



Village of
ESTERO

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
MARCH 18, 2026, 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
March 18, 2026, 09:30 am

Village Council: District 1 - Joanne Ribble, Mayor; District 2 - Jeff Hunt; District 3 - Jon McLain; District 4 - Lori Fayhee; District 5 - Rafael Lopez; District 6 - Jim Ward; District 7 - George Zalucki, Vice Mayor

1. CALL TO ORDER

INVOCATION

Father Eric Scanlan Our Lady of Light Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. LETTER OF RECOGNITIONS

a. Miles Brown/Estero High School

Attachment: [1 Estero High School Miles Brown 03182026 .pdf](#)

b. Leann Leffert /Bonita Springs High School

Attachment: [2 Bonita Springs HS Leann Leffert 03182026 .pdf](#)

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

5. CONSENT AGENDA

a. March 4, 2026 Village Council Meeting Minutes

Attachment: [03042026.pdf](#)

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

7. ACTION ITEMS

a. Fourth Amendment to High 5 Public Improvement Agreement

Recommended Action

Motion to adopt 4th Amendment to High 5 Public Improvement Agreement.

Financial Impact

\$513,851.21 (to be offset by High 5 when it begins making revenue sharing payments)

Attachment: [SS 4th Amendment High 5 - HD Entertainment Public Improvement Agreement.pdf](#)

Attachment: [Estero High 5 Public Improvement Agreement Fourth Amendment.pdf](#)

b. Construction Site Inspection Contract**Recommended Action**

Motion to approve Contract 2022-38 STA20 with Johnson Engineering, Inc to provide Construction Site Inspection services for all construction projects within the Village of Estero in the amount of \$100,500, per year for 3-years with two (2) one (1) year extension available at Village discretion.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Financial Impact

The project's financial impact will be \$100,500 per year for up to \$502,500 over the 5-term of the contract.

Attachment: [SS Construction Site Inspection Contract.pdf](#)

Attachment: [CN 2022-38 STA-20 - NPDES Stormwater Control BMP Inspections.pdf](#)

8. FIRST READING AND PUBLIC HEARING**a. First Reading of Ordinance No. 2026-01 regarding building code and construction standards**

An Ordinance of the Village of Estero, Florida, Creating a New Chapter 7 of the Village Code Regarding Building and Construction; Relocating Certain Provisions of Village Land Development Code § 1-9; and Creating § 7-6 of the Village Code Requiring Concrete Exterior Construction for Certain Structures; Making Related Findings; Providing for Severability, Codification, and an Effective Date.

Recommended Action

Motion to adopt Ordinance No. 2026-01 on first reading and authorizing the Clerk to advertise the ordinance for public hearing on April 1, 2026.

Financial Impact

There is no impact on Village funds by adoption of this ordinance.

Attachment: [SS Ord 2026-01 Building Code and Construction .pdf](#)

Attachment: [Ord No 2026-01 Estero Concrete Construction Requirement .pdf](#)

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

10.VILLAGE ATTORNEY'S REPORT

11.VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

12.WORKSHOPS

a. Broadway Ave West Improvements Update

Attachment: [SS Broadway Ave W Update.pdf](#)

Attachment: [Broadway Ave W Presentation.pdf](#)

b. Estero RiverPark - North and Village Center Driving Range projects

Attachment: [SS Estero RiverPark North and Village Center Driving Range projects a..pdf](#)

Attachment: [1 2026.03.13 Estero Council Presentation.v8.mac.pdf](#)

13.ADJOURNMENT

General Attachments

[- Transcript.pdf](#)

VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, MARCH 18, 2026, 9:30 A.M.

DISCLAIMER:

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

9:30:32AM	[SOUNDING GAVEL]
9:30:34AM	>>Mayor Ribble: GOOD MORNING, EVERYONE.
9:30:35AM	I WOULD LIKE TO CALL THE MARCH 18, 2026, 9:30 A.M. VILLAGE
9:30:43AM	COUNCIL MEETING TO ORDER.
9:30:44AM	I WOULD LIKE TO REMIND EVERYONE TO PLEASE PUT THEIR CELL
9:30:49AM	PHONES ON SILENT.
9:30:50AM	IF YOU COME UP TO THE PODIUM TO SPEAK, PLEASE SPEAK INTO THE
9:30:54AM	MICROPHONE.
9:30:54AM	THIS MORNING, WE HAVE FATHER ERIC SCANLAN, NEW PASTOR AT OUR
9:31:00AM	LADY OF LIGHT CHURCH, WHO WILL DO THE INVOCATION.
9:31:03AM	FATHER ERIC.
9:31:09AM	>> IN THE NAME OF THE FATHER, THE SON, HOLY SPIRIT, AMEN.
9:31:13AM	HEAVENLY FATHER, WE GIVE YOU THANKS AND PRAISE FOR THE
9:31:15AM	OPPORTUNITY TO COME TOGETHER TODAY, ASK YOUR BLESSING UPON
9:31:18AM	OUR MEETING, ASK FOR THE WISDOM AND CLARITY OF MIND AND
9:31:22AM	UNDERSTANDING, LORD THAT WE WOULD BEST STEWARD THE
9:31:24AM	RESPONSIBILITIES GIVEN TO THE COUNCIL MEMBERS.
9:31:27AM	ASK IN A SPECIAL WAY YOUR BLESSING OVER THE ESTERO
9:31:30AM	COMMUNITY, ESPECIALLY THOSE MOST IN NEED.
9:31:32AM	BE WITH US HERE TODAY, LORD.
9:31:34AM	WE ASK THIS IN YOUR NAME, FATHER, SON AND HOLY SPIRIT, AMEN.
9:31:39AM	>>Mayor Ribble: AMEN.
9:31:40AM	THANK YOU, FATHER.
9:31:41AM	PLEASE STAND FOR THE PLEDGE.
9:31:43AM	[PLEDGE OF ALLEGIANCE]
9:31:59AM	MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
9:32:06AM	HERE.
9:32:08AM	>>Jeff Hunt: HERE.
9:32:09AM	>>Jon McLain: HERE.
9:32:11AM	>>Lori Fayhee: HERE.
9:32:12AM	>>Rafael Lopez: HERE.
9:32:13AM	>>Jim Ward: HERE.
9:32:15AM	>>Vice-Mayor Zalucki: HERE.
9:32:16AM	>>Mayor Ribble: ALL RIGHT.
9:32:17AM	THIS MORNING, WE WOULD LIKE TO RECOGNIZE TWO EXCEPTIONAL
9:32:20AM	STUDENTS WHO HAVE JOINED US FOR STUDENT OF THE MONTH.

9:32:25AM I WOULD ALSO LIKE TO RECOGNIZE OUR DISTRICT DIGNITARIES.
 9:32:49AM WE HAVE DEPUTY SUPERINTENDENT ED MATTHEWS, SCHOOL BOARD
 9:32:52AM MEMBERS DEBBIE JORDAN AND BILL RIBBLE.
 9:32:55AM WE HAVE WITH US TODAY ERIC STROMINGER, WHO IS THE GOVERNMENT
 9:33:03AM RELATIONS REPRESENTATIVE, AND ASSISTANT PRINCIPAL BRIGHTMAN
 9:33:08AM FROM ESTERO HIGH SCHOOL.
 9:33:10AM COULD I HAVE MILES BROWN PLEASE COME UP WITH HIS FAMILY?

 9:33:13AM IF YOU WANT TO GATHER, TOO, PLEASE COME UP.
 9:33:36AM WE'LL SCOOT IN.
 9:33:38AM YEAH, PLEASE.
 9:33:39AM WE'LL SCOOT IN FOR A PICTURE AFTER I READ THE RECOGNITION.
 9:33:43AM EVERYONE, MILES HAS EARNED AN IMPRESSIVE 5.46 GPA.
 9:33:53AM THAT IS A GREAT ACCOMPLISHMENT.
 9:33:54AM AND IS A RECIPIENT OF THE PRESTIGIOUS AICE DIPLOMA.
 9:33:59AM DURING HIS SENIOR YEAR, HE CHALLENGED HIMSELF AS A FULL-TIME
 9:34:02AM DUAL ENROLLMENT STUDENT AT FLORIDA GULF COAST UNIVERSITY
 9:34:07AM WHERE HE EARNED A PERFECT 4.0 GPA.
 9:34:10AM ANOTHER FANTASTIC --
 9:34:13AM [APPLAUSE]
 9:34:13AM AND WAS NAMED TO THE PRESIDENT'S LIST, AN HONOR RESERVED FOR
 9:34:19AM STUDENTS DEMONSTRATING THE HIGHEST ACADEMIC EXCELLENCE.
 9:34:22AM IN ADDITION TO HIS ACADEMIC SUCCESS, MILES SERVES AS TSA
 9:34:27AM CLUB PRESIDENT WHERE HIS LEADERSHIP AND ENTHUSIASM
 9:34:30AM CONSISTENTLY ENHANCES OUR SCHOOL COMMUNITY.
 9:34:33AM AS AN ACTIVE MEMBER OF MULTIPLE CLUBS AT EHS, HE
 9:34:36AM DEMONSTRATES INITIATIVE, COLLABORATION, AND A COMMITMENT TO
 9:34:40AM SERVICE.
 9:34:41AM MILES' PARTICIPATION IN ATHLETICS, PARTICULARLY BASEBALL,
 9:34:44AM REFLECTS HIS DISCIPLINE, PERSEVERANCE, AND ABILITY TO
 9:34:47AM BALANCE RIGOROUS ACADEMICS WITH EXTRACURRICULAR
 9:34:51AM RESPONSIBILITIES.
 9:34:52AM HIS NATURAL LEADERSHIP AND POSITIVE INFLUENCE EXTEND ACROSS

 9:34:56AM THE CAMPUS WHERE HE IS WIDELY RECOGNIZED AS AN ACADEMIC
 9:35:00AM WARRIOR.
 9:35:02AM WITH INTEGRITY, KINDNESS, AND A STRONG WORK ETHIC, MILES IS
 9:35:06AM A ROLE MODEL REPRESENTATIVE OF ESTERO HIGH SCHOOL.
 9:35:15AM CONGRATULATIONS.
 9:35:16AM THAT'S PHENOMENAL.
 9:35:16AM [APPLAUSE]
 9:35:17AM SUPERINTENDENT COULD NOT BE WITH US TODAY BUT SHE SENDS A
 9:35:58AM CONGRATULATORY LETTER.
 9:36:02AM [APPLAUSE]
 9:36:02AM NEXT WE HAVE FROM BONITA SPRINGS HIGH SCHOOL, LEANN LEFFERT
 9:36:25AM AND HER PARENTS.
 9:36:26AM WOULD YOU PLEASE COME UP?
 9:36:27AM THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA,

9:36:39AM PROUDLY RECOGNIZE LEANN LEFFERT AS THE BONITA SPRINGS HIGH
 9:36:44AM SCHOOL STUDENT OF THE MONTH OF MARCH FOR HER DEDICATION,
 9:36:49AM PERSEVERANCE, AND INSPIRING PARTICIPATION IN BONITA SPRINGS
 9:36:53AM HIGH SCHOOL'S FIRST ANNUAL INCLUSIVE CHOIR.
 9:36:57AM THIS SPECIAL PROGRAM BRINGS TOGETHER STUDENTS WITH AND
 9:36:59AM WITHOUT DISABILITIES TO SHARE A MEANINGFUL MUSICAL
 9:37:04AM EXPERIENCE, PROMOTING BELONGING, COLLABORATION AND INCLUSION
 9:37:07AM ACROSS CAMPUS.
 9:37:08AM LEANN HAS SHOWN EXCEPTIONAL COMMITMENT BY ATTENDING EVERY
 9:37:11AM PRACTICE AND CONTINUALLY WORKING TO STRENGTHEN HER SKILLS.
 9:37:14AM THROUGH HER WORK WITH HER SPEECH LANGUAGE THERAPIST,

 9:37:16AM LEARNING TO READ MUSIC AND PRACTICING AT HOME WITH THE
 9:37:19AM SUPPORT OF HER FAMILY AND TEACHERS, LEANN HAS DEMONSTRATED
 9:37:24AM TREMENDOUS GROWTH IN COMMUNICATION, CONFIDENCE, SOCIAL
 9:37:26AM INTERACTION, AND EMOTIONAL EXPRESSION.
 9:37:29AM MAINTAINING A 4.0 WEIGHTED GPA -- THAT'S FANTASTIC --
 9:37:35AM FURTHER REFLECTS HER OUTSTANDING DEDICATION AND
 9:37:38AM DETERMINATION.
 9:37:39AM LEANN, YOUR POSITIVE SPIRIT TRULY REFLECTS THE PURPOSE OF
 9:37:43AM THE INCLUSIVE CHOIR WHICH FOSTERS ACCEPTANCE, RESPECT, AND
 9:37:47AM OPPORTUNITIES FOR ALL STUDENTS.
 9:37:49AM LEANN, YOU ARE A SHINING EXAMPLE OF PERSEVERANCE AND BULL
 9:37:53AM SHARK PRIDE.
 9:37:54AM CONGRATULATIONS.
 9:37:56AM [APPLAUSE]
 9:38:30AM [APPLAUSE]
 9:39:23AM >>Mayor Ribble: AT THIS TIME, WE HAVE APPROVAL OF THE
 9:39:25AM AGENDA.
 9:39:25AM COUNCIL, ARE THERE ANY ADDITIONS OR DELETIONS?
 9:39:29AM SEEING NONE, MAY I HAVE A MOTION TO ACCEPT THE AGENDA?
 9:39:33AM COUNCILWOMAN FAYHEE AND A SECOND FROM COUNCILMAN HUNT.
 9:39:38AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?
 9:39:42AM >>Jeff Hunt: AYE.
 9:39:43AM >>Jon McLain: AYE.
 9:39:44AM >>Lori Fayhee: AYE.
 9:39:45AM >>Rafael Lopez: AYE.

 9:39:47AM >>Jim Ward: AYE.
 9:39:49AM >>Vice-Mayor Zalucki: AYE.
 9:39:50AM >>Mayor Ribble: AYE.
 9:39:51AM AT THIS TIME, WE HAVE PUBLIC COMMENT ON NON-AGENDA ITEMS.
 9:39:56AM DO WE HAVE ANYONE --
 9:39:58AM >>Carol Sacco: MAYOR, WE HAVE NONE.
 9:40:01AM >>Mayor Ribble: ALL RIGHT.
 9:40:02AM ITEM 5A IS THE CONSENT AGENDA, THE MARCH 4, 2026 VILLAGE
 9:40:09AM COUNCIL MEETING MINUTES.
 9:40:10AM ARE THERE ANY QUESTIONS OR CORRECTIONS?

9:40:12AM AGAIN, IF NOT, MAY I HAVE A MOTION TO APPROVE?
 9:40:16AM COUNCILMAN McLAIN, SECONDED BY COUNCILMAN LOPEZ.
 9:40:22AM MADAM CLERK, PLEASE CALL THE ROLL.
 9:40:24AM >>Jim Ward: AYE.
 9:40:26AM >>Rafael Lopez: AYE.
 9:40:27AM >>Lori Fayhee: AYE.
 9:40:29AM >>Jon McLain: AYE.
 9:40:30AM >>Jeff Hunt: AYE.
 9:40:32AM >>Vice-Mayor Zalucki: AYE.
 9:40:33AM >>Mayor Ribble: AYE.
 9:40:33AM ACTION ITEMS 7A, THE FOURTH AMENDMENT TO HIGH 5 PUBLIC
 9:40:44AM IMPROVEMENT AGREEMENT.
 9:40:46AM STEVE, WOULD YOU PLEASE INTRODUCE THIS FOR US?
 9:40:48AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 9:40:51AM AS YOU'RE ALL AWARE, THE SPORTS PARK PROJECT IS GOING

 9:40:55AM GANGBUSTERS.
 9:40:57AM WHAT WE'VE GOT ARE THREE DIFFERENT ACTIVITIES OUT THERE AS
 9:41:03AM WE SPEAK.
 9:41:03AM THE LARGER ACTIVITY IS BY SUFFOLK CONSTRUCTION, WHICH IS
 9:41:10AM HANDLING THE MAJOR EXPANSION OF THE SPORTS PARK AREA.
 9:41:14AM ALL OF THAT FORESTED AREA HAS BEEN CLEARED OUT, AND THEY ARE
 9:41:19AM IN THE PROCESS OF MOVING FORWARD ON PHASE ONE OF THAT
 9:41:24AM ELEMENT.
 9:41:24AM THEN WE HAVE WRIGHT CONSTRUCTION THAT'S DOING THE WORK IN
 9:41:29AM THE PUBLIC-PRIVATE PARTNERSHIP AREAS, AND THEY ARE
 9:41:33AM DEVELOPING THE PARKING LOTS FOR HIGH 5 AND THE P-3 PARTNERS.
 9:41:39AM AND THEN WE'VE GOT HIGH 5 ITSELF THAT IS BUILDING ITS
 9:41:45AM FACILITY CLOSER TO WILLIAMS ROAD.
 9:41:48AM THE HIGH 5 PROJECT HAS PERMITS IN PLACE TO DO THE
 9:41:54AM UNDERGROUND WORK AND THE FOUNDATION WORK FOR THEIR FACILITY,
 9:41:59AM AND THEY ARE READY TO PULL PERMITS TO GO VERTICAL WITH THEIR
 9:42:02AM PROJECT.
 9:42:03AM TO GO VERTICAL, THEY NEED TO BE PAYING ALL OF THEIR FEES AND
 9:42:09AM PART OF THE ECONOMIC DEVELOPMENT PACKAGE THAT WE HAVE
 9:42:14AM INVOLVES CERTAIN OF THE FEES INCLUDING MOBILITY FEES.
 9:42:23AM I WOULD LIKE TO TURN IT OVER TO MICHAEL VIESTE TO TALK ABOUT
 9:42:27AM THIS PROJECT AND WHAT'S NECESSARY AS NEXT STEP IN THE HIGH 5
 9:42:32AM PROJECT.
 9:42:32AM >>Mayor Ribble: GOOD MORNING, MICHAEL.
 9:42:33AM >> GOOD MORNING, MAYOR.

 9:42:34AM GOOD MORNING, COUNCIL.
 9:42:35AM THANK YOU, STEVE.
 9:42:36AM AS STEVE POINTED OUT, HIGH 5 PARKWAY CONSTRUCTION HAS BEGUN
 9:42:41AM WORK UNDER THE SITE WORK PERMIT THAT THEY HAVE TO GET
 9:42:45AM THROUGH FOUNDATIONS.
 9:42:46AM IN APRIL, THEY WILL BE READY TO GO VERTICAL AS PART OF THE

9:42:50AM FINAL BUILDING PERMIT, PART OF THAT IS PAYING ALL OF THE
 9:42:53AM RELATIVE FEES, INCLUDING THE ROAD IMPACT FEE.
 9:42:57AM THIS IS THE FIRST TIME THAT WE AS A VILLAGE ARE APPLYING A
 9:43:00AM ROAD IMPACT FEE IN A PUBLIC-PRIVATE PARTNERSHIP ENVIRONMENT,
 9:43:03AM SO WE'VE BEEN WORKING VERY CLOSELY HOW TO DO THIS IN
 9:43:08AM EQUITABLE FASHION, PARTNERSHIP FASHION BUT MAKE SURE WE AS A
 9:43:12AM VILLAGE DO, IN FACT, GET THE COMPENSATION THAT WE NEED FOR
 9:43:15AM THE IMPACT THAT WILL BE CERTAINLY APPLIED TO OUR
 9:43:17AM INFRASTRUCTURE REGIONALLY THROUGHOUT THE ENTIRE VILLAGE.
 9:43:20AM SO THE MANAGER, VILLAGE ATTORNEY, AND THE STAFF AND TEAM
 9:43:25AM HAVE WORKED WITH HIGH 5 IN DISCUSSIONS ABOUT HOW WE CAN
 9:43:28AM APPLY THAT.
 9:43:30AM THE FOURTH AMENDMENT YOU HAVE IN FRONT OF YOU -- AND I'LL
 9:43:33AM ASK THE VILLAGE ATTORNEY TO DESCRIBE IT FURTHER -- ALLOWS US
 9:43:37AM TO HAVE HIGH 5 PAY THEIR IMPACT FEE UP FRONT TO GET THE
 9:43:41AM BUILDING PERMIT AND MAKE SURE WE HAVE THOSE FUNDS AVAILABLE.
 9:43:44AM AND IN OUR PUBLIC-PRIVATE PARTNERSHIP STRUCTURE THAT WE HAVE
 9:43:47AM WHERE WE HAVE A REVENUE SHARE, IT ALLOWS US TO HAVE HIGH 5
 9:43:52AM EFFECTIVELY USE AS AN ALLOWABLE EXPENSE THAT VEHICLE TO HELP

 9:43:57AM COMPENSATE BACK TO THEM FOR THAT IMPACT FEE SO THAT WE'RE
 9:44:01AM SHARING IN BOTH THE BURDEN AND THE REWARD IN THE
 9:44:04AM PUBLIC-PRIVATE PARTNERSHIP AGREEMENT.
 9:44:05AM THIS IMPLIES THAT AT LEAST UP FRONT INITIALLY OUR 40% WILL
 9:44:11AM BE DELAYED SOMEWHAT IN ACCOMMODATING THAT RETURN.
 9:44:16AM BUT THE FEELING IS THAT DOES BECOME AN EQUITABLE STRUCTURE
 9:44:22AM FOR BOTH OF US IN THE WAY THE STRUCTURE IS GOING.
 9:44:28AM >>Mayor Ribble: ANYTHING ELSE TO ADD?
 9:44:31AM >>Robert Eschenfelder: UNLESS YOU HAVE QUESTIONS.
 9:44:33AM PRETTY STRAIGHTFORWARD.
 9:44:34AM FLORIDA LAW REQUIRES TO US COLLECT IMPACT FEES NO MATTER
 9:44:37AM WHAT.
 9:44:37AM SO THEY HAVE TO BE SHOWN TO DO THAT.
 9:44:41AM BUT IN ORDER TO ALLOW THEM TO RECOVER THAT, THIS IS THE WAY
 9:44:45AM TO DO THAT.
 9:44:46AM THE AGREEMENT HAS ALLOWABLE EXPENSES, THIS JUST ALLOWS THAT
 9:44:51AM TO THE ALLOWABLE EXPENSES BEFORE THEY SHARE THE REVENUE WITH
 9:44:54AM US.
 9:44:54AM >>Mayor Ribble: ANY QUESTIONS FROM COUNCIL?
 9:44:55AM SEEING NONE, MAY I HAVE A MOTION.
 9:45:00AM >>Vice-Mayor Zalucki: MAYOR, I'LL MAKE THE MOTION.
 9:45:02AM >>Mayor Ribble: THANK YOU, VICE-MAYOR.
 9:45:03AM SECONDED BY COUNCILMAN LOPEZ.
 9:45:04AM WOULD YOU PLEASE CALL THE ROLL?
 9:45:06AM >>Jeff Hunt: AYE.

 9:45:07AM >>Jon McLain: AYE.
 9:45:09AM >>Lori Fayhee: AYE.

9:45:10AM >>Rafael Lopez: AYE.
 9:45:11AM >>Jim Ward: AYE.
 9:45:13AM >>Vice-Mayor Zalucki: AYE.
 9:45:14AM >>Mayor Ribble: AYE.
 9:45:15AM THANK YOU, MICHAEL.
 9:45:17AM >> THANK YOU, COUNCIL.
 9:45:20AM >>Mayor Ribble: THE NEXT ITEM, 7B, CONTRACT SITE INSPECTION
 9:45:25AM CONTRACT.
 9:45:26AM CONSTRUCTION SITE INSPECTION CONTRACT.
 9:45:29AM THANK YOU.
 9:45:31AM STEVE, WOULD YOU INTRODUCE THAT?
 9:45:32AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 9:45:34AM THIS IS AN ACTIVITY THAT THE COUNCIL DOESN'T SEE A LOT OF,
 9:45:40AM BUT IT'S AN INTEGRAL PART OF ANY OF THE DEVELOPMENT PROJECTS
 9:45:43AM THAT WE HAVE GOING ON, WHETHER THE DEVELOPMENT PROJECTS ARE
 9:45:48AM PUBLIC OR PRIVATE.
 9:45:48AM A LONG-STANDING PERMIT CONTROL ELEMENT THAT WE HAVE IS
 9:45:57AM COMPLIANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION
 9:46:02AM SYSTEM OR NPDES.
 9:46:06AM WHAT THIS DOES IS THE REQUIREMENTS THAT WE PROTECT THE
 9:46:11AM GROUNDWATER AND THE SURFACE WATER SUPPLY ISSUES FROM SILT --
 9:46:18AM PRIMARILY SILT AND OTHER INTRUSIONS AT CONSTRUCTION SITES.
 9:46:22AM SO THIS IS A VERY SPECIALIZED FORM OF INSPECTION THAT OCCURS

 9:46:28AM AS AN OVERSIGHT MATTER FOR ALL CONSTRUCTION ACTIVITIES.
 9:46:34AM AND THE SPECIALIZED NATURE OF THIS REALLY REQUIRES THAT WE
 9:46:39AM GO OUTSIDE FOR OUTSIDE INSPECTION SERVICES.
 9:46:43AM IN THE PAST, WE'VE HAD JOHNSON ENGINEERING PERFORM THE
 9:46:47AM SERVICE TO US, AND THEY HAVE DONE AN EXCELLENT JOB.
 9:46:51AM WHAT WE'RE RECOMMENDING IS THAT WE DO ANOTHER CONTRACT WITH
 9:46:54AM JOHNSON ENGINEERING IN THE AMOUNT OF 100,500 PER YEAR FOR A
 9:47:02AM THREE-YEAR TERM WITH TWO ONE-YEAR EXTENSIONS AVAILABLE
 9:47:07AM SOLELY AT THE VILLAGE'S DISCRETION.
 9:47:10AM THIS WHOLE PROGRAM IS DESIGNED TO PROTECT WATER QUALITY, AND
 9:47:16AM IT'S AN INTEGRAL PART OF OUR FEMA PERMITTING SYSTEM.
 9:47:24AM SO IT COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL AND
 9:47:29AM SOMETHING THAT WE'RE GETTING GOOD VALUE FOR THIS SERVICE ON
 9:47:33AM AN ONGOING BASIS.
 9:47:35AM >>Mayor Ribble: ANY QUESTIONS FROM COUNCIL?
 9:47:38AM >>Vice-Mayor Zalucki: I JUST HAVE ONE QUESTION.
 9:47:40AM STEVE, THE CONTRACT SAYS THAT IT ALLOWS UP TO 30 HOURS PER
 9:47:45AM MONTH PER YEAR, ADDITIONAL FEES MAY BE REQUIRED.
 9:47:48AM I'M GUESSING THAT JOHNSON ENGINEERING PROBABLY TOOK A LOOK.
 9:47:51AM WE HAVE SUCH AN ABUNDANCE OF CONSTRUCTION IN THE VILLAGE
 9:47:55AM TODAY, THIS YEAR, IS IT ANTICIPATED AS THE YEARS PROGRESS
 9:47:58AM THAT THAT'S GOING TO STAY THE SAME AS FAR AS THE HOURS PER
 9:48:03AM MONTH?
 9:48:03AM >>Steven Sarkozy: YEAH, I WOULDN'T THINK THAT WE WOULD NEED

9:48:06AM MUCH OF AN EXTENSION OR AN EXPANSION OF THE HOURS.

9:48:10AM ONCE THEY SET UP THE SYSTEMS, WE WORK COLLABORATIVELY WITH
9:48:13AM THEM.

9:48:13AM THEY DO THE INSPECTIONS.

9:48:15AM THIS IS PROBABLY ADEQUATE FOR THE NEXT FIVE YEARS.

9:48:17AM >>Vice-Mayor Zalucki: THANK YOU.

9:48:20AM >>Mayor Ribble: COUNCILMAN McLAIN.

9:48:22AM >>Jon McLain: I'M IN SUPPORT OF THIS.

9:48:24AM WE NEED TO HAVE THESE INSPECTIONS.

9:48:25AM IF YOU DO THE MATH ON THIS THING, 360 HOURS, IT COMES OUT TO
9:48:29AM BE \$279 AN HOUR.

9:48:33AM SO I'VE GOT A QUESTION, STEVE.

9:48:36AM THEY SHOWED ON THE ILLUSTRATION OF COST, A FIELD CREW OF
9:48:41AM FOUR PEOPLE AT 270, IS THAT FOR ALL FOUR OF THEM OUT THERE?

9:48:46AM >>Steven Sarkozy: YES.

9:48:48AM >>Jon McLain: WHEN THEY ARE OUT THERE, IS THAT COUNTED AS
9:48:51AM ONE HOUR OR FOUR HOURS?

9:48:52AM >>Steven Sarkozy: I'M NOT SURE OF HOW THEY BREAK THAT OUT.
9:48:54AM BUT WE'RE CAPPED AT \$100,000 PER YEAR.

9:49:00AM I BELIEVE IT'S AN HOURLY RATE PER PERSON ON THE --

9:49:07AM >>Jon McLain: IT'S EXPENSIVE FOR SURE, BUT IT'S NEEDED TO
9:49:11AM MAKE SURE THAT THE WORK IS PERFORMED PROPERLY.

9:49:13AM WITH YOUR QUESTIONS, I WOULD THINK THAT AS OUR BUILDING
9:49:19AM ACTIVITY DROPS, THIS BASICALLY GOES AWAY.

9:49:22AM >>Steven Sarkozy: IT WILL AT SOME POINT, YES.
9:49:24AM BUT DURING CONSTRUCTION OF ANY PROJECT, THESE PEOPLE HAVE TO

9:49:26AM BE ON THE SCENE ON A WEEKLY BASIS TO MAKE SURE THE SURFACE
9:49:34AM WATER AND GROUNDWATER IS PROTECTED.

9:49:38AM >>Mayor Ribble: COUNCILMAN HUNT.

9:49:40AM >>Jeff Hunt: WAS JOHNSON ENGINEERING RESPONSIBLE FOR THE
9:49:43AM OVERSIGHT OF THE ESTERO VILLAGE WHERE WE HAD A BREACH OF THE
9:49:48AM WATERING POND?

9:49:49AM >>Steven Sarkozy: NO.

9:49:51AM THAT COMES DOWN TO THE CIVIL ENGINEER ON THE SITE FOR THAT
9:49:54AM CONTRACTOR.

9:49:54AM THEY WERE HELPFUL WHEN WE WERE RESPONDING TO THE BREACH, OF
9:49:58AM COURSE.

9:49:58AM BUT THAT WAS BEYOND THEIR SCOPE.

9:50:02AM >>Jeff Hunt: THANK YOU.

9:50:04AM >>Mayor Ribble: ANYONE ELSE?

9:50:04AM MADAM CLERK, IS THERE ANY PUBLIC COMMENT?

9:50:08AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.

9:50:10AM >>Mayor Ribble: THANK YOU.

9:50:10AM IN THAT CASE, MAY I HAVE A MOTION?

9:50:12AM COUNCILMAN LOPEZ AND A SECOND, COUNCILMAN HUNT.

9:50:17AM PLEASE CALL THE ROLL.

9:50:19AM >>Jim Ward: AYE.
 9:50:21AM >>Rafael Lopez: AYE.
 9:50:22AM >>Lori Fayhee: AYE.
 9:50:24AM >>Jon McLain: AYE.
 9:50:25AM >>Jeff Hunt: AYE.

 9:50:27AM >>Vice-Mayor Zalucki: AYE.
 9:50:28AM >>Mayor Ribble: AYE.
 9:50:28AM AGENDA ITEM 8A, THE FIRST READING OF ORDINANCE NUMBER
 9:50:34AM 2026-01 REGARDING BUILDING CODE AND CONSTRUCTION STANDARDS.
 9:50:41AM MADAM CLERK, WILL YOU PLEASE READ THE TITLE OF THE
 9:50:43AM ORDINANCE?
 9:50:44AM >>Carol Sacco: ORDINANCE 2026-01, AN ORDINANCE OF THE
 9:50:48AM VILLAGE OF ESTERO, FLORIDA, CREATING A NEW CHAPTER 7 OF THE
 9:50:51AM VILLAGE CODE REGARDING BUILDING AND CONSTRUCTION; RELOCATING
 9:50:54AM CERTAIN PROVISIONS OF VILLAGE LAND DEVELOPMENT CODE SECTION
 9:50:58AM 1-9 AND CREATING SECTION 7-6 OF THE VILLAGE CODE REQUIRING
 9:51:04AM CONCRETE EXTERIOR CONSTRUCTION FOR CERTAIN STRUCTURES,
 9:51:07AM MAKING RELATED FINDINGS, PROVIDING FOR SEVERABILITY,
 9:51:10AM CODIFICATION AND AN EFFECTIVE DATE.
 9:51:12AM >>Mayor Ribble: THANK YOU.
 9:51:12AM STEVE, WOULD YOU INTRODUCE THIS?
 9:51:14AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 9:51:16AM AS YOU KNOW, WE HAVE A VERY STRONG COMMITMENT FOR
 9:51:21AM HIGH-QUALITY CONSTRUCTION, AND THAT IS CERTAINLY EVIDENT IN
 9:51:26AM THE ARCHITECTURAL DETAILS ON THE EXTERIOR OF A BUILDING.
 9:51:30AM BUT OUR COMMITMENT TO HIGHER STANDARDS GOES MORE THAN JUST
 9:51:34AM SKIN DEEP ON PROJECTS.
 9:51:36AM AND THIS ORDINANCE HAS TO DO WITH STRUCTURAL ELEMENTS OF
 9:51:41AM BUILDINGS AND TRYING TO ATTAIN A HIGHER LEVEL OF QUALITY
 9:51:49AM THAN WHAT ARE THE MINIMUM STANDARDS IN THE BUILDING CODE.

 9:51:52AM IN FLORIDA, IT'S ALLOWED TO DO WOOD FRAME CONSTRUCTION.
 9:52:02AM OF COURSE, THAT REPRESENTS CERTAIN PROBLEMS WHEN IT COMES
 9:52:06AM DOWN TO THE DURABILITY, FIRE RESISTANCE, STORM SAFETY,
 9:52:11AM LONG-TERM MAINTENANCE COSTS, RETENTION OF PROPERTY VALUE AND
 9:52:15AM PARTICULARLY RESISTANCE TO PESTS.
 9:52:18AM WOOD FRAME JUST DOESN'T HOLD UP.
 9:52:21AM SO WHAT WE'VE DONE, AS YOU MAY KNOW, IS REQUIRED
 9:52:26AM CONSTRUCTION WITH CONCRETE BLOCK CONSTRUCTION.
 9:52:31AM AND THIS MODIFICATION TO THE CODE ALLOWS THAT.
 9:52:35AM I'D LIKE TO TURN IT OVER TO THE ATTORNEY FOR A BRIEF
 9:52:38AM DESCRIPTION ON WHY THIS IS IN THIS PORTION OF THE CODE AND
 9:52:43AM HOW IT WILL BE IMPLEMENTED THEN.
 9:52:46AM >>Robert Eschenfelder: MAYOR AND COUNCIL, YOU ALL RECALL
 9:52:49AM THIS DISCUSSION SORT OF STARTED WITH THE HOTEL PROPERTY THAT
 9:52:54AM WANTED TO COME IN AT COCONUT POINT AND WANTED TO BUILD WITH
 9:52:57AM WOOD.

9:53:00AM IN THAT CASE AND MOVING FORWARD STILL WE'RE GOING TO HAVE --
 9:53:05AM WHEN COMES IN FOR DEVELOPMENT ORDER THAT WILL BE ONE OF THE
 9:53:08AM REQUIRED STANDARDS AS IT'S ALWAYS BEEN FOR EXTERNAL
 9:53:11AM CONSTRUCTION, BUT NOT EVERY STRUCTURE MAY NEED A DEVELOPMENT
 9:53:15AM ORDER OR BE REQUIRED TO GET ONE UNDER LEGISLATION JUST
 9:53:19AM PASSED AND UNDER WHAT WE EXPECT TO BE THE LEGISLATURE'S
 9:53:24AM FURTHER SORT OF ERODING OUR LAND USE AUTHORITY.
 9:53:27AM SO IN TALKING WITH COUNCIL, IT WAS THOUGHT THAT WE COULD
 9:53:30AM HAVE A BELTS AND SUSPENDERS APPROACH AND ALSO PUT THE

 9:53:34AM REQUIREMENT IN OUR CODE.
 9:53:35AM SO WHEN I WENT TO DO THAT, WHY THIS IS A BIT OF A LONGER
 9:53:40AM ORDINANCE IS BECAUSE I DISCOVERED THAT OUR BUILDING CODE WAS
 9:53:44AM IN OUR LAND DEVELOPMENT CODE.
 9:53:45AM IT DOESN'T NEED TO BE.
 9:53:46AM IT REALLY SHOULDN'T BE.
 9:53:48AM SO THE FIRST THING I DID WAS TAKE OUT THE BUILDING CODE FROM
 9:53:51AM THE LAND DEVELOPMENT CODE AND CREATE A NEW CHAPTER 7 OF OUR
 9:53:55AM CODE OF ORDINANCES THAT JUST DEALS WITH ALL THINGS BUILDING
 9:53:58AM AND CONSTRUCTION.
 9:53:59AM THEN I MOVED OVER THE SECTIONS IN OUR LAND DEVELOPMENT CODE
 9:54:03AM THAT RELATED TO THE BUILDING CODE, SUCH AS PERMIT FEES AND
 9:54:08AM ADOPTION OF THE BUILDING CODE INTO CHAPTER 7.
 9:54:11AM SO THE ONLY REAL NEW THING THAT'S COMING IN, AND IT'S ON
 9:54:16AM PAGE 3 OF THE ORDINANCE, IS NEW SECTION 7-6, THE EXTERIOR
 9:54:21AM WALL CONSTRUCTION REQUIRED ON CERTAIN STRUCTURES.
 9:54:23AM AND IT WOULD COVER HOTELS, MOTELS, COMMERCIAL BUILDINGS, AND
 9:54:27AM MULTIFAMILY BUILDINGS.
 9:54:30AM AGAIN, WHEN WE MOVE FORWARD, WE'LL HAVE THIS AND THEN WE'LL
 9:54:34AM HAVE OUR AUTHORITY UNDER THE DEVELOPMENT ORDER POWER TO BE
 9:54:38AM ABLE TO REQUIRE THIS TYPE OF CONSTRUCTION.
 9:54:41AM THERE ARE ALSO SOME ADDITIONAL STRAY CHANGES, LIKE IN THE
 9:54:45AM BUILDING CODE SECTION IN THE LAND DEVELOPMENT CODE, THERE
 9:54:47AM WAS A WHOLE LONG SECTION ON PROPERTY MAINTENANCE, WHICH
 9:54:51AM REALLY ISN'T BUILDING CODE AND YOU HAVE A SEPARATE PROPERTY

 9:54:54AM MAINTENANCE SECTION IN YOUR CODE OF ORDINANCES ALREADY.
 9:54:56AM SO I JUST SWUNG THAT AROUND AND DID A LITTLE REORGANIZING TO
 9:55:00AM MAKE EVERYTHING MORE LOGICAL.
 9:55:01AM POLICY CHANGE-WISE, IT IS JUST 7-6 IS THE ONLY NEW POLICY
 9:55:07AM THAT'S BEING ADOPTED.
 9:55:08AM LET ME KNOW IF YOU HAVE ANY QUESTIONS.
 9:55:10AM >>Mayor Ribble: THANK YOU, ROB.
 9:55:14AM ANY QUESTIONS?
 9:55:16AM >>Vice-Mayor Zalucki: MAYOR, I'LL GO ON RECORD SAYING I
 9:55:18AM SUPPORT THIS.
 9:55:19AM I THINK WE ALL TALKED ABOUT THE LAST HOTEL THAT CAME BEFORE
 9:55:23AM US AND THEY WANTED TO DO STICK CONSTRUCTION AND WE PUSHED

9:55:26AM BACK AND WANTED BLOCK.
 9:55:28AM I THINK THIS CODIFIES WHAT WE ALL BELIEVE TO BE THE
 9:55:31AM CONSTRUCTION STANDARDS HERE IN ESTERO.
 9:55:32AM SO I SUPPORT THIS.
 9:55:34AM >>Mayor Ribble: IS THERE ANY PUBLIC COMMENT?
 9:55:35AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
 9:55:38AM >>Mayor Ribble: IN THAT CASE, CAN I HAVE A MOTION TO ADOPT
 9:55:40AM ORDINANCE 2026-01 AND SCHEDULE THE SECOND READING FOR APRIL
 9:55:44AM 1?
 9:55:46AM WE HAVE COUNCILWOMAN FAYHEE AND COUNCILMAN McLAIN.
 9:55:50AM PLEASE CALL THE ROLL.
 9:55:52AM >>Jeff Hunt: AYE.
 9:55:54AM >>Jon McLain: AYE.

 9:55:55AM >>Lori Fayhee: AYE.
 9:55:56AM >>Rafael Lopez: AYE.
 9:55:58AM >>Jim Ward: AYE.
 9:55:59AM >>Vice-Mayor Zalucki: AYE.
 9:56:00AM >>Mayor Ribble: AYE.
 9:56:01AM THAT BRINGS US TO THE CONCLUSION OF OUR REGULAR MEETING.
 9:56:07AM WE NOW HAVE COUNCIL COMMUNICATIONS.
 9:56:10AM ANYTHING FOR THE GOOD OF THE VILLAGE?
 9:56:11AM COUNCILMAN HUNT.
 9:56:12AM >>Jeff Hunt: I WOULD LIKE TO RECOGNIZE AND ALSO THANK
 9:56:15AM SEVERAL OF THE STAFF, INCLUDING STEVE, DAVID, ROBERT WILEY
 9:56:21AM AND OTHERS.
 9:56:22AM IT TAKES A BIT OF EFFORT AND CERTAINLY PUT YOURSELF OUT
 9:56:26AM THERE TO SET UP AND ATTEND THESE CITIZEN INFORMATION
 9:56:31AM SESSIONS.
 9:56:32AM I HAPPENED TO BE AT THE ONE WHERE -- IT WAS OVER AT THE REC
 9:56:36AM CENTER, BROADWAY WEST, AND THOSE SORT OF INTERACTIONS ARE
 9:56:41AM REALLY VALUABLE FOR THE RESIDENTS WHO WANT TO LEARN ABOUT
 9:56:44AM THIS PROGRAM BUT ALSO GIVES YOU HANDS-ON AND ONE-ON-ONE
 9:56:48AM TIME.
 9:56:48AM I HAVE TO SAY EVERYONE, INCLUDING DAVID AND OTHERS, VERY
 9:56:51AM RESPECTFUL AND ALSO JUST RESPECTFUL OF THE FOLKS THAT WERE
 9:56:57AM THERE AND TOOK THE TIME AND DEDICATION.
 9:56:59AM I'D ALSO LIKE TO RECOGNIZE STEVE AND DAVID BOTH SPOKE AT OUR
 9:57:03AM RIVER NEIGHBORS EVENT AT PELICAN SOUND.

 9:57:05AM VERY WELL ATTENDED, AND PEOPLE REALLY VALUE YOUR
 9:57:11AM PRESENTATION AND INPUT.
 9:57:12AM LAST NIGHT AT FGCU AS WELL.
 9:57:15AM THAT SORT OF PUBLIC OUTREACH AND BEING THERE TO ANSWER
 9:57:18AM QUESTIONS ONE ON ONE I THINK ARE VERY VALUABLE AND I WANT TO
 9:57:21AM THANK YOU FOR YOUR EFFORTS ON THAT.
 9:57:22AM >>Mayor Ribble: WELL SAID, COUNCILMAN.
 9:57:25AM >>Rafael Lopez: I WOULD LIKE TO ECHO WHAT HE SAID.

9:57:28AM WAS AT THE EVENT LAST NIGHT AND STEVE REALLY HANDLED HIMSELF
 9:57:31AM WELL.
 9:57:32AM HIS KNOWLEDGE AND INFORMATION IS JUST INCREDIBLE, AND I'M
 9:57:34AM JUST GLAD THAT HE'S HERE.
 9:57:37AM THE LAST THING I WOULD LIKE TO SAY, AS YOU ALL KNOW, I'M AN
 9:57:40AM AMBASSADOR WITH COLLIER-LEE HONOR FLIGHT.
 9:57:45AM LAST YEAR IN OCTOBER WE HAD TO POSTPONE OUR FLIGHT BECAUSE
 9:57:49AM OF THE PROTEST AND THE GOVERNMENT SHUTDOWN IN WASHINGTON,
 9:57:52AM D.C.
 9:57:52AM SO WE HAVE RESCHEDULED THE FLIGHT FOR APRIL 25th, AND I'M
 9:58:02AM GOING TO SEND SOME LETTERS TO ALL THE VETERANS.
 9:58:05AM THERE ARE A HUNDRED VETERANS TOTAL.
 9:58:08AM SOME WORLD WAR II, KOREAN WAR, AND VIETNAM WAR VETERANS
 9:58:12AM GOING TO WASHINGTON, D.C. FOR ONE DAY.
 9:58:14AM I WOULD LIKE TO GET PERMISSION FROM THE COUNCIL TO HAVE
 9:58:21AM THEIR SIGNATURES ON THESE LETTERS GOING FROM THE VILLAGE TO
 9:58:25AM THE VETERANS.

 9:58:26AM BUT I WOULD LIKE TO GET APPROVAL FROM EVERYONE HERE TO SIGN
 9:58:30AM THEIR NAMES ON THE LETTERS, AND I'LL SEND THEM OUT AND DO
 9:58:34AM ALL THAT.
 9:58:35AM >>Mayor Ribble: WHO IS DOING THE LETTERS?
 9:58:37AM >>Rafael Lopez: I AM.
 9:58:37AM I'LL TAKE CARE OF IT.
 9:58:39AM >>Mayor Ribble: ANY OBJECTION?
 9:58:41AM OKAY.
 9:58:43AM THANK YOU.
 9:58:45AM >>Rafael Lopez: DON'T FORGET, IF YOU'VE NEVER BEEN TO AN
 9:58:49AM HONOR FLIGHT WELCOME HOME AT RSW, YOU WILL NEVER BE AT A
 9:58:54AM MORE PATRIOTIC EVENT THAN TO ATTEND ONE OF THOSE, TO WATCH
 9:58:57AM THE YOUNG KIDS AND THE VETERANS.
 9:59:02AM NORMALLY WE HAVE ANYWHERE BETWEEN 2,000 TO 2500 RESIDENTS
 9:59:06AM THAT ATTEND THOSE EVENTS.
 9:59:08AM IT'S LIKE INCREDIBLE.
 9:59:09AM I WELCOME EVERYONE TO JOIN AND ATTEND.
 9:59:12AM THANK YOU.
 9:59:15AM >>Mayor Ribble: THANK YOU.
 9:59:16AM GO AHEAD.
 9:59:18AM >>Jim Ward: I ALSO HAD THE OPPORTUNITY TO ATTEND THE FGCU
 9:59:21AM EVENT LAST NIGHT.
 9:59:22AM IT WAS VERY WELL DONE.
 9:59:23AM VERY WELL ATTENDED.
 9:59:24AM I WANT TO COMMEND ENGAGE ESTERO FOR PUTTING THAT ON AND FOR

 9:59:28AM THE WORK THEY DO IN THE COMMUNITY.
 9:59:30AM THANK YOU FOR THAT.
 9:59:32AM >>Vice-Mayor Zalucki: MAYOR, THIS IS THE OFFICIAL LAST CALL
 9:59:35AM FOR ESTERO FEST.

9:59:35AM [LAUGHTER]
 9:59:37AM >>Mayor Ribble: ARE YOU SURE?
 9:59:38AM >>Vice-Mayor Zalucki: THIS IS IT.
 9:59:40AM THE 21st SATURDAY, READY TO GO, 1 TO 8 P.M.
 9:59:44AM LOTS OF GREAT ENTERTAINMENT.
 9:59:46AM FUN FOR THE ENTIRE FAMILY.
 9:59:47AM WE HAVE FOOD, BEER AND WINE GARDEN.
 9:59:50AM LEE COUNTY SHERIFF'S OFFICE, THE ESTERO FIRE RESCUE,
 9:59:53AM BUSINESS EXPO.
 9:59:54AM IT'S ALL FREE EXCEPT FOR THE FOOD AND THE DRINK.
 9:59:57AM SO STOP ON BY, 1 TO 8 P.M., RIGHT DOWN THE STREET AT THE
 10:00:01AM ESTERO COMMUNITY PARK.
 10:00:02AM THANK YOU.
 10:00:03AM >>Mayor Ribble: THANK YOU.
 10:00:04AM THIS PAST WEEK, MOST OF US WERE AT THE RIBBON CUTTING FOR
 10:00:09AM THE NEW RAPPEL TOWER AT ESTERO HIGH SCHOOL.
 10:00:15AM ESTERO WAS CHOSEN AMONG ALL THE HIGH SCHOOLS TO RECEIVE THE
 10:00:18AM TOWER ON THEIR CAMPUS.
 10:00:19AM NOT ONLY A RAPPEL TOWER, ALSO A ZIP LINE AND ROCK CLIMBING
 10:00:23AM WALL, WHICH IS AN INTEGRAL PART OF THE TRAINING AND
 10:00:28AM REQUIREMENTS OF THE JROTC PROGRAM.

 10:00:31AM AND SINCE THIS TOWER CAME ONLINE, AN ADDITIONAL 150 STUDENTS
 10:00:37AM HAVE SIGNED UP FOR JROTC.
 10:00:40AM I DON'T KNOW IF THE TOWER HAD ANYTHING TO DO WITH THAT OR
 10:00:42AM NOT.
 10:00:43AM ADDITIONALLY, I WANT TO REMIND COUNCIL THAT THIS COMING
 10:00:46AM THURSDAY, MARCH -- COMING FRIDAY, MARCH 27, WE WILL HAVE OUR
 10:00:52AM ETHICS TRAINING.
 10:00:53AM PLEASE BE PROMPT.
 10:00:54AM 8:30 IN THE MORNING.
 10:00:55AM ALSO FOR FUTURE REFERENCE, OUR JULY 1st MEETING HAS BEEN
 10:01:01AM MOVED TO JULY 2nd, WHICH IS A THURSDAY, WHICH IS NOT OUR
 10:01:06AM USUAL MEETING DATE.
 10:01:08AM PLEASE MARK THAT ON YOUR CALENDARS THAT WE WILL MEET ON
 10:01:12AM THURSDAY INSTEAD OF WEDNESDAY THAT FIRST MEETING OF THE
 10:01:15AM MONTH.
 10:01:16AM ANYTHING ELSE?
 10:01:18AM MR. ESCHENFELDER, DO YOU HAVE ANYTHING FOR US?
 10:01:21AM MR. SARKOZY?
 10:01:22AM >>Steven Sarkozy: NO, NOTHING.
 10:01:23AM >>Mayor Ribble: WE WILL ADJOURN THE REGULAR MEETING AND GO
 10:01:26AM TO THE WORKSHOP.
 10:01:27AM OUR FIRST WORKSHOP IS BROADWAY AVENUE WEST IMPROVEMENTS.
 10:01:43AM STEVE, WOULD YOU INTRODUCE THIS?
 10:01:45AM >>Steven Sarkozy: THANK YOU, MADAM MAYOR AND MEMBERS OF
 10:01:47AM COUNCIL.

10:01:48AM WE ARE VERY FORTUNATE TO NOW HAVE RECEIVED CONFIRMATION OF A
 10:01:53AM MAJOR GRANT FOR WEST BROADWAY.
 10:01:56AM AND THE GOOD NEWS IS THAT WE HAVE STATE AND FEDERAL MONEY TO
 10:02:01AM HELP US ON THIS MAJOR PROJECT.
 10:02:03AM THE BAD NEWS IS THAT IT'S UNDER SEVERE TIMELINES FOR
 10:02:10AM COMPLETION, NOT THAT THAT'S NECESSARILY BAD, BUT IT'S GOING
 10:02:14AM TO BE CONSIDERABLE WORK ON OUR PART AND STRESS ALL AROUND,
 10:02:18AM INCLUDING FOR RESIDENTS.
 10:02:20AM IF YOU ARE FAMILIAR, AS I KNOW YOU ARE, WITH THE WEST
 10:02:24AM BROADWAY AREA, THERE'S ONLY ONE WAY IN AND OUT OF THAT
 10:02:27AM ENTIRE NEIGHBORHOOD.
 10:02:27AM SO THIS IS MAJOR ACTIVITY, RECONSTRUCTING THE ROAD IN THAT
 10:02:34AM AREA.
 10:02:34AM WE WANT TO KEEP COUNCIL INFORMED.
 10:02:36AM DAVID IS HERE TO GO THROUGH THE SLIDE PRESENTATION TO
 10:02:39AM DESCRIBE HOW THIS PROJECT IS GOING TO ROLL OUT.
 10:02:41AM DAVID.
 10:02:42AM >>David Willems: GOOD MORNING.
 10:02:43AM I'M JUST GOING TO PROVIDE A VERY BRIEF INTRODUCTION AND THEN
 10:02:47AM JESSE GILL WITH CW3 WILL GET INTO THE DETAIL OF THE DESIGN
 10:02:51AM AND WHAT WE'RE TRYING TO ACCOMPLISH.
 10:02:52AM AS THE VILLAGE MANAGER MENTIONED, THIS IS THE SUBJECT OF A
 10:02:56AM GRANT, AN HMGP GRANT THAT HAS A VERY TIGHT TIME FRAME.
 10:03:01AM WE'VE WORKED WITH THE CONSULTANT TO MEET THOSE GRANT
 10:03:04AM REQUIREMENTS.

 10:03:04AM UNFORTUNATELY, BECAUSE OF THOSE TIGHT TIME CONSTRAINTS,
 10:03:08AM THERE ARE A FEW THINGS WE WOULD NORMALLY DO ON A PROJECT
 10:03:11AM THAT WE ARE ACTUALLY NOT PROBABLY ABLE TO DO HERE.
 10:03:14AM WE DON'T HAVE THE FLEXIBILITY TO GO OUTSIDE THE RIGHT-OF-WAY
 10:03:18AM LIKE WE WOULD ON A NORMAL PROJECT LIKE ON CORKSCREW ROAD, WE
 10:03:21AM HAVE A BUNCH OF EASEMENTS SO WE COULD GET THE PATHWAY
 10:03:24AM FURTHER OFF THE ROAD.
 10:03:25AM WE CAN'T DO THAT BECAUSE IF WE ADD RIGHT-OF-WAY, THEN THE
 10:03:30AM STATE AND THE FEDERAL GOVERNMENT WILL HAVE TO DO ANOTHER
 10:03:33AM ENVIRONMENTAL IMPACT ASSESSMENT, WHICH IS PROBABLY GOING TO
 10:03:35AM PUSH US BACK AT LEAST SIX TO NINE MONTHS, WHICH WOULD MEAN
 10:03:39AM WE WOULDN'T MEET ANY OF OUR GRANT REQUIREMENTS.
 10:03:41AM UNFORTUNATELY, THIS ROADWAY IS VERY NARROW.
 10:03:44AM I THINK IT GETS DOWN TO A 60-FOOT RIGHT-OF-WAY IN SOME
 10:03:47AM AREAS.
 10:03:47AM SO WHEN YOU SEE THE PLAN, SIDEWALK LOCATION IS NOT EXACTLY
 10:03:51AM WHERE WE WOULD PROBABLY WANT IT TO BE, BUT WE'RE
 10:03:54AM CONSTRAINED.
 10:03:55AM YOU'LL NOTICE WHEN JESSE GOES OVER THE PLAN THAT THE
 10:03:59AM MAJORITY OF THE NORTH SIDE OF THE ROADWAY DOES NOT HAVE A
 10:04:01AM SIDEWALK.
 10:04:02AM AGAIN, THAT'S BECAUSE WE CAN'T GO OUTSIDE THE RIGHT-OF-WAY.

10:04:04AM THERE ARE IMPORTANT IMPROVEMENTS THAT WE'RE PROPOSING TO
 10:04:08AM MAKE WHEN YOU DRIVE DOWN BROADWAY, THERE ARE VERY STEEP
 10:04:12AM SHOULDERS.

 10:04:12AM WE'LL GET RID OF THOSE.
 10:04:14AM WE WILL WIDEN THE SIDEWALK.
 10:04:15AM AS JESSE GETS INTO IT, WE'LL MAKE IT SAFER THAN IT IS RIGHT
 10:04:19AM NOW.
 10:04:19AM JESSE WILL GO OVER THE DETAILS.
 10:04:20AM WE ALSO HAVE THE PUBLIC MEETING THAT COUNCIL MEMBER HUNT
 10:04:23AM MENTIONED.
 10:04:24AM IT WAS VERY WELL ATTENDED.
 10:04:25AM I THINK THERE WERE MORE THAN 40 RESIDENTS THERE.
 10:04:28AM THERE WAS A LOT OF GOOD BACK AND FORTH.
 10:04:30AM SOME OF THE COMMENTS THAT WERE MADE THERE HAVE NOT BEEN
 10:04:32AM INCORPORATED WITH WHAT WE'VE LOOKED AT HERE.
 10:04:35AM JESSE WILL GO OVER SOME OF THOSE AND HOW THEY MIGHT BE
 10:04:38AM ACCOMPLISHED.
 10:04:39AM >>Mayor Ribble: THANK YOU, DAVID.
 10:04:40AM GOOD MORNING, JESSE.
 10:04:52AM >> THANK YOU, DAVID.
 10:04:53AM GOOD MORNING, MEMBERS OF THE COUNCIL.
 10:04:54AM MY NAME IS JESSE GILL.
 10:04:56AM CW3 ENGINEERING.
 10:04:57AM WE'VE GOTTEN THROUGH THE MAJORITY OF THE CONCEPTUAL PHASE
 10:05:02AM FOR THE BROADWAY AVENUE WEST SAFETY IMPROVEMENT PROJECT.
 10:05:06AM GIVE YOU A LITTLE UPDATE ON WHERE WE ARE AT THIS POINT.
 10:05:09AM MY PRESENTATION WILL COVER THE FOLLOWING ITEMS.
 10:05:12AM THE SCOPE, EXISTING CONDITIONS, THE ANALYSIS WE CONDUCTED TO

 10:05:16AM DATE, SOME OF THE ALTERNATIVES WE LOOKED AT, ESTIMATED
 10:05:19AM CONSTRUCTION COSTS, PUBLIC INVOLVEMENT, SOME
 10:05:22AM RECOMMENDATIONS, THE SCHEDULE AND ANSWER ANY QUESTIONS THAT
 10:05:25AM YOU MIGHT HAVE.
 10:05:27AM SO THIS IS THE PROJECT LIMITS, WHICH GOES FROM ARMADA COURT,
 10:05:36AM ON THE FAR WESTERN END OF THE PROJECT, TO U.S. 41.
 10:05:38AM THIS IS APPROXIMATELY 1.6 MILES.
 10:05:39AM THE PROJECT SCOPE REALLY FOCUSES AROUND SAFETY AND
 10:05:41AM ADDRESSING SOME OF THE ROADSIDE HAZARDS.
 10:05:43AM AS YOU CAN SEE HERE IN THE PHOTOS, THERE ARE SOME STEEP
 10:05:46AM SHOULDERS.
 10:05:47AM SOME EROSION AND UNDERMINING OF THE ROADS, ALSO ROAD SIGN
 10:05:50AM HAZARDS WITH DROP-OFFS AND ABOVEGROUND FEATURES THAT WE'RE
 10:05:55AM LOOKING TO ADDRESS.
 10:05:58AM OBVIOUSLY, IMPROVING CONVEYANCE IN THE AREA AS FAR AS
 10:06:02AM GETTING WATER OFF THE ROADWAY AND TO THOSE OUTFALLS
 10:06:06AM EFFICIENTLY.
 10:06:07AM PEDESTRIAN IMPROVEMENTS, IDEALLY, WE WERE LOOKING TO PROVIDE

10:06:10AM SIDEWALK ON BOTH SIDES.
 10:06:13AM IN SOME CASES WE'RE NOT ABLE TO BECAUSE OF RIGHT-OF-WAY
 10:06:16AM CONSTRAINTS.
 10:06:17AM WE ALSO LOOKED AT SOME LIGHTING OPPORTUNITIES AND LANDSCAPE
 10:06:21AM IMPROVEMENTS.
 10:06:22AM SO LOOKING AT THE EXISTING CONDITIONS, BROADWAY AVENUE WEST
 10:06:27AM IS CLASSIFIED AS A MAJOR COLLECTOR ROADWAY.

 10:06:30AM THE SPEED RANGES FROM 25 TO 35.
 10:06:33AM 25 FROM ARMADA COURT TO PINE TREE AND 35 FROM PINE TREE TO
 10:06:39AM U.S. 41.
 10:06:40AM THOSE LANES, UP UNTIL YOU GET TO THE TURN LANES AT U.S. 41
 10:06:45AM ARE NINE TO TEN FEET WIDE.
 10:06:47AM SO YOU'VE GOT VERY NARROW LANES AND A STEEP SHOULDER, IT CAN
 10:06:52AM BE A LITTLE TREACHEROUS THROUGH PORTIONS OF THIS CORRIDOR.
 10:06:56AM SO IN ORDER TO ISOLATE SOME OF THESE SEGMENTS, WE LOOKED AT
 10:07:03AM RIGHT-OF-WAY WIDTHS ALONG THE CORRIDOR AND REALLY BROKE IT
 10:07:05AM DOWN INTO FOUR SEGMENTS.
 10:07:07AM THE FIRST SEGMENT RUNS FROM ARMADA TO PINE TREE.
 10:07:09AM THAT RIGHT-OF-WAY WIDTH IS 65 TO 89 FEET WIDE.
 10:07:14AM SEGMENT 2, WHICH I'VE GOT HIGHLIGHTED THERE, IS -- NARROWS
 10:07:19AM DOWN TO 50 FEET.
 10:07:20AM IN SOME CASES IT'S WIDER ON EITHER END, BUT THE TRANSITIONS
 10:07:24AM ALONG THE RIGHT-OF-WAY, SOME ARE VERY ABRUPT, SOME ARE MORE
 10:07:28AM GRADUAL, AND IT STILL LIMITS WHAT WE CAN DO IN THE
 10:07:32AM TRANSITION AREAS.
 10:07:34AM SEGMENT 3, WHICH IS EAST OF TAHITIAN TO POINCIANA, WE'VE GOT
 10:07:39AM MORE OPPORTUNITY THROUGH THERE.
 10:07:41AM AND SEGMENT 4 IS REALLY JUST THAT AREA WHERE F.D.O.T. HAD
 10:07:45AM DONE PREVIOUS IMPROVEMENTS ALONG BROADWAY AS PART OF THE
 10:07:48AM U.S. 41 CONSTRUCTION.
 10:07:50AM AND THOSE IMPROVEMENTS ARE REALLY IN PRETTY GOOD SHAPE.
 10:07:53AM WE'RE LOOKING TO MATCH INTO THAT LOCATION AND POTENTIALLY

 10:07:55AM ADD A SIDEWALK ON THE NORTH SIDE.
 10:07:58AM IF IT IS DEEMED DESIRABLE AND WITHIN BUDGET.
 10:08:01AM AS I MOVE THROUGH THE SLIDES AND THE OPTIONS, I AM GOING TO
 10:08:05AM BE WORKING WEST TO EAST.
 10:08:06AM SEGMENT 1 IS TOWARDS ARMADA WITH SEGMENT 4 TOWARDS U.S. 41.
 10:08:12AM WE LOOKED AT EXISTING DRAINAGE PATTERNS.
 10:08:15AM IN GENERAL, THE DRAINAGE TOPOGRAPHY DRAINS FROM NORTH TO
 10:08:20AM SOUTH, ENTERS THE RIGHT-OF-WAY AND LEAVES THROUGH FOUR MAJOR
 10:08:24AM OUTFALLS SOUTH OF BROADWAY AVENUE.
 10:08:27AM SO WE LOOKED AT SOME DESIGN ALTERNATIVES FOR THE DIFFERENT
 10:08:33AM FOUR SEGMENTS.
 10:08:34AM AND REALLY, IT BOILS DOWN TO THERE ARE ONLY TWO SEGMENTS
 10:08:40AM THAT WE CAN REALLY HAVE AN OPTION TO DO, CURB AND GUTTER
 10:08:45AM VERSUS FLUSH SHOULDER ROOF OF SIX FOOT UNPAVED SHOULDER.

10:08:51AM THOSE TWO LOCATIONS WE HAD OPTIONS.
 10:08:53AM SEGMENT 2 BECAUSE OF CONSTRAINTS, IT WAS NOT FEASIBLE TO
 10:08:57AM CONSTRUCT A RURAL FLUSH SHOULDER SEGMENT AS IT EXISTS TODAY.
 10:09:03AM SEGMENT 4, AGAIN, WE'RE NOT REALLY ALTERING JUST THE
 10:09:06AM POTENTIAL ADDITION OF THE SIDEWALK ON THE NORTH SIDE.
 10:09:08AM THESE ARE SOME OF THE INITIAL CONCEPTS THAT WERE DEVELOPED.
 10:09:15AM THIS ONE IS THE URBAN SECTION WITH CURB AND GUTTER FROM
 10:09:20AM ARMADA TO PINE TREE.
 10:09:22AM WE WERE PROPOSING TO PROVIDE A STOP-CONTROLLED CONDITION AT
 10:09:27AM THAT INTERSECTION TO SAFELY CROSS PEDESTRIANS VERSUS IT
 10:09:33AM BEING AN UNCONTROLLED, LESS DESIRABLE CONDITION,

 10:09:37AM PARTICULARLY WITH THE PARK OR THE TRAILHEAD TO THE NORTH SO
 10:09:40AM THAT PROVIDES SOME CONNECTIVITY THERE.
 10:09:43AM AND THIS IS WHAT THAT TYPICAL CROSS SECTION MIGHT LOOK LIKE.
 10:09:47AM AGAIN, AS DAVID MENTIONED, I'LL TALK A LITTLE BIT MORE ABOUT
 10:09:51AM THE SIDEWALK THROUGH THIS AREA, BUT IN GENERAL, WE'RE
 10:09:55AM PROVIDING 11-FOOT TRAVEL LANES, WHICH IT MEETS STANDARDS.
 10:09:59AM A SHALLOW SWALE FOR DRAINAGE CONVEYANCE, AND THEN SIDEWALK
 10:10:04AM POTENTIALLY ON BOTH SIDES.
 10:10:08AM THE RURAL OPTION, REALLY THE ONLY DIFFERENCE HERE, THE
 10:10:12AM HORIZONTAL GEOMETRY IS GENERALLY CONSISTENT WITH THE URBAN
 10:10:15AM OPTION.
 10:10:17AM THE ONLY DIFFERENCE IS NO CURB AND GUTTER.
 10:10:20AM THIS WOULD HAVE A SIX-FOOT UNPAVED SHOULDER.
 10:10:22AM AND STILL MAINTAINING THE STOP CONTROLLED PEDESTRIAN
 10:10:28AM CROSSING.
 10:10:28AM THIS OPTION, THE CROSS SECTION FOR THIS OPTION IS SHOWN
 10:10:34AM HERE.
 10:10:34AM AGAIN, THE ONLY MAJOR DIFFERENCE IS THE FLUSH SHOULDER.
 10:10:39AM AGAIN, STILL PROVIDING THE 11-FOOT TRAVEL LANES AND SHALLOW
 10:10:43AM SWALES.
 10:10:43AM MOVING INTO SEGMENT 2, WHICH STARTS AT PINE TREE, IS THIS IS
 10:10:49AM WHERE THE --
 10:10:51AM >>Mayor Ribble: JESSE, BEFORE YOU MOVE ON TO SEGMENT 2, THE
 10:10:54AM STOP CONTROL, IS THAT FOR PEOPLE CROSSING NORTH TO SOUTH OR
 10:10:59AM SOUTH TO NORTH?

 10:11:00AM I'M TRYING TO SEE WHAT THEY WOULD CROSS FOR?
 10:11:04AM >> YES, MA'AM.
 10:11:10AM >>Mayor Ribble: SEGMENT 1, STOP CONTROL, PEDESTRIAN
 10:11:12AM CROSSING.
 10:11:13AM >> YES.
 10:11:13AM SO TODAY, IT'S ONLY STOP CONTROLLED IN THE EAST ALONG
 10:11:18AM BROADWAY.
 10:11:20AM PINE TREE IS FREE FLOW.
 10:11:21AM WE'RE PROPOSING A THREE-WAY STOP THERE IN ORDER TO CROSS
 10:11:28AM PEDESTRIANS EAST TO WEST ALONG PINE TREE AND NORTH TO SOUTH

10:11:32AM ALONG BROADWAY.
 10:11:34AM >>Mayor Ribble: OKAY.
 10:11:35AM >> OTHERWISE, IF IT WAS AN UNCONTROLLED LOCATION, YOU'D HAVE
 10:11:40AM RFBs, RECTANGULAR FLASHING BEACONS.
 10:11:44AM NOT AT DESIRABLE.
 10:11:45AM YOU HAVE MORE CONTROL.
 10:11:46AM IT IS A SAFER MOVEMENT FOR PEDESTRIANS IF IT'S STOP
 10:11:50AM CONTROLLED.
 10:11:52AM >>Mayor Ribble: THANK YOU.
 10:11:55AM >> MOVING INTO SEGMENT 2, THIS IS WHERE THE RIGHT-OF-WAY
 10:11:59AM BEGINS TO NARROW.
 10:12:03AM AGAIN, THERE MAY BE AREAS WHERE WE COULD INCORPORATE SOME
 10:12:06AM ADDITIONAL SIDEWALK EXTENSION, BUT THERE IS NO CONNECTIVITY
 10:12:11AM ON THOSE NORTHERN PROPERTIES AT THE MOMENT.
 10:12:15AM AGAIN, THIS IS STILL A FLUID DESIGN PROCESS.

10:12:19AM THIS IS THE SECOND OF THE THREE SLIDES FOR SEGMENT 2.
 10:12:27AM THIS IS SHOWING THE URBAN SECTION.
 10:12:28AM AGAIN, SIDEWALK ON THE SOUTH SIDE ONLY.
 10:12:31AM AS YOU CAN SEE, ONCE YOU GET TO THE MOBILE HOME VILLAGES,
 10:12:35AM THAT RIGHT-OF-WAY GETS DOWN TO 50 FEET WIDE.
 10:12:39AM AGAIN, THE THIRD OF THE THREE SLIDES FOR SEGMENT 2 TAKES US
 10:12:47AM THROUGH BRECKENRIDGE, THE MOBILE HOME COMMUNITIES, UP TO
 10:12:53AM TERRA VISTA.
 10:12:54AM AND THIS IS THE CONCEPTUAL TYPICAL CROSS SECTION FOR THIS
 10:13:04AM AREA.
 10:13:04AM AS YOU CAN SEE, THE 11-FOOT LANES, CURB AND GUTTER SIDEWALK,
 10:13:08AM WHICH WE WILL PULL AWAY FROM THE CURB AS MUCH AS WE CAN.
 10:13:11AM IN SOME AREAS, IT'S NOT FEASIBLE AND HAS TO BE RIGHT UP
 10:13:14AM AGAINST THE BACK OF CURB.
 10:13:16AM ALONG THE NORTHERN SIDE, THAT DRAINAGE WILL BE PIPED, AND WE
 10:13:20AM STILL HAVE TO MAINTAIN A SHALLOW SWALE IN ORDER TO RECEIVE
 10:13:23AM SOME OF THOSE OFF-SITE FLOWS AS I SHOWED BEFORE, EVERYTHING
 10:13:26AM IS DRAINING OFF-SITE INTO THE RIGHT-OF-WAY FROM THE NORTH.
 10:13:29AM MOVING INTO SEGMENT 3, THIS IS SHOWING AN URBAN SECTION
 10:13:40AM WHERE THE RIGHT-OF-WAY BEGINS TO WIDEN OUT, LOOKED AT
 10:13:45AM INTRODUCING A SIDEWALK ONCE AGAIN ON THE NORTH SIDE.
 10:13:49AM IN ORDER TO ACCOMMODATE THE CONNECTION FROM NORTH TO SOUTH,
 10:13:52AM A RAISED MID BLOCK CROSSING IS CURRENTLY PROPOSED AS AN
 10:13:56AM OPTION.
 10:13:56AM THIS WOULD HAVE THE RFB FLASHING BEACONS THAT ARE PEDESTRIAN

10:14:03AM ACTIVATED FOR SAFE TRAVEL.
 10:14:05AM IT ALSO PROVIDES A SPEED-CALMING MEASURE AS WELL.
 10:14:10AM AS WE'VE NOTICED, THERE ARE SOME HIGH SPEED TRAVEL ALONG
 10:14:15AM THIS ROADWAY.
 10:14:18AM SEGMENT 3 TAKES US UP TO JUST ABOUT POINCIANA WHERE WE TIE
 10:14:23AM INTO THOSE IMPROVEMENTS PREVIOUSLY CONSTRUCTED AS PART OF

10:14:28AM THE U.S. 41 PROJECT.
 10:14:29AM SO THIS IS WHAT THE URBAN SECTION MIGHT LOOK LIKE.
 10:14:35AM AGAIN, THE SIDEWALK ON THE NORTH SIDE -- NORTH AND SOUTH
 10:14:41AM SIDE CAN BE ADJUSTED AS FAR AS THE ALIGNMENTS.
 10:14:45AM COULD BE ELIMINATED AS NEEDED.
 10:14:47AM THE RURAL OPTION IS VERY SIMILAR.
 10:14:54AM AGAIN, THE HORIZONTAL GEOMETRY IS SIMILAR TO THE URBAN
 10:14:59AM SECTION OF CURB AND GUTTER.
 10:15:00AM GENERALLY CONSISTENT, JUST FLUSH SHOULDERS.
 10:15:04AM SAME WITH THIS AREA.
 10:15:07AM AND THIS IS WHAT THE TYPICAL CROSS SECTION MIGHT LOOK LIKE
 10:15:11AM WITH FLUSH SHOULDERS.
 10:15:12AM WHICH CURRENTLY GENERALLY EXIST TODAY WITH THE EXCEPTION OF
 10:15:16AM THE SIDEWALK ON THE NORTH SIDE.
 10:15:17AM MOVING INTO SEGMENT 4, AGAIN, WE PROPOSED A CONNECTION FROM
 10:15:25AM U.S. 41 FOR THE SIDEWALK ALONG THE NORTH SIDE.
 10:15:28AM THERE IS AN EXISTING SIDEWALK CURRENTLY ALONG THE SOUTH
 10:15:31AM SIDE.
 10:15:31AM THERE'S REALLY NO REASON TO RECONSTRUCT THIS AREA.

 10:15:35AM PAVEMENT IS IN GOOD CONDITION.
 10:15:37AM I THINK IT WAS RECONSTRUCTED CIRCA 2013, 2014.
 10:15:43AM AND THIS IS WHAT THAT CONCEPTUAL TYPICAL SECTION MIGHT LOOK
 10:15:48AM LIKE.
 10:15:48AM SO WE LOOKED AT CONSTRUCTION COST ESTIMATES.
 10:15:54AM YOU'LL NOTICE THAT IT INCLUDES MID BLOCK CROSS WALK,
 10:15:58AM DECORATIVE LIGHTING AND FULL CORRIDOR LIGHTING.
 10:16:01AM INITIALLY, IT WAS DESIRABLE FOR FULL CORRIDOR LIGHTING,
 10:16:07AM HOWEVER THE BUDGET MAY NOT ALLOW FOR THAT.
 10:16:09AM AT A MINIMUM, IF THERE IS A MID BLOCK CROSSING PROPOSED AND
 10:16:14AM INSTALLED, WE WOULD RECOMMEND LIGHTING THAT AT A MINIMUM.
 10:16:19AM THE URBAN OPTION IS MORE EXPENSIVE THAN THE COMBINATION OF
 10:16:24AM RURAL AND URBAN.
 10:16:27AM AND THE COST ESTIMATE CONSIDERED THE ROADWAY DRAINAGE,
 10:16:31AM SIGNING AND PAVEMENT MARKINGS, DECORATIVE LIGHTING AND
 10:16:36AM ANTICIPATED CEI COSTS.
 10:16:37AM AS DAVID MENTIONED, WE KICKED OFF THE PUBLIC INVOLVEMENT
 10:16:42AM PROCESS.
 10:16:43AM A NEWSLETTER WENT OUT.
 10:16:45AM THERE IS AN ACTIVE WEBSITE THAT'S SHOWN HERE, THAT INCLUDES
 10:16:49AM PROJECT INFORMATION AND IT WILL CONTINUE TO BE UPDATED AS WE
 10:16:52AM PROGRESS.
 10:16:52AM A PUBLIC MEETING WAS HELD MARCH 3 AT THE ESTERO REC CENTER.
 10:16:57AM 29 ATTENDEES.
 10:16:58AM RECEIVED 11 COMMENTS DURING AND AFTER THAT MEETING.

 10:17:02AM MOST OF OUR COMMENTS WERE FOCUSED AROUND THE QUARTERDECK
 10:17:08AM COVE AREA.

10:17:09AM THE SIDEWALK LOCATION AND PRESENCE OF SIDEWALK ON THE SOUTH
 10:17:14AM SIDE WAS NOT DEEMED FAVORABLE BY THOSE ADJACENT RESIDENTS,
 10:17:18AM EVEN THOUGH IT IS WITHIN THE RIGHT-OF-WAY, THEY FELT IT WAS
 10:17:21AM ENCROACHING TOO CLOSE TO THEIR PROPERTY.
 10:17:23AM SO WE HAVE DISCUSSED SOME OPTIONS, WHICH I'LL TALK A LITTLE
 10:17:28AM BIT MORE ABOUT HERE IN A MINUTE.
 10:17:30AM THE PRESERVATION OF SOME OF THOSE MATURE TREES.
 10:17:33AM THERE IS SOME MATURE LANDSCAPE THAT HAS BEEN PLANTED IN THE
 10:17:37AM RIGHT-OF-WAY IN THOSE AREAS, AND THERE WERE SOME CONCERNS
 10:17:39AM ABOUT THOSE BEING IMPACTED.
 10:17:41AM THERE WAS A COMMENT ABOUT INSTALLING CULVERTS, PREFERENCE OF
 10:17:46AM INSTALLING CULVERTS VERSUS DITCHES.
 10:17:48AM THERE WAS ALSO A VALID COMMENT ABOUT THERE'S SOME EXISTING
 10:17:51AM GOPHER TORTOISE BURROWS IN THAT AREA, ADJACENT TO THE PARK
 10:17:58AM THERE, AND THE CONCERN THAT TORTOISES MIGHT NOT BE ABLE TO
 10:18:02AM CROSS THE ROAD WITH THE CURB AND GUTTER.
 10:18:04AM BUT OVERALL, ASIDE FROM THOSE FACTORS, THE PROJECT WAS
 10:18:08AM GENERALLY WELL RECEIVED FROM THE PUBLIC.
 10:18:10AM LOOKING AT OUR RECOMMENDATIONS, AGAIN, WE HAD GONE THROUGH A
 10:18:17AM CONCEPTUAL PROCESS PRIOR TO THE PUBLIC MEETING, SO THERE
 10:18:21AM HAVE BEEN SOME ADJUSTMENTS SINCE THEN THAT STILL TRYING TO
 10:18:27AM INCORPORATE.
 10:18:27AM WE CREATED AN EVALUATION MATRIX, WHICH INCLUDED SAFETY,

 10:18:31AM CONSTRUCTION COSTS, PEDESTRIAN ACCOMMODATIONS, ENVIRONMENTAL
 10:18:34AM FACTORS, PERMITTING REQUIREMENTS AND RIGHT-OF-WAY IMPACTS.
 10:18:37AM SO THE BOTTOM FOUR ARE REALLY GENERALLY THE SAME BETWEEN THE
 10:18:42AM TWO, NO MAJOR DIFFERENCES.
 10:18:44AM THE MAJOR DIFFERENCE IS SAFETY AND COST, WHICH SAFETY, I
 10:18:47AM MEAN, NEITHER OF THOSE IS A POOR OPTION.
 10:18:51AM IT'S A NET IMPROVEMENT FROM WHAT EXISTS TODAY.
 10:18:54AM THERE IS A SLIGHT EDGE TO THE URBAN SECTION AS IT REDUCES
 10:18:56AM THE LATERAL OFFSET REQUIREMENTS FOR ABOVEGROUND HAZARDS.
 10:19:04AM IT ALSO PROVIDES A NARROWING EFFECT, A PERCEPTION THAT CAN
 10:19:13AM HAVE SPEED-CALMING IMPROVEMENTS.
 10:19:16AM BUT ALSO PROVIDES A PHYSICAL DETERRENT FOR VEHICLES.
 10:19:25AM ESTIMATED CONSTRUCTION COST, OBVIOUSLY THE URBAN IS MORE
 10:19:27AM EXPENSIVE.
 10:19:30AM DOES PROVIDE A SLIGHT EDGE WITH REGARD TO SAFETY, HOWEVER,
 10:19:32AM THE COMBINATION OF RURAL AND URBAN IS A FEASIBLE OPTION.
 10:19:35AM AND WILL CONTINUE TO BE A FEASIBLE OPTION.
 10:19:37AM SO OUR RECOMMENDATION, BASED ON THE PUBLIC MEETING WAS TO
 10:19:43AM STICK WITH A RURAL SECTION, A FLUSH SHOULDER SECTION THROUGH
 10:19:48AM THE WESTERN LIMIT OF THE PROJECT AND THE AREA OF QUARTERDECK
 10:19:53AM COVE WHERE THE RESIDENTS HAVE CONCERNS.
 10:19:55AM IT REALLY IS A SEPARATE ENCLAVE FROM THE REST OF THE
 10:19:58AM CORRIDOR.
 10:19:58AM IT'S A 25-MILE AN HOUR RESIDENTIAL STREET THAT'S FAR LESS

10:20:03AM TRAVELED THAN THE REST OF THE CORRIDOR.

10:20:05AM IT ALSO ACCOUNTS FOR THE GOPHER TORTOISES IN THE AREA, AND
 10:20:12AM THEN INCORPORATION OF A SIDEWALK ON THE SOUTH SIDE THERE CAN
 10:20:17AM CONTINUE TO BE DISCUSSED.
 10:20:19AM BUT AN URBAN SECTION REALLY THROUGHOUT THE REMAINING
 10:20:22AM CORRIDOR THAT PROVIDES CONSISTENCY, MAINTAINS DRIVER
 10:20:28AM EXPECTATIONS.
 10:20:29AM SO THAT WAS REALLY OUR RECOMMENDATION AT THE MOMENT.
 10:20:33AM LOOKING AT THE PROJECT SCHEDULE, WE KICKED THINGS OFF IN
 10:20:39AM DECEMBER.
 10:20:40AM WE'RE CURRENTLY IN MARCH, WRAPPING UP THE CONCEPTUAL PHASE
 10:20:48AM AND GEARING UP FOR 60% DESIGN, WHICH IS GOING TO BE PRETTY
 10:20:56AM FAST AND FURIOUS, AND WE'LL BE BACK HERE AGAIN TO UPDATE YOU
 10:21:01AM END OF MAY, BEGINNING OF JUNE.
 10:21:02AM WE DID MEET WITH THE SOUTHWEST FLORIDA MANAGEMENT DISTRICT
 10:21:05AM AND HAVE GOTTEN PRELIMINARY CONCURRENCE THAT THIS PROJECT
 10:21:07AM WOULD QUALIFY FOR A GENERAL PERMIT, WHICH WILL HELP FROM US
 10:21:11AM A SCHEDULE STANDPOINT.
 10:21:12AM THAT'S A BENEFIT THERE.
 10:21:14AM WE'VE GOT FINAL DESIGN WRAPPING UP IN OCTOBER.
 10:21:18AM IN ACCORDANCE WITH THE GRANT AGREEMENT.
 10:21:22AM WITH THAT, I'LL TAKE ANY QUESTIONS.
 10:21:27AM >>Mayor Ribble: QUESTIONS?
 10:21:28AM COUNCILMAN HUNT.
 10:21:30AM >>Jeff Hunt: THANK YOU, JESSE.
 10:21:32AM TWO QUESTIONS.

10:21:33AM I ATTENDED THE MEETING, I BELIEVE YOU DID AS WELL ON MARCH
 10:21:35AM 3.
 10:21:36AM ONE OF THE BIG THINGS RESIDENTS BROUGHT UP TO ME A NUMBER OF
 10:21:40AM TIMES IS SPEEDING ALONG THAT ROAD.
 10:21:42AM EVERYONE HAS THEIR OWN IDEAS AS TO HOW TO QUELL THAT
 10:21:46AM SPEEDING.
 10:21:46AM THESE CONTROLLED CROSSINGS, AS YOU PUT THEM, OR STOP
 10:21:51AM CONTROLS, ARE THEY A METHOD BY WHICH THAT HAS SOME SORT OF
 10:21:56AM -- COULD SLOW THAT TRAFFIC DOWN?
 10:21:58AM >> IT DOES.
 10:21:59AM THE RAISED MID BLOCK CROSSINGS ARE NOT A SPEED BUMP.
 10:22:04AM IT'S MORE OF A TABLE.
 10:22:06AM IT'S GOT LIKE A 10 TO 1 SLOPE.
 10:22:09AM IT FLATTENED OUT FOR 10, 12 FEET AND THEN COMES BACK DOWN.
 10:22:12AM CERTAINLY, IF YOU HIT IT WHILE YOU'RE SPEEDING, YOU'RE GOING
 10:22:16AM TO NOTICE IT.
 10:22:17AM BUT IT DOES PROVIDE A SPEED-CALMING BENEFIT.
 10:22:23AM WE ALSO DISCUSSED OTHER LOCATIONS WHERE THAT MIGHT BE
 10:22:26AM REASONABLE AS WELL.
 10:22:28AM >>Jeff Hunt: THANK YOU.

10:22:28AM LASTLY, THE SECTION -- I THINK IT WAS SECTION 2, WHERE THERE
 10:22:35AM IS VERY LITTLE LEEWAY BETWEEN THE ROADWAY AND THE SIDEWALK.
 10:22:41AM IS THERE A RESPONSIBILITY THE VILLAGE HAS IN TERMS OF THE
 10:22:44AM DESIGN, HOW CLOSE CAN IT BE OR CAN IT BE RIGHT UP TO THE
 10:22:48AM EDGE AS SUGGESTED?

 10:22:50AM >> THE HIERARCHY FOR SIDEWALK PLACEMENT, MOST DESIRABLE IS
 10:22:56AM CLOSEST TO THE RIGHT-OF-WAY LINE AS POSSIBLE.
 10:22:58AM AS FAR OFF THE EDGE OF PAVEMENT.
 10:23:00AM THEN YOU WORK YOUR WAY TOWARDS, IF YOU HAVE A CURB AND
 10:23:03AM GUTTER SECTION, IT CAN BE UP AGAINST THE BACK OF CURB.
 10:23:06AM SO THAT IS AN ALLOWABLE OPTION BASED ON F.D.O.T. CRITERIA.
 10:23:12AM >>Jeff Hunt: THANKS.
 10:23:12AM >>Mayor Ribble: COUNCILMAN McLAIN.
 10:23:14AM >>Jon McLain: IT LOOKS LIKE A GOOD PROJECT.
 10:23:16AM I'M NOT SURE, AND WE HAVEN'T MADE ANY DECISIONS AS TO THE
 10:23:20AM COST OF LIGHTING, BECAUSE YOU HAD SOME SPREAD IN THERE.
 10:23:23AM WE'LL GET THAT UPDATE I GUESS AT A LATER DATE.
 10:23:25AM A QUESTION TO STEVE AND THE GRANT, AND YOU MAY HAVE TOUCHED
 10:23:30AM ON THAT.
 10:23:31AM THIS IS A PRETTY QUICK TIMELINE THAT YOU'VE GOT THERE.
 10:23:33AM ARE WE GOING TO COMPLY THEN WITH THE GRANT FOR FUNDING?
 10:23:36AM AM I CORRECT ON THIS?
 10:23:38AM >>Steven Sarkozy: YES.
 10:23:40AM >>Jon McLain: WILL WE BE UTILIZING THE MAJORITY OF THE GRANT
 10:23:43AM OR MAYBE ACTUALLY EXCEEDING IT WITH THIS PROJECT AT THIS
 10:23:47AM POINT?
 10:23:48AM >>Steven Sarkozy: I'LL TURN IT OVER TO DAVID.
 10:23:49AM >>David Willems: THE PLAN IS TO BASICALLY HIT IT AS CLOSE AS
 10:23:53AM WE CAN, THAT WE DON'T PAY ANY ADDITIONAL.
 10:23:56AM I DON'T THINK THERE'S NECESSARILY A RANGE FOR THE LIGHTING.

 10:23:59AM WE HAVE AN ESTIMATED COST OF THE LIGHTING.
 10:24:03AM AND THE LIGHTING WILL PUT US OVER BUDGET.
 10:24:07AM >>Jon McLain: URBAN RURAL LIGHTING OPTION IN THERE.
 10:24:10AM >>David Willems: THE CHEAPEST WE CAN DO WITH CORRIDOR
 10:24:13AM LIGHTING IS \$17.2 MILLION.
 10:24:15AM WE HAVE ABOUT \$14 MILLION TO SPEND ON THIS PROJECT.
 10:24:18AM WE WOULD HAVE TO --
 10:24:21AM >>Jon McLain: -- THE 12.5 --
 10:24:23AM >>David Willems: CORRECT.
 10:24:24AM RIGHT.
 10:24:25AM THAT WOULD PUT US WITHIN WHERE WE NEED TO BE WITHIN THE
 10:24:28AM GRANT.
 10:24:30AM >>Jon McLain: WE WANT TO DO IT RIGHT.
 10:24:31AM WE'LL TAKE YOUR RECOMMENDATIONS ON THAT.
 10:24:33AM THIS IS GREAT BECAUSE SEVERAL MONTHS BACK, WE DIDN'T THINK
 10:24:39AM WE COULD MAKE THE TIMING ON THIS.

10:24:41AM SO THIS IS A SIGNIFICANT IMPROVEMENT AND YOUR COMMENTS
 10:24:46AM EARLIER ABOUT WE WOULD LOVE TO HAVE MAYBE GOTTEN SOME
 10:24:50AM RIGHT-OF-WAY IN THERE, BUT I THINK GETTING THIS DONE IS
 10:24:53AM GOING TO BE -- IT LOOKS LIKE A SAFE CORRIDOR THERE FOR
 10:24:57AM PEOPLE --
 10:24:58AM >>David Willems: IT WILL BE A LARGE IMPROVEMENT COMPARED TO
 10:25:00AM WHAT'S OUT THERE RIGHT NOW, ABSOLUTELY.
 10:25:02AM >>Jon McLain: GOOD.
 10:25:03AM THANK YOU.

 10:25:04AM >>Mayor Ribble: VICE-MAYOR.
 10:25:05AM >>Vice-Mayor Zalucki: THANK YOU.
 10:25:06AM JESSE, THANKS FOR THE PRESENTATION.
 10:25:08AM JUST A QUESTION ON THE STOP CONTROL PEDESTRIAN CROSSING IN
 10:25:13AM SEGMENT 1, IS THAT A THREE-WAY STOP SIGN OR IS THAT
 10:25:18AM CONTROLLED -- SO THERE WOULD BE PERMANENT STOP SIGNS AT THAT
 10:25:23AM INTERSECTION.
 10:25:23AM >> THAT'S CORRECT.
 10:25:24AM >>Vice-Mayor Zalucki: THAT WOULD BE THE ONLY STOP SIGN IN
 10:25:26AM THIS WHOLE PROJECT, ONLY INSTALLED STOP SIGNS.
 10:25:28AM DID YOU HAPPEN TO DO A TRAFFIC COUNT TO SEE WHAT THE
 10:25:31AM PEDESTRIAN CROSSING COUNT IS?
 10:25:34AM >> WE HAVE DONE PEDESTRIAN COUNTS.
 10:25:37AM WE DON'T HAVE FINAL RESULTS OF THAT YET.
 10:25:39AM THIS WAS PROPOSED AS AN OPTION.
 10:25:41AM IT WILL BE FURTHER VETTED AS WE GET THAT DATA TO CONFIRM.
 10:25:47AM >>David Willems: BUT WITH PEDESTRIAN COUNTS, KEEP IN MIND,
 10:25:49AM IT'S ONE OF THOSE YOU BUILD IT AND THEY WILL COME.
 10:25:51AM IF WE DID PEDESTRIAN COUNTS ON ESTERO PARK BAY BEFORE WE
 10:25:55AM BUILT THE SIDEWALKS, IT WOULD BE PRETTY CLOSE TO ZERO.
 10:25:58AM BUT NOW THERE ARE PEOPLE OUT THERE ALL HOURS OF THE DAY.
 10:26:01AM RIGHT NOW, THERE'S NO WAY TO GET TO THE PARK OTHER THAN WALK
 10:26:05AM THROUGH THE MIDDLE OF THE STREET.
 10:26:06AM WHAT THIS WILL DO IS PROVIDE PEOPLE AN EASY ACCESS TO GET TO
 10:26:11AM THE PARK, THAT THEY DON'T HAVE RIGHT NOW.

 10:26:14AM >>Vice-Mayor Zalucki: RIGHT.
 10:26:15AM I WAS WONDERING IF IT WAS THOUGHT THAT WE INSTALL ONE OF
 10:26:18AM THOSE BUTTONS THAT THE PEDESTRIAN CAN ACTIVATE SO THAT
 10:26:23AM TRAFFIC ISN'T STOPPING 24 HOURS A DAY.
 10:26:28AM >>David Willems: GENERALLY THOSE DON'T WORK REALLY WELL AT
 10:26:31AM STOP INTERSECTIONS.
 10:26:33AM USUALLY WHEN YOU DO THOSE, THEY ARE MID BLOCK CROSSINGS, SO
 10:26:36AM WE WOULD HAVE TO RELOCATE THAT SOMEWHERE AWAY FROM THE
 10:26:39AM INTERSECTION.
 10:26:39AM IF YOU HAVE EVER DRIVEN IT, IT IS A REALLY WEIRD
 10:26:46AM INTERSECTION.
 10:26:47AM THERE'S NO STOP CONDITION ON THE TURN.

10:26:50AM BUT THERE IS ON THE STRAIGHT COMING OUT.
 10:26:55AM IF YOU'VE NEVER BEEN THROUGH IT, IT'S ALMOST CONFUSING WHERE
 10:26:59AM THIS WILL KIND OF STRAIGHTEN IT OUT AND MAKE IT LOOK MORE
 10:27:03AM LIKE AN INTERSECTION THAT YOU WOULD EXPECT TO SEE.
 10:27:06AM >>Vice-Mayor Zalucki: OKAY.
 10:27:07AM I WAS MAKING SURE THAT STOPPING TRAFFIC ALL THE TIME,
 10:27:10AM INSTALLING PERMITTED STOP SIGNS FOR SAFETY REASONS, BASED ON
 10:27:15AM THE PEDESTRIAN TRAFFIC THAT WE'RE SEEING, IF IT'S WORTH IT.
 10:27:19AM >>David Willems: I DON'T THINK IT'S ENTIRELY JUST FOR
 10:27:22AM PEDESTRIAN TRAFFIC.
 10:27:23AM IT'S THE INTERSECTION ITSELF.
 10:27:24AM IT'S A WEIRD SITUATION TO BE COMING DOWN THE ROAD.
 10:27:28AM AND YOU MAKE A LEFT TURN WITH NO STOP, BUT THE STRAIGHT HAS

 10:27:31AM TO STOP.
 10:27:32AM IT'S JUST A WEIRD SITUATION.
 10:27:35AM IT'S KIND OF CLEANING THAT UP.
 10:27:36AM >>Vice-Mayor Zalucki: MY LAST COMMENT.
 10:27:38AM I LIKE THE WAY YOUR RECOMMENDATIONS KIND OF LAY OUT.
 10:27:40AM I WOULD JUST SAY IF WE START WITH URBAN, I THINK IT SHOULD
 10:27:44AM BE URBAN ALL THE WAY TO 41.
 10:27:46AM I DON'T THINK THAT WE SHOULD PIECEMEAL A RURAL IN BETWEEN
 10:27:50AM TWO URBAN SECTIONS.
 10:27:51AM THAT'S JUST MY COMMENT.
 10:27:52AM IT SAYS ON YOUR THIRD BULLET POINT AT THE END, SAYS IF
 10:27:57AM BUDGET ALLOWS, OTHERWISE RURAL FOR SECTION SEGMENT 3.
 10:28:01AM I JUST THINK IT WOULD BE BETTER IF WE CONTINUE WITH URBAN
 10:28:05AM ALL THE WAY OUT TO 41, INSTEAD OF MAKING ONE SECTION RURAL.
 10:28:12AM >>Mayor Ribble: COUNCIL MEMBER WARD.
 10:28:13AM >>Jim Ward: ANY PREFERENCES FROM THE RESIDENTS RELATIVE TO
 10:28:15AM THE LIGHTING ALTERNATIVES?
 10:28:19AM >> NOT THAT I CAN RECALL.
 10:28:22AM I DON'T KNOW THAT THERE WERE ANY MAJOR COMMENTS OR CONCERNS
 10:28:25AM FROM THE PUBLIC.
 10:28:27AM >>David Willems: YEAH, I DON'T THINK THAT WAS A MAJOR PART
 10:28:28AM OF THE DISCUSSION OR THE PRESENTATION.
 10:28:32AM YOU GET IT BOTH WAYS.
 10:28:35AM THE PEOPLE THAT LIVE RIGHT ON THE ROAD USUALLY DON'T LIKE IT
 10:28:38AM BECAUSE NOW THEIR FRONT YARD IS BRIGHT.

 10:28:41AM A LOT OF THE OTHER ROADS WE'RE DEALING WITH, IT'S MORE YOU
 10:28:44AM HAVE GATED COMMUNITIES AND EVERYBODY IS OFF THE ROAD.
 10:28:47AM THROUGH THE CENTER HERE, SOME OF THOSE TRAILERS, THEIR
 10:28:51AM TRAILER IS PROBABLY WITHIN THREE FEET OF OUR RIGHT-OF-WAY.
 10:28:54AM SO IF WE DID LIGHTS, IT'S GOING TO BE RIGHT THERE.
 10:28:57AM >>Jim Ward: THAT'S WHY I ASKED THE QUESTION.
 10:28:59AM THANK YOU.
 10:29:00AM >>Mayor Ribble: ONE MORE QUESTION.

10:29:02AM WHAT IS THE PROPOSED WIDTH OF THE SIDEWALK THAT YOU WANT TO
 10:29:06AM BUILD?
 10:29:07AM >> SIX FEET.
 10:29:07AM >>Mayor Ribble: IT'S GOING TO HAVE TO BE A MULTIUSE, RIGHT?
 10:29:11AM BECAUSE THERE CANNOT BE A BICYCLE LANE, RIGHT?
 10:29:14AM >> NO.
 10:29:14AM IT'S PHYSICALLY NOT POSSIBLE.
 10:29:16AM >>Mayor Ribble: I UNDERSTAND THAT, YEAH.
 10:29:17AM WERE THERE ANY COMMENTS TO THAT?
 10:29:21AM >>David Willems: IT WOULD NOT BE MULTIUSE.
 10:29:23AM MULTIUSE MEANS SOMETHING SPECIFIC AND WOULD NEED TO BE AT
 10:29:26AM LEAST TEN FEET.
 10:29:27AM >>Mayor Ribble: THAT'S WHAT A MULTIUSE SIDEWALK IS.
 10:29:30AM I'M ASSUMING BIKERS --
 10:29:34AM >>David Willems: -- CAN USE ANY SIDEWALK AS LONG AS IT IS
 10:29:38AM JUST PEDAL POWERED.
 10:29:40AM >>Mayor Ribble: GREAT PRESENTATION, JESSE.

 10:29:42AM IF NO ONE HAS ANY MORE QUESTIONS, THANK YOU.
 10:29:45AM MADAM CLERK, ARE THERE ANY PUBLIC COMMENTS?
 10:29:47AM >>Carol Sacco: NO PUBLIC COMMENT, BUT WE HAD ONE E-COMMENT
 10:29:49AM THAT WAS SENT OUT TO COUNCIL YESTERDAY.
 10:29:51AM >>Mayor Ribble: YES.
 10:29:52AM WE RECEIVED IT.
 10:29:53AM THANK YOU.
 10:29:54AM THE NEXT WORKSHOP ITEM IS ESTERO RIVER PARK NORTH AND
 10:30:00AM VILLAGE CENTER DRIVING RANGE PROJECTS.
 10:30:23AM >> GOOD MORNING AGAIN, MAYOR, COUNCIL.
 10:30:26AM THIS MORNING, WE'RE EXCITED TO ASK FOR YOUR CONSIDERATION
 10:30:32AM COMMENTS, THOUGHTS, AND IDEAS IN A WORKSHOP RELATED TO --
 10:30:38AM REFERRED TO RIGHT NOW AS ESTERO RIVER PARK NORTH.
 10:30:40AM THIS IS THE 32 PLUS OR MINUS ACRES THAT THE VILLAGE OWNS
 10:30:47AM NORTH OF THE RIVER.
 10:30:49AM I THINK EVERYONE IS VERY FAMILIAR WITH THE STATUS AND THE
 10:30:51AM PROGRESS OF THE PARK ITSELF TO THE SOUTH OF THE RIVER.
 10:30:54AM PARKING NOW BEING COMPLETED, RESTROOMS BEING COMPLETED,
 10:30:59AM BRIDGE IN PLACE.
 10:31:00AM THE CONSIDERATION NOW IS TO -- HOW DO WE MAXIMIZE VALUE TO
 10:31:04AM THE VILLAGE OF THE 32 ADDITIONAL ACRES OWNED TO THE NORTH?
 10:31:07AM HOW DO WE INTEGRATE THAT POTENTIALLY INTO HELPING TO SUPPORT
 10:31:11AM THE EFFORTS THAT WE HAVE AT THE PARK ITSELF WITH OPERATIONS,
 10:31:14AM MAINTENANCE, ET CETERA?
 10:31:15AM AND WHERE THE HIGHEST VALUE MIGHT BE IN ADAPTIVE REUSE OF

 10:31:22AM THE SITE.
 10:31:24AM THE IMAGE TO THE LEFT KIND OF OUTLINES THE REVERSE L-SHAPED
 10:31:28AM PROPERTY THAT WE'RE REFERRING TO AT THE VERY BOTTOM OF THE
 10:31:31AM IMAGE, OBVIOUSLY IS THE RIVER ITSELF.

10:31:32AM RUNNING UP TO COUNTY ROAD ON THE WESTERN EDGE OF THE NORTH
 10:31:38AM LINE AND THEN USING HIGHLAND TO GO FURTHER NORTH TOWARDS
 10:31:43AM BROADWAY.
 10:31:43AM OBVIOUSLY NOT ALL THE WAY TO BROADWAY TO ENCIRCLE THAT 32
 10:31:47AM PLUS OR MINUS ACRES.
 10:31:49AM WHAT WE'VE DONE TO DATE IS WORKED WITH A NUMBER OF DIFFERENT
 10:31:52AM SMALL STAKEHOLDER GROUPS AND INFORMAL CONVERSATION ABOUT
 10:31:56AM IDEAS, CONCEPTS, THOUGHTS.
 10:31:58AM WE ALSO WORKED WITH BOTH DEVELOPMENT AND REAL ESTATE
 10:32:02AM CONSULTANTS LOCALLY AND IN THE REGION TO GET SOME INFORMAL
 10:32:06AM FEEDBACK, THOUGHTS AND CONSIDERATION THAT ARE HELPING TO
 10:32:09AM FORM A DIRECTION THAT WE COULD RECOMMEND WITH YOUR INPUT AND
 10:32:13AM GUIDANCE.
 10:32:13AM AT THE CURRENT TIME, OUT OF THE DILIGENCE THAT WE HAVE, WHAT
 10:32:21AM WE ARE SEEING IS A USE TO THE EASTERN EDGE OF THE PROPERTY
 10:32:25AM TO MORE RESIDENTIAL TYPE USE WITH THE OBVIOUS BEING ALONG 41
 10:32:31AM ON THE WESTERN EDGE, MORE MIXED USE, COMMERCIAL, RETAIL
 10:32:34AM APPLICATION ON THAT 41 FRONTAGE.
 10:32:37AM YOU'LL SEE THIS IN A SLIDE OR TWO LATER.
 10:32:46AM I WOULD SAY AS A DIFFERENTIATION TO WHAT WE'RE EXPERIENCING
 10:32:49AM WITH WOODFIELD AND LUMIO, WHAT OUR EXPECTATIONS ARE WITHIN

 10:32:54AM THE VILLAGE CENTER WITH MORE URBAN AND MORE DENSE AND MORE
 10:32:59AM CONTEMPORARY THEME, IF YOU WILL, THE INPUT WE RECEIVED IS
 10:33:03AM FOR NORTH OF THE RIVER AND NORTH OF CORKSCREW TO BE MORE OLD
 10:33:07AM FLORIDA, MORE QUIET, MORE PASSIVE, IF YOU WILL.
 10:33:14AM SO WHAT WE ARE SEEING IS A TREND TOWARDS A RESIDENTIAL USE,
 10:33:20AM AS YOU MIGHT SEE IN THE IMAGE TO THE RIGHT, WHERE WE MIGHT
 10:33:25AM EMPLOY AN OLD FLORIDA-STYLE GATED, VERY QUIET, VERY
 10:33:32AM RESERVED.
 10:33:34AM IF YOU ARE FAMILIAR WITH THE TRUMAN ANNEX IN KEY WEST, JUST
 10:33:40AM TWO BLOCKS OFF OF DUVAL STREET, YOU HAVE A GATED AREA WHERE
 10:33:44AM THE OLD TRUMAN HOUSE WAS.
 10:33:47AM LITERALLY HAVE TO PUNCH IN A CODE TO WALK IN AS A PEDESTRIAN
 10:33:50AM LET ALONE VEHICULAR ACCESS.
 10:33:52AM SO IT'S VERY QUIET.
 10:33:54AM DROPS YOUR BLOOD PRESSURE 20 POINTS WHEN YOU GO IN THERE.
 10:33:57AM IT'S REALLY KIND OF A THEMED DIRECTION WE'RE HEARING MORE
 10:34:02AM AND MORE FOR ANYTHING THAT MIGHT OCCUR RESIDENTIAL.
 10:34:07AM ALONG THE 41 CORRIDOR, BUT STAYING WITH THE SAME TYPE OF
 10:34:11AM ATMOSPHERE IS A MIXED USE APPROACH WITH SOME RESIDENTIAL
 10:34:16AM ABOVE RETAIL, POTENTIALLY BLENDING IN TO A SIMILAR TYPE
 10:34:22AM THEME BUT AT A LOWER DENSITY THAT AGAIN WE MIGHT BE SEEING
 10:34:25AM AT WOODFIELD, RESIDENTIAL LEVELS ABOVE RETAIL OR LUMIO,
 10:34:31AM ET CETERA, IN THE VILLAGE CENTER.
 10:34:33AM IN A BLOCK DIAGRAM, AND THIS IS REALLY ALL WE'RE DOING AT
 10:34:39AM THIS POINT.

10:34:40AM OUR THOUGHT, AS YOU'LL SEE IN THE NEXT COUPLE OF SLIDES, IS
 10:34:43AM TO NOT GO TOO FAR WITH DEFINITION BUT ALLOWING THE
 10:34:46AM DEVELOPMENT COMMUNITY THEMSELVES TO COME BACK WITH IDEAS
 10:34:48AM THAT WE CAN THEN CONSIDER.
 10:34:50AM ALTERNATIVELY.
 10:34:52AM BUT, GENERALLY SPEAKING, THIS IS HOW THAT THEME KIND OF
 10:34:56AM EVOLVES IN JUST A BLOCK DIAGRAM WHERE, AGAIN, THE EASTERN
 10:35:02AM HALF OF THE 32 ACRES WOULD BE SET BACK OFF OF 41 LITERALLY
 10:35:07AM ALIGNING WITH THE BERT TRAIL ON THE EASTERN EDGE, WHICH ONCE
 10:35:14AM BERT IS HERE, HOPEFULLY, FINGERS CROSSED, IT ALLOWS FOR
 10:35:17AM SIGNIFICANT CONNECTIVITY FOR PEDESTRIANS, BIKERS, JOGGERS,
 10:35:22AM TO GET FROM THE ESTERO RIVER NORTH AREA TO THE VILLAGE
 10:35:27AM CENTER AND COCONUT POINT AND OTHER LOCATIONS SOUTH IN A
 10:35:33AM QUAIN ENVIRONMENT.
 10:35:35AM GRAY AREA IN THE MIDDLE, YOU SEE THE PARKING AREA THAT WE
 10:35:38AM ALREADY HAVE GOING IN PLACE AND THE CONNECTIVITY TO THE
 10:35:41AM RIVER, TO THE SOUTH AND MIXED USE ALONG THE WESTERN EDGE
 10:35:47AM ALONG 41.
 10:35:50AM ONE OF THE THINGS THAT IN SOME OF THE CONVERSATIONS WE'VE
 10:35:52AM BEEN HAVING, AND WHAT WE'LL MAKE SURE ASSUMING THAT WE GET
 10:35:56AM DIRECTION FROM THE COUNCIL TO PROCEED WITH FURTHER IN THIS
 10:36:01AM DIRECTION IS TO RESERVE THAT ENTIRE NORTHERN EDGE OF THE
 10:36:04AM RIVER FROM MORE EAST-WEST CONNECTIVITY, FROM THE BERT TRAIL
 10:36:07AM TO 41, POSSIBLY EVEN WEST OF 41 TO KORESHAN AND AREAS ALONG
 10:36:13AM THE RIVER TO THE WEST.

 10:36:14AM TAKING ADVANTAGE OF THAT NORTHERN EDGE OF THE RIVER.
 10:36:20AM CREATING A FEATURE IN THE MIDDLE OF IT WOULD HELP FEED
 10:36:24AM TRAFFIC INTO THE VARIOUS DIFFERENT COMPONENTS OF THE SITE AS
 10:36:27AM WELL, AND OBVIOUSLY WE WOULD WANT TO CONSIDER SOME TYPE OF A
 10:36:30AM FEATURE THERE THAT HAS A SENSE OF PLACE AND THEN ALSO HELPS
 10:36:35AM IMPROVE COUNTY ROAD AND HIGHLAND TO WARRANT THE AMOUNT OF
 10:36:42AM TRAFFIC AND USE THAT THIS TYPE OF DEVELOPMENT MIGHT TAKE
 10:36:46AM PLACE.
 10:36:46AM WE HAVE A STATUTE IN PLACE.
 10:36:50AM AS YOU KNOW, WE'VE USED THE STATUTE IN THE VILLAGE CENTER
 10:36:52AM WITH OUR PUBLIC-PRIVATE PARTNERSHIPS ENTERTAINMENT SECTION.
 10:36:55AM IT PERMITS US TO RECEIVE UNSOLICITED PROPOSALS FROM PRIVATE
 10:37:00AM PARTNERS.
 10:37:00AM IT ALSO ALLOWS US TO GO OUT AND REQUEST PROPOSALS AND TALK
 10:37:04AM TO THOSE POTENTIAL PARTNERS AS WELL.
 10:37:08AM AND THERE IS A WIDE VARIETY OF STRUCTURAL OPTIONS THAT WE
 10:37:11AM HAVE.
 10:37:12AM PRETTY DIVERSE ARRAY OF TOOLS IN THE TOOL BOX, IF YOU WILL,
 10:37:16AM THAT WE CAN USE AS WE CONSIDER THOSE POSSIBLE RELATIONSHIPS.
 10:37:18AM FROM A VALUATION PERSPECTIVE, ALL OF THE FEEDBACK THAT WE'RE
 10:37:23AM GETTING IS VERY POSITIVE IN TERMS OF THE VALUE OF THE
 10:37:26AM PROPERTY THAT WE CURRENTLY OWN.

10:37:29AM VIS-A-VIS OTHER PROPERTIES ALONG THE U.S. 41 CORRIDOR.
 10:37:34AM AGAIN, USING PUBLIC-PRIVATE PARTNERSHIP STATUTE AND SOME OF
 10:37:37AM THE TOOLS WITH GROUND LEASES AND REVENUE SHARING POTENTIAL,

 10:37:40AM ET CETERA, WE DO BELIEVE THAT THERE IS A POSSIBLE SCENARIO
 10:37:44AM THAT WILL ALLOW US TO GENERATE AN ANNUAL REVENUE STREAM FROM
 10:37:48AM THOSE POTENTIAL RELATIONSHIPS THAT WOULD, IN FACT, HELP
 10:37:51AM OFFSET OUR OPERATING AND MAINTENANCE EXPENSES FOR THE PARK
 10:37:55AM TO THE SOUTH, SIMILAR TO HOW WE'RE UTILIZING THE
 10:38:00AM ENTERTAINMENT CAMPUS OF THE VILLAGE CENTER TO HELP OFFSET
 10:38:01AM OUR MAINTENANCE AND OPERATING EXPENSES FOR THE SPORTS PARK.
 10:38:05AM TODAY, AS I SAID, WE'RE REALLY LOOKING FOR YOUR GUIDANCE,
 10:38:09AM YOUR FEEDBACK, ANY SUGGESTIONS, ANY THOUGHTS, CONCERNS,
 10:38:13AM ANYTHING THAT WE MIGHT CONSIDER ASSUMING WE GET YOUR
 10:38:17AM CONSENSUS TO TAKE THE NEXT STEP AND CONSIDER A SOLICITATION
 10:38:22AM AND SOME MORE FORMAL DISCUSSIONS WITH THE DEVELOPMENT AND
 10:38:26AM REAL ESTATE COMMUNITY TO QUANTIFY A LOT OF WHAT WE HEARD IN
 10:38:30AM THESE EARLY STAGE DILIGENCE DISCUSSIONS WE'VE HAD AND
 10:38:33AM CONFIRM THEIR INTEREST AND STAKEHOLDER ACCEPTANCE TO THE
 10:38:36AM PROGRAM.
 10:38:36AM SHOULD YOU SO DESIRE.
 10:38:38AM I'LL PAUSE THERE FOR A SECOND AND SEE IF YOU HAVE ANY
 10:38:45AM QUESTIONS OR COMMENTS BEFORE MOVING ON.
 10:38:46AM >>Mayor Ribble: COUNCIL?
 10:38:47AM COUNCILMAN HUNT.
 10:38:51AM >>Jeff Hunt: FIRST OF ALL, I THINK THIS IS A REALLY GREAT
 10:38:54AM IDEA.
 10:38:54AM WE'RE PULLING TOGETHER THE ASSETS THAT THE VILLAGE HAS
 10:38:57AM ACQUIRED OVER TIME AND STARTING TO COALESCE INTO AN

 10:39:02AM ORGANIZED DEVELOPMENT, WHICH I'M REALLY IN FAVOR OF.
 10:39:05AM JUST A COMMENT ON THE NORTH SIDE OF THE RIVER.
 10:39:08AM MIKE, MY PERSONAL OPINION IS, I THINK THERE SHOULD BE
 10:39:11AM CONNECTIVITY BETWEEN BERT, PARK, POTENTIAL ECO-HISTORIC
 10:39:15AM DISTRICT.
 10:39:15AM I DON'T REALLY LIKE THE IDEA OF HAVING FOOD AND BEVERAGE AND
 10:39:20AM PARKING LOT ON THE RIVER WHERE PEOPLE CAN'T PASS THAT.
 10:39:24AM I THINK IN THE EFFORT OF CONNECTIVITY, I THINK IT'S REALLY
 10:39:26AM IMPORTANT TO TRY TO ENSURE THAT THERE'S WAYS TO PASS THROUGH
 10:39:30AM THERE, WHETHER WALKING OR BIKING ON THAT NORTH SIDE OF THE
 10:39:34AM RIVER.
 10:39:34AM MIKE, LASTLY, UNLESS I HAVE IT WRONG, ON THE MAP YOU SHOWED,
 10:39:40AM THERE ARE SOME SINGLE-FAMILY HOMES ALONG SANDY LANE NORTH OF
 10:39:43AM THE RIVER, ARE THERE NOT?
 10:39:46AM WHAT HAPPENS TO THOSE IN THIS QUOTE, UNQUOTE, GATED
 10:39:50AM RESIDENTIAL COMMUNITY BLOCK?
 10:39:52AM >> EAST OF SANDY LANE?
 10:39:53AM >>Jeff Hunt: NORTH OF SANDY LANE, SORRY.

10:39:55AM ESSENTIALLY IN THE GATED RESIDENTIAL COMMUNITY BLOCK THERE.
 10:40:01AM ARE THERE ANY SINGLE-FAMILY HOMES ALONG --
 10:40:04AM >> NOT ADJACENT.
 10:40:06AM >>Jeff Hunt: THANKS.
 10:40:07AM >> CORRECT.
 10:40:08AM >>Mayor Ribble: JON.
 10:40:09AM >>Jon McLain: I'VE GOT SOME SIMILAR CONCERNS.

 10:40:12AM I'M NOT SURE THAT WHEN WE PURCHASED THIS LAND OUR INTENT WAS
 10:40:20AM TO HAVE OPEN SPACES OF WHICH WE'VE HONORED.
 10:40:23AM WE'VE GOT THE SOUTH BEING TOTALLY OPEN.
 10:40:25AM THE CONCEPT OF A GATED RESIDENTIAL COMMUNITY, A NEW HOA IN
 10:40:31AM ESTERO ON THAT PROPERTY, TALKING ABOUT INTERCONNECTIVITY
 10:40:35AM FROM THE RAILROAD, I'M NOT REALLY IN FAVOR OF THAT.
 10:40:41AM I'D LIKE TO SEE MORE OF A WALKABLE COMMUNITY, A COMMUNITY IN
 10:40:47AM HERE WHERE PEOPLE CAN GO AND RELAX.
 10:40:51AM YOU SHOWED SOME PICTURES OF THAT.
 10:40:53AM BUT I WOULD RATHER EXPAND THAT AS OPPOSED TO HAVING AN
 10:40:56AM EXCLUSIVE AREA, OF AN AREA THAT COULD BE REALLY RURAL.
 10:41:01AM I LIKE THE OLD FLORIDA LOOK.
 10:41:04AM I DON'T KNOW IF IT CAN SUPPORT A LOT OF RETAIL IN THERE.
 10:41:08AM THAT'S NOT MY THING.
 10:41:09AM BUT I DO LIKE THE IDEA, AND I THINK WHEN WE INITIALLY
 10:41:13AM PURCHASED, WE WANTED WALKABLE AREAS.
 10:41:16AM AND BY PUTTING FENCES UP, I THINK WE REALLY RESTRICT KIND OF
 10:41:21AM WHAT WE'RE TRYING TO DO.
 10:41:23AM WHEN I LOOK AT OTHER PROPERTIES, WITH 330 UNITS ON VIA
 10:41:26AM COCONUT, THAT'S GOING TO BE A WALKABLE COMMUNITY.
 10:41:29AM YOU'RE GOING TO BE ABLE TO COME OFF OF VIA COCONUT.
 10:41:32AM YOU'LL BE ABLE TO WALK ACTUALLY THROUGH THAT DEVELOPMENT TO
 10:41:37AM THE RAILROAD.
 10:41:38AM AND ACCESS.
 10:41:39AM SO YOU WOULD BE ABLE TO GO FROM THE BERT THROUGH THAT

 10:41:42AM DEVELOPMENT OVER TO OUR SPORTS PARK.
 10:41:44AM I'M NOT BIG ON FENCES RIGHT NOW.
 10:41:48AM THE MORE OPEN WE CAN MAKE THAT, THE BETTER.
 10:41:50AM THE MORE WE CAN MAKE AN ATTRACTIVE ATTRACTION TO BRING
 10:41:56AM PEOPLE TOGETHER, SOME OF OUR SPORTS PARK, THAT'S KIND OF THE
 10:42:01AM FOCUS I WOULD LIKE TO SEE AS WE MOVE FORWARD.
 10:42:05AM >>Mayor Ribble: CAN I BACK UP TO WHAT JON SAID?
 10:42:10AM JON, YOU MIGHT HAVE BEEN ON THE COUNCIL WHEN THIS WAS
 10:42:12AM DISCUSSED.
 10:42:13AM THAT WAS THE IDEA FOR GENOVA WHEN IT WAS BUILT, NOT TO MAKE
 10:42:17AM IT A GATED COMMUNITY, TO HAVE ACCESS FROM PEOPLE.
 10:42:20AM THAT MIGHT BE AN IDEA HERE, BUT ORIGINALLY GENOVA WAS
 10:42:28AM SUPPOSED TO CONNECT TO THE COMMUNITY PARK, WHICH IT DIDN'T.
 10:42:31AM AND THAT WAS THE IDEA OF KEEPING IT OPEN.

10:42:34AM WHERE DO YOU WALK TO, EXCEPT THROUGH THE NEIGHBORHOOD?
 10:42:38AM THAT'S MY ONLY QUESTION.
 10:42:40AM I SEE WHAT YOU'RE SAYING ABOUT NOT MAKING IT GATED, BUT IF
 10:42:44AM IT IS GOING TO BE POSSIBLY A HIGHER END COMMUNITY WITH THE
 10:42:50AM TOWN CENTER BEING THEIR AMENITY AREA, AND IF THE PEOPLE ARE
 10:42:57AM PAYING FOR THAT AMENITY AREA, THEY MIGHT OBJECT TO HAVING
 10:43:01AM THEIR COMMUNITY OPEN.
 10:43:02AM AND I UNDERSTAND BRINGING PEOPLE TOGETHER.
 10:43:06AM YOU MIGHT HAVE BIKERS THAT MIGHT RIDE THROUGH, BUT PEOPLE
 10:43:08AM ARE NOT GOING TO GO THERE TO WALK.
 10:43:13AM AND LIKE I SAID, NORTH AND EAST AND WEST, IT TAKES YOU

 10:43:16AM NOWHERE.
 10:43:17AM AT THE UPPER PORTION OF THAT.
 10:43:21AM I'M NOT OPPOSED TO HAVING IT GATED.
 10:43:24AM I SEE YOUR POINT, BUT IT NEVER WORKS OUT AS YOU THINK
 10:43:28AM KEEPING IT OPEN.
 10:43:33AM >>Jim Ward: JUST A FOLLOW-UP ON THAT, WHEN I FIRST LOOKED AT
 10:43:36AM IT, AND LISTENED TO YOU, I LIKE THE GATED RESIDENTIAL
 10:43:40AM COMMUNITY PRIMARILY BECAUSE IT'S LOW DENSITY.
 10:43:43AM AS YOU PICTURE IT HERE, IT APPEARS TO BE SINGLE-FAMILY, AND
 10:43:49AM I THINK IN AN AREA LIKE THIS, THAT WOULD WORK PRETTY WELL,
 10:43:53AM GIVEN THE STRUCTURE THAT YOU HAVE.
 10:43:54AM I UNDERSTAND JON'S COMMENTS AND THE PROXIMITY TO THE BERT
 10:43:58AM TRAIL AND HOW THAT COULD POSSIBLY WORK NICELY.
 10:44:03AM BUT I THINK THERE ARE OTHER OPPORTUNITIES TO DO THAT.
 10:44:05AM I JUST REALLY LIKE THE FEEL OF THE LOW DENSITY AS OPPOSED TO
 10:44:10AM WHAT WE'RE SEEING IN POTENTIALLY NORTH POINT AND WOODFIELD.
 10:44:15AM I DO LIKE THAT CONCEPT.
 10:44:17AM WE TALKED A LITTLE BIT ABOUT THIS YESTERDAY.
 10:44:21AM ARE THERE ANY OPPORTUNITIES TO PURCHASE PROPERTY NORTH OF
 10:44:26AM THE MIXED USE AREA SO THAT WE WOULD HAVE A CONSISTENT LOOK
 10:44:30AM IN THAT BLOCK THAT WE CURRENTLY OWN AND IN ADDING ADDITIONAL
 10:44:36AM PROPERTY TO POSSIBLY GET ACROSS TO 41?
 10:44:40AM >> I THINK THERE MAY BE CERTAINLY.
 10:44:44AM OBVIOUSLY, THOSE ARE ALL PRIVATELY OWNED.
 10:44:46AM STEVE, YOU MIGHT BE ABLE TO ADDRESS THIS.

 10:44:48AM I DO BELIEVE THERE ARE SOME OPPORTUNITIES THERE, DEPENDING
 10:44:52AM ON THE WILLINGNESS OF THOSE PROPERTY OWNERS TO SELL.
 10:44:55AM >>Jim Ward: BECAUSE THE PROPERTY THERE I DON'T THINK IS
 10:45:00AM CONSISTENT WITH WHAT WE'RE TRYING TO APPROVE HERE.
 10:45:03AM >> AGREE.
 10:45:03AM >>Jim Ward: I THINK IT MIGHT BE DETRIMENTAL TO WHAT WE'RE
 10:45:08AM TRYING TO ACHIEVE.
 10:45:10AM >> SURE.
 10:45:10AM AT THE VERY LEAST, COUNCIL MEMBER WARD, ONE OF THE THINGS WE
 10:45:13AM COULD DO IN THE SOLICITATION DOCUMENTS, AND WE DO THE SAME

10:45:17AM THING WITH THE GATED VERSUS UNGATED APPROACH, WE'LL LET THE
 10:45:20AM DEVELOPMENT COMMUNITY RESPOND BACK WITH WHAT THEY BELIEVE
 10:45:23AM WILL WORK FOR THEIR RESPECTIVE DEVELOPMENT PIECES.
 10:45:26AM WE'LL PUT A LOT OF THIS IN THERE.
 10:45:28AM WE COULD EVEN INCLUDE LANGUAGE THAT SAID IF SHOULD THERE BE
 10:45:32AM THE ABILITY FOR A POTENTIAL PRIVATE PARTNER TO COME IN AND
 10:45:36AM DO A PRIVATE-TO-PRIVATE TRANSACTION WITH ADJACENT OR NEARBY
 10:45:40AM PROPERTY OWNERS TO EXPAND THIS BEYOND, THEY MAY TAKE IT UPON
 10:45:44AM THEMSELVES TO TALK TO PROPERTY OWNERS NEARBY OR ADJACENT TO
 10:45:46AM SEE IF IT COULD BE EXPANDED WITHOUT NECESSARILY THE VILLAGE
 10:45:49AM ITSELF BEING PROACTIVE IN TRYING TO ACQUIRE THAT PROPERTY.
 10:45:54AM >>Jim Ward: THANK YOU.
 10:45:56AM >>Mayor Ribble: VICE-MAYOR.
 10:45:56AM >>Vice-Mayor Zalucki: MICHAEL, WE HAD A GREAT MEETING
 10:45:59AM YESTERDAY.

10:46:00AM I REALLY DO APPRECIATE THE DIRECTION THAT YOU'RE TAKING US
 10:46:02AM HERE.
 10:46:03AM AND I THINK COUNCILMAN McLAIN BRINGS UP AN INTERESTING
 10:46:07AM POINT THAT I HAVEN'T REALLY THOUGHT ABOUT BEFORE, BUT I
 10:46:10AM THINK IT'S WORTH CONSIDERING IS THE GATED VERSUS NON-GATED.
 10:46:14AM I CAN TELL YOU ALL THE WAY AROUND THAT GENERAL AREA,
 10:46:17AM EVERYTHING IS UNGATED.
 10:46:18AM I BELIEVE THAT THE BRAND-NEW LENNAR COMMUNITY WITH 11 OR 13
 10:46:23AM HOMESITES, THAT'S NOT GOING TO BE GATED, TO MY RECOLLECTION,
 10:46:26AM RIGHT?
 10:46:28AM >> CORRECT.
 10:46:30AM >>Vice-Mayor Zalucki: I THINK THE THEME IN THE AREA IS
 10:46:31AM UNGATED.
 10:46:32AM BUT I THINK THERE'S GOOD ARGUMENT ON EACH SIDE OF THAT ISSUE
 10:46:36AM THAT CAN BE HAD.
 10:46:38AM ONE QUESTION, COUNCILMAN WARD BROUGHT UP DENSITY.
 10:46:42AM IS THERE A DIFFERENCE IN DENSITY WHETHER GATED OR NOT GATED?
 10:46:45AM >> NO, NOT NECESSARILY.
 10:46:47AM >>Vice-Mayor Zalucki: THAT'S NOT REALLY A CONSIDERATION
 10:46:48AM REGARDING DENSITY.
 10:46:49AM >>Jim Ward: I WAS TALKING ABOUT THE DENSITY CONSIDERING IN
 10:46:52AM THE MIXED USE VERSUS THE GATED.
 10:46:55AM >> OH, YES, DIFFERENCE BETWEEN MIXED-USE AND GATED.
 10:46:57AM GATING THE RESIDENTIAL COMPONENT OF IT OR NOT WOULD NOT
 10:47:02AM CHANGE THE DENSITY WITHIN THE RESIDENTIAL.

10:47:05AM >>Jim Ward: AGAIN, WHETHER GATED OR NOT, I JUST LIKE THE
 10:47:07AM CONCEPT OF THE SINGLE-FAMILY.
 10:47:11AM >> CORRECT, UNDERSTOOD.
 10:47:12AM >>Vice-Mayor Zalucki: I AGREE WITH THAT.
 10:47:13AM I DIDN'T KNOW IF IT HAD ANYTHING DIRECTLY TO DO WITH DENSITY
 10:47:16AM IN THE RESIDENTIAL AREA AND YOU'RE SAYING THAT IT DOESN'T.

10:47:18AM >> NO.
 10:47:20AM >>Vice-Mayor Zalucki: I SHARED WITH MICHAEL YESTERDAY THAT
 10:47:21AM THE TERM "TOWN CENTER" WITHIN A GATED COMMUNITY GIVES KIND
 10:47:25AM OF AN OFF IMPRESSION THAT THAT'S OUR COMMUNITY TOWN CENTER.
 10:47:30AM IT WOULDN'T BE.
 10:47:30AM IT IS AN AMENITY FOR THE GATED COMMUNITY IF WE GO GATED.
 10:47:33AM TO COUNCILMAN HUNT'S POINT EARLIER ALONG THE RIVER, I THINK
 10:47:39AM THAT THERE SHOULD BE A CUT-OUT THAT HAS ACCESS.
 10:47:43AM INSTEAD OF THE RESIDENTIAL COMING ALL THE WAY TO THE RIVER,
 10:47:47AM I THINK THAT WE SHOULD ACCESS ALL THE WAY TO THE RAILROAD
 10:47:50AM TRACKS OR THE PROPERTY LINE ON THE FAR EAST SIDE.
 10:47:52AM I THINK THAT WILL FLOW.
 10:47:53AM IT WILL BE ALMOST LIKE A STANDING MARQUEE.
 10:47:55AM IF AND WHEN WE GET THE BERT OPERATIONAL, I THINK IT WOULD BE
 10:47:59AM A NICE PATH TO GET THEM INTEGRATED INTO THE MIXED USE AREA
 10:48:04AM AS WELL.
 10:48:04AM JON, I THINK YOU BROUGHT UP AN INTERESTING POINT ABOUT
 10:48:10AM CONSIDERING THE GATED VERSUS NON-GATED.
 10:48:12AM I THINK IT'S WORTH MORE CONSIDERATION AND DISCUSSION.

 10:48:16AM >>Mayor Ribble: PLEASE, EVERYONE, REMEMBER, THAT ALONG THE
 10:48:19AM RIVER ON THE NORTH SIDE THERE, THAT'S A FLOOD ZONE.
 10:48:22AM THERE CANNOT BE ANY CONSTRUCTION THAT CLOSE.
 10:48:25AM QUITE FRANKLY, MARY HAD PROPOSED THAT THERE BE A TRAIL ALONG
 10:48:29AM THAT WHOLE THING AND THEN WHATEVER IS BUILT, BUILT WAY
 10:48:33AM BEYOND THAT TO THE PROPER HEIGHTS AND EVERYTHING.
 10:48:35AM BUT I'M ALSO WONDERING IF YOU MIGHT COME INTO THE SAME
 10:48:40AM SITUATION GATED VERSUS NON-GATED THAT WE HAD IN THE VINES
 10:48:43AM WITH THE BERT RUNNING UP AGAINST THEIR HOMES THAT THEY MAY
 10:48:48AM NOT LIKE THAT ACCESS FROM BIKERS AND WALKERS, DIRECT ACCESS
 10:48:52AM INTO THEIR PROPERTY AND THEIR COMMUNITY.
 10:48:54AM YOU MIGHT FIND THAT THE DEVELOPER DOES NOT WANT THAT ACCESS.
 10:49:04AM I'M SURE THERE IS A WAY IT CAN BE DONE WHERE IT CAN BE VERY
 10:49:07AM ATTRACTIVE.
 10:49:07AM BUT, AGAIN, I THINK IT GOES TO PRICE POINT AND WHAT THE
 10:49:14AM PEOPLE WHO WILL BE BUYING IN THERE WOULD EXPECT.
 10:49:16AM I GUESS THAT'S UP IN THE AIR.
 10:49:17AM THAT'S ONE OF MY COMMENTS I WANTED TO BRING UP.
 10:49:19AM I DIDN'T WANT TO SEE ANOTHER SITUATION LIKE WE HAD AT THE
 10:49:22AM VINES WHERE THEY NO LONGER HAVE BERT NOW BECAUSE OF THEIR
 10:49:26AM OBJECTIONS.
 10:49:28AM >>Jon McLain: I THINK WE WANT TO CONTINUE THE GATED VERSUS
 10:49:32AM NON-GATED, THE LAND MASS THAT'S THERE, HOW MANY
 10:49:39AM SINGLE-FAMILY HOMES COULD WE ACTUALLY STICK IN THERE?
 10:49:42AM I KNOW IT DEPENDS ON THE SIZE, BUT IF YOU LOOKED AT ONE THAT

 10:49:45AM WAS 2500 SQUARE FEET OR SOMETHING, ARE WE GOING TO GET 20
 10:49:50AM HOMES IN THAT SPOT OR HAVE YOU GOT A BALLPARK NUMBER?

10:49:56AM >> WE HAVE DONE BACK OF NAPKIN TYPE DENSITY ANALYSIS JUST TO
 10:50:01AM SEE IF WE COULD SENSITIZE OURSELVES TO WHAT A PRIVATE
 10:50:05AM DEVELOPMENT WOULD LOOK AT IN TERMS OF THEIR RETURNS,
 10:50:08AM ET CETERA.
 10:50:08AM TO GET THE KIND OF FEEL THAT WE WANT, IT WOULD OBVIOUSLY BE
 10:50:12AM A MUCH LOWER, WE'RE NOT TALKING ABOUT FOUR UNITS PER ACRE
 10:50:15AM HERE.
 10:50:15AM IT WOULD PROBABLY BE IN THE TWO TO THREE UNITS PER ACRE SIZE
 10:50:22AM TO GET THE KIND OF SEPARATION WE WANT AND THE SIZE,
 10:50:27AM FOOTPRINTS THAT THE DEVELOPER WOULD WANT.
 10:50:29AM IF I REMEMBER THE ACREAGE CORRECTLY, OUT OF THE 32 ACRES,
 10:50:34AM DEPENDING ON HOW MUCH WE NET OUT OF THIS WITH ROADS AND IF
 10:50:38AM WE GO FURTHER NORTH BEFORE WE START THE RESIDENTIAL PIECE
 10:50:41AM PROVIDING THAT TRAILHEAD AND LINEAR FOOTAGE ALONG THE
 10:50:47AM NORTHERN EDGE OF THE RIVER, I WOULD GUESS IT'S GOING TO BE
 10:50:50AM SOMEWHERE IN THE NEIGHBORHOOD OF 50 TO 100 HOMES MAX.
 10:50:53AM IT'S GOING TO BE A SMALL NEIGHBORHOOD, QUIANT, HIGH-VALUE
 10:50:58AM APPROACH WOULD BE MY BET THAT THE DEVELOPER WOULD WANT TO
 10:51:02AM PENCIL OUT.
 10:51:03AM BUT WE'LL SEE WHEN THEY COME BACK TO US.
 10:51:07AM I'M SURE WE'LL SEE A VARIETY OF DIFFERENT SUGGESTIONS FROM
 10:51:10AM POTENTIAL RESIDENTIAL DEVELOPERS OR MIXED USE DEVELOPERS
 10:51:12AM THAT WILL WANT TO CONSIDER WITH DIFFERENT APPROACHES.

 10:51:16AM I WOULD SAY WE'RE GOING TO BE SEEING SOMETHING LESS DENSE
 10:51:19AM THAN MORE WITH THE KIND OF ATMOSPHERE WE'RE TRYING TO CREATE
 10:51:21AM HERE.
 10:51:24AM >>Jon McLain: OF COURSE, THE MIXED USE IS THE RIVER
 10:51:27AM OUTFITTERS.
 10:51:28AM WE TALKED TO THEM, STEVE HAS TALKED TO THEM RECENTLY.
 10:51:30AM THEY NEED TO CHANGE THEIR ARCHITECTURE, THEIR SPACE AND ALL
 10:51:33AM THAT.
 10:51:33AM THERE'S A LOT OF WORK TO MAKE THIS HAPPEN.
 10:51:39AM WE LOOKED AT THIS RIGHT AFTER PURCHASED AND COULDN'T COME UP
 10:51:42AM WITH A GREAT IDEA.
 10:51:43AM THIS COUNCIL WILL HAVE THE OPPORTUNITY TO MAKE A DECISION.
 10:51:47AM >> YOU'RE RIGHT.
 10:51:48AM TO A GREAT CONTRIBUTE, WE'RE COLLABORATING WITH COMMUNITY
 10:51:52AM DEVELOPMENT AS THEY ARE WORKING WITH OUR ECO-HISTORIC DESIGN
 10:51:54AM CONSULTANTS, WE'RE WORKING MORE ON THE DELIVERY MODEL AND
 10:51:58AM THE INDUSTRY APPROACH TO THIS, SO WE'RE TRYING TO MARRY
 10:52:01AM THOSE TWO TOGETHER TO MAKE SURE WE'RE COMING UP WITH A GOOD
 10:52:04AM DESIGN APPROACH, INCLUDING ESTERO RIVER OUTFITTERS AND HOW
 10:52:08AM ALL OF THIS FITS INTO A NEW FACADE, IF YOU WILL, FOR THE
 10:52:13AM ENTIRE SITE.
 10:52:14AM >>Mayor Ribble: I LIKE THE DIRECTION YOU'RE GOING WITH THIS.
 10:52:16AM I WOULD JUST ASK THE COUNCIL, THE NEXT STEPS THAT YOU
 10:52:20AM FORESEE, I AGREE THAT WE SHOULD PUT THEM INTO ACTION IF

10:52:24AM EVERYONE ELSE AGREES, TO PLEASE PROCEED WITH THE NEXT STEPS.

10:52:28AM >>Robert Eschenfelder: MAYOR, SINCE THIS IS THE TIME TO
 10:52:30AM PROVIDE FEEDBACK, AS I'M TRYING TO THINK AHEAD, IN LOOKING
 10:52:36AM AT THE LAYOUT AND THE MAP, ONE OF THE THINGS THAT MAY BE
 10:52:40AM ENCOUNTERED IS THAT A DEVELOPER MAY SAY I WANT TO DO THE
 10:52:48AM RETAIL ONLY.
 10:52:50AM I THINK MR. COMPARATO NEEDS YOUR-ALL'S DIRECTION SO THAT WE
 10:52:57AM ALL DON'T WASTE A LOT OF TIME.
 10:52:59AM IS THE VILLAGE GOING TO TAKE THE POSITION WE WANT, WHETHER
 10:53:02AM YOU COME AS A TEAM OR COME AS ONE DEVELOPER, WE WANT YOU TO
 10:53:08AM COMMIT TO BUILD ALL THIS OUT OR ARE YOU WILLING TO BREAK IT
 10:53:13AM UP?
 10:53:13AM BREAKING IT UP AS RAMIFICATIONS IN TERMS OF TIMING AND
 10:53:17AM MARKETABILITY AND EVERYTHING.
 10:53:19AM >> ROB MAKES A VERY GOOD POINT.
 10:53:21AM IT'S UNLIKELY THAT WE WILL FIND A SINGLE DEVELOPER THAT DOES
 10:53:25AM THE VARIOUS DIFFERENT THINGS WE'RE LOOKING FOR AND DOES IT
 10:53:28AM WELL.
 10:53:28AM THAT BEING SAID, WHEN WE GO OUT TO THE DEVELOPMENT
 10:53:33AM COMMUNITY, WE CAN BE VERY CLEAR THAT OUR PREFERENCE IS FOR
 10:53:36AM SOMEONE OF A GROUP TO TAKE THE LEAD SO THAT THERE IS A TEAM
 10:53:39AM AT THE VERY LEAST DOING EVERYTHING, AND WE'RE DEALING WITH
 10:53:43AM ONE, WHAT I CALL MASTER DEVELOPER FOR THE ENTIRE 32 ACRES.
 10:53:46AM IF THEY HAVE SPECIALISTS UNDER THEM THAT ONE DOES RETAIL,
 10:53:51AM ANOTHER ONE DOES -- ANOTHER SINGLE-FAMILY RESIDENTIAL,
 10:53:55AM WHATEVER.

10:53:55AM IT WOULD CERTAINLY MAKE THE INTERSECTION FROM OUR
 10:53:58AM PERSPECTIVE AS A VILLAGE A LOT EASIER, BOTH FROM A TIMING
 10:54:00AM PERSPECTIVE AS ROB POINTS OUT AS WELL AS FROM A TRANSACTION.
 10:54:04AM WE'LL BE DEALING WITH ONE COUNTER PARTY VERSUS TWO OR THREE.
 10:54:08AM THAT IS SOMETHING THAT WOULD BE VERY HELPFUL FEEDBACK
 10:54:11AM BECAUSE WE CAN WRITE THAT INTO OUR SOLICITATION DOCUMENT AND
 10:54:15AM CAST THAT OUT TO THE DEVELOPMENT COMMUNITY THAT WAY, IF THAT
 10:54:17AM WOULD BE A PREFERENCE.
 10:54:20AM >>Vice-Mayor Zalucki: YEAH, I THINK -- CONCEPTUALLY, I THINK
 10:54:23AM THAT IS AN IDEAL SITUATION.
 10:54:26AM I THINK REALITY WILL DICTATE OTHERWISE TO YOUR POINT,
 10:54:28AM MICHAEL.
 10:54:29AM I WOULD JUST SAY LEAVE IT TO THE STAFF AND YOURSELF TO
 10:54:31AM DETERMINE WHAT THE BEST COURSE OF ACTION IS, AND SEE IF WE
 10:54:35AM CAN GET A CONSOLIDATED CONTRACTOR DEVELOPER.
 10:54:38AM IF NOT, WE'LL HAVE TO TAKE A LOOK AT TWO, MAYBE THREE,
 10:54:41AM WHATEVER THAT LOOKS LIKE, BUT I WOULD SAY THAT IS THE
 10:54:43AM DIRECTION THAT MAYBE YOU ATTEMPT TO HARNESS THAT.
 10:54:47AM IF NOT, WE MOVE FORWARD AND HAVE TO SEPARATE.
 10:54:54AM >>Jon McLain: I THINK HOW WE SPLIT THAT UP IS FINE.

10:54:56AM THE EXECUTION OF THAT IS CRITICAL, THAT WE WILL NOT DO IT IN
 10:54:59AM PHASES.
 10:55:00AM IN OTHER WORDS, WE'RE NOT GOING TO DO RESIDENTIAL AND LET
 10:55:03AM THAT STAND FOR SEVERAL YEARS, AND THEN DO MIXED DEVELOPMENT.
 10:55:06AM I THINK THAT WE NEED TO HAVE A COMBINED PLAN IF IT'S TWO OR

 10:55:10AM THREE DIFFERENT DEVELOPMENT COMPANIES, THAT'S FINE.
 10:55:12AM BUT WE DON'T PULL THE TRIGGER ON THE WHOLE THING UNTIL THEY
 10:55:16AM ALL AGREE THAT THERE'S INTERCONNECTIVITY IN THERE OF SOME
 10:55:20AM TYPE, GATED VERSUS NON-GATED IS IMPORTANT.
 10:55:23AM BUT I DON'T THINK WANT TO SEE THAT BROKEN UP INTO A
 10:55:27AM THREE-PHASE PROGRAM BECAUSE IT DOESN'T LOOK GOOD NOW.
 10:55:31AM PARTLY CONSTRUCTED ISN'T GOING TO LOOK GOOD.
 10:55:35AM I THINK WE NEED TO BE DISCIPLINED ENOUGH TO SAY LET'S DO IT
 10:55:39AM ALL AT ONE TIME, EVEN IF -- THREE PEOPLE.
 10:55:43AM SOME OF THE OTHER DEVELOPMENTS WE TALKED ABOUT HERE
 10:55:45AM RECENTLY, THERE IS A MASTER PLAN.
 10:55:47AM I THINK WE NEED A MASTER PLAN FOR THIS AND DEVELOP THAT
 10:55:51AM SIMILAR TIMETABLE.
 10:55:53AM >>Mayor Ribble: THAT MIGHT MAKE YOUR JOB A LITTLE HARDER.
 10:55:57AM I THINK THAT'S BEST FOR THE VILLAGE.
 10:55:58AM I WOULD NOT LIKE TO SEE IT PIECE MEALD.
 10:56:02AM >> UNDERSTOOD.
 10:56:04AM >>Jim Ward: ONE LAST POINT THAT WE DID DISCUSS YESTERDAY
 10:56:06AM ALSO WAS WHETHER THE BEST UTILIZATION OF THIS IS THROUGH A
 10:56:10AM P-3 SOLICITATION OR AN OUTRIGHT SALE OF THE 30 ACRES TO A
 10:56:17AM THIRD-PARTY.
 10:56:19AM AND LOOKING AT THE FINANCIAL CONSIDERATIONS OF BOTH
 10:56:25AM OPPORTUNITIES AS WELL AS THE ABILITY TO CONTROL WHAT HAPPENS
 10:56:29AM THERE UNDER BOTH OPPORTUNITIES.
 10:56:30AM I'D LIKE TO UNDERSTAND PARTICULARLY THE FINANCIAL

 10:56:33AM CONSIDERATIONS OF A P-3 VERSUS SELLING THE LAND OUTRIGHT AND
 10:56:38AM THEN USING THOSE FUNDS TO FUND OTHER OPPORTUNITIES THAT WE
 10:56:43AM HAVE WITHIN THE VILLAGE.
 10:56:44AM >> WE CAN CERTAINLY -- HOW DO I SAY THIS?
 10:56:49AM WITHIN OUR SOLICITATION, WITHIN OUR CONVERSATIONS WE CAN
 10:56:53AM CONSIDER ALTERNATIVES.
 10:56:55AM WE CAN PUT OUT THERE THAT HERE'S ONE POTENTIAL STRUCTURE.
 10:57:00AM YOU COULD OFFER TO JUST PURCHASE THE PROPERTY, BUT IF THERE
 10:57:04AM IS A PURCHASE OF THE PROPERTY, IF THAT IS YOUR OFFER, HERE
 10:57:07AM ARE THE CONDITIONS THE VILLAGE WOULD WANT TO PLACE.
 10:57:09AM WE CAN PROVIDE THAT ALTERNATIVE AS WELL AS WE TAKE THIS OUT
 10:57:13AM TO THE MARKET.
 10:57:15AM THAT OPTION DEFINITELY POSSIBLE.
 10:57:24AM >>Mayor Ribble: ANYTHING ELSE?
 10:57:26AM >>Vice-Mayor Zalucki: ONE LAST THING.
 10:57:27AM YOU HAD A GREAT POINT WHEN YOU SPOKE ABOUT THE BERT TRAIL

10:57:30AM AND HOW IT COULD INTERACT WITH THAT RESIDENTIAL COMMUNITY.
 10:57:33AM I THINK IT COULD BE BUILT IN THAT WE HAVE A FENCE ALONG THE
 10:57:37AM RAILROAD TRACK TO STOP THAT, EVEN IF IT WAS UNGATED, AT
 10:57:40AM LEAST PEOPLE ON THE BERT TRAIL WOULDN'T JUST WANDER INTO
 10:57:44AM SOMEBODY'S BACKYARD, RIGHT?
 10:57:46AM >> I THINK SOME OF YOU PROBABLY HEARD ME REFER TO THE MONON
 10:57:49AM TRAIL IN CARMEL, INDIANA, NORTH OF INDIANAPOLIS.
 10:57:53AM VERY, VERY SIMILAR.
 10:57:54AM ALREADY COMPLETED, VERY SIMILAR TO WHAT WE'RE SEEING

 10:57:59AM POTENTIALLY HAPPEN WITH THE BERT TRAIL, OR SEMINOLE TRAIL,
 10:58:01AM WHATEVER IT ENDS UP BEING REFERRED TO.
 10:58:03AM THERE IS A VERY SIMILAR COMPARISON AS WELL IN HOW THAT MONON
 10:58:08AM TRAIL RUNS FROM A VERY DENSE, URBAN DOWNTOWN NORTH UP INTO A
 10:58:13AM MORE WITH WHAT'S CALLED THE HISTORIC OLD TOWN CARMEL.
 10:58:18AM WHAT THEY DID THERE, THE TRAIL ITSELF NARROWS DOWN FROM A
 10:58:25AM VERY DOWNTOWN LOOKING WITH VEHICULAR AND VERY NICE
 10:58:28AM PEDESTRIAN BETWEEN OFFICE BUILDINGS AND SHOPPING RETAIL AND
 10:58:33AM MULTIFAMILY, ET CETERA, AND RESTAURANTS, AND THEN WHEN IT
 10:58:37AM NARROWS DOWN, IT'S ASPHALT, TREED, CANOPIED WITH A WOODEN
 10:58:44AM TWO-RAIL FENCE ALONG THE EASTERN EDGE.
 10:58:48AM AND EVERY -- I FORGET WHAT THE DISTANCE IS BETWEEN TRAILHEAD
 10:58:55AM EXIT POINTS OFF THE TRAIL, BUT AT A CERTAIN LEVEL -- SO
 10:59:00AM THERE IS THE FENCE COMING OFF THE MONON TRAIL, THEN THERE'S
 10:59:03AM A STREET AND THEN SINGLE-FAMILY HOUSING AND ALL THE OLD
 10:59:07AM HOMES THAT WERE RESTORED AS PART OF HISTORIC OLD-TOWN
 10:59:10AM CARMEL.
 10:59:10AM IT'S NOT GATED.
 10:59:11AM IT'S OPEN DOWNTOWN CARMEL.
 10:59:14AM AND THOSE RESIDENTS LOVE THE FACT THAT THE TRAIL IS RIGHT
 10:59:18AM ACROSS THE STREET AND THEY CAN CUT THROUGH DIFFERENT
 10:59:21AM OPENINGS ALONG THE WAY AND GET TO THE TRAIL.
 10:59:23AM OUR GRANDKIDS, AS I MAY HAVE MENTIONED TO A FEW OF YOU, BIKE
 10:59:27AM THREE MILES FROM THEIR HOUSE TO OUR APARTMENT DOWNTOWN WHEN
 10:59:30AM WE'RE THERE WITHOUT GETTING ON A STREET, JUST ON THE MONON

 10:59:34AM TRAIL THAT COMES OFF AND THEN THEY CAN EXIT AT DIFFERENT
 10:59:36AM POINTS.
 10:59:37AM SO THERE IS PRECEDENT FOR WHERE THERE HAS BEEN CONNECTIVITY
 10:59:42AM TO SOMETHING SIMILAR TO WHAT WE'RE THINKING ABOUT HERE THAT
 10:59:45AM WE COULD BUILD INTO THIS, DEPENDING ON WHERE THE BERT TRAIL
 10:59:49AM GOES AND HOW IT ENDS UP BEING DONE.
 10:59:51AM >>Robert Eschenfelder: COUNCIL, I WOULDN'T NECESSARILY LET
 10:59:53AM THE P-3 REALLY -- THAT STATUTE IS GEARED TOWARDS CREATING IN
 11:00:03AM PARTNERSHIP WITH PRIVATE SECTOR SOME PUBLIC AMENITY,
 11:00:07AM RECREATION FACILITIES, TRANSPORTATION FACILITIES, EDUCATION
 11:00:10AM FACILITIES.
 11:00:11AM A NEW RESIDENTIAL SUBDIVISION IS NOT REALLY A PUBLIC

11:00:15AM FACILITY.
 11:00:16AM TO THE EXTENT THAT WE'RE GOING TO BE DEVELOPING A PORTION OF
 11:00:21AM THIS AS A SUBDIVISION, A GATED COMMUNITY, NON-GATED
 11:00:26AM COMMUNITY, WHATEVER IT ENDS UP BEING, IT'S LIKELY THAT FOR
 11:00:29AM MARKETABILITY AND EVERYTHING, PEOPLE ARE GOING TO WANT TO
 11:00:32AM OWN THEIR LOTS, WHICH MEANS WE'LL HAVE TO SELL THE LAND.
 11:00:36AM I THINK YOU SHOULD APPROACH IT MORE FROM WHERE WE'RE
 11:00:40AM STARTING THE CONVERSATION THROUGH THE P-3 PROCESS, WE GET
 11:00:44AM FROM THE PRIVATE SECTOR COMMUNITY MAY OR MAY NOT FIT WITHIN
 11:00:47AM TRADITIONAL P-3 TO THE EXTENT WE HAVE TO -- BECAUSE ONE OF
 11:00:50AM THE THINGS THE STATUTE CALLS FOR IS AT THE END OF THE P-3
 11:00:53AM AGREEMENT, THE AGENCY HAS TO OWN THE FACILITY.
 11:00:57AM WE'RE NOT GOING TO OWN THIS.

11:01:00AM SO THAT MODEL REALLY ISN'T GOING TO BE A MODEL.
 11:01:03AM KIND OF LIKE HIGH 5 WASN'T A TRUE P-3 BECAUSE WE SOLD THAT
 11:01:07AM PARCEL TO HIGH 5.
 11:01:09AM I JUST THINK MORE, KEEP THE MINDSET OF WHAT DO YOU ALL WANT
 11:01:13AM TO SEE THERE UNDER WHAT BUSINESS CONDITIONS AND THEN KEEPING
 11:01:18AM IN MIND, BECAUSE I DO FORECAST THIS IS GOING TO COME WHERE
 11:01:22AM RETAIL IS MORE -- IT'S EASIER TO BUILD.
 11:01:25AM HIGHER RETURN, QUICKER RETURN, MARKET FOR HOUSING IS
 11:01:30AM VARIABLE.
 11:01:32AM DEPENDS ON WHAT YOUR MORTGAGE RATES ARE, ESPECIALLY IF IT IS
 11:01:34AM A HIGHER END, LARGER LOT KIND OF SITUATION.
 11:01:37AM IT'S JUST KEEPING IN MIND, IF YOU GET THAT SITUATION WHERE
 11:01:44AM SOMEONE COMES IN AND SAYS I WANT TO DO THE RETAIL AND ONLY
 11:01:47AM THE RETAIL, WHICH COULD COME, HOW WILL YOU GUYS REACT?
 11:01:53AM YOU DON'T HAVE TO MAKE THAT DECISION TODAY.
 11:01:54AM THAT'S ONE THING MR. COMPARATO, AS HE'S OUT THERE TALKING TO
 11:01:59AM FOLKS, WE DO WANT TO GET IT GOING AND DON'T GO TOO FAR DOWN
 11:02:02AM THE ROAD THINKING YOU GUYS WOULD LIKE IT AND THEN YOU
 11:02:05AM WOULDN'T.
 11:02:10AM >>Jon McLain: CAN YOU BRING THE GRAPHIC UP OF THE PLOT
 11:02:12AM ITSELF, THE TOWN CENTER AND ALL THAT?
 11:02:12AM WHAT I'M NOT SURE OF IS WE HAVE PUT IN NOW A PARKING LOT, A
 11:02:17AM RESTROOM TO GO OVER THE BRIDGE.
 11:02:25AM WHERE WOULD THAT FIT?
 11:02:26AM IS THAT WHERE THE PARKING THAT'S SHOWN THERE?

11:02:28AM >> YES.
 11:02:28AM THE THOUGHT IS THAT WE COULD ARRANGE THE NORTHERN EDGE OF
 11:02:35AM THAT RIVER WITH, AGAIN, QUAIN TYPES OF FOOD AND BEVERAGE,
 11:02:40AM SMALL COFFEE SHOPS OR COCKTAILS, WHATEVER, SUCH THAT A
 11:02:45AM FAMILY COMING TO THE PARK COULD PARK THE CAR OR WALK OFF THE
 11:02:48AM BERT TRAIL, GET A CUP OF COFFEE, TAKE A STROLL, WALK ACROSS
 11:02:52AM THE BRIDGE, ENJOY A MORNING OR AFTERNOON WALK THROUGH THE
 11:02:55AM PARK AND COME BACK AND HAVE AN ICED TEA OR ICE-CREAM CONE OR

11:02:59AM WHATEVER, AND INTEGRATE IT ALL TOGETHER SO IT BECOMES A
 11:03:02AM SENSE OF PLACE.
 11:03:04AM >>Jon McLain: THANK YOU.
 11:03:07AM >>Mayor Ribble: ANYTHING ELSE?
 11:03:10AM >> THANK YOU FOR THE EXCELLENT FEEDBACK.
 11:03:12AM APPRECIATE THAT.
 11:03:12AM >>Mayor Ribble: WE'LL MOVE ON TO THE NEXT ITEM, WHICH IS THE
 11:03:16AM DRIVING RANGE.
 11:03:18AM >> DRIVING RANGE.
 11:03:20AM YES, SO AS I THINK YOU KNOW, AND STEVE ALLUDED TO THE
 11:03:26AM OVERALL SCHEDULE.
 11:03:30AM I'LL START THERE.
 11:03:31AM THE OVERALL SCHEDULE FOR THE SPORTS PARK AND ENTERTAINMENT
 11:03:35AM CAMPUS HAS ACTUALLY TODAY FOUR CONTRACTORS.
 11:03:37AM IF YOU WANT TO INCLUDE CHRIS-TEL DOING THE MAINTENANCE
 11:03:41AM BUILDING, THAT'S SCHEDULED TO BE HANDED OVER TO THE COUNTY,
 11:03:44AM THE NEW MAINTENANCE BUILDING IS, HERE IN THE NEXT WEEK OR

 11:03:46AM TWO AND THAT WILL OPEN UP THE OPPORTUNITY FOR US TO START
 11:03:49AM DEMOLITION OF THE EXISTING MAINTENANCE BUILDING WHICH
 11:03:51AM BECOMES OUR NEW FRONT DOOR TO THE SPORTS PARK CAMPUS.
 11:03:54AM SUFFOLK HAS STARTED CONSTRUCTION, AS STEVE ALLUDED TO
 11:03:59AM EARLIER, AND THEIR SCHEDULE AS IT CURRENTLY HOLDS HAS PHASE
 11:04:03AM ONE BEING DONE ALONG WITH THE ENTERTAINMENT CAMPUS IN TIME
 11:04:07AM FOR THE HIGH 5 OPENING IN OCTOBER-NOVEMBER.
 11:04:11AM IN SEPTEMBER, PART OF THEIR PHASE ONE CONSTRUCTION ALSO HAS
 11:04:15AM THEM DELIVERING THE PAD FOR THE DRIVING RANGE.
 11:04:18AM IF YOU REMEMBER, OUR AGREEMENTS WITH THE COUNTY AND THE
 11:04:25AM SCHOOL REQUIRE US TO ALWAYS HAVE THREE LONG FIELDS IN PLAY
 11:04:28AM AT ALL TIMES TO HONOR THOSE AGREEMENTS.
 11:04:30AM BY SEPTEMBER, PART OF THEIR INITIAL SCOPE WILL HAVE TWO NEW
 11:04:34AM LONG FIELDS PREPARED JUST NORTH OF THE FOOTBALL STADIUM,
 11:04:37AM WHICH WILL GIVE US THREE FIELDS THERE, WHICH WILL ALLOW THEM
 11:04:40AM TO MOVE TO WHAT ARE CURRENTLY KNOWN AS THE POP WARNER FIELDS
 11:04:44AM AND START THAT SITE WORK TO CONVERT THAT TO A PAD READY FOR
 11:04:49AM THE DRIVING RANGE.
 11:04:49AM THEORETICALLY, BASED ON THE SCHEDULE WE ARE ON, WE COULD BE
 11:04:52AM READY TO GO VERTICAL IF WE SO CHOSE WITH A NEW DRIVING
 11:04:56AM RANGE, GET THE DRIVING RANGE AS CLOSE TO THE OPENING OF HIGH
 11:05:00AM 5 AS POSSIBLE.
 11:05:01AM WE BUDGETED CURRENTLY IN OUR C.I.P. BUDGET \$5 MILLION FOR
 11:05:09AM THE VILLAGE CONTRIBUTION TO THE DRIVING RANGE ITSELF BEYOND
 11:05:13AM THE PAD READY THAT'S BUILT IN THE SUFFOLK SCOPE OF WORK IN

 11:05:18AM THEIR CONTRACT.
 11:05:18AM WE'VE HAD TWO DIFFERENT SETS OF CONVERSATIONS GOING ON AT
 11:05:21AM THE SAME TIME FOR TWO DIFFERENT ALTERNATIVES.
 11:05:24AM OPTION A WOULD BE ANOTHER PUBLIC-PRIVATE PARTNERSHIP OR SOME

11:05:29AM FORM THEREOF WITH A PARTY THAT WOULD PARTNER WITH US ON THE
 11:05:32AM DRIVING RANGE.
 11:05:33AM THE SECOND OPTION OR PLAN B WOULD BE FOR US TO OWN --
 11:05:37AM DEVELOP AND OWN THE DRIVING RANGE OURSELVES, BUT BE
 11:05:42AM PROFESSIONALLY MANAGED BY WHOMEVER IS MANAGING THE SPORTS
 11:05:46AM PARK PROFESSIONALLY AND JUST INTEGRATE IT INTO PART OF THE
 11:05:51AM SPORTS PARK ASSET CLASS, IF YOU WILL.
 11:05:55AM THOSE ARE THE TWO THAT WE ARE CONSIDERING.
 11:05:57AM WE HAVE A PROPOSAL FROM KEMPER WHO IS CURRENTLY MAINTAINING
 11:06:02AM THE SPORTS PARK FOR US.
 11:06:04AM WE TALKED TO A NUMBER OF OTHER DRIVING RANGE PROFESSIONALS
 11:06:09AM AND COMPANIES OUT THERE.
 11:06:11AM SOME HAVE EXPRESSED -- DID EXPRESS SOME VERBAL INTEREST BUT
 11:06:16AM NOBODY OTHER THAN KEMPER EVER SUBMITTED A PROPOSAL AT THE
 11:06:21AM END OF THE DAY WHEN WE ASKED THEM TO DO SO TO THIS POINT.
 11:06:25AM SO THOSE ARE THE TWO OPTIONS WE HAVE IN FRONT OF US.
 11:06:28AM IDEALLY, REGARDLESS OF WHAT OPTION WE EVENTUALLY BRING TO
 11:06:31AM YOU FOR APPROVAL, AS I SAID, OUR OVERARCHING GOAL WILL BE --
 11:06:38AM WHICHEVER DIRECTION, OPEN THAT DRIVING RANGE AS QUICKLY AS
 11:06:41AM WE CAN SO OUR TWO FRONT DOORS COMING INTO THE SPORTS PARK,
 11:06:46AM HIGH 5 AND THE DRIVING RANGE, WILL BOTH BE THERE AS QUICKLY

 11:06:49AM AS WE CAN MAKE THAT HAPPEN.
 11:06:50AM THIS JUST GOES INTO A LITTLE MORE DETAIL ABOUT THE FAIRLY
 11:06:55AM OBVIOUS OPTIONS BETWEEN THE TWO.
 11:06:57AM OBVIOUSLY, WE MITIGATE RISK AND WE SHARE INVESTMENT WITH THE
 11:07:03AM P-3 APPROACH.
 11:07:05AM EFFECTIVELY WHEN WE BRING THESE TWO OPTIONS FOR YOUR FORMAL
 11:07:09AM CONSIDERATION, YOU'LL SEE THAT EFFECTIVELY THE PROPOSAL FROM
 11:07:12AM KEMPER IS TO EFFECTIVELY SPLIT EVERYTHING 50-50.
 11:07:16AM THEY WOULD PUT UP HALF OF THE CAPITAL.
 11:07:18AM WE WOULD PUT UP HALF OF THE CAPITAL.
 11:07:20AM AND WE WOULD SHARE REVENUE AND SHARE PROFIT ON A 50-50
 11:07:24AM BASIS.
 11:07:24AM THEY WOULD DEFINITELY WANT, PROGRAMMATICALLY, THEY WOULD
 11:07:30AM DEFINITELY WANT FOOD AND BEVERAGE TO BE INTRINSIC WITHIN THE
 11:07:34AM PROGRAMMING DELIVERY AT THE DRIVING RANGE ITSELF, WHICH IT
 11:07:37AM WOULD IMPLY A CAPITAL COST TO INCLUDE ANOTHER KITCHEN AND A
 11:07:42AM FORMAL FOOD AND BEVERAGE OPERATION.
 11:07:45AM IN THE ALTERNATIVE FORM, IF WE SELF-OPERATE, WE'VE ALSO
 11:07:49AM TALKED TO HIGH 5 ENTERTAINMENT.
 11:07:51AM YOU MAY RECALL THAT HIGH 5 HAS A CATERING SIZE KITCHEN
 11:07:56AM IMMEDIATELY ACROSS THE SPINE ROAD FROM THE DRIVING RANGE,
 11:07:59AM SIGNIFICANT CLOSE WALKING DISTANCE.
 11:08:01AM THEY ARE WILLING AND ABLE TO CATER FOOD INTO A GOLF-THEMED
 11:08:08AM SPORTS PARK ENVIRONMENT, SPORTS BAR ENVIRONMENT WITHIN THE
 11:08:11AM DRIVING RANGE COMPONENT ITSELF WHICH WOULD -- EFFECTIVELY

11:08:14AM COULD ELIMINATE SOME CAPITAL COSTS AND PROVIDE A WIN-WIN FOR
 11:08:20AM US AS WE'RE ALREADY SHARING REVENUES WITH HIGH 5 IN THE
 11:08:23AM OPERATION THROUGH OUR EXISTING PUBLIC IMPROVEMENT AGREEMENT.
 11:08:29AM SO POTENTIALLY THIS COULD PROVIDE US WITH SOME INTERESTING
 11:08:31AM ECONOMIC BENEFITS AS WE START REALLY QUANTIFYING THE
 11:08:34AM DIFFERENCE BETWEEN THE TWO PROPOSALS.
 11:08:35AM OBVIOUSLY, THE INHERENT ISSUE HERE IS THAT WE OWN IT, WHICH
 11:08:40AM MEANS WE OWN ALL THE OPERATING RESPONSIBILITY AND RISK, BUT
 11:08:43AM IF WE HAVE PROFESSIONAL MANAGEMENT IN PLACE AND THAT
 11:08:45AM MANAGEMENT IS CONSISTENTLY WORKING NOT JUST IN THE DRIVING
 11:08:48AM RANGE, BUT ACROSS THE STREET, CUTTING GRASS IN OUR EVENT
 11:08:53AM LAWN AND DOING EVERYTHING ELSE, THEY ARE ALREADY THERE AND
 11:08:56AM MANAGING IT.
 11:08:57AM SOME OF THAT RISK COULD BE MITIGATED AS A RESULT.
 11:08:59AM OUR RECOMMENDATION IS THAT WE CONTINUE DOWN THOSE TWO PATHS
 11:09:08AM AT THIS POINT AND FINALIZE OUR QUANTITATIVE ANALYSIS.
 11:09:12AM GET TO THE NEXT LEVEL OF DETAILED DISCUSSIONS SO THAT WE CAN
 11:09:15AM COME TO YOU WITH A VERY SPECIFIC BULLET POINT LIST, IF YOU
 11:09:18AM WILL, OF TRANSACTION POINTS OR STRUCTURE BEFORE YOU ENTER
 11:09:22AM INTO A FORMAL AGREEMENT ONE WAY OR THE OTHER AND REALLY
 11:09:25AM QUANTIFY THIS AND COME BACK TO COUNCIL WITH A VERY SPECIFIC
 11:09:29AM RECOMMENDATION AS TO WHICH WOULD MAKE THE MOST SENSE.
 11:09:33AM IN THE MEANTIME, AND WE BELIEVE IN CONVERSATIONS WITH BOTH
 11:09:39AM KEMPER AND WITH STAFF AND WITH HIGH 5, WE BELIEVE WE CAN AND
 11:09:43AM SHOULD START WORKING WITH DESIGN CONSULTANTS AS QUICKLY AS

 11:09:48AM WE CAN TO START FORMING THE CONCEPT OF THE DRIVING RANGE
 11:09:52AM ITSELF AND ADD ALTERNATES WE MAY CONSIDER SHOULD WE COME
 11:09:58AM UPON ADDITIONAL CAPITAL TO DO SOME THINGS WE MIGHT WANT TO
 11:10:02AM DO THAT MIGHT NOT FIT IN OUR \$5 MILLION BUDGET.
 11:10:05AM IDEALLY, IF WE COULD START SOME OF THAT WORK NOW, WE COULD
 11:10:09AM USE SOME OF THIS CONCURRENT TIMELINE TO BE MORE READY AND
 11:10:13AM HOPEFULLY BE ABLE TO GO VERTICAL AS QUICKLY AS WE CAN WHEN
 11:10:18AM THAT PAD IS HANDED TO US IN SEPTEMBER RATHER THAN BEING
 11:10:21AM LINEAR IN APPROACH AND EXTENDING THAT TIME OUT UNTIL WE HAVE
 11:10:25AM A FINAL DECISION MADE IN OPTION A OR OPTION B.
 11:10:32AM >>Mayor Ribble: QUESTIONS?
 11:10:35AM >>Vice-Mayor Zalucki: I'LL KICK IT OFF, MAYOR.
 11:10:37AM I'VE BEEN THINKING A LOT ABOUT THIS P 3 VERSUS
 11:10:43AM SELF-OPERATED.
 11:10:44AM I'M ONE THAT BELIEVES THAT THE PRIVATE SECTOR SHOULD RUN
 11:10:47AM BUSINESSES AND THAT GOVERNMENT SHOULD DO GOVERNMENT WORK.
 11:10:51AM THAT'S HOW I FEEL.
 11:10:52AM THE P 3 AGREEMENT, WHAT IS THE COST OF THE KITCHEN, MICHAEL,
 11:10:56AM THAT PERHAPS THEY WANT TO PUT IN HERE?
 11:10:58AM I THINK THAT NEEDS TO BE EXAMINED.
 11:11:00AM MAYBE WE DON'T SPLIT THE FOOD AND BEVERAGE.
 11:11:03AM IF THEY WANT A KITCHEN AND THEY WANT TO BUILD A MILLION

11:11:06AM DOLLAR KITCHEN, MAYBE WE OMIT THAT FROM OUR AGREEMENT AND
 11:11:09AM JUST DO THE LAND LEASE AND THE OPERATIONAL REVENUE SHARING
 11:11:13AM JUST ON THE GOLF ITSELF.

 11:11:14AM JUST SAYING.
 11:11:16AM MAYBE THERE ARE DIFFERENT OPTIONS WE SHOULD LOOK AT.
 11:11:19AM MY GUT TELLS ME THAT THE VILLAGE SHOULD STAY AWAY FROM
 11:11:22AM OPERATING A BUSINESS.
 11:11:24AM AND, YOU KNOW, THE OTHER THING THAT I FIND MESSY IN MY HEAD,
 11:11:28AM I'M OVER THERE AND I WANT TO ORDER A BURGER AND BEER, I'VE
 11:11:31AM GOT TO CALL HIGH 5 AND DO THEY COME OVER IN A GOLF CART AND
 11:11:35AM DELIVER MY FOOD.
 11:11:36AM THE NEXT PERSON COMES IN AND YOU HAVE GOLF CARTS AND YOU
 11:11:39AM HAVE THIS CATERING.
 11:11:41AM IT JUST SEEMS TO ME THAT'S NOT FLUID.
 11:11:43AM I WOULD LIKE TO HAVE A BETTER UNDERSTANDING OF HOW THAT
 11:11:45AM WOULD ACTUALLY HAPPEN.
 11:11:46AM BUT I THINK THAT JUST SOUNDS MESSY TO ME.
 11:11:49AM ANYWAY, THAT'S MY INITIAL COMMENTS.
 11:11:51AM MICHAEL, THANK YOU.
 11:11:52AM I THINK WE'RE HEADING IN THE RIGHT DIRECTION.
 11:11:53AM I DON'T WANT THINGS TO SLOW DOWN, BUT I THINK RIGHT NOW THE
 11:11:57AM WAY EVERYTHING IS PRESENTED, I THINK I'M MORE IN FAVOR OF
 11:12:00AM THE P 3 OPTION.
 11:12:01AM THANK YOU.
 11:12:03AM >>Mayor Ribble: JON.
 11:12:05AM >>Jon McLain: I AGREE.
 11:12:06AM IF WE WERE TO GO WITH THE P 3, THE KITCHEN IS A CONCERN TO
 11:12:10AM ME, HOW WE WORK THAT CAPITAL.

 11:12:12AM ON THE CITY BEING INVOLVED WITH THIS, WE'RE ALREADY INVOLVED
 11:12:21AM FROM EITHER KEMPER OR SOMEBODY HAVING TO ORGANIZE ALL THE
 11:12:25AM PLAYING FIELDS TO LIVE UP TO OUR LEE COUNTY AGREEMENT.
 11:12:28AM SO THIS WOULD JUST BE AN ADDITION TO THAT.
 11:12:32AM WE'VE GOT THE STRUCTURE THAT WE HAVE TO MAINTAIN.
 11:12:34AM BUT I WOULD JUST WANT TO MAKE SURE WE MAKE THE CORRECT
 11:12:38AM DECISION ON THIS.
 11:12:39AM I THINK CAPITAL IS TIGHT FOR THE VILLAGE WITH EVERYTHING
 11:12:42AM THAT WE'RE DOING RIGHT NOW.
 11:12:44AM I THINK WE NEED TO LOOK AT THE CAPITAL COSTS VERSUS THE
 11:12:49AM RETURN AND MAKE THE JUDGMENT ON THAT.
 11:12:52AM I DON'T CARE IF IT GOES P 3 OR IF WE ARE INVOLVED, BUT THE
 11:12:58AM COST TO MANAGE THIS FROM A PROFESSIONAL IS A CONSIDERATION
 11:13:02AM THAT MAY NOT BE -- IT MAY BE TOO EXPENSIVE FOR THAT.
 11:13:05AM BUT THAT'S SOMETHING THAT I WOULD SAY WE SHOULD PUT A PEN TO
 11:13:09AM PAPER HERE PRETTY QUICKLY.
 11:13:10AM IF THE PAD IS GOING TO BE READY SEPTEMBER-ISH.
 11:13:14AM >> YES.

11:13:15AM >>Jon McLain: YOU KNOW, IT WILL BE READY, SO PUTTING IN A
 11:13:18AM THING LIKE THIS IS GOING TO TAKE, WHAT, FOUR MONTHS AFTER
 11:13:22AM THAT?
 11:13:22AM SEPTEMBER, OCTOBER, NOVEMBER, DECEMBER, JANUARY MAYBE
 11:13:26AM OPENING?
 11:13:27AM >> I WOULD SAY FOUR TO SIX, ASSUMING THAT WE STAY WITH WHAT
 11:13:30AM WE THINK WE'RE GOING TO HAVE FROM AVAILABLE CAPITAL WITH A

 11:13:35AM SINGLE LIVING OF HITTING BAYS AND SINGLE STORY BUILDING.
 11:13:40AM THREE-FOURTHS OF THE SITE IS GRASS WHEN WE'RE DONE WITH IT
 11:13:42AM AS A RUN-OUT DRIVING RANGE.
 11:13:44AM WE'RE NOT TALKING ABOUT A HUGE AMOUNT OF CONSTRUCTION.
 11:13:47AM I WOULD THINK FOUR TO SIX MONTHS FROM THAT POINT.
 11:13:49AM OBVIOUSLY THE CLOSER TO FOUR VERSUS SIX IS WHAT WE'RE GOING
 11:13:52AM TO BE TARGETING.
 11:13:52AM >>Jon McLain: ARE THESE DRIVING RANGES -- TOP GOLF, I'VE
 11:13:57AM BEEN THERE, BUT CAN'T REMEMBER, IS IT GRASS OR ASPHALT TURF?
 11:14:01AM >> GRASS.
 11:14:01AM >>Jon McLain: THEY USE GRASS.
 11:14:04AM CUSTOMARY THING TO GET THE RUN.
 11:14:06AM DON'T WANT PLASTIC.
 11:14:08AM >> THAT IS A GOOD POINT, WITHOUT BELABORING, I KNOW WE'VE
 11:14:11AM BEEN HERE FOR A WHILE, BUT I WANT TO MAKE SURE THAT
 11:14:14AM EVERYBODY HEARS THIS.
 11:14:15AM I THINK WE'VE TALKED ABOUT THIS IN THE PAST.
 11:14:18AM THERE IS A SIGNIFICANT DIFFERENCE BETWEEN THE TYPE OF
 11:14:21AM DRIVING RANGE WE'RE TALKING ABOUT HERE IN ESTERO THAN A TOP
 11:14:24AM GOLF.
 11:14:24AM WITH ALL DUE RESPECT TO TOP GOLF, THAT'S MORE OF A
 11:14:28AM COMMERCIAL ENTERTAINMENT CONCEPT THAN A TRUE GOLF DRIVING
 11:14:32AM RANGE.
 11:14:32AM IT'S MUCH SHORTER DISTANCE AND IT'S MUCH MORE TARGETED
 11:14:37AM ELECTRONICALLY AND MORE GAMES ORIENTED.

 11:14:40AM THE THOUGHT HERE IS TO EMPLOY TOP TRACER TECHNOLOGY FOR THE
 11:14:46AM GOLFER'S EXPERIENCE AND EDUCATION, BUT FOR NOTHING ELSE
 11:14:49AM REALLY.
 11:14:49AM AS A RUN-OUT DRIVING RANGE, FROM A FENCING PERSPECTIVE, BIG
 11:14:54AM DIFFERENCE BETWEEN WHAT WE'RE DOING AND WHAT TOP GOLF DOES.
 11:14:56AM YOU SEE THE HUGE NETS THAT YOU CAN SEE FOREVER AT THE BACK
 11:15:02AM END OF THE DRIVING RANGE, THAT'S BECAUSE IT'S SO SHORT IT
 11:15:05AM HAS TO CAPTURE THE BALLS.
 11:15:06AM IN OUR CASE, THE AMOUNT OF RUN-OUT SPACE FROM THE NORTHERN
 11:15:09AM EDGE OF THE SITE DOWN TO WILLIAMS ROAD IS SO LONG THAT WE'LL
 11:15:13AM BE ABLE TO TIER NETTING ALONG THE SIDE OF THE DRIVING RANGE,
 11:15:18AM SUCH THAT THE APEX OF THE BALL WILL DRIVE WHEN THE NETTING
 11:15:22AM CAN START DECREASING IN HEIGHT TO THE POINT THAT THE FARTHER
 11:15:25AM SOUTH WE GET TO WILLIAMS ROAD, THERE WON'T BE ANY NETTING

11:15:28AM THAT WILL BE VISIBLE.
 11:15:29AM IT WILL ALL BE BURIED BEHIND LANDSCAPING AND FENCING BY THE
 11:15:32AM TIME WE GET SOUTH JUST BY NATURE OF WHAT WE'RE DOING.
 11:15:35AM IT'S ALL GRASS.
 11:15:36AM WE WILL PROBABLY HAVE, AS MOST DRIVING RANGES DO, BUILT IN
 11:15:41AM EFFECTIVELY WHAT WILL LOOK LIKE GREENS AND FLAGS SO THAT
 11:15:44AM GOLFERS CAN HAVE AN IDEA OF WHAT DISTANCES THEY ARE TRYING
 11:15:50AM TO TARGET FOR PERSPECTIVE SWING.
 11:15:52AM BUT THAT'S IT.
 11:15:53AM >>Rafael Lopez: MICHAEL, THANK YOU FOR BRINGING THAT UP.
 11:15:55AM THAT'S BEEN MY PET PEEVE SINCE THE BEGINNING OF THIS.

 11:15:58AM WHAT THE AESTHETICS LOOK LIKE DRIVING DOWN WILLIAMS ROAD
 11:16:02AM WITH ALL THE NETTING.
 11:16:03AM I'M GLAD YOU EXPLAINED THAT.
 11:16:07AM >>Mayor Ribble: MICHAEL, COULD YOU FLESH OUT WHAT YOU
 11:16:10AM RECOMMEND US GOING FORWARD WITH THE DESIGN PORTION OF THIS?
 11:16:14AM I ASSUME WE'LL USE SOME OF THAT 5 MILLION THAT WE HAVE IN
 11:16:17AM THE C.I.P. RIGHT NOW, AND AFTER WE HAVE IT DONE, IF WE
 11:16:21AM DECIDE TO GO WITH KEMPER'S PROPOSAL, DO WE HAND THEM THE
 11:16:25AM DESIGN AND THEY HAVE TO ACCEPT IT?
 11:16:26AM >> YES.
 11:16:27AM WHAT WE WOULD RECOMMEND IS THAT WE WORK WITH BOTH STAFF AND
 11:16:33AM WITH KEMPER, ASSUMING -- SO WE GIVE OURSELVES THE
 11:16:37AM FLEXIBILITY OF GOING EITHER WAY.
 11:16:38AM GET WHAT WE CALL TAGULAR PROGRAMMING DEFINED THAT WE HAVE A
 11:16:43AM CONSENSUS ON.
 11:16:43AM THE DIFFERENCE BETWEEN THE TWO OPTIONS OBVIOUSLY WILL BE HOW
 11:16:47AM WE TREAT FOOD AND BEVERAGE WHICH WE CAN DO ALTERNATIVELY AS
 11:16:51AM WE GO THROUGH THE EARLY STAGE CONCEPT DESIGN.
 11:16:54AM WE HAVE SOME THINGS THAT WE'RE TALKING ABOUT AS ADD
 11:16:57AM ALTERNATES THAT WE MAY WANT TO CONSIDER IN THAT TAGULAR
 11:17:01AM PROGRAM THAT WE MAY NOT BE ABLE TO AFFORD TODAY, THAT WE MAY
 11:17:04AM WANT TO ADD TOMORROW.
 11:17:05AM WE CAN COME TO AN AGREEMENT ON WHAT THAT TAGULAR PROGRAM
 11:17:09AM LOOKS LIKE.
 11:17:11AM WE CAN PROVIDE THAT TO A DESIGN ARCHITECT THAT WE COULD

 11:17:15AM BRING ON, EARLY STAGE, START THAT PROCESS, STAY IN
 11:17:18AM COMMUNICATION WITH KEMPER ALONG THE WAY SO THAT THEY SEE HOW
 11:17:23AM IT'S EVOLVING.
 11:17:24AM IF AND WHEN WE COME -- IF THAT IS THE CHOICE DIRECTION, THEN
 11:17:27AM THEY HAVE BEEN KIND OF COAUTHORING THAT ALONG THE WAY AND
 11:17:32AM HAPPY TO INHERIT IT AND TAKE IT FROM THERE.
 11:17:35AM >>Mayor Ribble: DO YOU HAVE SOMEONE IN MIND TO START THE
 11:17:37AM PROCESS WITH?
 11:17:38AM >> WE DO.
 11:17:39AM WE DO.

11:17:42AM >>Jim Ward: WHENEVER I HAVE A DISCUSSION WITH PEOPLE ABOUT
 11:17:44AM THE HIGH 5, I ULTIMATELY GET INTO, YOU KNOW, THERE IS GOING
 11:17:47AM TO BE A DRIVING RANGE ALSO.
 11:17:49AM AND THERE IS A LOT OF INTEREST FOR THAT DRIVING RANGE IN THE
 11:17:53AM COMMUNITY.
 11:17:54AM INTERESTINGLY ENOUGH, INTEREST WHERE PEOPLE HAVE, FOR
 11:17:57AM EXAMPLE, AT SPRING RUN, THE ABILITY TO HIT A BALL FOR FREE.
 11:18:01AM THEY DON'T HAVE TO GO TO A DRIVING RANGE.
 11:18:03AM EVEN WITH THAT, THEY WOULD STILL LIKE TO SEE THE DRIVING
 11:18:07AM RANGE IN PLACE AND WOULD UTILIZE IT.
 11:18:08AM I THINK I WOULD LIKE TO SEE THIS HAPPEN AS QUICKLY AS
 11:18:12AM POSSIBLE AFTER HIGH 5 IS TURNKEY.
 11:18:16AM THE ONE QUESTION I HAVE RELATIVE TO THE KEMPER P 3, I
 11:18:21AM THOUGHT EVEN UNDER THAT SCENARIO WE WOULD STILL USE THE HIGH
 11:18:24AM 5 KITCHEN.

 11:18:25AM SO I'M A LITTLE --
 11:18:27AM >> NO, NO.
 11:18:28AM APOLOGIZE IF THAT WAS MISCOMMUNICATED IN ANY WAY.
 11:18:30AM IN ORDER FOR KEMPER TO GET THE REVENUE STREAMS THAT THEY
 11:18:35AM WOULD NEED TO MAKE THIS WORK FOR THEM FROM A RETURN ON
 11:18:38AM INVESTMENT PERSPECTIVE, THEY WILL EMPHASIZE THAT FOOD AND
 11:18:43AM BEVERAGE OPERATION AS A SIGNIFICANT REVENUE --
 11:18:46AM >>Jim Ward: DO NOT SEE HIGH 5 AS COMPETITIVE TO WHAT THEY
 11:18:49AM ARE TRYING TO --
 11:18:50AM >> NOT AT ALL.
 11:18:51AM NOT AT ALL.
 11:18:52AM IN FACT, THEY SEE THAT COMPLEMENTARY.
 11:18:53AM RISING TIDE RAISES ALL SHIPS KIND OF THING.
 11:18:57AM THAT'S WHY YOU SEE McDONALD'S NEXT TO BURGER KING NEXT TO
 11:19:00AM WENDY'S, WALGREENS, NEXT TO CVS, NEXT TO WHATEVER.
 11:19:04AM THEY ARE VERY COMPLEMENTARY IN THE WAY OF FOOD AND BEVERAGE,
 11:19:08AM IN THEIR OPINION.
 11:19:10AM >>Jim Ward: THANK YOU.
 11:19:11AM >>Robert Eschenfelder: MAYOR, A COUPLE OF THINGS, PICKING UP
 11:19:13AM ON THE FOOD AND BEVERAGE THING, THE ONLY THING THERE THAT
 11:19:18AM COULD COME DOWN THE ROAD IF YOU HAVE KEMPER BUILD THE
 11:19:22AM FACILITY AND BUILD ITS OWN KITCHEN IS THAT AS THE REST OF
 11:19:27AM THE SPORTS PARK BECOMES ONLINE AND CATERING IS DESIRED, THE
 11:19:35AM TWO OF THOSE ENTITIES MAY BE FIGHTING EACH OTHER FOR THAT
 11:19:39AM BUSINESS.

 11:19:41AM IF HIGH 5 HAD A BUSINESS OF, OH, BUILDING THIS COMMERCIAL
 11:19:44AM KITCHEN BECAUSE WE'RE GOING TO BE SERVING THE SPORTS PARK,
 11:19:47AM NOW YOU'VE GOT THAT OUT THERE.
 11:19:50AM I JUST WANTED TO PICK UP ALSO ON THE VICE-MAYOR'S QUESTION,
 11:19:55AM I DON'T THINK THERE'S ANY -- THE MANAGER CAN CORRECT ME IF
 11:19:58AM I'M WRONG -- WE'RE VILLAGE LIGHT.

11:19:59AM AND THERE IS NO CONCEPT THAT THE VILLAGE IS GOING TO RUN A
 11:20:05AM DRIVING RANGE.
 11:20:07AM I THINK REALLY THE QUESTION IS, DOES THE VILLAGE EXPEND ITS
 11:20:10AM OWN MONEY TO BUILD IT SUCH THAT ALL THE REVENUES THAT COME
 11:20:13AM OFF OF IT COME BACK TO THE VILLAGE?
 11:20:15AM VERSUS ASKING EITHER KEMPER OR WHOEVER ELSE WOULD COME IN
 11:20:21AM RIGHT NOW, ONLY KEMPER IS PROPOSED, TO PUT UP ITS CAPITAL
 11:20:25AM AND, OF COURSE, IN EXCHANGE, IT WOULD WISH TO SHARE IN THE
 11:20:28AM REVENUES GOING DOWN THE ROAD.
 11:20:30AM SO REALLY, IT'S A NUMBER SITUATION WHERE MR. COMPARATO HAS
 11:20:36AM TO PUT THE NUMBERS IN FRONT OF YOU TO SAY IF WE OWN IT AND
 11:20:38AM WE OPERATE IT, BUT IT'S ALWAYS GOING TO BE OPERATED
 11:20:42AM CONTRACTUALLY.
 11:20:43AM PROBABLY BY KEMPER.
 11:20:44AM SO THE ONLY ISSUE, IS KEMPER JUST GOING TO BE DOING IT AS
 11:20:48AM PART OF THE REST OF ITS MANAGING THE OVERALL SPORTS COMPLEX,
 11:20:51AM OR IS IT GOING TO BE MANAGING IT BECAUSE IT IS 50% OPERATOR,
 11:20:57AM IF YOU WILL?
 11:20:59AM >>Vice-Mayor Zalucki: I THINK THAT IS A FAIR POINT, ROB.

 11:21:01AM I DID CONSIDER THAT.
 11:21:02AM STILL, YOU HAVE RISK.
 11:21:03AM YOU HAVE EXPOSURE.
 11:21:04AM YOU HAVE THE PERCEPTION IN THE COMMUNITY THAT THIS IS THE
 11:21:07AM VILLAGE OF ESTERO'S DRIVING RANGE, NOT A PRIVATE BUSINESS,
 11:21:11AM RIGHT?
 11:21:11AM CAROL'S PHONE COULD BE BLOWING UP BECAUSE MY BALL HOOKED,
 11:21:17AM SHOULDN'T HOOK.
 11:21:19AM I'LL CALL THE VILLAGE.
 11:21:20AM I THINK THERE ARE OTHER CONSIDERATIONS WHEN WE TAKE FULL
 11:21:24AM RESPONSIBILITY.
 11:21:25AM THE OTHER THING IS, THEN WE HAVE TO MAKE SURE THAT THE
 11:21:27AM OPERATOR IS ON THEIR GAME.
 11:21:29AM BECAUSE WHAT THEY DO REFLECTS ON US.
 11:21:31AM AND IF THAT MEANS THAT NOW WE'RE LOOKING AT POTENTIAL
 11:21:35AM TURNOVER OF OPERATORS, IS THAT WHERE WE WANT TO GO?
 11:21:38AM OR SKIN IN THE GAME BY P 3 SO THEY OPERATE AT A VERY HIGH
 11:21:42AM LEVEL.
 11:21:42AM THOSE ARE SOME OF MY CONSIDERATIONS.
 11:21:43AM I KNOW WE'RE NOT GOING TO PUT EXTRA STAFF ON THE VILLAGE
 11:21:47AM PAYROLL TO RUN THE DRIVING RANGE.
 11:21:49AM I GET THAT.
 11:21:49AM BUT I THINK THERE'S SOME EXPOSURE WE SHOULD BE AWARE OF.
 11:21:55AM >>Mayor Ribble: ANYTHING ELSE?
 11:21:55AM NO MORE COMMENTS?

 11:21:58AM ALL RIGHT.
 11:22:00AM >> THANK YOU ALL.

11:22:02AM >> THANK YOU, MICHAEL.
11:22:03AM >>Mayor Ribble: IS THERE ANY --
11:22:04AM >>Carol Sacco: NO.
11:22:06AM >>Mayor Ribble: NO COMMENTS AT THIS POINT.
11:22:08AM ALL RIGHT.
11:22:08AM ARE WE GOING TO LOOK AT THE BOOMER ESTATE NEXT OR NOT?
11:22:12AM IT'S NOT ON THE AGENDA.
11:22:17AM IN THAT CASE, THAT CONCLUDES OUR WORKSHOP.
11:22:23AM DO I HAVE A MOTION TO ADJOURN?
11:22:24AM >> SO MOVED.
11:22:25AM >>Mayor Ribble: MR. LOPEZ AND COUNCILWOMAN FAYHEE.
11:22:35AM WE'RE ADJOURNED.
11:22:36AM THANK YOU, EVERYONE.

DISCLAIMER:

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

*In Recognition
To
Miles Brown/Estero High School*

Miles has earned an impressive 5.46 GPA and is a recipient of the prestigious AICE Diploma. During his senior year, he challenged himself as a full-time dual enrollment student at Florida Gulf Coast University, where he earned a perfect 4.0 GPA and was named to the President's List—an honor reserved for students demonstrating the highest academic excellence.

In addition to his academic success, Miles serves as TSA Club President, where his leadership and enthusiasm consistently enhance our school community. As an active member of multiple clubs at EHS, he demonstrates initiative, collaboration, and a commitment to service.

Miles' participation in athletics, particularly baseball, reflects his discipline, perseverance, and ability to balance rigorous academics with extracurricular responsibilities. His natural leadership and positive influence extend across campus, where he is widely recognized as an academic warrior. With integrity, kindness, and a strong work ethic, Miles is a model representative of EHS.

Presented on this 18th day of March 2026.



Joanne Ribble, Mayor



George Zalucki, Vice Mayor



Jeff Hunt, Councilmember



Jon McLain, Councilmember



Lori Fayhee, Councilmember



Rafael Lopez, Councilmember



Jim Ward, Councilmember

In Recognition

To

Leann Leffert / Bonita Springs High School

The Village Council of the Village of Estero, Florida proudly recognizes Leann Leffert as the Bonita Springs High School Student of the Month for March for her dedication, perseverance, and inspiring participation in Bonita Springs High School's first annual Inclusive Choir.

This special program brings together students with and without disabilities to share a meaningful musical experience, promoting belonging, collaboration, and inclusion across campus. Leann has shown exceptional commitment by attending every practice and continually working to strengthen her skills. Through her work with her Speech Language Therapist, learning to read music, and practicing at home with the support of her family and teachers, Leann has demonstrated tremendous growth in communication, confidence, social interaction, and emotional expression.

Maintaining a 4.0 weighted GPA further reflects her outstanding dedication and determination.

Leann, your positive spirit truly represents the purpose of the Inclusive Choir which is to foster acceptance, respect, and opportunities for all students. Leann you are a shining example of perseverance and Bull Shark pride.

Presented on this 18th day of March 2026.



Joanne Ribble, Mayor



George Zalucki, Vice Mayor



Jeff Hunt, Councilmember



Jon McLain, Councilmember



Lori Fayhee, Councilmember



Rafael Lopez, Councilmember



Jim Ward, Councilmember

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 REGULAR MEETING**

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

March 4, 2026 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Angi Jeffcoat with Ocean Church

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Also present

Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Public Works Director David Willems, Finance Director Kevin Greenville, Procurement Manager Steve Gillette, Finance Clerk Beth Shapiro, Accounting Supervisor Lindsey McNeal, Floodplain Manager Kristin Schumacher, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. RECOGNITION

- (a) GFOA's Certificate of Achievement for Excellence in Financial Reporting

Staff Presentation/Comments

Kevin Greenville, Finance Director
Steve Gillette, Procurement Manager
Beth Shapiro, Finance Clerk
Lindsey McNeal, Accounting Supervisor

3. PROCLAMATION

- (a) Flood Awareness Week

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Kristin Schumacher, Floodplain Manager

4. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Fayhee

Action: Approved agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

eComment

Susan Neatrou, Villages at Country Creek

6. CONSENT AGENDA

(a) February 18, 2026 Village Council Meeting Minutes

(b) Financial report for month ended January 2026

Motion: Motion to approve consent agenda.

Motion by: Councilmember Lopez

Seconded by: Councilmember McLain

Action: Approved consent agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

7. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

8. ACTIONS

(a) Estero River North Branch Regional Pond Project Task Order 4 amendment 2

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve Amendment 2 to Task Order No. 4 of Contract EC 2022-39 (Estero River North Branch Regional Pond Project).

Motion by: Councilmember Ward
Seconded by: Councilmember McLain

Action: Approved Amendment 2 to Task Order No. 4 of Contract EC 2022-39 (Estero River North Branch Regional Pond Project).

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) Broadway Ave East UEP Area 3 Phase 1 Construction Manager at Risk Contract

Staff Presentation/Comments

Steve Sarkozy, Village Manager
David Willems, Public Works Director

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve Change Order 02 to Contract EC 2024-36 with Wright Construction Group to provide Construction Manager at Risk (CMAR) services for the Estero Broadway Ave East UEP Area 3 Phase 1 (Sandy Lane) project and authorize the Village Manager to sign the contract change order and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Motion by: Councilmember Hunt
Seconded by: Vice Mayor Zalucki

Action: Approved Change Order 02 to Contract EC 2024-36 with Wright Construction Group to provide Construction Manager at Risk (CMAR) services for the Estero Broadway Ave East UEP Area 3 Phase 1 (Sandy Lane) project and authorize the Village Manager to sign the contract change order and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Vote: (Roll Call)

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

Nay:

Abstentions:

(c) Estero Orange Park (See See Street) Construction Manager at Risk Contract

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmember McLain

Public Comments

None

Motion: Motion to approve Contract 26019 with Wright Construction Group, Inc. to provide Construction Manager at Risk (CMAR) services for the Estero Orange Park (See See Street) Utilities Extension Project, approve pre-construction services as described in the contract for \$36,500, approve a \$4,000 contingency for additional services that may be required to complete the pre-construction services, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, except for the Guaranteed Maximum Price Amendment(s), which will be approved by Village Council at a later date.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Fayhee

Action: Approved Contract 26019 with Wright Construction Group, Inc. to provide Construction Manager at Risk (CMAR) services for the Estero Orange Park (See See Street) Utilities Extension Project, approve pre-construction services as described in the contract for \$36,500, approve a \$4,000 contingency for additional services that may be required to complete the pre-construction services, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, except for the Guaranteed Maximum Price

Amendment(s), which will be approved by Village Council at a later date.

Vote: (Roll Call)

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

Nay:

Abstentions:

(d) Bert Acquisition

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

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

Public Comments

In-Person

Steve Gunther, Pelican Landing (BERT)

Charles Hines, Trust for Public Land

eComment

Gretchen Monti, Villages at Country Creek

Motion: Motion to approve Purchase and Sale Agreement and to authorize the Village Manager to initiate the due diligence efforts which must be completed prior to the expiration of the due diligence period.

Motion by: Councilmember McLain

Seconded by: Councilmember Lopez

Action: Approved Purchase and Sale Agreement and to authorize the Village Manager to initiate the due diligence efforts which must be completed prior to the expiration of the due diligence period.

Vote: (Roll Call)

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

Nay:

Abstentions:

(e) Resolution No. 2026-04 Planning Zoning and Design Board Appointments

A Resolution of the Village Council of the Village of Estero, Florida, Reappointing Members to the Village of Estero Planning Zoning and Design Board; Establishing Terms of the Members; and Providing an Effective Date

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Council Questions or Comments

Councilmember McLain

Public Comments

None

Motion: Motion to approve Resolution No. 2026-04 to reappoint five members for two- and three-year terms as outlined in the attached Resolution; to reappoint Anthony Gargano as Chair; and to leave the current vacant position unfilled at this time.

Motion by: Councilmember Fayhee

Seconded by: Councilmember Lopez

Action: Approved Resolution No. 2026-04 to reappoint five members for two- and three-year terms as outlined in the attached Resolution; to reappoint Anthony Gargano as Chair; and to leave the current vacant position unfilled at this time.

Vote: (Roll Call)

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

Nay:

Abstentions:

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Vice Mayor Zalucki

10. VILLAGE ATTORNEY'S REPORT

None

11. VILLAGE MANAGER'S REPORT

None

Adjourn Regular Session at 10:09 am and Convene Workshop Items at 10:09 am

12. WORKSHOPS

(a) Code Compliance Liens – Proposed Policy

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmembers Hunt, Ward, Vice Mayor Zalucki, and Mayor Ribble

Public Comments

None

A consensus to approve administrative procedures.

(b) “Live Local” State Legislation

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Robert Eschenfelder, Village Attorney

Council Questions or Comments

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

Public Comments

None

13. ADJOURNMENT at 10:35 am

Motion by Councilmember Hunt

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____

By: _____

Carol Sacco, CMC, Village Clerk

Joanne Ribble, Mayor

(td/CS)

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

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 18, 2026

Agenda Item:

Fourth Amendment to High 5 Public Improvement Agreement

Motion to adopt 4th Amendment to High 5 Public Improvement Agreement.

Background:

On May 15th 2024, the Village and High 5 entered into a Public Improvement Agreement which obligated the Parties to undertake certain actions toward High 5's construction and operation of a new High 5 location (referred to in the Agreement as the Recreational and Entertainment Facility or "REF") on a portion of Village property to be conveyed to High 5.

On April 2nd 2025, the Parties entered into a First Amendment to the Agreement to incorporate the final footprint of the REF, expressly prohibit gambling activities, and to extend the date on which the Village would transfer the parcel to High 5.

On May 21st 2025, the Parties entered into a Second Amendment to the Agreement to provide the Village with a construction easement over the High 5 Parcel and to establish a Development Cost Payment mechanism.

On October 1st 2025, the Parties entered into a Third Amendment to the Agreement to provide for inclusion of Village-desired enhanced architectural elements, and to provide for interim building permits.

Subsequent to the Third Amendment's adoption, the Parties have recognized that given the private ownership of the Parcel and the provisions of the Village Code, Village road impact fees will be required to be paid at the time the construction permit is issued. With limited exceptions not applicable here, state law does not allow for random waiving of impact fees once such fees are established.

This topic had not been initially negotiated inasmuch as the parcel was to remain under Village ownership. However, once that model changed, the Parties had intended that High 5 would have this obligation offset within the compensation terms. Unfortunately, until

the construction permit planning process began, the topic had not been addressed by the Parties.

In light of the foregoing facts, the Parties have agreed that the initial Agreement, as amended by the First, Second, and Third Amendments, should be amended to address this matter in a way which allows High 5 to offset the Village's road impact fees (calculated to be \$513,851.21) by revising the compensation provisions of the Agreement to allow those fees to be offset. The Village collects, but has no authority to compromise, public safety impact fees so those fees would be collected and passed on to the relevant agencies. The attached 4th Amendment accomplishes the road impact fee offset.

Action Requested:

Motion to adopt 4th Amendment to High 5 Public Improvement Agreement.

Process and Timeline:

If approved by Council, the Manager will execute the Amendment and Village staff will coordinate with High 5 on the revenue sharing offset once revenue begins to be generated.

Financial Impact:

\$513,851.21 (to be offset by High 5 when it begins making revenue sharing payments)

Prepared by: Robert Eschenfelder, Village Attorney

Attachments:

1. 4th Amendment to High 5 Public Improvement Agreement

FOURTH AMENDMENT TO PUBLIC IMPROVEMENT AGREEMENT
between
VILLAGE OF ESTERO
and
HIGH FIVE UP TOP, LLC

This Fourth Amendment (the “Fourth Amendment”) to the Public Improvement Agreement (the “Agreement”) between the **Village of Estero**, a Florida municipal corporation (the “Village”), and **High Five Up Top, LLC**, a Texas Limited Liability Corporation, to be assigned to its entities, **HD5 Entertainment, LLC**, a Texas Limited Liability Corporation authorized to conduct business in Florida and **High Five Entertainment, LLC**, a Texas Limited Liability Corporation authorized to conduct business in Florida (“collectively, “**High 5**”), with the Village and High 5 collectively referred to herein as the “**Parties**”, is made and entered into this **18th day of March, 2026** (the “Effective Date”) as follows:

WHEREAS, on May 15th 2024, the Parties entered the Agreement, which obligated the Parties to undertake certain actions toward High 5’s construction and operation of a Recreational and Entertainment Facility (REF) on a portion of Village Property; and

WHEREAS, on April 2nd 2025, the Parties entered into a First Amendment to the Agreement to incorporate the final footprint of the REF, expressly prohibit gambling activities, and to extend the date on which the Parties would effectuate the transfer the Parcel to High 5; and

WHEREAS, on May 21st 2025, the Parties entered into a Second Amendment to the Agreement to provide the Village with a construction easement over the High 5 Parcel and to establish a Development Cost Payment mechanism; and

WHEREAS, on October 1st 2025, the Parties entered into a Third Amendment to the Agreement to provide for inclusion of Village-desired enhanced architectural elements, and to provide for interim building permits; and

WHEREAS, subsequent to the Third Amendment’s adoption, the Parties have recognized that given the private ownership of the Parcel and the provisions of the Village Code, Village road impact fees of \$513,851.21 will be required to be paid at the time the construction permit is issued; and

WHEREAS, the Parties had intended that High 5 would have this obligation offset within the compensation terms, but the topic was not specifically addressed in the original Agreement; and

WHEREAS, non-Village impact fees related to public safety which are to be paid to other agencies are not affected by this Fourth Amendment; and

WHEREAS, in light of the foregoing, the Parties have agreed that the initial Agreement, as amended by the First, Second, and Third Amendments, should be amended to address this matter.

NOW, THEREFORE, in consideration of the foregoing exordial clauses, the Parties hereto agree to amend the Agreement, as amended by the First, Second, and Third Amendment, as follows:

1. Subsection (A) of Article IV (Compensation to Village) is hereby amended as follows:

A. Compensation Definitions

1. **Allowable Expenses** shall mean cost of goods, operating expenses, repair and maintenance expenses, licensing, asset improvements, payroll expenses, marketing and promotional expenses, taxes, road impact fees of \$513,851.21 for initial construction, insurance and payments to primary mortgage holders or lessors, and any other reasonable and customary costs to own and operate an entertainment center and sports complex.
2. **Distributable Cash** shall mean cash approved by High 5 to be distributed to entities entitled to distribution of funds (including the Village under the terms of this Agreement) after all Allowable Expenses have been satisfied, and abiding by any covenants prescribed by High 5's lenders and lienholders.
2. Notwithstanding the actual date(s) of execution by the Parties, the Effective Date of this Fourth Amendment shall be the Effective Date provided for herein.
3. All other terms and conditions of the Agreement, as amended by the First, Second, and Third Amendments, shall remain in effect and are not altered by the adoption of this Fourth Amendment.

IN WITNESS WHEREOF, the Parties hereto have caused this Fourth Amendment to be duly executed.

Village of Estero

High Five Up Top, LLC

Steve Sarkozy, Village Manager

Scott Emley, CEO

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 18, 2026

Agenda Item:

Construction Site Inspection Contract

Motion to approve Contract 2022-38 STA20 with Johnson Engineering, Inc to provide Construction Site Inspection services for all construction projects within the Village of Estero in the amount of \$100,500, per year for 3-years with two (2) one (1) year extension available at Village discretion.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Background:

The Village of Estero is required by the State of Florida to regularly inspect all construction sites within the Village. This requirement found in the Village's National Pollution Discharge Elimination System (NPDES) permit. The NPDES permit outlines how the Village complies with a variety of rules that are designed protect water quality within the Village.

Johnson Engineering have provided these services to the Village over the past several years.

Description:

Village Staff is recommending Johnson Engineering continue providing construction site inspection services to the Village of Estero.

The scope included the following services:

- Task 1 Site Inspections
- Task 2 Project Coordination and Reporting

Action Requested:

Motion to approve Contract 2022-38 STA20 with Johnson Engineering, Inc to provide Construction Site Inspection services for all construction projects within the Village of

Estero in the amount of \$100,500, per year for 3-years with two (2) one (1) year extension available at Village discretion.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Process and Timeline:

Johnson Engineering will continue providing site construction inspection services for all construction projects within the Village. These services will be provided on an annual basis for up to 5 years.

Financial Impact:

The project's financial impact will be \$100,500 per year for up to \$502,500 over the 5-term of the contract.

Prepared by: David Willems, P.E.

Attachments:

1. Contract 2022-38 STA20



Misc. Professional Services

EC 2022-38

STA No. 20

Project Name: Construction Site Inspections

Consultant: Johnson Engineering, LLC

Jessica McPherson: Jessica.mcpherson@johnsoneng.com

Village of Estero Account Number: _____

Brief Description: Consultant will perform construction site inspections for the Village of Estero. This will include pre-, during-, post-construction inspections.

Total Fees: \$100,500.00

The Consultant shall perform the services outlined in the attached Exhibit A – Scope of Services and Fees, under the terms and conditions outlined in the above referenced Village of Estero Contract No. EC2022-38.

Consultant: Johnson Engineering, LLC

By: _____

Name: Lonnie V. Howard

Title: Vice President

Date: _____

Village of Estero

By: _____

Name: Steve Sarkozy

Title: Village Manager

Date: _____

Attachments:

Exhibit A – Scope of Services and fees

Exhibit B – Project Schedule

EXHIBIT A
STATEMENT OF WORK FOR:
STA- – NPDES Stormwater Control BMP Inspections

A. PROJECT OVERVIEW

The Village of Estero (Village) is requesting site inspections of erosion, sediment, and waste controls pre-, during-, and post-construction. Johnson Engineering, LLC ("CONSULTANT") shall provide inspection services for the Village as outlined in the Scope of Services.

B. SCOPE OF SERVICES

Task 1. Site Inspections

CONSULTANT will conduct inspections of erosion, sediment, and waste controls of sites that are pre-, during-, and/or post-construction. CONSULTANT will obtain and review the Village's current Standard Operating Procedures (SOPs) and inspection forms, and inspections will be conducted based on this information and standard industry practices. The list of sites to be inspected will be provided by Village staff prior to commencement. The project budget anticipates 30 hours per month for one year for up to twelve (12) months from the notice-to-proceed. If additional inspections are required due to more site inspections or required follow-ups, additional fees may be required.

CONSULTANT staff conducting the site inspections will either have an active Florida Professional Engineer License, be certified through the Florida Department of Environmental Protection (FDEP) Florida Stormwater, Erosion, and Sedimentation Control Inspector Training & Certification Program or similar certification program. CONSULTANT will create an inventory (Excel file) identifying sites inspected and observations made.

For locations where CONSULTANT finds that Best Management Practices (BMPs) are deficient, CONSULTANT shall notify the contractor/owner while onsite and follow up with a site representative as needed to get any issues resolved. CONSULTANT will document all site visits and any follow-up discussions. If CONSULTANT is not able to get the construction site into compliance, CONSULTANT will work with Village Staff on enforcement.

Task 2. Project Coordination and Reporting

CONSULTANT will coordinate with the Village for project related tasks including but not limited to project discussions and coordination, virtual and/or in-person meetings, and other miscellaneous tasks as requested by the Village. Monthly reports will be provided to the Village via email and include the updated inventory of active construction sites and completed inspection forms.

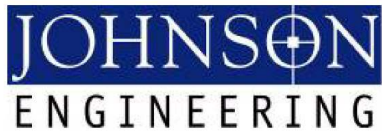
C. SCHEDULE

These services will be conducted on a not-to-exceed basis, starting within 10 days of receipt of the Notice to Proceed, and ending on or before March 1, 2027.

EXHIBIT B
PRICING PROPOSAL

TASK	ITEM	AMOUNT	FEE TYPE
1	Site Inspections	\$ 98,000.00	NTE
2	Project Coordination	\$ 2,500.00	NTE
TOTAL		\$100,500.00	NTE

The fees will be on a Not to Exceed basis and CONSULTANT's services will terminate prior to the end date if the maximum fee amount is reached. Not to Exceed rates are according to the CONSULTANT's Hourly Rate Sheet incorporated into Exhibit B and attached hereto.



SINCE 1946



**PROFESSIONAL SERVICES
HOURLY RATE SCHEDULE
September 6, 2023**

Professional

9	\$330
8	\$270
7	\$248
6	\$220
5	\$193
4	\$176
3	\$165
2	\$138
1	\$127

Technician

6	\$182
5	\$154
4	\$132
3	\$110
2	\$88
1	\$77

Administrative

3	\$105
2	\$94
1	\$77

Field Crew

4-Person	\$270
3-Person	\$231
2-Person	\$182

Field Equipment

Field Equipment on Separate Schedule

Expert Witness \$440**Reimbursable Expenses
and Sub-Consultants** Cost + 10%**Construction Engineering and Inspection
(CEI Services)**

CEI Services Manager	\$204
CEI Senior Project Administrator	\$182
CEI Project Administrator	\$165
Contract Support Specialist	\$138
Senior Inspector	\$127
CEI Inspector III	\$116
CEI Inspector II	\$105
CEI Inspector I	\$94
Compliance Specialist	\$105
CEI Inspector's Aide	\$77

Corporate Headquarters: 2122 Johnson Street, Fort Myers, Florida 33901
Phone: (239) 334-0046 ■ www.johnsonengineering.com

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 18, 2026

Agenda Item:

Ordinance No. 2026-01 regarding building code and construction standards

Motion to adopt Ordinance No. 2026-01 on first reading and authorizing the Clerk to advertise the ordinance for public hearing on April 1, 2026.

Background: Florida Statutes § 553.73(1) mandates that the Florida Building Commission (an entity created by the State) must adopt a Florida Building Code (FBC) which establishes a uniform building code throughout the state. In turn, each local enforcement agency adopts by reference the current version of the FBC.

When the Village was incorporated and its first codes written, the regulations related to the building code and construction were originally codified within § 1-9 of the Village's Land Development Code. However, such regulations are not commonly codified in that separate body of law and most local governments codify building regulations not in their land development codes but rather in their code of ordinances.

The draft ordinance addresses this general matter with the creation of a new chapter 7 of the Village's Code of Ordinances to address building code and construction matters. The building code sections currently in LDC § 1-9 will be relocated to this new chapter.

One of the reasons the current code was examined relates to the Village's longstanding requirement for concrete construction. The Village has historically required, through the development order process, that hotels, motels, commercial buildings, and multi-family buildings be constructed of concrete.

Use of concrete to construct exterior walls of a structure is superior for durability, fire resistance, storm safety, lower long-term maintenance costs, retention of property value, and pest resistance, and the Village's proximity to coastal waters and its actual historical experiences with hurricanes have demonstrated the Village's need to require concrete construction for certain non-single family structures.

While the Village will primarily still use the development order process to enforce this requirement, changes in Florida law whereby development orders may not in the future always be required for construction of hotels, motels, commercial buildings, and multi-family buildings, has resulted in the need for the Village to also codify this historical requirement.

Page 1 of 2

In addition to the foregoing issues, staff also notes that § 1-905 of the Village Land Development Code addresses property maintenance. However, this topic is also addressed in Chapter 23 of the Village Code (concerning property maintenance), and so the Ordinance proposed to relocate this section into that Chapter for consistency.

Action Requested: Motion to adopt Ordinance No. 2026-01 on first reading and authorizing the Clerk to advertise the ordinance for public hearing on April 1, 2026.

Process and Timeline: If Council approves, the Village Clerk will advertise the ordinance for second reading on April 1, 2026.

Financial Impact: There is no impact on Village funds by adoption of this ordinance.

Prepared by: Robert Eschenfelder, Village Attorney

Attachments:

1. Ordinance No. 2026-01.

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE VILLAGE OF ESTERO, FLORIDA, CREATING A NEW CHAPTER 7 OF THE VILLAGE CODE REGARDING BUILDING AND CONSTRUCTION; RELOCATING CERTAIN PROVISIONS OF VILLAGE LAND DEVELOPMENT CODE § 1-9; AND CREATING § 7-6 OF THE VILLAGE CODE REQUIRING CONCRETE EXTERIOR CONSTRUCTION FOR CERTAIN STRUCTURES; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Village's regulations related to the building code and construction were originally codified within § 1-9 of the Village's Land Development Code; and

WHEREAS, such regulations are not commonly codified in that separate body of law and most local governments have a separate codification of building regulations outside of their land development codes; and

WHEREAS, the Village desires to create a new chapter of its Code of Ordinances to address building code and construction matters and to relocate appropriate portions of LDC § 1-9 to this new chapter; and

WHEREAS, the Village has historically required, through individual development orders, that hotels, motels, commercial buildings, and multi-family buildings be constructed of concrete; and

WHEREAS, use of concrete to construct exterior walls of a structure is superior for durability, fire resistance, storm safety, lower long-term maintenance costs, retention of property value, and pest resistance; and

WHEREAS, changes in Florida law whereby development orders may not in the future be required for construction of hotels, motels, commercial buildings, and multi-family buildings, thus requiring the Village to codify this historical requirement; and

WHEREAS, the Village has reviewed local conditions and, as confirmed by evidence and data, and in light of the Village's proximity to the state's gulf coast, its exposure to severe hurricanes, its experience with pre-incorporation structures not constructed of concrete, and its unique architectural aesthetic, the Village Council determines that there is a need to strengthen construction requirements in the code which the provisions of new Code § 7-6 addresses; and

WHEREAS, the provisions of new Code § 7-6 are no more stringent than necessary to address the Village's local need; and

WHEREAS, § 1-905 of the Village Land Development Code addresses property maintenance, which topic is better located at Chapter 23 of the Village Code (concerning property maintenance); and

WHEREAS, the provisions of this Ordinance address the foregoing issues with the current Village Code; and

WHEREAS, the Village Council finds that it is in the best interests of the Village of Estero, its citizens, visitors, businesses, and property owners, to adopt this Ordinance.

NOW, THEREFORE BE IT ORDAINED by the Village Council of the Village of Estero, Florida, that:

Section 1. A new Chapter 7 of the Village Code (BUILDING CODE AND CONSTRUCTION) is hereby created as follows:

Chapter 7 – BUILDING CODE AND CONSTRUCTION

Sec. 7-1. – Florida Building Code adopted.

The village hereby adopts and incorporates by reference the statewide Florida Building Code (FBC), as created under authority of Florida Statutes Chapter 553.

Sec. 7-2. – Local technical amendments. [reserved]

Sec. 7-3. – Permit fees.

Permit fees for construction regulated by this article or the Florida Building Code shall be established under the standards set forth in Florida Statutes § 553.80, and shall be adopted and periodically updated by the council by resolution

Sec. 7-4. – Conflicts between building and fire codes.

Any conflict between the applicable minimum building code and the applicable fire safety code will be resolved by agreement between the building official and the fire marshal in favor of the requirement of the code which provides for the greatest degree of life safety or alternative which would provide an equivalent degree of life safety and an equivalent method of construction.

Sec. 7-5. – Management and removal of construction site trash and debris.

- A. *Unlawful to Bury.* It is unlawful to bury construction site trash or debris on the construction site or on any other public or private property not specifically approved for such use.
- B. *Trash Containers and Collection Service.* A suitable trash container and adequate collection service must be provided for each construction site. For purposes of this requirement, a “suitable container” means a structure, device, receptacle, or other container approved by the County, which holds and contains construction debris on the construction site in a central location long enough for it to be removed from the site by

means of whatever collection service the contractor chooses to use or may be required to use pursuant to other applicable laws, before such debris is:

1. Washed or blown offsite;
2. Contaminates subsurface elements;
3. Becomes volatile or malodorous;
4. Makes an attractive nuisance; or
5. Otherwise becomes a threat to the public health, safety or welfare.

Sec. 7-6 – Exterior wall construction required on certain structures.

The exterior walls of all newly-constructed hotels, motels, commercial buildings, and multi-family buildings must be constructed of concrete, with appropriate steel or other reinforcement materials specified by the project engineer or required by the FBC. Use of wood framing for exterior walls (even if covered in stucco or other siding) are prohibited for all new construction of such structures.

Section 2. Section 1-905 of the Village Land Development Code (Maintenance) is hereby relocated to become Section 23-1 of the Village Code.

Section 3. Sections 1-901 (conflicting building ordinances), 1-902 (statewide effectiveness of building code), and 1-904 (removal of construction debris) of the Village Land Development Code are hereby repealed in their entirety.

Section 4. Section 1-9 of the Village Land Development Code (BUILDINGS AND BUILDING REGULATIONS) is hereby retitled as MISCELLANEOUS PROVISIONS.

Section 5. Section 1-903 (Wind Borne Debris Region and Basic Wind Speed Map) and Section 1-906 (Improvements or Repairs Not Requiring a Permit) of the Village Land Development Code are hereby renumbered as Sections 1-901 and 1-902 respectively.

Section 6. For purposes of codification of any existing section of the Estero Village 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 7. 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 8. The Codifier shall codify the substantive amendments to the Estero Village Code and Village Land Development Code contained in Sections 1 through 5 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 9. Pursuant to Florida Statutes § 166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Village prepared and posted on its website a business impact estimate which included: a) a summary of the Ordinance, a statement of the public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Village, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially responsible, e) an estimate of the Village's regulatory costs and of revenues from any new charges or fees imposed on businesses to cover such costs, and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

Section 10. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING on the **18th day of March, 2026**, by the Village Council of the Village of Estero, Florida.

ADOPTED ON SECOND AND FINAL READING on the **1st day of April, 2026**, by
the Village Council of the Village of Estero, Florida.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
Joanne Ribble, Mayor

By: _____
Carol Sacco, CMC, Village Clerk

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 18, 2026

Agenda Item:

Broadway Ave West Improvements Update

Description:

The Village's Consultant CW3 Engineering will provide an update on the Broadway Ave West Improvements project. The update will focus on the work completed to date including existing conditions, concept alternatives, preliminary cost estimates, recommendations, schedule, and results from the first public information meeting.

Financial Impact:

There are no financial impacts associated with this agenda item.

Prepared by: David Willems, P.E.

Attachments:

1. Presentation



*Village of Estero Council Presentation
Broadway Avenue W Concept Phase
Safety and Drainage Improvements
March 18, 2026*

Broadway W

NO OUTLET

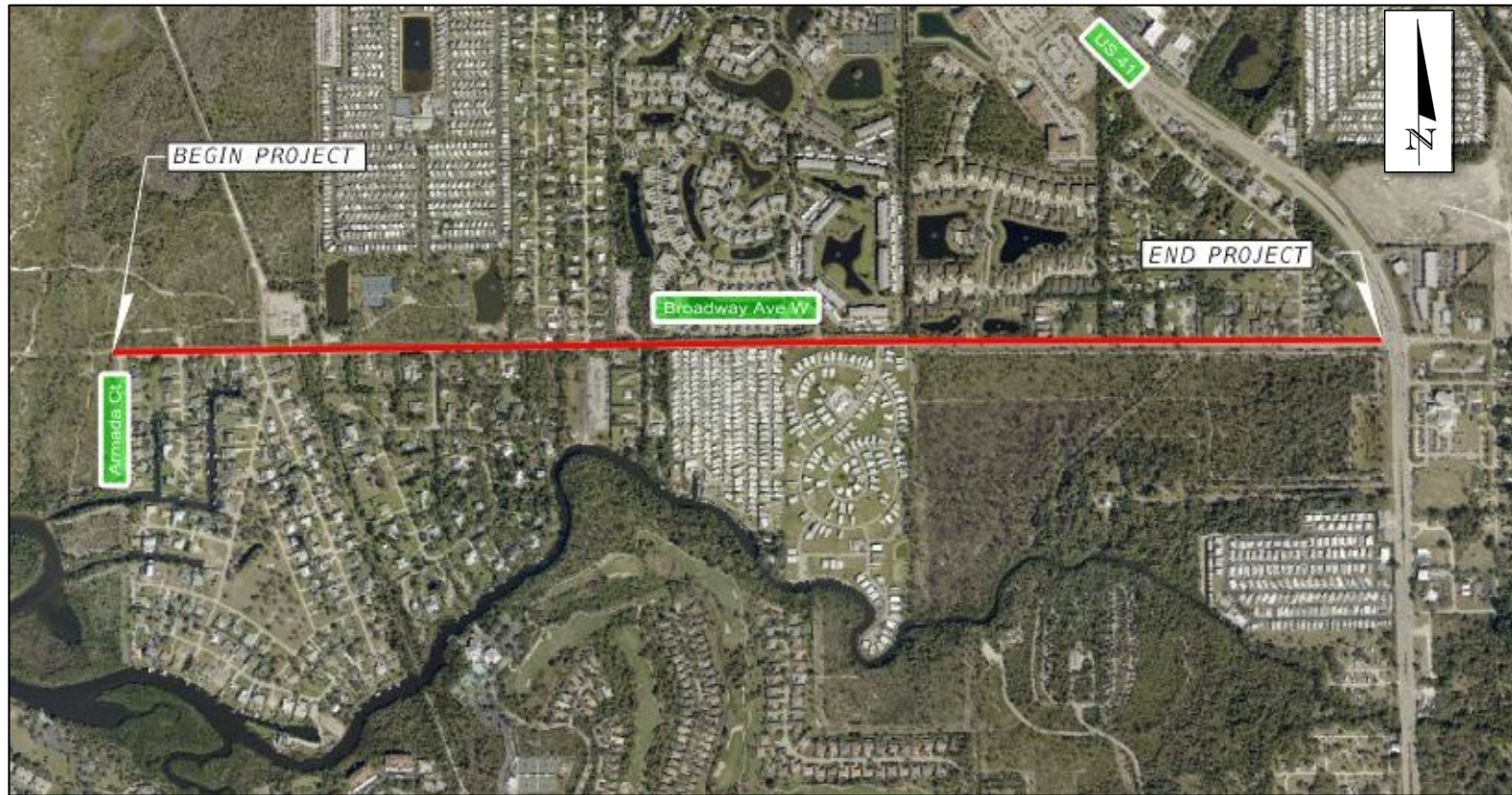


MEETING AGENDA

- Project Scope
- Existing Conditions
- Analysis
- Design Alternatives
- Construction Cost Estimates
- Public Involvement
- Recommendations
- Project schedule
- Questions?



PROJECT LIMITS





PROJECT SCOPE

- Safety
 - Address Roadside Hazards
- Drainage Improvements
- Pedestrian Improvements
 - Sidewalks on Both Sides Desired
 - Potential Lighting
- Landscape Improvements





EXISTING CONDITIONS

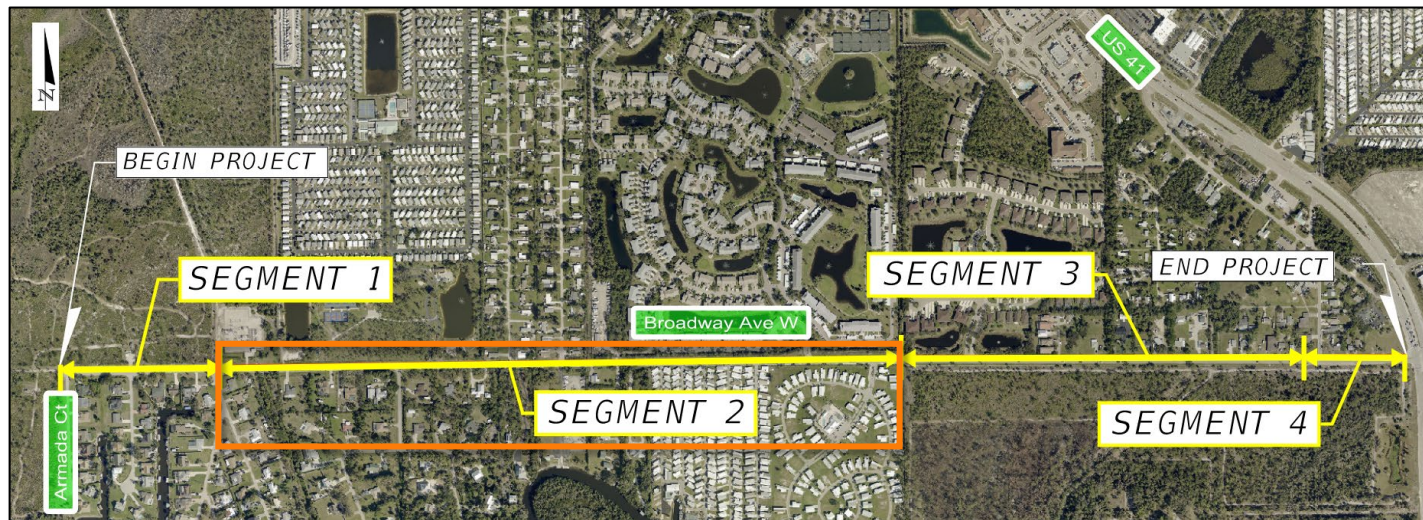
Feature	Broadway Ave W
Functional Classification	Major Collector
Existing Posted Speed (mph)	25 (Armada Ct. to Pine Tree Ln. / 35 (Pine Tree Ln. to US 41)
Roadway Section	2-Lane Rural Undivided (9'-10' lanes)





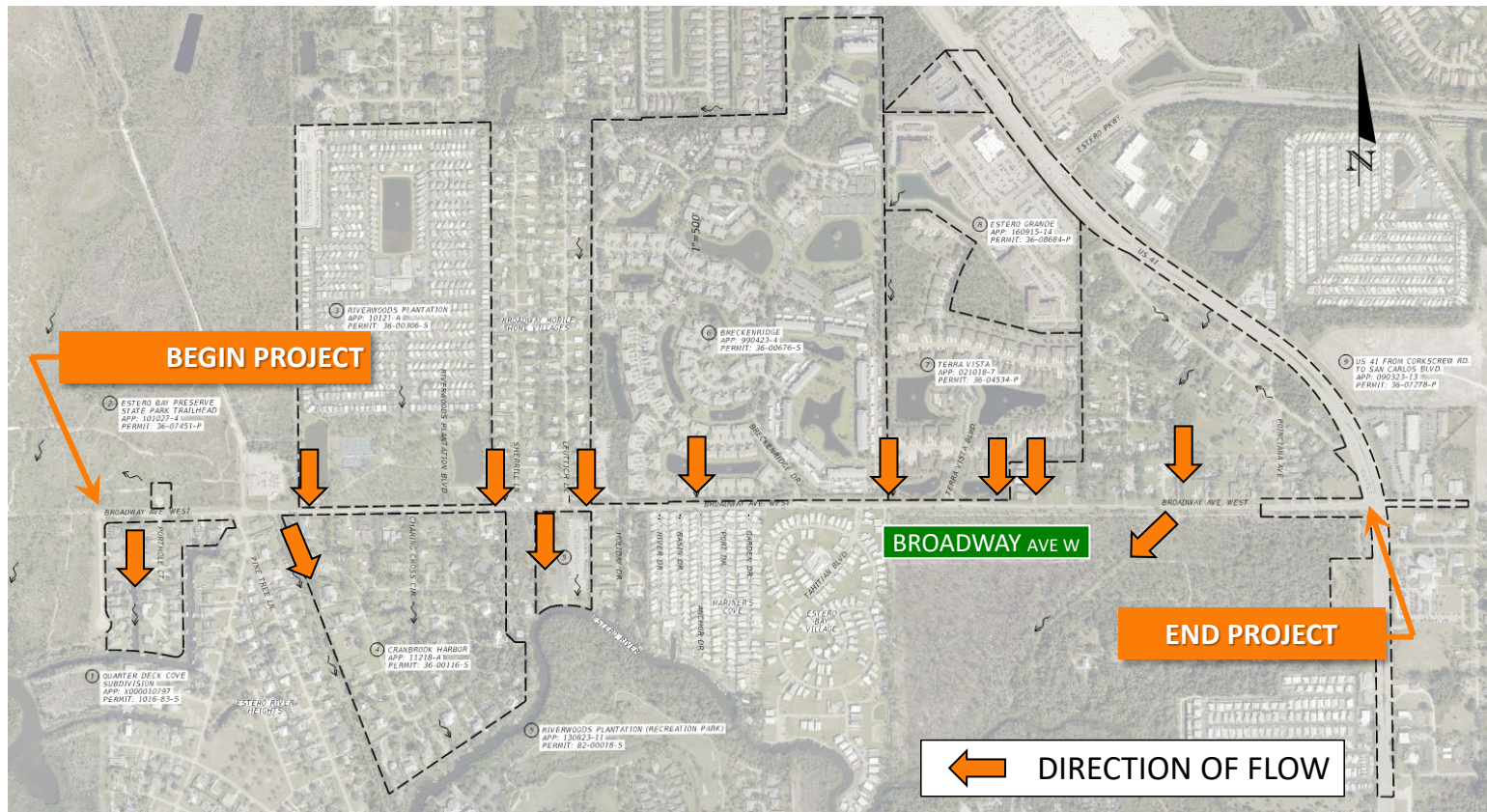
EXISTING CONDITIONS

Seg. No	From	To	Distance (ft)	R/W Width (ft)
1	Armada Ct.	Pine Tree Ln.	±982	±65 - 89
2	Pine Tree Ln.	±190 ft east of Tahitian	±4,361	±50 - 70
3	±190 ft east of Tahitian	±110 ft west of Poinciana Ave.	±2,540	±68 - 89
4	±110 ft west of Poinciana Ave.	US 41	±663	±89 - 91





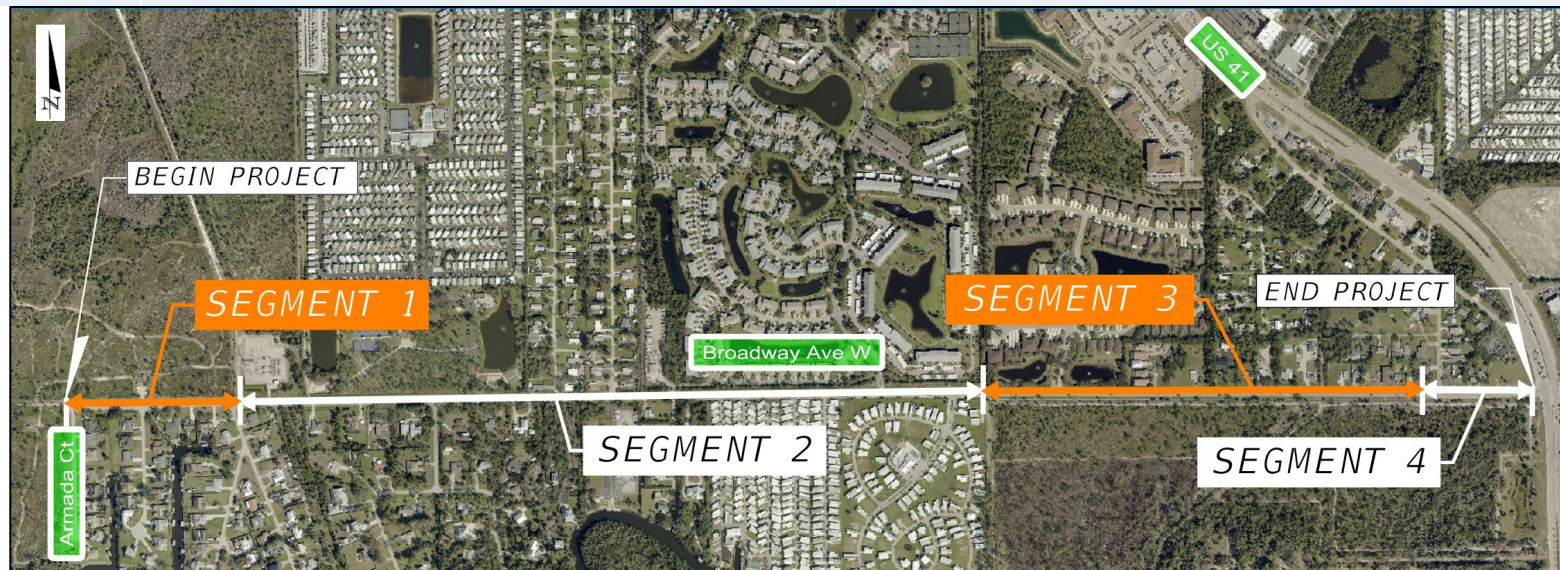
EXISTING CONDITIONS





DESIGN ALTERNATIVES

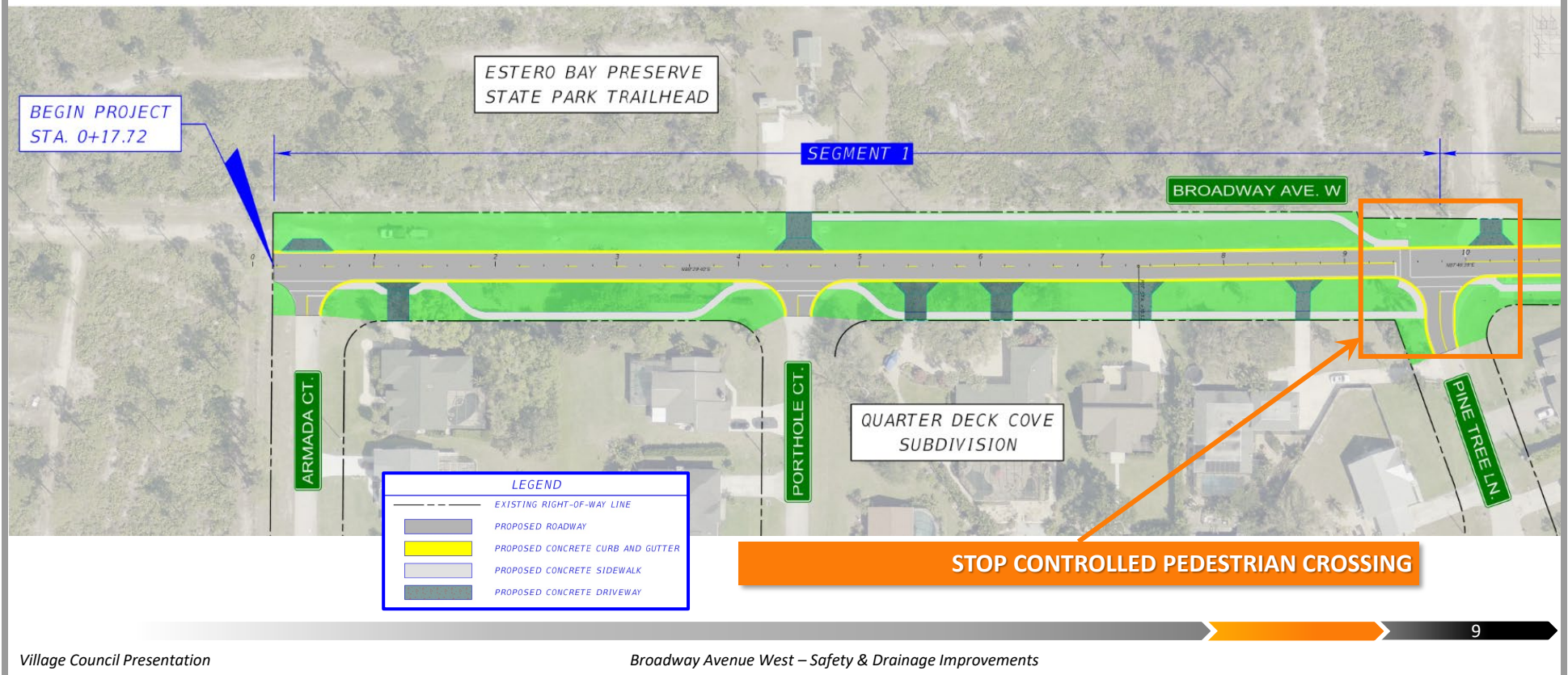
Seg. No	Alternative 1	Alternative 2
1	Urban (11' travel lanes w/ curb & gutter)	Rural (11' travel lanes w/ 6' unpaved shoulder)
2	Urban (11' travel lanes w/ curb & gutter)	Urban (11' travel lanes w/ curb & gutter)
3	Urban (11' travel lanes w/ curb & gutter)	Rural (11' travel lanes w/ 6' unpaved shoulder)
4	Add Sidewalk only (exist. Urban)	Add Sidewalk only (exist. Urban)





DESIGN ALTERNATIVES

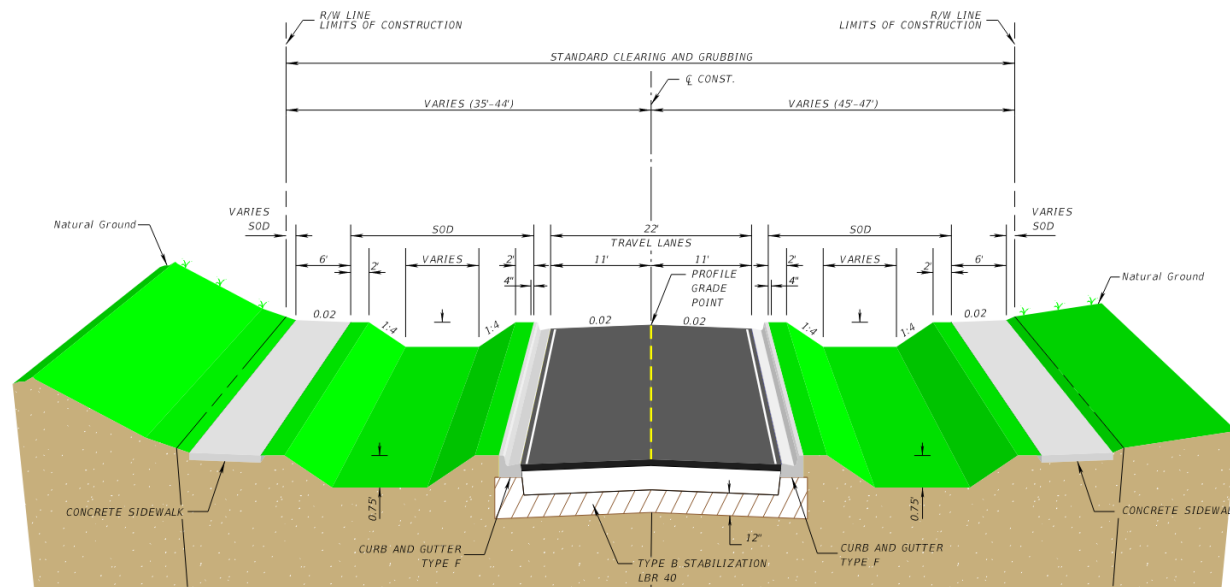
SEGMENT 1 - URBAN





DESIGN ALTERNATIVES

SEGMENT 1 - URBAN

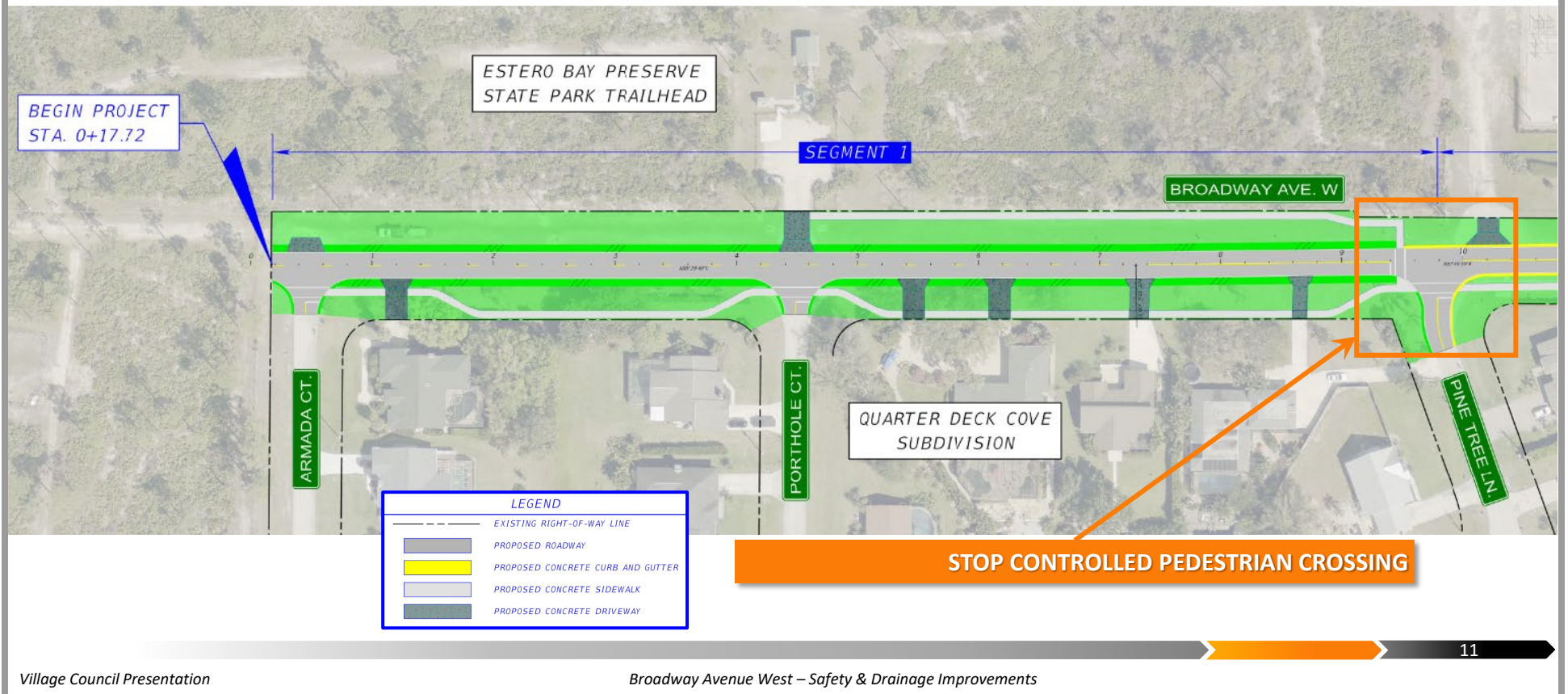


PROPOSED SEGMENT NO. 1 ALTERNATIVE 1
TYPICAL SECTION
BROADWAY AVE. WEST
ARMADA CT. TO PINE TREE LN.
STA. 0+17.72 TO STA. 10+00.00±



DESIGN ALTERNATIVES

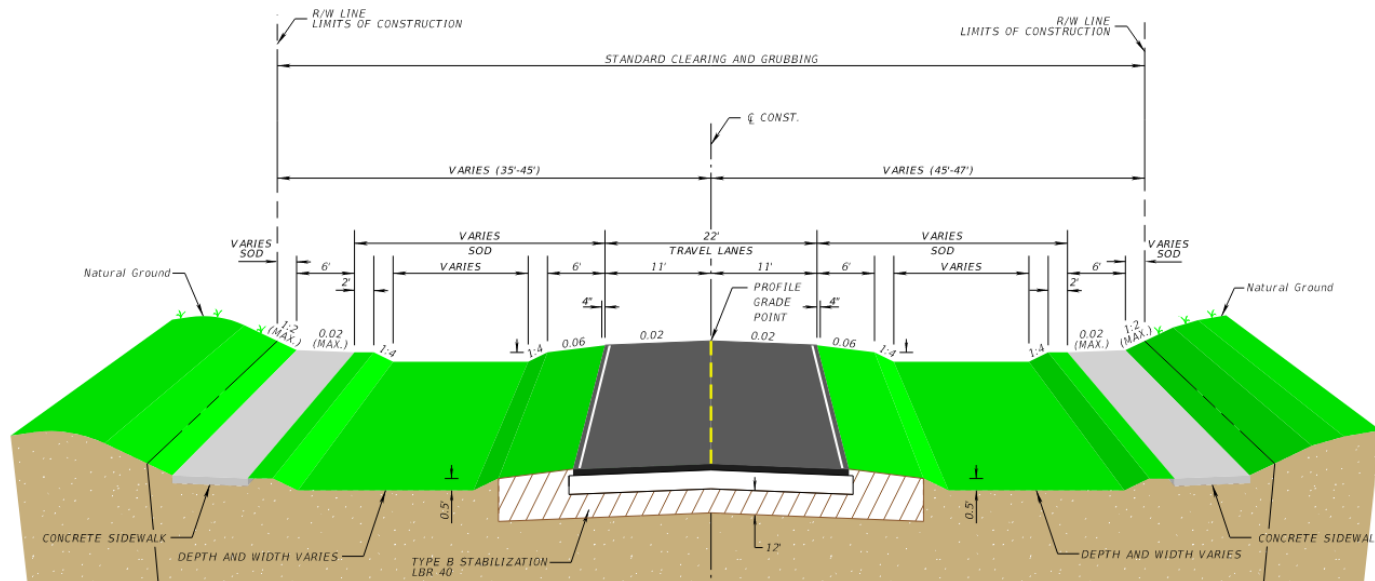
SEGMENT 1 - RURAL





DESIGN ALTERNATIVES

SEGMENT 1 - RURAL

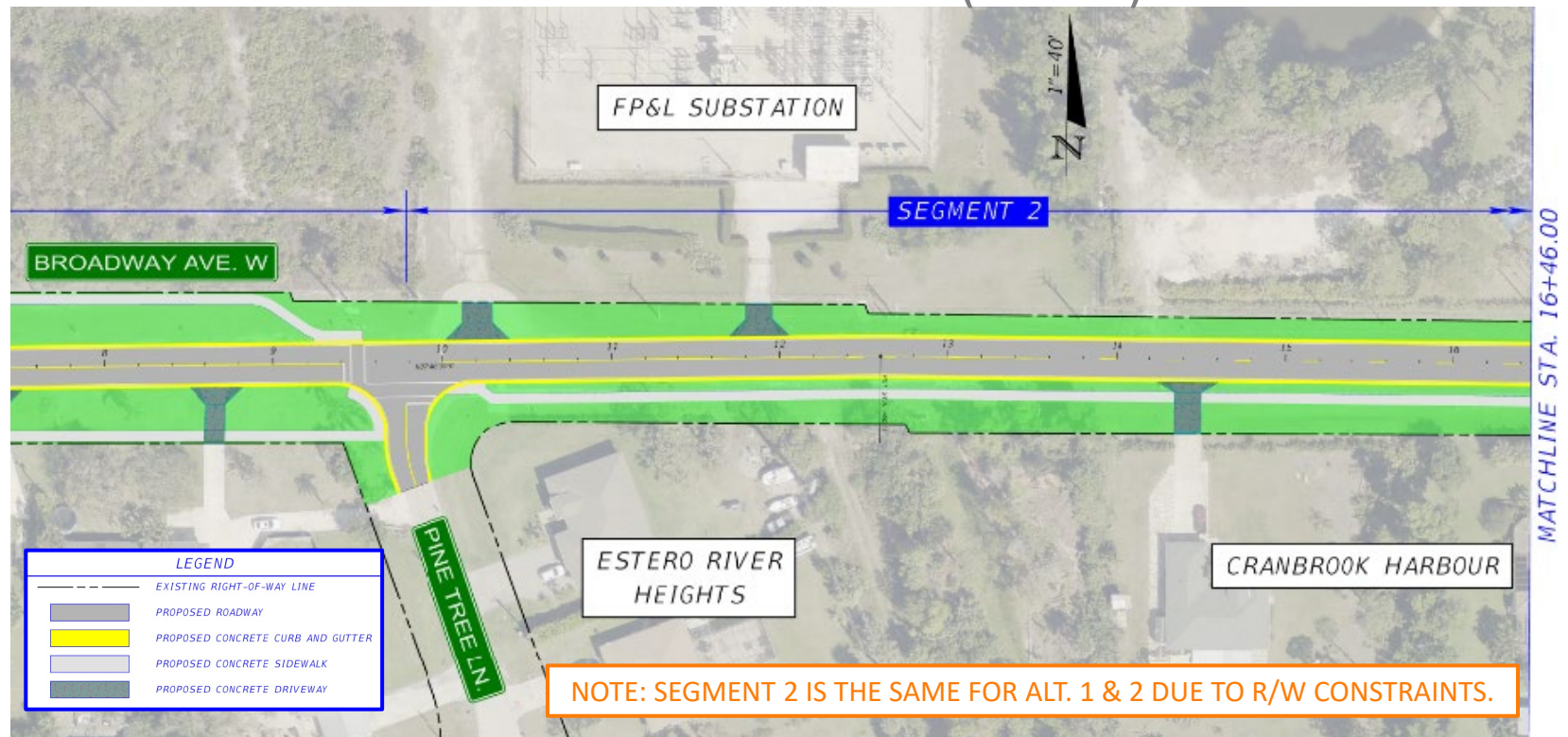


SEGMENT NO. 1 ALTERNATIVE 2
PROPOSED TYPICAL SECTION
BROADWAY AVE. WEST
ARMADA CT. TO PINE TREE LN.
STA. 0+17.72 TO STA. 10+00.00±



DESIGN ALTERNATIVES

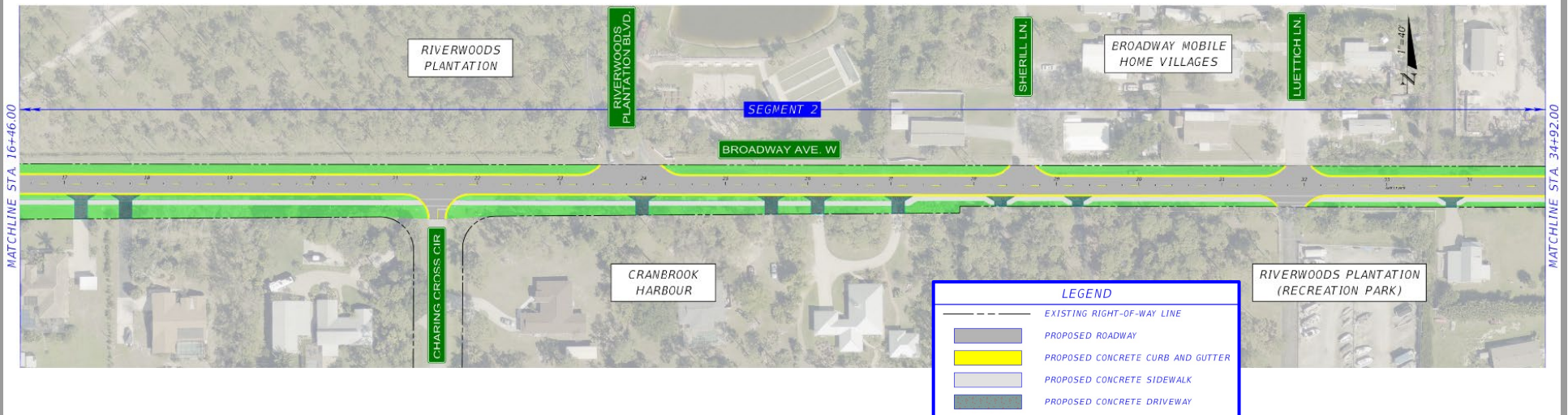
SEGMENT 2 – URBAN (1 OF 3)





DESIGN ALTERNATIVES

SEGMENT 2 - URBAN (2 OF 3)

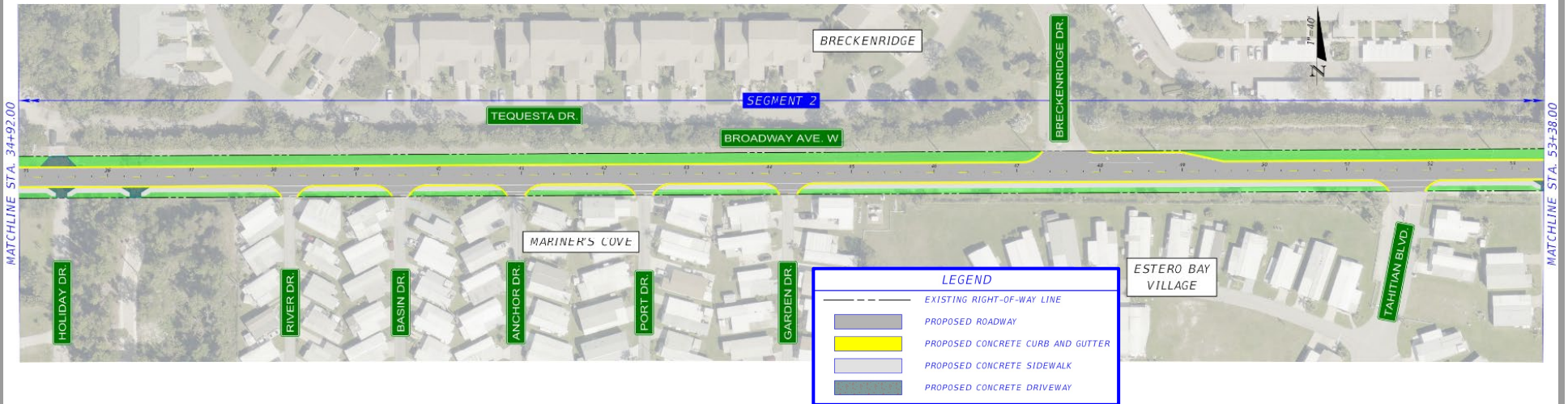


NOTE: SEGMENT 2 IS THE SAME FOR ALT. 1 & 2 DUE TO R/W CONSTRAINTS.



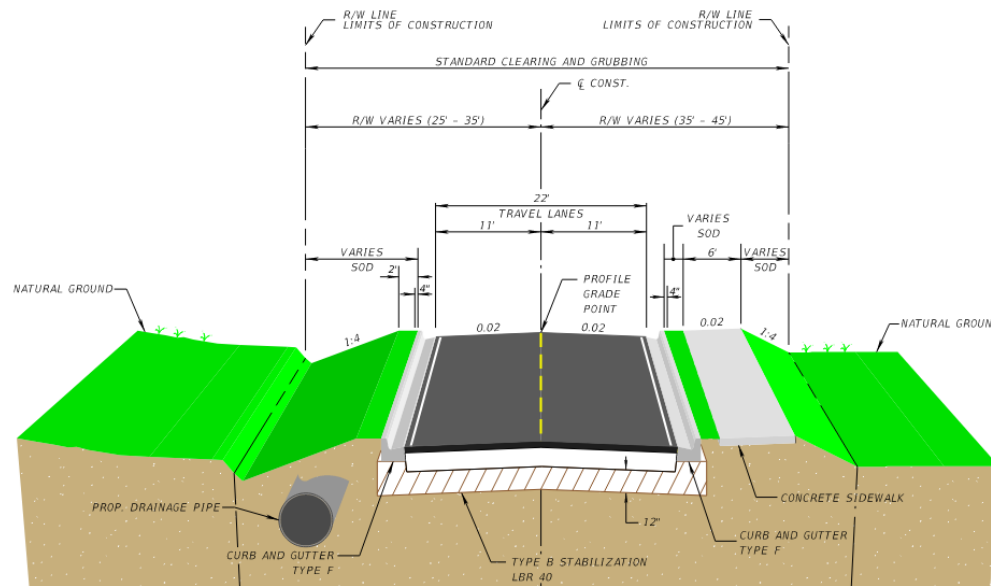
DESIGN ALTERNATIVES

SEGMENT 2 - URBAN (3 OF 3)



NOTE: SEGMENT 2 IS THE SAME FOR ALT. 1 & 2 DUE TO R/W CONSTRAINTS.

SEGMENT 2 - URBAN

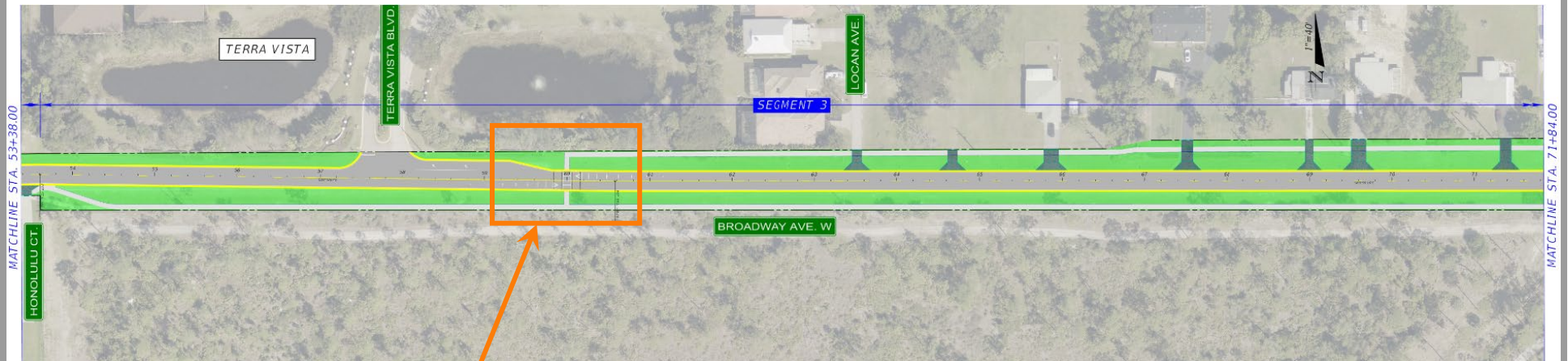


Broadway Avenue West – Safety & Drainage Improvements



DESIGN ALTERNATIVES

SEGMENT 3 - URBAN (1 OF 2)



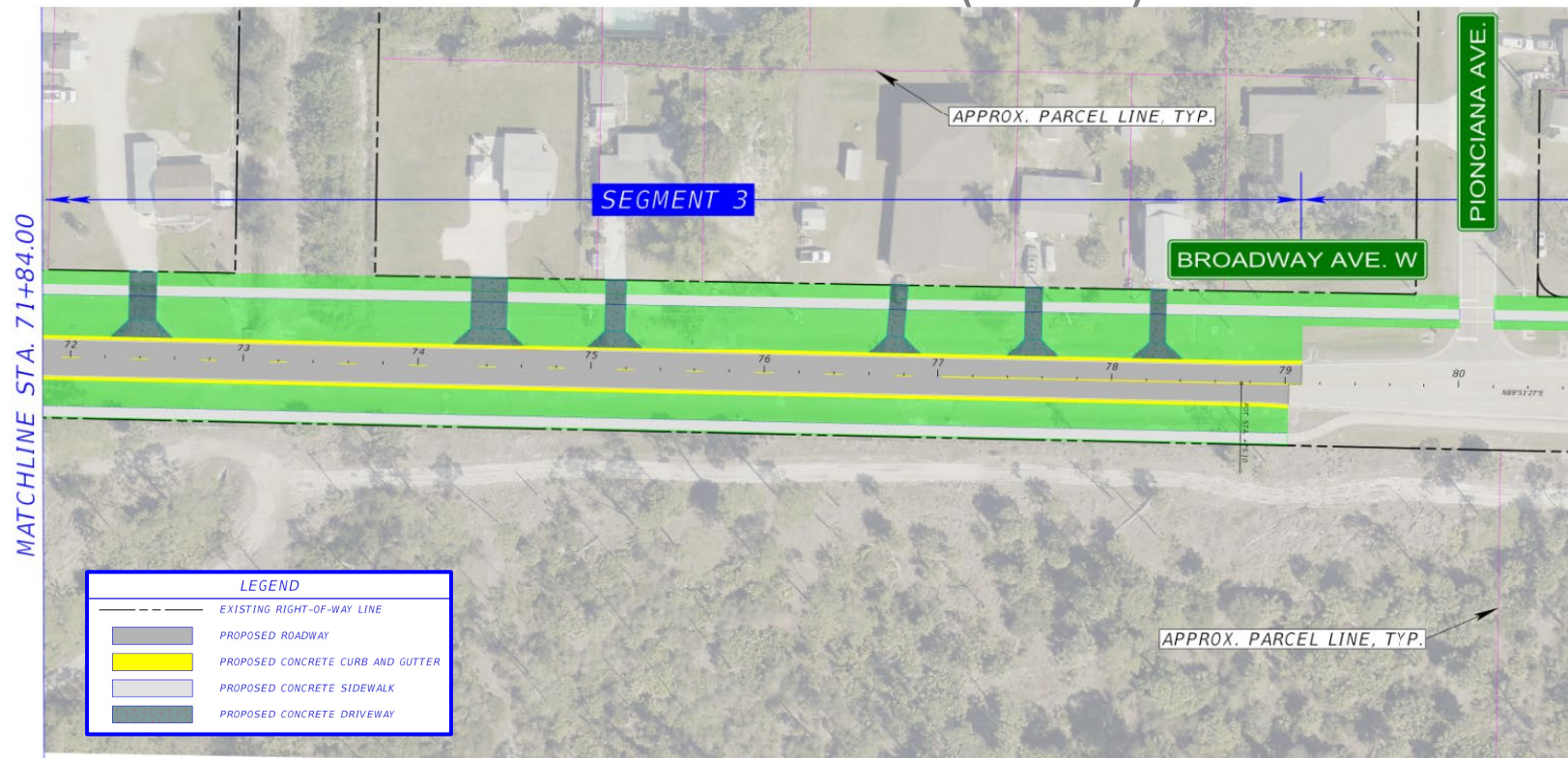
RAISED MID-BLOCK CROSSING

LEGEND	
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE DRIVEWAY



DESIGN ALTERNATIVES

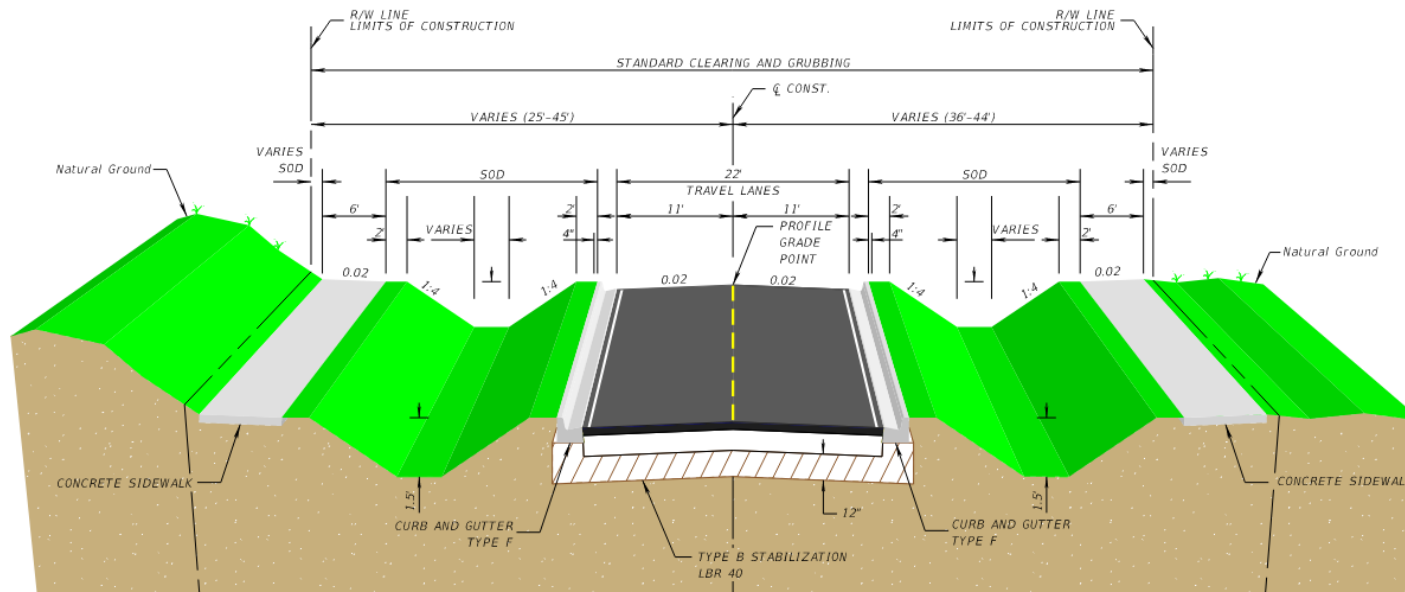
SEGMENT 3 - URBAN (2 OF 2)





DESIGN ALTERNATIVES

SEGMENT 3 - URBAN

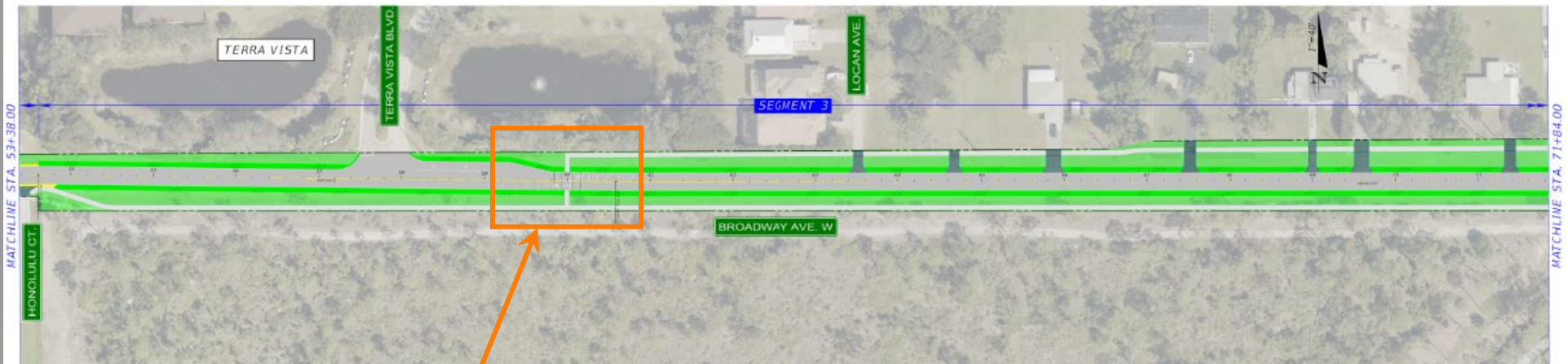


SEGMENT NO. 3 ALTERNATIVE 1
PROPOSED TYPICAL SECTION
BROADWAY AVE. WEST
±190' EAST OF TAHITIAN BLVD. TO ±110' WEST OF POINCIANA AVE.
STA. 53+60.91 TO STA. 79+00.00±



DESIGN ALTERNATIVES

SEGMENT 3 – RURAL (1 OF 2)



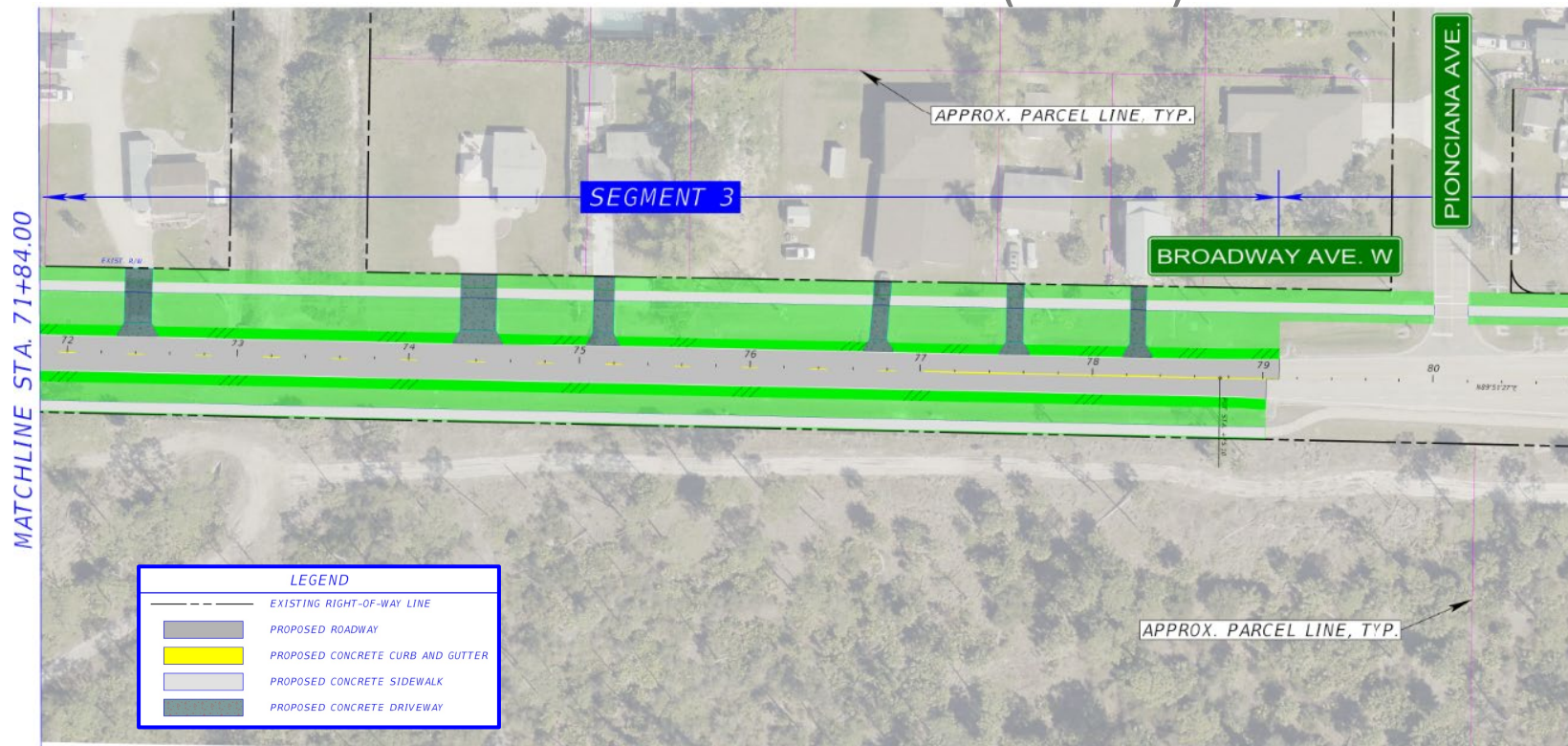
RAISED MID-BLOCK CROSSING

LEGEND	
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED ROADWAY
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE DRIVEWAY



DESIGN ALTERNATIVES

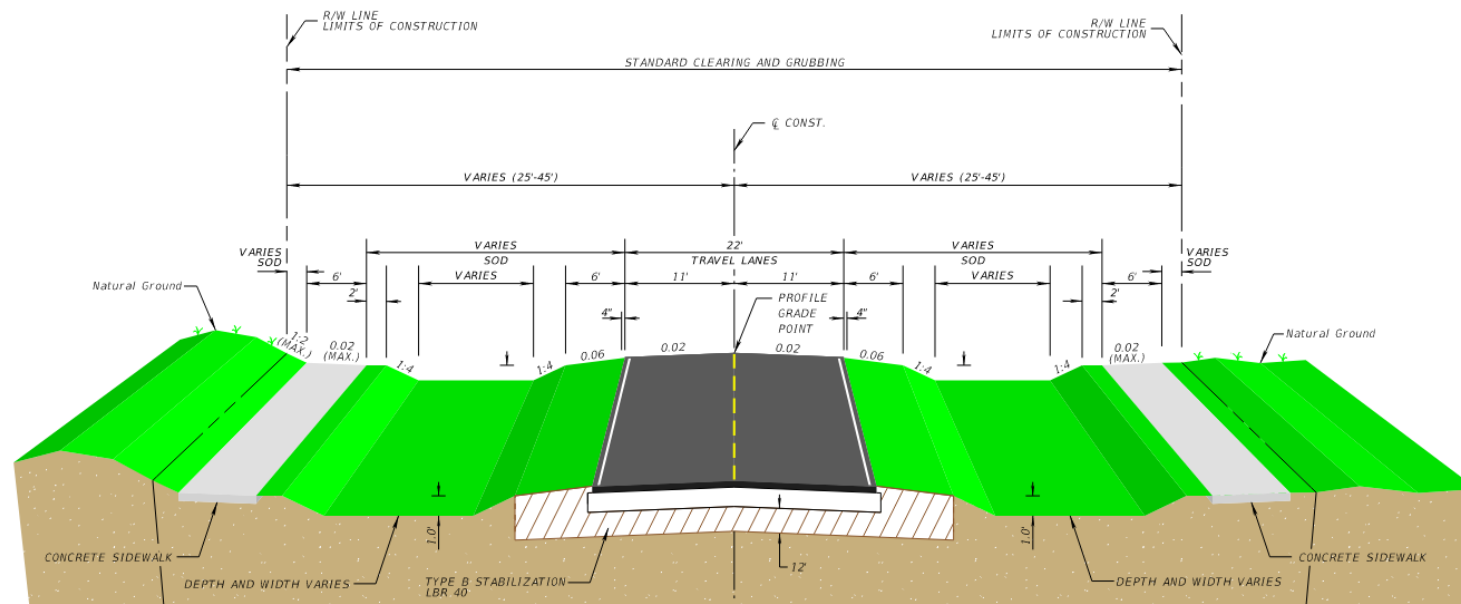
SEGMENT 3 – RURAL (2 OF 2)





DESIGN ALTERNATIVES

SEGMENT 3 - RURAL

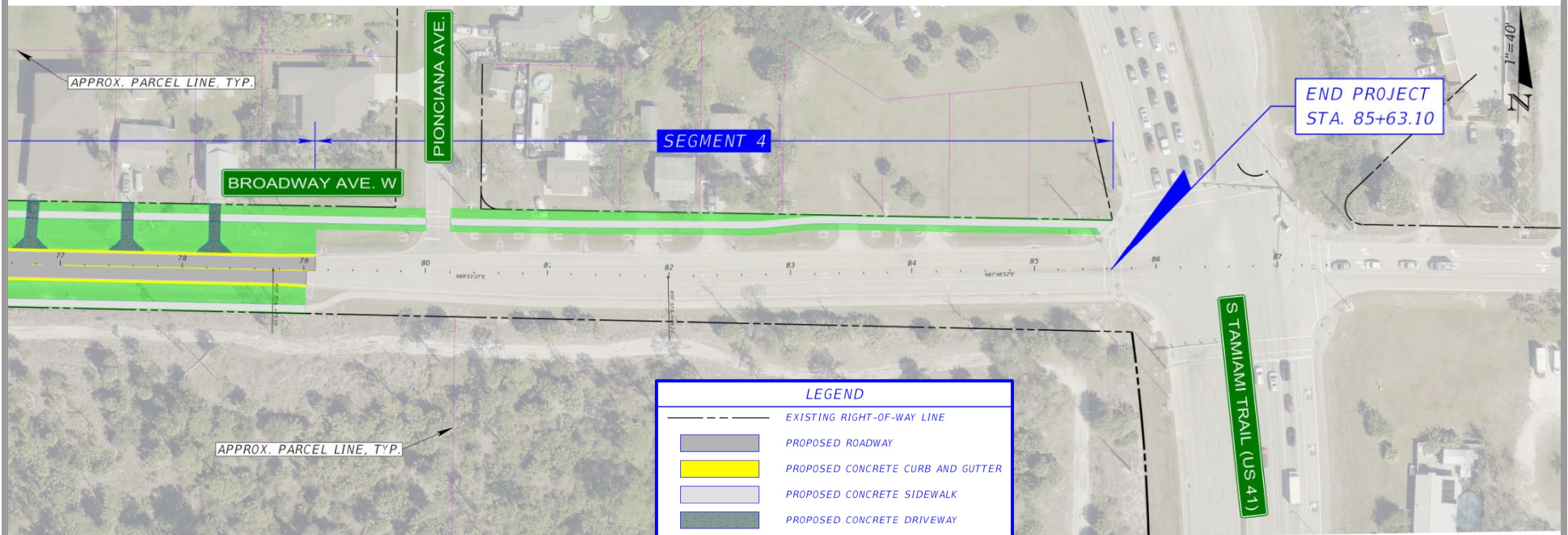


SEGMENT NO. 3 ALTERNATIVE 2
PROPOSED TYPICAL SECTION
BROADWAY AVE. WEST
±190' EAST OF TAHITIAN BLVD. TO ±110' WEST OF POINCIANA AVE.
STA. 53+60.91 TO STA. 79+00.00±



DESIGN ALTERNATIVES

SEGMENT 4 - URBAN

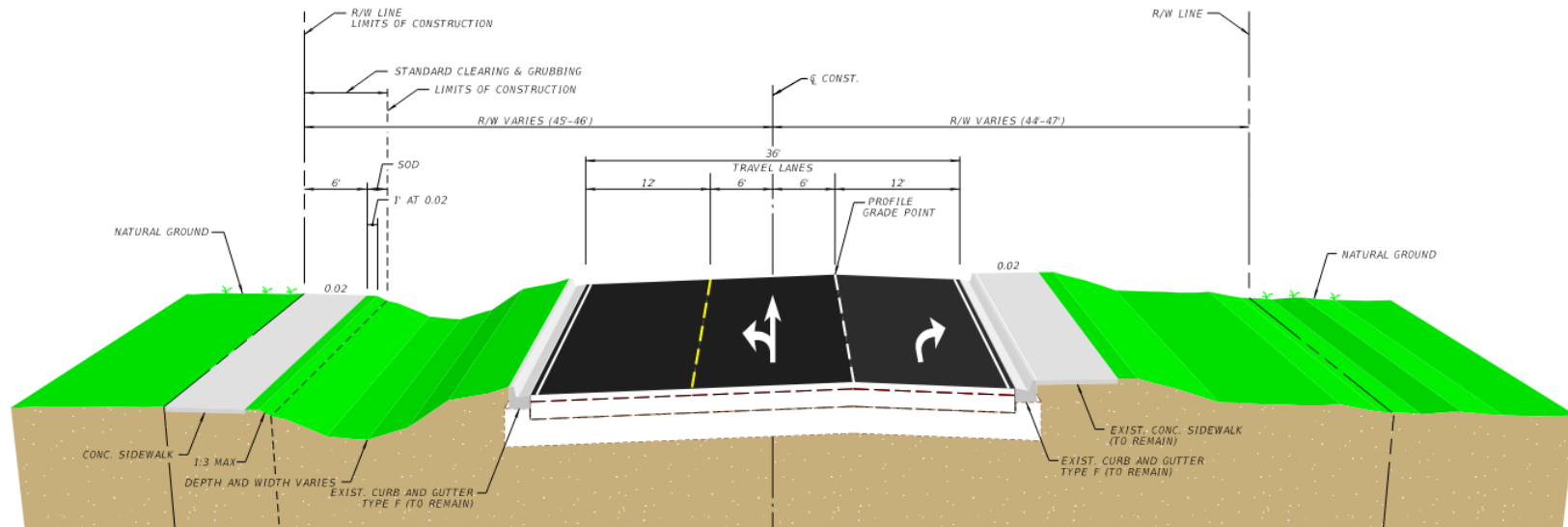


NOTE: SEGMENT 4 IS THE SAME FOR ALT. 1 & 2 (PROP. S/W ONLY).



DESIGN ALTERNATIVES

SEGMENT 4 - URBAN



SEGMENT NO. 4 ALTERNATIVE 1
PROPOSED TYPICAL SECTION
BROADWAY AVE. WEST
±110' WEST OF POINCIANA AVE. TO US 41
STA. 79+00.00± TO STA. 85+62.77

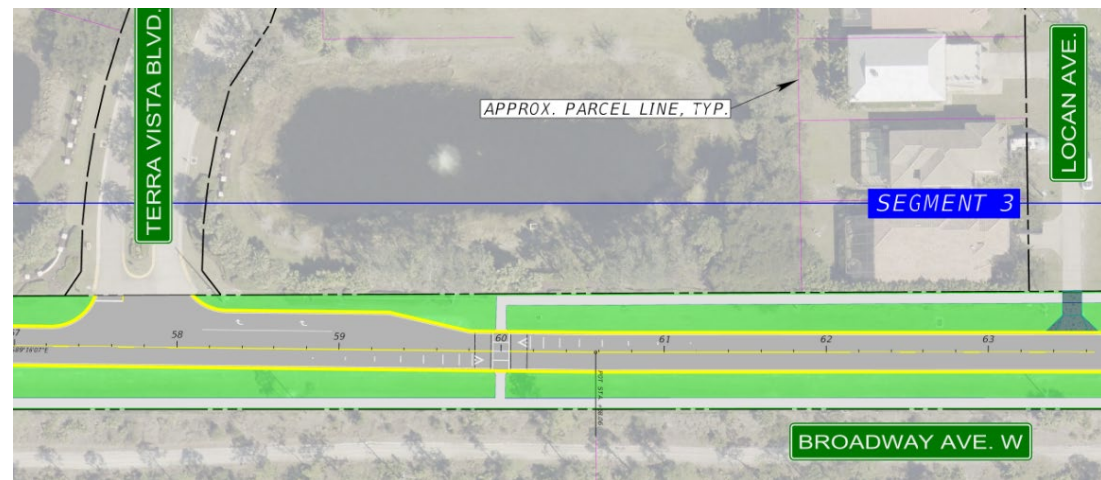


CONSTRUCTION COST ESTIMATES

Lighting Option	Urban	Rural / Urban
Mid-Block Decorative Lighting Only	\$14.1M±	\$12.5M±
Full Corridor Decorative Lighting	\$18.9M±	\$17.2M±

Estimate Considers:

- Roadway
- Drainage
- Signing & Pavement Markings
- Decorative Lighting
- Landscape
- CEI (10% of construction)





PUBLIC INVOLVEMENT

- Kick-off Newsletter
- Project Website
 - www.broadwayavewest.com
- Public Meeting
 - March 3, 2026
 - Estero Recreation Center
 - 29 Attendees
 - 11 Comments Received
 - Locate sidewalk closer to roadway or only on north side (Quarterdeck Cove)
 - Preservation of mature trees (Quarterdeck Cove)
 - Install culverts instead of ditches
 - No curb where tortoises are present
 - Overall supportive of infrastructure improvements with exception of the above





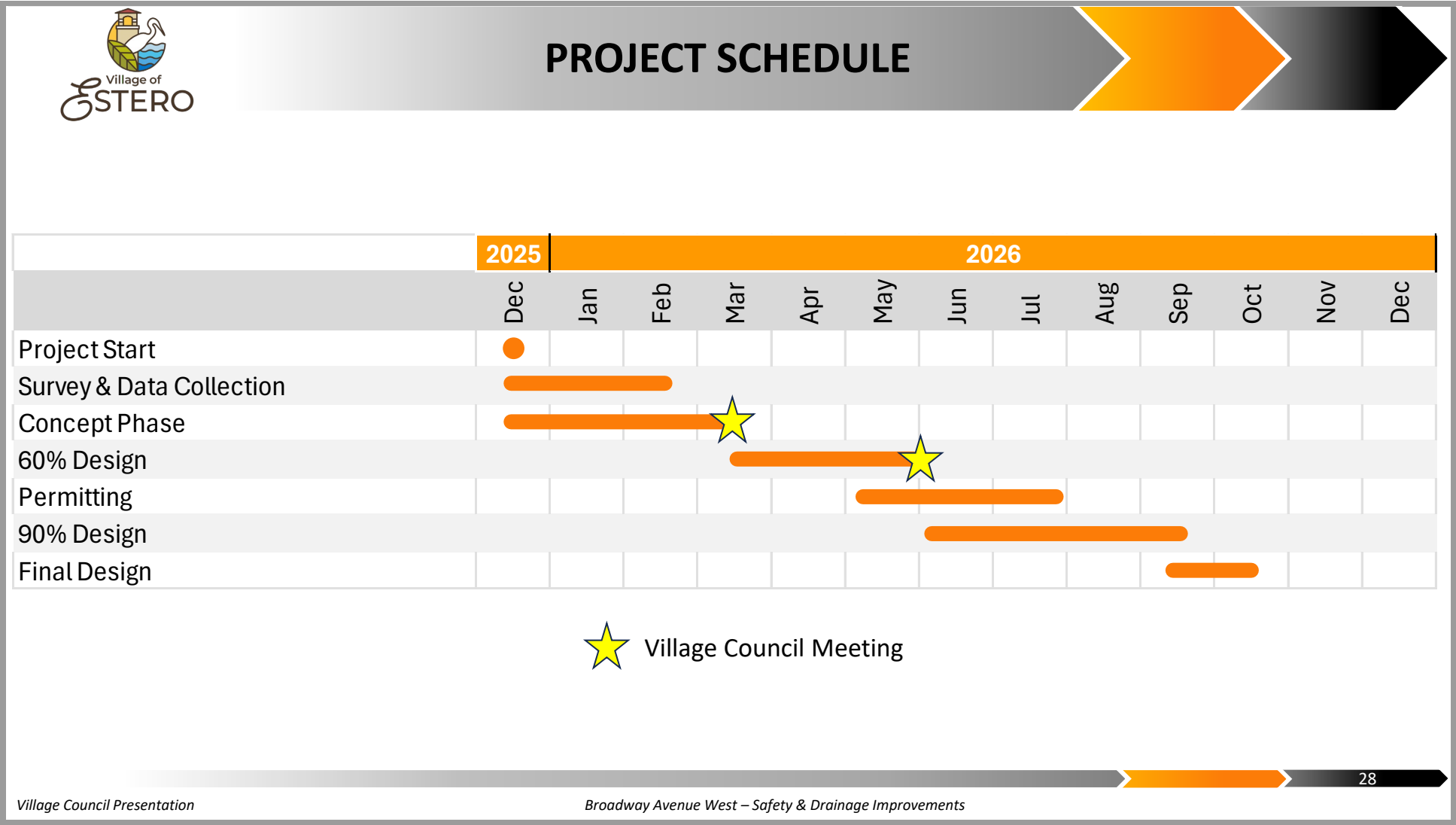
RECOMMENDATIONS

Evaluation Criteria	Urban	Rural / Urban
Safety	Better	Good
Estimated Construction Cost	Higher \$14.1M± (Mid-Blk Lighting) \$18.9M± (Corridor Lighting)	Lower \$12.5M± (Mid-Blk Lighting) \$17.2M± (Corridor Lighting)
Pedestrian Accommodations	Medium	Medium
Environmental Factors / Regulatory Permitting Requirements	Low Risk	Low Risk
Right-of-Way Impacts	Medium Risk	Medium Risk

RECOMMENDATION:

- Rural Section within Segment 1
- Urban Section within Segment 2
- Urban Section within Segment 3 (if budget allows, otherwise Rural)
- Urban Section within Segment 4 (existing)







QUESTIONS?



WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 18, 2026

Agenda Item:

Estero RiverPark - North and Village Center Driving Range projects

Description:

Estero River Park – North project

The Village owns +/- 32 acres of prime real estate east of US 41 and north of the Estero River. This property sits just north of Estero River Park, located to the south of the river and currently being reconstructed to provide passive walking nature walking trails and observation areas.

Staff and consultants are proposing that Council provide consideration and input as to the possible development scenarios for the northern acreage that could include a public private partnership solicitation similar to that used for the entertainment components of the Village Center Hub. Staff and the consulting team have conducted preliminary analysis of potential development components that could include “Themed residential and mixed-use commercial as well as boutique food & beverage establishments along the northern bank of the Estero River.

The goal of the project would be to enhance the site while creating an economic scenario similar to the Village Center where revenues to the Village from development of the northern acreage would create revenue streams to offset costs associated with maintaining and operating the Estero River Park to the south.

No action is requested at this time. Staff and consultants will be appreciative of council’s thoughts, comments and input.

Village Center Driving Range project

The Village Center Hub continues through its development cycle with all four projects currently underway at various stages of construction. The new county maintenance facility is scheduled for completion and handover to the county in April. The entertainment campus and Phase 1 of the SportsPark are in construction scheduled to be completed in October. High 5 Entertainment is completing its foundation package this month, commencing vertical building construction in April and completing in the fall.

Page 1 of 2

During Phase 1 of the SportsPark project, Suffolk Construction will hand over a “pad ready site” for the driving range in September. Staff and consultants are developing a project plan with the goal of opening the driving range as close to the opening of High 5 Entertainment as possible.

There are two options being evaluated by staff and consultants: one being another public private partnership model and the other having the driving range owned by the Village and professionally operated by the SportsPark operator.

One P3 proposal has been received from Kemper Sports. It has been carefully reviewed, and ongoing discussions/negotiations continue. Several other potential operators were identified and contacted with none formally proposing as an alternative to Kemper. Options include finalizing negotiations with Kemper Sports based on the initial process or conducting an additional P3 solicitation. An anticipated schedule has been included in the briefing presentation that would result in an opening in September 2027, approximately 1 year after the opening of High 5.

The second option is having the Village develop and own the driving range, having it professionally operated by the SportsPark operator. In this scenario, staff and consultants would recommend that food & beverage service at the driving range be catered by High 5 Entertainment, which is immediately adjacent and has a kitchen size for catering operations.

Staff and consultants are recommending that negotiations with Kemper be finalized then compared with the option of Village ownership, which could be completed by April 1. That would allow project planning, design and procurement to occur on a schedule that could start construction as soon as the pad is delivered by Suffolk and save several months in the opening schedule.

Financial Impact:

There is no financial impact associated with this agenda item.

Prepared by:

Michael Comparato

Attachments:

1. PowerPoint



COUNCIL PRESENTATION UPDATE
03/18/2026

CONTENTS

- 3..... ESTERO RIVER PARK - NORTH
- 12..... VILLAGE CENTER DRIVING RANGE
- 19..... BOOMER ESTATE





Estero River Park North



Vision- Residential

The Village-owned ±32-acre tract north of the river presents an opportunity to develop a gated residential neighborhood centered around single-family homes. The project is intended to respond to market demand for quality housing while complementing the character of the surrounding entertainment and waterfront areas.

By combining residential living with neighborhood-serving commercial spaces, the development will promote walkability, daily activity, and year-round economic engagement. The project is positioned to function as a catalytic investment that strengthens the district and supports long-term community growth through collaboration between public and private stakeholders.



Vision- Mixed Used/ Food & Beverage

The proposed development will create an activated, river-oriented district where residents live above restaurants, cafés, and retail spaces in a cohesive pedestrian-friendly environment. The design emphasizes connectivity, outdoor gathering areas, and a continuous level of activity throughout the day and evening.

This mixed-use neighborhood is intended to establish a recognizable identity for the area while supporting local businesses and encouraging future investment along the corridor. The goal is to deliver a lasting community asset that enhances both quality of life and economic vitality for the Village. The project will also incorporate boutique food and beverage restaurants designed to provide unique dining experiences and further enhance the district's character and appeal.



Conceptual Land-Use Plan



P3 Statutes

Florida Statute §255.065 — Public-Private Partnership Process

What the Statute Allows

Chapter **255.065, Florida Statutes** authorizes counties, municipalities, and special districts to partner with private entities to finance, design, construct, operate, and/or maintain public facilities. Unlike traditional procurement (low bid), this statute allows a **negotiated procurement process** based on value, experience, financing capability, and project concept.

It permits:

- Long-term ground leases or concessions
- Developer financing or co-financing
- Revenue sharing agreements
- Availability payments
- Design-Build-Finance-Operate-Maintain (DBFOM)
- Mixed-use projects with public components
- The statute also allows **unsolicited proposals**, which is one of its most powerful features



Potential P3 Structures

The proposed development in Estero, Florida spans approximately 32.42 acres with about 1.16 million square feet of buildable area. The project has various structures that are recommended as follows:

- Land Sale
- Long-term ground lease (30–99 years)
- Concession agreement
- Revenue share based on Land Input
- Design-Build-Finance-Operate-Maintain structure (DBFOM)

Village Participation

Through a land sale we estimate approximately \$450,000 / Acre of potential revenue. The Village of Estero is projected to receive approximately **\$400,000 – \$600,000 in annual revenue**, for the above scenarios depending on final commercial negotiations and structure selection, providing recurring municipal income while retaining long-term participation in the project.



Recommendations moving forward

In summary we believe this plot has potential to provide positive impact to Estero by creating an in-demand, old Florida-themed residential area in close proximity to mixed-use retail, food and beverage, and water-based activity amenities.

We foresee the following for next steps:

- Council Approval of Public Private Partnership Plan of Action
- Issue P3 Solicitation, similar to the Entertainment Campus
- Quantify public investment / cash flow for Village of Estero
- Confirm developer and stakeholder acceptance into plan direction





Executive Summary

The Village is evaluating development of a golf driving range facility within the Sports Park Campus to serve as a year-round recreational amenity and revenue-generating component of the park. The facility is intended to complement surrounding athletic fields, and entertainment uses while attracting both local residents and visitors.

The project will be delivered on a site prepared and turned over **pad-ready by Suffolk Construction in mid-September**, after which vertical construction can commence. The development budget is currently established at **\$5,000,000 total project cost**.

The following presentation will provide the following structure options:

- A. Option A = Kemper P3 proposal
- B. Option B = Village owned driving range



P3 Option

Option A — Public-Private Partnership (P3) – KEMPER PROPOSAL

Under a P3 structure, a private operator would finance portions of equipment and/or operations and assume responsibility for managing the driving range facility.

Key Characteristics

- Private partner operates and maintains facility
- Revenue sharing or lease payments to the Village
- Reduced operational burden on the Village
- Operational expertise and marketing driven by operator
- Lower financial risk exposure to the Village
- Less direct control over programming and pricing

Primary Benefit: Risk transfer and operational certainty

Primary Tradeoff: Reduced long-term revenue capture



Village Self Operated

Option B — Village Self-Operation + High 5 Food & Beverage

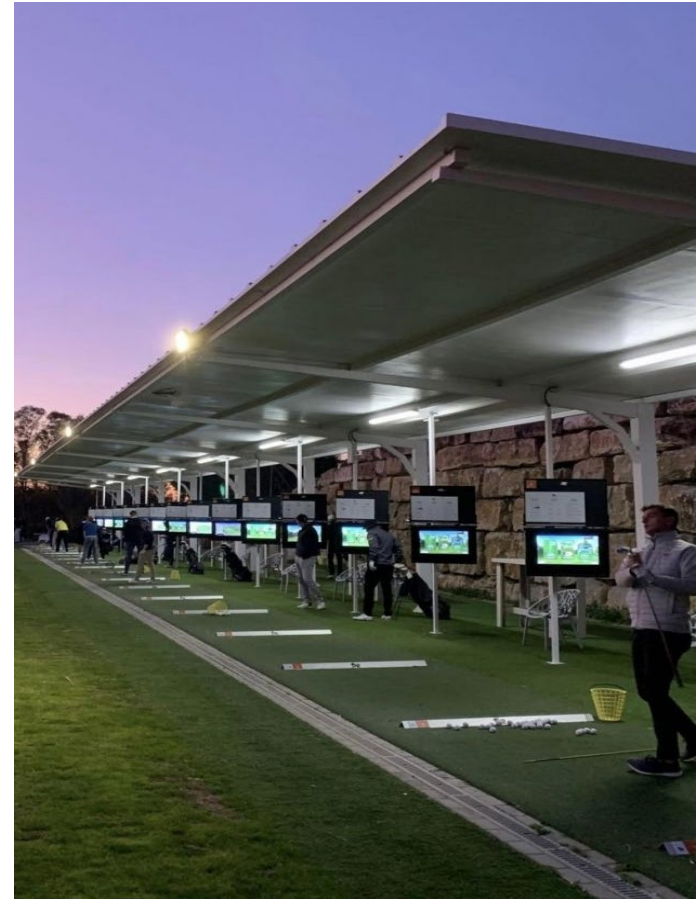
Under this model, the Village retains operational control of the driving range while contracting High 5 to provide food and beverage services.

Key Characteristics

- Village operates range and retains revenue
- High 5 provides concession/restaurant services
- Greater control over pricing, programming, and scheduling
- Higher potential long-term revenue to Village
- Increased staffing and operational responsibility
- Higher operational risk

Primary Benefit: Long-term revenue potential and control

Primary Tradeoff: Operational responsibility and risk



Recommendation

Based on the preliminary analysis, it is recommended that the Village advance both operating alternatives for further evaluation:

Option A – Kemper P3 Proposal: Continue direct negotiations with Kemper Sports without issuing a public RFP in order to expedite project delivery, while refining commercial terms, risk allocation, and revenue sharing structure under a public-private partnership model.

Option B – Village-Owned Driving Range: Concurrently advance planning and cost validation for a Village-owned and operated facility to maintain control over programming, pricing, and long-term financial performance.

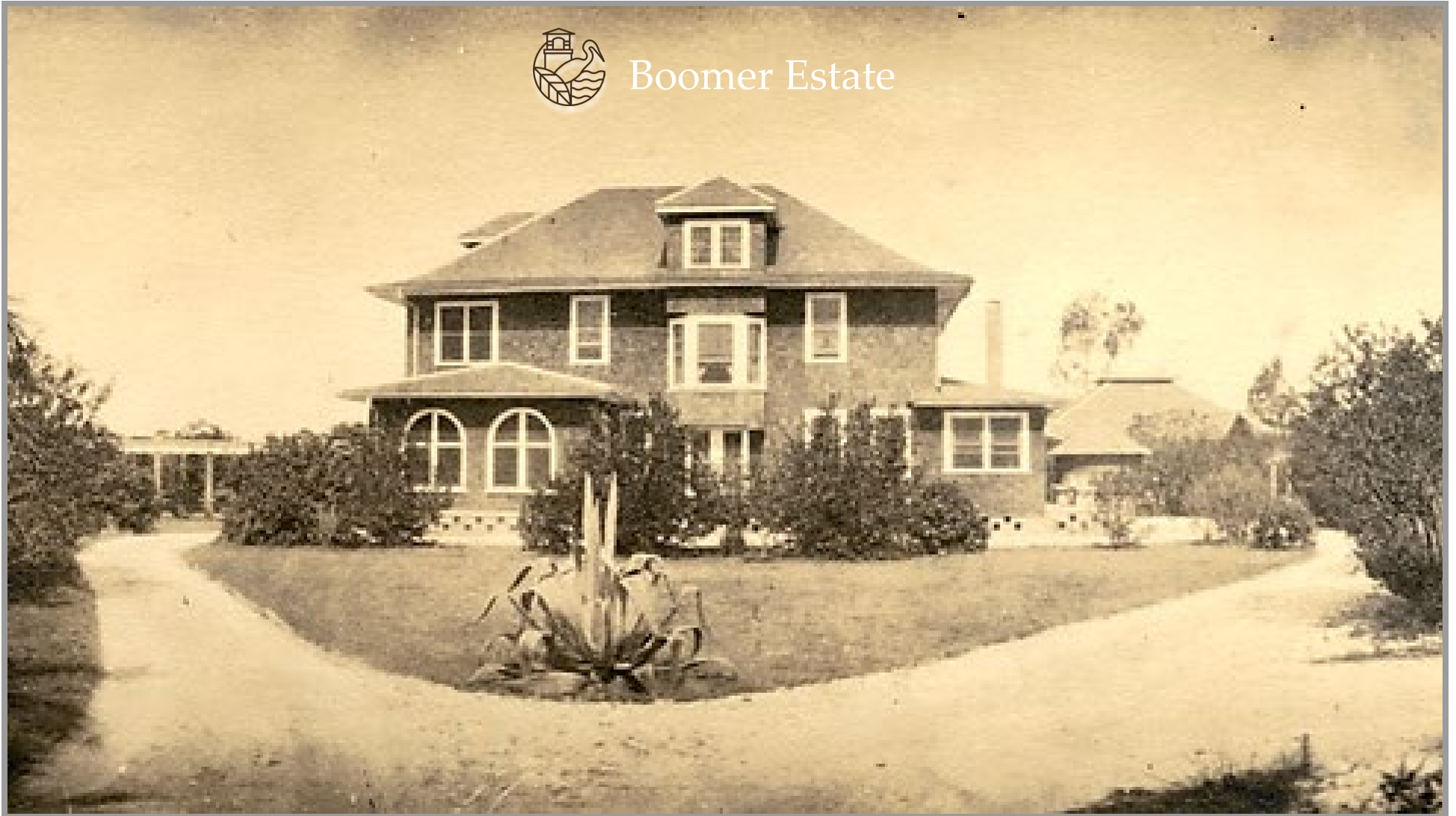
Advancing both options in parallel will allow the Village to compare financial outcomes, operational risks, and implementation timelines before making a final selection. This approach preserves negotiating leverage, validates market assumptions, and ensures the Village selects the structure that best supports long-term stewardship of the Sports Park asset.



Village Center Hub



Boomer Estate



BOOMER ESTATE EXECUTIVE SUMMARY

The Boomer Estate is being considered as a waterfront event venue integrated with Estero River Park as part of a broader Historic District destination. The concept blends preserved-style architecture with outdoor park amenities to create a signature event location that supports tourism and community activation.

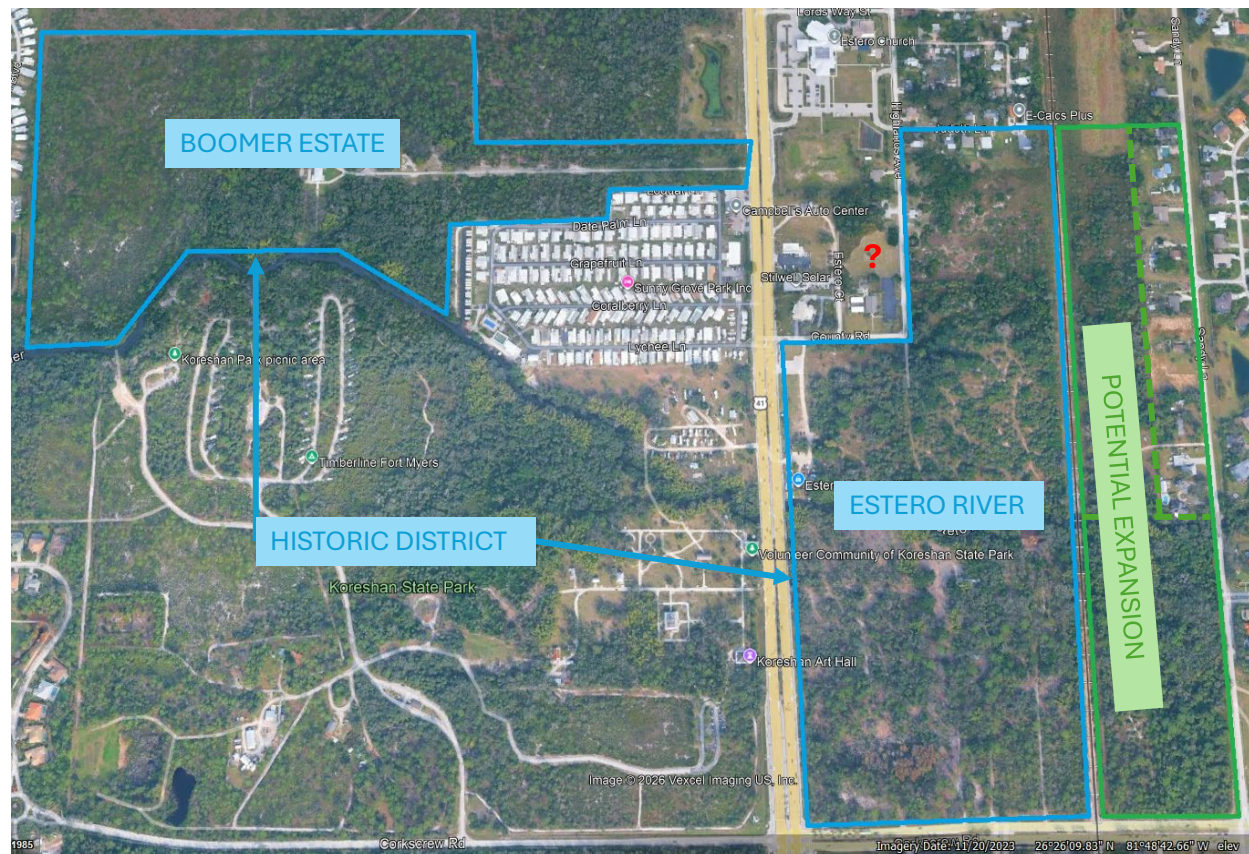
A high-resolution satellite site plan will illustrate the venue layout, including ceremony lawn, reception hall, suites, terraces, parking, service access, and waterfront areas, along with walking distances to demonstrate guest flow and operations.

The facility would remain publicly owned and operated by a private event operator through a concession/lease agreement with the State. Slides will be reserved to present proposed deal terms and responsibilities.

Overall, the Boomer Estate is intended to serve as both a premier event venue and an anchor attraction enhancing the identity and economic activity of the Estero River Park Historic District.



POTENTIAL HISTORIC DISTRICT



BOOMER SITE



BOOMER EVENT VENUE

Event Spaces

- Reception hall / ballroom
- Outdoor ceremony lawn & pavilion
- Cocktail terrace / veranda
- Bridal & groom suites
- Catering kitchen & restrooms

Site Amenities

- Waterfront boardwalk & gardens
- Fire pit / gathering areas
- Outdoor bar locations & decorative lighting

Operations

- Admin office & storage building
- Vendor loading / service drive
- Trash enclosure & maintenance area



Parking & Access

- Guest parking
- Drop-off loop / rideshare area
- Walkways

Revenue & Future Expansion

- Dock / photo features
- Future expansion space

Infrastructure

- Utilities, drainage & irrigation
- Event power hookups & security systems



Concession Agreement

- Agreement between State of Florida and Village of Estero

Lease Agreement

- Agreement between Village of Estero (Lessor) and Event Operator (Lessee)

Possible Direct Cost Reimbursement

- Village improves infrastructure including roads and utility service
- Lessee provides a return on infrastructure investment in the lease payment

Revenue Share

- Village receives a % of gross revenues generated by lessee for the lease term

