Project Cost \$1,407,729.95
Timeline April 2023 – October 2023
Client City of Fort Myers

RAW WATER TRANSMISSION PHASE 6A2

Project Cost \$3,187,142.50
Timeline April 2023 – October 2023
Client City of Fort Myers



INDIVIDUAL EXPERIENCE

COLLIER BLVD WATERMAIN REPLACEMENT

This project consisted of the full replacement of over 10,000 LF of 30" watermain with a combined installation method of traditional open cut and a significant number of directional bores involved. This project started at the South County Raw Water Treatment Plant on Collier Blvd and went two miles south going under the I75 overpass and crossing multiple major intersecting roadways. Due to the overall location of the project the maintenance of traffic played a critical role in its success. Special coordination needed to take place with FDOT, Collier County, and the Department of Environmental Protection. *Naples, FL*

GUMBO LIMBO NATURE CENTER

The overall project consisted of the installation of 2 16" intake lines that were directionally drilled from land out into the Atlantic Ocean. The 2 16" lines were connected to a pump station that was installed on land. This system allowed the natural water to be pumped into the nature center to be used in the various aquariums, some of which are used to rehabilitate sea turtles. *Boca Raton, FL*

SARASOTA AIRPORT MASTER DRAINAGE IMPROVEMENTS

The project consisted of updating the current master drainage plan to reflect the changes that have occurred since the original permit was issued by the SW Florida Water Management District. This resulted in the expansion of multiple lakes, excavation of three smaller ponds, a significant amount of much larger drainage pipe and structures, as well as the complete reconstruction of the perimeter roadway. *Sarasota, FL*



W RUAN HILL

ESTIMATOR

Ruan Hill comes with 17 years of experience in estimating, job costing, planning, and budget activities concerned with the acquisition and construction of site construction projects. He participates in the conceptual development of construction projects, overseeing the organization, scheduling, and implementation while maintaining the utmost confidentiality. He is skilled in a variety of estimating software programs including Agtek, Planswift, and Bid2Win.

EXPERIENCE

YEARS AT WRIGHT: 2
INDUSTRY EXPERIENCE: 17

EDUCATION

NORTHWESTERN
ELECTRONICS
INSTITUTE
Minneapolis, MN
Associates -
Industrial Electronics

UNIVERSITY OF
MINNESOTA
COLLEGE OF LIBERAL ARTS

CERTIFICATIONS

ADVANCED
MAINTENANCE OF TRAFFIC

AFFILIATIONS

FTBA-FLORIDA
TRANSPORTATION
BUILDERS ASSOCIATION

CONSTRUCTION MANAGEMENT PROJECTS

FORT MYERS MCGREGOR BLVD FORCEMAIN REPLACEMENT
Project Cost \$1,850,687.00
Timeline October 2022 – March 2023
Client City of Fort Myers



LOVER'S KEY
Project Cost \$10,000,000.00
Timeline May 2023 - February 2025
Client Florida Department of Environmental Protection



DELNOR-WIGGINS PASS
Project Cost \$6,000,000.00
Timeline June 2023 - December 2024
Client Florida Department of Environmental Protection

COMPETITIVELY BID PROJECTS

GATEWAY BOULEVARD & GRIFFIN DRIVE ROUNDABOUT
Project Cost \$5,855,807.69
Timeline March 2023 – January 2024
Client Lee County



BURNT STORE ROAD SOUTH SEGMENT
Project Cost \$16,662,900.00
Timeline January 2021 – July 2023
Client Lee County



ATTACHMENT “E” PROPOSED SUBCONTRACTORS



At Wright Construction we strive to make sure our clients and their stakeholders are provided with all the services needed for their projects. As part of our RFQ submission we want to recommend some additional services not specifically requested in the RFQ but may be of value to the Village of Estero. We believe **Public Information; Coordination of Utilities**, a Third-Party **Quality Control** team and an Independent **Safety Inspector** would add value to what Wright Construction will already provide. We have worked alongside of Cella Molnar and Associates, Inc, High Spans Engineering and Safe-Site Consulting for over twenty years and recognize they are not only local DBE consultants, but some of the best professionals in their field. Below are some of the benefits our subconsultants would bring should you choose to include them in our scope of services.



Public Information Professionals

Cella Molnar & Associates, Inc. (CMA) has worked with Wright Construction Group on numerous successful infrastructure projects. CMA has conducted over 350 successful public involvement and outreach programs for infrastructure projects on the West Coast of Florida. They are unique in the public information industry because of their in-depth technical expertise in planning, design and construction for roadway, bridge, utility, drainage, and park projects. Their staff has established excellent working relationships with representatives in media and local government, planning and permitting agencies, and environmental groups. CMA is currently providing public information services for numerous projects for the Village of Estero including East and West Broadway Utility Expansion Projects (UEP), Cypress Park Circle UEP and See See Street UEP. CMA's philosophy in working with the public and their clients is the same - collaboration, communication, and open exchange cultivates a partnership with the public that greatly enhances the quality of their client's projects.



Utility Coordination and Quality Control

Mica Jackson, PE with HighSpans Engineering will act as the single dedicated person responsible for managing all utility coordination, functioning as the **Utility Coordinator (UC)**. Mica is responsible for and has been successful on multiple projects facilitating pre-construction, construction, and utility certification efforts for successful project delivery with heavy emphasis on utility design, permitting and construction. Currently, Mica is Utility Coordinator on the Big Carlos Bridge Replacement Project for Lee County and has effectively coordinated the relocation of critical infrastructure such as new FPL directional crossing of Big Carlos Pass.

Proper management of pre-construction utility coordination is crucial to maintaining project schedule, budget, and public perception. Mica will identify all **Utility Agency/Owners (UAO's)** having facilities within/adjacent to our project limits. Utilizing the plans prepared to date, Red Brown Green (RBG's) markups will be requested from each utility provider in the area. The RBG's will be reviewed to identify utility conflicts and a conflict resolution matrix prepared to track and expedite resolution of conflicts prior to the commencement of construction. The UC is responsible for assisting with the successful navigation of all required pre-construction permit applications for both public and private utility providers. Mica will work with utility owners to prepare **Utility Work Schedules (UWS)** which is an agreement between the CMAR and the UAO's. The UWS identifies a critical path schedule and is intended to allow private utilities to be adjusted, relocated, or new installs completed prior to the CMAR starting work, further reducing delays/risk to the CMAR and limiting service interruptions to the end users.



During construction, the UC will be responsible for scheduling and conducting utility meetings, preparing, and distributing minutes of all utility meetings, and ensuring expedient follow-up on all unresolved issues. The UC will oversee distributing all plans, conflict matrices and changes to affected Utility Agency/Owners and making sure this information is properly coordinate along with Identifying, preparing, reviewing, and facilitating any agreement required for any utility work needed through final approval and execution. If necessary, the UC will coordinate the flagging of existing utilities and stake out proposed infrastructure to review conflicts, direct soft digs, and examine/resolve utility conflicts found in the field. The UC will also be responsible for directing the required testing, certification, and inspection of the utility infrastructure to fulfill all permit conditions, ensuring compliance and an expedited utility certification process.

Quality Control, Testing, and Contract Compliance with Plans and Specifications:

Robert “Bob” White, E.I. with HighSpans Engineering will be responsible for ensuring that the project is constructed to the Contract Plans and Specifications. This is critical at the connection points to existing roadway to ensure all required testing and approved roadway materials are utilized per County and Village Specifications. HighSpans **Materials Testing Lab** on Treeline can perform soils and concrete testing to ensure quality materials are utilized. Our **Asphalt Plant Inspection** division can also perform the necessary testing and inspection during all paving operations to ensure the plant leaves with the quality asphalt. When state or federal funds are involved in a project, it is imperative to ensure that these specifications are met to ensure contract compliance and smooth closeout.

Managing Bob and all testing, inspection, and materials compliance will be **Eli Enders, P.E., P.T.O.E.** who has over 10 years of experience in Construction, Engineering, and Inspection. Bob will handle the day-to-day, and Eli will provide oversight to ensure all testing is performed, as well as all appropriate permit testing for FDEP, DOH, and SWPPP. Eli also maintains his P.T.O.E. Certification indicating proficiency in TTCP, traffic analysis, pedestrian safety, and traffic operations. Eli will review MOT plans throughout the various phases of construction to maximize safety and mobility for all users.



Safe-Site has qualified safety professionals that have been dedicated to assisting various construction companies comply with OSHA regulations. The owner of Safe-Site Consulting has over 20 years' experience in the safety and consulting industry.



Kris A. Cella
Cella Molnar & Associates, Inc.

Expertise

Ms. Cella is uniquely qualified in developing and implementing very successful, comprehensive large-scale public involvement programs during planning, design and construction phases for infrastructure projects. Ms. Cella's expertise in conducting public involvement programs is successfully used to gain acceptance of new projects from affected individuals and special interest groups. Projects have ranged from new developments to facility expansion programs to large-scale transportation projects.



30+ Years of Experience

Education

B.A., Geography (emphasis in regional land development), University of Arizona, 1979

Key Projects

Village of Estero Broadway Avenue East and West Utilities Extension Project, Village of Estero, Florida

- Public involvement specialist for the Village of Estero Utilities' project to include a new sanitary sewer and potable water distribution system for Broadway Avenue East and West. Work consists of coordination with stakeholders, project team members, residents, and interested parties. Other public involvement outreach activities include extensive coordination with stakeholders in the Village of Estero neighborhood to maintain an active and up-to-date email correspondence list. Duties also include hosting neighborhood informational meetings for the residents to gather public input. Also assisted in obtaining right-of-entry for design.

Village of Estero See See Street Utilities Extension Project, Village of Estero, Florida

- Public involvement specialist for the Village of Estero Utilities' project to include a new sanitary sewer and potable water distribution system along See See St. Work consists of coordination with stakeholders, project team members, residents, and interested parties. Other public involvement outreach activities include extensive coordination with stakeholders in the Village of Estero neighborhood to maintain an active and up-to-date email correspondence list. Duties also include hosting neighborhood informational meetings for the residents to gather public input. Also assisted in obtaining right-of-entry for design.

Village of Estero Cypress Park Circle Utilities Extension Project, Village of Estero, Florida

- Public involvement specialist for the Village of Estero Utilities' project to include potable water and wastewater services to the homes along Cypress Park Circle. Work consists of coordination with stakeholders, project team members, residents, and interested parties. Other public involvement outreach activities include extensive coordination with stakeholders in the Village of Estero neighborhood to maintain an active and up-to-date email correspondence list. Duties also include hosting neighborhood informational meetings for the residents to gather public input. Also assisted in obtaining right-of-entry for design.

Bonita Springs Downtown Improvements Project, City of Bonita Springs, Florida

- Public Information Officer for this project that included drainage improvements, utility relocations, additional parking, streetscape features, and roundabout construction. An extensive Public Involvement Program kicked off with presentations to City Council, a project newsletter to property owners and businesses and three public information meetings. Notification flyers were prepared periodically for distribution to the affected property owners and tenants in the downtown area. Coordination of water shut-offs, boil water notices and rescission notices for affected properties. Extensive coordination with City staff and officials, downtown property owners, residents and business owners were significant factors of the program. Duties also included coordination of weekly local media traffic reports and interaction with local press.

Kris Cella (cont.)

Alternate Transportation in Parks and Public Lands (ATPPL) – LeeTran, City of Sanibel, J.N. “Ding” Darling National Wildlife Refuge, Sanibel, Florida– Public involvement task manager for grant project awarded by United States Department of Interior. The Public Involvement Program includes coordination with multiple government entities and a nationwide project team. Tasks included stakeholder interviews, public opinion surveys (both in person and web-based), multiple flyers, newspaper advertisements, project newsletters, public information workshops, large comment database and project website.

Lakes Park Master Plan, Lee County, Florida - Project included public and agency input for the development of a new Master Plan for Lakes Park. Responsibilities included coordination with County Parks Department personnel, the development and analysis of interviews and surveys of park users. In addition, a public workshop was held to receive public input.

Cape Coral Downtown Redevelopment Agency, Cape Coral, Florida - Project manager for the Public Involvement Program to engage citizens to assist creating a compact, walkable mixed-use environment where people of all ages can live, work, shop and be entertained. The challenge for the district was to make the area more pedestrian friendly while handling the volume of cross-town traffic, particularly on the two main corridors of Cape Coral Parkway and Del Prado. The goal of the study was finding a balance between creating a pedestrian-friendly area while meeting the traffic demands of the high-volume roadways of Cape Coral Parkway and Del Prado Boulevard. The project included a project website, newsletters and public information workshops.

Lehigh Acres CRA Community Parks, Lehigh Acres, Florida - Prime Consultant for Lehigh Acres CRA Community Parks Project developing an “Adopt a Park” program for the proposed Eco and Lake Camille Parks on Lee and Joel Boulevards, respectively. Eco Park is an ecological park that provides passive recreation amongst native vegetation, park benches and a vegetation identification system. Lake Camille Park was a park rehabilitation project that included picnic areas and lake front beach uses. Efforts included preparation of cost estimates for maintenance, identifying community organizations for participation in the Adopt a Park Program and meeting with the community to identify elements to be included in the parks.

Centennial Park Boat Ramp Public Opinion Survey, City of Fort Myers, Florida - Conducted an extensive public opinion survey for the City of Fort Myers on the use of the City owned boat ramp at Centennial Park. Public opinion was surveyed on boat ramp use, desired facilities at the park and use of other boat ramp facilities in the City. Over 250 surveys were completed.

DBE Certified Company
www.cella.cc

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Eli Enders, PE, PTOE – CEI Project Engineer
 FL Professional Engineer, Lic. No. 86646 (01-2019)
 Professional Traffic Operations Engineer Lic. No. 4760
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Summary:

Mr. Enders, a graduate of Florida Gulf Coast University with a BS in Civil Engineering and a minor in Environmental Engineering, obtained his Florida PE License in January 2019. Since October 2013, Mr. Enders has served on multiple design and construction projects ranging from utilities projects to bridge and traffic engineering projects. Eli obtained the Professional Traffic Operations Engineer (P.T.O.E.) Certification in March 2020.

Project Experience:

CEI Project Engineer – October 2022

CEI Services Phase Two Traffic Signal Inspections – Disaster Monitoring Lee County DOT – CN200224JJB Contract 8884

HEI was tasked by Lee County Traffic Operations to inspect 68 signalized intersections within Lee County as part of Hurricane Ian Damage Assessment. The inspection included a visual assessment of damaged items, quantity tracking, investigation of flood damage, structural assessment of strain poles and mast arms, and internal inspection of the signal cabinets. Inspection reports were compiled detailing the pre-existing conditions, storm related damages, pay items of required repairs, and engineer's estimates. **Reference – Rob Price, PE, Lee County DOT Traffic Section, 239-533-9532**

CEI Project Engineer – April 2021-Present

CEI Services – SR90 (US 41) Tamiami Trail from East of SR84 (Davis Blvd) to Courthouse Shadows

FDOT District 1 – FPID 438059-1-62-01 – CAC61

This project is a safety improvements project that includes the milling and resurfacing of 1.5 miles of 6-lane urban roadway within a high-pedestrian and vehicular volume corridor along US 41 is South Naples. This project also includes the signalization improvements and mast arms replacements at 4 intersections as well the installation of 3 pedestrian hybrid (HAWK) beacons at mid-block crossings. This project also contains minor drainage improvements, driveway and sidewalk replacements, lighting improvements, and intersection upgrades such as pedestrian crosswalk installation at all 4 quadrants. **Reference – FDOT District 1 Project Administrator, Josephine Mak, PE, 239-985-7840**

Project Engineer – May 2017 – October 2021

Hancock Bridge Widening from Moody Rd. to US 41 CEI - Lee County DOT – CN180028TJM – Contract 8032

Widening of Hancock Bridge Parkway over Moody Creek to provide a 6-ft sidewalk on the north side, with concrete traffic railing, scupper realignment, milling and resurfacing. Used lightweight concrete to ensure bridge loading rating. This project also includes new sidewalk, drainage inlets, curb and gutter and milling and resurfacing. Eli served as Project Engineer to coordinate with design and construction teams throughout the life of the project.

Reference – Lee County DOT Project Manager, Steve Fort Sr., 239-533-9445

Project Engineer – August 2016 – December 2020

City of Fort Myers Wastewater Interconnect Phase 2 Parts 1 & 2

City of Fort Myers, FL

This project consisted of complete replacement of 42" sewer line, water main, and drainage systems extending from the Central Wastewater Treatment Facility in the City of Fort Myers. Also, this project consists of full depth roadway reconstruction, sidewalk replacement, and driveway reconstruction for affected properties. Vibration Monitoring was provided by HighSpans because of the minimal R/W available on the jobsite and proximity to local properties. Eli's responsibilities included plans and submittal review, MOT review, analysis of lane closure MOT plan, management of inspection staff, generating infiltration and deflection testing forms for the sewer line, vibration monitoring reporting, and CEI project oversight. **Reference – City of Fort Myers / Public Works Engineering Nicole Monahan, PE, 239-910-2295**

Qualifications / Certifications

TIN #E53621790

- Professional Engineer, Lic. No. 86646
- BS Civil Engineering
- Concrete Field Technician Level 2
- ACI Concrete Grade II (CTCI)
- Earthwork Inspection Level 2
- Final Estimates 1
- Final Estimates 2
- FDOT - Auger Cast Pile
- APNGA Gauge Safety Certified
- FDEP Certified Storm Water Management Inspector
- QC Manager
- Advanced Temporary Traffic Control (MOT)

Where Structural Design Meets Construction Engineering

Mica Jackson, PE
Engineer I
FL Professional Engineer, Lic. No. 86615 (2019)
B.S., Civil Engineering, FL Gulf Coast University
Page 1 of 1



Summary:

Mr. Jackson began his career as an AutoCAD Civil3D Engineering Designer in 2004 where he became proficient in AutoCAD Civil3D, construction plan production, earthwork volume analysis, and civil engineering design. He achieved a Bachelor of Science in Civil Engineering from Florida Gulf Coast University's engineering program in 2014, and subsequently gained his PE in January of 2019. His project experience ranges from residential community design and permitting and municipal utility relocation projects, to large stormwater master planning for residential communities and municipal stormwater projects. His daily responsibilities involve project and staff management, sub-consultant management, client coordination, project schedule creation and management, agency permitting, extensive budget preparation, bid tab preparation, construction phase engineering services, stormwater and utility construction coordination.

Utility Coordinator Project Experience:

**Project Engineer – 2022 – Present - CEI of Phase Two Traffic Signal Inspections – Disaster Monitoring Services
Lee County DOT – CN200224JJB Contract 8884**

HEI worked with Lee County Traffic Operations to conduct ground and aerial inspections of 68 signalized intersections, which included mast arms and span wires, within Lee County as part of Hurricane Ian Damage Assessment.

Reference – Rob Price, PE – Lee County DOT Traffic Section, 239-533-9532

Construction Utility Coordination Manager – August 2022 – Present (ongoing)

Big Carlos Bridge Replacement CEI - Lee County

Department of Transportation

Project duties include assisting dry utility companies through the FDEP Sovereign SSL permit, joint dry utility directional drill coordination, joint municipal utility project agreement (JPA) coordination, muck removal coordination around existing utilities, utility work schedule management, and construction coordination.

Reference – David M. Murphy, PE – Project Manager, 239-533-8578

Project Engineer – January 2022 – Present (ongoing) - Ponce De Leon – Multi-Use-Pathway

City of North Port – Public Works PW2022-03

The project consists of the design, permitting, bidding, and limited construction services, for a one-half mile segment of 10-ft wide concrete multi-use path in the City of North Port which also involved existing utility coordination for relocation and/or adjustment.

Reference – Anthony Friedman, PE, Engineer II, Department of Public Works, 941-240-8099

Project Engineer – November 2021 – Present (ongoing) – Project Manager

Village of Estero – Public Works Department

The role of project engineer consisted of project management on behalf of the Village of Estero for establishment of RBG plan mark ups, conflict resolution, utility work schedule coordination, and joint project agreement for utility relocation.

Reference – David Willems, Public Works Director, 239-284-5608

Additional Project Experience:

Residential master planning

Projects include the design and construction coordination of multiple developments which include utility coordination for various local private and public companies for installation and modification of facilities to serve the new developments.

Education: Florida Gulf Coast University Bachelor of Science in Civil Engineering - 2014

- Florida SouthWestern State College, Ft. Myers, FL
- Associates of Science

Affiliations: American Public Works Association (APWA)

Where Structural Design Meets Construction Engineering

Robert “Bob” White, EI
CEI Senior Inspector / Prestress Inspector
B.S., Civil Engineering
Page 1 of 1



Summary

Mr. White is an Engineering Intern with a Bachelor of Science Degree in Civil Engineering and who has been working as a Prestress Yard and CEI inspector for over 7 years. Robert has experience in pre-cast yard inspection for beams, slabs, seawalls and PCPS Piles. He is also proficient in CEI Inspection of bridges, pile driving, box culverts, paving, drainage & embankment, stabilized subgrade, and base materials working on various projects.

Project Experience

Pre-Stressed Pre-Cast Inspector Level 2 – July 2021 – Present (Intermittent)
CEI & Related Services 11 Bridge Replacements East of SR 29

Collier County Transportation Engineering Division / Contract 19-7632

This project consists of 10 Concrete Florida Slab Beam Bridges and roadway on Immokalee Rd., County Line Rd., and Oil Well Rd. Bob travelled to the Pre-Stress Yard: S&S Precast in Bonita Springs, FL to inspect Florida Slab Beam, 18” Pre-stressed pre-cast concrete piles, and sheet pile construction for use in the project. Duties included verifying strand prestressing operations, pre-pour inspection of forms and rebar, concrete testing, material verification, and post-pour inspections of finished product prior to shipping. The new bridges are wider and elevated. **Reference – Collier County Growth Management, Project Manager, Julio Castro, 239-380-3466**

Pre-Stressed Pre-Cast Inspector Level 2 – March – April 2021

Prairie Road over the L.W.D.D. L-8 Canal Bridge Replacement

Palm Beach County Project No. 2016505

Pre-Stress Yard: S&S Precast in Bonita Springs, FL, Bob served as Verification Inspector for prestress yard operations during prestressed slab beam fabrication for the Prairie Road Bridge over L-8 Canal. Duties included verifying strand prestressing operations, pre-pour inspection of forms and rebar, concrete testing, material verification, and post-pour inspections of finished product prior to shipping. **Reference – Francois Thomas, PE, Principal, TSFGeo, 561-687-8536**

CEI Senior Inspector –February 2022 –May 2022 (Intermittently)

CEI of US 301/SR43 from North of Lake St. Charles Blvd. to North of Progress Blvd, FPID# 441388-1-62-01 FDOT District 7

This Federally Funded, Design-Build project consisted of removing and replacing existing asphalt pavement with concrete pavement within the limits of the Bloomingdale Ave./Progress Blvd. and US 301 intersection. The intersection pavement replacement required multiple phases, detours, and closures. Also, an additional concrete pavement auxiliary lane was added to the I-75 NB on-ramp from NB US 301 as well as existing concrete pavement rehabilitation, edgedrain, milling and resurfacing, ADA upgrades to sidewalks, lighting improvements, drainage improvements, Arterial Dynamic Message Sign (ADMS), and overhead sign structures. As Senior Inspector, Ben provided verification inspection and testing, MOT and Erosion Control inspection, tracked contractor’s activities for payment through the schedule of values and oversight of inspectors. **Reference – FDOT District 7 PA, Alejandro Pina, EI, 954-598-1218**

CEI Senior Inspector – January 2018 – August 2018

TWO 58 – 435040-1-52-01 US41 Pine Ridge

FDOT District 1 - Contract C9A69

Construction of new sidewalk and roadway lighting in high-profile urban area along US 41 in Naples. Also, new drainage and swale modifications, new pedestrian street crossings and poles, and coordination and relocation of multiple utilities. Robert’s responsibilities include inspection of precast drainage MES units, light pole bases, and drainage pipe, as well as inspection of the installation of these structures to ensure per plan installation.

Reference – Ft. Myers Ops Center Kevin Daugherty, PE, (239) 336-9272

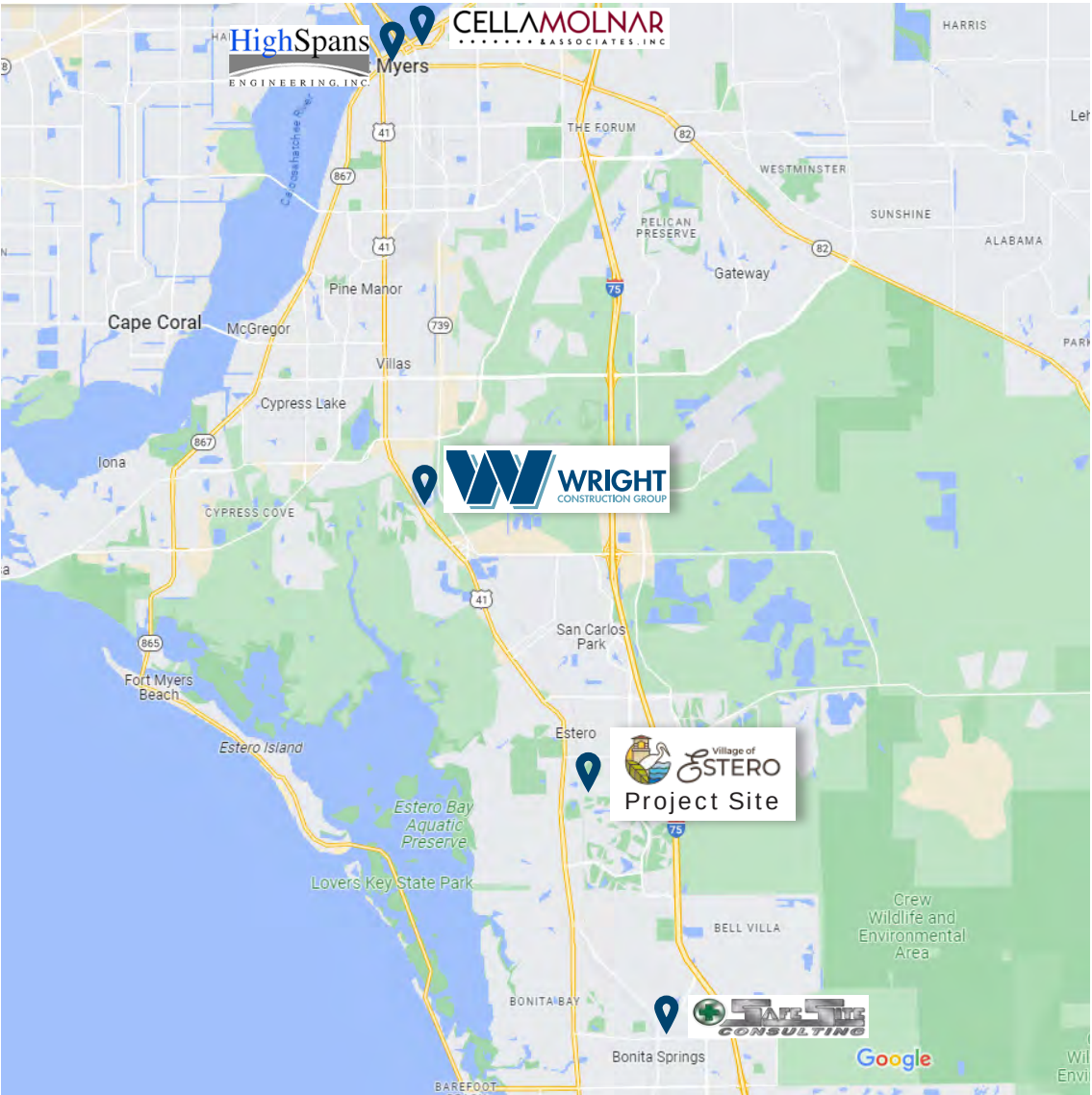
Qualifications / Certifications **TIN #W30077382**

- BS Civil Engineering
- EI #1100014768
- PCI Levels I/II
- CTQP Concrete Specs Level 1
- Earthwork Inspection 1
- Earthwork Inspection 2
- Bridge Coatings Inspector 1
- Drilled Shaft Inspection
- Pile Driving Inspection
- Asphalt Paving Level 1
- Asphalt Paving Level 2
- ACI Concrete Field Tech 1
- IMSA Traffic Signal Inspection
- Final Estimates I
- Prestressed Concrete FDOT 450 Specification
- Advanced Temporary Traffic Control (MOT)
- APNGA Gauge Safety Certified
- FDEP Certified Storm Water Management Inspector
- FDOT Critical Structures Construction Issues (CSCI) 2018

Where Structural Design Meets Construction Engineering

Location of All Offices Performing Work for This Project

Our team is strategically located throughout Southwest Florida. Wright Construction's corporate office is in South Fort Myers, with branch offices in Downtown Fort Myers and Punta Gorda. Our partners at Cella, Molnar and Associates are headquartered in Fort Myers and our Quality Control and Utility Coordination team of High Spans Engineering is in Fort Myers. Our Safety Consultant, Safe-Site, is in Bonita Springs.



Team Collaboration on Relevant Projects

   	Fort Myers Wastewater Interconnect	Fort Myers Raw Water Transmission Mains	Naples 8th Street Corridor	Fort Myers South AWWTF Transmission Main	Marco Island Yellowbird Street Improvement
Andrew Powell Project Executive	X	X	X	X	X
Robbie Powell VP, Civil Preconstruction	X	X	X	X	X
Alex Slaibe, P.E. Sr. Project Manager		X		X	X
Julio Jimenez General Superintendent	X	X	X	X	
Pablo Perez Project Superintendent					
Kris Cella Public Information Officer	X	X		X	
Mica Jackson, P.E. Utility Coordination Manager					
Eli Enders, P.E. Quality Control Manager	X				
Robert "Bob" White Quality Control Compliance					
David Kelly Public Safety Coordinator/Compliance	X	X	X	X	X

ATTACHMENT “F” RELATED EXPERIENCE & REFERENCES



Projects of Similar Size & Scope Over 7 Years

Projects of Similar Size and Scope Over 7 Years	Contract Type	Contract Amount	Drainage/ Utility	Directional Drill	Pump Station / Water / Wastewater Facility	Roadway Reconstruction	Pedestrian/ Vehicular Access	Environmentally Sensitive Waterways (Outfalls)
COMPLETED								
Wastewater Interconnect from South to Central AWWTP Phase I, II, III	Construction Manager	\$30 Million	X	X		X	X	
Skypex Boulevard	Construction Manager	\$11.6 Million	X			X	X	
Green Meadows Water Treatment Plant	Construction Manager	\$8.5 Million	X	X	X	X	X	
Fort Myers Country Club	Construction Manager	\$5.5 Million	X	X		X	X	X
Terminal Access Road	Construction Manager	\$4.6 Million	X			X	X	
Bonita Utilities Improvements	Construction Manager	\$64 Million	X	X		X	X	
FGCU Lake Front Development & Campus Site Improvements	Construction Manager	\$3 Million	X			X	X	X
Raw Water Transmission Main Phase 5A	Construction Manager	\$2.5 Million	X	X		X	X	
Fort Myers Water Supply Improvements	Construction Manager	\$1.9 Million	X	X	X	X	X	
Florida Southwestern Roadway and Pedestrian Improvements	Construction Manager	\$1.1 Million	X			X	X	
South AWWTF Reclaimed Water Transmission	Construction Manager	\$17 Million	X	X		X	X	
Raw Water Transmission Main Phase 5B	Construction Manager	\$2.9 Million	X	X		X	X	
Sebastian Airport West Sewer	Construction Manager	\$1.4 Million	X	X		X	X	
Centennial Park Improvements	Construction Manager	\$5 Million	X			X	X	X
Bonita Springs Downtown Improvements	Construction Manager/ Design-Build	\$16 Million	X	X		X	X	
I-75 Rest Area MM 63	Design-Build	\$9.6 Million	X	X	X	X	X	
McGregor Boulevard Flexible Pavement	Prime Contractor	\$5.5 Million	X			X	X	
Third Avenue South	Prime Contractor	\$1.1 Million	X			X	X	
Burnt Store Road Phase II	Prime Contractor	\$26 Million	X			X	X	
Burnt Store Road Widening- Middle Segment	Prime Contractor	\$8.5 Million	X			X	X	
Piper Road North Extension	Prime Contractor	\$7.9 Million	X			X	X	
8th Street Improvements	Prime Contractor	\$7.5 Million	X	X		X	X	
Thomasson Drive Beautification	Prime Contractor	\$5.5 Million	X	X		X	X	
Yellowbird Street Improvements	Prime Contractor	\$3.9 Million	X	X		X	X	
SRQ North Quad Development	Prime Contractor	\$4 Million	X	X		X	X	

Projects of Similar Size & Scope Over 7 Years (Continued)

Projects of Similar Size and Scope Over 7 Years	Contract Type	Contract Amount	Drainage/Utility	Directional Drill	Pump Station / Water / Wastewater Facility	Roadway Reconstruction	Pedestrian/ Vehicular Access	Environmentally Sensitive Waterways (Outfalls)
COMPLETED (CONTINUED)								
Senator Bob Johnson Park	Prime Contractor	\$2.4 Million	X	X		X	X	X
Jordan Marsh Water Quality (City of Sanibel)	Prime Contractor	\$650,000	X	X		X	X	X
Piper Road Forcemain	Prime Contractor	\$330,000	X			X	X	
SR 29 Utility Relocation	Prime Contractor	\$300,000	X	X		X	X	
Burnt Store Road Widening-South Segment	Prime Contractor	\$14.6 Million	X			X	X	
West Dearborn Street Improvements	Prime Contractor	\$7.5 Million	X	X		X	X	
Fruitville Road Roundabout	Prime Contractor	\$7.6 Million	X	X		X	X	X
ACTIVE								
McGregor Boulevard Forcemain Improvements	Construction Manager	\$4 Million	X	X		X	X	
Raw Water Transmission Main Phase 5C	Construction Manager	\$4 Million	X	X		X	X	
Raw Water Transmission Main Phase 6A	Construction Manager	\$4 Million	X	X		X	X	
Raw Water Transmission Main Phase 6B	Construction Manager	\$4 Million	X	X		X	X	
Raw Water Transmission Main Phase 6C	Construction Manager	\$4 Million	X	X		X	X	
Forester Drive Design-Build	Design-Build	\$851,000	X			X	X	
Gateway Boulevard/Griffin Drive Roundabout	Prime Contractor	\$5.8 Million	X	X		X	X	

Wright Construction's approach to managing the similar projects identified here today follows the same philosophy we present in our proposal. Wright Construction pursues all projects with our four value propositions as the forefront of every project, Safety, Quality, Timeliness and Value. We anticipate no challenges with our future and concurrent work and this project. We have established the team being presented to you today specifically for this project.





BURNT STORE ROAD WIDENING-PHASE II
PRIME CONTRACTOR | 4.5 Miles | \$25,935,837.00

CHARLOTTE COUNTY, FL

Wright Construction provided general contracting services to reconstruct the existing 4.5-mile roadway from 2 lanes to 4 lanes. All new 16" and 24" watermain systems and 16" raw water main systems were installed, in addition to a new 20" foreman system and a new box culvert drainage system. The project required excavation and placement of 700,000 CY of fill. The entire 4.5-mile length was replaced with all new asphalt. All new lighting systems were installed, and new sidewalks were constructed.

Key Personnel
Project Executive: Andy Powell
Estimator: Robbie Powell
Project Manager: Neil Monkman
Superintendent: Julio Jimenez

Client Name: Charlotte County Board of County Commissioners
Contact: Lindsey Johnson
941.575.3639
lindsey.johnson@charlottecountyfl.gov

Client Name: Johnson Engineering
Contact: Ryan Bell, P.E.
239.334.0046
rbell@johnsoneng.com

Start Date: November 2019 | End Date: December 2021





CENTENNIAL PARK IMPROVEMENT PROJECT

PRIME CONTRACTOR | \$5,101,892.28

LEE COUNTY, FL

Wright Construction Group provided construction management services to the city of Fort Myers for the Centennial Park Project. This Project included a considerable amount of demo including parts of an old boat ramp, old seawalls, and the relocation of historical monuments. Before completing the Amphitheater and the new playground, fill was hauled in, and unground utilities were completed including irrigation, drainage, and site lighting. Some of the challenges WCG faced during the completion of this project included poor soil condition from proximity to the river and supply chain issues caused by COVID-19. By utilizing intense quality control measures and outsourcing, WCG was able to provide a quality project on time. At the completion of this project, the City was left with a beautiful Amphitheater that includes an elevated stage, LED stage and seating lighting, sidewalks and even electrical hook ups for a future food truck park.

Key Personnel

Project Executive: Mark Valin
Project Manager: Michael Valin

Client Name: City of Fort Myers

Contact: Nicole Monahan
239.321.7459
nmonahan@cityftmyers.com

Architect: BSSW Architects, Inc.

Contact: Miguel Goizueta
567.729.5178
miguelg@bsswarchitects.com

Start Date: June 2019 | End Date: May 2022

51





FLORIDA GULF COAST UNIVERSITY
NORTH LAKE VILLAGE - LAKE FRONT DEVELOPMENT
CONSTRUCTION MANAGEMENT | \$6,416,536.00

LEE COUNTY, FL

This project was specifically designed to create a destination area for faculty and students throughout Florida Gulf Coast University by: enhancing the walkways, lake and beach accesses, as well as program areas for events. Some of the specific items of work included: drainage improvements, plank paver walkways (with increased access to dorms and faculty areas), landscaping, wifi stations and covered pavilion areas for events. As a result of construction reviews, project budgeting and timely notices to all subcontractors, the project guaranteed maximum price (GMP) was delivered to FGCU under budget and was completed approximately three months early.

Key Personnel

Project Manager: Neil Monkman
Superintendent: Julio Jimenez

Client Name: FGCU

Contact: Brian Fisher
239.590.1786
bfisher@fgcu.edu

Architect: Studio Plus

Contact: Baxter Frost
239.357.4983
baxterf@studioplusarch.com

Start Date: March 2017 | End Date: December 2018

52





GATEWAY BLVD & COMMERCE LAKES DR ROUNDABOUT
PRIME CONTRACTOR | \$2,872,790.97

LEE COUNTY, FL

The Gateway Boulevard and Commerce Lakes Drive roundabout project transformed the existing four-way intersection with stop-controlled side streets into a multi-lane roundabout. Work included roadway, drainage, curbing, lighting, 8' to 10'-wide concrete path, and upgrading reclaimed water, sewer and water utilities for Gateway Services Community Development District. These improvements provided safer vehicular and pedestrian movements through the intersection. Project completed two months ahead of schedule.

Key Personnel

Project Manager: Chris Rawl
Project Manager: Alex Slaibe

Engineer: Cardno

Contact: Jason Yam
727.431.1617
jason.yam@cardno.com

Engineer: Cardno

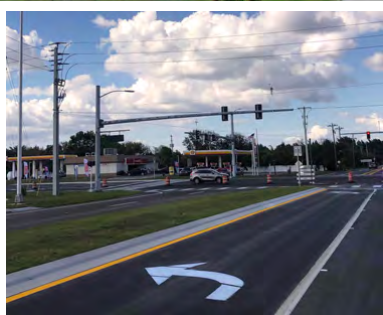
Contact: Katie Agoado
727.531.3505
kathleen.agoado@cardno.com

Client Name: Lee County DOT

Contact: David Murphy
239.271.4299
dmurphy@leegov.com

Start Date: September 2020 | End Date: September 2021





PIPER ROAD EXTENSION

PRIME CONTRACTOR | 1.5 Miles | \$7,282,641.00

CHARLOTTE COUNTY, FL

Piper Road was extended north from Henry Street for 1.5 miles to US 17. The project included new roadway, sidewalks, drainage and street lighting. This roadway created an arterial access from US 17 to the Punta Gorda Airport and additional access to I-75. The project was constructed ahead of schedule and 15% under budget.

Key Personnel

Project Executive: Andy Powell
Project Manager: Chris Rawl, P.E.
Estimator: Robbie Powell
Superintendent: Billy Garcia

**Client Name: Charlotte County
BOCC**

Contact: Lindsey Johnson
941.575.3639
lindsey.johnson@charlottecountyfl.gov

Engineer: Johnson Engineering

Contact: Josh Hildebrand
239.461.2481
jjh@johnsoneng.com

Start Date: September 2017 | End Date: March 2019





SANDS AND OASIS PARK IMPROVEMENT PROJECTS
PRIME CONTRACTOR | \$5,185,732.06

LEE COUNTY, FL

Project description: Construction of Sands Park and Joe Coveillo Park (FKA Oasis Woods Park) located in Cape Coral, FL. Sands Park included a playground, various sports facilities: Tennis courts, pickleball courts, basketball court, cornhole, bocce ball courts, and an artificial putting green. Joe Coveillo Park has over 1-mile of nature trail along with a boardwalk into a pond. Both parks include restrooms and shade structures.

Key Personnel
Project Executive: Andrew Powell
Project Manager: Chris Rawl
Superintendent: Carlos Menendez

Client Name: City of Cape Coral
Contact: Gino Notarianni
239.242.3225
gnotarianni@capecoral.gov

Architect: AECOM
Contact: Chris Bryant
813.286.1711
christopher.bryant@aecom.com

Sands Park
Start Date: January 2022 | End Date: May 2023

Joe Coveillo Park
Start Date: July 2022 | End Date: August 2023





**SHELL POINT
SINGLE ENCLAVE COMMUNITY**

CM AT RISK | Various SF | \$18,220,931.00

LEE COUNTY, FL

The Enclave at Shell Point was a new gated community of 35 residences, 26 attached villas and 9 single homes. In addition to the homes, the project also included a large site package that began with the excavation of a lake and significant import of fill to raise the entire site. Additionally, the project called for all site utilities and the construction of roadways within the site as well as a significant entrance feature.

Key Personnel

Project Executive: Mark Valin
Civil Operations: Michael Valin
Project Manager/Estimator: David Valin
Superintendent: Jimmy DiBernardo

**Client Name: Shell Point
Retirement Community**

Contact: Julie Nipper
239.454.8792
julienipper@shellpoint.org

**Architect: RDG Schutte
Wilscam Birge**

Contact: Dave Heuring
239.274.0208
dheuring@rdgusa.com

Start Date: August 2019 | End Date: December 2020





**SHELL POINT SINGLE FAMILY HOMES
AT THE ESTUARY**

CM AT RISK | Various SF | \$12,000,000.00

LEE COUNTY, FL

The Estuary at Shell Point is a gated community of 50 residences, 42 attached villas and 8 single homes. In addition to the homes, the project also included a large site package that began with the excavation of a lake and significant import of fill to raise the entire site. Additionally, the project called for all site utilities and the construction of roadways within the site as well as a significant entrance feature.

Key Personnel

Project Executive: Mark Valin
Project Manager: David Valin
Estimator: Michael Brooks
Superintendent: Jeff Sinatra

**Client Name: Shell Point
Retirement Community**

Contact: Bob Southern
239.454.2168
bobsouthern@shellpoint.org

**Architect: RDG Schutte
Wilscam Birge**

Contact: Dave Heuring
239.274.0208
dheuring@rdgusa.com

Start Date: April 2014 | End Date: February 2016





LEE COUNTY PORT AUTHORITY
SKYPLEX BOULEVARD IMPROVEMENTS
CONSTRUCTION MANAGER | \$11,620,900.00

LEE COUNTY, FL

Wright provided construction management services for an entrance into Southwest Florida International Airport, otherwise known as Skyplex Blvd. The roadway connects Daniels Parkway to Chamberlin Parkway and also connects the main access road for the Skyplex Commercial Complex. Items of work included clearing, complete roadway construction, concrete curbing, sidewalks, street lighting, and asphalt paving. Two new ponds with fountains were constructed, along with significant landscape and irrigation. Also included in the project scope was the construction of an innovative arch bridge, complete with an MSE wall, as well as a roundabout with a three-tier fountain.

Key Personnel
Project Manager: Neil Monkman
General Superintendent: Andrew Powell
Estimator: Robbie Powell
Superintendent: Fabian Lopez

Client Name: Lee County Port Authority
Contact: Hector Yanez
239.590.5826
hyanez@flylcpa.com

Design: David Douglas Associates
Contact: Clair Wright, P.E.
239.337.3330
dc@ddai-engineers.com

Start Date: July 2018 | End Date: November 2019





SRQ NORTH QUAD DEVELOPMENT
PRIME CONTRACTOR | \$3,897,100.68

SARASOTA COUNTY, FL

This project was the airside construction for the future development of aviation activities at the Sarasota Bradenton International Airport. The project consisted of demolition, site and earthwork, drainage, roadway construction and paving, milling, fencing, utilities (power, communication, potable water, storm sewer) and erosion control. The project also included limited airfield lighting and duct bank work.

Key Personnel

Project Executive: Andy Powell
Project Manager: Chris Rawl, P.E.
Superintendent: Garnet McCurdy

**Client Name: Sarasota Manatee
Airport Authority**

Contact: Kent D. Bontrager, C.M., P.E.
941.323.2001
kent.bontrager@srq-airport.com

Engineer: AECOM

Contact: Edgar J. Figueroa, P.E.
813.636.2428
ed.figueroa@aecom.com

Start Date: April 2019 | End Date: February 2021





THOMASSON DRIVE BEAUTIFICATION
PRIME CONTRACTOR | Approximately 1 Mile | \$5,396,300.00 COLLIER COUNTY, FL

Construction services were provided to Collier County and the Bayshore Area CRA for the construction of the Thomasson Drive Beautification project. This project included the improvement of existing drainage and roadway features along with new pedestrian crosswalks, landscaping, hardscapes, and a roundabout. The project goal was to improve the safety and beauty of the Bayshore District in Naples, Florida. The project was completed within the corridor of multiple neighborhoods, an Elementary School, and the host of the annual US Open Pickleball Champions at East Naples Community Park.

Key Personnel
Project Executive: Andy Powell
General Superintendent: Andrew Powell
Senior Estimator: Robbie Powell
Project Manager: Chris Rawl, P.E.
Superintendent: Manny Mendez

Client Name: Collier County
Contact: Tami Scott
239.252.8407
tami.scott@colliercountyfl.gov

Engineer: RWA
Contact: Chris Wright
239.449.6629
cwright@consult-rwa.com

Start Date: June 2020 | End Date: July 2021





WASTEWATER INTERCONNECT FROM SOUTH TO
CENTRAL ADVANCED WWTP
CONSTRUCTION MANAGER | \$30,134,917.00

FORT MYERS, FL

The Fort Myers Interconnect Project was the replacement of 42" main sanitary lines going north through the city to the Wastewater Treatment Plant. Construction was through neighborhoods and commercial areas so public relations and sensitivity to the public were critical. Due to the size and depth of the pipe, all improvements from the right-of-way on one side of the road to the right-of-way on the other side would need to be removed. In addition to the sanitary lines, construction included stormwater systems, potable water distribution systems, curbs and gutters, sidewalks and drives, traffic signalization controls (loops), complete roadway construction, and full-time maintenance of traffic for the duration of the project. Also included were over 2 million directional bores including one 36" bore at just over 1,000 feet at 25' depth under a railroad easement.

Key Personnel

Project Executive: Andy Powell
Project Manager: Mark Valin
Estimator: Robbie Powell
General Superintendent: Andrew Powell
Superintendent: Jeff Kelly

Client Name: City of Fort Myers

Contact: Jason Sciandra
239.321.7467
jsciandra@cityftmyers.com

Client Name: TKW Consulting

Contact: Mike McGee, P.E.
239.278.1992
info@tkwonline.com

Start Date: October 2016 | End Date: December 2020





WEST DEARBORN STREET IMPROVEMENTS
PRIME CONTRACTOR | Approximately 1 Mile | \$7,431,166.91 SARASOTA COUNTY, FL

Wright Construction performed downtown redevelopment and beautification to West Dearborn Street within Englewood, Florida. The project included the reconstruction of all intersections, road access and parallel parking areas to maximize pedestrian access and safety. New features such as pervious concrete parking, kiosk and gateway signs were installed to created a destination point feel while still adhering to SWFWMD storm water requirements.

Key Personnel Project Executive: Andy Powell VP of Civil Operations: Andrew Powell VP of Civil Preconstruction: Robbie Powell Project Manager: Yandy Fuentes Superintendent: Fabian Lopez	Client Name: Sarasota County/ Englewood CRA Contact: Alex Bublik 941.800.1871 abublik@scgov.net	Engineer: Kimley-Horn Contact: Jordan Leep, P.E. 906.869.2214 jordan.leep@kimley-horn.com
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Start Date: June 2021 | End Date: February 2023





YELLOWBIRD STREET IMPROVEMENTS
PRIME CONTRACTOR | \$4,039,695.60

COLLIER COUNTY, FL

Yellowbird Street Improvements transformed a residential road used for access to arterial roadways through Marco Island to a slower access road with traffic calming aspects such as landscape islands and mini-roundabouts. The improvements to Yellowbird Street provide safer vehicle and pedestrian access through Marco Island in residential and pedestrian areas. The project was part of a local utility and roadway improvements project, aimed at reducing vehicle speed and improving resident safety. This \$4 million project included pedestrian improvements, improved water and sewer utilities, drainage improvements, lighting, and roadway stability.

Key Personnel
Project Executive: Andy Powell
VP of Civil Operations: Andrew Powell
VP of Civil Preconstruction: Robbie Powell
Project Manager: Alex Slaibe
Superintendent: Jeff Kelly

Client Name: City of Marco Island
Contact: Tim Pinter, P.E.
239.389.5000
tpinter@cityofmarcoisland.com

Client Name: Hole Montes
Contact: David Schmitt
239.985.1200
davidschmitt@hmgeng.com

Start Date: June 2020 | End Date: May 2021



ATTACHMENT “G” REFERENCES





Bonita Springs: 239-947-1144
Fort Myers: 239-690-4380
engineering@gradyminor.com

October 18, 2023

To Whom it May Concern:

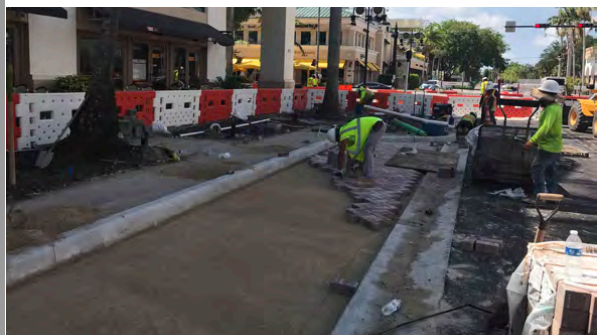
I would like to recommend Wright Construction Group for their professional competence and outstanding performance as the Construction Manager for Naples 8th Street Corridor. Every Wright Construction Group employee and manager performs in a professional and efficient manner. The quality of service provided by each sub-contractor was excellent and this is ultimately due to the leadership and management of Wright Construction Group.

GradyMinor has had the pleasure of working with Wright Construction Group for many years. Wright is consistently an excellent Construction Manager, and we look forward to using them for many more projects in the future.

Sincerely,

Daniel Flynn

Daniel Flynn, P.E. PTOE
Project Manager



8TH STREET CORRIDOR IMPROVEMENTS
PRIME CONTRACTOR | \$7,425,960.00

COLLIER COUNTY, FL

The Downtown Naples roadway and parking improvement project included: Milling and asphalt resurfacing, concrete curbs, sidewalks and gutters, signage and signalization, utilities for water and sewer, lighting, landscaping and irrigation. Significant MOT was maintained to accommodate residents and hospital traffic. Additionally, the project was completed in two separate phases and mobilizations to minimize construction impacts in season.

Key Personnel
Project Executive: Andy Powell Senior
Estimator: Robbie Powell
Project Manager: Neil Monkman
Superintendent: Julio Jimenez

Client Name: City of Naples
Contact: Dave Rivera
239.213.5011
drivera@naplesgov.com

Design: Q. Grady Minor
Contact: Daniel Flynn, P.E.
239.947.1144
dflynn@gradymenor.com

Start Date:
Phase 1 - April 2019 | End Date: November 2019
Phase 2 - April 2020 | End Date: November 2020





PUBLIC UTILITIES DEPARTMENT

Director Richard Moulton, MBA

Office: 239.329.7215

www.cityftmyers.com/utilities



October 19, 2023

RE: South AWWTF Reclaimed Water

To Whom it May Concern,

I would like to recommend Wright Construction Group for their professional competence and outstanding performance as the Construction Manager for South AWWTF Reclaimed Water. Every Wright Construction Group employee and manager performs in a professional and efficient manner. The quality of service provided by each subcontractor was excellent and this is ultimately due to the leadership and management of Wright Construction Group.

The City of Fort Myers has had the pleasure of working with Wright Construction Group for many years. Wright is consistently an excellent Construction Manager, and we look forward to using them for many more projects in the future.

Respectfully submitted,
CITY OF FORT MYERS

A handwritten signature in blue ink, appearing to read 'J. Sciandra'.

Jason Sciandra, P.E.
Public Utilities City Engineer



SOUTH AWWTF RECLAIMED WATER
CONSTRUCTION MANAGER | \$17,475,438.70

LEE COUNTY, FL

This project was constructed using a combination of traditional open-cut (trench) pipe installation and trenchless (micro-tunneling) technology. The pipeline spans from the SAWWTF on Matthew Drive, along Barkley Circle, then across Summerlin Road to Royal Palm Square Boulevard to the connection point in the greenspace on San Marcos just south of Midpoint Bridge where it connects to the City of Cape Coral's portion of the reclaimed water pipe. Installation of 6,500 LF of 30" DIP reclaim WM via open cut and 800 LF via micro-tunnel.

Key Personnel
Project Executive: Andy Powell
Project Manager: Alex Slaibe, P.E.
Estimator: Robbie Powell
Superintendent: Jeff Kelly

Client Name: Wharton-Smith, Inc.
Contact: Michael Flaga
813.220.6162
mflaga@whartonsmith.com

Client Name: CDM Smith
Contact: Dornelle Thomas
239.938.9600
thomasds@cdmsmith.com

Start Date: January 2022 | End Date: March 2023





To whom it may concern:

Over the past year, Quay Venture, LLC had the opportunity of working with Wright Construction Group in the delivery of the U.S. 41 (S.R. 45) and Fruitville Road Roundabout Project as the Owner.

The Wright Construction team was excellent to work with and remained cooperative and sensitive to the needs of all parties involved throughout the entire project. The Wright Construction Team did an excellent job coordinating all facets of the work while incorporating all the FDOT and City of Sarasota requirements, ordinances, and existing conditions.

The team members managing the project were professional, excellent communicators and problem solvers, and were able to keep the project moving forward even when unexpected impediments occurred. I was very impressed by the quality of construction and the attention to detail of the Wright Construction team. Wright Construction provided a superior product, on time, and under budget.

My experience with Wright Construction Group has been very positive and they have exceeded my expectations. I highly recommend Wright Construction group for any upcoming project or award and I look forward to working with them again in the future.

Sincerely submitted,

Brett Blank

(Name)

601 Quay Commons | Sarasota, FL | 34236



FRUITVILLE ROAD ROUNDABOUT
PRIME CONTRACTOR | \$7,625,000.00

SARASOTA, FL

The completed Fruitville Road/US 41 improvement project transformed a three-way intersection into a roundabout intersection with improved access to US 41 northbound, southbound, Fruitville Road and new developments within downtown Sarasota. The project was part of a revitalization to downtown Sarasota aimed at improving traffic flow and pedestrian safety. Team members involved in the project included Green Pointe LLC, Wright Construction Group, The City of Sarasota, Florida Department of Transportation, EXP Inc. and Stantec. This \$7.6 million project began in October of 2019 and was completed on time and under budget in December of 2020. Construction included removal and reconstruction of existing US 41 at Fruitville Road, improvements to drainage, existing city utilities, lighting, pedestrian safety aspects and landscaping.

Key Personnel
Project Executive: Andy Powell
General Superintendent: Andrew Powell
Estimator: Robbie Powell
Project Manager: Chris Rawl
Superintendent: Fabian Lopez

Client Name: Quay Venture, LLC
Contact: Brett Blank
303.944.0316
bblank@greenpointllc.com

Engineer: Stantec
Contact: Ted Aiken
850.878.5001
ted.aiken@stantec.com

Start Date: September 2019 | End Date: December 2020





October 23, 2023

9101 Bonita Beach Road
Bonita Springs, FL 34135
Tel: (239) 949-6262
Fax: (239) 949-6239
www.cityofbonitasprings.org

Rick Steinmeyer
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Fred Forbes, AIA
Council Member
District Six

Arleen M. Hunter
City Manager
(239) 949-6267

Derek P. Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6248

Public Works
(239) 949-6246

Neighborhood Services
(239) 949-6257

Parks & Recreation
(239) 992-2556

Community Development
(239) 444-6150

To Whom it May Concern,

I am writing to recommend Wright Construction Group for their professionalism and performance as the Construction Manager for the Bonita Springs Downtown Redevelopment project.

Throughout our collaboration, we have witnessed the dedication and efficiency of every employee and manager at Wright Construction Group. They maintain high standards of professionalism in their work.

Wright Construction Group excels in coordinating sub-contractors, resulting in excellent service quality during the Bonita Springs Downtown Redevelopment project. This can be attributed to their strong leadership and effective management.

Our partnership with Wright Construction Group has been marked by their commitment to excellence in construction management. They consistently meet and exceed our expectations.

We look forward to future collaborations with Wright Construction Group. Their competence, professionalism, and commitment align with our vision for successful projects.

Sincerely,

Joel Langaney
Project Manager
City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs Florida 34135
Off: (239) 949-6242
Fax: (239) 949-6245
www.cityofbonitasprings.org



**CITY OF BONITA SPRINGS
DOWNTOWN IMPROVEMENT PROJECT**
DESIGN-BUILD | \$15,648,000.00

LEE COUNTY, FL

The City of Bonita Springs engaged with Wright Construction as the design-builders for the revitalization project in the city's historic downtown area. The intent was the encouragement of redevelopment by improving the roadways, sidewalks, streetscape, and drainage system. As part of the improvements, a walkable downtown with a core feature and entry gateways was a part of the overall goal. The southern entry feature was the Oak Creek Bridge. The northern entry feature was the Imperial River Bridge with an elaborate roundabout in between.

Key Personnel
Project Executive: Andy Powell
General Superintendent: Andrew Powell
Project Manager: Joe Restino
Superintendent: Julio Jimenez/Billy Garcia

Client Name: City of Bonita Springs
Contact: Matt Feeney
239.949.6246
matt.feeney@cityofbonitasprings.com

Engineer 1: Agnoli, Barber & Brundage
Contact: Dan Brundage, P.E.
813.321.7500
brundage@abbinc.com

Engineer 2: HighSpans Engineering
Contact: Vincent Zaliauskas, P.E.
239.433.7160
vincez@highspans.com

Engineer 3: Stantec
Contact: Kevin Mangan
780.917.4850
kevin.mangan@stantec.com



Start Date: July 2015
End Date: November 2017



Board of County Commissioners

Kevin Ruane
District One

October 23, 2023

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Re: Reference Letter Wright Construction – Gateway Blvd / Griffin Drive Roundabout

Brian Hamman
District Four

Mike Greenwell
District Five

To Whom it May Concern.

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Wright Construction Group has done an excellent job to date for this project. They have completed the utility portion of the project and has about 70% of the road portion completed. The project also has a fountain in the middle of the roundabout and that has just begun. They have done a very good job managing all the subcontractors in a very tight location.

Wright Construction Group has done a great job on advancing the schedule and it is anticipated to be complete two months ahead of the construction time. Wright Construction Group has been very professional in all levels of their management team. All work completed has met or exceeded the specification for the project.

I look forward to completing this project ahead of schedule and under budget.

Sincerely,

A handwritten signature in black ink, appearing to read "David M. Murphy", is written over a large, stylized, light-colored graphic that resembles a large, open letter 'M' or a similar abstract shape.

David M. Murphy, P.E
Project Engineer, Lee County Department of Transportation



GATEWAY BLVD & GRIFFIN DR ROUNDABOUT
PRIME CONTRACTOR | \$5,855,807.69

LEE COUNTY, FL

The Gateway Boulevard & Griffin Drive roundabout improvements is changing an existing arterial roadway and intersecting side streets to a traffic calming pedestrian-safe roundabout intersection. This project is part of an ongoing effort by Lee County and the Gateway Community to improve safety while increasing the beautification of the area. The Gateway/Griffin roundabout will improve vehicle and pedestrian safety, improve local utilities such as sanitary sewer and potable water, and increase beautification by adding a fountain to the center of the roundabout. This \$5.8 million project started in April of 2023 and be completed by January 2024. Our team is proud to help our local community improve safety and beautification for its local residents.

Key Personnel

Project Manager: Chris Rawl
Project Manager: Alex Slaibe

Engineer: Cardno

Contact: Jason Yam
727.431.1617
jason.yam@cardno.com

Engineer: Cardno

Contact: Katie Agoado
727.531.3505
kathleen.agoado@cardno.com

Client Name: Lee County DOT

Contact: David Murphy
239.271.4299
dmurphy@leegov.com

Start Date: March 2023 | End Date: January 2024



TAB 5: APPROACH/METHODOLOGY



APPROACH/METHODOLOGY

Proposed Approach/Methodology

Wright Construction delivers a Construction Management (CM) methodology and approach that provides real value to The Village of Estero. We measure value by our adherence to our value proposition which demands that we deliver safe and high-quality projects on a timely basis while fiercely protecting the owner's budget in the process.



Value starts with the Wright process and ends with the Wright people and we are committed to teaming with the Owner's project managers and Design Team by selecting the best products, systems, and construction methods that will deliver a sustainable design and lower life cycle cost for you. The following are the critical points to our program.

Pre-Construction Phase

VP of Preconstruction Robbie Powell will be responsible for producing budgets and/or estimates, along with value engineering studies, throughout the pre-construction phase. In addition, the preconstruction phase must include the following critical functions:

- Review of the Design Documents for Constructability & Practicality
- Review the Design Documents for Errors, Omissions, or Conflicts; this is accomplished through our project team's review plans and specification requirements. This has resulted in literally hundreds of clarifications prior to the pricing of the Guaranteed Maximum Price (GMP).
- Review of Materials for Pricing and Availability

- Review of the Design Documents for Possible Value Engineering Options
- Establishment of a construction baseline schedule based upon the Village's needs, including any necessary phasing. This schedule will be created with Primavera P6 and will be updated at regular intervals to provide the project team with the appropriate milestone dates.

These initial processes establish a project culture that enable us to pursue the delivery of projects with zero (0) change orders as well as real value for the client.

The importance of preconstruction on many projects is often overlooked. However, preconstruction is where all the stakeholders can create a Teaming atmosphere, setting the stage for project success while removing many of the pitfalls that could otherwise happen during the construction phase(s). Wright Construction (WCG) believes that for any project to be successful, coming together as a Team to work in harmony throughout both preconstruction and construction is probably the most important aspect for the success of any construction management project.

To facilitate the creation of a teaming environment, we propose an initial kickoff meeting to serve as a point of

APPROACH/METHODOLOGY

introduction for the project that would include the Village's representatives, the design consultants, and the proposed Wright Construction Team. At this meeting we will gain a more concise understanding of the project design, objectives, concerns, and anticipated schedule. With this knowledge, we will develop a preconstruction strategy and schedule that meets the objectives of the Village.

While there will be much to discuss in the initial meetings, one important task will be to set the agenda for a future Teaming meeting that would incorporate all the stakeholders – *including the affected utility owners* on the project and any other agencies that would be involved. This Teaming meeting will be an open forum to introduce all the players involved, discuss issues, introduce the initial project schedule, and foster an atmosphere of cooperation.

At each milestone within the preconstruction phase (30%, 75% and 100% design), our Team will provide input on cost, constructability, means and methods, segmentation (phasing), materials and material availability, maintenance of traffic, value engineering, cost saving initiatives and scheduling. We will analyze material acquisition for direct material purchase (DMPO) options to enhance cost savings. We will develop concise and effective bid scopes that promote participation while enhancing competition. We will develop a comprehensive project schedule to promote buy-in from potential subcontractors. We will pre-qualify bidders to ensure their ability to perform the more sensitive scopes of work such as landscaping and irrigation.

One of the primary benefits of the Construction Management (CM) approach is the ability for the construction personnel and design personnel to work together in collaborative fashion. Wright Construction has a long history of cooperative work with RWA and specifically Chris Wright. Our last project together, Thomasson Drive, was a safety and beautification project for Collier County and the Bayshore Development District. With the already established relationship with Chris Wright and his team we were able to work through all aspects of construction with efficiency and partnership. We believe this cooperative approach is essential, especially in a project such as this.

Development of the construction schedule will be an integral part of the preconstruction process. The goal will be to look at the overall work program which will include Chicken N Pickle and High 5, in conjunction with material availabilities and task durations to create a harmonious project that minimizes impacts to the community. The comprehensive construction schedule as developed will be incorporated into the bid process so that all bidders understand the expectations and

goals of the Village. We will hold pre-bid conferences on each phase of the project prior to receiving bids to allow each bidder the opportunity to ask questions, provide input on the process and offer alternative ideas. We will seek alternative bids for any scope of work that could provide better value to the Village.

Managing Overall Cost

The Wright Construction CMAR process is designed so that virtually every aspect of our work is coordinated to manage overall project cost. We understand that the preconstruction process is critical in the open book procurement process as it culminates in the development of the project GMP which will in turn serve as a roadmap for managing cost duration of the project. Our first order of business will be a thorough plan review to identify these project specific items:

1. **Early Work Areas:** Village of Estero has made clear their desire for the Construction Manager to get this project started as quickly as possible. We believe there are a few areas that can be expedited to achieve this.
 - **Clearing and Fill:** The clearing and fill placement of the site as part of GMP Phase 1 "early work". This work can be competitively bid with local earth-work subcontractors and provided to the Village of Estero to achieve an early project start approval while the other scopes of work could be competitive bid and added later.
 - **Drainage and Utility:** Like the clearing and fill placement portion of this project, the drainage and utility work can be part of GMP Phase 1 "early work". Competitive bidding of this work using the permit ready plans from RWA would allow us to expedite the schedule and provide these completed services early.
2. **Constructability Concerns:** Identifying areas of construction concerns before actual work begins will provide an opportunity to keep cost down and minimize delays. Our team will review all plan sets and identify direct conflicts which may have been overlooked.
 - A very common conflict potential is the inverts and elevations with drainage structures and pipes in relation to new force main and water main.
 - Additionally, we know the Village is currently in the design phase of sidewalk and pathway modifications along Williams Road. Incorporating the Williams Road concepts into our Estero Entertainment Hub plan review would allow us to identify any potential conflicts or issues.

APPROACH/METHODOLOGY

Value Engineering

As your Construction Manager it is our responsibility to represent you the client in all aspects of the project. As we perform reviews, we will be providing feedback to you and the design team with any recommendations which may add value to the project by reducing the overall cost or long term maintenance. The areas we will focus on in our review are:

- **Constructability:** Our team will review the construction requirements and the required schedule for this project to make sure both elements work harmoniously with each other. If they do not, we will recommend solutions.
- **Specifications:** Too many times we find contractors overly eager to begin construction and miss important aspects of the project specifications. The specification review will be an important part of making sure all aspects of the Village of Estero's project is completed cost effectively and provides the Chicken N Pickle and High 5 the long term product they can be a part of.
- **Material Acquisition:** Understanding the material availability and durability for a project is another key element to making sure long term maintenance is minimized and schedules are adhered to or improved. Understanding the local economy and it's challenges will help expedite long lead items.

After speaking to multiple subcontractors we know that some material items are readily available (utility and drainage pipe), however other items will require long lead times such as Lift Station Panels (up to 8 months) and Drainage Structures (up to 8 Weeks). Understanding this and early coordination with all stakeholders will allow us to procure material early and avoid unnecessary schedule impacts.

It's one thing to write in an RFQ what we plan to do but, is very different than actually doing it. Following is an example of how the item review above works on one of our previous projects.

City of Fort Myers Downtown Redevelopment

Phase 1: This project included the excavation and removal of existing land area in a waterfront location to create drainage basins for water treatment in downtown Fort Myers. The project included new drainage structures, sheet pile walls, seawalls, and multiple decorative features. Initial GMP pricing was over budget and the City of Fort Myers was unable to fund the project. Through the review process mentioned above and the partnering efforts of our team, the City of Fort Myers, and the designer we provided Value Engineering services and reduced the overall project cost by \$2,000,000.00 and several months. As a result of value engineering and including the construction team early in the project we established a work program and phased process that streamlined the overall construction schedule and completed the project several months early.



APPROACH/METHODOLOGY

Competitive Bidding & Bid Management

Wright Construction actively solicits subcontractor participation to maintain a competitive atmosphere throughout the bidding process. Wright Construction has formed long term relationships with many subcontractors and sub consultants in civil trades that add value and quality to the selection process. We work side by side knowing that the price, commitment, and accountability that we have is shared by our subcontractors thereby guaranteeing value to the Owner. Wright Construction utilizes Procure as a bid notification system to maximize the amount of subcontractor coverage on bid day. Wright Construction diligently pursues multiple bidders for each bid package to make sure the Village of Estero is getting the very best value for their project. We also believe the best way to create competitive bidding is to level the playing field so smaller contractors who can perform projects such as this get a competitive chance against larger site development contractors. Some of the bid packages specific to this project will include:

- Clearing & Grubbing
- Earthwork (Excavation, Embankment and Base work)
- Drainage and Utilities
- Asphalt Paving
- Concrete Flatwork
- Pavement Marking & Signage
- Brick Pavers (Hardscape)
- Landscaping & Irrigation

Our subcontractor relationships and our knowledge and understanding of the work gives us a competitive advantage over other Construction Managers who work primarily on buildings and hire a single source for the site development. Our team is made of professionals who only perform work in the Civil market and do it at a high level every day. Our team understands civil work because it's all we do. This is just an example of some of the subcontractors we know and have an interest in this project specifically.



Guaranteed Maximum Price (GMP)

Wright Construction understands the need for this project to be expedited. We understand that the Village needs the site to be ready for "Chicken N Pickle" and "High 5" to have site access for construction early in the second quarter of 2024. We also understand how to expedite work specifically to achieve the Village's goals. In order to fast track this project, we believe the best course of action to expedite construction is to first expedite the preconstruction phase, specifically competitively bidding "early work" and providing a Phase 1 Guaranteed Maximum Price (GMP) that will include Clearing & Grubbing, Excavation of the Lake, Placement of Fill, and Drainage and Utility installation. By using 60% permittable plans created by RWA we would have enough information to provide a competitive bidding atmosphere for the first phase while also keeping cost down.

Once the Phase 1 GMP is completed, it will be presented to the Village and the Design Consultants for their review and comment. This will be the final step prior to commencement of construction. The GMP will be structured and detailed to your specifications, reflecting items and amounts as requested. In addition, a copy of all the bids received will be provided to the Village for your review. Wright will make our recommendations for subcontractor selections and will solicit input and approval from the Village and the design team prior to awarding subcontracts. Once approved by the Village of Estero the preconstruction team will begin coordination with our operation team, led by Andrew Powell VP of Civil Operations, to start the construction process. During this transition, subcontractors will be provided contracts, shop drawings and submittal information will be requested for approval and Operations will begin the final steps of coordination with RWA and the Village of Estero to begin work. As this is occurring, the Preconstruction team will begin the competitive bidding and preparation of Phase 2 GMP, which will be the balance of the project construction. By using a schedule that expedites the beginning of construction the Village of Estero will have more time to make sure all of the landscape and hardscape features they desire are included in the final design.

Construction Phase
Subcontractor Agreements

Detailed agreements with our subcontractor keep projects on budget and document project requirements and constraints. These subcontracts also protect the Village and Wright both during construction as well as long after the construction has been completed.

APPROACH/METHODOLOGY

Cost Control and Monitoring

Change Management

Changes to the Entertainment District may be requested and Wright Construction uses the same diligence in acquiring accurate, competitive pricing for proposal requests as we use for the GMP development. Wright Construction, as part of our "0" Change Order process, will develop internal buyout contingencies in addition to the Owner's contingencies. This buyout contingency is developed from subcontractor scope clarifications and negotiations prior to issuance of subcontract agreements and allows us to cover minor change requests from subs that are a result of errors or omissions in the project plans. In many instances, Wright Construction has been able to absorb many Owner change requests within the available buyout contingency. All of these efforts have resulted in a long-standing record of "0" contract-initiated change orders on any Construction Management Project.

Reports

Wright Construction is excited to introduce Procore Construction Management Software to the Village. Procore is the Number One most widely utilized construction management software in the industry. Our software streamlines and mobilizes project communication and documentation. Procore is fully collaborative so all project team members can access important project information including the Villages staff, the design team, as well as our subcontractors. Each team member will have access to information like drawings, RFI's, daily reports, submittals, punch list items, meeting minutes, pay applications, project directory, contingency log, etc. Procore is drawing-centric, so the project team has real time access to the most current set of construction documents. You can also access previous versions to track changes to the drawings.

Our system is completely mobile. Procore's IOS and Android apps deliver information to the personnel in the field and allow them to upload information for the field so that information is current, and decisions can happen quicker.

Scheduling

Time is money and maintaining the schedule should be considered an integral part of cost control. As mentioned in the beginning of our approach one of our value propositions is **Value**. As part of the overall value to this project we will fiercely control project spending, protecting the client's budget so that when combined with our commitment to safety, quality, and timeliness we guarantee the very best value on the projects we

deliver. One of the ways we do that is planning the work in a manner that will accelerate the project schedule which will reduce the overall cost and impact to the public and Village of Estero resources.

As part of this RFQ we have provided a work schedule that calls out aspects of both Pre-construction and Construction Phases (Pre and Post GMP). Understanding the provided schedule dates are "best guess" at this point, we would meet with the project stakeholders to establish any milestones the Village of Estero has and then build our final schedule to fit those milestones. Once the final schedule is completed and distributed to all parties, our team will execute all aspects of the schedule with the mindset of accelerating it where we can. An example of some of the schedule areas we will be focusing on are:

Pre-Construction Schedule

The preconstruction schedule will be used to track the design, budget development, and construction preparation activities. The preconstruction schedule will address:

- Design & Review Milestones
- Budget & Estimation (As required by the Village)
 - 30% Budgets
 - 75% Budgets
- GMP Development
 - Phase 1 GMP "Early work"
 - Phase 2 GMP "Balance of project"
- Construction Documents Preparation
- Subcontractor Buyout
- Permitting & Zoning
- Mobilization
- Owner Requirements

Construction Schedule

The construction schedule should define all activities associated with the construction and facility operations of the project. In addition to activities, specific milestones should be defined to ensure construction deadlines. Construction schedule items include:

- All construction activities sufficiently detailed into construction components.
- Detailed sequencing that reflects logistics of the Villages proposed developments.

APPROACH/METHODOLOGY

- Submittal data including critical submittal and approval dates.
 - Lift Station Components
 - Drainage Structures and Ring and Covers
 - Landscaping and Irrigation Features
- Crucial material order dates and fabrication lead times which will be critical to the schedule
 - Lift Station Panels
 - Drainage Structures
- Inspections and testing
 - Pressure Testing
 - Density Testing
 - Material Testing
 - Concrete Cylinders
- Critical restraints as defined by the Owner.
 - Chicken N Pickle—Construction Start
 - High 5—Construction Start
- Subcontractor input as to resources required and activity durations.

Quality Control

Quality Control is a key responsibility of a construction manager and is a key differentiator with Wright Construction Group. It is this process that can have the greatest impact on the long-term life cycle cost of any of our projects. This process starts during the preconstruction phase with the design reviews and value engineering that is performed. Selecting the right products and educating the Village on the long-term impact of these products is important.

Once construction begins, quality control is a daily requirement for the construction manager (CM). It is the responsibility of the CM to ensure that all aspects of the documents and applicable standards are being followed. Our Superintendent, Pablo Perez, General Superintendent, Julio Jimenez, as well as our Project Manager, Alex Slaibe, are fully aware of industry construction standards and requirements related to your project. Our proposed Team maintains a long list of project specific individual qualifications and certifications that show our commitment to high quality.

Wright Construction has developed a process by which we develop a rolling punch list during construction that reviews daily progress, notes deficiencies, and makes corrections before the end of the project. It is this process that has allowed us to complete multiple major construction management projects with a zero (0) punch list. It is the philosophy of Wright Construction that it is never the responsibility of the Design Team, or the Owner to "punch out" our projects. This is why

these processes are mandated on all our projects whether large or small. When Wright Construction finishes a project, it is done and ready for the Owner to occupy and utilize immediately without any long-drawn-out process to correct deficiencies.

0 - PUNCH-LIST APPROACH

At Wright Construction, Quality Control is defined by our Zero (0) punch-list approach.

Zero punch occurs at the end of a project when we request substantial completion from the Architect and they come out to review the project for completion and to prepare a list of items that are deficient. However, at the end of the review, there are no items!

Wright Construction Group has incorporated a systematic quality control program on every construction management project and our success has been remarkable.

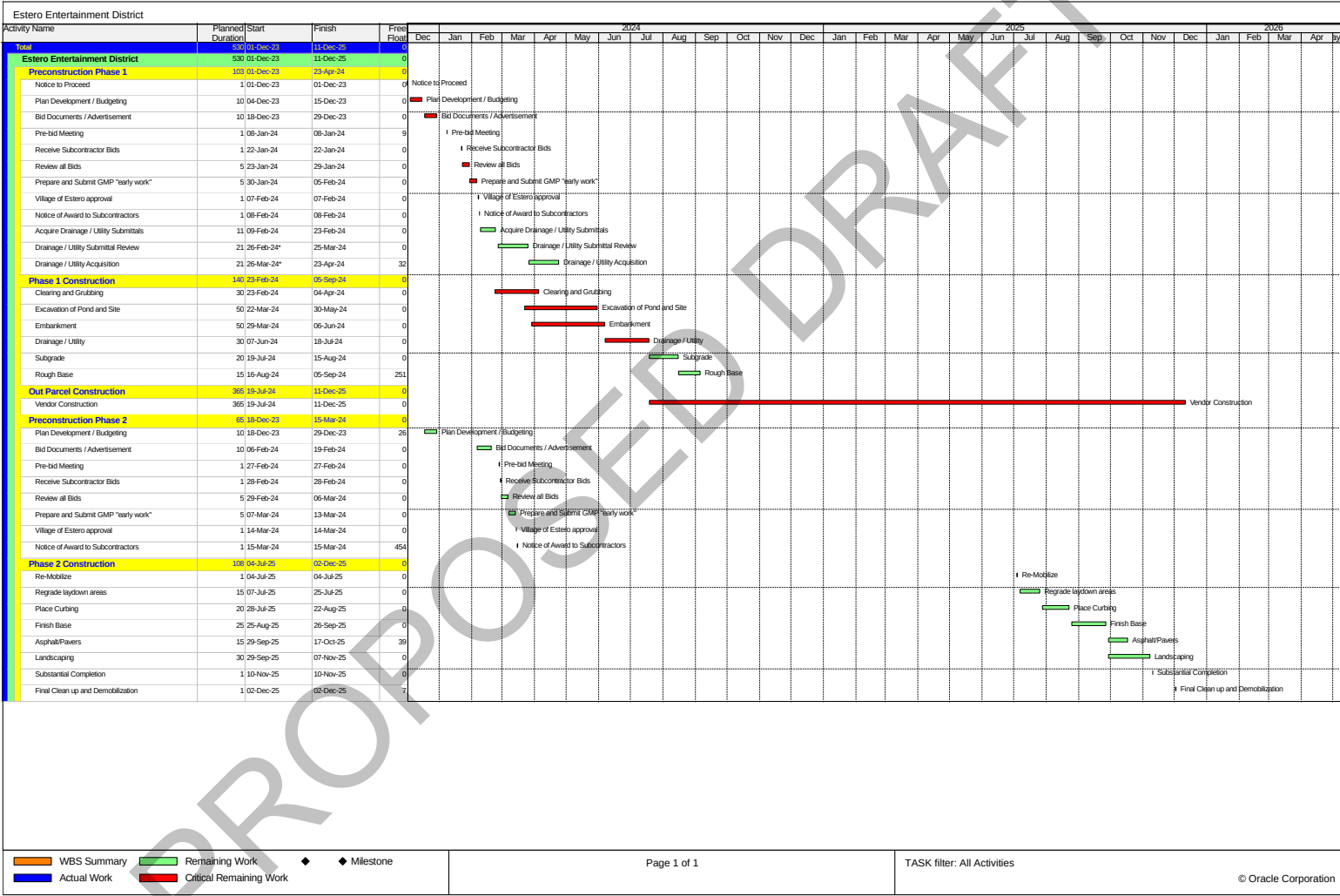
We are proud of our team's consistent performance and relentless drive to achieve our "0" punch-list goal.

Owner Direct Purchase (ODP)

Wright Construction has extensive experience with Owner Direct Purchased material programs. We strive to obtain the maximum amount of subcontractor participation by making it a contractual obligation. As soon as Letters of Intent go out to subcontractors and vendors, WCG is already working on coordinating with subcontractors to begin tracking materials and equipment that could be an Owner Direct Purchase. We maintain a proven system for tracking the ODP. amounts, balances, tax savings, and changes with over thirty-five years of experience in managing Direct Material Purchase programs achieving substantial savings. The Project Manager verifies upon receipt of an invoice from vendors that the materials/ equipment are on-site and in good condition. Wright Construction Group will coordinate with the Village of Estero to assure that NO invoices are paid without WCG approval. With each invoice a tracking sheet will be provided to assure NO vendors are overpaid with the set original amount of the ODP. On a project of this type, the Village can expect overall reduced cost in actual sales tax savings. That money is tracked as an additional project contingency that the Village can utilize to cover any changes, they may determine are necessary during construction. Again, the ODP program is tailored for each client and WCG is flexible with developing a project and/ or client specific program.

PROPOSED WORK SCHEDULE





Phase 1—Guaranteed Maximum Price “early work”

1. Clearing and Grubbing of the site and the installation of erosion control.
2. Dewatering, Lake Excavation, Placement of Embankment. We are proposing to dewater the lake instead of a wet excavation. This will reduce the amount of moisture in the fill which would expedite the placement of the embankment and allow the proposed developments to start sooner.



3. Installation of underground drainage, water, sewer, irrigation sleeves, and lift station.



4. Installation of the base material for the parking area. This would allow these areas to be used for staging of any material needed to complete the construction of the proposed developments.



Phase 2—Guaranteed Maximum Price “balance of work”

5. We will demobilize from the site and remobilize once the developments are about 75% complete.
6. Once we remobilize, we would perform any concrete curb and flatwork, finish grading of the base, irrigation installation, paving, signage, and striping.
 - Installation of the Landscaping and Irrigation. Understanding this aspect of the project will be vitally important to the Village of Estero we believe additional time and care during the design process can be taken to make sure everything is right without compromising the overall project schedule.



SCHEDULE CONTROL NARRATIVE



Schedule Control Narrative

Wright Construction understands the importance of schedule control and therefore its weight holds a valuable place in our Value Proposition of "timeliness". In our Proposed Approach / Methodology we state that we will not just deliver projects on-time but press to significantly reduce the overall project time. Our values are promoted within our processes and we employ the following methods to control and expedite the schedule:

1. Identify scopes of work which can overlap during construction.
2. Identify scopes of work that can be started and completed early.
3. Continually identify potential conflicts and potential schedule impact items and mitigate those issues to the greatest extent possible.
4. Require subcontractor progress meetings weekly to discuss the project schedule and request input from the subcontractors on areas where the schedule can be improved.
5. Two-week look-ahead schedules are updated weekly and distributed to the project team.
6. Monthly schedule updates are completed by the construction team and provided to the project team.

This list includes some of the processes our team uses daily to control and exceed schedule expectations. The schedule will be controlled and improved on by a team of people who care enough to put forth the extra effort and take pride in the work they are doing. Wright Construction is that team.



TAB 6: PROPOSED COST



Proposed Cost

The requested Pre-GMP Proposed Cost will be delivered to the Village of Estero in a seal envelope as per Addendum 3, Question 10.



TAB 7: INSURANCE





CERTIFICATE OF LIABILITY INSURANCE

WRIGCON-02

SE2NJBEEDE

DATE (MM/DD/YYYY)
10/23/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # L077730 AssuredPartners of Florida, Naples 8950 Fontana Del Sol Way Suite 300 Naples, FL 34109		CONTACT NAME: Geri Randall PHONE (A/C, No, Ext): (800) 226-6117 FAX (A/C, No): (239) 261-2803 E-MAIL ADDRESS:	
INSURED Wright Construction Group, Inc 5811 Youngquist Road Fort Myers, FL 33912		INSURER(S) AFFORDING COVERAGE	
		INSURER A: The Continental Insurance Company	
		INSURER B: Auto-Owners Insurance Company	
		INSURER C: Valley Forge Insurance Co.	
		INSURER D: Lloyd's of London	
		INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC ☐ OTHER:	X	X	5084101471	1/1/2023	1/1/2024	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 15,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							EBL AGG \$ 1,000,000
B	☒ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	X	X	5022149701	1/1/2023	1/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☒ RETENTION \$ 10,000	X	X	CUE7012107814	1/1/2023	1/1/2024	EACH OCCURRENCE \$ 10,000,000
							AGGREGATE \$
							Products-CO Agg \$ 10,000,000
C	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☒ Y ☒ N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	WC6016229107	1/1/2023	1/1/2024	PER STATUTE ☐ OTH-ER ☐
							E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Professional Liabili			ANE467362323	1/1/2023	1/1/2024	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Pollution Liability

Insurer: Lloyds of London

Policy # B1230FC02411A22

Policy Effective: 01/01/2023 - 01/01/2024

Retro Date: 01/01/2015

Limits of Liability:

Each Claim: \$1,000,000

SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

CANCELLATION

The Villages of Estero
 9401 Corkscrew Palms Circle
 Estero, FL 33928

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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AGENCY CUSTOMER ID: WRIGCON-02

SE2NJBEEDE

LOC #: 1

ADDITIONAL REMARKS SCHEDULEPage 1 of 1

AGENCY AssuredPartners of Florida, Naples		License # L077730	NAMED INSURED Wright Construction Group, Inc 5811 Youngquist Road Fort Myers, FL 33912
POLICY NUMBER SEE PAGE 1			
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
Aggregate: \$1,000,000
Self-Insured Retention: \$15,000

The Village of Estero, a Florida municipal corporation

The Village of Estero, a Florida municipal corporation, is included as Additional Insured on a primary and noncontributory basis including ongoing and completed operations and waiver of subrogation as required by written contract per forms CNA75079XX and CNA74705XX.

The Village of Estero, a Florida municipal corporation is included as Additional Insured for Auto Liability including waiver of subrogation as required by written contract per forms 58504 and 58583.

Waiver of subrogation is included in favor of the Additional Insured for Workers Compensation as required by written contract per form WC 00 03 13.

Umbrella liability policy listed above follows underlying policy forms.

30 days' notice of cancellation except 10 days for nonpayment.

ACORD 101 (2008/01)

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AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 15, 2023

Agenda Item:

Sandy Lane Design & Permitting Contract Change Order

Approve EC 2022-10 Change Order Number 2 in the amount of \$159,754.77 for Atkins to provide additional services to complete the design and permit of the Sandy Lake Bike/Ped Improvements.

Description:

The Village of Estero consultant Atkins has requested a change order to complete the design and permitting for the proposed path, landscaping, and street lighting along Sandy Lane. The additional services are summarized in three separate categories for Council's consideration.

1. Additional funding and scope related to services included in the original contract. \$49,594.
2. Services required to manage and gain Florida Department of Transportation approval as required by the State Grant. \$64,416
3. Additional services requested by the Village. Which include the design of decorative railings at the bridge approaches and drop hazards and design of a wall to separate the path from the Groves ponds. \$45,744.77

Village Staff has worked with Atkins over the past few months to reduce and eliminate the extent of the proposed change order.

When combined with change order one, the Atkins requested additional services (number 1 above) equal approximately 14% of the original project budget.

Action Requested:

Approve Change Order Number 2 in the amount of \$159,754.77 for Atkins to provide additional services to complete the design and permit of the Sandy Lake Bike/Ped Improvements.

Financial Impact:

Page 1 of 2

The financial impact of this contract change order is \$159,754.77. This will be funded using the Fiscal Year 2023-2024 Budget for the Sandy Lane Bike/Ped Improvements which include \$2,013,790.

Prepared by: David Willems, P.E.

Attachments:

1. EC 2022-10 Change Order 02

**VILLAGE OF ESTERO, FLORIDA
CONSTRUCTION CONTRACT CHANGE ORDER**

Contract/Project Name: Sandy Lane and Broadway East Bicycle/Pedestrian Improvements Number: Two (2)
Contractor: Atkins
Contract #: EC 2022-10 Project #: N/A Bid #: N/A
Village Project Manager: David Willems

Upon the completion and execution of this Change Order by both parties to the Contract, the Contractor is authorized to and shall proceed to make the following changes in the Contract Documents:
(If you need space other than what has been provided, please attach additional sheets.)

Attachments:

(List documents

supporting change) Exhibit A – EC 2022-10 CO 02

Description: Provide design and permitting services to bicycle/pedestrian improvements along Sandy Lane and Broadway Ave. East.

Purpose of

Change Order: Provide additional services to complete the project.

Change in Contract Price	Dollar Amount	Change in Contract Time	Calendar Days
Original Contract Price	\$671,513.25	Original Contract Time	
Previous Change Order No.:	\$46,560	Net Change from Previous Change Orders	
Contract Price Prior to this Change Order	\$34,840.00	Contract Time Prior to this Change Order	
Net Increase (Decrease) of this Change Order	\$159,754.77	Net Increase (Decrease) of this Change Order	
Contract Price with All Approved Change Orders	\$34,840.00	Contract Time with All Approved Change Orders	

It is understood and agreed that the acceptance of this modification by the CONTRACTOR constitutes an accord and satisfaction, and represents payment in full (both time and money) for all costs arising out of, or incidental to, the above mentioned change.

Name of Contractor

Date Accepted By Contractor

Contractor Contact Email Address

Contractor Contact Phone #

Accepted on behalf of the Contractor by:

Accepted on behalf of the Village by:

Date:

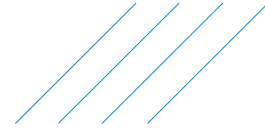
Date:

Print Name & Title: _____

Steve Sarkozy, Village Manger



SNC • LAVALIN



Additional Work Agreement STA 2 – Sandy Lane

SCOPE OF SERVICES - Sandy Lane Shared Use Path

Background Information

Atkins North America, Inc. is currently providing consulting services for planning, design and permitting for the Sandy Lane and Broadway East Bicycle/Pedestrian Improvements. The project limits include a shared use path along the north side of Broadway Ave. East from US 41 to Sandy Lane and a shared use path along east side of Sandy Lane from Corkscrew Road to Broadway Ave. East. The corridor adjacent to the share use paths will provide enhanced landscaping from the roadways to the right of way.

This scope of work has been prepared to document additional services required to complete the project that were not included in the original scope of services.

I. Section 1 - Additional Work Completed

1. Complete additional legal descriptions and sketches

The CONSULTANT to provide up to twenty-two (22) additional legal descriptions and sketches. Four (4) legal descriptions and sketches were provided under the original scope of work. These sketches were for parcels located along the alignment of Sandy Lane only that required easements for construction, along with the sketches for the land swap for the conservation area. Additional legal and sketch work for easements along Broadway are not included in this SA.

Deliverable – Legal Descriptions and Sketches (up to twenty-two)

TASK SURVEY AND SUE 4.1	\$19,250
TOTAL COST FOR SERVICES	\$19,250

2. Permitting for Submerged Land and Wetland

Provide additional permitting coordination and documentation efforts for the wetland/submerged lands mitigation and land swap, including management plan coordination, 4 additional reviews with conference calls with SFWMD and coordination meetings, (the original scope included two teleconference meetings), and preparing all documentation. This work was referenced but the management plan coordination is not included under Section 7.1 Environmental Permitting of the original scope of services. No budget or scope language was included for coordinating a wetland mitigation management plan.

TASK ENVIRONMENTAL 7.1	\$6,226
TOTAL COST FOR SERVICES	\$6,226

3. Typical Section for Trail Modification

The typical section had to be modified. The typical section analysis also added efforts to evaluate the width of the proposed SUP from 8-ft to 12-ft. Path width had to be reduced to 8-ft during design resulting in a new typical section to avoid trees for the length of the existing turn lane into the Estates of Estero. Alternative analysis also included evaluating the benefits of concrete vs asphalt for the pavement design for the SUP. This work is not included under Conceptual Design Section 5.1 Roadway or Detailed Design and Construction 6.1 Roadway of the original scope of services. No scope or manhours language was included for alternative analysis of pavement design type (concrete or asphalt).



TASK CONCEPTUAL DESIGN 5.1	\$4,855
TASK ROADWAY 6.1	\$8,000
TOTAL COST FOR SERVICES	\$12,855

4. **FPL Utility Undergrounding**

This task required additional coordination with FPL and documentation efforts for relocating existing power poles in conflict with the new sidewalk / trail. Preparation of utility conflict matrix and incorporating utility relocations in final plans. This work is not included under Section Task 8.1 Utility Coordination of the original scope of services. This work included contacting FPL receiving existing locations of power poles and reviewing locations of proposed relocations and documenting the new underground conduits and above ground pole locations in the contract plans.

TASK UTILITY COORDINATION 8.1	\$3,318
TOTAL COST FOR SERVICES	\$3,318

5. **Utility Adjustment Sheets for Utility Coordination**

Coordination and documentation efforts for relocating existing power poles in conflict with the new sidewalk / trail. Preparation of utility conflict matrix. This work included preparing utility adjustment sheets to document existing utilities and proposed relocations in the contract plans. This work is not included under Section Task 8.1 Utility Coordination of the original scope of services. This work included collecting "no conflict" letters from UAOs and green line (existing) information and coordination of Red-Green-Brown utility mark ups for relocations and conflict resolution.

TASK UTILITY COORDINATION 8.1	\$7,945
TOTAL COST FOR SERVICES	\$7,945
GRAND TOTAL SECTION 1	\$49,594

II. **Section 2 - FDOT Submittal**

6. **Specs Package for FDOT**

This includes all efforts to prepare a formal FDOT specs package. This includes all coordination efforts for pay items, specifications, technical specifications (TSPs) and supplementary specifications. This package will include; a TSP for irrigation, Landscape Architecture, and minor structures if requested by FDOT. This work is not included under Section 6.1 Roadway, Section 6.5 Landscape Architecture or Section 8.1 Utility Coordination of the original scope of services.

Deliverable – 2 submittals and 2 rounds of ERC review comments, for FDOT specs package and TSPs

TASK ROADWAY 6.1	\$2,200
TASK LANDSCAPE ARCHITECTURE 6.5	\$2,140
TOTAL COST FOR SERVICES	\$4,340

7. **FDOT Submittals**

To obtain a state funded grant, CONSULTANT will participate in 2 phase reviews to address FDOT ERCs (Electronic Review Comments) of the plans and construction cost estimate. CONSULTANT will coordinate with Zoe Giannopoulos Prieto (FDOT District 1 LAP Design Project Manager) in setting up access to upload the plans and construction cost estimate. CONSULTANT will provide responses (associated with the path, drainage, lighting, landscaping, and structure design) and as needed additional documentation within the ERC system to obtain the design complete memo issued by FDOT. This includes all efforts to prepare a full FDOT Specs Phase Submittal. Includes; Coordination of disciplines, Coordination of Utility Work Schedules, responding to ERC Comments, modifications to plans and updates to quantities and pay



items and cost estimates. This work is not included under Section 6.1 Roadway, 6.2 Structures, 6.3 Drainage, 6.4 Lighting, 6.5 Landscape Architecture, 6.6 Signing and Pavement Marking, 6.7 Pedestrian Signalization, 7.1 Environmental Permitting, 7.3 FDOT Permitting or 8.1 Utility Coordination of the original scope of services.

Deliverable – 2 submittals and 2 rounds of ERC review comments.

TASK ROADWAY 6.1	\$20,100
TASK STRUCTURES 6.2	\$7,576
TASK DRAINAGE 6.3	\$12,950
TASK LIGHTING 6.4	\$1,000
TASK LANDSCAPE ARCHITECTURE 6.5	\$2,500
TASK SIGNING & PAVEMENT MARKING 6.6	\$1,000
TASK PED SIGNALIZATION 6.7	\$1,500
TASK ENVIRONMENTAL 7.1	\$2,850
TASK FDOT PERMITTING 7.3	\$2,850
TASK UTILITY COORDINATION 8.1	\$9,750
TOTAL COST FOR SERVICES	\$60,076
GRAND TOTAL SECTION 2	\$64,416

III. Addition Work for Railings and Walls

8. Decorative Concrete Railing

This includes all structural engineering design work for the design of special details for concrete railings for the sidewalk / trail (SUP) at the bridge tie down location to replace FDOT Standard Plans for handrails. Handrails will be required at these locations due to the existing and proposed drop off conditions. This work will also include quantities updates, cost estimate updates and pay item updates. This work is not included under Section 6.2 Structures of the original scope of services.

TASK STRUCTURES 6.2	\$23,190
TOTAL COST FOR SERVICES	\$23,190

9. Perimeter Walls Design and Geotechnical Investigation

This includes all geotechnical investigation and structural engineering design work for the design of a perimeter wall along the northern section of Sandy Lane in the vicinity of the existing pond sites to replace the existing PVC privacy fence. Perimeter walls will be designed in conformance with FDOT Standard Plans Index 534-250. Included in this design scope estimate is geotechnical investigation for 3 SPT borings. This work will also include quantities updates, cost estimate updates and pay item updates. This work is not included under Section 6.2 Structures of the original scope of services.

TASK GEOTECHNICAL (TIERRA) 4.2	\$7,554.77
TASK STRUCTURES 6.2	\$15,000
TOTAL COST FOR SERVICES	\$22,554.77
GRAND TOTAL SECTION 3	\$45,744.77

GRAND TOTAL COST FOR SERVICES	\$159,754.77
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AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 15, 2023

Agenda Item:

First Reading of Ordinance No. 2023-08 amending the Land Development Code to correct parking standards for hotel/motel use.

Motion to pass first reading and set second reading for December 6, 2023.

Background:

The Village of Estero Land Development Code was adopted in January, 2021. The Code contains provisions in Chapter 5 relating to parking requirements. Upon further review, staff discovered that the parking calculation for hotel/motel was transposed in the Code. The correct number is 1.2 spaces per hotel room.

Description:

Revisions to the Land Development Code must be by ordinance. The ordinance will be reviewed by the Planning Zoning and Design Board as well as Village Council.

Action Requested:

Motion to pass first reading and set second reading for December 6, 2023.

Process and Timeline:

- Planning Zoning and Design Board review November 14, 2023
- Council first reading November 15, 2023
- Council second reading December 6, 2023

Financial Impact:

Minor cost for newspaper advertisement.

Prepared By: Mary Gibbs

Attachment:

Page 1 of 2

1. Ordinance No. 2023-08

ORDINANCE NO. 2023 - 08**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING § 5-204 OF THE VILLAGE LAND DEVELOPMENT CODE TO REVISE THE STANDARDS FOR HOTEL PARKING; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

WHEREAS, the Village Council adopted the Village Land Development Code on January 27th 2021, which established the land development regulations; and

WHEREAS, § 5-204 of the Code provides standards applicable to off-street parking; and

WHEREAS, § 5-204.B.1. provides standards for the minimum number of off-street parking spaces; and

WHEREAS, staff review discovered that the parking calculation for hotel/motel had been incorrectly transposed from the Transitional Land Development Code and was not correct; and

WHEREAS, pursuant to § 2-302(B)(2)(B), the Planning, Zoning and Design Board, sitting as the Local Planning Agency, reviewed this Ordinance at a duly noticed public hearing and has made its recommendations; and

WHEREAS, the Village Council has considered the recommendations of staff and the Planning, Zoning and Design Board and finds that the provisions in this Ordinance are in the best interests of the Village's residents.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Section 5-204.B.1. (Off-Street Parking Standards) of the Village Land Development Code is hereby amended as follows:

<u>Use Type</u>	<u>Minimum Number of Vehicular Parking Spaces</u>
Hotels/Motels	1 per 1.2 guest rooms <u>1.2 per guest room</u>

Section 2. For purposes of codification of any existing section of the Village of Estero Code herein amended, words **underlined** represent additions to original text, words **~~stricken~~** are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the

remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Village of Estero Code contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero, Florida on the 15th day of November, 2023.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the 6th day of December, 2023.

VILLAGE OF ESTERO, FLORIDA

By: _____
Jon McLain, Mayor

Attest:

By: _____
Carol Sacco, Village Clerk

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 15, 2023

Agenda Item:

First Reading of Ordinance No. 2023-09 amending the Land Development Code to revise standards for day care centers.

Motion to pass first reading and set second reading for December 6, 2023.

Background:

The Village of Estero Land Development Code was adopted in January, 2021. The Code contains provisions in Chapter 4 relating to child day care centers. After review, it was discovered that the calculation for outdoor play area was substantially more restrictive than the State requirements. As such, staff recommends the 75-square-foot requirement per child be removed from the Code, with a reference to the State requirements instead.

Description:

Revisions to the Land Development Code must be by ordinance. The ordinance will be reviewed by the Planning Zoning and Design Board as well as Village Council.

Action Requested:

Motion to pass first reading and set second reading for December 6, 2023.

Process and Timeline:

- Planning Zoning and Design Board review November 14, 2023
- Council first reading November 15, 2023
- Council second reading December 6, 2023

Financial Impact:

Minor cost for newspaper advertisement.

Prepared By: Mary Gibbs

Attachment:

Page 1 of 2

1. Ordinance No. 2023-09

ORDINANCE NO. 2023 - 09

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING § 4-216 OF THE VILLAGE LAND DEVELOPMENT CODE TO REVISE THE STANDARDS FOR DAY CARE CENTER; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the Village Council adopted the Village Land Development Code on January 27th 2021, which established the land development regulations; and

WHEREAS, § 4-216 of the Code provides additional standards applicable to Child Day Care Centers; and

WHEREAS, § 4-216.B.2.A provides standards for the outdoor play area of 75 square feet per child; and

WHEREAS, it was brought to staff's attention that the State requirements (i.e., Section 3.4.4.A of the Florida Department of Children and Families' "Child Care Facility Handbook," October 2021, incorporated by reference into Rule 65C-22.001, Florida Administrative Code) for outdoor play areas serving Child Day Care Centers requiring 45 square feet per child, one year of age and older, for at least one-half (½) of the licensed capacity of the program (the "State calculation"); and

WHEREAS, staff recommends that the State calculation be used in lieu of the 75 square feet per child as currently provided under the Village Land Development Code; and

WHEREAS, pursuant to § 2-302(B)(2)(B), the Planning, Zoning and Design Board, sitting as the Local Planning Agency, reviewed this Ordinance at a duly noticed public hearing and has made its recommendations; and

WHEREAS, the Village Council has considered the recommendations of staff and the Planning, Zoning and Design Board and finds that the provisions in this Ordinance are in the best interests of the Village's residents.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Section 4-216.B.2.A (Child Day Care) of the Village Land Development Code is hereby amended as follows:

- B. **Child day care.** A child day care shall comply with the following standards:
 - 1. Comply with all relevant state and federal laws.

2. Have an outdoor play area that complies with the following:
 - A. Includes a minimum ~~of 75 square feet per child~~ size per State law.
 - B. Has a fence that is at least three and one-half feet in height that completely encloses the play area.
 - C. Is designed so all persons entering the play area are within direct line of sight from the child day care classroom areas.
 - D. Does not locate play equipment within the required setback.
3. Have parking areas and vehicular circulation patterns that comply with the following:
 - A. Be designed to enhance the safety of children as they arrive and leave the facility.
 - B. Have a designated pickup and delivery area that is located adjacent to the child day care facility in such a way that children do not have to cross vehicular traffic to enter or exit the facility.
 - C. Have a minimum of one parking space for every 20 children cared for that is provided in addition to the requirements for all day cares in section 5-204, Off-Street Parking Standards.
4. Not conduct outdoor play activities after 7:00 p.m.

Section 2. For purposes of codification of any existing section of the Village of Estero Code herein amended, words underlined represent additions to original text, words ~~stricken~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision, or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Village of Estero Code contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero, Florida on the 15th day of November, 2023.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the 6th day of December, 2023.

VILLAGE OF ESTERO, FLORIDA

By: _____
Jon McLain, Mayor

Attest:

By: _____
Carol Sacco, Village Clerk

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 15, 2023

Agenda Item:

Second reading of Ordinance No. 2023-03 amending the Land Development Code to revise standards for detached residential garages.

Approve Ordinance No. 2023-03.

Background:

The Village of Estero Land Development Code was adopted in January, 2021. The Code contains a provision pertaining to the size of residential accessory garages. Upon further review, staff is suggesting additional changes relating to a maximum height for garages in certain residential zoning districts.

Description:

Revisions to the Land Development Code must be by ordinance. The ordinance will be reviewed by the Planning Zoning and Design Board prior to the second reading and public hearing. The Council held a first reading on November 1st and requested staff to make revisions. A revised ordinance is attached.

Action Requested:

Approve Ordinance No. 2023-03.

Process and Timeline:

- First reading November 1, 2023
- Planning Zoning and Design Board review November 14, 2023
- Second reading November 15, 2023

Financial Impact:

Minor cost for newspaper advertisement.

Prepared by: Mary Gibbs

Attachment:

1. Ordinance No. 2023-03

ORDINANCE NO. 2023 - 03

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING § 4-302 OF THE VILLAGE LAND DEVELOPMENT CODE TO REVISE THE STANDARDS FOR DETACHED RESIDENTIAL GARAGES; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the Village Council adopted the Village Land Development Code on January 27th 2021, which established the land development regulations; and

WHEREAS, § 4-302 of the Code provides standards applicable to specific accessory uses and structures; and

WHEREAS, § 4-302(H) provides for standards for garages; and

WHEREAS, the changing nature of development patterns in the Village, along with the Village's ongoing efforts to reinforce size and scale regulations which comport with the Village's overall aesthetic, have caused the Village's planning staff to recommend revisions to the garage standards; and

WHEREAS, pursuant to § 2-302(B)(2)(B), the Planning, Zoning and Design Board, sitting as the Local Planning Agency, reviewed this Ordinance at a duly noticed public hearing and has made its recommendations; and

WHEREAS, the Village Council has considered the recommendations of staff and the Planning, Zoning and Design Board and finds that the provisions in this Ordinance are in the best interests of the Village's residents.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Section 4-302 of Chapter 4 (Use Specific Standards) of the Village Land Development Code is hereby amended as follows:

H. Garages.

1. The area of a garage as an accessory use to a dwelling may not exceed the area of the first floor of the dwelling, except that in properties in the RSF zoning district, an accessory use garage may not exceed two doors and two bays, may not exceed 500 square feet, and may be no higher than 15 feet at its highest exterior point.

2. A garage as an accessory use to a dwelling that is constructed with an exterior surface of corrugated or galvanized steel or similar materials (excluding aluminum lap or clapboard-style siding), larger than 240 square feet in total floor area or 12 feet in height above finished floor shall require a special exception for approval.

3. A garage in the RSF zoning district shall not have any paved, shelled, or other improved parking area (whether or not the area is actually used for parking) which abuts or is within ten feet of either side of the garage.

4. There shall be no more than one accessory garage on one parcel.

Section 2. For purposes of codification of any existing section of the Village of Estero Code herein amended, words underlined represent additions to original text, words ~~stricken~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Village of Estero Code contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero, Florida on the 1st day of November, 2023.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the 15th day of November, 2023.

VILLAGE OF ESTERO, FLORIDA

By: _____
Jon McLain, Mayor

Attest:

By: _____
Carol Sacco, Village Clerk

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 15, 2023

Agenda Item:

Williams Road Sports Park Update

Description:

Michael Comparato/Vieste, LLC will be attending the meeting to give an update on the Williams Road Sports Park.

Financial Impact:

N/A